

January 26, 2017

VIA E-MAIL (Marianne.Pitts@richmondgov.com)

Ms. Marianne Pitts
Senior Planner
City of Richmond
Planning and Preservation Division
900 East Broad Street, Room 511
Richmond, Virginia 23219

Re: **2504 West Grace Street; CAR No. 16-165**

Dear Ms. Pitts:

Please accept this letter and the enclosures as a supplement to the application submitted by Mr. Jain on October 28, 2017 for the above-referenced property (the "Application").

The applicant has undertaken the work authorized by the Administrative Approval dated January 17, 2017. This work is shown in the enclosed pictures. Please also find enclosed support for this Application from 33 neighbors confirming compatibility in aesthetics of the new windows and the aesthetic benefit to the community. These neighbors include the two adjoining neighbors.

With respect to the existing windows, the applicant requests that the Commission consider the unique circumstances behind this Application in its case-by-case review of the Application.

The building on this property needed a significant amount of new work to preserve its structural integrity and to permit its continued residential use. The applicant worked with the City in performing this work. Applications were submitted and reviewed, permits issued and inspections made of the work being done. A final certificate of occupancy was issued. Six months after completing the window replacement, the applicant was notified of the need for a Certificate of Appropriateness. The applicant recognizes an oversight occurred and asks for leniency given the unique circumstances in this case.

As shown by the enclosed pictures and the pictures in the Application, the existing windows are architecturally compatible with the prior windows. The front façade windows remain 1/1 windows, giving the same architectural appearance as the prior windows. The windows on the rear of the building and the rear windows in the projecting bay remain 6/6 windows, giving the same architectural appearance as the prior windows to the limited extent they can be seen from the rear alley due to the significant obstruction from a large two-story garage, a 6 foot high fence, and setbacks of 41 feet to 70 feet from the alley.

Furthermore, a review neighboring properties on West Grace Street reveals a significant number of buildings using vinyl products on the windows. Permitting the applicant to maintain the existing vinyl windows in this case would also be architecturally compatible with materials found on surrounding buildings in the West Grace Street Old and Historic District.

The applicant has undertaken a significant amount of new structural and interior work to preserve this building. The existing windows are architecturally compatible with the prior windows and use a material commonly found in the West Grace Street Old and Historic District. Given the unique circumstances behind this Application, the applicant requests that the Commission approve the existing windows in this case.

If the unique circumstances for this application do not support allowing all of the existing front windows to remain in place, the applicant proposes an alternative. The applicant has identified a clad-wood product that could be installed as 1/1 aluminum clad wood windows to replace the existing front windows. These replacement windows would continue the same aesthetic appearance as the prior windows and the existing front windows. The remaining windows that are the subject of the application are on secondary elevations that have very limited visibility and where a vinyl substitute can be considered. As noted above the existing vinyl windows match the prior window's size, configuration and general characteristics. Given the unique circumstances in this case, the architectural compatibility, and the community support, the applicant requests in the alternative that the Commission approve the proposed 1/1 aluminum clad wood window product for the front windows and approve the existing windows for the secondary elevations.

Thank you for your time and consideration of this request. If I can provide any further information, please feel free to give me a call.

Sincerely,



Jeffrey P. Geiger

Enclosures

cc: Jed Vain

PETITION FOR VINYL WINDOWS - 2504 WEST GRACE ST

We, the residents of West Grace Street are familiar with the replacement of windows and renovation work to the building located at 2504 West Grace Street, Richmond, VA 23220. The new vinyl windows look similar to the previously existing windows. It is difficult to determine the material of the existing windows and the new windows while waking on West Grace Street.

The new windows and renovation work done to the building are attractive and has added to the aesthetics of West Grace Street. We support the approval of the windows installed at this building.

SIGNED BY

1. NAME: Sean McFlynn *[Signature]* *Adjoining house*
ADDRESS: 2506 W. Grace St Richmond, VA 23220
PHONE NUMBER: 804.357.3000
2. NAME: MICHAEL COLLINS *[Signature]*
ADDRESS: 2515
PHONE NUMBER: 306 4446 *12/8/12*
3. NAME: Hilary Streever *[Signature]*
ADDRESS: 2517 W. Grace St #2 Richmond VA 23220
PHONE NUMBER: 276.451.8809
4. NAME: DAVIN STREEVER
ADDRESS: 2517 W. GRACE #2 RICHMOND VA 23220
PHONE NUMBER: 203-887-9207
5. NAME: Larry D. Ogbly
ADDRESS: 2514 W. GRACE
PHONE NUMBER: _____
6. NAME: L Short
ADDRESS: 2348 W Grace St, Apt A, Richmond VA 23220
PHONE NUMBER: 804-412-8406

PETITION

FOR VINYL WINDOWS - 2504 WEST GRACE ST

7. NAME: Lee McKenna
ADDRESS: 2348 West Grace St.
PHONE NUMBER: _____
8. NAME: Elyse Miller
ADDRESS: 2339 W. Grace St.
PHONE NUMBER: 804-873-4980
9. NAME: Max Moore
ADDRESS: 2326 W. Grace St. Apt 2
PHONE NUMBER: 804 731-1376
10. NAME: Jesse MacLeland
ADDRESS: 2343 W. Grace Street Apt 3
PHONE NUMBER: 804.704.7648
11. NAME: Dwaine Taylor
ADDRESS: 2328 west Grace St
PHONE NUMBER: 202-495-1286
12. NAME: GARY SHAPIRO AND TANJA SOFTIC
ADDRESS: 2327 W GRACE
PHONE NUMBER: 804 836 6681
13. NAME: Bernard Moise
ADDRESS: 2333 West GRACE ST.
PHONE NUMBER: 804-303 0748
14. NAME: Elizabeth Kissling
ADDRESS: 2519 W. Grace St
PHONE NUMBER: 804 212 6153
15. NAME: Lauren Pantun
ADDRESS: 2504 W Grace St Res.
PHONE NUMBER: 954-593-6149

PETITION

FOR VINYL WINDOWS - 2504 WEST GRACE ST

16. NAME: Anthony Casamassima
ADDRESS: 2504 W Grace St
PHONE NUMBER: 954-638-2325

17. NAME: Jenna Slowey
ADDRESS: 2504 W. Grace Street
PHONE NUMBER: 609 969 9966

18. NAME: Richard Francoeur
ADDRESS: 2346 W. Grace St APT 1
PHONE NUMBER: 801-836-2299

19. NAME: Kyle Estep
ADDRESS: 2326 W. Grace St. APT 3
PHONE NUMBER: 717-649-9192

20. NAME: Nikhil Melakantan
ADDRESS: 2307 W Grace Street
PHONE NUMBER: 804-385-3187

James Hoban
2326 W Grace St
804 908 721 2375

PETITION

FOR VINYL WINDOWS - 2504 WEST GRACE ST

21. NAME: Greg Stewart
ADDRESS: 2504 W. Grace St #4
PHONE NUMBER: 703 955 1058

22. NAME: Lindsay Biggs
ADDRESS: 2304 W. Grace St Apt. 3
PHONE NUMBER: Richmond VA 23220

23. NAME: Laura M. Hicks
ADDRESS: 2304 W. Grace St Apt 4
PHONE NUMBER: 804-919-3785

24. NAME: Falicia Jones
ADDRESS: 2304 W Grace St Apt 4
PHONE NUMBER: 804-720-1129

25. NAME: Joyce Handy
ADDRESS: 2312 W. Grace St.
PHONE NUMBER: 804 355-3158

26. NAME: ASL M HANDY
ADDRESS: 2312 W GRACE STREET
PHONE NUMBER: 804. 355-3158

27. NAME: Jason Nield
ADDRESS: 2311 W. Grace Street
PHONE NUMBER: 804 301 3980

28. NAME: John Buchwald
ADDRESS: 2311 W. Grace St #6
PHONE NUMBER: 758-509-0312

29. NAME: Anthony L. Whitlock Jr
ADDRESS: 2311 W. Grace St #6
PHONE NUMBER: 571-382-0154

PETITION

FOR VINYL WINDOWS - 2504 WEST GRACE ST

30. NAME: Prerian

ADDRESS: 2311 W Grace Apt. 4

PHONE NUMBER: _____

31. NAME: Jacque Fissiere

ADDRESS: 2311 W. Grace st. Apt. 3

PHONE NUMBER: _____

32. NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

33. NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

34. NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

35. NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

36. NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

37. NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

38. NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

November 21, 2016

To Whom It May Concern:

I live at 2500 West Grace Street, next door to 2504 West Grace Street. My husband and I are happy with the work done at 2504 West Grace Street. We find the new windows much more appealing than the old windows. If you have any questions or concerns, please contact me at berkleysalmon@gmail.com or (314)303-0593.

Thank you,
Berkley Cain
Berkley Cain

Before renovation.



After





After

After



After



After



After



After



After





AuraLast® Wood protects against wood rot for as long as you own and occupy your home. Guaranteed.



Guaranteed Protection Against Wood Rot

JELD-WEN® wood windows and patio doors made with exclusive pine AuraLast Wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast Wood maintain their structural integrity even in the toughest climates. Visit jeld-wen.com to view the full warranty.*



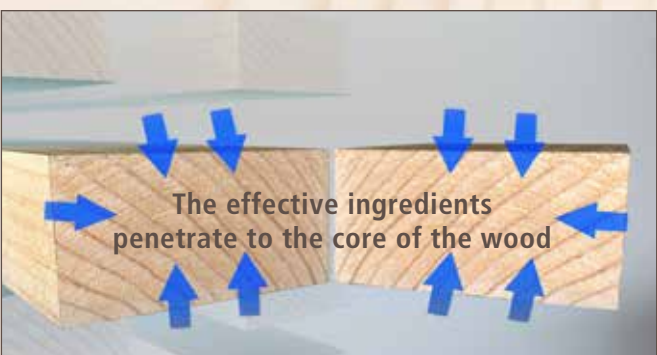
Surface-to-Core Protection

Because of our vacuum/pressure process, AuraLast Wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.

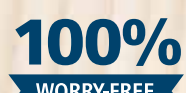


Working With AuraLast Wood is Easy

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast Wood is colorless, stainable and odorless.



Virtually 100% Surface-to-Core Protection



AuraLast is Safe

AuraLast Wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.



Traditional treatments only protect the outer surface

A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast Wood that are built to last.

Protects Against Water Saturation

AuraLast Wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

Protects Against Termites

Harmful termites will eat through unprotected wood—not so with AuraLast Wood.

Visit jeld-wen.com/auralast for more information

***AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage**

JELD-WEN products made from pine AuraLast Wood will not rot.

The JELD-WEN® website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at jeld-wen.com today.



THE JELD-WEN PROMISE

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our W-2500 Clad-Wood Windows, that each one carries our industry-leading warranty. Here are just some of the highlights of our warranty...

The Window & Patio Door Limited Warranty Includes:

- » Lifetime limited warranty on AuraLast® Wood; protects against wood rot for as long as you own and occupy your home
- » 20-year coverage against defects in material and workmanship for most product components (such as insulating glass, metal and wood components, and hardware)
- » 20-year coverage on Kynar® clad finish; 10-year coverage on polyester clad finishes
- » Skilled labor coverage for warranty repairs for 2 years
- » Coverage is transferable for 10 years

NOTE: The above information is a summary of key provisions of the **JELD-WEN Window & Patio Door Limited Warranty** effective February 1, 2014. For a complete copy of the current warranty, see your sales associate or refer to www.jeld-wen.com.



Official window and door provider of Major League Soccer



JELD-WEN is proud to support a better way to build



Made in the USA

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JELD-WEN reserves the right to change product specifications without notice. Please check our website, jeld-wen.com, for current information.

11-91099 03/14 (HPS 05/14 13M)



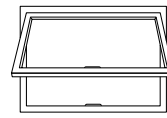
W-2500 Clad-Wood Window Features

Awning | Casement | Double-Hung | Fixed, Radius and Geometric

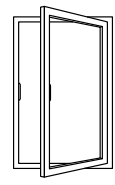


STYLES, LITES, COLORS & GLASS

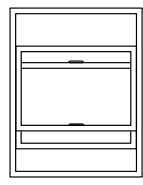
Window Styles



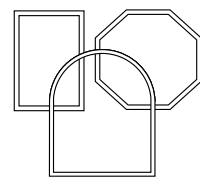
Awning



Casement



Double-Hung

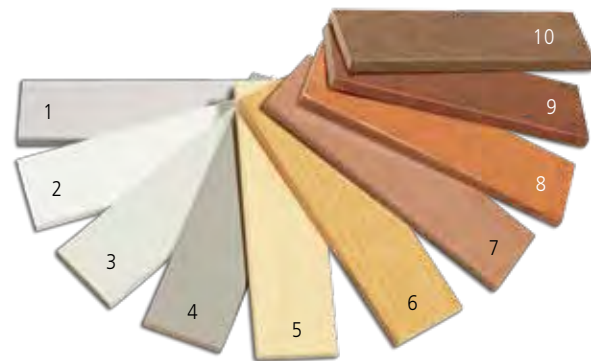


Fixed, Radius & Geometric

Standard Prefinished Interiors*

- | | |
|--------------------|--------------|
| 1. Primed | 6. Wheat |
| 2. Brilliant White | 7. Cider |
| 3. Ivory | 8. Fruitwood |
| 4. Desert Sand | 9. Cordovan |
| 5. Clear Lacquer | 10. Walnut |

*Colors shown may vary from final finish.



FSC® certified or SFI® certified wood available. See your JELD-WEN dealer for details.

Divided Lites



Grilles Between the Glass (GBG)



Full-Surround (FS) and Knocked-Down (KD) Removable Wood Grilles



Simulated Divided Lites (SDL)

Clad Colors*



Brilliant White French Vanilla Desert Sand Hartford Green Mesa Red Chestnut Bronze Black

* Colors shown may vary from actual color.

Decorative Glass Options

Tinted Glass

Reduces glare and is ideal for areas that get a lot of direct sunlight in the summer.



Low-E



LoE³-366

Textured Glass

Lets light in while maintaining privacy.



Obscure

HARDWARE & SCREEN OPTIONS

Double-Hung Sash Options



Standard Sash Option



Traditional Sash Option

Window Hardware



Nesting Handle



Sash Lock

Painted Finishes



White



Desert Sand



Chestnut Bronze

Plated Finishes



Polished Brass



Oil-Rubbed Bronze



Brushed Chrome



Antique Brass

Double-Hung Jamb Liner Options



Without Optional Jamb Liner Edge Cover



With Optional Jamb Liner Edge Cover

Screen Options*

These screens are designed to keep insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light gloss finish. BetterVue® insect screens are standard for awning, casement and double-hung windows.

Regular Screen



View through regular fiberglass insect screen

BetterVue® Screen



View through BetterVue insect screen (standard)

UltraVue® Screen



View through optional UltraVue insect screen

*These images are for illustration purposes only. Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

PERFORMANCE GLASS OPTIONS

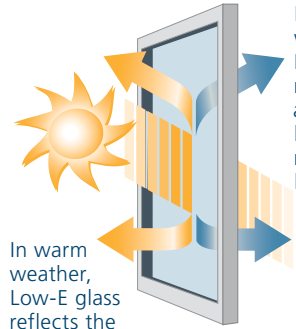
Low-E, LoE³-366 and Low-E EC Insulating Glass

High-performance Low-E insulating glass comes standard to help lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoE³-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money, and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and SHGC combinations that provide significant energy efficiency for a given climate zone. Just tell your JELD-WEN® dealer you want JELD-WEN windows that are ENERGY STAR qualified for your climate zone.

For even more protection, choose Low-E EC for an "extra coating" that improves the thermal performance of our windows and is the optimal solution for meeting ENERGY STAR criteria in certain regions of the country.

For more information, visit www.jeld-wen.com/energyefficiency.



In cold weather, Low-E glass reduces the amount of heat lost by reflecting it back inside.

In warm weather, Low-E glass reflects the sun's energy and prevents it from entering the home.



ENERGY STAR®

The W-2500 line meets ENERGY STAR criteria in all four climate zones in the United States. ENERGY STAR criteria are achieved in North, North Central, and South Central climate zones with the standard glass package of LoE²-270 with argon, and in the Southern zone when grilles are used. Without grilles, Southern zone ENERGY STAR criteria are achieved with LoE³-366 and argon.

Tax Credits, Rebates and Incentives

The JELD-WEN website is a great source of information for Tax Credits, Rebates and Incentives on energy efficient products. Visit www.jeld-wen.com for more information. Because the windows in our W-2500 window line are so energy efficient, replacing old windows can mean money in your pocket.

