

1. COA-063227-2019

PUBLIC HEARING DATE

November 26, 2019

PROPERTY ADDRESS

109 N Arthur Ashe Boulevard

DISTRICT

Boulevard

APPLICANT

L. Brady & T. Fabrie

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

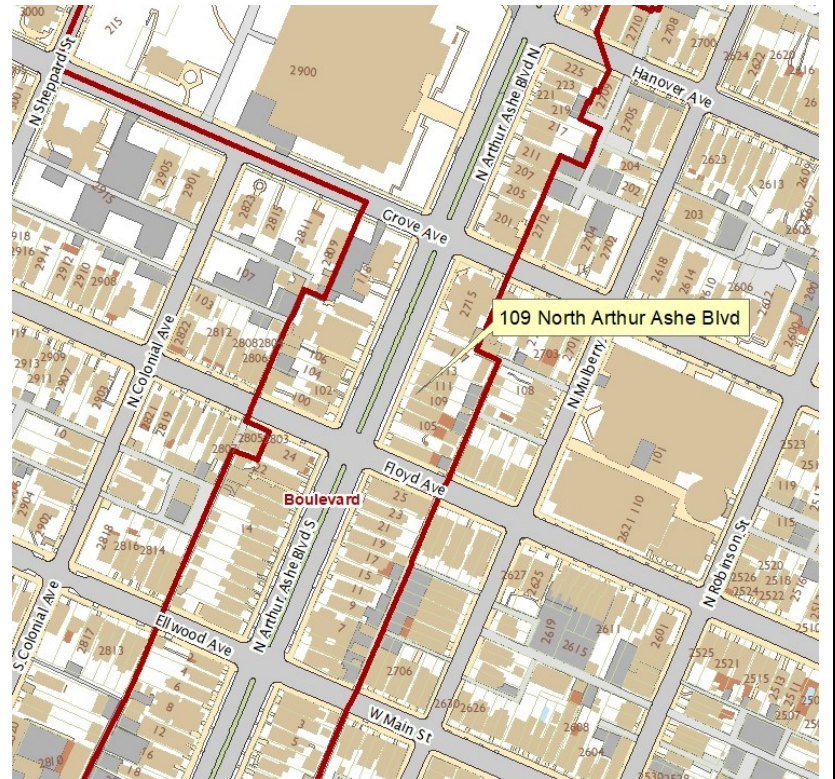


PROJECT DESCRIPTION

Replace two third-floor windows on the façade, install a metal handrail on the front steps.

PROJECT DETAILS

- The applicant proposes to replace two windows on the upper story of the façade on a brick home of mixed architectural styles on Arthur Ashe Boulevard.
- The existing windows are louvered. The applicant proposes to install two single-pane casement windows in the existing openings.
- The applicant also proposes to install a black metal handrail on the front porch steps.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The new windows fit the existing openings and be constructed of wood or aluminum clad wood and final material specifications be submitted to staff for administrative approval.
- The handrail be attached to the mortar in a manner that does not harm the historic brick.

STAFF ANALYSIS

Standards for Rehabilitation, pg. 59 #7

Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available

The existing windows are contemporary replacement windows as they do not match the style or period of construction of the home. Staff was unable to locate any pictorial or historical documentation of the original window

documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.

design. As no evidence of the original windows exists, staff supports the installation of simple single-pane casement windows.

Windows, pg. 69 #7

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

Windows, pg. 69 #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.

A window material was not specified so staff recommends the new windows fit the existing openings and be constructed of wood or aluminum clad wood and final material specifications be submitted to staff for administrative approval.

Guidelines for Administrative Approval of Handrails and Porch Railings

Staff may approve up to two metal handrails for any type or location of porch, deck, or stoop as long as the railings are a simple wrought iron design and installed in such a way as to have a minimum impact on historic materials.

Staff finds that the proposed handrail meets the Commission's Guidelines for handrails and recommends that the handrail be attached to the mortar in a manner that does not harm the historic brick.

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. 109 North Arthur Ashe Boulevard, façade.



Figure 2. Windows, existing condition.