

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 22, 2018, Meeting**

13. **COA-035031-2018** (Sojo Enterprises) **3613-3615 East Broad Street  
Chimborazo Park Old and Historic District**

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

**Staff Contact:** K. Chen

**Proposal:** The applicant requests approval for the construction of 2 new detached single-family house on vacant lots in the Chimborazo Park Old and Historic District. From East Broad Street, the proposed structures appear to be a 2-story frame structure set on low, parged block foundations. Each structure has a 3-bay façade and a full façade front porch with square posts, a standing seam metal shed-roof, and Richmond rail. The façade has a box cornice and a standing seam metal roof with rear shed roof stepping up to a third story in the rear. The rear of the dwelling is not visible from a public right-of-way. The dwellings will have 2/2, aluminum clad wood windows and cementitious siding.

**Surrounding Context:** The proposed new construction will be located on the south side of East Broad Street on a narrow lot between two historic houses. The house to the west is a 2-story, 3-bay, frame building with a full façade porch and false mansard roof. The house to the east is a 2-story, 3-bay, frame building with stuccoed façade, a full façade porch, a decorative cornice and shed-roof. The majority of the houses on this dead end block of Broad Street are frame with a mixture of shed and false mansard roofs. Directly across the street, on the north side of Broad is a large, modern apartment development. There is a recently completed dwelling at 3607 and another under construction at 3625.

**Previous Reviews:** On March 27, 2018, the Commission conceptual reviewed the applicant's request to construct two single family homes on the subject lots. The Commission was generally supportive of the massing and scale of the structure except for the roof sloping up to a third story at the rear. Some of the Commission felt it was a form not found in the district and would be highly visible from the street.

The applicant has made the following changes to the plans in response to the Commission's comments:

- Removed the sloping roof that rose to the rear and replaced it with a stepped up partial third story at the rear of the dwelling. The top of the roof line at the front of the dwelling is 28'-10 5/8" and the top of the third story roof at the rear of the property is 32'-4 3/8" because of the narrow spacing between the houses and the length of the new houses this step up at the rear will be minimally visible.

**Staff recommends approval of the project with conditions.** Staff finds the proposed project responded to the Commission's concerns and is a building form compatible with the historic and new structures in the district and on the subject block. Staff recommends that the siding be smooth and unbeaded and color submitted to staff for administrative approval. Staff recommends that the windows be aluminum clad wood.

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.