



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2. COA-112856-2022	Final Review	Meeting Date: 6/28/2022
Applicant/Petitioner	Uma Nidmarty	
Project Description	Extend an existing front porch.	
Project Location		
Address: 3404 E. Broad St.		
Historic District: Chimborazo Park		
High-Level Details: The applicant requests permission to extend the front porch by 5' of a simplified, victorian style home constructed in 2015. The front porch extension would be uncovered, and would require BZA approval in order to waive zoning regulations for the R-8 district where front porches are not permitted to project greater than 5' into a front yard.		
Staff Recommendation	Denial	
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@rva.gov	
Previous Reviews	The Commission reviewed and approved the construction of this dwelling 2015. Part of the approval of the dwelling was that it maintained the human scale of the block and included a front porch that is compatible with other front porches within the district and subject block. During the Review of the new construction, the Commission also discussed the importance of aligning the porch with the existing dwellings to the east to maintain the street wall. The dwelling was constructed to meet these conditions.	
Staff Recommendations	None.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Form, pg. 46	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i></p> <p>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</p> <p>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design. In Richmond, porches were historically an integral part of residential design and provide much of the street-level architectural character of Richmond's historic districts.</p>	<p>The new construction of the proposed 5' front porch extension is not compatible with the form of other dwellings on the block.</p> <p>Covered front porches with uncovered projections are not common, and an unusual form for the district. Staff finds the extension of a front porch to an inappropriate alteration to the dwelling.</p> <p>The existing front porch aligns with the front porches of the existing dwellings to the east and maintains the street wall and human scale of the block.</p> <p>After revisiting the minutes from the November 2014, and January 2015 CAR meetings, it was evident that the Commission requested that the front porch be aligned with the dwellings to the east. Staff recommends against altering the depth of the porch. As built, the current front porch blends in to the street level architecture of the block.</p> <p>In addition to CAR review, this work would also require review by the BZA to waive the R-8 zoning requirements which do not allow for front porches to project more than 5' into a required front yard. This extension would bring the depth of the front porch to 11'</p> <p><u>For these reasons, staff recommends denial of the extension of the existing front porch.</u></p>

Figures



Figure 1. Front Façade photo



Figure 2. Alignment of existing front porch with those to the east of the dwelling.



Figure 3. Alignment of front porches on the subject block of E. Broad Street.

