

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 23, 2018 Meeting**

16. **COA-028609-2018** (P. Tarsovich) **2901 Monument Ave. & 708-712 Colonial Ave.  
Monument Avenue Old and Historic District**

**Project Description:** **Amend previously approved plans for three attached single-family homes to alter the fenestration on the alley elevation.**

**Staff Contact:** **M. Pitts**

The applicant requests approval to modify the approved plans for the construction of three attached single-family dwellings on a vacant lot at the corner of Monument and North Colonial Avenues in the Monument Avenue Old and Historic District. On June 27, 2017, the Commission approved three attached single-family dwellings in a three-story building with a rooftop deck and penthouses. The first unit addresses Monument Avenue and will be clad in brick, and the remaining two units address North Colonial Avenue and have a stucco finish.

The plans submitted for the building permit were not consistent with the Commission approval. The applicant is proposing the following alterations to the Commission approved plans:

- The applicant is proposing changes to the fenestration on the west elevation and the siting and size of the rooftop penthouses. Staff believes these changes will not be visible from the public right of way due to their location and the small scale of the change.
- The changes to the alley elevation consist of replacing the small inset 2<sup>nd</sup> story porch with a double hung, 4/4, SDL, aluminum clad, wood window to align with the window above and adding another double hung, 4/4, SDL, aluminum clad, wood window on the 2<sup>nd</sup> story. The proposed windows will be the same size as the approved windows on the 3<sup>rd</sup> story. The window which will replace the porch will align with the approved window above. The proposed new center window will not align with the approved window above.

**Staff recommends approval of the project with conditions.** The *Richmond Old and Historic District Handbook and Design Review Guidelines* state that the size proportion and spacing pattern of window openings on new construction should be compatible with patterns established in the district (pg. 49, Doors and Windows #3). The typical fenestration pattern in the area includes ranked windows of similar size. During the conceptual review of this project, this typical fenestration was emphasized by the Commission which resulted in the applicant revising the Colonial Avenue fenestration to provide a regular placement of

openings. Staff recommends this consistent pattern of ranked openings continue to the rear façade which will be highly visible from Colonial Avenue and the adjacent alley. Staff recommends approval of the infilling of the porch and installation of a double hung window to align with the window above. Staff recommends the proposed new center window be aligned with the approved window above to maintain the vertical alignment of the windows on this elevation.

It is the assessment of staff that, with the acceptance of the stated conditions, the application is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.