

3. COA-063207-2019

PUBLIC HEARING DATE

November 26, 2019

PROPERTY ADDRESS

3309 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

D. Cho

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Revise fenestration pattern for previously approved plans.

PROJECT DETAILS

- The applicant request approval to revise approved plans for an addition which was approved by the Commission in August of 2018.
- The revisions include:
 - Changing the double doors on the rear elevation to a double window.
 - Changing a window on the east elevation to a door, with a landing and steps to grade.
- The applicant has informed staff that the changes were necessary due to the discovery of underground utilities in the rear yard. The alterations have already been constructed by the applicant.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

A rear addition and new garage were approved by the Commission in August 2018.

STAFF RECOMMENDED CONDITIONS

- The new rear windows and the new side door be wood or aluminum clad wood with true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass.
- The stairway use a Richmond rail and be painted or opaquely stained a neutral color to be administratively approved.

STAFF ANALYSIS

Windows, pg. 69 #10

Existing windows should serve as the model for new windows.

Staff finds that the proposed alteration is minor and is in keeping with the original approval. The proposed new windows duplicate the double window on the second story. Staff recommends

the new rear windows and the new side door be wood or aluminum clad wood with true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass.

Decks, pg. 51 # 2 *Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.*

Staff finds that the proposed side stair is in keeping with the Guidelines and the approved plans. The new door and stairway are minimally visible from the public right of way. Staff recommends the stairway use a Richmond rail and be painted or opaquely stained a neutral color to be administratively approved.

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. Rear elevation, October 2019



Figure 2. Rear elevation, October 2019