



## Commission of Architectural Review

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| 10. COA-178096-2026  | Final Review   | Meeting Date: 2/24/2026 |
| Applicant/Petitioner   | Kathleen Sanders   |                         |
| Project Description  | Construct a one story rear addition  |                         |
| Project Location   |  |                         |
| Address: 319 North 32nd Street   |  |                         |
| Historic District: Chimborazo Park   |  |                         |
| <p>High-Level Details:</p> <p>The applicant proposes to modify the rear of the building at 319 North 32nd Street by removing the second-story portion of an existing rear porch, and enclosing the first-story porch to additional interior living space. The project also includes the installation of a new railing extending across the full width of the rear elevation and the addition of a stair connecting to the rear yard.</p> |  |                         |
| Staff Recommendation   | Approval, with Conditions  |                         |
| Staff Contact  | Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031  |                         |
| Previous Reviews   | <ul style="list-style-type: none"> <li>Review</li> </ul>   |                         |
| Conditions for Approval  | <p>Staff recommends approval of the proposal, with the following conditions:</p> <ul style="list-style-type: none"> <li>Approve the partial demolition and enclosure of the rear porch</li> <li>Revise the roof material to a standing-seam metal; final material and finish to be submitted for staff review and approval</li> <li>Revise the window placement for a more evenly distributed and balanced rear elevation; submit final elevation for staff review and approval.</li> <li>Confirm whether windows are relocated or new; submit final specifications for staff review and approval.</li> <li>Use a siding profile with a different exposure than the historic building; final siding profile and dimensions to be submitted for staff review and approval</li> <li>Submit detailed drawings showing the stair location, design, materials and railing profile for staff review and approval.</li> </ul> |                         |

# Staff Analysis

| Guideline Reference   | Reference Text  | Analysis   |
|---|---|--|
| Standards for New Construction, Siting, pg. 46              | <p><i>1. 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></p>  | <p>Historic mapping indicates that the rear porch is a later addition to the building and is not part of the original historic construction. A comparison of the 1925 Sanborn Fire Insurance Map with current parcel sketches shows that the original building footprint did not extend to the rear porch area. As such, the proposal involves the alteration and partial demolition of non-original historic fabric, rather than historic material. The scope is also limited to alterations to the rear elevation, which is suitable as per the Guidelines.</p> <p><u>Staff recommends approving the partial demolition and enclosure of the rear porch.</u></p>   |
| Standards for New Construction, Form, pg. 46                | <p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i></p> | <p>The proposed steep gable roof is compatible with other rear additions on the block and visually relates to the gabled projection on the primary façade.</p> <p>However, the proposed asphalt shingle roofing material is less consistent with historic district precedents for similar additions.</p> <p><u>Staff recommends revising the roof material to a standing-seam metal; final material and finish to be submitted for staff review and approval.</u></p>  |
| Standards For New Construction: Doors and Windows, p.56     | <p><i>2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district</i></p>   | <p>Two windows are proposed on the rear elevation, located to one side of the projecting addition. Their placement appears somewhat compressed toward the sides of the elevation, resulting in an unbalanced appearance that does not reflect the fenestration patterns found in the district. The applicant has also indicated that the windows will possibly be repurposed from the second floor. If salvaging is not possible, casement windows will be installed instead.</p> <p><u>Staff recommends revising the window placement for a more evenly distributed and balanced rear elevation; submit final elevation for staff review and approval.</u></p> <p><u>Staff recommends confirming whether windows are relocated or new; submit final specifications for staff review and approval.</u></p> |
| Standards for New Construction: Materials & Colors, page 47 | <p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>   | <p>The enclosed addition is proposed to be clad in HardiePlank siding, which is compatible with the existing house and appropriate for new construction within the district. However, the siding profile and exposure are not specified. To clearly distinguish the new enclosure from the original historic fabric and reflect the building's phased evolution, the new siding should differ in scale from the existing siding.</p> <p><u>Staff recommends using a siding profile with a different exposure than the historic building; final</u></p>   |

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|  |  | <u>siding profile and dimensions to be submitted for staff review and approval.</u>  |
|  |  | <p>The application references the addition of a stair leading from the rear porch/deck area; however, no drawings or details indicate the stair's location, configuration and railing type.</p> <p><u>Staff recommends submitting detailed drawings showing the stair location, design, materials and railing profile for staff review and approval.</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

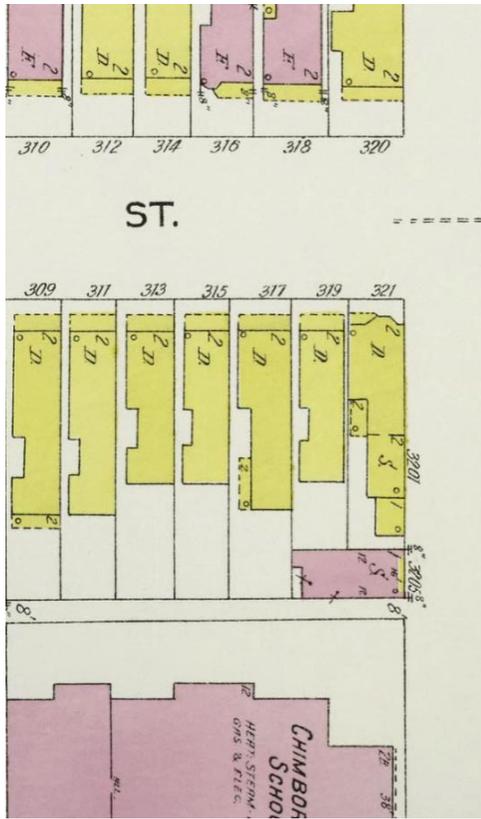


Figure 1: Sanborn Map, 1925

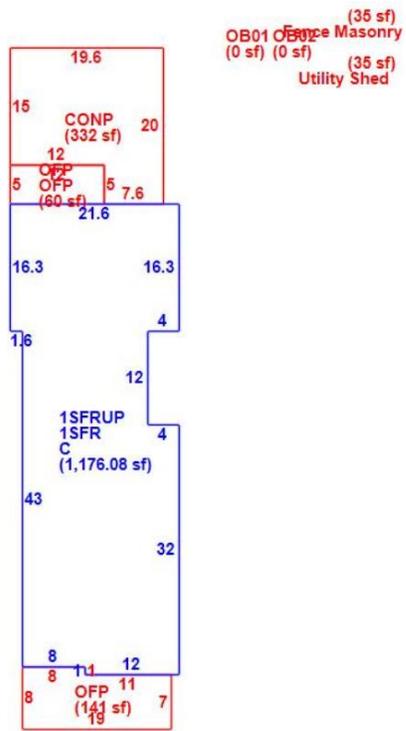


Figure 2: Parcel mapper sketch of 319 N 32<sup>nd</sup>, showing the current 5x12 ft rear porch



Figure 3: Front of 319 N 32<sup>nd</sup> Street



Figure 4: Side and rear of 319 N 32<sup>nd</sup> Street



*Figure 5: Porch to be enclosed on the first floor*



*Figure 6: neighboring buildings*