

3. COA-072960-2020

PUBLIC HEARING DATE

July 28, 2020

PROPERTY ADDRESS

2520 E. Broad Street

DISTRICT

St. John's Church

APPLICANT

S. Mattingly

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

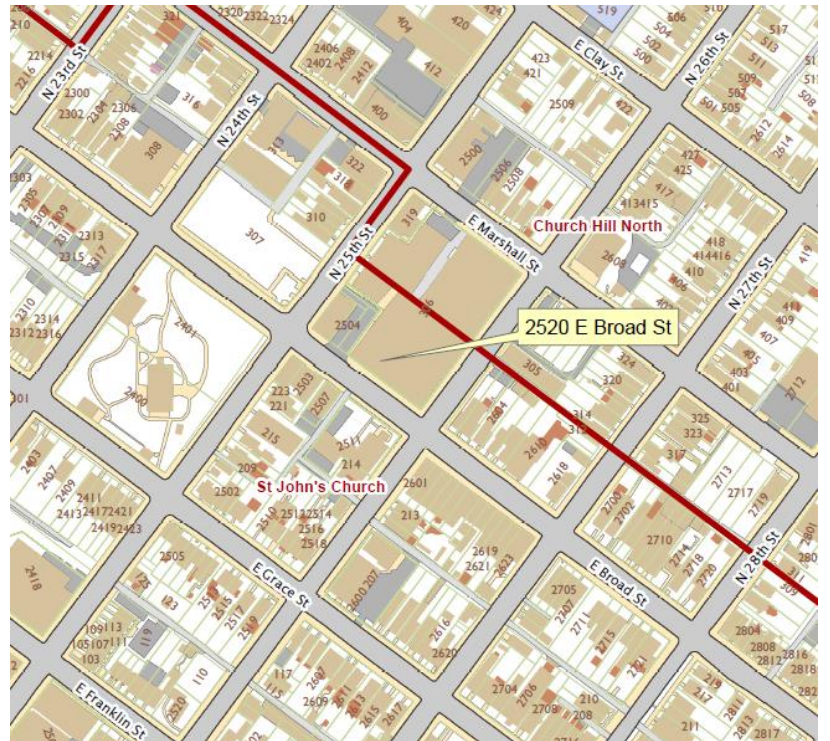


PROJECT DESCRIPTION

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 proposed replacement window is metal, with a six-over-six windowpane configuration and a hinged awning section located in the lower half of the window
- The applicant requests permission to replace the windows due to concerns about exiting the rooms in an emergency.



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STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

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 reviewed this application at the May 26th, 2020 meeting. At this meeting the Commission deferred the application to allow the applicant the opportunity to work with staff to research other potential window treatment options.

STAFF RECOMMENDATIONS

- Staff recommends denial of the request to replace the paired window on the southwestern corner of the unit.
- Staff recommends approval of the proposed window replacement for the two sets of triple windows with the condition that they be painted a color to match the historic windows.

STAFF ANALYSIS

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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 start at approximately 51" from the floor inside the unit and that 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.

Since the previous meeting, the applicant has worked with staff and the window distributor to find a window that closely replicates the historic window. The applicant has submitted a new window that is the same size and lite pattern as the historic windows. Staff notes that the proposed replacement window has an operable awning section in the lower half of the window where the operable section in the historic window is in the center.

While staff is sympathetic to and understands the applicant's concerns, staff has confirmed that means of egress are only required from bedrooms, and the windows on the corner room are located in a living room. The application also does not indicate that these windows are beyond the point of feasible repair. Given that these are the most visually prominent of the windows, as they are closest to East Broad Street, staff recommends denial of the request to replace the paired windows on the southwestern corner of the unit.

Staff further recommends approval of the replacement of the two sets of triple windows, as these are located in a bedroom where egress is required. Staff finds the material and number of lites of the proposed windows are in keeping with the historic windows. Staff recommends approval of the proposed window replacement for the two sets of triple windows with the condition that they be painted a color to match the historic windows.

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. North 25th Street elevation.



Figure 2. View of windows from East Broad Street



Figure 3. North 25th Street windows, detail.



Figure 4. Example of proposed window product