



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2. COA-117374-2022	Final Review	Meeting Date: 9/27/2022
Applicant/Petitioner	Brian Spencer	
Project Description	Create a new masonry opening on an existing building.	
Project Location		
Address: 425 N Arthur Ashe		
Historic District: Boulevard		
High-Level Details: <ul style="list-style-type: none"> Applicant is converting a medical office into seven apartments. Applicant would like to reinstall 5 windows into 5 previously infilled masonry openings. Applicant plans to create a new masonry opening on the basement level, which will be minimally visible. The applicant is proposing additional window replacements on non-visible facades, which are not part of this review. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Samantha Lewis, samantha.lewis@rva.gov , (804) 646-5207	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Submit final window schedule for administration approval. All new windows must match existing windows on the building, with the exception of the window installed at the new, basement level opening. This window may be a contemporary design to read as a newer 	

	alteration.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Windows, p. 99	<i>Bricked-in or covered window openings will have a detrimental effect on the overall visual impact and exterior rhythm of an historic structure.</i>	Staff finds that the re-installation of windows where there are currently bricked in windows is appropriate and would restore the rhythm and visual impact of this property.
Building Elements, p. 69, #7 and #10	<p><i>#7. Any reconstruction should be based on physical evidence or photo documentation.</i></p> <p><i>#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</i></p>	<p>A final window design should be submitted to ensure that windows match what is currently installed on the property.</p> <p>Any new windows or window openings should match the sash type and configuration.</p>

Staff notes that there is a discrepancy in the architectural plans for the basement. The demolition plans show the reopening of another masonry infilled window opening, however the proposed plans shows an existing window, rather than a new one in this location. The demolition plan does not show demolition of the space where window type C is proposed, which is the new window opening.

Figures

Figure 1. Façade photo



Figure 2. 1924-1925 Sanborn map



