

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

2. **COA-024478-2017** (Rebkee Partners Park Place, LLC) **2800 Patterson Avenue
Boulevard Old and Historic District**

Project Description: **Convert existing window to door
for roof access.**

Staff Contact: **C. Jeffries**

The applicant requests approval to convert a second story window to a door to provide roof access to this three-story brick commercial building in the Boulevard Old and Historic District. The applicant is proposing to install a contemporary painted steel door frame with a painted full-lite wood door in the existing opening. The alterations will not require widening the existing window opening.

Staff recommends approval of the project, with conditions. The application states that a new door opening is required to provide roof maintenance access on the single story addition on the rear of the structure. The *Guidelines* note that changes to existing windows along a secondary elevation will be considered on a case-by-case basis (pg. 67, #8). Due to the window's location centered above the one-story portion of the structure, the proposed alteration will be minimally visible from the public right-of-way. The new entrance will be distinguishable from the historic openings and will not require altering the width of the opening. Staff recommends that the window head height be maintained, the window being removed remain on site, and the door color be administratively reviewed by staff.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 30-930.7(b) and (c) 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.