

18. COA-049230-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

1137 West Grace Street

DISTRICT

West Grace Street

APPLICANT

Circ Apartments LLC

STAFF CONTACT

C. Jones

Commission of
Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Revise previously approved plans to modify window design.

PROJECT DETAILS

- The applicant requests approval to modify previously approved plans for the new construction of a six-story multifamily building in the West Grace Street City Old and Historic District.
- The applicant proposes to install 1/1 windows rather than the 2/2 windows that were previously approved.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The design of the new construction was approved on February 27, 2018. The approved design included single and paired 2/2 double hung sash aluminum clad wood windows with simulated divided lites.

STAFF RECOMMENDED CONDITIONS

- The windows be aluminum clad wood and a dimensioned window detail and window specifications be submitted for administrative review and approval.

STAFF ANALYSIS

Materials &
Colors, pg. 53
#2

Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood

Doors &
Windows, pg.
49 #3

The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.

The applicant is proposing to install 1/1 windows rather than the 2/2 previously approved. Windows on the 1100 block of West Grace Street are a mixture of multi-lite designs including 6/6, 6/1, 8/8, and others. These window designs are indicative of the Colonial Revival style which dominates this block. Buildings on this block include single family homes as well as small apartment buildings.

The block west of the subject property contains primarily single family homes with 1/1 façade windows. The former Shenandoah apartments, a six-story apartment building at the corner of West Grace Street and North Allen Avenue, contains 1/1 windows.

One-over-one windows are common in the West Grace Street City Old and Historic District as development in this area occurred primarily during the early 20th century, when the technology was available for large single panes of glass.

Staff finds that this is a highly visible corner property and that almost all of the windows will be visible from the public right-of-way. Staff finds that the use of 1/1 windows in the new construction of a multifamily building is compatible with original materials used throughout the district and reflects the date of construction of the new building.

As additional details were not provided, staff recommends the windows be aluminum clad wood and a dimensioned window detail and window specifications be submitted for administrative review and approval.

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. 1100 block West Grace Street, looking northeast



Figure 2. 1127 West Grace Street



Figure 3. 1600 block West Grace Street, looking northwest



Figure 4. 1602-1604 West Grace Street