

1. COA-076919-2019

**Commission of
Architectural Review**



STAFF REPORT

PUBLIC HEARING DATE

August 25, 2020

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' 1-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. 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

A 2-story addition and deck was approved by the Commission in January 2019.

STAFF RECOMMENDED CONDITIONS

- The windows on the addition be 1/1 aluminum clad wood.
- The deck railing be Richmond rail and the deck be painted or opaquely stained a neutral color.
- All material specifications be submitted for administrative approval and the plans be revised to reflect the approved materials.

STAFF ANALYSIS

Siting #1, pg. 46	<i>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>	The proposed addition is in the rear of the building and is inset from the existing building walls.
Materials, #1, p. 47	<i>Additions should not obscure or destroy original architectural elements.</i>	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).
Materials, #2, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<p>The applicant is proposing to use smooth fiber cement siding and aluminum clad wood windows, which are consistent with the Commission's guidelines. The narrative states that the windows will be 1/1, however the plans show 4/4 windows. <u>Staff recommends the windows on the addition be 1/1 aluminum clad wood.</u></p> <p>The narrative states that the deck will have a Richmond rail, however nailed up pickets are depicted in the plans. <u>Staff recommends the deck railing be Richmond rail and the deck be painted or opaquely stained a neutral color.</u></p> <p>Staff notes a number of inconsistencies between the narrative description and the plans. <u>Staff recommends all material specifications be submitted for administrative approval and the plans be revised to reflect the approved materials.</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. Rear elevation, 1987

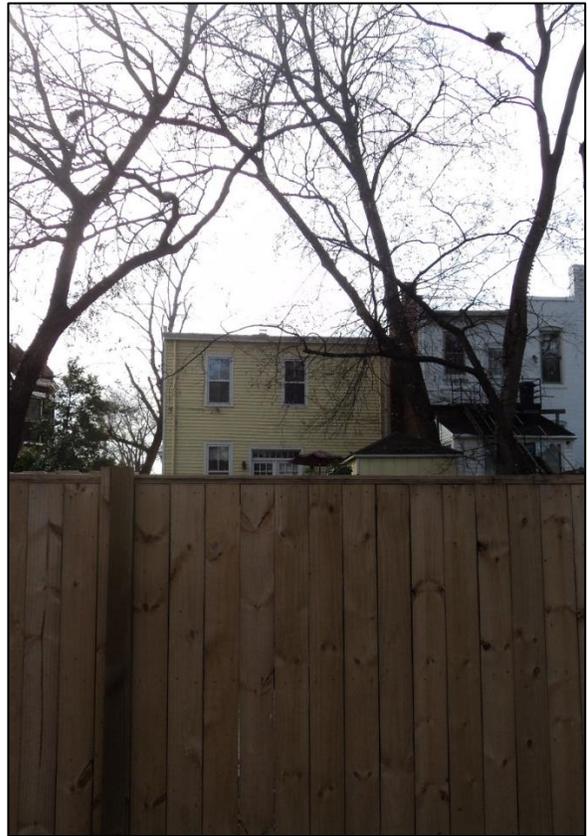


Figure 2. Rear elevation, 2018



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

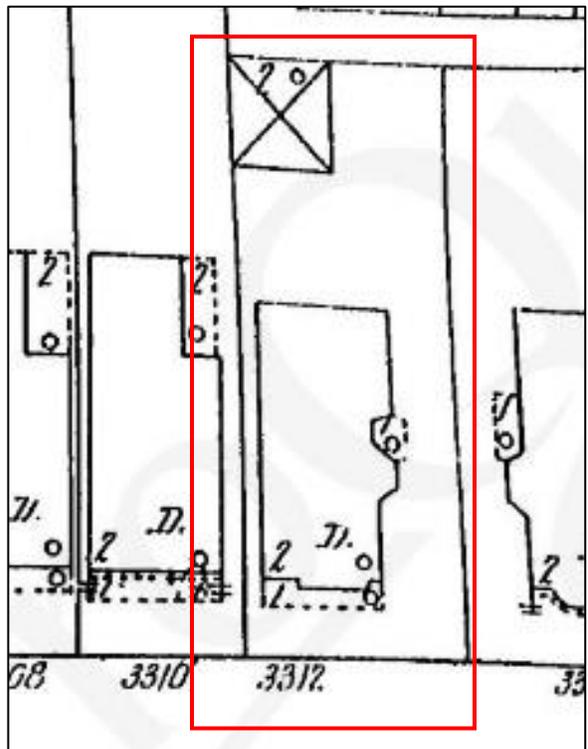


Figure 4. 1905 Sanborn Map