



Commission of Architectural Review

9. COA-166150-2025	Final Review	Meeting Date: 5/27/2025
Applicant/Petitioner	Adam Smith	
Project Description	Construct a new rear fence, chiminea, and replace windows.	
Project Location		
Address: 3422 East Broad Street, Richmond, VA 23223		
Historic District: Chimborazo Park		
<p>High-Level Details:</p> <p>The applicant proposes a series of rear-yard modifications, including the replacement of an existing fence, construction of a new deck connecting to an existing porch, rebuilding and screening of upper and lower porches, removal of faux brick siding with potential replacement using HardiePlank or preserved wood siding, installation of a freestanding brick fireplace, and replacement of existing windows with casement-style units.</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"> • In June 2018, the Commission denied the application to install three vinyl casement windows in the rear was denied • In September 2018, the Commission approved the application to replace two wood windows with 1-over-1 double-hung windows and add a window opening on the first floor. 	
Staff Recommendations	<p>Staff recommends the following:</p> <ul style="list-style-type: none"> • For the privacy fence: replace metal frame with wood to match traditional materials used in the district; submit proposed stain color for review and final approval; abide by maximum privacy fence height permitted by zoning regulations • For the Chimney: Use unpainted brick where possible. If painted, submit masonry-safe color for approval. • For the Siding: preserve and repair original wood siding if possible, replace with HardiePlank where necessary • For the Windows: staff recommends denying casement windows due to incompatibility with the district; replacement windows can be in a 1-over-1 configuration 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Standards for New Construction</p> <p>Standards For New Construction (Including Additions): Residential, Siting, Page 46</p>	<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>The proposed alterations are situated at the rear and have limited visibility from public right-of-way; however certain elements - specifically the new fence, the upper portion of the chimney, and the porch deck - are visible from 35th Street and the adjacent alley.</p> <p>The analysis of this report will therefore focus on evaluating the compatibility of these visible components with the historic character of the district, and with the utilitarian appearance of the alley.</p>
<p>Standards for New Construction, Decks, Page 51</p>	<p><i>Exterior decking is a late 20th-century addition to residential architecture. Suburban in origin, decks are an anomaly in many older neighborhoods. Since owners of historic homes may want to enjoy the benefits of outdoor living, guidelines for the design and installation of decks are provided.</i></p> <p><i>1. Decks should not alter, damage or destroy significant site elements of the property.</i></p> <p><i>2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.</i></p> <p><i>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i></p>	<p>The proposed deck is located at the rear and not visible from the street, though portions are visible from the alley. It features metal framing, metal railing, and composite (or treated wood) decking. While not traditional, decks are acknowledged in the guidelines as modern additions, and the proposed use of contemporary materials reads clearly as a new intervention rather than a false historic element.</p> <p><u>Staff supports the use of modern materials and construction for the deck, given its location and character as a contemporary feature. Staff recommends that colors are be neutral in tone, and that applicant submits finish selections for final approval.</u></p> <p><u>Additionally, staff recommends that measures be taken to avoid damaging the main structure during the installation of the new deck.</u></p>
<p>Standards for New Construction, Materials & Colors, Page 53</p>	<p><i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p>	<p>The proposed fence consists of a dark-colored metal frame with pressure-treated wood slats. While the fence is located at the rear and follows the footprint of the existing, the use of metal framing is not traditional and departs from the prevailing character of fences found in the district.</p> <p><u>Staff recommends using wood for both the frame and slats, to align with traditional materials and fence types. Staff also recommends submitting stain color for review to ensure compatibility with the historic context.</u></p>

		<p>The new privacy fence is located in the rear yard, where the maximum height is determined by zoning regulations.</p> <p><u>Staff recommends confirming maximum allowable height for the privacy fence and abiding by all zoning regulations.</u></p>
Standards for New Construction, Materials & Colors, Page 53	<i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i>	<p>The proposed fireplace chimney is to be constructed of brick and painted.</p> <p><u>Staff encourages the use of brick which will be in keeping with the surrounding context of the alley and the district and recommends submitting final colors for approval. Referencing alley-adjacent materials and forms in the district can further support material compatibility decisions, particularly for the chimney and fencing.</u></p> <p><u>Additionally, staff recommends avoiding paint that can trap moisture in masonry.</u></p>
Substitute Materials, 3. Replacement of Poor Quality Materials, pg. 61	<i>The problems associated with the use of poor quality original materials can be remedied by in-kind replacement. If in-kind materials cannot be found, or are impractical, substitute materials can be used.</i>	<p>The applicant proposes removing existing faux brick siding and either preserving/replacing original wood siding or using Hardiplank as a substitute.</p> <p><u>Staff encourages the preservation and repair of original wood siding. If replacement is necessary, staff recommends that Hardiplank should match the appearance and texture of the original siding.</u></p>
Building Elements, Windows, pg. 69	<i>The architectural character of windows should not be altered by inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing or the appearance of the frame.</i>	<p>The proposed casement windows (48" x 72") are located at the rear but are visible from the public right-of-way. Casement windows do not match the traditional double-hung style prevalent in the district.</p> <p><u>Staff recommends denying the use of casement windows and recommends replacement with double-hung windows that match the original in size, configuration, and operation. If operational concerns exist, consider alternative solutions that maintain the historic appearance. If the concerns relate to the energy efficiency of existing windows, staff recommends treatments such as routine maintenance, weather-stripping, and the installation of storm windows.</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

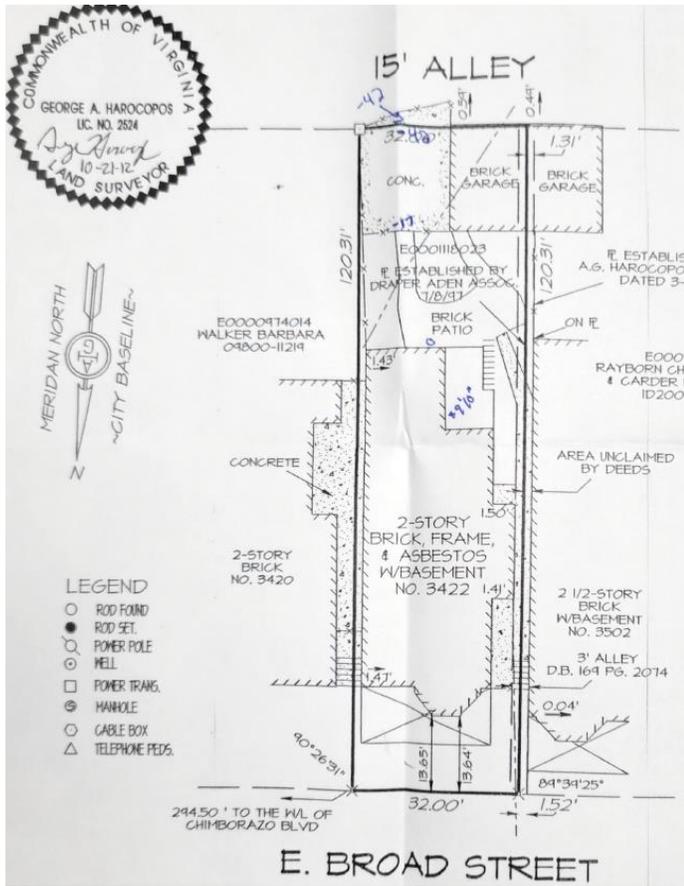


Figure 1

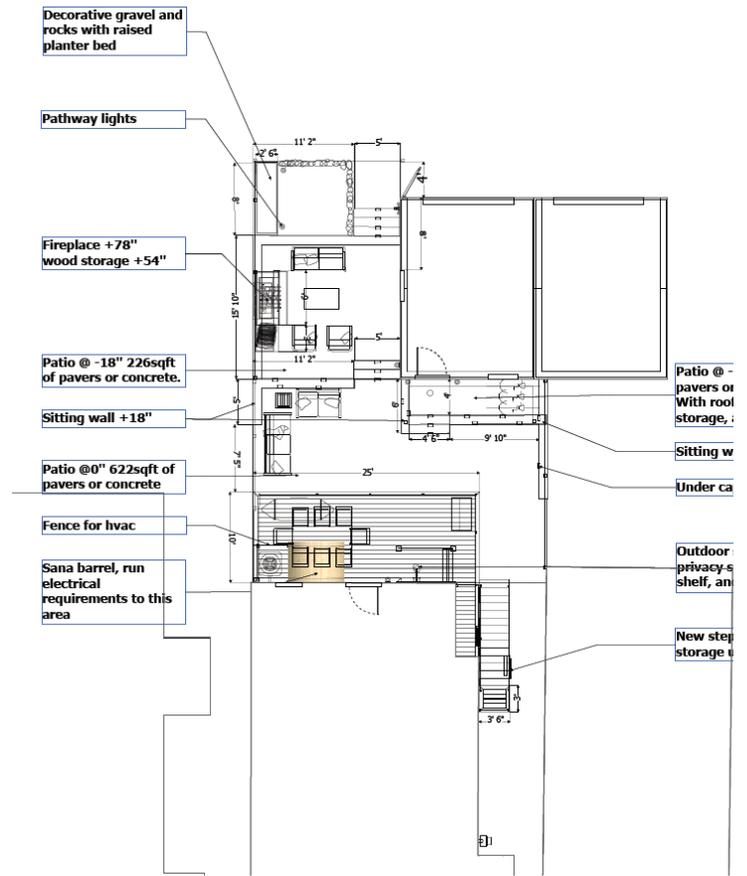


Figure 2



Figure 3



Figure 4



Figure 5