



Commission of Architectural Review

7. COA-182845-2026	Final Review Meeting Date: 4/28/2026
Applicant/Petitioner	James Abell
Project Description	Construct two new window openings on a secondary elevation
Project Location	
Address: 2426 Venable Street	
Historic District: Union Hill	
<p>High-Level Details:</p> <p>The applicant requests approval to create two new window openings on the west, secondary elevation of an existing two-story frame building circa 1872.</p> <p>The proposed new windows will be six-over-six aluminum clad wood with a dimension of 32 X 55 inches.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569
Previous Reviews	The Commission reviewed and approved the exterior rehabilitation of this building at the July and August 2025 meetings.
Staff Recommendations	<ul style="list-style-type: none"> • Approval of the proposed window openings on the west elevation. • New windows match the existing windows in material, design, and proportions, and that they incorporate trim consistent with that found on the building's extant windows. • Final west elevation submitted to demonstrates the vertical alignment of the new windows with extant windows below.

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Building Elements, Windows, Window Replacement and/or Reconstruction, pg. 69.</p>	<p>8. 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.</p>	<p>The applicant proposes the installation of two new second-story window openings on the west elevation. The proposed openings will match the dimensions of the existing second-story window and will feature a six-over-six light configuration. The windows are specified as aluminum-clad wood.</p> <p>As the west elevation constitutes a secondary façade, the proposed windows will be visible from the public right-of-way only from limited vantage points, thereby minimizing their overall impact on the building’s visual character. While two existing window openings are present on the first floor of this elevation, they are largely obscured from public view by the adjacent church. The applicant has indicated that the elevation drawing submitted with the application that indicates the windows will not be vertically aligned with the extant windows below is incorrect, and the intention is for the windows to be better vertically aligned.</p> <p><u>Staff recommends that a final west elevation submitted to staff for review and approval that demonstrates the vertical alignment of the new windows with extant windows below.</u></p> <p><u>Based on these considerations, staff recommends approval of the proposed window openings on the west elevation. Staff further recommends that the new windows match the existing windows in material, design, and proportions, and that they incorporate trim consistent with that found on the building’s historic 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.

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Figure 1. West elevation where windows will be installed. Existing conditions. April 2026.



Figure 2. West elevation where windows will be installed. Existing conditions. April 2026.