

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 25, 2015 Meeting**

8. **CAR No. 15-094** (J. & A. Tesauro) **3607 E. Broad Street**
Chimborazo Park Old and Historic District

Project Description: **Construct a new single-family house**

Staff Contact: **K. Chen**

The applicant requests approval to construct a new single-family house on a vacant lot in the Chimborazo Park Old and Historic District. The proposed new dwelling is located on the south side of the 3600 block of East Broad Street on a narrow lot between two existing houses. The dwelling will have two-story, three-bay massing on the front and rise to three stories at the rear with a contemporary arrangement of French doors and decks enclosed with metal rails on the 2nd and 3rd (Loft) stories. The rear of the property is minimally visible from a partial alley on the west side and is obscured from Government Road by the embankment and vegetation. The dwelling will be of frame construction with smooth Hardie plank siding and trim. The house will have a mansard roof clad with standing seam metal and a metal awning over the front door supported by custom-made wrought-iron brackets. There will be a brick stoop and steps at the entrance.

The project was deferred at the July 28, 2015 meeting and the Commission asked the applicant to revise the submission to address the following concerns:

- *The rising roof line.* Revised drawing A3.1 shows that the ridge line has been moved towards the rear of the building with a 1/12 pitch. Additional oblique drawings were also included that illustrate the visibility of the roof line from various points on Broad Street.
- *The front porch form and materials.* Revised drawing A3.0 shows that the blue stone paved patio has been removed and replaced with a brick stoop and steps. The primary entrance and the stoop are protected by a metal awning supported by wrought iron brackets as shown in the earlier application.
- *Traditional windows on the East Elevation.* Revised drawing A3.1 shows that the awning windows on the East Elevation have been replaced with two, traditional (similar to ones shown on the other elevations) 2/2 windows on the 1st story and triple 2/2 sash windows on the 2nd story and loft level.
- *Additional information on the rear sliding doors.* The rear fenestration is now shown as French doors with transoms on the 1st and 2nd stories and

French doors without transoms on the 3rd (Loft) story. The doors will be either Weather Shield or Jeld-Wen aluminum clad wood doors in Obsidian or Chestnut Bronze, respectively.

Staff recommends approval of the project as submitted. The applicant has responded to the comments of the Commission and the project is consistent with the Standards for New Construction on pages 45-53 of the *Old and Historic Districts Handbook and Design Review Guidelines*.

It is the assessment of staff that the application is consistent with the Standards for New Construction in Section 114-930.7(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 the code.