



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

5. COA-105889-2022	Final Review	Meeting Date: 2/22/2022
Applicant/Petitioner	Austin Ross Philips	
Project Description	Enlarge existing windows to match the historic masonry openings and replace existing vinyl windows with new vinyl windows.	
Project Location		
Address: 2323 Venable		
Historic District: Union Hill		
High-Level Details: <ul style="list-style-type: none"> The applicant requests permission to enlarge existing windows to match the size of the historic masonry openings, and to replace existing double-hung, vinyl windows with vinyl casement windows with transoms and vinyl casing and trim on the front façade of an attached dwelling. The work has been completed without review and approval by the Commission of Architectural Review. 		
Staff Recommendation	Partial Approval	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	Staff issued a notice of violation to the property for alteration of existing window openings and the installation of new windows without review and approval by the Commission of Architectural Review on December 10 th , 2021.	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends denial of front facade vinyl windows, and vinyl transom windows Staff recommends denial of the front facade window trim. Staff recommends approval of the enlargement of the masonry openings on the front façade to match the dimensions of the historic masonry openings based on physical and photographic documentation. Staff recommends approval of replacing the existing vinyl windows Staff recommends double-hung wood, or aluminum clad wood windows 	

	be installed that fit within the historic masonry openings on the front facade and match the historic lite configuration, or be a 1/1 light configuration if photographic evidence does not exist.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation, Residential Construction, #5, pg. 59	<i>Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds</i>	It appears that original windows, frames, and sills were removed prior to designation of the local historic district.
Building Elements, Windows, #1, pg.69	<i>Retain all original windows, and ensure that hardware is in good shape, reusing serviceable window hardware and locks</i>	The original windows appear to have been replaced prior to the designation of the local historic district as indicated by historic photographs. (see Figure 1)
Building Elements, Windows, #5, pg.69	<i>Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i>	Based on physical and photographic documentation, the applicant is proposing to enlarge the existing masonry window openings to match the dimensions of the historic window openings on the front façade (see Figures 1 & 2). Staff believes this alteration enhances the historic integrity of the building by restoring the historic fenestration. <u>Staff recommends approval of the enlargement of the front masonry openings to match the original dimensions indicated by physical and photographic documentation.</u>
Building Elements, Windows, #7, pg.69	<i>Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i>	The applicant has indicated that the existing front vinyl windows are no longer protecting the interior of the building from moisture and are leaking. Images were submitted to staff that demonstrate the extent of mold and moisture damage that seem to have been caused by the inefficacy of the existing windows. Staff also notes that the existing windows are vinyl, a non-approvable material, and are not original to the building. <u>Staff recommends approval of the replacement of the existing front vinyl window.</u>
Building Elements, Windows, #9, pg.69	<i>The architectural character of windows should not be altered by inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing or the appearance of the frame.</i>	The applicant is proposing to install white trim around the window openings which appears to extend beyond the masonry opening and onto the face of the building. Based on historic photographs and historic window designs in the district, staff finds that this trim detail is not a common articulation around windows. In addition, photographic

		<p>documentation demonstrate the original windows featured a sill and lintel, but not trim. These features were removed by a previous owner and perhaps even pre-district. <u>Staff recommends denial of the window trim that extends beyond the original masonry openings.</u></p>
<p>Building Elements, Windows, #10, pg.69</p>	<p><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>Staff was not able to locate photographs of the original windows.</p> <p>The applicant is proposing to install vinyl casement windows on the front façade with interior spacer bars in an eight pane configuration, the second floor windows featuring two pane transom windows.</p> <p>Staff finds that the proposed windows are not compatible with historic window design in the district.</p> <p><u>Staff recommends that double-hung wood, or aluminum clad wood windows be installed that fit within the historic masonry openings and match the historic lite configuration, or be a 1/1 light configuration if photographic evidence does not exist.</u></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>The applicant is proposing to install vinyl windows. <u>Staff recommends denial of the vinyl windows.</u></p>

Figures



Figure 1. Historic Photo 1950s



Figure 2. Historic Photo date unknown



Figure 3. Brick infill separating from original masonry opening. Exposed to outside



Figure 4. Interior water damage and mold



Figure 5. 2323 Venable looking west.



Figure 6. Front facade, 2323 Venable



Figure 7. 2323-2317 Veanable