

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 22, 2018, Meeting**

11. **COA-034682-2018** (K. Johnson)

**413 Chimborazo Boulevard  
Union Hill Old and Historic District**

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

**Staff Contact:** **M. Pitts**

**Proposal:** The applicant requests approval to the construction of a new detached single-family house on vacant lot at the edge of the Chimborazo Park Old and Historic District. The subject lot has both an alley that runs at the rear and along the north side of the lot. The dwelling has a 3-bay façade and a full façade front porch set on brick piers with turned posts, a hipped-roof covered with black EPDM, and a custom steel rail. The façade has a false mansard and a rear sloping shed roof. The rear of the dwelling has a single story deck. The dwelling will have 2/2 aluminum clad wood windows and fiber cement siding.

**Surrounding Context:** The homes to south of the new construction are a 2-story Late Victorian, frame home and a 2 ½ story Colonial Revival frame home with a false mansard roof. Across the street from the subject property are several vacant lots. The properties to the north on both sides of Chimborazo Boulevard are outside of the City Old and Historic District. The home immediately across the alley is a single story home. The historic structure on the remainder of the block include 2-story frame and brick homes with false mansard roofs or decorative bracketed cornices. The facades on the subject block have primarily a 3-bay composition and full façade porches.

**Previous Reviews:** The Commission conceptually reviewed this application on April 24, 2018. The Commission was generally supportive of the proposed design. The Commission agreed with the recommendations in the staff report to increase the front yard setback to align with the home at 411 Chimborazo Boulevard and to modify the fenestration on the side alley elevation to vertically align the windows. The applicant has made these changes in the submittal for final review.

The applicant is seeking **Final Review** for this project. Commission staff reviewed the project through the lens of the “Standards for New Construction: Residential” on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*.

**S=satisfies**

**D=does not satisfy**

**NA=not applicable**

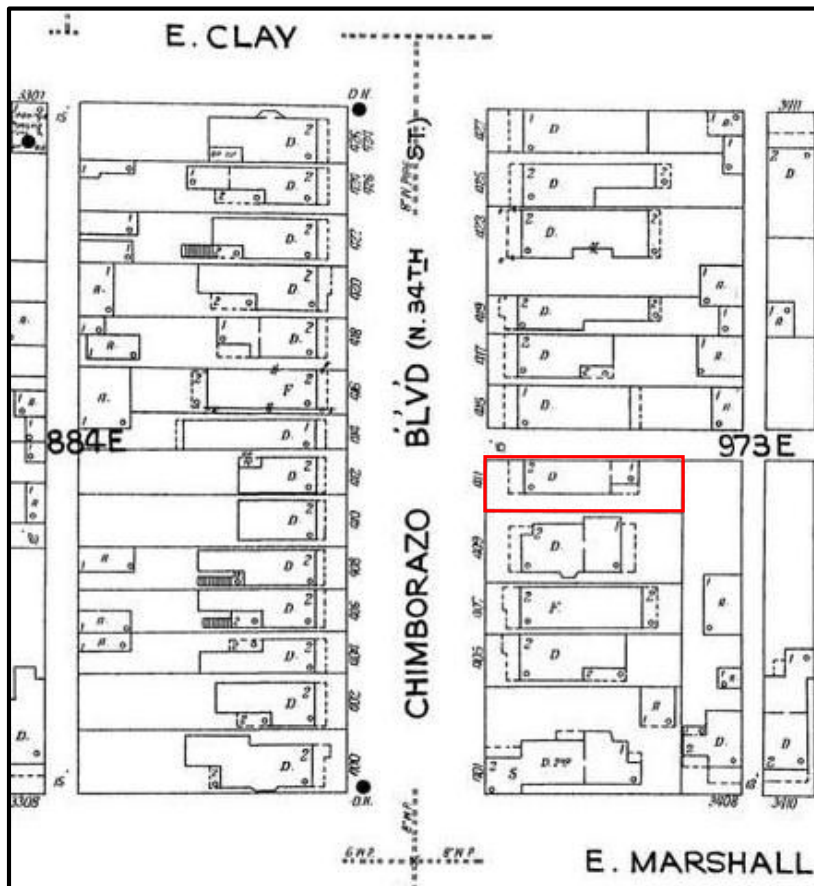
**S** **D** **NA**

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

The front yard setback is 17' and the side yard setbacks are approximately 3'-3". The front yard setback is consistent with the front yard setback of 411 Chimborazo Boulevard. The side yard setback is consistent with the minimal side yard setbacks found in the district.

**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 1925 Sanborn Map, the historic structures on the block have similar front yard setbacks. The applicant has responded to staff's recommendation to not be sitethe structure in front of the structure at 411 Chimborazo Boulevard as to not overwhelm the historic structure. The proposed setbacks are consistent with the historic setback pattern of the block.



1925 Sanborn Map

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

The dwelling addresses Chimborazo Boulevard.

- 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 project utilizes elements found on structures on the block including false mansard roof, a full façade porch, and a 3-bay, symmetrical façade.

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

The proposed project incorporates human-scale elements including a front porch with front steps.

- New construction should respect the typical height of surrounding buildings**

The dimensioned context elevation provided shows that the new dwelling will be 27'-6" which is a similar height to the structure the south. Though the home is substantially taller than the adjacent single story home, the two story height is consistent with structures on the block.

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

The proposed dwelling is similar in width to the adjacent houses and maintains the 3-bay, vertical alignment, and symmetry of the surrounding buildings.

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

The typical fenestration pattern in the district includes evenly spaced ranked windows. The proposed façade fenestration is consistent with patterns in the district. The window heads are aligned on the secondary elevations. As the side alley elevation will be highly visible from the public right of way, the staff encouraged the applicant to consider exploring ways to vertically align the windows on this elevation. The applicant has modified this side elevation to vertically align the windows.

- Porch and cornice heights should be compatible with adjacent buildings**

Per the submitted context elevation, it appears the cornice on the proposed structure will align with that of the structure at 411 Chimborazo Boulevard, and the porch will align with that of 415 Chimborazo Boulevard.

- 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 frame construction with fiber cement siding, synthetic shingles in the mansard, and aluminum clad wood windows is consistent with new structures in the

District and compatible with frame structures on the block. Staff recommends the following conditions in regard to materials:

- The siding be smooth and un-beaded.
- The windows be aluminum clad wood windows as described in the project description not the PVC clad windows noted in on the plans. Staff recommends the windows be simulated divided lite with interior and exterior muntins and a spacer bar.
- A railing detail be provided for administrative review and approval.

**Staff recommends approval of the project with conditions.** Staff finds the proposed project responded to the Commission's concerns and is a building form compatible with the historic structures in the district and on the subject block.

It is the assessment of staff that, with the acceptance of the stated conditions, the application is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.