

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
February 28, 2017, Meeting**

10. **CAR No. 17-025** (Sunshine Housing LLC) **811 Jessamine Street
Union Hill Old and Historic District**

Project Description: **Replace windows and remove chimney.**

Staff Contact: **M. Pitts**

The applicant requests approval to replace windows and remove a chimney on a home in the Union Hill Old and Historic District. This application is the result of enforcement activity as the windows were replaced with grid-between-glass vinyl windows and the chimney was removed without Commission review or approval. Prior to this recent work, the home had 2/2, true divided lite wood windows on the façade and a 4/4 window on the visible side elevation. Additionally, there were two visible chimneys on the structure which could be viewed south of the property.

The applicant is proposing to remove the vinyl windows and install simulated divided lite aluminum clad wood windows that match the historic windows in size and lite configuration. The applicant is requesting the Commission approve the chimney demolition as this element was deteriorated.

Staff recommends approval of the project with conditions.

Windows. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state original windows should be retained and repaired unless they have deteriorated beyond repair (Pg. 65, #1, #7). Unfortunately, the historic windows were removed prior to staff evaluating the condition of the windows. The *Guidelines* note that vinyl windows are not appropriate for historic buildings in historic districts (pg. 65, #11), and therefore, staff supports the use of the more appropriate material as proposed. Additionally, the grid-between-glass windows do not effectively convey the appearance of true-divided-lite windows. Staff supports the proposed simulated divided lite windows in a configuration and size to match the historic windows. Staff recommends details of the proposed windows including dimensions and lite configuration be provided to staff for review and approval.

Chimney. The *Guidelines* note that original chimneys that contribute to the style and character of the building should be retained (pg. 62, #10). Staff finds this visible second chimney did contribute to the character of the structure and should have been maintained. Unfortunately as this application is the result of enforcement activity, the chimney is no longer present. Staff does not feel it would be appropriate to reconstruct the chimney which would not function internally and recommends the Commission approve the demolition.

It is the assessment of staff that the application, with the acceptance of the noted conditions, 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.