

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 24, 2018, Meeting**

17. **COA-033504-2018** (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 conceptual review and comment for 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: This is the Commission’s first review of this project.

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 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*.

S=satisfies

D=does not satisfy

NA=not applicable

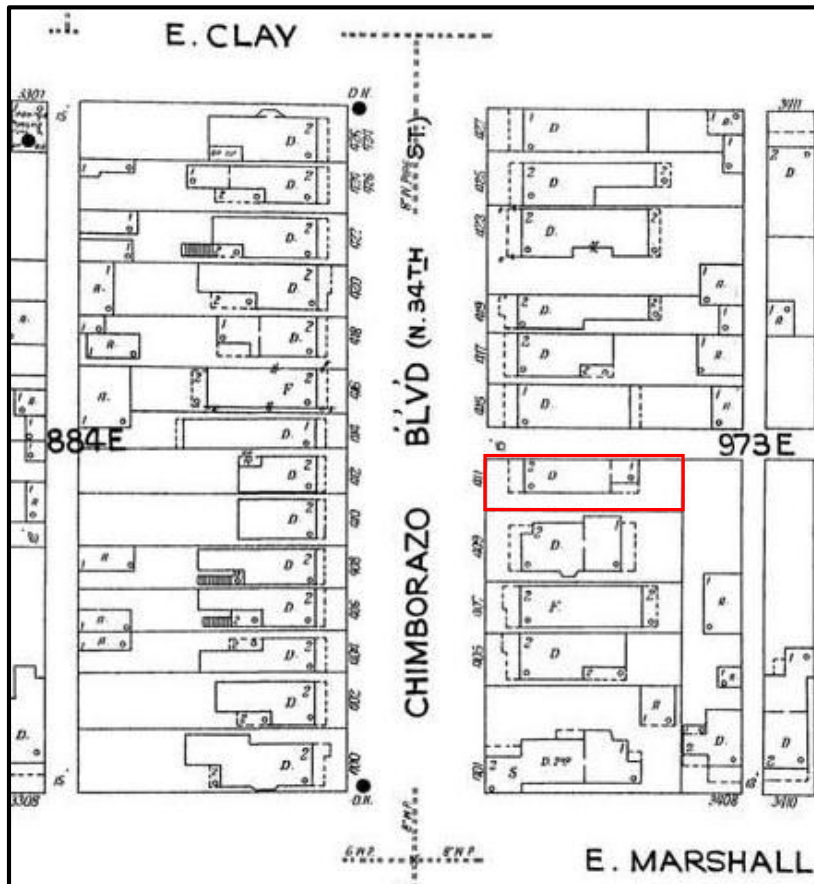
S **D** **NA**

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

The front yard setback is 10' and the side yard setbacks are approximately 3'-3". The applicant did not provide a context site plan for review but noted that the neighboring properties had varying front yard setbacks. Staff recommends the front yard setback should match that of the home at 411 Chimborazo Boulevard (15 feet per the applicant's report) not the home across the alley.

- 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. Staff recommends that the structure should not be sited in front of the structure at 411 Chimborazo Boulevard as to not overwhelm the historic structure.



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 Commission may wish to encourage the applicant to consider exploring ways to vertically align the windows on this elevation.

- 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. A dimensioned context elevation is necessary to compare these 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 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. Fiber cement siding must be smooth and un-beaded and windows must be true or simulated divided light. Grid-between-glass is not allowed.

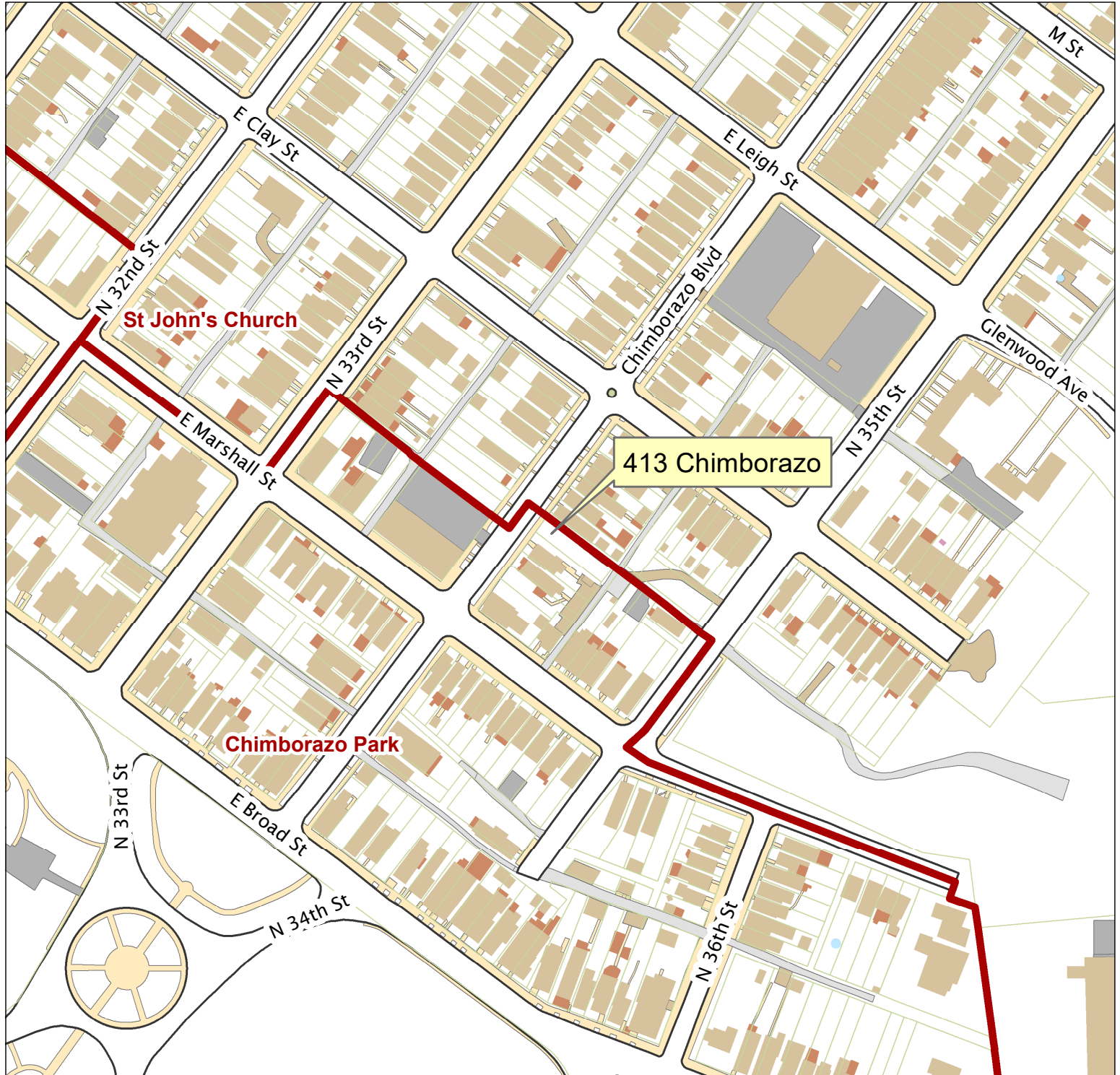
The following items will need to be included for final review (please refer to the Commission's New Construction Checklist and Required Dimensions document for additional details):

1. Dimensioned context site plan
2. Dimensioned context elevation
3. List of windows and doors to include size, material, and design

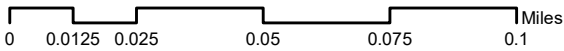
413 Chimborazo Boulevard

City of Richmond, VA

Geographic Information Systems



1 inch = 200 feet



Map printed by palmquwd on 2018.04.18.

Document Path: G:\PDR\Planning & Preservation\CAR\Applications\Base Maps\Base Map.mxd

Disclaimer:

The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Location Reference





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 kylehjohnstone@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 _____ [Signature] _____ 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