

3. COA-090017-2021

PUBLIC HEARING DATE

April 27, 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.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

DENY

PREVIOUS REVIEWS

None.

STAFF RECOMMENDATIONS

- Staff recommends that the existing wooden windows be retained and repaired as necessary
- Staff recommends the applicant consider installing interior or exterior storm windows, which can be administratively approved

STAFF ANALYSIS

Windows, #1,
pg. 69

Retain all original windows, and ensure that hardware is in good shape, reusing serviceable window hardware and locks.

The applicant proposes to replace 11 original wood windows with composite wood windows, including all associated hardware and locks.

Windows, #7,
pg. 69

Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.

Based on the information submitted by the applicant, staff finds the windows proposed for replacement are not deteriorated beyond repair. Staff recommends that the existing wooden windows be retained and repaired as necessary.

Windows, #12,
pg. 69

Thermal efficiency can be enhanced through the use of weather stripping, storm windows, caulking, interior shades, shutters, blinds and awnings, if appropriate.

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. Staff recommends the applicant consider installing interior or exterior storm windows, which can be administratively approved. Staff notes that exterior storm windows were utilized on the residence as recently as 2017 and have since been removed.

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.