

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

11. **CAR No. 17-017** (F. Cava)

**2808 East Leigh Street
Church Hill North Old and Historic District**

Project Description: **Replace windows on the side elevations.**

Staff Contact: **M. Pitts**

The applicant requests approval to rehabilitate the exterior of home in the Church Hill North Old and Historic District to include the replacement of seven windows on the side elevations of the structure. On May 24, 2017, the Commission approved the removal of the asphalt faux brick cladding from the exterior of the home and the installation of smooth HardiPlank siding on the secondary elevations. The applicant has removed the windows on the existing windows on the side elevations and proposing to replace these windows with 2/2, double hung, simulated divided lite wood windows. The applicant has provided pictures of the windows which include 2/2 windows that appears to be deteriorated and a 4/4 or 6/6 window which appears to be newer and in better condition.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that the windows should only be replaced when they are missing or beyond repair and any reconstruction should be based on physical evidence or photo documentation (pg. 65, #7).

Though the applicant has not provided a complete window survey as the windows were removed at the time of application, pictures showing the deterioration of the 2/2 windows which appear to be the older windows on the structure were provided. Staff appreciates that the applicant is proposing to restore the windows on the primary façade and acknowledges that the windows on the west elevation are minimally visible from the public right of way. As the applicant is proposing to install windows modelled after the historic 2/2 windows and to use wood which is an appropriate material for historic buildings in historic districts (pg. 65 #11), staff recommends approval of the proposed window replacement.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.