

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 24, 2017 Meeting**

14. **CAR No. 16-152** (R. Hopper)

**215 West Clay Street
Jackson Ward Old and Historic District**

Project Description: Replace existing windows on a commercial structure.

Staff Contact:

M. Pitts

The applicant requests approval to rehabilitate a commercial structure at the corner of West Clay Street and Brook Road in the Jackson Ward Old and Historic District by replacing all of the windows. The applicant came before the Commission on October 25, 2016 for window replacement, installation of infill panels, altering window and door openings, and painting the structure. The Commission deferred the application to allow the applicant the opportunity to explore ways to enclose windows from the interior; to explore repairing and retaining the existing windows or to provide a more detailed window survey if window replacement is still desired; and to provide additional details about the first floor openings on the Brook Road elevation. The applicant returned to the Commission on November 22, 2016, and received approval for the replacement of the existing window with a door and side lite and a transom above and an existing door with fixed door panel and a transom above on the Brook Road elevation with the condition that the existing transom remain above as it appears original and not deteriorated beyond the point of repair.

With this application, the applicant has requested approval to replace the windows on both elevations with simulated divided lite aluminum clad wood windows in the same lite configuration as the existing windows. The applicant has provided a window survey to illustrate the current condition of the windows.

Staff recommends denial of the project as submitted. 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). Though there is evidence that some windows are in poor condition, staff does not believe all windows have deteriorated beyond the point of repair. As the *Guidelines* emphasize that original windows should be retained and damaged elements should be repaired (pg. 55, #5, 7), staff cannot recommend approval for the replacement of the windows which are visible from the public right-of-way. As the applicant is concerned about the energy efficiency of the historic windows, staff recommends the applicant repair the existing windows and install storm windows which can be administratively approved by staff.

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.