COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 28, 2017 Meeting

20.   **CAR No. 17-046** (J. Moneymaker)   **3625 East Broad Street**
Chimborazo Park Old and Historic District

Project Description: **Construct a new single family home.**

Staff Contact: **M. Pitts**

The applicant requests conceptual review and comment on the construction of a single family dwelling on a vacant lot near the terminus of East Broad Street in the Chimborazo Park Old and Historic District.

Immediately across the street from the subject site is a 3 story multifamily development and parking. The remainder of the subject block is developed with historic single family dwellings and limited infill new single family dwellings. The north side of the subject block includes a mix of 2-story 3-bay Late Victorian frame and brick structures which include three structures whose facades are broken by projecting bays and several structures with false mansard roofs. The south side of the subject block is also developed with 2-story, 3-bay frame and brick structures.

The proposed new construction will be a two-stories, frame, Late Victorian-inspired structure with a full façade front porch and a false mansard primary roof clad in composite shingles. The façade of the dwelling has a two-story, three-sided projecting bay with a conical roof and an additional bay with a 2nd story window aligned with the half-light front door with a transom above. The proposed hip-roofed front porch will be set on brick piers with wooden lattice and will include turned columns constructed on Fypon, a custom steel Richmond railing, and a black membrane roof. The side elevations contain 2/2 window whose head heights align. Though the application notes that the windows will be simulated divided lite wood windows, the proposed window product (Ply-Gem 300 Series) is a window with PVC exterior components and a vinyl sash. At the rear of each home, the applicant proposes a single window and double half-lite doors on the first level and double windows to align with the rear doors on the second story. The applicant proposes to clad the structure in smooth, LP SmartSide lap siding with an 8" reveal. The proposed siding is an engineered wood product. At the rear of the structure, the applicant proposed to install a rear deck which will project approximately 7' from the rear of the structure. The plans do not indicate a railing on the rear deck.

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission

staff reviewed the project through the lens of the "Standards for New Construction: Residential" on pages 44 and 45 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing the checklist below.

S=satisfies   **D=does not satisfy**   **NA=not applicable**
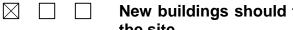
S   D   NA

☒   ☐   ☐   **New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district**

The proposed structure will be set back approximately 15 feet to align with the setback of the adjacent structures. The applicant proposes an approximate 3 foot side yard setback on both sides.

☐   ☐   ☒   **Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block**

Per the applicant's context site plan, the adjacent buildings have the same setback.

☒   ☐   ☐   **New buildings should face the most prominent street bordering the site**

The structure addresses East Broad Street.

☒   ☐   ☐   **New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.**

The proposed building form is compatible with the buildings in the district and the subject block. The applicant has incorporated elements that characterize the subject block including the false mansard roof, the projecting bay, and the full façade porch.

☒   ☐   ☐   **New construction should incorporate human-scale elements such as cornices, porches and front steps.**

The proposed project incorporates human-scale elements including cornice, full façade front porch, and front steps.

☒   ☐   ☐   **New construction should respect the typical height of surrounding buildings**

The typical heights of the surrounding buildings are 2 to 3 stories. The proposed 2-story, 29' tall, structure is compatible with the surrounding residential structures.

☒   ☐   ☐   **New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.**

The proposed project does maintain the vertical alignment and the symmetry of the surrounding buildings. The proposed width respects the typical width of single family dwellings found in the district.

☒ ☐ ☐   **The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The proposed windows on the façade are vertically aligned and symmetrically placed which is consistent with patterns in the district. The applicant has vertically aligned all visible openings and most other openings on the secondary elevations.

☒ ☐ ☐   **Porch and cornice heights should be compatible with adjacent buildings**

Per the context elevation, the porch and cornice heights appear to be compatible with the adjacent structures.

☒ ☐ ☐   **Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The proposed construction utilizes engineered wood lapped siding and trim; synthetic porch details; steel railings; PVC windows; a brick foundation; synthetic slate; and membrane roofs.

- Siding be smooth and unbeaded.
- The simulated divided lite windows include interior and exterior muntins and a spacer bar.

The following items will need to be included for final review:
1. Paint colors