

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 26, 2016, Meeting**

10. **CAR No. 16-051**(M. & R. Amirsoleimani) **3820 Hermitage Road
Hermitage Road Old and Historic District**

Project Description: **Construct a deck at the rear, replace windows,
and alter window openings.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct a deck and change windows and openings at the rear of a two-story, three-bay, Italian Renaissance style building in the Hermitage Road Old and Historic District. Specifically, the applicant requests the following alterations which are visible only from the adjacent rear alley:

- Install 16'-6" wide deck which will project 16' from the rear of the house and have stairs to access the rear yard. The deck will be constructed of stained pressure treated lumber and have Richmond rail which will be painted white.
- Replace all 1/1 2nd story windows (9 windows in total) in the rear bumpout with 6/1, double hung wood windows with true or simulated divided lites. The proposed new windows will fill the existing openings. The applicant is proposing to install new window trim to match the other windows on the structure.
- Remove four windows on the first floor of the rear elevation and alter the opening to install four 9-lite folding windows. The proposed window grouping will be 4' by 11'-4" and be constructed of wood with either simulated or true divided lites.

Staff recommends approval of the project as submitted with conditions.

Deck:

The proposed deck is in compliance with most of the recommendations in the Guidelines for Decks in *Richmond Old and Historic Districts Handbook and Design Review Guidelines* (pg. 48) as the proposed deck does not destroy significant site features, uses a Richmond rail, and is located at the rear of the structure. As the Guidelines note that decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure (pg. 48, Decks #2), and the applicant has not submitted a stain color for the decking; staff recommends the applicant submit a stain color for administrative review and approval. Additionally, the Guidelines note that deck sub-decking should be screened with wood lattice work or with brick piers (pg. 48, Decks #4). Staff recommends the applicant submit details of the proposed sub-decking to include screening with wood lattice or the use of brick piers.

Window Replacement of 2nd Floor:

The *Guidelines* note that all original windows should be retained (pg. 65, #1). Based on their 1/1 configuration, staff does not believe that the windows on the 2nd floor of the rear bumpout are original to the structure. The Guidelines note that the architectural appearance of original windows should be used as a model for new windows (pg. 65, #10). The proposed muntin configuration of the new windows is based on other windows throughout the structure. In addition, the applicant is proposing wood windows of true or simulated divided lite to be consistent with the materials of the existing windows. For these reasons, staff supports the proposed window replacements.

Window Replacement on 1st Floor:

The Guidelines note that changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis (pg. 65, #8). The applicant is proposing to alter the window openings on a secondary rear elevation. Though the windows are visible from the adjacent alley, there is a substantial rear yard which limits the visibility of the details of the windows from the alley. The existing windows do not appear original to the structure as they differ in size, muntin configuration and alignment from the historic windows on the other elevations. Staff recommends the proposed new opening span from the exterior jambs of the existing openings to minimize the alterations to the subject wall. The *Guidelines* note that new work shall be differentiated from the old and shall be compatible with the architectural features of the existing to protect the historic integrity of the property and its environment (pg. 5, #9). Staff finds that the multi-lite windows are compatible with the multi-lite sashes throughout the property yet clearly differentiated as they are 9 lite folding windows.

It is the assessment of staff that the application is consistent, with the above condition, with the Standards for Rehabilitation outlined in Section 30-930.7(b) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.