

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 26, 2018, Meeting**

10. COA-036152-2018 (E. Pou)

**3629 East Broad Street  
Chimborazo Park Old and Historic District**

**Project Description:** Construct 2 new, 3-story single family dwellings.

**Staff Contact:** C. Jeffries

**Proposal:** The applicant requests approval for the construction of a new single-family house on a vacant lot at the end of East Broad Street. The lot is proposed to be created by splitting a larger lot on which a double house currently sits. The subject portion of the lot appears, based on the Sanborn maps, to have been not previously developed as the grade drops off dramatically to the east and south. The proposed frame structure will be two stories at the front and, due to the changes in grade, will be three stories at the rear which is not visible from the public right of way as there is no alley at the rear. The structure has a 4-bay façade and a full façade front porch with wood square columns, a standing seam metal shed-roof, and Richmond rail. The façade has a bracketed cornice and false-mansard roof. The dwelling will have 1/1, vinyl clad windows and cementitious siding. The applicant is proposing to locate parking at the front of the structure to be accessed by an existing curb cut.

**Surrounding Context:** The proposed new construction will be located with no frontage on East Broad Street. Immediately to the north of the subject lot is City-owned public right of way which is currently a wooded area. The structure to the west on the same lot is a 2-story brick double house with a false mansard roof. Directly across the street, on the north side of Broad is a large, modern apartment development. The majority of the houses on this dead end block of Broad Street are frame with a mixture of shed and false mansard roofs. There is a recently completed dwelling at 3607 and another under construction at 3625.

**Previous Reviews:** The applicant came before the Commission on April 24, 2018, with a proposal to construct a 3-story, 4-bay home. Several of the Commissioners expressed concerns with the proposed front yard parking area and encouraged the applicant to provide parking at the side of the structure. Commissioners also supported staff's recommendations presented in the staff report.

**Changes to the Plans:** The applicant has modified the project as follows in response to concerns raised during the previous review:

- The shed roof has been replaced with a false-mansard clad in synthetic slate.
- The Doric columns on the front porch have been replaced with simple square wood columns.

- The 6/1 windows have been replaced with a 1/1 lite configuration.
- A rectangular casement window on the West elevation was replaced with a 1/1 double-hung window, consistent with other double hung windows on the home.
- A double casement window on the West elevation has been replaced with a single picture window.

**Zoning Requirements:** The Zoning Division has informed staff that the project will require subdivision review and approval as well as a Special Use Permit as the proposed new lot does not meet zoning regulations including street frontage requirements, maximum lot width, and parking requirements.

The applicant is seeking **Final Review** for this project. Commission staff reviewed the project through the lens of the “Standards for New Construction: Residential” on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing the checklist below.

**S=satisfies**

**D=does not satisfy**

**NA=not applicable**

**S    D    NA**

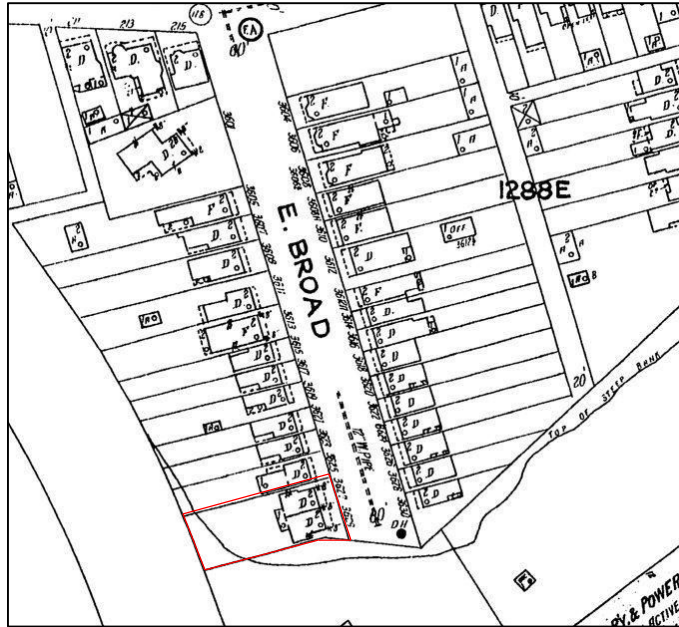
**New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district**

The front yard setback is shown as 15’ and the side yard set backs are shown to be 8’. The front yard setback is consistent with that of the adjacent home though staff has concerns with parking being located in the front yard setback as this is not a form found in the district. In addition, parking in a manner that is visible from a public street is prohibited by zoning. Staff recommends the parking area be relocated to the side or rear of the structure. The proposed side yard setback appears to be consistent with that of the adjacent property.

**Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block**

The historical pattern for the block is consistent with the front yard setback pattern of the adjacent structure. On the subject side of East Broad Street, the side yard setbacks vary.



3629 East Broad Street (1925 Sanborn Map)

- New buildings should face the most prominent street bordering the site**

This proposed lot does not have street frontage. The structure addresses the extension of the East Broad Street right of way with an entry door in the bay closest to the street.

- New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.**

The project utilizes elements found on structures on the block including a full façade porch, and a 4-bay, symmetrical façade. The majority of the houses on the block have decorative cornices and shed roofs or false mansard roofs.

The proposed projection at the rear on the west elevation is not a building form found in the district. Though the previous design attempted to appear as an enclosed porch, the current configuration is inconsistent with building forms found in the district. Staff recommends the design of the west elevation of the rear projection be modified to appear as an enclosed porch or another form more consistent with the district.

The proposed parking at the front of the structure is not a building form found in the district. Staff supports the applicant's request to use the existing curb cut, but recommends parking be limited to the side or rear of the structure as is found with the other curb cuts on the block.

- New construction should incorporate human-scale elements such as cornices, porches and front steps.**

The proposed project incorporates human-scale elements including a front porch and front steps.

- New construction should respect the typical height of surrounding buildings**

The proposed height is compatible with the adjacent building.

- New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.**

The proposed dwelling is similar in width to the adjacent double houses and maintains the 4-bay configuration, vertical alignment, and symmetry of the surrounding buildings.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The typical fenestration pattern in the district includes evenly spaced ranked windows. The proposed façade fenestration is consistent with patterns in the district. The vertical alignment and consistent window sizes are not maintained on the secondary elevation. Staff finds the revised fenestration on the west elevation continues to be inconsistent with patterns in the district. Staff recommends the square window and picture window on the west elevation be modified to include window shapes and sizes consistent with the district; revised design to be submitted to staff for administrative review and approval.

- Porch and cornice heights should be compatible with adjacent buildings**

Though context dimensions were not provided, the porch and cornice heights appear to be higher than the adjacent structure.

- Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The proposed frame construction is consistent with new structures in the District. The Commission does not typically approve vinyl windows, and therefore staff recommends details of the window material be submitted for review.

It is the assessment of staff that, with the acceptance of the stated conditions, the application is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.