

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 27, 2017, Meeting**

3. COA-018230 (C. Cao)

506 N. 29th Street
Church Hill North Old and Historic District

Project Description: Install vinyl siding on an existing concrete block apartment building and replace existing windows with vinyl windows.

Staff Contact: C. Jeffries

The applicant requests approval to rehabilitate an existing concrete block apartment building in the Church Hill North Old and Historic District. The applicant proposes to clad the structure with vinyl siding in a light yellow color and replace all windows with a vinyl double hung sash window. The existing windows include a mixture of original 3-lite casement windows and double hung modern replacement windows. The building is listed as a noncontributing resource in the inventory for the Church Hill North National Register Historic District.

Staff recommends partial approval of the project, with conditions.

Siding: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that original features and materials, such as masonry, should be retained and not radically altered (pg. 57). In addition, the *Guidelines* state that vinyl siding is not permitted for use in City Old and Historic Districts (pg. 51). As the proposed siding would radically alter the appearance of the structure, staff cannot recommend approval of the installation of vinyl siding.

Windows: The general Standards for Rehabilitation listed on page 57 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* note that original windows should be retained. The *Guidelines* also 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), and the architectural character of windows should not be altered (#8). The applicant is proposing to replace the original 3-lite casement windows with one-over-one double hung sash vinyl windows. Though the structure is listed as a noncontributing resource in the Church Hill North National Register Historic District, the *Guidelines* do not distinguish between contributing and noncontributing resources. There are a few similar apartment buildings throughout the Church Hill area. Of all the examples staff was able to locate, only this structure retains any original windows. Staff recommends that the applicant provide a detailed window survey illustrating the condition of each window for staff to administratively review and approve any replacement. Staff recommends that any approved replacement windows be three-lite casement windows with true or simulated divided lites with interior and exterior muntins and a spacer bar.

It is the assessment of staff that, with the conditions above, the application is partially 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.