

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 28, 2017 Meeting**

7. **COA-026126-2017** (B. & E. Tyler)

**612 N. 29<sup>th</sup> Street  
Church Hill North Old and Historic District**

**Project Description:** **Replace seven vinyl windows.**

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

The applicant requests approval to replace seven windows on a home in the Church Hill North Old and Historic District. The existing home was constructed in 2007 prior to the establishment of the City Old and Historic District. Currently, the existing windows are 6/6, grid-between-glass, vinyl windows. The applicant is requesting to replace seven of the existing windows with 6/6, grid-between-glass, vinyl windows to match the remaining windows as the seals have failed in the subject windows resulting in fogged glass. The rear of the property is not visible from the public right of way as there is no alley at the rear, and, therefore, the three replacement windows proposed for the rear elevation can be replaced without Commission review or approval. The windows which are under the Commission's review are a pair of windows on the second story of the façade and two windows on the 2<sup>nd</sup> story of the northeast elevation.

**Staff recommends approval of the project, with a condition.**

Though the *Richmond Old and Historic District Handbook and Design Review Guidelines* note that vinyl windows are not appropriate for historic buildings in historic districts (pg. 69, #11), the subject structure is not a historic structure and was constructed with vinyl windows prior to the establishment of the District. The *Guidelines* note that the architectural appearance of original windows should be used as a model for new windows (pg. 69, #10), and the proposed windows will match the original windows. Staff has concerns that the proposed vinyl, grid-between-glass windows are not windows the Commission finds as visually compatible with original materials used throughout the district (pg. 47, Materials & Colors #2) and, therefore, does not approve this material for use in new construction. Though the Commission may wish to approve the proposed windows as an in-kind replacement on a modern home, staff recommends approval of the proposed replacement windows with the conditions that the windows on the façade be a more compatible material to include clad wood, PVC, or composite with simulated divided lites.

It is the assessment of staff that, with the condition above, 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.