



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2800 E MARSHALL ST

Historic district Church Hill North

Date/time rec'd:	_____
Rec'd by:	_____
Application #:	_____
Hearing date:	_____

APPLICANT INFORMATION

Name Christopher T. Farrar

Phone (804) 218-3943

Company 2800 E. Marshall Street, LLC

Email cfarrar1@outlook.com

Mailing Address 9632 Kingscroft Drive
Glen Allen, VA 23060

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

see attached

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner *Christopher T. Farrar*

Date 12/27/19

Application for Certificate of Appropriateness

2800 E. Marshall Street, Richmond, VA

Project Description

This request is for a certificate of appropriateness for the previous installation of 11 windows at 2800 E. Marshall Street (the "Property"). The windows were installed in late September, 2019. The windows were installed in reliance upon information conveyed by the previous property owner at the time of purchase. After the installation, 2800 E. Marshall Street, LLC ("the Owner") received a notice of violation indicating no certificate of appropriateness had been received for the replacement of the windows. As a result, approval from the Commission of Architectural Review is necessary in order to authorize the replacement windows.

The 11 windows that have been installed (see the attached Quote and Pick List) are JELD-WEN AuraLast W-2500 Traditional windows in white, which are an aluminum-clad, wood-frame, double glazed, Low E Coated, Argon/Air filled window with simulated divided lites in two-over-two configuration. Their specifications match the existing replacement windows which were previously approved by the Commission.

The Owner purchased 2800 E. Marshall Street from Ms. Kathleen O'Connell on April 2, 2019. Ms. O'Connell had purchased the property in 1999 and made many improvements to the property. The previous owner had purchased the property in 1988 and immediately performed a full renovation of the building. It was the Owner's understanding that, as part of that renovation, all of the windows were replaced with double-hung, wood-frame windows. As a result, none of the original windows remain.

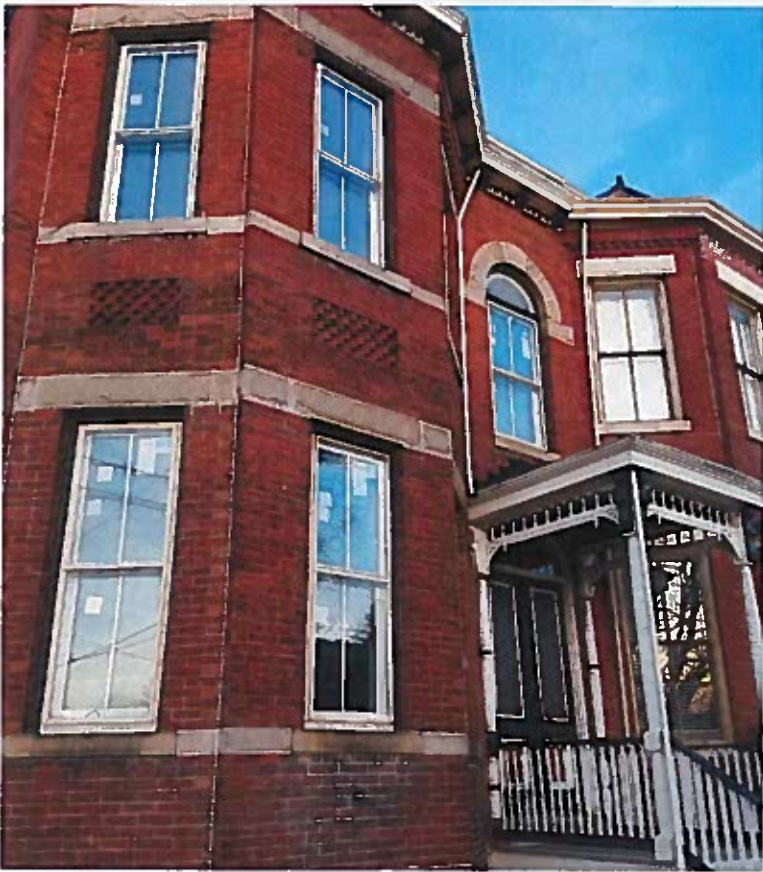
The 1988 windows were not of good quality and may not have been properly installed, as most were in need of replacement within 20 years of installation. Ms. O'Connell replaced half (11 of the building's 22 double-hung windows), with five being replaced in 2009 and 6 being replaced in 2010. The Owner was informed that, due to the cost, the previous owner was replacing the windows in batches, prioritizing the ones in the worst condition and that most affected the habitability of her home. The Owner has since learned that the first 11 windows were replaced without the benefit of prior approval by CAR. Approval was given after the fact in response to Application No. 13-042. At that meeting it was noted that all the original windows in the building had been previously replaced. Permit #B13041802 was issued on 6/12/13 for the previously completed installation of replacement sashes for 11 windows. The windows installed in 2009-10 were of the following specifications:

White, Aluminum clad wood frame, double glazed, Low E Coating, Argon/Air filled, with simulated divided lites in two-over-two configuration.

When the Owner purchased the property, they were informed by the seller and her Agent/GC that CAR had, in December of 2018 (COA-046376-2018), authorized the replacement of the remainder of the windows (11 windows) following the same specifications as the 11 windows that had been replaced in 2009/2010. The owner was informed that the approval was good for one year and they were cautioned that the windows would have to meet the same specifications as and look exactly like those previously replaced. Not having familiarity with the process in Old in Historic Districts they followed the guidance they had received and replaced the 11 windows with identical windows to the 2009/2010 replacement windows within one year of the 2018 approval. The Owner has since learned that 2018 approval was for only three windows (the owner is not sure which three), not all 11 windows.

Unfortunately, at this point it is not technically feasible to reinstall the old windows, as they did not survive the removal process. The replacement of the windows came at an expense and would not have been undertaken but for the need to replace the windows given their physical condition. The windows were custom made and cannot be returned. It is important to note that the window replacement did not impact any original windows as all original windows were replaced in 1988. Per the minutes of the May 28, 2013 CAR meeting, testimony by Mr. Yates indicated that "the widows had been previously replaced, and that there is no documentation as to their original configuration." The proposed style of window was found to be consistent with the standards at that time. The proposed windows remain consistent with that design and, had the request been pursued prior to installation it would have been appropriate to use those previously approved windows as a model.

In hindsight, given the benefit of more knowledge about the previous history/approval and a better understanding of the requirements within City Old and Historic Districts, the Owner now understands that they should have sought the advice of CAR staff before pursuing the window replacement. Had they done so, they would have learned that they only had approval to replace three of the 11 windows and that they would need to seek their own CAR approval to replace the other 8. The Owner is appropriately apologetic and regrets having installed the windows prior to receiving approval.



2800 E. Marshall St – Front



2800 E. Marshall St – Rear



2800 E. Marshall St – West Side



2800 E. Marshall St – Closeup, Existing



2800-2806 E. Marshall St



2807-2811 E. Marshall St



2810-12 E. Marshall St



2812 E. Marshall St



2814 E. Marshall St

QUOTE BY: GARY COPLEY
SOLD TO: E-WOOD PROPERTIES
CHIRS FARRAR

QUOTE #: JSP100989
SHIP TO:

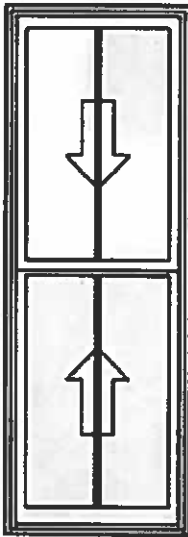
PROJECT NAME: 2800 EAST MARSHALL
REFERENCE:

PO#:
Ship Via: Ground/Next Truck
U-Factor Weighted Average: 0.31

SHGC Weighted Average: 0.29

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-1 DOWN FRONT
 Pocket Opening: 28 1/4 X 79



1st floor

Frame Size : 27 3/4 X 78 3/4
 W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
 Auralast Pine, Pocket Unit,
 Pocket Opening = 28 1/4 X 79
 Brilliant White Exterior,
 Interior-PrePaint/Brilliant White/M64WL890,
 No Finger Plows, White Jambliner,
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E Annealed Glass, No Protective Film, Black Spacer,
 Argon Filled,
 Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int
 BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2
 Wide 1 High Btm,
 BetterVue Mesh Brilliant White Screen, Half Screen,
 Clear Opening:24.2w, 36.1h, 6 sf

U-Factor: 0.31, SHGC: 0.29, VLT: 0.53, CPD: JEL-N-698-00636-00001
 REV 2019.2.0.2642/70V 6.3x2 (04/12/19) CW

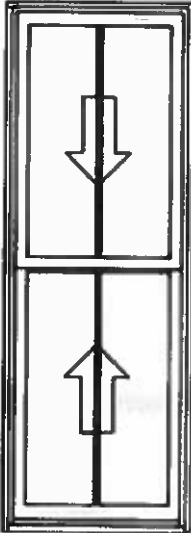
Viewed from Exterior. Scale: 1/2" = 1'

\$790.17 2 \$1,580.34

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-2 DOWN FRONT

Pocket Opening: 28 3/8 X 78 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 27 7/8 X 78 1/2

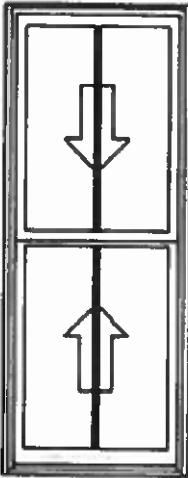
W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
Auralast Pine, Pocket Unit,
Pocket Opening = 28 3/8 X 78 3/4
Brilliant White Exterior,
Interior-PrePaint/Brilliant White/M64WL890,
No Finger Flows, White Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 35,
Insulated Low-E Annealed Glass, No Protective Film, Black Spacer,
Argon Filled,
Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Tradl. Bead Int
BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2
Wide 1 High Btm,
BetterVue Mesh Brilliant White Screen, Half Screen,
Clear Opening:24.3w, 35h, 6 sf

U-Factor: 0.31, SHGC: 0.29, VLT: 0.53, CPD: JEL-N-698-00636-00001
REV 2019.10.26/REV 6.342 (04/12/19) CW

\$789.51 1 \$789.51

Line-3 2ND FLOOR

Pocket Opening: 28 1/4 X 70 1/2



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 27 3/4 X 70 1/4

W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
Auralast Pine, Pocket Unit,
Pocket Opening = 28 1/4 X 70 1/2
Brilliant White Exterior,
Interior-PrePaint/Brilliant White/M64WL890,
No Finger Flows, White Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 35,
Insulated Low-E Annealed Glass, No Protective Film, Black Spacer,
Argon Filled,
Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Tradl. Bead Int
BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2
Wide 1 High Btm,
BetterVue Mesh Brilliant White Screen, Half Screen,
Clear Opening:24.2w, 31.9h, 5.3 sf

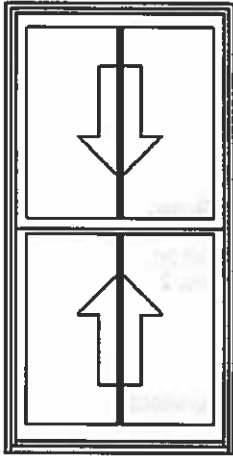
U-Factor: 0.31, SHGC: 0.29, VLT: 0.53, CPD: JEL-N-698-00636-00001
REV 2019.10.26/REV 6.342 (04/12/19) CW

\$759.87 3 \$2,279.61

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-4 2ND FLOOR-TEMPERED

Pocket Opening: 34 3/4 X 67



below Arch

Frame Size : 34 1/4 X 66 3/4

W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
Auralast Pine, Pocket Unit,
Pocket Opening = 34 3/4 X 67
Brilliant White Exterior,
Interior-PrePaint/Brilliant White/M64WL890,
No Finger Plows, White Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 25
Insulated Low-E Annealed Glass, No Protective Film, Black Spacer,
Argon Filled,
Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int
BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2
Wide 1 High Btm,
BetterVue Mesh Brilliant White Screen, Half Screen,
Clear Opening:30.7w, 30.1h, 6.4 sf

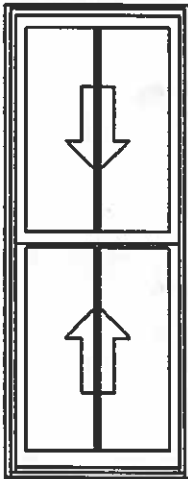
U-Factor: 0.31, SHGC: 0.29, VLT: 0.53, CPD: JEL-N-698-00636-00001
PEV 2019.2.0.2642/POV 6.342 (06/12/19) CW

Viewed from Exterior. Scale: 1/2" = 1'

\$759.87 1 \$759.87

Line-5 2ND FLOOR FRONT

Pocket Opening: 28 1/4 X 70 3/4



Frame Size : 27 3/4 X 70 1/2

W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
Auralast Pine, Pocket Unit,
Pocket Opening = 28 1/4 X 70 3/4
Brilliant White Exterior,
Interior-PrePaint/Brilliant White/M64WL890,
No Finger Plows, White Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 35,
Insulated Low-E Annealed Glass, No Protective Film, Black Spacer,
Argon Filled,
Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int
BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2
Wide 1 High Btm,
BetterVue Mesh Brilliant White Screen, Half Screen,
Clear Opening:24.2w, 32h, 5.3 sf

U-Factor: 0.31, SHGC: 0.29, VLT: 0.53, CPD: JEL-N-698-00636-00001
PEV 2019.2.0.2642/POV 6.342 (06/12/19) CW

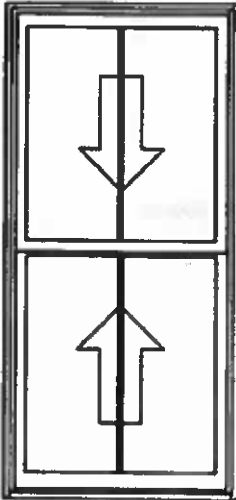
Viewed from Exterior. Scale: 1/2" = 1'

\$759.87 1 \$759.87

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-6 2ND BEDROOM SIDE

Pocket Opening: 35 5/8 X 74 1/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 35 1/8 X 74

W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
Auralast Pine, Pocket Unit,
Pocket Opening = 35 5/8 X 74 1/4
Brilliant White Exterior,
Interior-PrePaint/Brilliant White/M64WL890,
No Finger Plows, White Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 25
Insulated Low-E Annealed Glass, No Protective Film, Black Spacer,
Argon Filled,
Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int
BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2
Wide 1 High Btm,
BetterVue Mesh Brilliant White Screen, Half Screen,
Clear Opening:31.6w, 33.7h, 7.4 sf

U-Factor: 0.31, SHGC: 0.29, VLT: 0.53, CPD: JEL-N-698-00636-00001
REV 2019.2.0.2642/POV 6.342 (06/12/19) CW

\$804.66 1 \$804.66

Line-7 2ND BATH TEMPERED

Pocket Opening: 20 1/2 X 70 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 20 X 70 1/2

W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
Auralast Pine, Pocket Unit,
Pocket Opening = 20 1/2 X 70 3/4
Brilliant White Exterior,
Interior-PrePaint/Brilliant White/M64WL890,
No Finger Plows, White Jambliner,
White Hardware,
US National-WDMA/ASTM, PG 35,
Insulated Low-E Tempered Glass, No Protective Film, Black Spacer,
Argon Filled,
Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int
BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2
Wide 1 High Btm,
BetterVue Mesh Brilliant White Screen, Half Screen,
Qualifies for Accidental Glass Breakage Coverage, Clear
Opening:16.5w, 32h, 3.6 sf

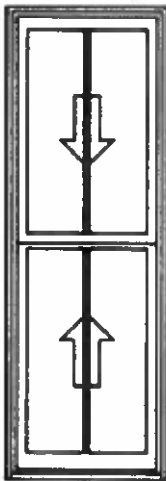
U-Factor: 0.31, SHGC: 0.28, VLT: 0.53, CPD: JEL-N-698-00766-00001
REV 2019.2.0.2642/POV 6.342 (06/12/19) CW

\$807.20 1 \$807.20

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-8 2ND HALL

Pocket Opening: 24 3/4 X 71



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 24 1/4 X 70 3/4

W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,

Auralast Pine, Pocket Unit,

Pocket Opening = 24 3/4 X 71

Brilliant White Exterior,

Interior-PrePaint/Brilliant White/M64WL890,

No Finger Flows, White Jambliner,

White Hardware,

US National-WDMA/ASTM, PG 35,

Insulated Low-E Tempered Glass, No Protective Film, Black Spacer,

Argon Filled,

Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Tradl. Bead Int

BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2

Wide 1 High Btm,

BetterVue Mesh Brilliant White Screen, Half Screen,

Qualifies for Accidental Glass Breakage Coverage, Clear

Opening:20.7w, 32.1h, 4.6 sf

U-Factor: 0.31, SHGC: 0.28, VLT: 0.53, CPD: JEL-N-698-00766-00001

REV 2019.2.A.2642/POV 6.342 (06/12/19) CW

\$871.88 1 \$871.88



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.



CUSTOMER COPY

PICK TICKET

SPECIAL ORDER

DATE	PT NUMBER
09-24-19	42359473
SHIPPED FROM CHSTVAYD	VA

DEL: AD ZN: ZNU
 SHP: 1 LD: MW
 S 550032
 O EWOOD PROPERTIES (M)
 D 9632 KINGSCROFT DR
 T
 O GLEN ALLEN, VA 23060

S 582530
 H EWOOD PROPERTIES (L)
 P 2800 EAST MARSHALL STREET
 2800 E MARSHALL
 T
 O RICHMOND, VA 23220

11:29:59 PG 1

(HEREAFTER REFERRED TO AS CUSTOMER)

JOB NO. 2800 E MARSHALL	CUST. ORDER NO. 2800 EAST MARSHA	COST CODE	DATE SHIPPED 09-25-19	CLERK # sdp6	SALES ORDER # 43022079
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ORDERED	SHIPPED	ITEM NO.	DESCRIPTION	U/M	TALLY
		2800 EAST MARSHALL	JELDOWEN		
			***** JELD-WEN W-2500 TRADITIONAL WIDE RAIL DOUBLE HUNG CLAD/WD WINDOW,POCKET UNIT WHITE EXTERIOR/WHITE INTERIOR WHITE JAMB LINER,WHITE HARDW LOW-E ARGON,7/8"PUTTY SDL 2/2 HALF SCREEN BUNDLED SEPARATELY *****		
2	2	28378786.40	W-2500 SGL FRAME 27-3/4X78-3/4 2/2 - DOWN FRONT	EA	
1	1	28378786.50	W-2500 SGL FRAME 27-7/8X78-1/2 2/2 DOWN FRONT	EA	
3	3	28378786.60	W-2500 SGL FRAME 27-3/4X70-1/4 2/2 2ND FLOOR	EA	
1	1	28378786.70	W-2500 SGL FRAME 34-1/4X66-3/4 TEMPERED 2/2 SDL 2ND FLOOR	EA	
1	1	28378786.80	W-2500 SGL FRAME 27-3/4X70-1/2 2/2 2ND FLOOR FRONT	EA	
1	1	28378786.90	W-2500 SGL FRAME 35-1/8X74" 2/2 2ND BEDROOM SIDE	EA	
1	1	28378786.100	W-2500 SGL FRAME 20"X70-1/2" 2/2 TEMPERED , 2ND FL BATH	EA	
1	1	28378786.110	W-2500 SGL FRAME 24-1/4X70-3/4 2/2 2ND FLOOR HALL	EA	

This order was proudly entered by Scott
 Your salesperson is GARY COPLEY
 BUYER:

WEIGHT:

VA730 PETERSBURG CITY, VA 5.304 804-218-3943 804-218-3943 08/19/19

LOADED BY	CHECKED BY	WHSE APPROVAL	OFFICE APPROVAL	INPUT BY	DRIVER	08/19/19 ORDERED
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Terms and Conditions can be found at www.bldr.com/terms

RECEIVED BY: _____ DATE: _____

