



COMMISSION OF ARCHITECTURAL REVIEW APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 407 North Allen Avenue, Unit 2, Richmond 23220
Historic District Monument Avenue

PROPOSED ACTION

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

OWNER

Name DANIEL M + CAROLYN T MCCORMACK
Company _____
Mailing Address 485 OAK HILL ROAD
LANCASTER, VA 22503
Phone 804 514 8130
Email DMCCORMACK@ROCKETMAIL.COM
Signature Daniel M. McCormack
Carolyn T. McCormack
Date December 7, 2016

APPLICANT (if other than owner)

Name _____
Company _____
Mailing Address _____
Phone _____
Email _____
Signature _____
Date _____

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) EGE VED

Application received: DEC 12 2016
Date/Time _____
By _____ 3:30

Complete Yes No

Addendum to Application/Certificate of Appropriateness dated December 7, 2016

Subject: 407 North Allen Avenue, Richmond, VA 23220 - Unit 1 (first floor)

My wife and I own the captioned property. Unit 1 is the first floor of a three unit condominium. Unit 2 and Unit 3 are the second and third floor, respectively, of the building.

We want to replace the three window that form the bay windows of Unit 1 on the front of 407 North Allen. Both Units 1 and 2 have bay windows. See Attachments 1-1 and 1-2, which are recent photographs of 407 North Allen that show the bay windows. The bay windows on Unit 1 and Unit 2 are different - there are casement windows on Unit 2's bay windows and double hung windows on Unit 1's. I believe the former owner of Unit 2 replaced the bay windows 5 to 10 years ago. The bay windows on Unit 1 are not original. They were probably installed in the 1950's.

We want to replace the three double hung bay windows of Unit 1 with wooden casement windows that match the bay windows on the second floor. The replacement windows will be wooden casement windows with simulated divided lights - SDL- made by Jeld - Wen. See Attachments 2-1, 2-2 and 2-3. The original window framing will remain in place and outside colors will not be changed.

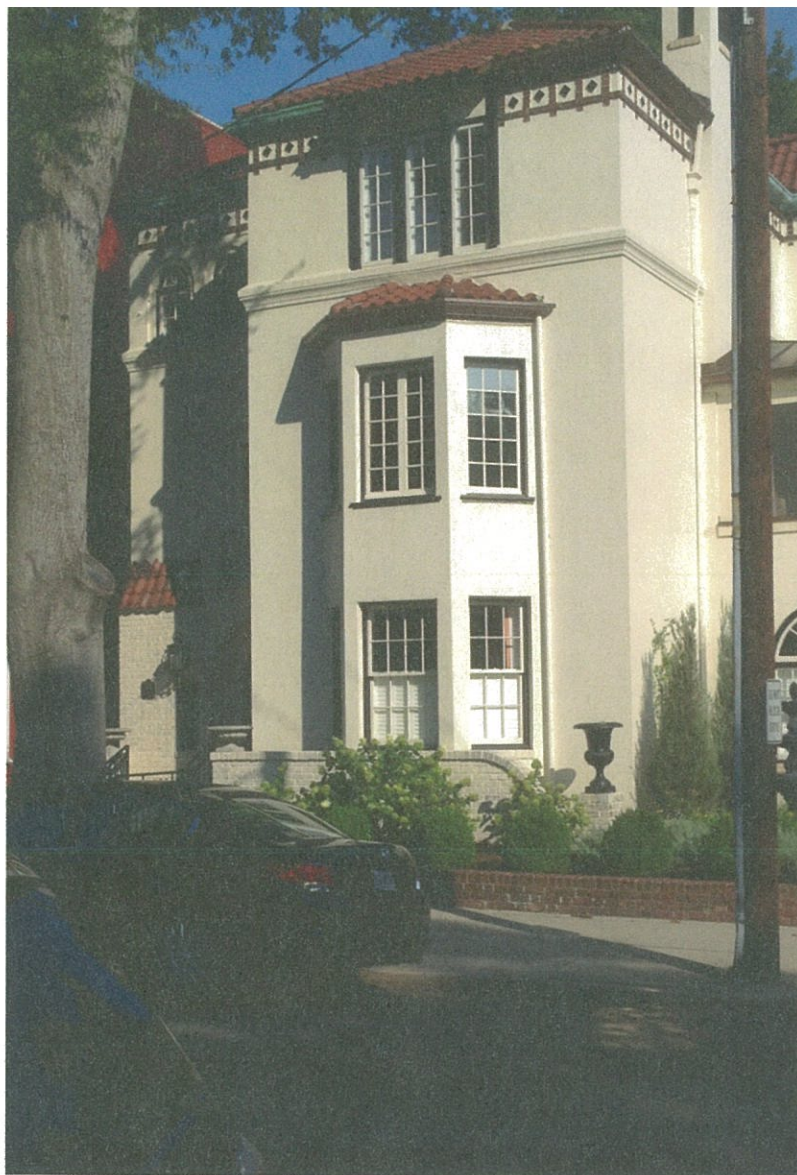
The windows being replaced are drafty and leak. We have rotted wood and damaged plaster inside our condo unit underneath the windows. See Attachments 3-1, 3-2, 3-3 and 3-4.

Our goal is to fix the draft and water problem in a way that restores 407 to what we think was the architect's intended design. Matching our new windows with those on the second floor seems the way to go. This matching would be more in line with the architect's intended front elevation.

Attachments 4-1, 4-2, 4-3 and 4-4 are, we believe, Bascom Rowlett's 1924 elevation plans for 407 North Allen. They indicate casement bay windows on the first and second floor. They also suggest that Rowlett may have intended transom windows above the bay windows. We will not install transoms windows. We will match the casement windows without transom windows that CAR apparently approved for the second floor some years ago.

Attachment 5 is a photograph of 407 North Allen that, I believe, was taken in the 1960's. Assuming Rowlett built 407 North Allen per his plans, the casement windows of Unit 1 appear to have been replaced with double hung windows.

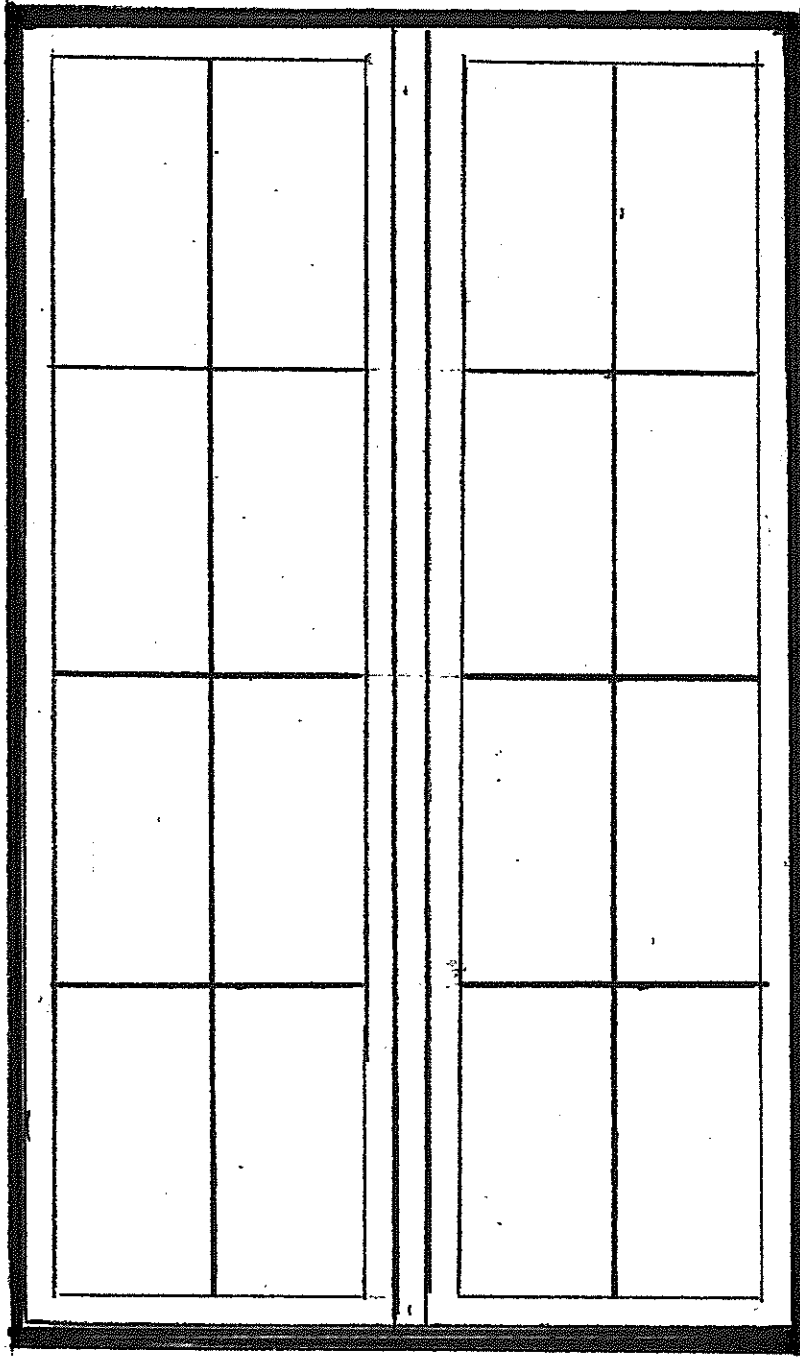
The contractor, Richard Colvin has worked on other homes on North Allen and the Fan.



407 NORTH ALLEN AVE
ATTACHMENT 1-1

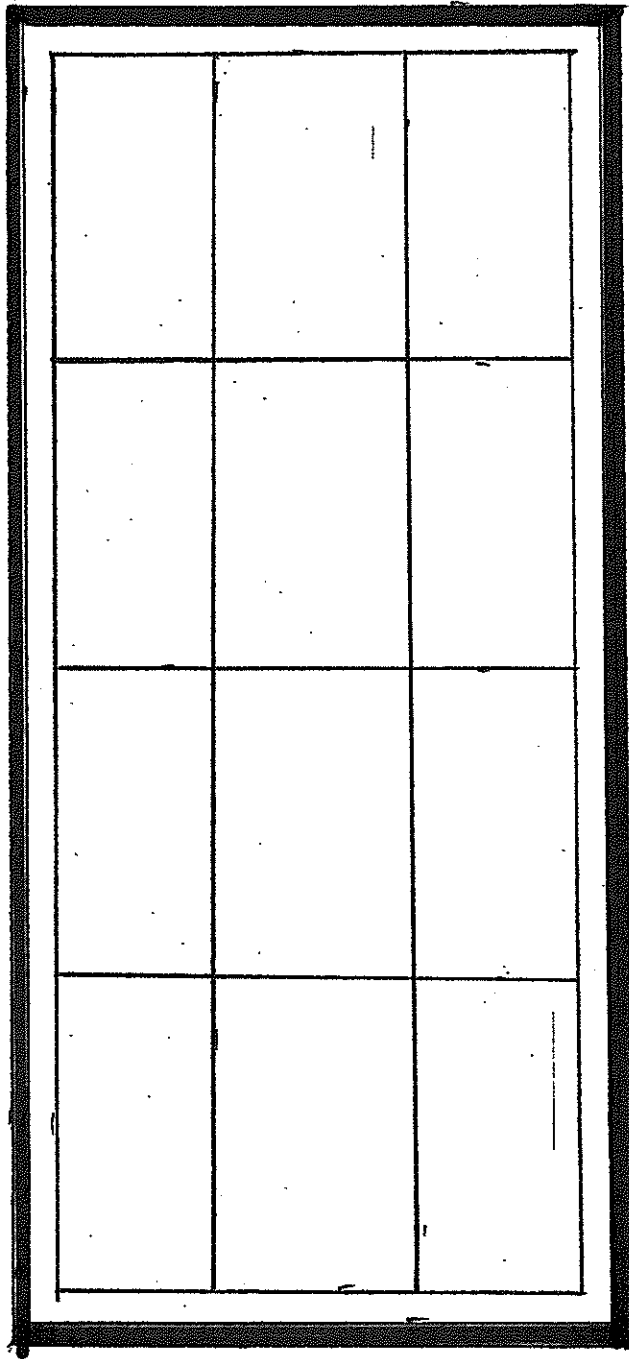


407 NORTH ALLEN AVE
ATTACHMENT 1-2



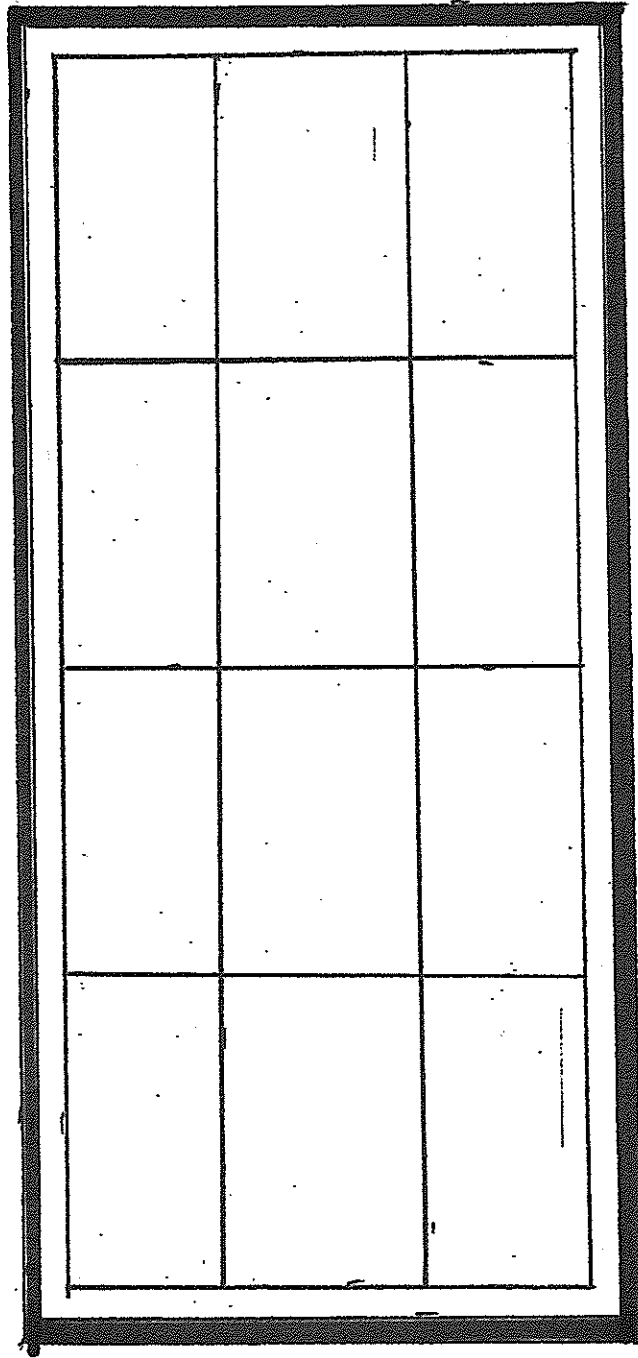
CENTER UNIT - FIXED 1 REQUIRED

ATTACHMENT 2-1



SIDE UNIT / FIXED 2 REQUIRED

ATTACHMENT 2-2

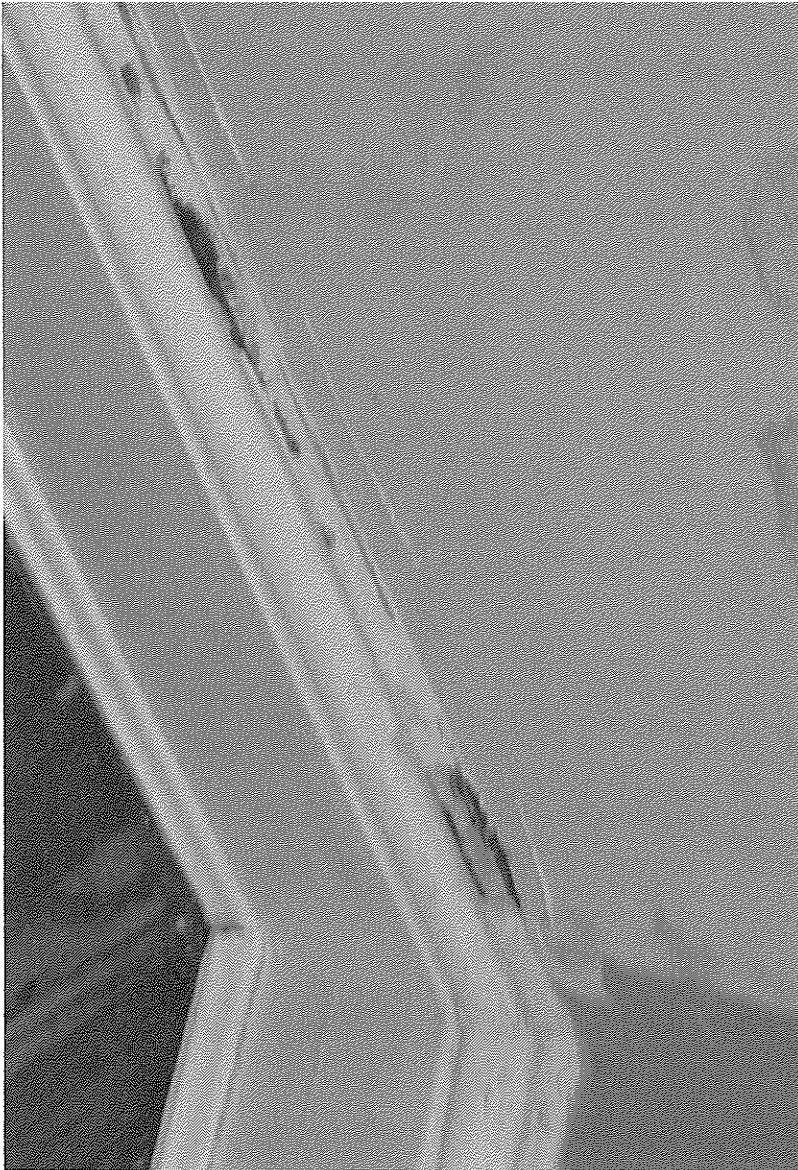


SIDE UNIT / FIXED 2 REQUIRED

ATTACHMENT 2-3



Attachment 3-1



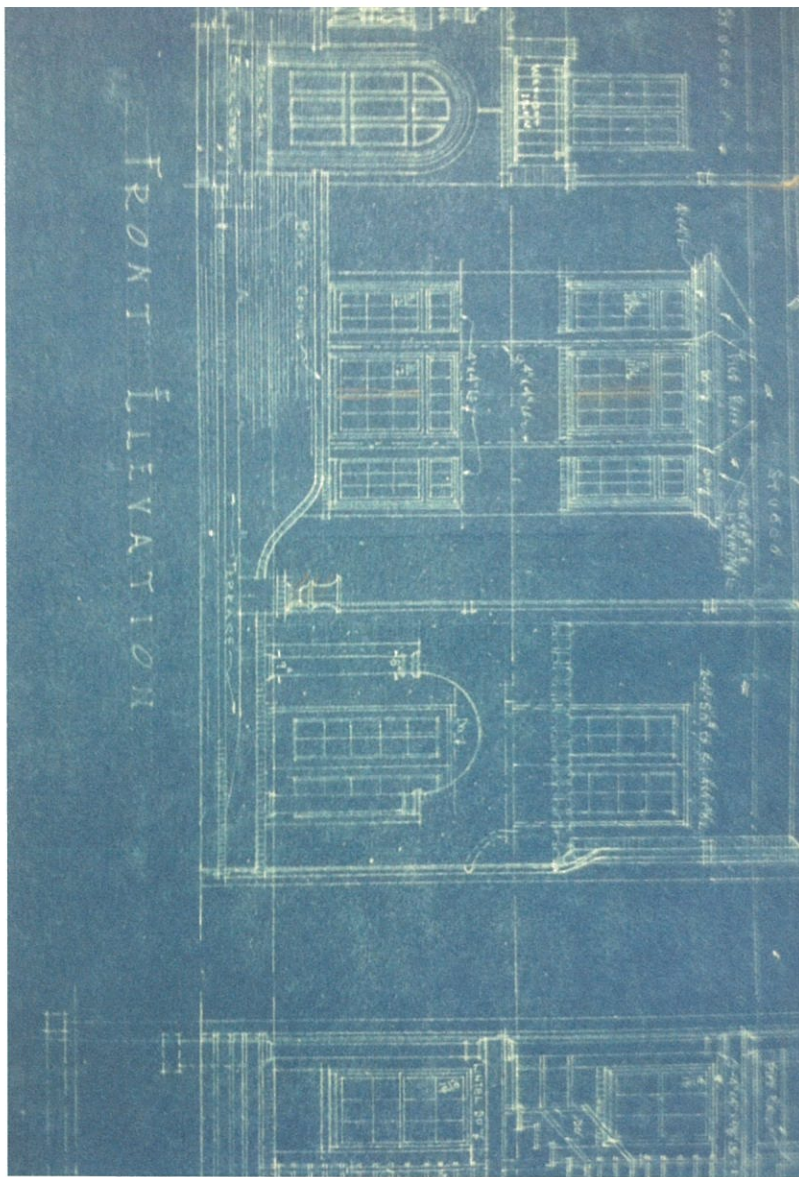
3-2



3-3

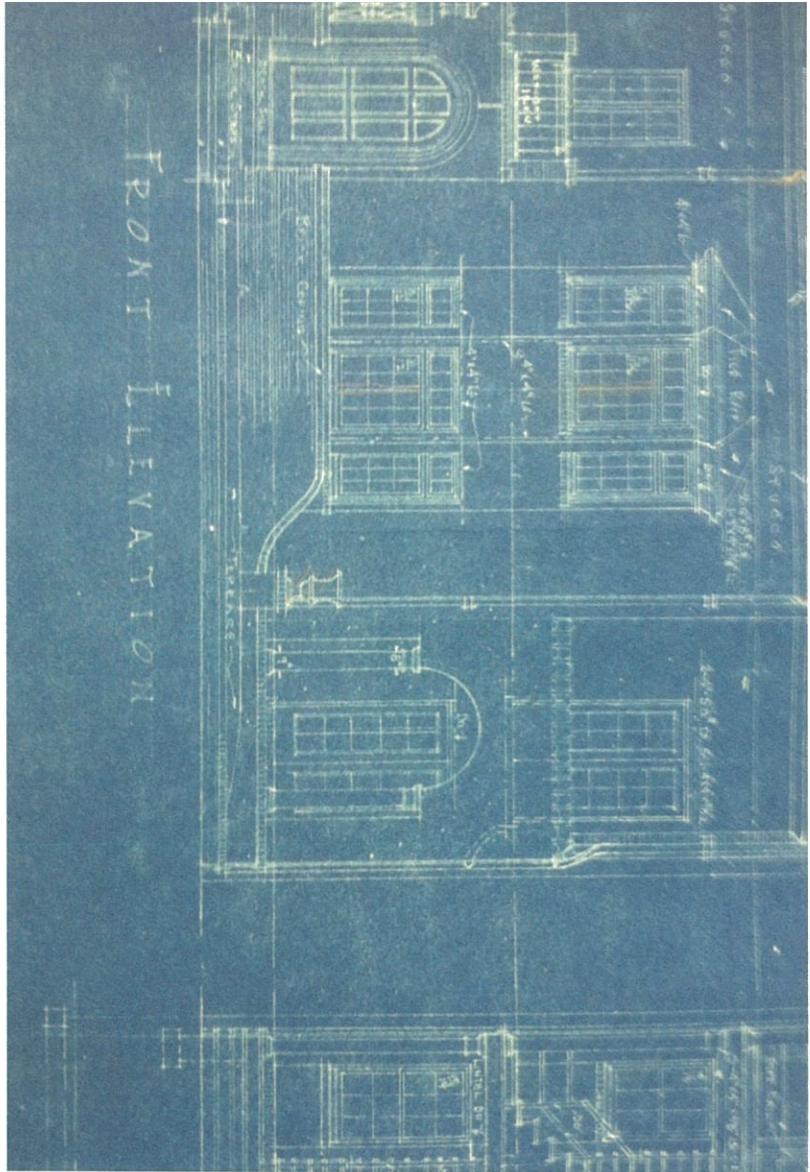


3-4

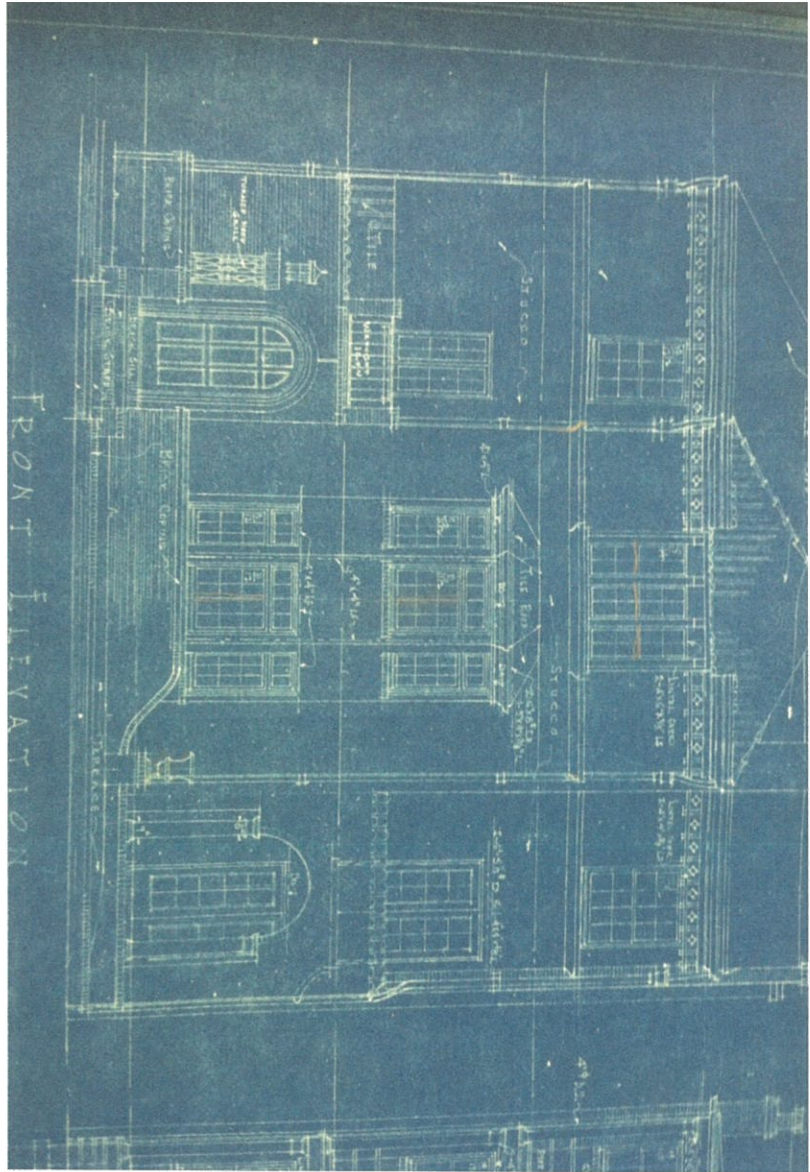


BASCOM ROWLETT'S
1924 FRONT ELEVATIONS

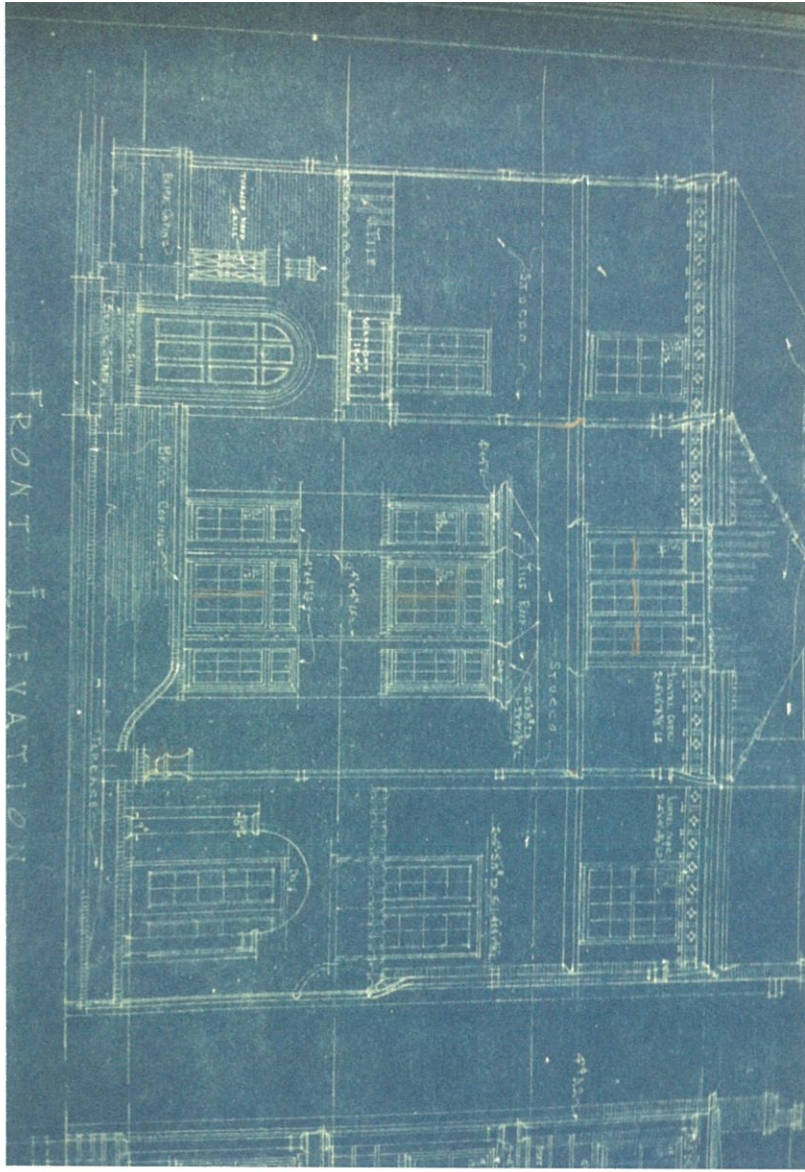
4-1



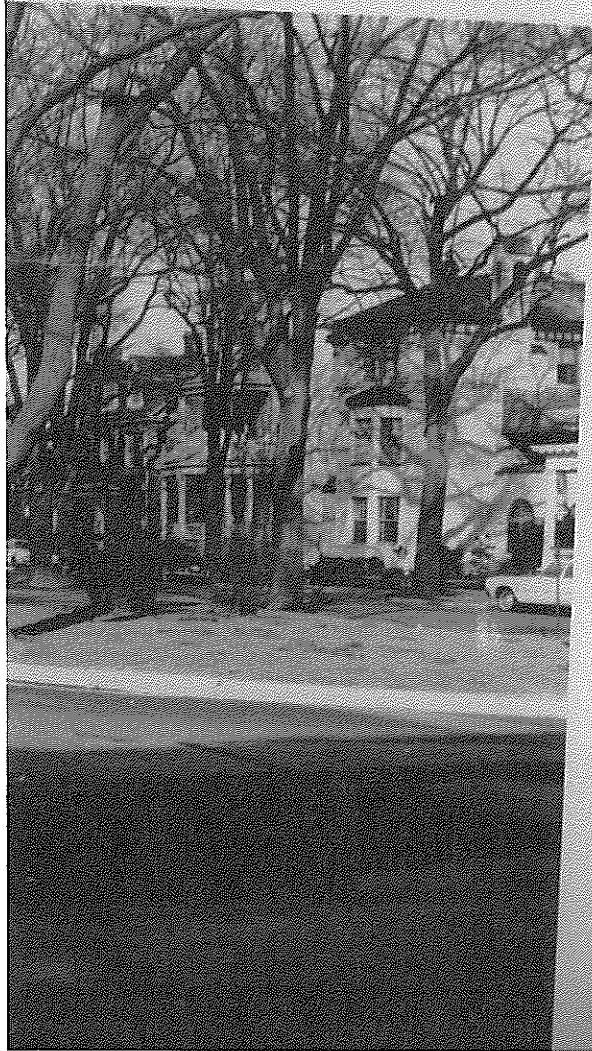
4-2



4-3



4-4



ATTACHMENT
1960'S PHOTO
5