

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

7. **COA-033469-2018** (U. Warek)

**3406 East Broad Street
Chimborazo Park Old and Historic District**

Project Description: **Restoration of windows on a single family home.**

Staff Contact:

M. Pitts

Description of Existing Structure: The existing home is a 2-story structure built in 1931 that includes Classical and Colonial Revival design elements. The home has a side gable roof with a shed-roof extension at the rear and three dormers. A since demolished attached frame home stood on the adjacent vacant lot at 3408 East Broad Street. The adjacent new construction at 3404 East Broad Street limits the visibility of the northwest elevation. There is an alley at the rear of the property, though visibility of the rear is obscure due to existing privacy fences and vegetation.



3406 -3410 East Broad Street in 1992
(Source: VCU Libraries Richmond CAR Slide Collection)

Proposal: The applicant proposes to restore the deteriorated windows on all elevations. Specifically, the applicant proposes the following:

- **Façade:** Re-glazing one 2nd story window. In-kind replacement of deteriorated upper and lower wood sashes for the three 3rd story dormer windows.
- **Side Elevations:** No changes to windows on the side elevation facing 3404 East Broad. If changes are proposed, these windows are not visible from the public right of way. On the side elevation facing 3408 East Broad Street, a deteriorate bottom sash of a first story wood window will be replaced in-kind and a 3rd story vinyl window will be replaced with a wood window.

- **Rear Elevation:** Replace the deteriorated bottom sashes of three wood windows on the 1st floor in-kind. Re-glaze a second floor window.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that windows should only be replaced when they are missing or are beyond repair and the architectural appearance of original windows should be used as a model for new windows (pg. 69, #7, #10). The applicant is proposing to repair deteriorated elements of many windows and limit the replacement of the windows to the window sashes with considerable deterioration. The applicant is proposing in-kind replacement of sashes which staff recommends the approval of the replacement of the wooden sashes be conditioned on the in-kind replacement being defined as wood, true divided lite window sashes of the same lite configuration and proportions of the historic windows. As details of the design of the wood window to replace the vinyl window have not been provided, staff recommends these details be provided for administrative review and approval.

It is the assessment of staff that the application, with the above noted conditions, is partially consistent with the Standards for Rehabilitation in Section 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.