

14. COA-047063-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

401 North Allen Avenue

DISTRICT

Monument Avenue

Commission of
Architectural Review

STAFF REPORT



APPLICANT

J. & A. Stefanovich

STAFF CONTACT

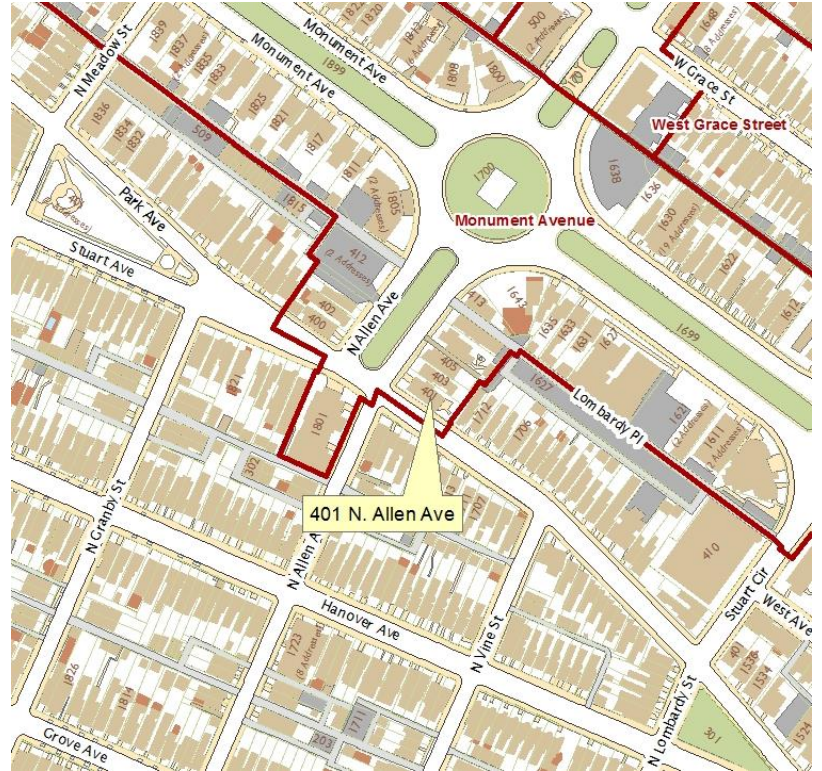
C. Jeffries

PROJECT DESCRIPTION

Site improvements to front and rear yards.

PROJECT DETAILS

- The applicant is proposing to create a large opening on the side wall of an existing masonry garage in the rear yard.
- The primary building is a Colonial Revival brick residence built ca. 1906.
- The proposal includes remove a window and door in the northwest elevation of the garage to create an approximately 7'6" by 14'5" opening. An aluminum and glass folding door system will be installed in the opening.
- The brick arch of the existing window will be retained and the original openings will be represented by graphics applied to the glass doors.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

The Commission approved several improvements to the front and rear yards of the property at the January 2019 meeting. The Commission denied the proposed alteration to the brick garage to allow the applicant the opportunity to revise the location and size of the proposed new opening. The Commission recommended lowering the height of the proposed opening to retain some of the brick arches.

STAFF RECOMMENDED CONDITIONS

- None.

STAFF ANALYSIS

Secretary of the Interior Standards, pg. 5, #s9-10	<i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i>	The applicant has altered the design of the proposed new opening by lowering the head height to retain the brick arch of the existing window. The proposed applied graphics will also create an understanding of the historic design of the existing garage.
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Windows, pg. 69, #8	<i>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.</i>	The application demonstrates that the new opening will be minimally visible from the street. Though the new hedge should not be considered permanent screening, the property does include a historic brick wall which limits the visibility of the rear opening. In addition, the window is the most visible as it is higher on the wall and closer to the street, and the arch above this opening will be retained. <u>Staff finds that the applicant has responded to the Commission's comments and concerns and recommends approval of the project as submitted.</u>
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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

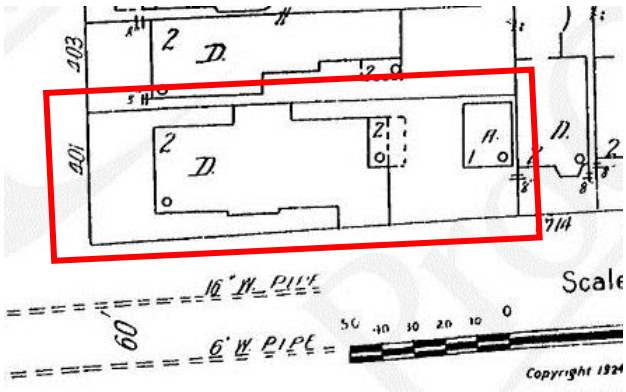


Figure 1. Sanborn map, 1924



Figure 2. 401 North Allen Avenue, façade ca. 1980



Figure 3. 401 North Allen Avenue, ca. 1980, garage in rear



Figure 4. View of garage openings from Park Avenue



Figure 4. Existing garage and gate