

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 26, 2016, Meeting**

5. **CAR No. 16-110** (O. Oni)

**3420 East Marshall Street
Chimborazo Park Old and Historic District**

Project Description: **Modify previously approved plans
for the rehabilitation of a home to install 1/1 windows.**

Staff Contact: **M. Pitts**

The applicant requests approval to install 1/1 wood windows as part of the rehabilitation of a home in the Chimborazo Park Old and Historic District. The applicant states that the majority of the windows were missing or in poor condition when he purchased the property. The applicant has installed 1/1 wooden windows to fit the existing openings without obtaining approval from the Commission or a building permit. On May 24, 2016, the Commission reviewed and approved with conditions the rehabilitation of this home. In the application approved in May, the applicant proposed to install 2/2 true divided lite wood windows to fit the existing openings as photographic evidence and the remaining original windows on the structure demonstrated that the original windows had a 2/2 configuration. The applicant is requesting approval to maintain the windows which have been installed with the 1/1 configuration. The applicant has stated that these windows were purchased to match the storm windows that were on the structure.



Original Window at Rear of Home



Historic Richmond Foundation 1977 Survey

Staff recommends denial of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that the architectural appearance of original windows should be used as a model for new windows (pg. 65, #9). As there is photographic evidence of 2/2 windows on the structure, staff recommends denial of the installation of windows with a 1/1 configuration and recommends the applicant install 2/2 true divided lite windows as previously proposed and approved.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation outlined 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.