

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 25, 2017 Meeting**

10. **COA-015356-2017** (J. Moneymaker) **3625 East Broad Street
Chimborazo Park Old and Historic District**

Project Description: **Construct a new single family home on a vacant lot.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct 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 two-stories, frame, Late Victorian-inspired structure with a false mansard primary roof clad and a two-story, three-sided projecting bay with a conical roof came before the Commission for Conceptual Review on March 28, 2017. The Commission was in general supportive of the proposed design. The Commission cautioned the applicant against reducing the depth of the projecting bay and expressed concerns with the arched glazing in the doors. The applicant responded to the Commission’s concerns by not altering the depth of the projecting bay and proposing a rectangular piece of glazing for the doors. Additionally, the applicant has provided paint details which include painting the siding a grey color and the front door red.

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 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; fiberglass doors; 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.

Staff recommends approval of the project with conditions. The proposed infill project appears generally to be in keeping with the Standards for New Construction outlined in the Guidelines as the project is largely compatible with the historic features that characterizes its setting and context. The applicant has modified the application to respond to the Commission's limited concerns.

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.