



Commission of Architectural Review

2. COA-172316-2025	Final Review	Meeting Date: 9/23/2025
Applicant/Petitioner	Will Gillette	
Project Description	Install asphalt paving in shared alley.	
Project Location		
Address: 961, 965, 967 Pink Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>The applicant requests approval to pave a private, shared alley behind and beside three new construction buildings.</p> <p>The new alley is proposed to be paved with asphalt. The subject private alley will be mostly minimally visible from the public right-of-way.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	The commission approved the new construction to the three buildings in which the subject private alley is located behind/beside between 2021-2022. The buildings were reviewed as separate new construction COA applications.	
Staff Recommendations	<ul style="list-style-type: none"> Staff recommends that the applicant work with the <u>department of public works on the treatment of the public portion of the alley and any future paving of that portion to ensure a consistent paving material.</u> 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Administrative Approval guidelines for Hardscaping.</p>	<p><i>The installation of hardscaping or paving materials in rear yards may be approved administratively if the following criteria are met:</i></p> <ul style="list-style-type: none"> • <i>Hardscape areas are built of common building materials found throughout the City Old and historic district. Brick or granite paver are examples of appropriate materials. The color of the paving materials should also be appropriate for the area.</i> • <i>No more than two paving materials are proposed.</i> • <i>Existing granite curbing is retained.</i> • <i>Hardscaped areas on corner lots are screened.</i> 	<p>The applicant is proposing to pave an existing private alley in black asphalt. The alley is currently gravel.</p> <p>There are varying paving materials in allies throughout the Union Hill City Old and Historic District including Gravel, Cobblestone, and asphalt.</p> <p>In the immediate area, there are mostly gravel and asphalt allies.</p> <p>While alleys in the area have historically been either gravel or cobblestone, given the context of the new construction and the subject alleys minimal visibility, staff finds a more modern material such as asphalt to be appropriate. Furthermore, the use of asphalt is, and has been, quite abundant in the district for roadways and adjacent allies.</p> <p>There is a portion of the alley several feet from Pink Street that is public right-of-way and will not be paved by the applicant; however, as part of the special use permit that was obtained by the applicant to construct 967 Pink Street, the Department of Public Works required a concrete apron to be installed where the public alley meets Pink Street. The public portion of the alley will remain gravel.</p> <p><u>Staff recommends that the applicant work with the department of public works on the treatment of the public portion of the alley and any future paving of that portion to ensure a consistent paving material.</u></p>

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

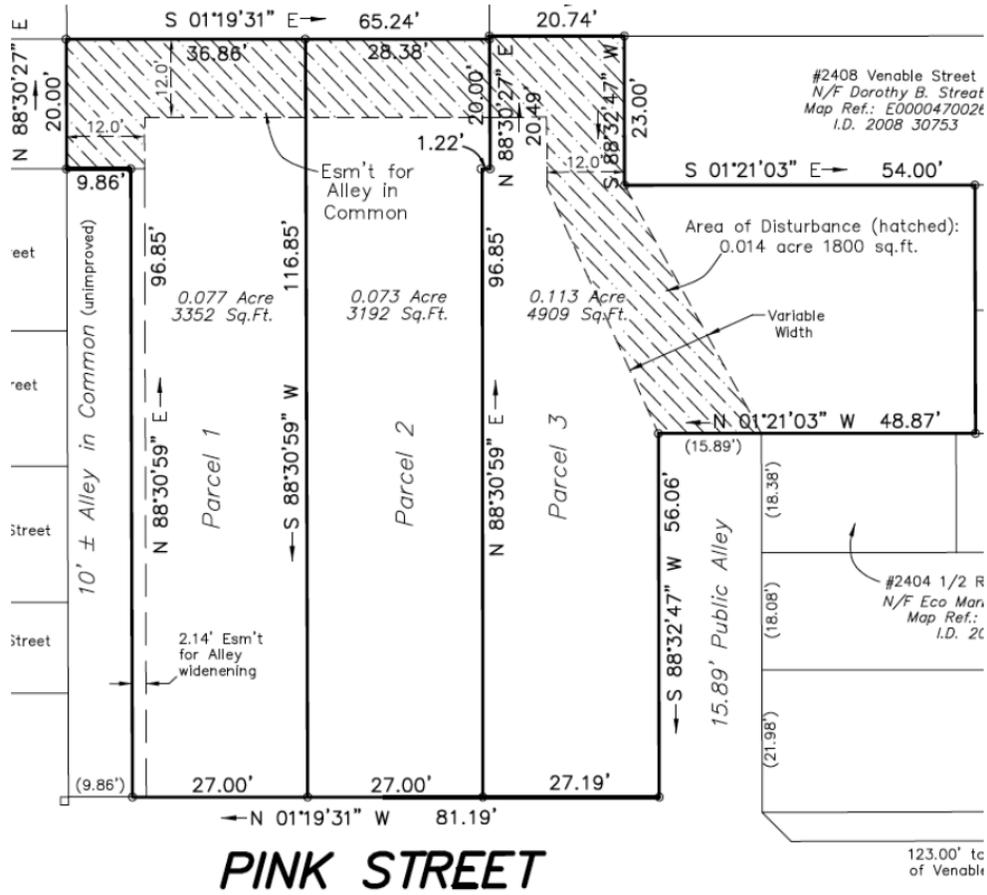


Figure 1



Figure 1



Figure 2



Figure 3