

9. COA-091349-2021

PUBLIC HEARING DATE

05/25/2021

PROPERTY ADDRESS

2501 E. Franklin Street, Unit 8

DISTRICT

St. John's Church

APPLICANT

J. Miller

STAFF CONTACT

A. Dandridge

Commission of Architectural Review

STAFF REPORT

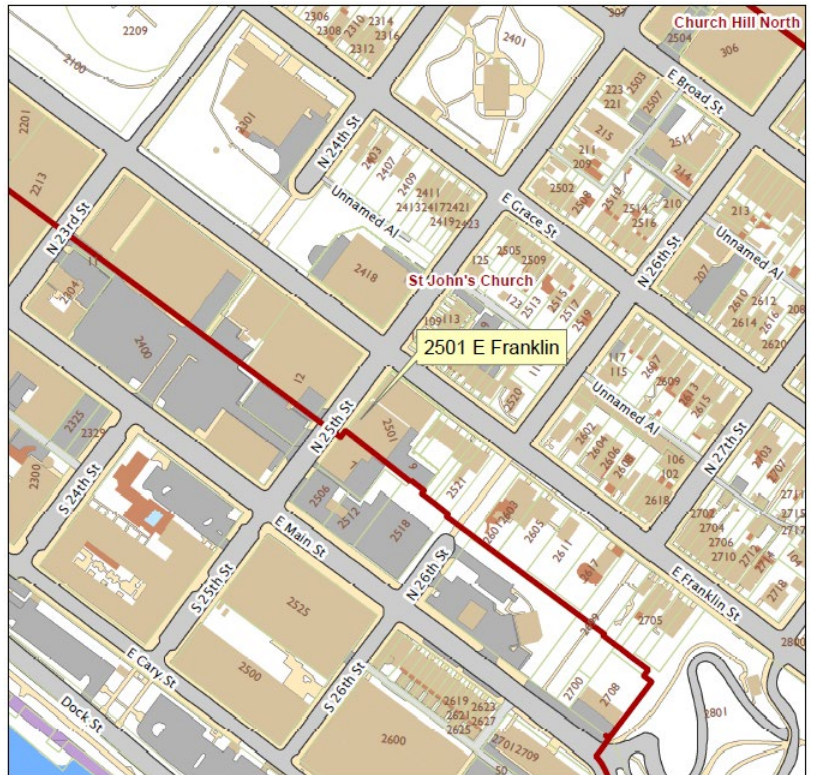


PROJECT DESCRIPTION

Replace two fixed windows with double-hung, divided light, wooden windows.

PROJECT DETAILS

- The applicant proposes to replace two fixed single-pane windows on fixed double doors with two operable four-over-four wooden windows on a brick building circa 1900.
- The set of doors containing the windows proposed for replacement is not original to the building.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

At the December 20th, 2005 meeting of the Commission of Architectural Review, the Commission reviewed the general rehabilitation of 2501 E. Franklin Street, which included the installation of new wooden doors of a contemporary design compatible with the building and the St. John's Church Old and Historic District. Staff was unable to locate the original Certificate of Appropriateness issued for this work; staff notes, however, that the existing wooden exterior doors are not original, having been installed sometime after 1983.

STAFF RECOMMENDED CONDITIONS

- Staff recommends approval of the replacement of the single-pane windows on the existing set of doors with the condition that that they be fixed and not operable
- Staff also recommends that the replacement windows have a four-light configuration rather than the proposed four-over-four pane configuration, to be compatible with the established fenestration pattern present on the building.

STAFF ANALYSIS

Standards for
Rehabilitation
pg. 59, #5

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.

The applicant is proposing to replace two existing fixed, single-pane windows on a set of fixed exterior doors on brick building with two operable, four-over-four wooden windows. Staff was able to locate a historic image from 1983 showing a set of doors in this location that does not currently exist, and the applicant has also provided an image to staff which shows that the existing doors are not the original. Staff notes that the existing doors are not original to the building, and recommends approval of the replacement of the existing windows within the doors.

Windows, pg.
69 #10

The architectural appearance of original windows should be used as a model for new windows.

On a site visit, staff observed several exterior doors on the building, including single doors and sets of doors. Staff noticed that the single doors utilized fixed single-pane windows, and that the sets of doors utilized fixed four-light windows. Staff recommends approval of the replacement of the single-pane windows on the existing set of doors with the condition that they be fixed and not operable, as it is not common for doors on this building or within the district to utilize operable windows. Staff also recommends that the replacement windows have a four-light configuration rather than the proposed four-over-four pane configuration, to be compatible with the existing fenestration pattern present on the building.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) 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.

FIGURES



Figure 1. 2501 E. Franklin, 1983, Subject set of doors



Figure 2. 2501 E. Franklin, date unknown, photo provided by applicant showing past condition of building.



Figure 3. 2501 E. Franklin, existing subject doors and single-pane windows



Figure 4. 2501 E. Franklin, existing conditions, other door on subject building.



Figure 5. 2501 E. Franklin, existing conditions, other set of doors on subject building.