

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

3. COA-018230-2017 (C. Cao)

**506 N. 29th Street
Church Hill North Old and Historic District**

Project Description:

**Replace existing windows with
aluminum clad wood windows.**

Staff Contact:

C. Jeffries

The applicant requests approval to rehabilitate an existing concrete block apartment building in the Church Hill North Old and Historic District. The applicant proposes to replace all windows with an aluminum clad wood double hung sash window. The existing windows include a mixture of original 3-lite casement windows and double hung modern replacement windows. The Commission deferred the replacement of the windows and the installation of vinyl siding on June 27, 2017, to allow the applicant the opportunity to explore repairing or replacing the existing windows with similar windows. The building is listed as a noncontributing resource in the inventory for the Church Hill North National Register Historic District.

Staff recommends approval of the project, with a condition.

The general Standards for Rehabilitation listed on page 59 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* note that original windows should be retained. The *Guidelines* also 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), and the architectural character of windows should not be altered (#8). The applicant is proposing to replace the original 3-lite casement windows with one-over-one double hung sash aluminum clad wood windows.

On June 27, 2017 the Commission recommended that the applicant explore replacing the windows with similar windows. Staff recognizes that it may be very difficult to find an exact match for the existing windows. Staff recommends the applicant install a metal casement window, the product and design to be administratively reviewed and approved by staff.

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.