



Staff Report
City of Richmond, Virginia

Commission of Architectural Review



1. COA-142932-2024	Final Review	Meeting Date: 2/27/2024
Applicant/Petitioner	Bobbi Rodriguez	
Project Description	Install exterior blinds on primary façade, second-story windows.	
Project Location		
Address: 2214 East Marshall Street		
Historic District: Church Hill North		
<p>High-Level Details:</p> <p>The applicant requests to install three exterior, roll-up blinds on three second-story windows on the primary façade of a brick, Greek Revival building ca. 1860.</p> <p>The applicant states that the goal of the installation is to stop the sun's heat and UV rays before it enters the building's large south facing windows.</p>		
Staff Recommendation	Denial	
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@rva.gov	
Previous Reviews	None.	
Staff Recommendations	<p>Staff recommends <i>denial</i> of the installation of exterior blinds on the primary façade of the building.</p> <p>Staff recommend that the applicant consider:</p> <ul style="list-style-type: none"> • Installation of interior or exterior storm windows • If the applicant decides to install storm windows, specifications must be submitted to staff for administrative review and approval. • <i>Interior storm windows or interior blinds will not require CAR review and approval.</i> 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Building Elements, Windows, Retrofitting Windows for Energy Efficiency, page 70	<p><i>12. Thermal efficiency can be enhanced through the use of weather stripping, storm windows, caulking, interior shades, shutters, blinds and awnings, if appropriate.</i></p> <p><i>14. Exterior storm windows should not damage or obscure either windows or frames.</i></p> <p><i>17. Do not install storm windows unless the design allows the original window to show through.</i></p>	<p>The applicant is proposing to install exterior roll-up blinds. The blinds will be operated using a continuous beaded chain. The blinds are a woven material that aids in blocking UV rays to assist with energy efficiency. An upper valance will screen the blinds when they are rolled-up.</p> <p>The <i>Guidelines</i> do not specifically address the use of exterior blinds, but in general, exterior window treatments such as storm windows must not obscure windows, or damage/disturb original window framing and detailing.</p> <p>The installation of translucent exterior blinds and a valance will obscure the windows. It is unclear how the blinds will be installed.</p> <p>Furthermore, the addition of rolled-up blinds, and or a valance will add a feature to the primary façade that will obscure or compete with the existing stone lintels.</p> <p><u>Staff recommends denial of the installation of exterior blinds on the primary façade of the building.</u></p> <p><u>Staff recommends the applicant consider the installation of exterior or interior storm windows. Interior storm windows or interior blinds will not require CAR review and approval.</u></p>

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 Section 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

Figures



Figure 1. Facade of 2214 East Marshall Street. Blinds to be installed on the three second-story windows.



Figure 2. Example of exterior blinds.