

6. COA-090017-2021

PUBLIC HEARING DATE

May 25, 2021

PROPERTY ADDRESS

3225 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

M. Tedesco



STAFF CONTACT

A. Dandridge

Commission of Architectural Review

STAFF REPORT

PROJECT DESCRIPTION
Replace eleven windows.

PROJECT DETAILS

- The applicant proposes to replace eleven double-hung wooden windows with composite wood double-hung windows on a brick colonial revival residence circa 1922.
- The existing double-hung wooden windows have a 3/1 light configuration and are located on the western and rear façades of the building.
- The new double-hung composite wood windows will differ in material from the existing windows but will replicate the light configuration of the existing windows.
- The residence is located on a corner lot, and is highly visible from Monument Avenue and Tilden Street.
- A Commission of Architectural Review member visited the site on May 6, 2021 and determined that all but one window (#201) are not original to the residence.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

At the April 27th, 2021 meeting of the Commission of Architectural Review, the Commission voted to defer this application to allow the applicant the opportunity to provide information about which windows are original, and to consider interior storm windows and additional insulation. A Commission member offered to visit the site to help determine if the windows proposed for replacement were original, and was able to meet with the applicant on site on May 6, 2021.

STAFF RECOMMENDATIONS

- Staff recommends that window #201 be retained, and that the applicant consider the installation of an exterior or interior storm window in this location to be reviewed and approved by staff.

STAFF ANALYSIS

Windows, #1, pg. 69	<i>Retain all original windows, and ensure that hardware is in good shape, reusing serviceable window hardware and locks.</i>	The applicant proposes to replace 11 wood windows with composite wood windows, including all associated hardware and locks. After a site visit, a Commission of Architectural Review member determined that windows #202-211 identified in the application are not original to the residence, and that window #201 is original to the residence.
Windows, #7, pg. 69	<i>Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i>	Based on the information submitted by the applicant, staff finds the windows proposed for replacement are not deteriorated beyond repair; however, not all are original to the residence. <u>Staff recommends approval of the replacement of the non-original windows #202-211. Staff recommends that window #201 be retained and repaired as necessary, as it is original to the residence.</u>
Windows, #12, pg. 69	<i>Thermal efficiency can be enhanced through the use of weather stripping, storm windows, caulking, interior shades, shutters, blinds and awnings, if appropriate.</i>	The applicant has indicated to staff that they would like to replace the rear windows because they are not thermal-efficient. Staff suggests that storm windows can increase the thermal efficiency of single-pane wood windows. <u>Staff recommends the applicant consider installing interior or exterior storm windows, which can be administratively approved.</u> Staff notes that exterior storm windows were utilized on the residence as recently as 2017 and have since been removed.

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 1. 3225 Monument, side and rear elevation from Tilden Street.



Figure 2. 3225 Monument, rear elevation from Tilden Street



Figure 3. 3225 Monument, view of storm windows on front and side elevations. 2015, City Assessor's Image.



Figure 4. 3225 Monument, view of storm windows on rear elevation. 2017, City Assessor's Image.

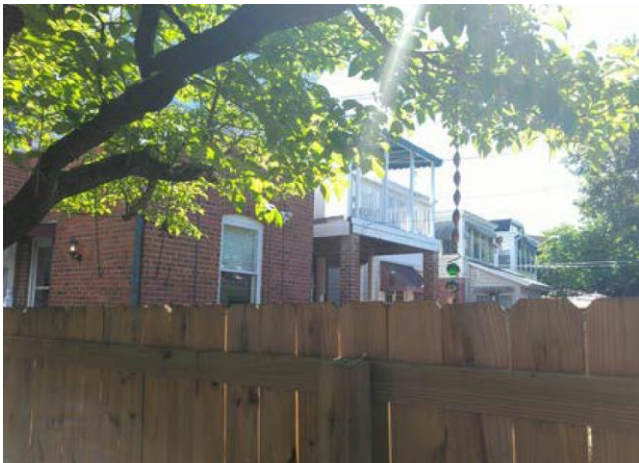


Figure 5. Commission Member site visit photo showing sleeping porches on similar properties within the district, demonstrating that the rear of 3225 Monument is not original to the building, including the associated windows.



Figure 6. Commission Member site visit photo.