

6. COA-072960-2020

PUBLIC HEARING DATE

May 26, 2020

PROPERTY ADDRESS

2520 E. Broad Street

DISTRICT

St. John's Church

APPLICANT

S. Mattingly



STAFF CONTACT

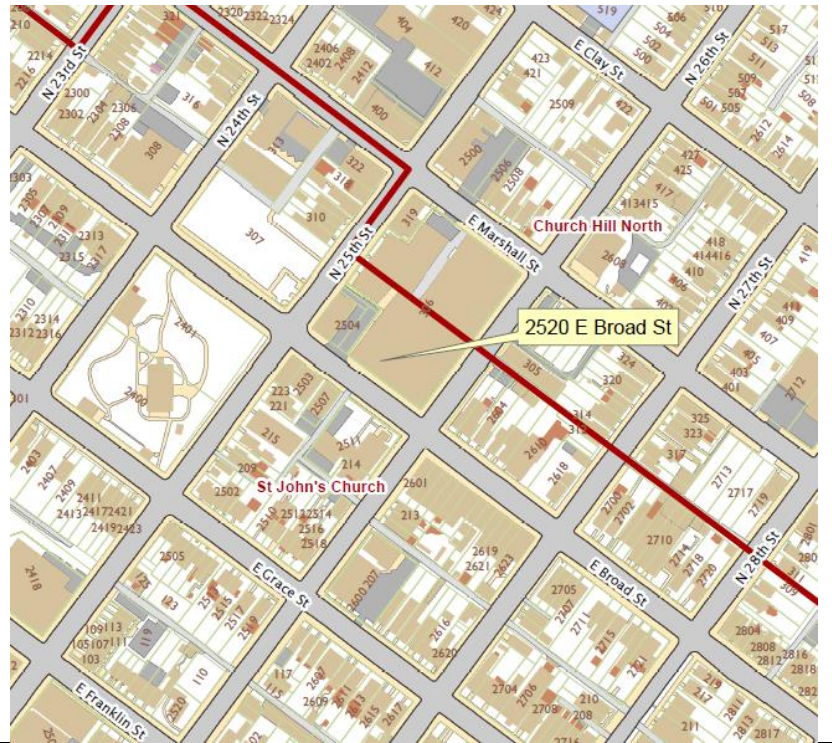
C. Jones

PROJECT DESCRIPTION

Replace eight combination fixed and awning metal windows with eight double-hung composite windows.

PROJECT DETAILS

- The applicant requests permission to replace three sets of windows on the first floor of the west elevation of the former Nolde Bakery Building.
- The existing windows are metal frame with fixed glass panels and a central awning section.
- The applicant proposes to replace the windows with double-hung, composite windows.
- The applicant requests permission to replace the windows due to concerns about exiting the rooms in an emergency.



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STAFF RECOMMENDATION

DEFER

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.

STAFF COMMENTS

- Staff recommends denial of the request to replace the paired window on the corner of the unit.
- Staff recommends deferral of the application to allow the applicant the opportunity to work with staff to explore the option of retrofitting one window in both groups of three to a casement style instead of replacing all of the windows.

STAFF ANALYSIS

The Secretary of the Interior Standards for Rehabilitation, pgs. 4-5

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes and

Staff believes that these windows are an important, character-defining feature of this former industrial building. Staff further believes that these windows are in a highly visible location. Staff recommends that removing these windows and changing the materials and sash

construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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.

pattern is not in keeping with the Secretary of the Interior Standards for Rehabilitation.

The applicant has provided photographs to indicate that the current windows start at approximately 51" from the floor inside the unit and the operable portion of the window, which swings out, is approximately 70" from the floor to the bottom of the panes. The applicant has expressed concerns about being able to exit through these windows due to this configuration. To address concerns about egress the applicant proposes to change the existing sash and muntin configuration from a combination fixed and awning window to a double-hung window. Staff finds this is not in keeping with the Guidelines which recommend against changing the number, sash, depth of reveal, size, and glazing patterns of historic windows.

While staff is sympathetic and understands the applicant's concerns, staff has confirmed that means of egress are only needed from bedrooms and staff believes the windows on the corner room are in a living room. Given that these are the most visually prominent of the windows, staff recommends denial of the request to replace the paired window on the corner of the unit.

In an effort to find a solution to the applicant's request, staff has reached out to other preservation professionals to inquire about examples and possible solutions. Based on the result of these inquiries, staff finds that replacing historic steel sash combination windows with double-hung windows is not common practice and not in keeping with the Secretary of the Interior Standards or with general preservation principles. Recommendations were made to consider retrofitting a single window to address these concerns instead of a wholesale replacement of all windows. Staff recommends deferral of the application to allow the applicant the opportunity to work with staff to explore the option of retrofitting one window in both groups of three to a casement style instead of replacing all of the windows.

The applicants propose to replace the existing steel windows with composite material and cite a previously approved replacement window. Staff acknowledges the approval of a replacement window of a similar material as the

one proposed by the applicant on the same elevation and finds that it does not accurately replicate the historic muntin depth, profile, and pattern. Staff further finds that it is in a less visually prominent location than the current applicant's.

FIGURES



Figure 1. North 25th Street elevation.



Figure 2. North 25th Street windows, detail.