

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
October 25, 2016 Meeting**

2. **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 to replace ten windows on the front, side and rear elevations of a home in the Boulevard Old and Historic District. Specifically, the applicant is proposing to remove six, 1/1 windows and two, 4-lite inward opening casement windows on the façade, a first-story, 6/6 window at the rear of the south elevation, and two, 6/6 windows on the rear elevation of the structure.

On September 27, 2016, the applicant came before the Commission to request the replacement of the existing wood windows and the storm windows with 1/1 aluminum-clad wood windows. The Commission deferred the application to allow the applicant the opportunity to provide a detailed window survey illustrating the condition of the existing windows. The applicant has provided additional photographs of the windows. The applicant has also provided a 1960s photograph of the structure from the City Assessor's records which shows the southern windows of the projecting bay on the façade and the windows on the south elevation were 2/2 windows. The applicant has revised their application to request 2/2 windows with the vertical muntin to be located between the panes of glass. The applicant has reiterated their concerns from the previous application that the existing windows are in poor condition.

The 1st floor window at the rear of the structure (Window #10) 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 the review of this project, found below.

Staff recommends approval of this project with conditions. 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 supports the applicant's assertion that many of the windows on structure are not original, as the Assessor's photograph shows different windows on the façade and side elevation. The Assessor's records further indicate the structure was vacant for some time and rehabilitated multiple times. Staff supports the removal of the existing 1/1 windows on the façade and the 6/6 windows on the south and rear elevations as they do not appear to be original to the structure. Staff supports the installation of 2/2 windows in these openings with the condition that the windows be true-divided-lite or simulated-divided-lite with muntins on the

interior and exterior and a spacer bar between the panes of glass. The proposed grid-between-glass windows do not effectively convey the appearance of true-divided-lite windows. In staff's opinion, the applicant has not presented evidence that the multi-lite 2nd floor casement window at the center of the projecting bay on the façade is not original to the structure or deteriorated beyond repair. As the Guidelines note that distinctive features that characterize a property shall be preserved (pg. 5, #5), staff recommends that the unique, casement window be retained.

It is the assessment of staff that the application, with the noted conditions, is 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.