

## 12. COA-055419-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

12 North 30<sup>th</sup> Street

DISTRICT

St. John's Church

APPLICANT

Loch Design

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT

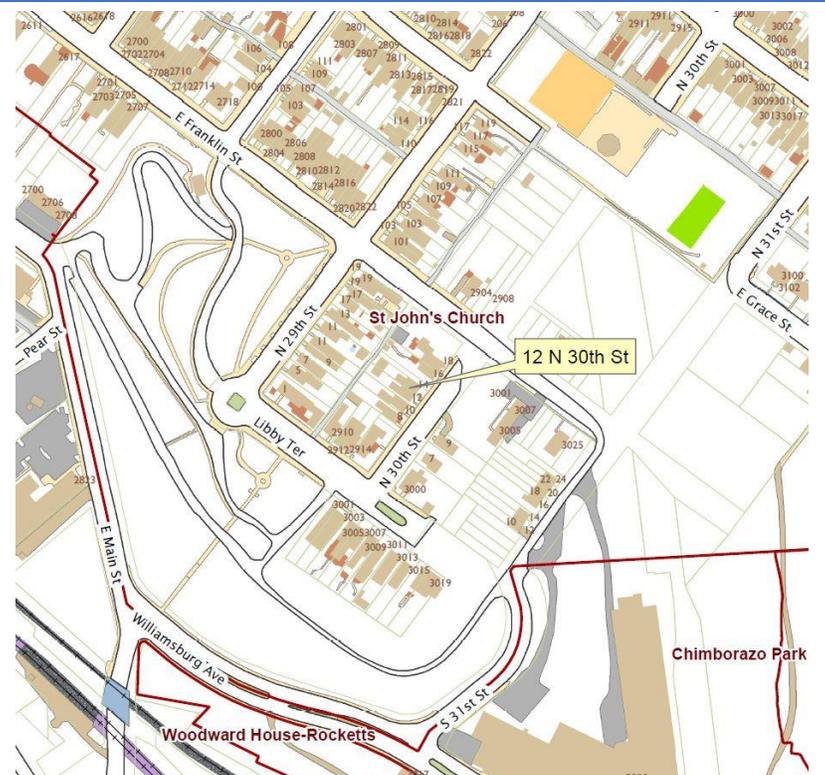


### PROJECT DESCRIPTION

**Widen an existing window opening and change the window configuration from one to two double-hung wooden windows.**

### PROJECT DETAILS

- The existing home is a two-story brick Queen Anne double house built ca. 1905.
- The applicant proposes to enlarge a single window opening on the first story at the rear of the home. The existing window will be removed and replaced with two, two-over-two, double-hung wood windows with simulated divided lites. The new window openings will be 6'4" by 7' 4 3/4". The existing window is 6'3" by 3'2".



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### STAFF RECOMMENDATION

## APPROVE WITH CONDITIONS

### PREVIOUS REVIEWS

None.

### STAFF RECOMMENDED CONDITIONS

- Staff recommends denial of the removal of the historic window as the Guidelines recommend retaining original windows and window surrounds.
- A revised elevation that maintains the existing original window and opening, including the arched lintel, be submitted to staff for administrative review and approval.
- The new window be consistent with the design of the existing window.

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## STAFF ANALYSIS

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Standards for Rehabilitation pg. 59, #5	<i>Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds.</i>	The applicant is proposing to remove an existing historic window and replace it with a larger window opening. The brick arched lintel will also be removed. In addition, no evidence has been submitted which suggests that the existing window is beyond repair. <u>Staff recommends denial of the removal of the historic window as the Guidelines recommend retaining original windows and window surrounds.</u>
Windows pg. 69, #7	<i>Windows should only be replaced when they are missing or beyond repair.</i>	
Windows, pg. 69 #1	<i>Retain all original windows, and ensure that hardware is in good shape, reusing serviceable window hardware and locks.</i>	
Standards for Rehabilitation pg. 59, #10	<i>...adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>	Staff finds that the proposed removal and replacement of the existing historic window also confuses the understanding of the evolution of the fenestration pattern of the building.
Windows, pg. 69 #8	<i>The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	The Guidelines state that changes to existing windows or the addition of new windows along a secondary elevation will be considered on a case-by-case basis. The existing window is located on the rear wall of the home. The window is minimally visible from the rear alley due to an existing garage and privacy fence, however the rear wall and window are visible from a side alley. As the elevation is minimally visible from the public alley, <u>staff recommends approval of a change in the first-story fenestration pattern that maintains the existing original window and opening, including the arched lintel. A revised elevation should be submitted to staff for administrative review and approval.</u>
Windows, pg. 69 #10	<i>The architectural appearance of original windows should be used as a model for new windows.</i>	<u>Staff recommends the new window be consistent with the design of the existing window.</u>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) 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.

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**FIGURES**



*Figure 1. Rear elevation, view from alley.*