



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2. COA-144513-2024	Final Review	Meeting Date: 3/26/2024
Applicant/Petitioner	Emily Beacham	
Project Description	Install a new window on a rear side elevation.	
Project Location		
Address: 612 N. 29 th Street		
Historic District: Church Hill North		
High-Level Details: <p>The applicant requests approval to install new, paired windows on the rear of the south elevation on the second story of a frame house built circa 2007. The dwelling was built just prior to the creation of the district in 2007.</p> <p>The new windows will be vinyl. The existing house features vinyl windows and siding, which are the building's original materials.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@rva.gov	
Previous Reviews	None.	
Conditions for Approval	<p>Staff Recommends:</p> <ul style="list-style-type: none"> The new windows have simulated divided lights (SDLs). 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Window Replacement and/or Reconstruction, pg. 69	<i>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	<p>The applicant proposes to install a pair of vinyl windows on the rear of the south elevation on the second story of the building, constructed in 2007. The existing south elevation does not currently have any window openings.</p> <p>The existing windows on the building's facade are two-over-two vinyl windows with simulated divided lights (SDLs). The view of the windows on other elevations is limited, but it appears that there are a variety of window designs with differing patterns of divided lights on the building.</p>

	<p>10. <i>The architectural appearance of original windows should be used as a model for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should not be tinted or receive reflective coatings.</i></p>	<p>The location of the new window opening is at the rear of a secondary elevation. The new windows will be set back, far from the primary public right-of-way and there is not a rear alley behind the subject building. The new windows will be minimally visible from the primary public right-of-way.</p> <p>The new windows will be “Vinylmax Edison MU Twin Double Hung” windows with a six-over-six faux true divided light configuration. <u>Staff recommends that the new windows have simulated divided lights (SDLs).</u></p> <p>While the <i>Guidelines</i> state the use of vinyl is inappropriate, staff believes that the use of vinyl on this ca. 2007 building is appropriate, as the building was originally constructed with vinyl material and still has vinyl windows and siding today.</p> <p>Staff recommends approval of the installation of the new window openings and windows.</p>
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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. View of façade, and the south elevation where the new window will be installed. From N. 29th Street looking west.

