

9. COA-086581-2021

PUBLIC HEARING DATE
February 23, 2021
PROPERTY ADDRESS
2007 Monument Avenue
DISTRICT
Monument Avenue

Commission of
Architectural Review

STAFF REPORT



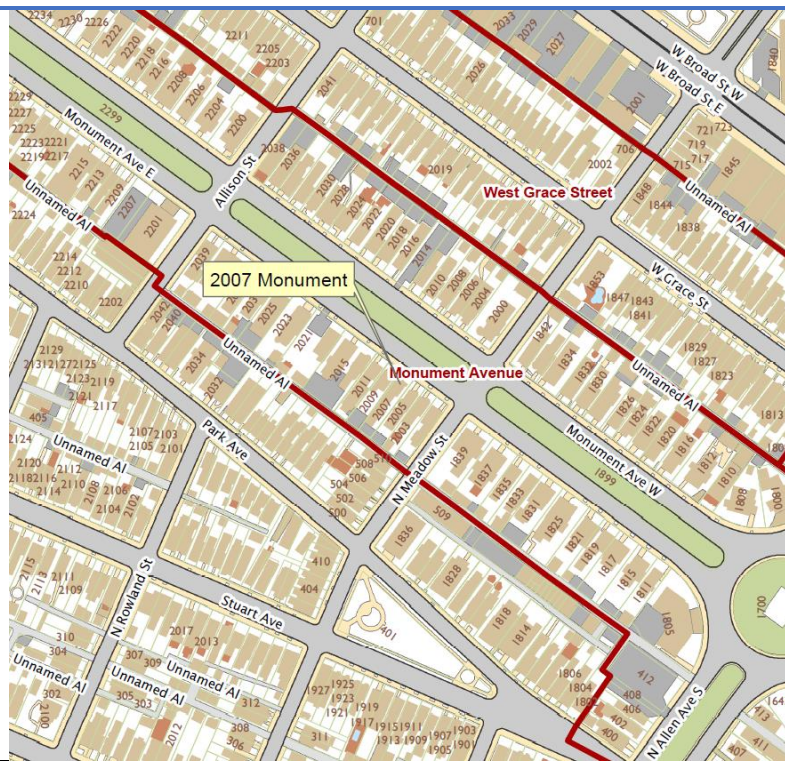
APPLICANT
Area Access Inc.

STAFF CONTACT
C. Jones

PROJECT DESCRIPTION
Convert an existing window into a doorway and install an ADA lift.

PROJECT DETAILS

- The applicant proposes accessibility upgrades to a ca. 1910 Colonial Revival building on Monument Avenue.
- The proposed upgrades include lowering the sill of an existing window in a recessed bay to accommodate a door; and the installation of a mechanical lift.
- The existing window header will remain and the new door will fit within the existing window width.
- An existing basement window will be covered with PVC trim to create a smooth surface, and a gutter will be relocated to a non-visible location.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION
APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDED CONDITIONS

- as best as possible, the lift be anchored into the mortar, not the masonry, so that the historic brick is not damaged
- the basement window be retained and protected behind the PVC covering

STAFF ANALYSIS

Guidelines for
Administrative
Approval of
Building and Site
Accessibility, Items
Delegated for Staff
Approval

Installation of mechanical lifts and/or ramps under the following conditions:

- It is located on a non-primary elevation such as a rear or internal wall between two buildings.*
- No historic fabric or materials will be removed.*
- It is easily reversible in the future and is removed when no longer needed.*

Staff finds that the proposed upgrades generally meet the requirements for ADA accessibility upgrades. While the proposed lift will be located in an area that is visible from the street, staff finds that is neither a primary elevation nor a highly visible location. In addition, the existing height and width of the window will be maintained.

Guidelines for Administrative Approval of Building and Site Accessibility, Items that will not be approved administratively by staff:

Removal of historic fabric as determined by the Secretary, including but not limited to new or enlarged openings in a masonry building.

While the proposed upgrades do require the expansion of a masonry opening, staff finds that the removal of approximately five courses of brick below the window will not result in a significant loss of historic fabric. Staff recommends approval of the expanded masonry opening and installation of the lift with the condition that as best as possible, the lift be anchored into the mortar, not the masonry, so that the historic brick is not damaged.

Building Elements, Windows, pg. 69

5. Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged.

In order to accommodate the lift, the applicant proposes to install PVC trim over an existing basement window. Staff recommends approval with the condition that the original window be retained and protected behind the PVC covering.

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. 2007 Monument Avenue.

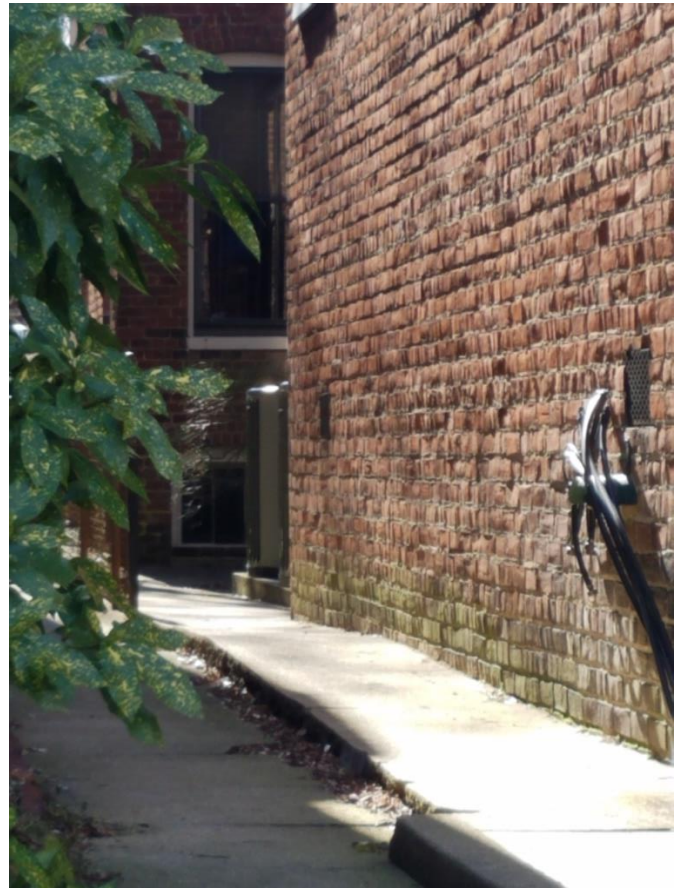


Figure 2. 2007 Monument Avenue, location of proposed ADA lift.