

**6. COA-047054-2019**

**Commission of  
Architectural Review**



**STAFF REPORT**

PUBLIC HEARING DATE

January 22, 2019

PROPERTY ADDRESS

3312 East Broad Street

DISTRICT

Chimborazo Park

APPLICANT

C. Powers

STAFF CONTACT

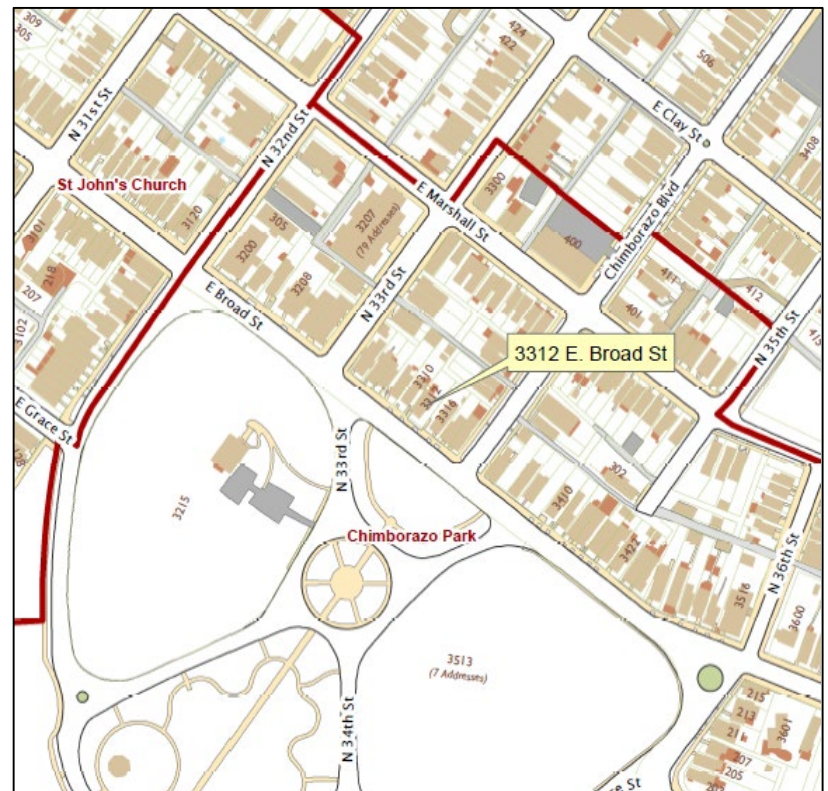
C. Jeffries

**PROJECT DESCRIPTION**

**Construct a rear addition and deck.**

**PROJECT DETAILS**

- The applicant requests approval for 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 composite and PVC 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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**STAFF RECOMMENDATION**

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

The proposed addition was conceptually reviewed by the Commission on December 18, 2018. The Commission expressed concerns with the proposed fenestration pattern and the lack of differentiation between the materials of the existing home and the addition. The applicant has revised the plans to respond to the Commission's comments.

**STAFF RECOMMENDED CONDITIONS**

- The siding reveal of the addition be wider than that of the existing home and the siding be smooth and without a bead.
- The side lites on the first story window be removed.
- The rear door have simulated divided lites.

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## STAFF ANALYSIS

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Siting #1, pg. 46     *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.*     The proposed addition is in the rear of the building and is inset from the existing building walls.

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Materials, #1, p. 47     *Additions should not obscure or destroy original architectural elements.*     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).

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Materials, #2, p. 47     *Materials used in new residential construction should be visually compatible with original materials used throughout the district.*     The applicant is proposing to use smooth fiber cement siding and aluminum clad wood windows, which are consistent with the Commission's guidelines. The applicant is also proposing Richmond rail and an opaque stain for the deck. Staff recommends that the new door have simulated divided lites with interior and exterior muntins and a spacer bar.

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The application notes that the siding on the addition will be differentiated from the existing structure by using a narrower reveal. As historic wood siding is typically more narrow than modern siding of modern materials, such as fiber cement, staff recommends that the siding reveal on the addition be wider than that of the existing home and the siding be smooth and without a bead.

The applicant is proposing flat lock copper on the awning over the rear door. A red metal roof was previously proposed. Staff notes that materials used on an addition do not need to be historic and can be contemporary.

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Doors and Windows #1, pg. 56     *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.*     The applicant has responded to the Commission's comments regarding the fenestration by enlarging the two side windows and centering the second story window on the rear elevation. Staff finds that these alterations are more in keeping with fenestration patterns established by the original structure and the district.

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On the rear elevation, staff recommends the fenestration pattern be altered to not include the side lites on the first story window. Staff finds that the window will be visible from the alley and is not compatible with patterns for windows on rear elevations found in the district.

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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. Rear elevation, 1987

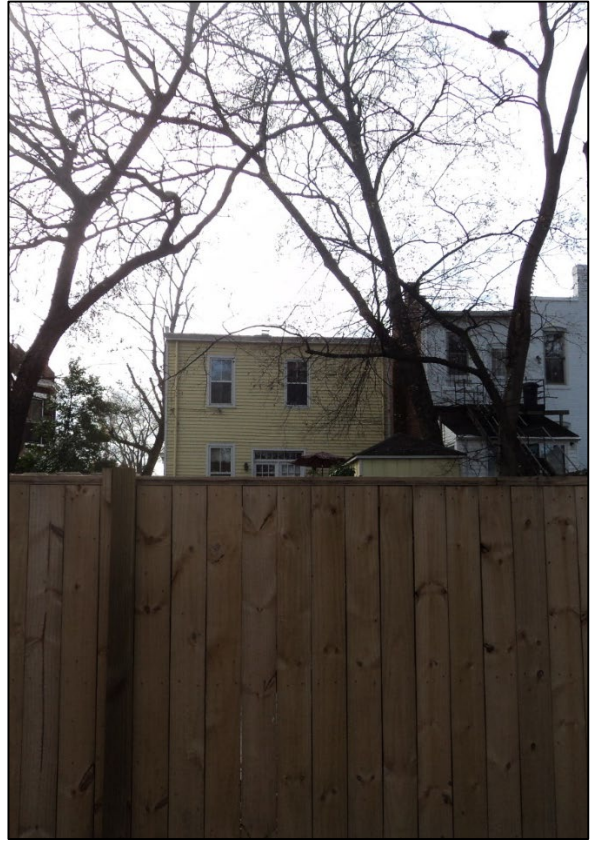


Figure 2. Rear elevation, 2018



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

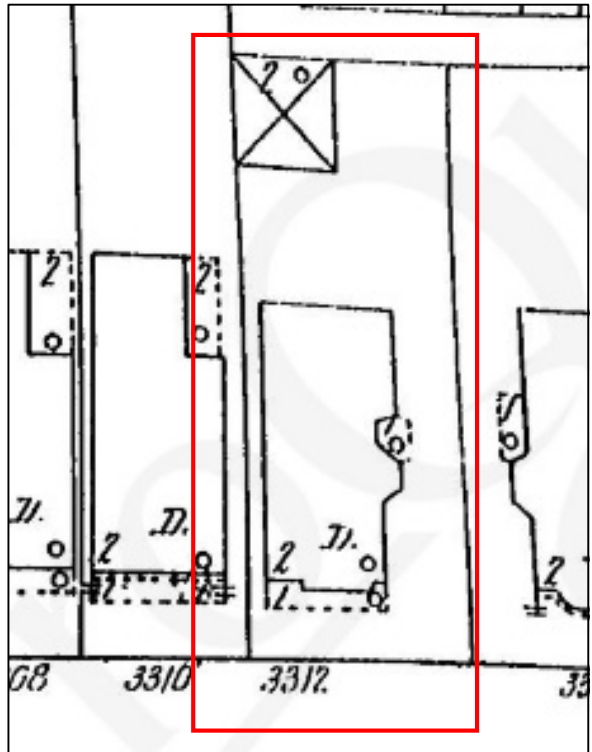


Figure 4. 1905 Sanborn Map