

## 4. COA-052437-2019

PUBLIC HEARING DATE

April 23, 2019

PROPERTY ADDRESS

962-964 Pink Street

DISTRICT

Union Hill

APPLICANT

Eastern Edge Development

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT



### PROJECT DESCRIPTION

**Construct two new single-family residences.**

### PROJECT DETAILS

- The applicant proposes to construct two semi-attached residential buildings on two vacant lots.
- The proposed buildings will be two stories in height, three bays wide, with a sloped roof and a one-story full-width porch.
- The applicant proposes to use smooth cement lap board siding on the exterior of the building, with wood or composite trim pieces and wood and composite windows.
- The porches will have standing seam metal roofs, 6x6 composite columns, and Richmond rail railings.
- The rear elevation will have a two-story, full-width porch with a standing seam metal roof and simple columns.
- Proposed colors include "evening blue" for the lap siding, and white for the trim, columns, headers, and railings.



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.

### STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

The Commission conceptually reviewed this application at the March 26, 2019 meeting. During the meeting the Commission members primarily focused on the design of the front windows and porches; the side elevation fenestration patterns; design details including the dentils and brackets; and the gutters.

### STAFF RECOMMENDED CONDITIONS

- The applicant utilize a larger window on the visible bays of the side elevations.
- The applicant submit details about the bracket profile.
- The applicant provide a specifications sheet for the proposed windows for staff review and approval and, if a two-over-two configuration is used, the windows have simulated divided lights with interior and exterior muntins and a spacer bar between the glass.
- The applicant provide specifications about the dimensions of the porch roof seaming for staff review and approval.

---

## STAFF ANALYSIS

---

Form, pg. 46,  
#3

*New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.*

The applicant has responded to Commission suggestions to have more space between the porches. The applicant has designed the front porches to be two separate, hipped roof porches.

Staff notes that the proposed brackets appear to lack a curved profile found on other nearby houses and requests the applicant submit details of the cornice brackets for review and approval.

---

New  
Construction,  
Doors and  
Windows, pg.  
56 #2

*3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.*

The applicant has responded to Commission feedback and redesigned the windows on the façade. The applicant now proposes to utilize a three-bay configuration of horizontally and vertically aligned windows. Staff notes that the applicant has redesigned the front bays of the side elevation by reducing the size of the windows on the first two bays and removing the stairway windows Staff further notes that the second story visible bays do not have windows. Staff recommends the applicant utilize a larger window on the visible bays.

The applicant has also reconfigured the windows at the rear of the side elevations to be vertically aligned and has removed one of the rear side elevation windows.

---

New  
Construction,  
Doors and  
Windows, pg.  
56 #4

*4. Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for buildings in historic districts.*

In the written narrative, the applicant indicates the use of Anderson 100 single hung windows, made of Fibrex, a composite material. On the plan elevations the applicant identifies a double-hung wood window in a two-over-two configuration. Staff requests the applicant clarify the window materials and provide a specifications sheet for the proposed windows for staff review and approval. Staff further requests that if the applicant use a two-over-two configuration, and that the windows have simulated divided lights with interior and exterior muntins and a spacer bar between the glass.

---

Porches and  
Porch Details,  
pg. 49 #5

*Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate handseaming. Seams that, in section, are large, rectangular seams, reminiscent of pre-formed seams utilized on prefabricated industrial or commercial structures, are not acceptable. Membrane roofs are acceptable substitutes for flat-lock seamed metal roofs.*

The applicant proposes a standing seam or flat seam metal roof for the porch. Staff requests the applicant provide specifications about the dimensions of the porch roof seaming for review and approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (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 the code.

FIGURES

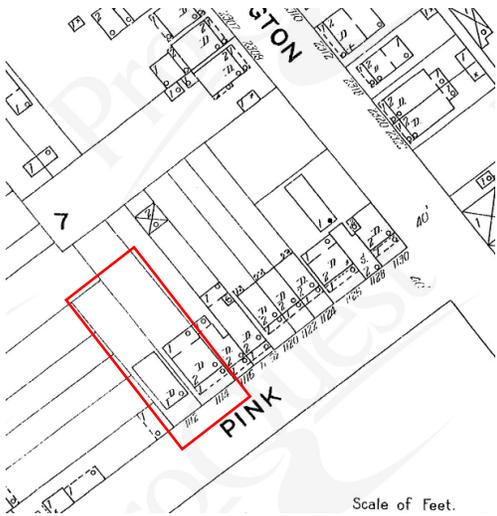


Figure 1. 1905 Sanborn Map, note address change.

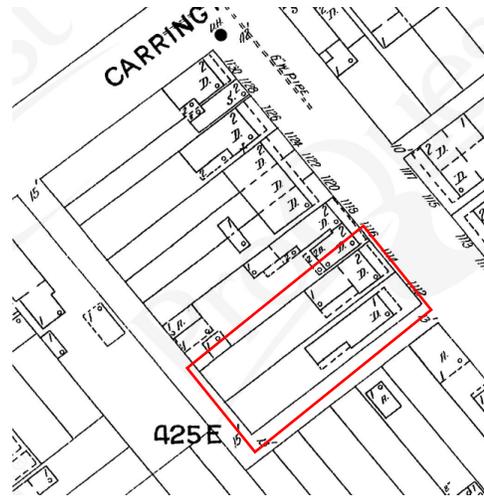


Figure 2. 1925 Sanborn Map, note address change.

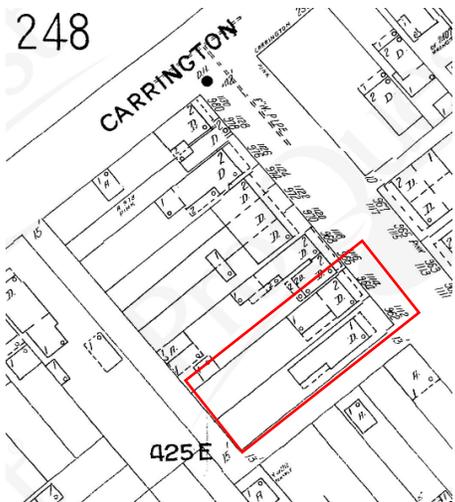


Figure 3. 1950 Sanborn Map, note address change.



Figure 4. 962-964 Pink Street, current conditions.



Figure 5. 962-964 Pink Street, view from the alley.



Figure 6. 966, 970-972, and 976-978 Pink Street, located adjacent to the project location.