

7. COA-084901-2021

PUBLIC HEARING DATE

January 26, 2021

PROPERTY ADDRESS

306 North 26th Street

DISTRICT

St. John's Church

APPLICANT

A. Godino

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT

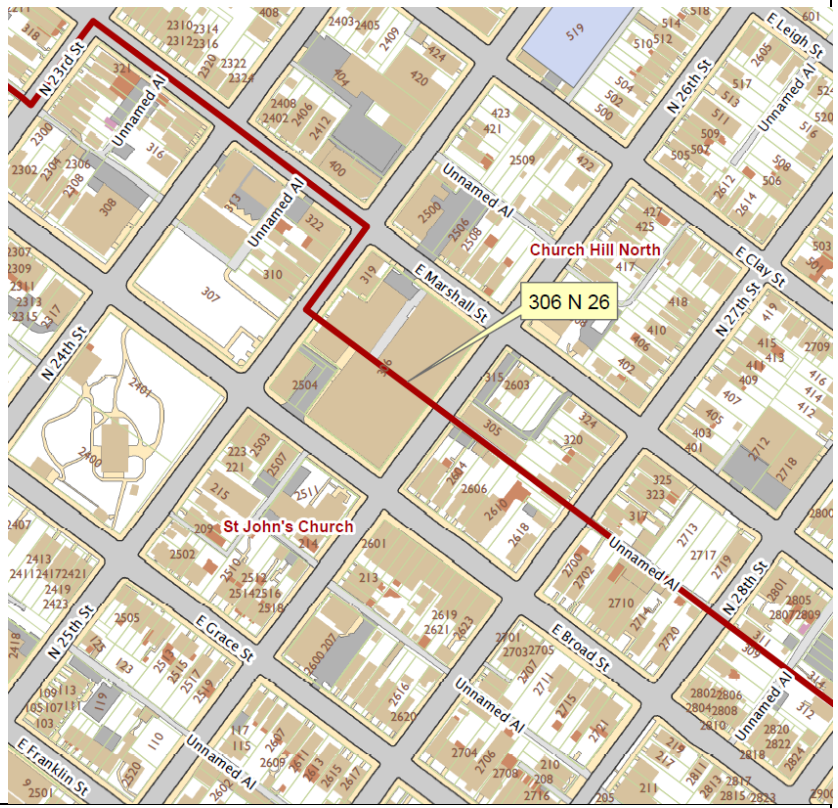


PROJECT DESCRIPTION

Replace an existing paired metal window with a new material and configuration.

PROJECT DETAILS

- The applicant requests permission to replace a set of paired metal windows on the second story of the west elevation.
- The applicant proposes to change the existing simple design and metal material to a four-over-four design and Fibrex material.



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STAFF RECOMMENDATION

DENY

PREVIOUS REVIEWS

The Commission previously reviewed the conversion of this building from retail and storage to residential in 2004. In 2005 Commission staff issued administrative approvals to address situations that arose during construction. The project required a Special Use Permit (SUP), also issued in 2004.

The Commission has also reviewed other window replacements at this location, but not this unit.

STAFF RECOMMENDATIONS

Staff recommends denial of the proposed window replacement. Staff further recommends the applicant submit a complete window survey and specifications for a window that matches the existing material and design for administrative approval.

STAFF ANALYSIS

Standards for
Rehabilitation,
pg. 59

10. While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.

Staff understands that the applicant is concerned about the condition of the windows and is interested in replacing the existing window with a different design that matches another window in the unit. However, staff finds that this is the historic window design. Staff finds that changing this design to a different design would suggest an inaccurate evolution of the building. As such, staff recommends denial of the request to replace this existing window with a different design.

Windows, pg.
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7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.

8. 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.

9. 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.

10. 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.

11. 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.

The applicant has provided photographs to indicate that the current windows are fogging and experiencing condensation, though they have not provided a completed window survey.

The applicant proposes to replace the existing metal frame window that does not have any divided lights. The applicant requests to replace this window with a Fibrex, four-over-four window to match nearby windows.

Staff finds that this was historically a metal window. Staff notes that the Guidelines recommend against changing window materials and recommends against the use of Fibrex in this location.

Finally, staff recommends that the applicant submit a complete window survey, and specifications for a window that matches the existing material and design for administrative approval.

FIGURES



Figure 1. View of window from North 25th Street

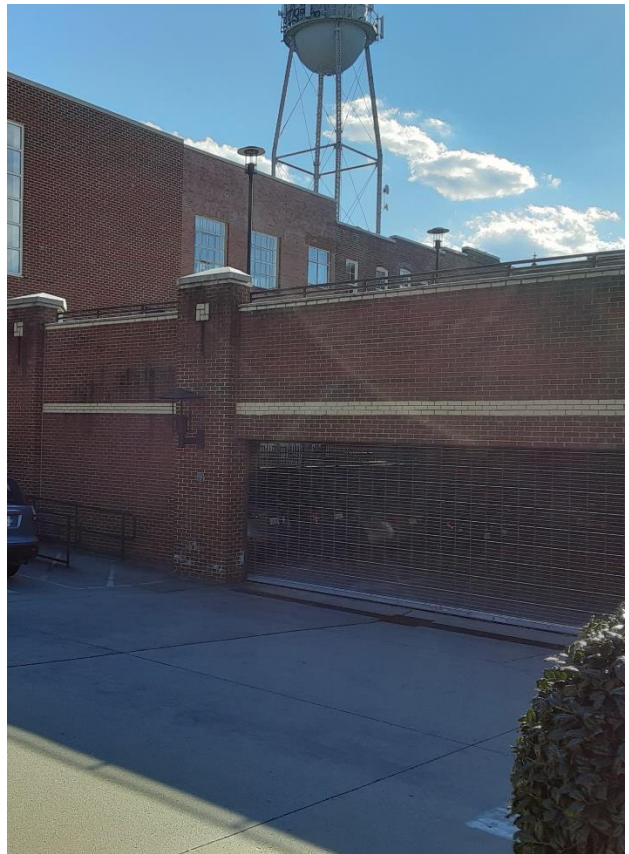


Figure 2. View of window from East Marshall Street

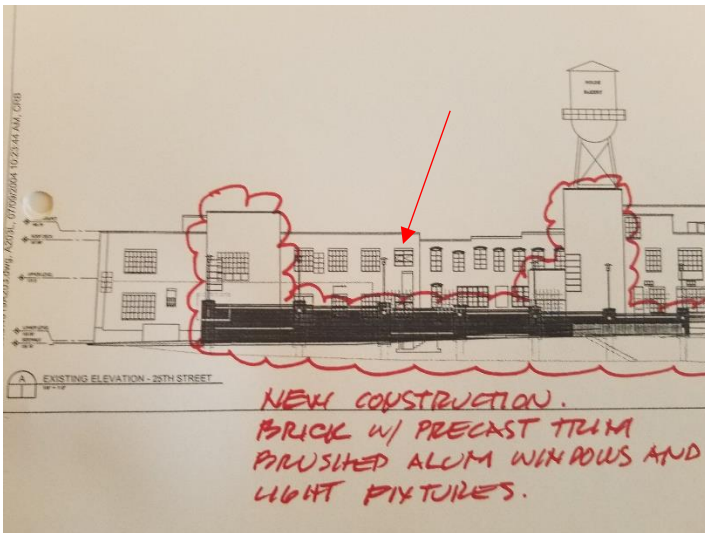


Figure 3. Images from files ca. 2004, showing window location and configuration.