

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 22, 2016, Meeting**

6. **CAR No. 16-042** (C. Kiniry)

**311 West Broad Street  
Broad Street Old and Historic District**

**Project Description:** **Remove and reconstruct existing projecting bay window reusing the existing glazing and replacing wood framing with PVC.**

**Staff Contact:** **M. Pitts**

The applicant requests approval to reconstruct an existing window on the front façade of a building in the Broad Street Old and Historic District. The small 1920s commercial building has been altered over the years to include the removal of the traditional storefront and the installation of the projecting bay window. The applicant is proposing to remove the existing bay window and reconstruct it to visually match the existing. The applicant is proposing to use in-kind materials for the black membrane roof and to reuse the existing glazing. The applicant is proposing to use PVC as a substitute material for all wooden elements.

**Staff recommends approval of the project.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that when replacing damaged elements materials should match the original in type or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections (pg. 55, #7). The applicant is proposing to replicate the design of the existing bay window and use in-kind materials for the roof and glazing. The *Guidelines* note that painted PVC decorative features may be used as a substitute material for deteriorated wood features (pg. 56). As the projecting bay is more susceptible to deterioration by the elements, staff finds the PVC framing painted to match the existing would be a successful substitute for wood.

It is the assessment of staff that the application is 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.