

3. COA-049226-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

2230 Venable Street

DISTRICT

Union Hill

APPLICANT

Better Housing Coalition

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT

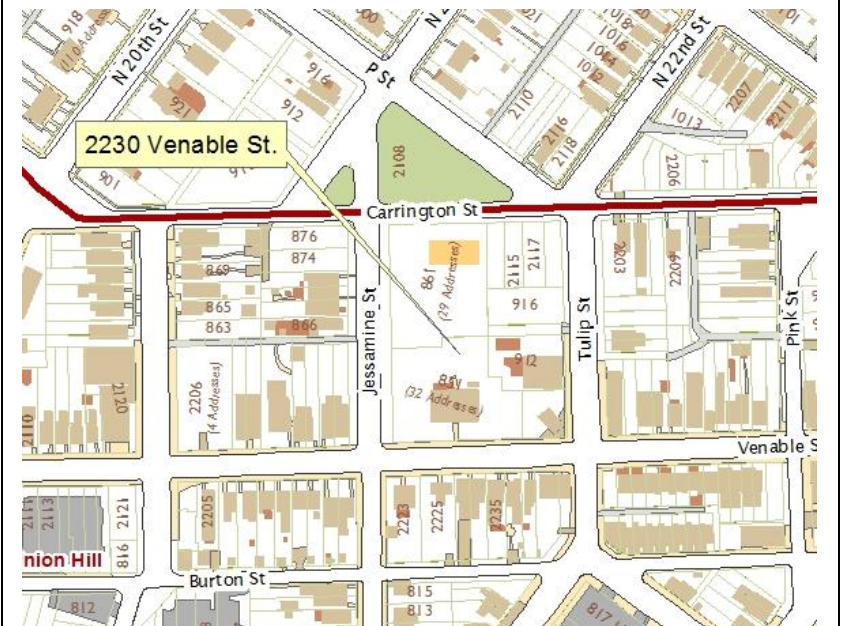


PROJECT DESCRIPTION

Revise approved plans to modify window design.

PROJECT DETAILS

- The applicant proposes to modify the original window design on five new construction buildings.
- The previously approved window design called for casement style windows with fixed transoms.
- The applicant has installed single-hung windows in order to address egress requirements. The windows have grid between glass but not interior or exterior muntins.
- The applicant agreed to install exterior muntins to address the unapproved window configuration on all windows.



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

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

At the February 28, 2017 meeting the Commission approved with conditions plans for five new, multi-family, dwellings on the project site. Project plans included casement style windows which were approved on the condition that they be true or simulated divided lights.

In early November 2018, staff observed that the applicant had installed single hung windows with grid between glass to create the appearance of a two-over-two window without approval from staff or the Commission. Staff met with the applicants in mid-December 2018 and agreed to consider the application of muntins to bring the newly installed windows into conformance with the Guidelines and asked the applicants to produce a sample for staff review. In mid-January 2019 staff met with the applicants at the project site and agreed that the application of exterior muntins only is a potential compromise solution to address the non-conforming windows. Staff requested that the exterior muntins be applied to all windows. The applicant has agreed to install exterior muntins on all windows of the five newly constructed buildings.

STAFF RECOMMENDED CONDITIONS

- Any additional project changes be coordinated with staff.

STAFF ANALYSIS

Windows, pg.
70

Detail B shows a method for simulating the look of individual panes of glass in a multi-pane window. A decorative bar is applied to both the inside and outside face of the glass, and a spacer bar is placed in between the glass.

Since the applicant intends to simulate the look of a divided light, staff recommends an applied exterior and interior muntin as well as a spacer bar. However, since the windows have already been installed, and this is a large, multi-building development by a nonprofit housing developer, staff recommends a compromise solution to approve the application of exterior muntins only to all windows on the five newly constructed buildings.

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

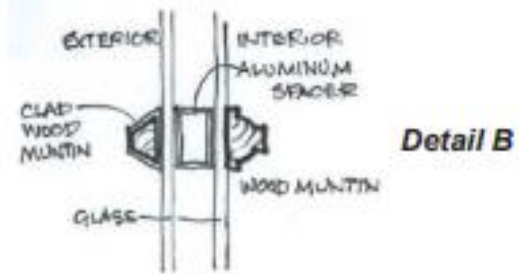


Figure 1. Figure B, Illustration of a Simulated Divided Lite.



Figure 2. Current windows without exterior muntin.



Figure 3. Proposed exterior muntin.



Figure 4. Proposed exterior muntin, detail.