

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 26, 2015 Meeting**

4. **CAR No. 15-070** (H. Kellman) **2031 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Install two new windows, replace existing windows, and paint wooden elements**

Staff Contact: **M. Pitts**

The applicant requests approval to install windows in new openings, replace non-historic windows, to install a privacy fence, and to paint elements of a two-and-one-half story, red-brick, Colonial Revival style structure in the Monument Avenue Old and Historic District. This structure has been altered through the years to include in the construction of a single story addition in 1963 on the west side of the residence and the installation of replacement siding and new vinyl windows at the first and second floors of the rear elevation. State and Federal Part 2 tax credit applications for this project have been reviewed and conditionally approved by the Department of Historic Resources and the National Park Service.

The applicant proposes to install two new windows in new window openings on the front and east elevations of the 1963 addition. The windows will be one over one wooden windows.

The remaining windows to be replaced are the windows on the rear façade. While performing exploratory demolition at the rear of the structure, the applicant discovered historic windows concealed by the vinyl siding on the second floor. The applicant proposes to repair these windows if possible or replace these windows in kind. On the first floor of the rear, the applicant proposes to replace the non-historic vinyl windows with new wood windows. New four-over-four, double hung wood windows and transoms will be installed on the first floor of the enclosed porch. These windows will be slightly larger and have a different transom configuration than the historic windows on the second floor. A new four over one window is also proposed in an existing opening on the brick portion of the rear elevation. The applicant also intends to install storm windows, which will be finished the same color as the historic windows, on all windows. In addition to the windows, the applicant proposes to replace a non-historic six panel side door at the rear southern corner of the structure with a wood, half-light door and transom.

The applicant also proposes to replace the existing privacy fence in the rear yard with a new wood fence in the same location. The new fence will have a spindle top and an opaque stain.

The applicant is proposing to paint the structure, excluding the masonry elements. The applicant is proposing to paint the window trim white, the window

sashes Needepoint Navy, the metal porch roof Needelpoint Navy or Deep Maroon, the doors Deep Maroon, the columns white and accented with Colonial Gray, the ironworks Needlepoint Navy, and the shutters Deep Maroon.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* advise that exterior alterations should not destroy historic materials that characterize the property and should be differentiated from the old and compatible to protect the historic integrity of the property (pg. 5). The proposed new windows in new window openings in the 1963 addition with their one over one configuration are clearly differentiated from the historic windows of the structure which primarily have a six over one configuration. These wood windows will be compatible with the historic windows as they will match the historic windows in material. The windows on the first floor of the altered rear elevation which will be installed in new window openings will also be clearly differentiated from the historic windows on the second floor of the rear elevation yet have similar design elements. These new windows will be 4/4, double-hung wood windows which would be slightly larger than the historic windows with transoms that have a different configuration than the historic transoms. The proposed windows will reference the scale of the second floor windows but will be differentiated from historic with a different muntin pattern and are grouped in two's rather than three's as found in the historic windows on the second floor. The *Guidelines* recommend that the reconstruction of windows should be based on physical evidence or photo documentation (pg. 65, #7). To meet this requirement, the applicant is proposing to match new windows which are proposed for historic openings with the historic windows in appearance and material. Staff recommends approval of the proposed window installations with the condition that all windows be true divided lite or simulated divided lite.

The *Guidelines* state that original doors and door surrounds should not be removed (pg. 67, #14). The existing door which will be replaced is not a historic door, and the replacement door is compatible with the District and therefore appropriate.

The *Guidelines* state that fences should be constructed using materials and design appropriate to the District (pg. 4, #4). The proposed wooden fence replaces an existing wooden fence and the proposed design with a spindle at the top can be found in other homes in the District.

In regards to paint colors, the Guidelines state that "it is important that color selections blend with and complement the overall color schemes on the street" (pg. 59). The applicant is proposing colors which are included on the Guidelines' paint palate and are compatible with the color palate of the structures on the street.

In addition to the condition regarding the windows noted above, staff recommends that any changes required by the National Park Service or the Virginia Department of Historic Resources for tax credit purposes be deferred to Commission staff for final review and approval.

It is the assessment of staff that the application, with the conditions above, is consistent with the Standards for Rehabilitation in Section 114-930.7(b) 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.