

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 27, 2016 Meeting**

12. **CAR No. 16-137** (J. & S. Austin)

**409 North Boulevard
Boulevard Old and Historic District**

Project Description:

**Replace 10 existing windows with
aluminum clad wood windows.**

Staff Contact:

M. Pitts

The applicant requests approval replace ten windows on the front, side and rear elevations of a home in the Boulevard Old and Historic District. The applicant proposes to remove the existing wooden windows and the storm windows and install 1/1 aluminum clad windows in the existing openings. Specifically, the applicant is proposing to remove six 1/1 windows and two 4-lite inward opening casement windows on the façade, a 6/6 2nd story window on the rear of the south elevation, and two 6/6 windows at the rear of the structure. The applicant has also proposed an alternate design for the opening with the casement windows on the façade which consists of a fixed simulated divided lite window with muntin configuration to replicate the configuration of the historic windows. The applicant has stated he desires to replace these windows as the existing windows no longer fit or operate well and fixing the problem would require the frames and the windows to be rebuilt.

The 1st floor window at the rear of the structure is not visible from the public right of way, and therefore can be replaced without Commission review or approval. Staff has not included this window in review of this project below.

Staff recommends denial of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that all original windows should be retained and repaired and should only be replaced when the windows have deteriorated beyond the point of repair (pg. 65, #1, 6, 7). Staff does not believe the applicant has provided enough evidence that the existing windows have deteriorated beyond repair, and it appears the wood of the windows is not rotten. As the Guidelines emphasize that original windows should be retained and damaged elements should be repaired not replaced (pg. 55, #5, 7), staff cannot recommend approval for the replacement of the nine windows which are visible from the public right of way.

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