



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-126429-2023	Final Review Meeting Date: 4/25/2023
Applicant/Petitioner	Fletcher Bulifant / Jason Alley
Project Description	Construct a one-story rear addition.
Project Location	
Address: 3601 E Marshall Street	
Historic District: Chimborazo Park	
<p>High-Level Details:</p> <p>The applicant proposes to construct a one-story rear addition.</p> <p>The addition will have a minimal impact on the viewshed in the public right of way.</p> <p>The applicant has applied for a zoning variance to allow for the construction of the addition over the property line.</p>	
Staff Recommendation	Partial Approval
Staff Contact	Samantha Lewis, 804-646-5207, Samantha.lewis@rva.gov
Previous Reviews	None
Staff Recommendations	<p>Staff recommends denial of:</p> <ul style="list-style-type: none"> • Vinyl windows • Vertical panel siding <p>Staff recommends approval of the items below with the following conditions:</p> <ul style="list-style-type: none"> • A horizontal orientation of the fiber cement panels. • Wood or aluminum clad wood windows be used on the addition; final window specifications submitted for administrative review and approval. • Final gutter and downspout specifications be submitted for review and approval, and that water be diverted away from the building.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, p. 46, Siting, #1	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 addition will be located to the rear of the main building. The building is situated at the end of a cul-du-sac. The addition will be subordinate to the main building. Staff believes the addition will have a minimal impact from the public right of way.
Standards for New Construction, p. 46, Form, #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 <u>roof shapes</u> that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.	The addition will be a simple rectangular design and one story in height. Staff finds this simple form in-keeping with rear additions, new and historic, found throughout the district. The roof appear to be flat based on the drawings; however the applicant has stated the roof will have a slight slope to allow for water drainage. <u>Staff recommends that final gutter and downspout specifications be submitted for review and approval, and that water be diverted away from the building.</u>
Standards for New Construction, p. 47, Materials and Colors, #2 and 3	Materials used in new residential construction should be visually compatible with original materials used throughout the district. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).	Applicant states they plan to use vertical fiber cement panels. Applicant states the colors will match the existing building. <u>Staff recommends a horizontal orientation of the fiber cement panels.</u>
Building Elements, p. 69, #11	Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for historic buildings in historic districts.	Applicant plans to use vinyl windows. Staff notes the Guidelines state that vinyl windows are not appropriate for COHDs. <u>Staff recommends wood or aluminum clad wood windows be used on the addition. Final window specifications submitted for administrative review and approval.</u>

Figures

Figure 1. Façade photo

Figure 2. 1924-1925 Sanborn Map

