



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

3. COA-125150-2023	<p align="center"><b>Final Review</b>      <b>Meeting Date: 2/28/2023</b></p>
Applicant/Petitioner	Chris Stone
Project Description	Replace three, two-over-two, wood windows on the front façade with new wood clad windows.
Project Location	
Address: 3315 E Marshall Street	
Historic District: Chimborazo	
<p><b>High-Level Details:</b></p> <p>Applicant proposes replacing 12 windows with vinyl windows, and three windows with aluminum clad wood.</p>	
Staff Recommendation	Partial Approval
Staff Contact	Samantha Lewis, 804-646-5207, <a href="mailto:Samantha.lewis@rva.gov">Samantha.lewis@rva.gov</a>
Previous Reviews	None.
Conditions for Approval	<p>Staff recommends <u>denial</u> of the following:</p> <ul style="list-style-type: none"> <li>• The installation of vinyl windows,</li> <li>• Replacement of windows F3, F4, and F5</li> </ul> <p>Staff recommends <u>approval</u> of the following:</p> <ul style="list-style-type: none"> <li>• Windows S1-S6 and R3- R6 be replaced with wood or aluminum clad wood,</li> <li>• Windows R1 and R2 be repaired,</li> <li>• Front windows F3, F4, F5 be repaired,</li> <li>• Any energy efficiency methods applied to repaired windows be in compliance with pages 69 &amp; 70 of the City Old and Historic Guidelines.</li> </ul>

## Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Building Elements, p. 69, # 1</p> <p>Building Elements, p. 69, #6</p>	<p><i>Retain all original windows, and ensure that hardware is in good shape, reusing serviceable window hardware and locks.</i></p> <p><i>Original windows should be repaired by patching, splicing, consolidating or otherwise reinforcing them.</i></p>	<p>Staff believes that windows R1, R2, F3, F4, and F5 are original to the structure based on appearance and documented evidence. Further, windows F3, F4, and F5 define the character of the building and should be retained.</p> <p>Staff believes windows R3-R6 are not original to the structure. Windows on the side elevation (S1-S6) are minimally visible and staff believes replacement would not dramatically alter the character of the building on the side elevation.</p> <p><b><u>Staff recommends retaining and repairing windows R1 and R2, and windows F3, F4, F5.</u></b></p> <p><b><u>Staff recommends replacement of windows S1-S6 with wood or aluminum clad wood windows.</u></b></p> <p><b><u>Staff recommends applicant explore energy efficiency methods outlined on pages 69 and 70 of the City Old and Historic Guidelines.</u></b></p>
<p>Buildings Elements, p. 69, #11</p>	<p><i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for historic buildings in historic districts.</i></p>	<p>Applicant is proposing to replace rear and side windows with vinyl windows (12 total windows). Staff notes that the Commission has never approved vinyl windows on any part of a historic building, regardless of originality.</p> <p><b><u>Staff recommends denial of vinyl replacement windows.</u></b></p>

# Figures

Figure 1. Façade photo



Figure 2. Rear



Figure 3. Side elevation from E Marshall



Figure 4. Side elevation from the alley



Figure 5. 1924-1925 Sanborn Map

