



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

10. COA-117430-2022	Final Review	Meeting Date: 9/27/2022
Applicant/Petitioner	Mark North	
Project Description	Replace eleven existing vinyl windows with eleven composite wood windows.	
Project Location		
Address: 1635 W Grace Street		
Historic District: West Grace Street		
High-Level Details: <ul style="list-style-type: none"> The applicant is requesting to replace eleven non-original vinyl windows with composite wood windows. The existing vinyl windows were installed prior to the creation of the West Grace Street City Old and Historic District. Applicant originally requested to replace a 12th original wood window, but has since removed that window from the scope of work. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alyson Oliver, alyson.oliver@rva.gov , (804) 646-3709	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> Staff recommends approval of the request to replace eleven existing vinyl windows with composite wood windows, as described in the application. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Window Replacement and/or Reconstruction, pg. 69, #7	<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>	<p>The applicant has not provided any information on the condition of the vinyl windows to be replaced. However, since vinyl windows are generally not appropriate in City Old and Historic Districts, Staff is supportive of the request to replace the eleven non-conforming windows. Most of the vinyl windows to be replaced are on the side and rear of the house. One of the vinyl windows to be replaced is located on the second story of the front façade.</p> <p>The applicant is also requesting to replace one existing wood window with a composite wood window. The Applicant has removed this window from the scope of work.</p>
Window Replacement and/or Reconstruction, pg. 69, #8	<i>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>	Per the application, the new replacement windows will be custom-made to fit the original openings.
Window Replacement and/or Reconstruction, pg. 69, #9-10	<p>9. <i>The architectural character of window 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></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>	Per the application, the replacement windows will match the configuration of the existing windows. They will be 1:1, double-hung, white windows without any mullions.
Window Replacement and/or Reconstruction, pg. 69, #11	<i>Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for historic building in historic districts.</i>	Staff finds that the composite wood windows are a more appropriate choice in City Old and Historic Districts when compared to vinyl. Therefore, staff is supportive of the request to

		replace eleven existing vinyl windows with composite wood windows.
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