

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

16. **CAR No. 17-013** (J. Anderson)

**504 North 29<sup>th</sup> Street  
Church Hill North Old and Historic District**

**Project Description:**    **Replace existing windows on a residential structure.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to rehabilitate a residential structure in the Church Hill North Old and Historic District by replacing all of the windows. The applicant came before the Commission on November 22, 2016 with an application to rehabilitate the structure to include new siding, windows and a deck. In November, the Commission denied the replacement of the windows and requested a full window survey be provided. The Commission did approve the restoration of the first story openings on the façade with the condition that the two new windows be 1/1 wood or aluminum clad wood windows with ogee lugs to match the configuration of the historic windows on the second story.

With this application, the applicant is proposing to replace all other existing windows with 1/1, wood windows. The applicant has provided a window survey which shows 1/1 windows with ogee lugs on the façade and a mix of 2/2 and 1/1 windows on the secondary elevations. The window survey notes that the 2/2 windows are not original to the structure though no additional documentation of how this was determined was provided.

**Staff recommends approval of the project with conditions.**

The *Guidelines* state that all original windows should be retained and repaired and should only be replaced when the windows have deteriorated beyond the point of repair (pg. 65, #1, 6, 7). Staff believes the second floor 1/1 windows on the façade with the ogee lugs and the 2/2 windows on the other elevations are original to the structure as is typical of this style of home in the district. Though the applicant has provided images of the windows, staff believes the windows have not deteriorated beyond the point of repair. Staff recommends the 1/1 windows on the façade and the 2/2 windows on the secondary elevations be retained and repaired.

Staff believes that the 1/1 windows without the ogee lugs on the secondary elevations are not original and are inappropriate replacement windows. The *Guidelines* note that the architectural appearance of original windows should be used as a model for new windows (pg. 65, #10). Staff supports the replacement of the 1/1 windows on the secondary elevations with the condition that the windows be 2/2 true or simulated divided lite wood windows to match the appearance of the historic windows on the secondary elevations.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Sections 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.