



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 413 Chimborazo Blvd  
 Historic district Chimborazo Park

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

**APPLICANT INFORMATION**

Name Kyle H Johnston  
 Company \_\_\_\_\_  
 Mailing Address PO Box 4917  
Richmond, VA 23220

Phone 270-779-8468  
 Email Kyle.h.johnston@gmail.com  
 Applicant Type:  Owner     Agent  
 Lessee     Architect     Contractor  
 Other (please specify): \_\_\_\_\_

**OWNER INFORMATION** (if different from above)

Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_

Company \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

**PROJECT INFORMATION**

Review Type:     Conceptual Review     Final Review  
 Project Type:     Alteration     Demolition

New Construction  
 (Conceptual Review Required)

Project Description: (attach additional sheets if needed)

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner  Date 4/2/18



# CERTIFICATE OF APPROPRIATENESS

## NEW CONSTRUCTION CHECKLIST

**Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.**

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 413 Chimborazo Blvd

### NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

### DRAWINGS (refer to required drawing guidelines)

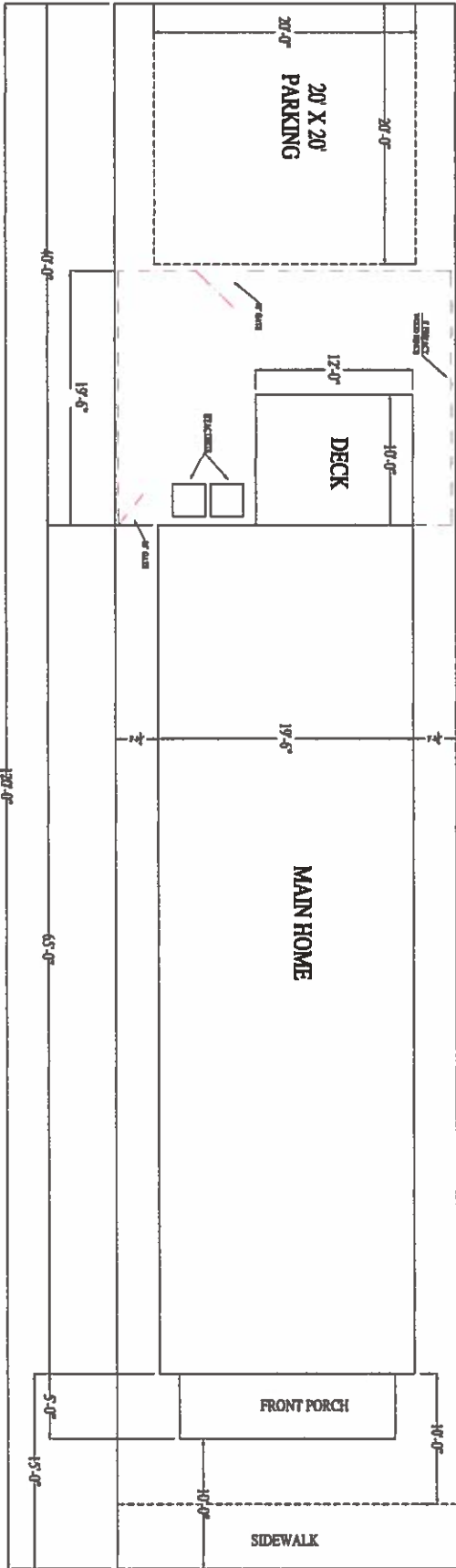
- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

### WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

### PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

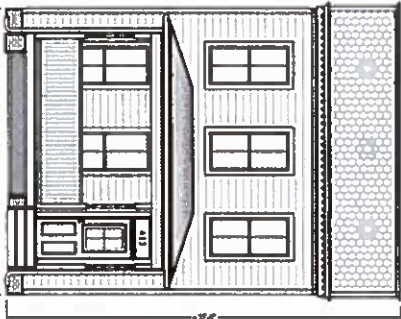
- site as seen from street, from front and corners, include neighboring properties



413 CHIMBORAZO BLVD SITE MAP



9' WIDE ALLEY



413 CHIMBORAZO BLVD.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

NO.	DATE	DESCRIPTION

SCALE:  
1/4" = 1'-0"

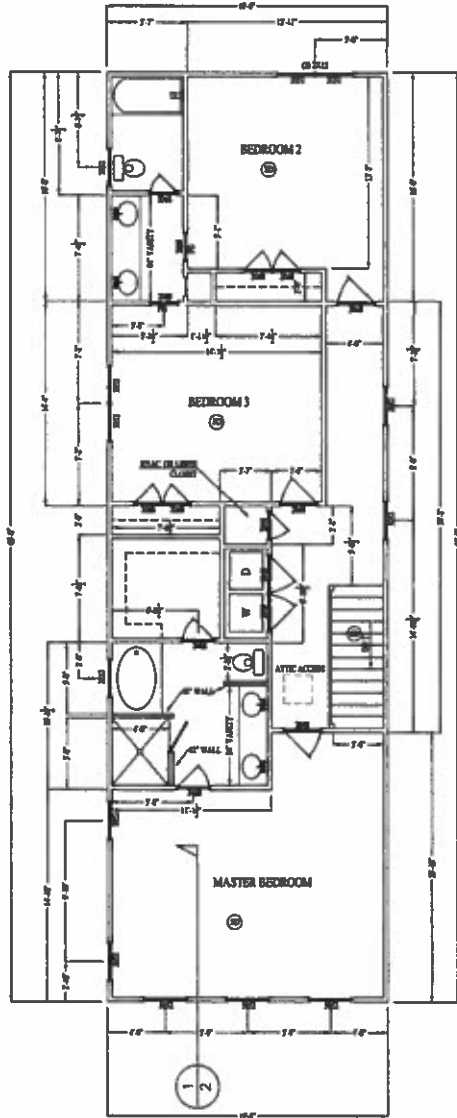
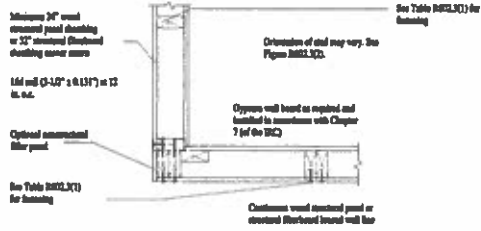
DATE:  
3-05-18

SHEET:  
1 OF 3

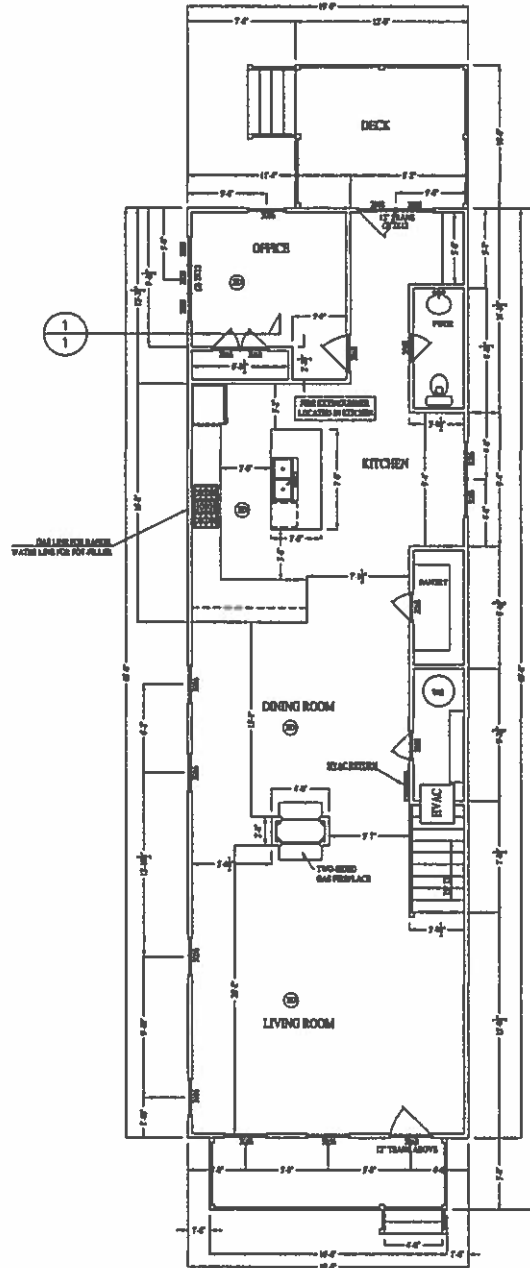


1ST FLOOR HEATED SQ. FOOTAGE: 1267 S.F.  
 2ND FLOOR HEATED SQ. FOOTAGE: 1232 S.F.

**CORNER DETAIL**



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**



**RIVER MILL DEVELOPMENT**

SHEET: 2 OF 3

DATE: 3-05-18

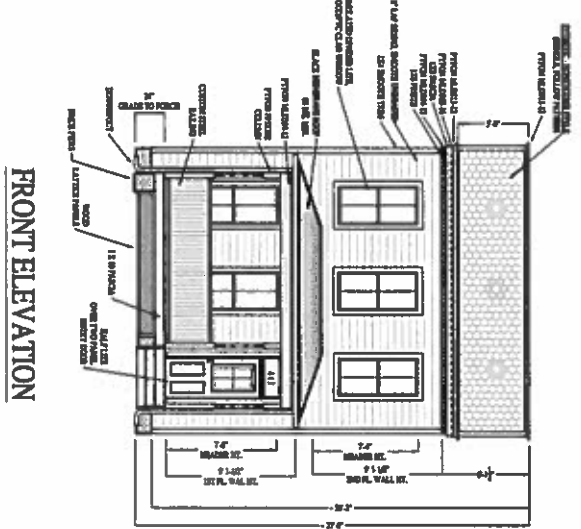
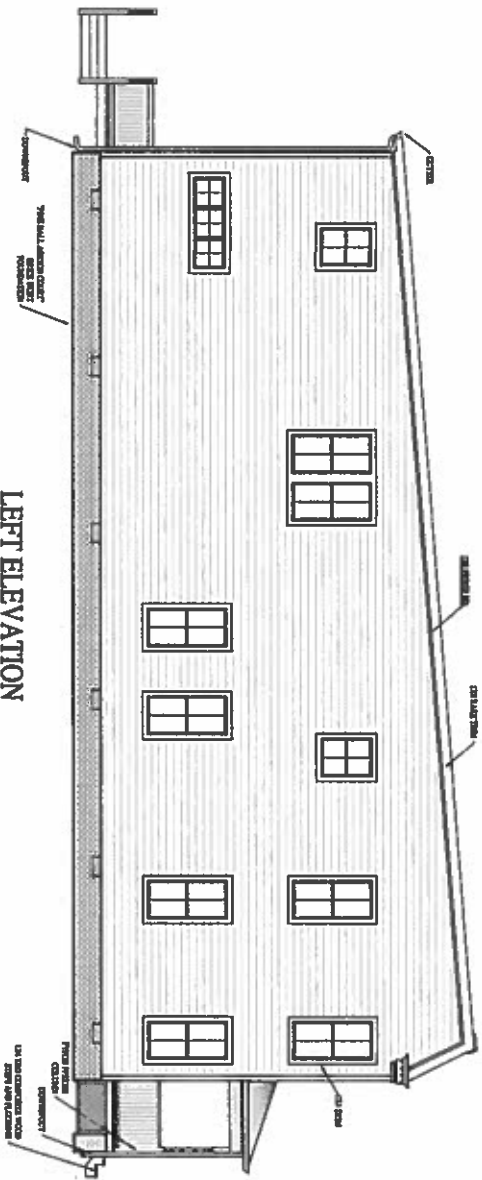
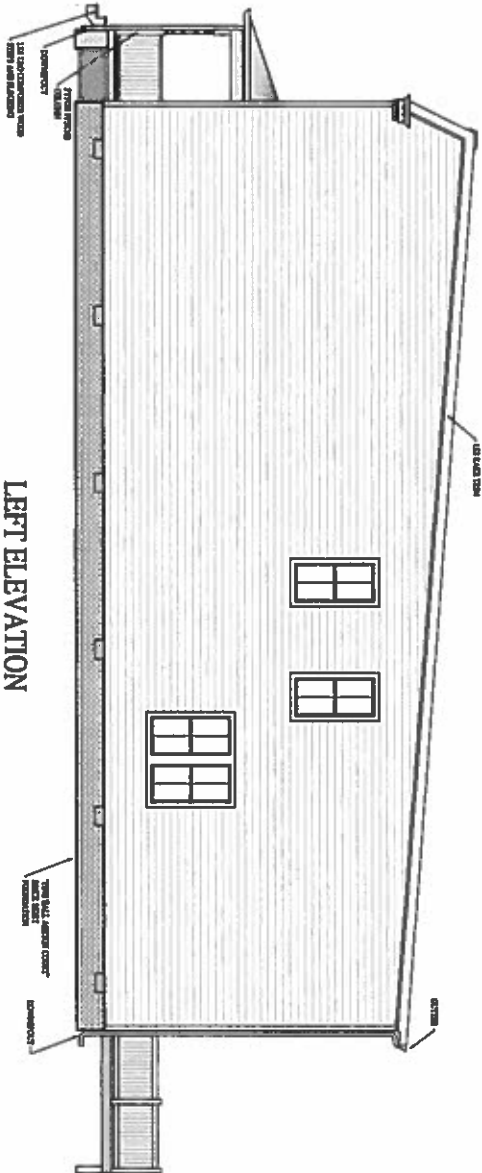
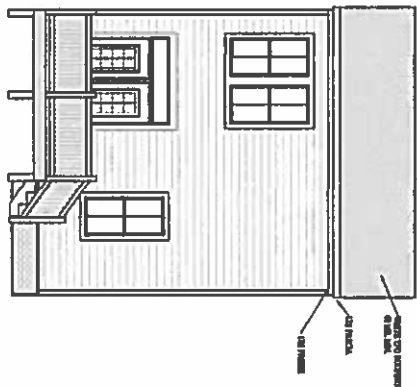
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION NOTES

413 CHIMBORAZO BLVD.

**RIVER MILL DEVELOPMENT**

RIVERMILLDEVELOPMENT@GMAIL.COM



**RIVER MILL**  
DEVELOPMENT

SHEET:  
**3 OF 3**

DATE:  
**3-08-18**

SCALE:  
**1/4" = 1'-0"**

REVISION NOTES	
NO.	DATE

413 CHIMBORAZO BLVD.  
**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM

## **DETAILED DESCRIPTION OF PROPOSED WORK AT 413 CHIMBORAZO BLVD.:**

The applicant proposes to construct a new **SINGLE FAMILY RESIDENCE** on a vacant lot located at **413 Chimborazo Blvd, Richmond, VA**. The lot is located in the Church Hill District.

### **SITING:**

The lot is zoned **R-8**. The front setback can be similar to neighboring homes, which ranges from 10' (left home) to 15' (right home). The minimum side yard setback for single-family dwellings is 3 feet. We have allowed for a 3'-3" setback on both sides of proposed dwelling.

### **FORM:**

The form of the proposed dwelling is indicative of several historic dwellings located within the Church Hill District.

### **SCALE:**

The proposed dwelling maintains the existing human scale of the neighborhood and does not overwhelm pedestrians at the street level.

### **HEIGHT, WIDTH, PROPORTION & MASSING:**

The proposed dwelling respects the typical height of the houses on the 400 block of Chimborazo Blvd. It will follow the grade pattern.

Neighboring homes have minimal steps from grade to front porch. On average, there are 3 steps from grade to porch – 24" up. We will follow this guideline.

### **MATERIALS, COLORS, & DETAILS:**

#### **Exterior Cladding**

The proposed dwellings will be clad in James Hardie smooth (unbeaded) lap siding with a 7" reveal. The dwelling will be Arctic White.

All of the window and door trim will be 3.5" smooth James Hardie trim and will be painted color SW#7005 Pure White.

All of the soffit will be smooth finish vented soffit and will be painted color SW#7005 Pure White.

## **Doors and Windows**

The front door will be ½ light over 2 panel doors with clear glass.

The front door will be painted the color Caviar SW 6990 from the CAR color palette.

The front door will have a single light transom the same width as the door. The top of the transom will be aligned to the top of the first floor windows at 7'8".

The rear doors will be painted the color Caviar SW 6990 from the CAR color palette and will be ½ light over 2 panel doors with clear glass.

The windows will be aluminum-clad, double-hung 2/2 simulated divided light with black sashes and grilles. See floor plans for window sizes. All window heads will be at 7'8" above the finished floor.

## **Trim**

The front porch columns and trim will be Fypon cellular polyurethane in the color white.

The railing will be custom black painted metal ornamental rail.

## **Decking**

The front porch will be Azek tongue and groove cellular PVC in the color oyster. The porch will be constructed on brick piers. A wood lattice panel will be located between the piers and will be painted white.

The rear deck will be pressure treated wood on brick piers. A wood lattice panel will be located between the piers.

## **Roofing**

Front porch and tower roof: Architectural shingles

Color: Dark Gray

Porch Ceiling: Watery SW 6478 from the CAR color palette

Main roof: TPO roof membrane

Color: White on main roof

Color: Black on front porch and bay windows

## **Site Construction**

Site stair railing required to satisfy building code will be painted metal.

Color: Black

Stairs will be framed out of pressure treated lumber and wrapped with Azek tongue and groove cellular PVC decking in the color oyster.

Brick foundation will be natural Pine Hall Ashton Court brick.

There will be a 6' dog-eared pine privacy fence in the rear of the proposed dwellings. This fence will be on both sides of the rear yard – see site map. The rear yard will be open facing the alley with gravel off-street parking for two vehicles.

HVAC units will be adjacent to the rear deck.

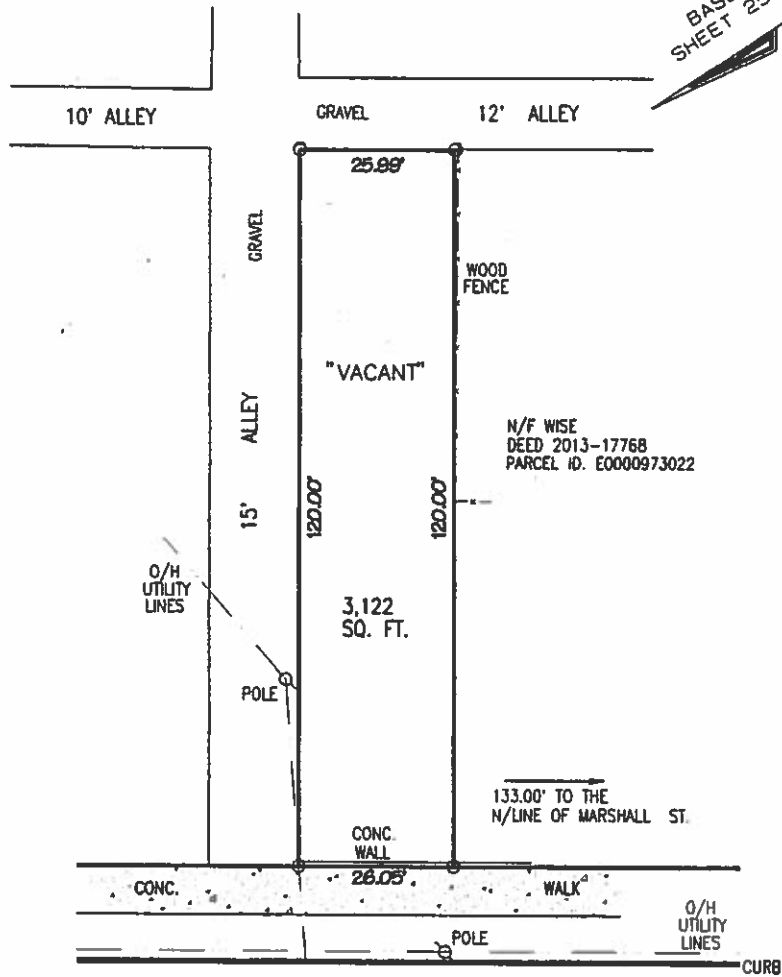
Waste containers will be placed on the property inside the fence in the rear.

Gutters will be white aluminum K-Style gutters.



NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): KYLE H. JOHNSTON INST.160007365 PARCEL ID.E0000973023

BASELINE  
SHEET 25 N/W



## CHIMBORAZO BOULEVARD

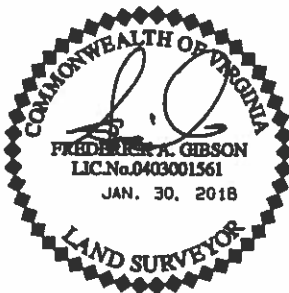
65' R/W W

(PHYSICAL SURVEY)

### SURVEY & PAT OF 413 CHIMBORAZO BOULEVARD, IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON JANUARY 30, 2018 I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON  
& ASSOCIATES, P.C.**  
LAND SURVEYORS  
11521-G MIDLOTHIAN TURNPIKE  
NORTH CHESTERFIELD, VIRGINIA 23235  
PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	IRON ROD FOUND
●	IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 0010-16 M	



Google

