

10. COA-045482-2018

Commission of
Architectural Review
STAFF REPORT



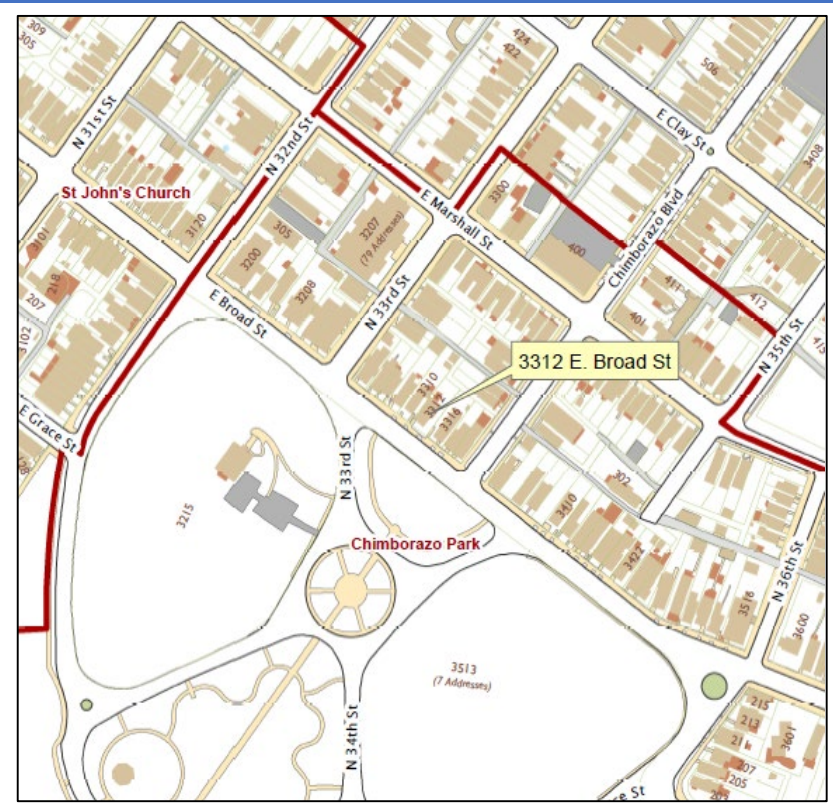
PUBLIC HEARING DATE
December 18, 2018
PROPERTY ADDRESS
3312 East Broad Street
DISTRICT
Chimborazo Park

APPLICANT
C. Powers
STAFF CONTACT
C. Jeffries

PROJECT DESCRIPTION
Construct a rear addition and deck.

PROJECT DETAILS

- The applicant requests conceptual review and comment on the construction of a 16'x26' 2-story rear addition and a rear deck.
- The existing building is a 2-story Late Victorian frame home built ca. 1890.
- The addition will be clad in smooth fiber cement siding with wood trim, and aluminum clad wood windows. The proposed deck will have Richmond rail with brick piers and lattice below. The deck will have limited visibility from the alley due to an existing privacy fence.



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CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS
A rear addition was approved for this property by the Commission in 2018. The proposed addition was never built, and the design of the rear façade was altered for the current proposal.

STAFF COMMENTS

- The fenestration pattern on the side and rear elevations of the addition should be revised to be more consistent with patterns found on the home and within the district.
- The following information should be submitted for final review:
 - Materials details
 - Fully dimensioned plans, including head and sill heights
 - A window and door schedule

STAFF ANALYSIS

Siting #1, pg. 46	<i>Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	The proposed addition is in the rear of the building and is inset from the existing building walls.
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	The rear elevation of the home has been altered by previous owners. Staff has also located photographic documentation which suggests that little historic fabric remains at the rear of the home (see Figure 1).
Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The applicant is proposing to use smooth fiber cement siding and aluminum clad windows, which are consistent with the Commission's guidelines. Though details were not provided, it appears that the foundation of the addition will be clad in brick. Material details, including proposed materials for the deck, should be submitted for final review.
Doors and Windows #1, pg. 56	<i>The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original structure. Wide, horizontal so-called "picture windows" on new additions are strongly discouraged.</i>	Staff finds that the proposed fenestration pattern does not follow patterns established by the original structure or other structures within the district. Specifically, the square windows on the side elevation, which will be visible from East Broad Street, and the entrance and windows on the first story in the rear are not patterns found in the district. Staff recommends the windows on the side be enlarged. On the rear elevation, staff recommends the fenestration pattern be altered to not include a triple window and to align the openings on the first and second story. In addition, it appears that the door and transom do not appear to be drawn to scale, though this cannot be confirmed as dimensions were not provided. Fully dimensioned plans should be submitted for final review, as well as a window and door schedule.

FIGURES



Figure 1. Rear elevation, 1987

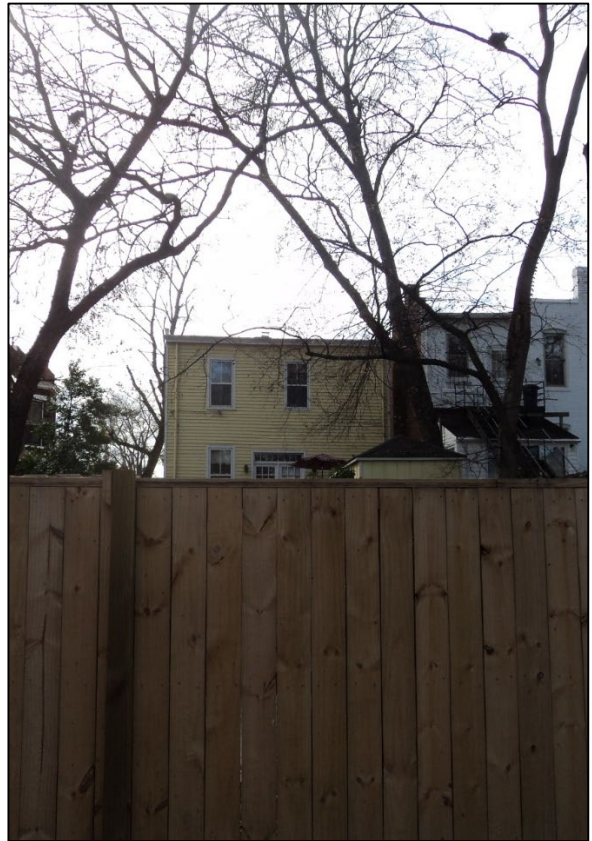


Figure 2. Rear elevation, 2018



Figure 3. View of building from East Broad Street, looking north

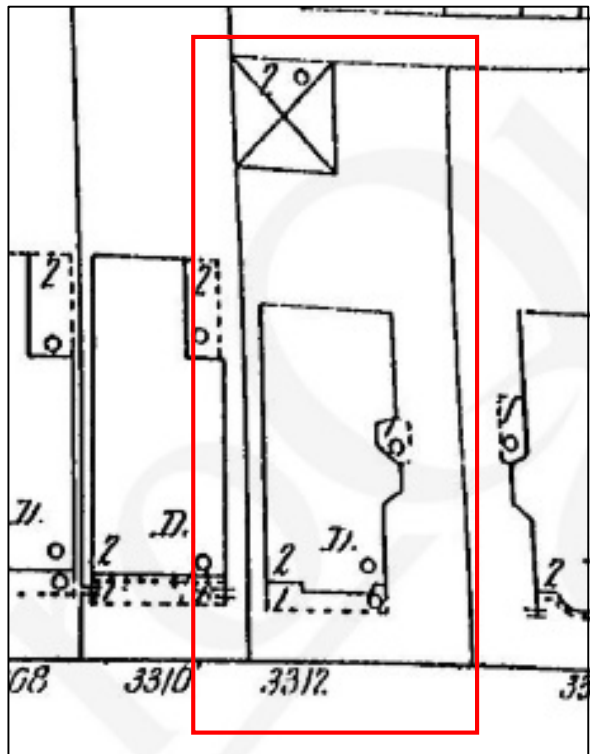


Figure 4. 1905 Sanborn Map