



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-093109-2021	Final Review	Meeting Date: 6/22/2021
Applicant/Petitioner	Elizabeth de Wolff	
Project Description	Alter fenestration of an existing building, adding new, side, third-floor window openings.	
Project Location		
Address: 1833 Monument Ave.		
Historic District: Monument Avenue		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to add a grouping of three windows to the rear east and west side elevations of a brick, three-story building constructed in 2006. The new windows will be double-hung, six over one, aluminum clad wood windows. The new window openings will be minimally visible. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@richmondgov.com , (804) 646-6569	
Previous Reviews	The Commission approved the construction of this residence in 2006.	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that the new windows fit into the new openings at a depth that matches that of the existing windows. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Window Replacement and/or Reconstruction #8, pg. 69,	<i>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.</i>	The applicant proposes to add a grouping of three windows in new openings to the rear east and west elevations on the third-story of a brick residence. Window openings in masonry buildings are generally discouraged, but given this building is a relatively new construction and the location of the new window openings are minimally visible, <u>Staff recommends that the Commission approve the installation of the new windows.</u>

<p>Window Replacement and/or Reconstruction #10, pg. 69,</p>	<p><i>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.</i></p>	<p>The new windows will match the existing windows on the side elevations of the building, having a six over one light configuration. The applicant did not provide information on the depth of the new windows. <u>Staff recommends that the new windows fit into the new openings at a depth that matches that of the existing windows.</u></p>
--	--	---

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

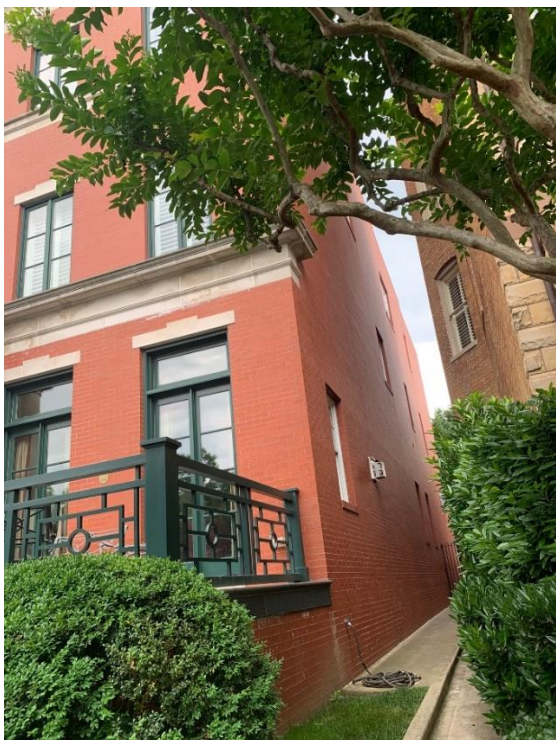


Figure 2. Photograph showing the front view of west side of the building from Monument Ave.



Figure 3. Photograph showing the front view of east side of the building from Monument Ave.