



Staff Report  
City of Richmond, Virginia



## Commission of Architectural Review

3. COA-165909-2025	Final Review	Meeting Date: 5/27/2025
Applicant/Petitioner	Parmeet Soin	
Project Description	Demolish a non-contributing one-story structure.	
Project Location		
Address: 401 Chimborazo Blvd., Richmond, VA 23223		
Historic District: Chimborazo Park		
<p>High-Level Details:</p> <p>The applicant proposes the demolition of a detached one-story concrete block garage located at the rear of the subject property. The structure is considered non-contributing to the district due to its utilitarian design, poor original construction quality, and lack of architectural significance. The garage is currently roofless and has deteriorated beyond repair, with exposed concrete block walls and visible structural instability. The main structure is a Late Victorian frame building.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<p>Below are the previous reviews of the primary building on site:</p> <ul style="list-style-type: none"> <li>March 2009: the commission approved an application to install windows in previously blocked in openings</li> <li>March 2018: the commission approved an application to Restore the storefront and install a temporary ramp at the front of a mixed-use building.</li> </ul>	
Staff Recommendations	<p>Staff finds that the detached garage at the subject property is a non-contributing structure within the district and is no longer structurally viable, with its roof already missing and its construction substandard.</p> <p>Staff finds Demolition of the garage will have no adverse impact on the historic character of the district.</p> <p>Staff recommends approval of the demolition, with the following conditions:</p> <ul style="list-style-type: none"> <li>that protective measures are taken during the removal process to ensure the safety and preservation of adjacent historic structures.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Demolition, P.86	<i>Under the provisions or Sec. 32-930.7., the Commission shall approve requests for demolition when (...)A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District.</i>	<p>The structure proposed for demolition is a non-contributing one-story detached garage made of unpainted concrete block. The roof is partially missing, with pieces of wood appearing to be damaged, and the structure is in advanced disrepair, with signs of poor original construction (Figure 1).</p> <p><u>Staff supports demolition of the garage as it has no architectural or historical value.</u></p>
Standards for Demolition, P.86	<i>Under the provisions or Sec. 32-930.7., the Commission shall approve requests for demolition when (...)A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District.</i>	<p>The garage is located in close proximity to the main building and neighboring historic structures. While demolition is appropriate, care must be taken to ensure that no damage is done to adjacent historic fabric (Figure 2).</p> <p><u>Staff recommends protecting the surrounding contributing structures during demolition, using the appropriate methods as needed. Debris removal should be handled to avoid disturbance to adjacent buildings, notably to the structure at 3408 East Marshall St.</u></p>

*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: View from the public right-of-way*



*Figure 2: image showing the subject structure's proximity to the neighboring home*