

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
July 24, 2018 Meeting**

4. **COA-037939-2018** (E. Holi) **1609 West Grace Street
West Grace Street Old and Historic District**

Project Description: **Replace eleven wood windows on the
façade with cellular composite windows.**

Staff Contact: **C. Jeffries**

The applicant requests approval to replace eleven windows on the façade of a single family structure in the West Grace Street Old and Historic District. The applicant is proposing to replace eleven 1/1 wood windows with ogee lugs with 1/1 cellular composite windows with a white exterior.

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. 69, #1, 6, 7). Staff has determined that the windows are not beyond repair based on the photographic evidence presented. Staff also cannot recommend the approval of the installation of the proposed composite windows in this historic structure as they do not match the appearance of the existing windows (pg. 69, #9). Though the application states that the replacement windows are the exact size of the existing windows, they do not match the original in design or material.

It is the assessment of staff that the application is not 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.