



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2235 MONUMENT AVENUE Riley Court Condominium
 Historic District CITY HISTORIC DISTRICT

PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

OWNER

Name Riley Court Association
 Company Riley Court Association
 Mailing Address 2235 Monument Ave
Unit 3 Richmond, VA 23220
 Phone 804 840 4183
 Email alex.wotrings@gmail.com
 Signature [Signature]
 Date 9/27/17

APPLICANT (if other than owner)

Name Alex Wotrings
 Company Association President
 Mailing Address 2235 Monument Ave
Unit 3 Richmond, VA 23220
 Phone 804 840 4183
 Email alex.wotrings@gmail.com
 Signature [Signature]
 Date 9/27/17

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

(Space below for staff use only)

Application received: **ECE VED**
 Date/Time SEP-28 2017 Complete Yes No
 By COA-024475-2017 10:30 am

**Rixey Court Condominium
2235 Monument Avenue
Richmond, Virginia 23220**

PROPOSAL

**Rixey Court Condominium
2235 Monument Avenue
Richmond, Virginia 23220**

Location and Description:

The tiled lower landing front access first step off of the public sidewalk in front of 2235 Monument Avenue known as Rixey Court Condominium.

Due to age and wear, the tile inset is cracked, broken and raised because of an unstable base. There is no discernible concrete slab substructure. In it's present condition, the step creates a hazard of possible tripping or falling upon entry. The granite surround is in need of some repair.

Repair v. Replace:

Due to the instability of the area, all current tile and the substructure must be removed of all debris until solid ground is reached. Reconstruction will include the use of crushed stone for a solid base covered by a 4" slab for rebar.

Research has shown, the existing tile cannot be duplicated in configuration, style and color. Four stone masons were consulted and personally inspected the site. None could guarantee matching the pattern, shape or color of the existing tile and all agreed it would be too cost prohibitive to replicate even if a substitute could be found.

Proposal:

Further investigation of the neighborhood, revealed a number of properties fronting on Monument Ave. with a solid stone and similar granite surround entry. We propose to replace our entry step with a solid 6" limestone cut in three pieces to preserve the existing symmetry in the steps above. See attached drawing. In addition to mirroring the entries of numerous Historical Properties fronting on Monument Avenue, it would also be structurally sound and appealing visually as the combination of the limestone with the granite surround is compatible to the existing facade.

**Rixey Court Condominium
2235 Monument Avenue
Richmond, Virginia 23220**

Current Condition





**Rixey Court Condominium
2235 Monument Avenue
Richmond, Virginia 23220**

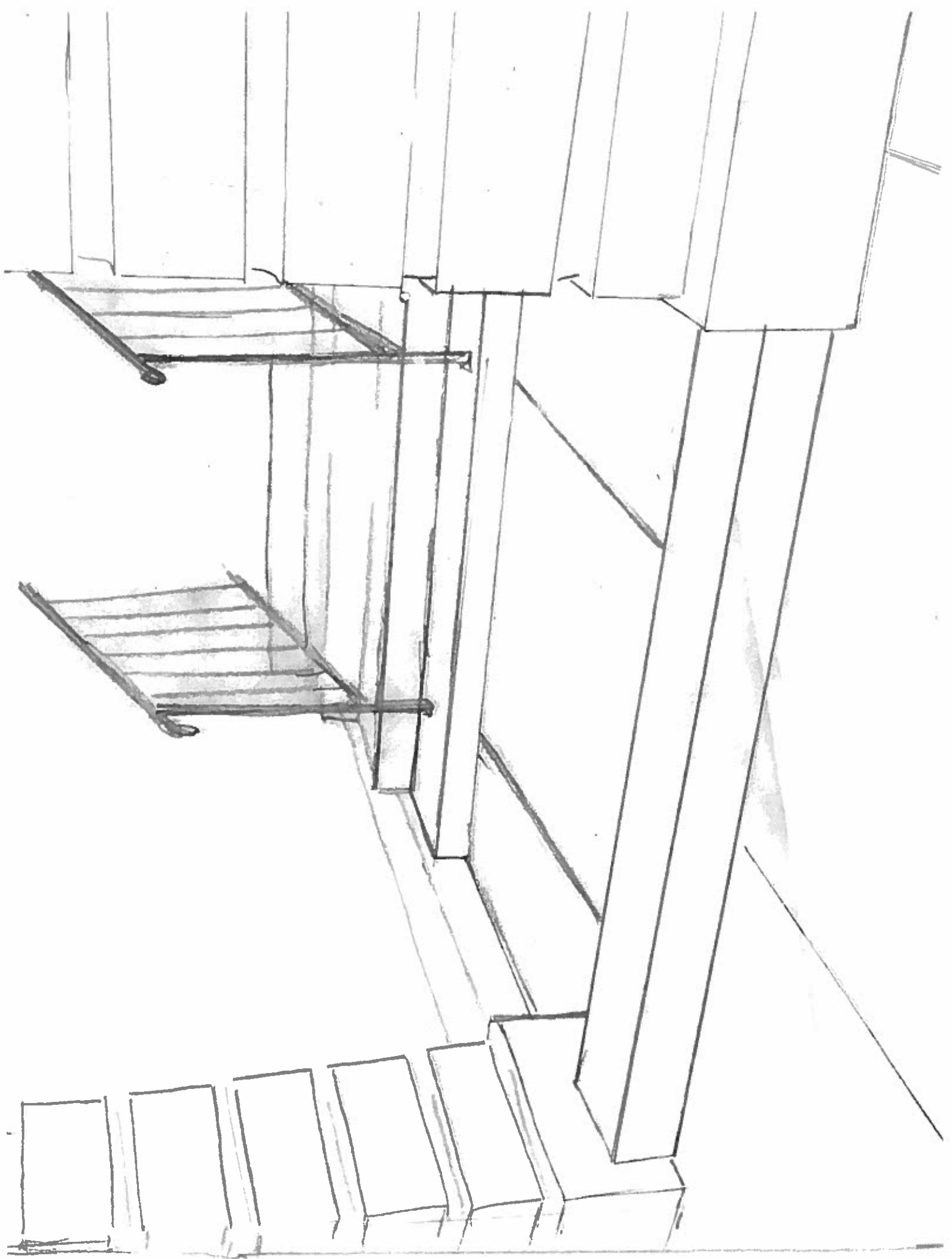
6" Limestone Slab



**Rixey Court Condominium
2235 Monument Avenue
Richmond, Virginia 23220**

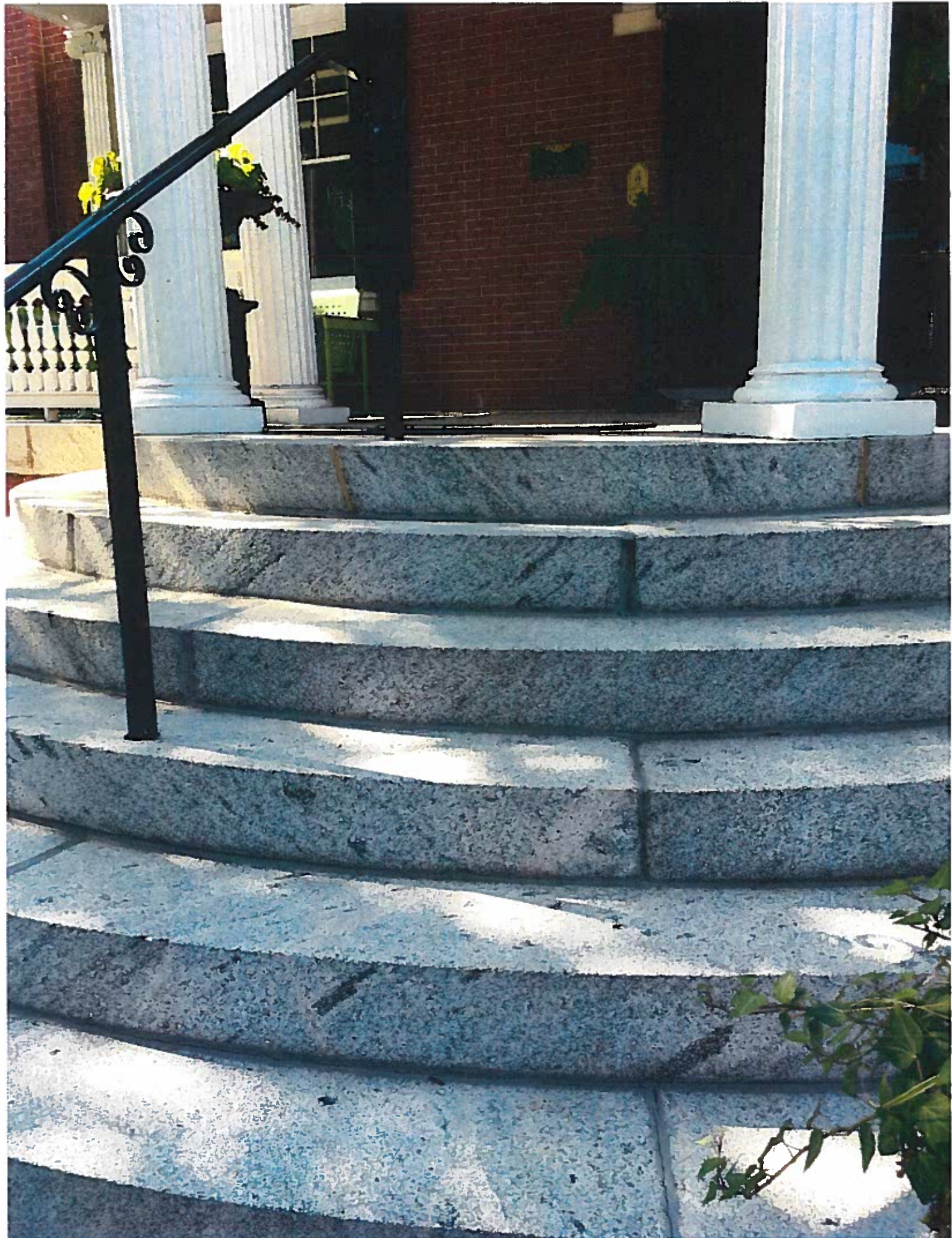
**Existing Stair and Rail
And
Proposed Placement of Limestone**





**Comparable Entries of Historical
Property at:**

**1825 Monument Avenue
Richmond, Virginia 23220**



**Comparable Entries of Historical
Property at:**

**1832 Monument Avenue
Richmond, Virginia 23220**



JOYNER
REALTY

**Comparable Entries of Historical
Property at:**

**2018 Monument Avenue
Richmond, Virginia 23220**



**Comparable Entries of Historical
Property at:**

**2020 Monument Avenue
Richmond, Virginia 23220**



**Comparable Entries of Historical
Property at:**

**2036 Monument Avenue
Richmond, Virginia 23220**



**Comparable Entries of Historical
Property at:**

**2028 Monument Avenue
Richmond, Virginia 23220**



2028

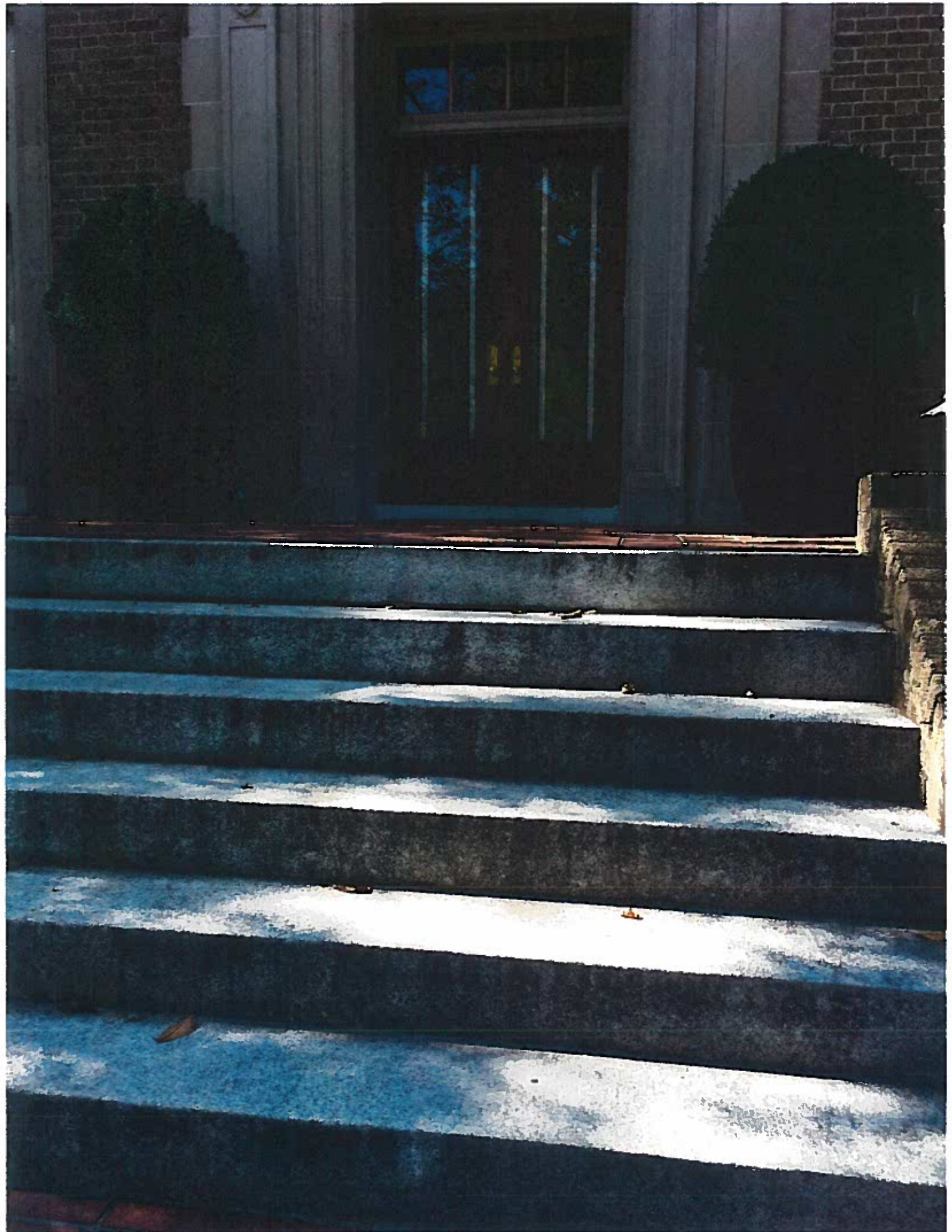
**Comparable Entries of Historical
Property at:**

**2204 Monument Avenue
Richmond, Virginia 23220**



**Comparable Entries of Historical
Property at:**

**2307 Monument Avenue
Richmond, Virginia 23220**



**Comparable Entries of Historical
Property at:**

**2312 Monument Avenue
Richmond, Virginia 23220**

