

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 24, 2017  
Meeting**

14. **CAR No. 16-178** (R. Cross)

**1902-1908 Princess Anne Avenue  
Union Hill Old and Historic District**

**Project Description:**

**Modify previously approved plans  
to change the proposed window materials.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to modify previously approved plans for the construction of three attached single family homes in the Union Hill Old and Historic District to alter the proposed window material. A Certificate of Appropriateness was issued for the construction of four attached single family houses at 1902-1908 Princess Anne Avenue on June 23, 2015; and a new Certificate of Appropriateness was issued on January 26, 2016 when the approved plans were revised to meet zoning requirements for parking which required reducing the number of single family homes to three. The applicant returned to the Commission on August 23, 2016, and received approval to change the proposed brick color.

The applicant came before the Commission on December 13, 2016 to replace all of previously approved aluminum clad wood windows with double-hung one-over-one solid vinyl windows. The applicant requested to make this change as the proposed windows meet LEED requirements. The Commission deferred that application to allow the applicant the opportunity to explore alternatives to obtain LEED certification.

With this application, the applicant proposes to maintain the aluminum clad wood windows on all levels excluding the penthouse on the east and the south elevations which are visible from the Old and Historic District. The applicant proposes to replace the windows on the north and west elevations and the windows in the penthouse on all elevations with custom vinyl windows.

**Staff recommends approval of the modification to the previously approved project.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood (pg. 51, Materials & Colors #2). The Commission has recently approved vinyl windows for a large new multifamily building at 1914 East Franklin Street in a 1/1 configuration and in a 4/4 configuration for a new multifamily building at 1903 East Marshall Street. Staff finds the proposed windows will be visually compatible with original windows found in the district. The applicant has responded to the Commission's concerns by maintaining the most visible

windows as aluminum clad wood windows and changing the least visible windows in order to obtain the desired LEED credit.

It is the assessment of staff that the proposed change in window material is largely in keeping with the Commission's previous approvals of the project and the Standards New Construction outlined in Section 30-930.7(c) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.