

3. COA-072961-2020

PUBLIC HEARING DATE

May 26, 2020

PROPERTY ADDRESS

1830 West Grace Street

DISTRICT

West Grace Street

APPLICANT

H. Dang

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

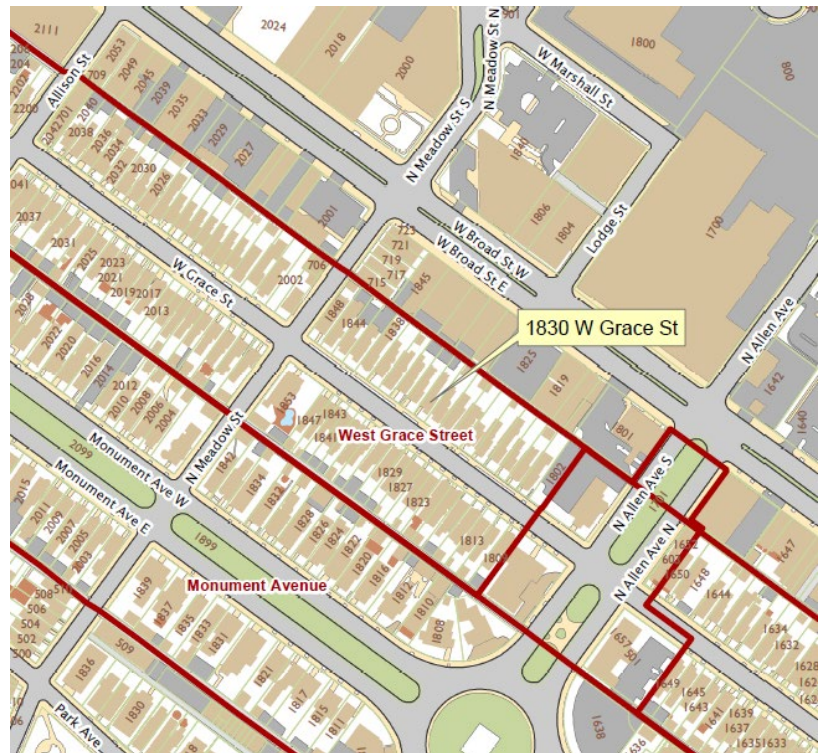


PROJECT DESCRIPTION

Replace deteriorated wood windows with composite windows.

PROJECT DETAILS

- The applicant proposes to replace all of the windows and two doors on a 2 ½ story brick Colonial Revival home in the West Grace Street City Old and Historic District.
- Many of the window and door openings were modified by a previous owner prior to the establishment of the district in 1996. A majority of the existing windows are wood 6/6 windows that do not fit the original opening. Some of the historic 2/2 windows remain on the sides and rear of the home.
- The existing front and rear doors are also replacements.
- The applicant is proposing to install new windows that fit the original masonry openings and match the historic window design.
- The proposed replacement windows are 1/1 composite windows in black.
- The applicant proposes to have a solid wood door constructed for the front door opening and has selected a full-light fiberglass door with a transom for the rear.
- Upon a site visit to the property staff discovered that the rear and side porches on the building have been removed without approval.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- Windows 105, 106, 107, 207, and 208 be retained and restored
- The dimensions of the masonry openings for the visible windows be submitted to staff prior to the issuance of a building permit.
- The new windows be wood or aluminum clad wood.
- The new door and transom fit the existing masonry opening without requiring additional trim, and dimensions of the existing brick opening and the proposed door color be submitted for administrative

review prior to the installation of the new door.

- A half-light door be installed in the front, and final drawing and paint color be submitted for administrative approval.
- An application for the reconstruction of the rear deck and 1-story side porch be submitted for review.

STAFF ANALYSIS

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 applicant proposes to replace all of the windows in the home, both the replacement windows and the existing historic windows. Staff finds that though a majority of the windows are ill-fitting replacement windows, there are five historic 2/2 wood windows on the rear and visible side elevation of the home. Staff finds that these windows do not appear to be beyond the point of feasible repair and <u>recommends that windows 105, 106, 107, 207, and 208 be retained and restored</u> as they are the only historic windows that remain in the building.
Windows, #12, pg. 69	<i>Thermal efficiency can be enhanced through the use of weather stripping, storm windows, caulking, interior shades, shutters, blinds and awnings, if appropriate.</i>	The applicant has indicated to staff that they would like to replace the rear windows because they are single pane. It has been shown that storm windows can increase the thermal efficiency of single-pane wood windows to match that of insulated glass. Staff recommends the applicant consider installing interior or exterior storm windows, which can be administratively approved.
Windows, #5, pg. 69	<i>Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.</i>	The existing windows on the façade are later replacement windows that do not fit the masonry openings. Staff is supportive of the removal of these windows, and the restoration of the historic masonry openings.
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>	Staff is supportive of the replacement of the windows on the façade as they are all later replacement windows. Though the Palladian windows appear to match the openings, interior photographs indicate that these openings have been modified.
Windows, #8, pg. 69	<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.</i>	The applicant's intent is to install windows that match the historic size and design. <u>Staff recommends the dimensions of the masonry openings for the visible windows be submitted to staff prior to the issuance of a building permit.</u>
Windows, #10, pg. 69	<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>	A photograph of the home from the Assessor's card does not clearly indicate the historic window design, however there are several examples of the exact building design along West Grace Street. Staff observed several matching homes with wood 1/1 windows on the façade.

		Staff notes that one of the attic-story windows is boarded. If the applicant wishes to modify this opening, staff recommends a wood fixed window sash to match the adjacent windows be installed in the opening, if the existing sash is missing.
Windows, #11, pg. 69	<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>	The applicant is proposing to install Andersen Fibrex windows. According to the manufacturer website, Fibrex is a composite material that is 40% wood fiber and 60% thermoplastic polymer, or PVC. Staff finds that this material does not meet the Guidelines for replacement windows which prohibits vinyl windows and <u>recommends the new windows be wood or aluminum clad wood.</u>
Porches, Entrances and Doors, #14 pg. 71	<i>Do not remove original doors and door surrounds. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.</i>	<p>The applicant proposes to replace both front and rear doors. Staff was unable to locate evidence of the historic door designs. The applicant proposes to install a full light fiberglass door with a transom in the rear. <u>Staff recommends the new door and transom fit the existing masonry opening without requiring additional trim, and dimensions of the existing brick opening and the proposed door color be submitted for administrative review prior to the installation of the new door.</u></p> <p>The applicant is also proposing to build a solid wood front door to fit the existing opening. <u>Staff recommends a half-light door be installed in the front, and final drawing and paint color be submitted for administrative approval.</u></p>
Porches, Entrances and Doors, #5 pg. 71	<i>The entire porch should only be replaced if it is too deteriorated to repair or is completely missing; replacements should match the original as much as possible.</i>	Upon a site visit to the property, staff observed that the rear deck and 1-story side porch have been demolished without prior approval. <u>Staff recommends an application for the reconstruction of these elements be submitted as soon as possible as this is in violation of the historic district ordinance.</u>

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. 1830 West Grace Street, façade



Figure 2. Historic 2/2 windows on side and rear.