



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 970-972 PINK STREET DATE: 9.29.16

OWNER'S NAME: Sam Tuttle TEL NO.: (757)903-6669
AND ADDRESS: 615 N 25th EMAIL: sam.tuttle@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: DANA MOORE TEL. NO.: 301 3149

AND ADDRESS: 404 BEECHWOOD DR. EMAIL: studio404@verizon.net

CITY, STATE AND ZIPCODE: RICHMOND, VA 23229

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

PLEASE SEE ATTACHED DESCRIPTION.

Signature of Owner or Authorized Agent: X Sam Tuttle

Name of Owner or Authorized Agent (please print legibly): Sam Tuttle

(Space below for staff use only)

RECEIVED
Received by Commission Secretary _____ APPLICATION NO. _____
DATE SEP 30 2016 SCHEDULED FOR _____
12:26

Note: CAR reviews all applications on a case-by-case basis.



Dana Moore | Architect
404 Beechwood Drive
Richmond, Virginia 23229
804 301 3149

DESCRIPTION OF PROPOSED WORK for the Commission of Architectural Review

September 29, 2016

Pink Street Duplex
970 & 972 Pink Street
Richmond, Virginia 23223

General

The proposed work to 970 & 972 Pink Street in the Union Hill Historic District includes new siding, windows and front doors on the existing duplex. It includes the reconstruction of portions of the front porch. The proposed work also includes an addition at the rear of the existing structure. Existing and Proposed Site Plans are included for reference.

Existing Conditions

It appears that very little of the original fabric of the duplex remains intact. Photographs of the existing conditions are included in the submission.

The front facade (East Elevation) is T-111 siding and the original windows have been replaced with windows of inferior quality and/or different size. There appear to be remnants of the original door trim which shows a transom over the door. It does not appear that any of the existing porch is original. The only other item which appears to have been original to the front facade is part of a bracket centered at the roofline.

Behind the vines, the south facade is faced with corrugated metal sheets and has one window that has been boarded over.

The rear facade (West Elevation) has been covered in vinyl siding for the most part. All the windows appear to have been replaced or boarded over, though it seems that one window opening may have original trim intact. The back doors have also been boarded over.

The first floor portion of the north facade has been covered in vinyl siding. The second floor portion was originally connected to the house to the north which no longer exists. This may explain why the second floor has no siding material. There is particleboard sheathing over most of it, but wall studs, insulation & the interior can be seen on a portion of this facade. The second floor wall overhangs the first floor wall by approximately 12". (This can be seen in the photographs from the City Register file.) Because this elevation has been open to the elements, it is not sound and we propose to build a new exterior wall directly on top of the first floor wall.

DESCRIPTION OF PROPOSED WORK, continued 2 of 3
970-972 Pink Street

Original House

In order to have a unified appearance, the proposed work includes new lap siding on the existing house. Investigations at the front facade showed rotted wood siding behind the T-111 siding. Much of it was not intact and the inside of the lath could be seen where the original siding had been. Because the original siding cannot be refinished and reused, the proposed material is smooth, fiber-cement siding with a 6" exposure painted in a color from the paint palette in The Design Guidelines. We also propose to replace the asphalt sheet roofing material on the main house with TPO, gray side exposed. Because this roof is not visible from any right-of-way, we feel that this is an acceptable solution on this very low-pitched roof.

It is proposed that the windows and front doors of both duplex units return to their originally sized openings. The window openings on 970 Pink Street appear to be the original size. See the existing condition photographs. The interior trim at the front door of 970 Pink Street shows the size of the original transom which we propose to remake. The new windows in the original duplex are proposed to be composite 6-over-6 double hung simulated divided lites (SDLs). No documentation of the original windows can be found, but several nearby 2-bay duplexes have 6-over-6 windows on the front facade, one of which seems to have the original windows. See Precedent Photos and Proposed Elevations.

The portion of the remaining original bracket will be used to duplicate five new brackets at the roofline of the front facade. Many of these vertically-oriented brackets exist in Union Hill, but unfortunately no photographs exist from a period which shows exactly how they were used on this particular facade, whether they were part of a larger frieze or how they were spaced. Due to the lack of photographic evidence, the proposed work in this area is simple rather than ornate.

Front Porch

Throughout the years, it seems that every portion of the front porch has been replaced. The existing floor is a concrete slab with a brick edge. The framing and finish materials do not appear to be original either. Refer to the Existing Condition Photographs.

The proposed work to the porch includes simple, new 8" box columns which support a roof that is proposed to be TPO with the gray side exposed. Refer to the Proposed Elevations. The underside of the roof is proposed to be T&G beadboard painted a color from the paint palette. Because no photographs can be found to document the original look of the porch and no original elements remain, the style proposed is a simple one rather than the ornate look that can be found on some of the nearby duplexes. See Precedent Photos from Tulip Street & 23rd Street.

Rear Addition

The proposed addition is at the rear of the existing structure. It steps back from the original structure and is subordinate in size to it. It has been designed with the same roof slope and new roofing material as the original house. The double hung windows have similar proportions to those in the original structure but are proposed to be composite 1-over-1 SDLs to differentiate the addition from the original duplex. The foundation wall is proposed to be parged CMU stained in a different color from original foundation wall. The siding is proposed to be the same material and color as the older structure because we feel that the stepped-back arrangement of the floor plan and the differences in the foundation wall and window lite pattern will be enough to differentiate the new construction from the old. We feel this design is compatible with the Old &

DESCRIPTION OF PROPOSED WORK, continued 3 of 3
970-972 Pink Street

Rear Addition, cont.

Historic Districts Design Review Guidelines and would be a good neighbor. Please refer to the proposed floor plans and proposed elevations included in the submission.

Rear Porch

The rear porch is similar to the front porch in design but smaller, simpler 6" box columns are proposed. It is proposed that the two "columns" in the center of the porch are pilasters which help conceal storage closets on the porch and give some privacy on the porch to each of the duplexes. It is proposed that the porch floor be T&G painted wood and the ceiling be T&G painted beadboard. The roof is proposed to be TPO gray side out. We feel that the rear porch will appear to be more utilitarian than the front porch and is therefore in keeping with the Old & Historic Districts Design Review Guidelines.

Though most of the original fabric of the existing structure has been lost over time, the proposed work on the Pink Street Duplex attempts to return this dilapidated structure into one that will positively contribute to the neighborhood fabric of Union Hill.

Thank you for taking the time to review this project. Please do not hesitate to call with any questions.

Sincerely,

Dana G. Moore, R.A.

970-972 Pink Street
CAR Application
Precedent Photos within 3 blocks of 970-972 Pink Street



900 Block Tulip Street

This 2-bay Duplex seems to have many original features similar to 970-972 Pink Street: vertically oriented brackets, 6-over-6 windows & front doors with transoms.



800 Block 23rd Street

This 2-bay Duplex has 6-over-6 windows, front doors with transoms & a roofline similar to the Pink Street Duplex.

970-972 Pink Street
CAR Application
Precedent Photos continued



2200 block Venable Street
Simple Box Columns
Vertically-oriented Brackets



900 block Pink Street
The Duplex next door to 970-972 Pink St shows rear of house narrower than front,
similarly pitched roof and vertical division between units.

970-972 Pink Street
Existing Condition Photographs



Front Facade – East Elevation

Pink Street Existing Conditions, cont.



Existing North Elevation



Existing condition @ Front Porch

Pink Street Existing Conditions, cont.



Existing South Elevation



Above: Existing condition @ porch slab



Right: Existing condition @ foundation wall

Pink Street Existing Conditions, cont.



Rear Elevation (West)



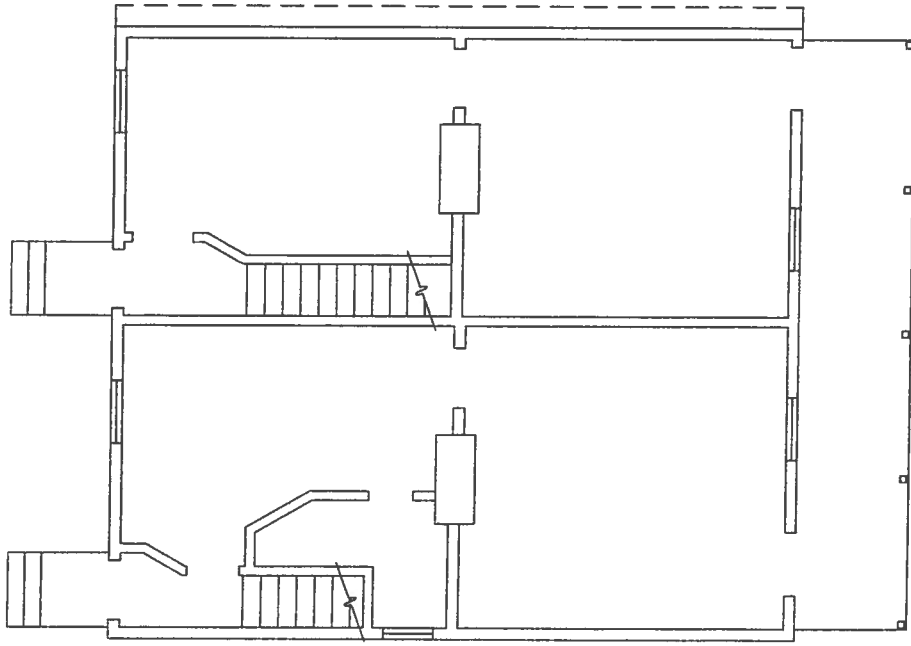
Above: Existing Bracket on the Front Facade



Right: Original Wood Siding Condition

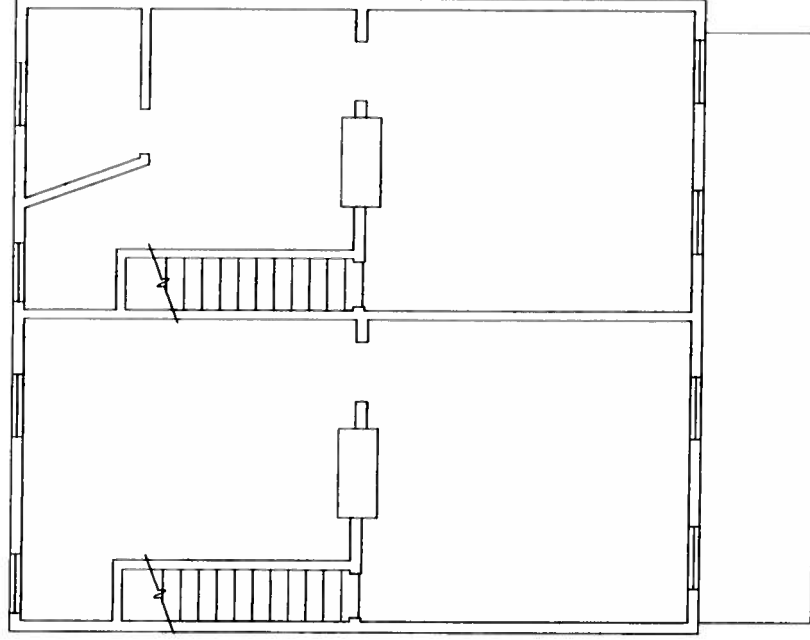
City of Richmond Register Photographs
970-972 Pink Street





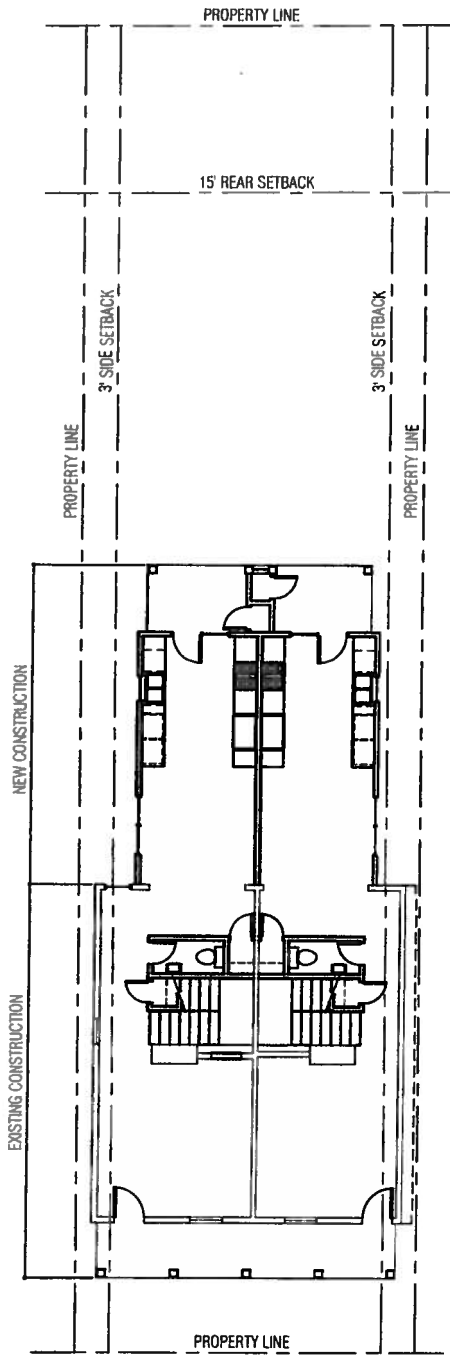
EXISTING 1st FLOOR PLAN

SCALE: 1/8" = 1'-0"

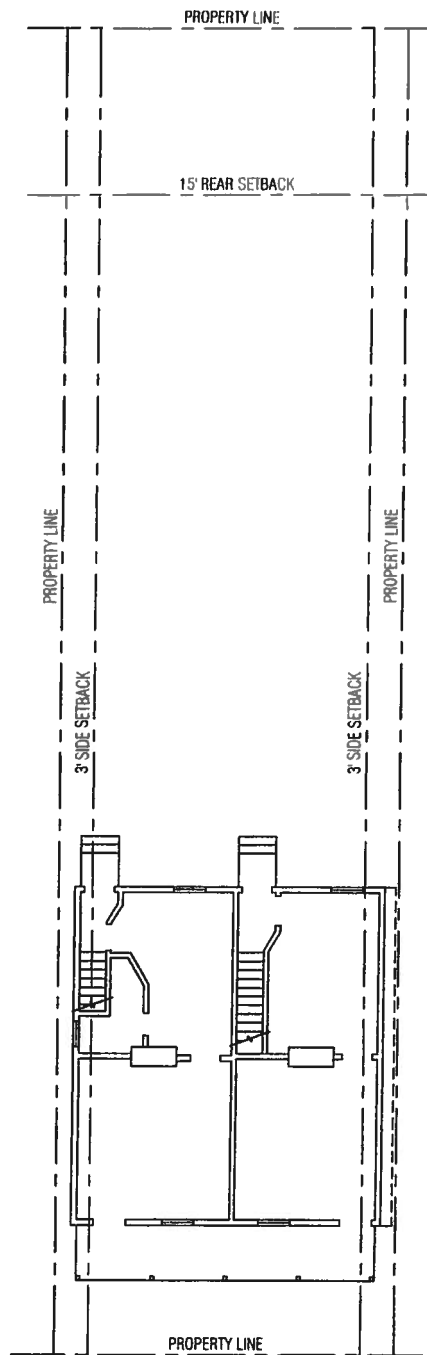


EXISTING 2nd FLOOR PLAN

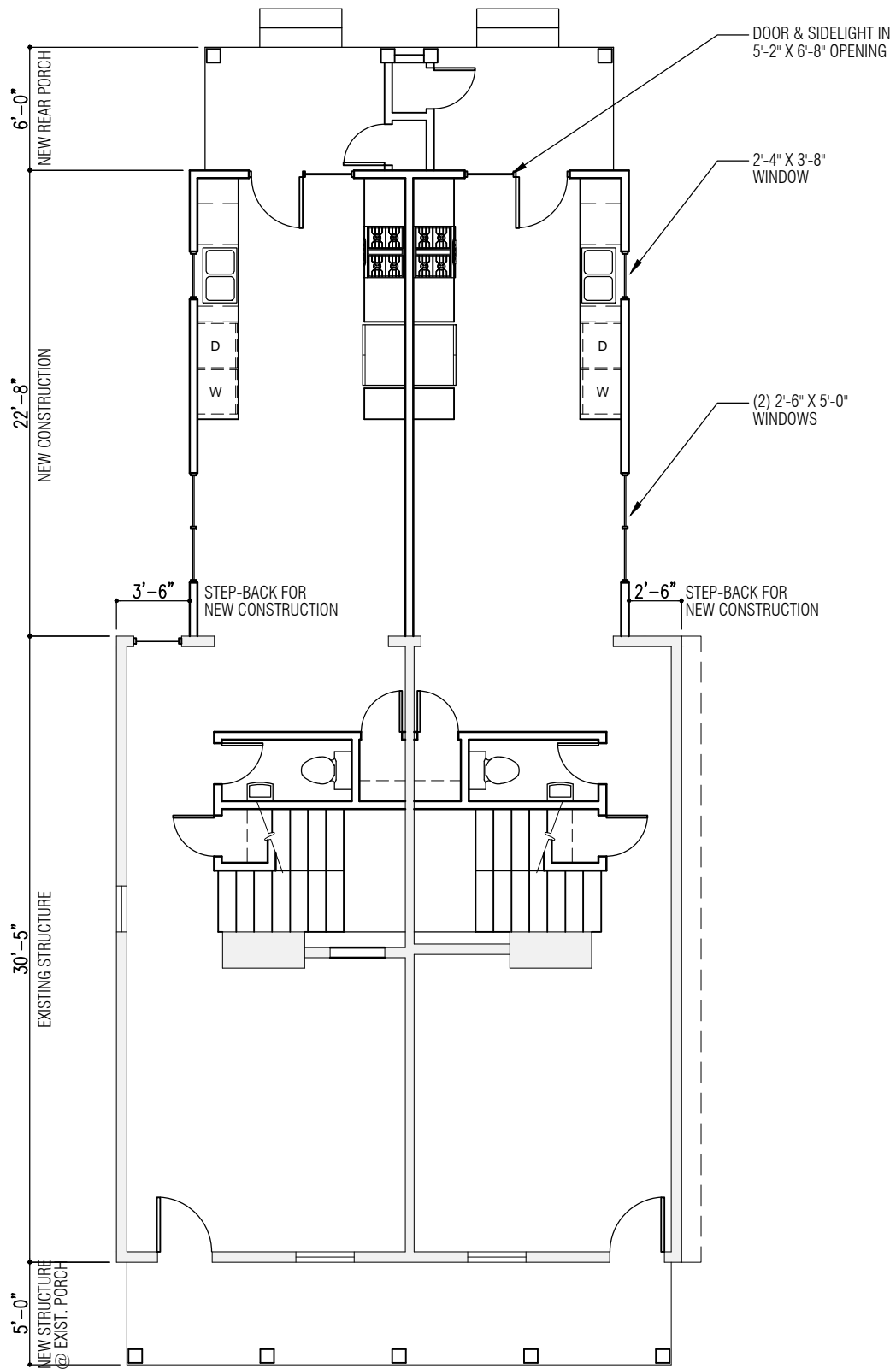
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"

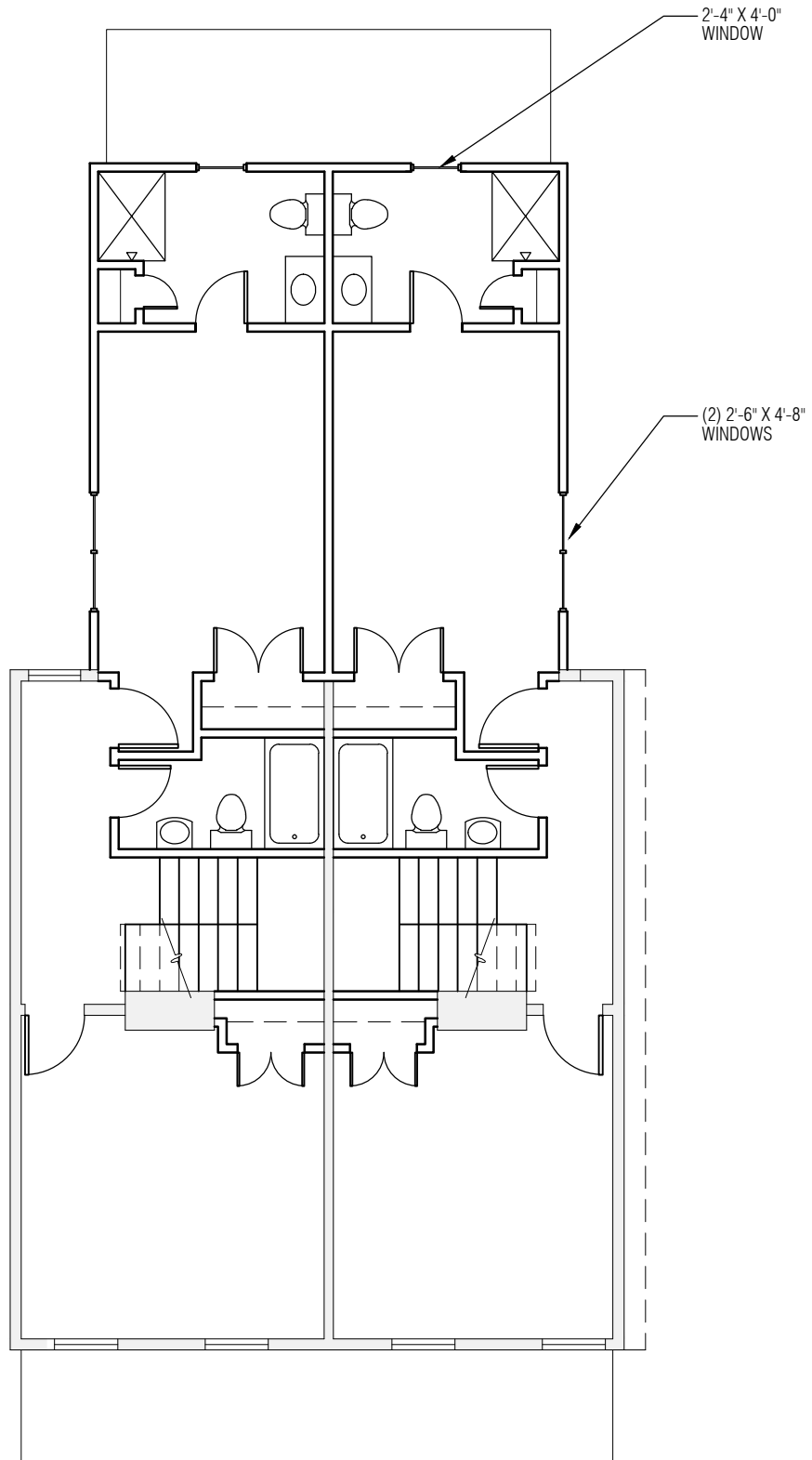


EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"



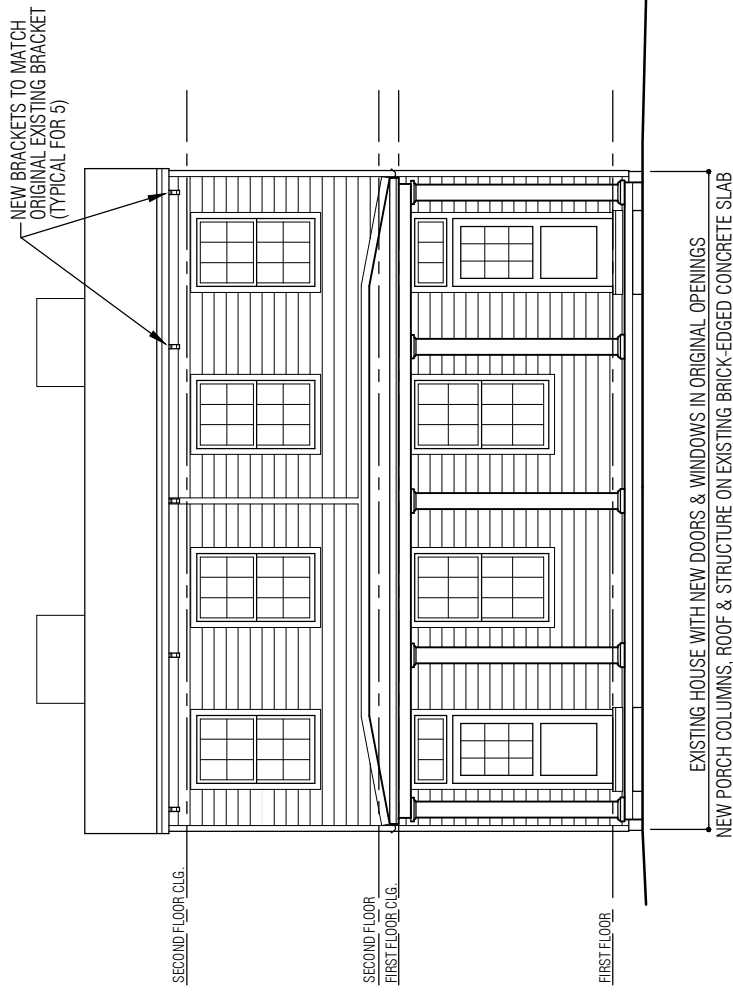
PROPOSED 1st FLOOR PLAN

SCALE: 1/8" = 1'-0"



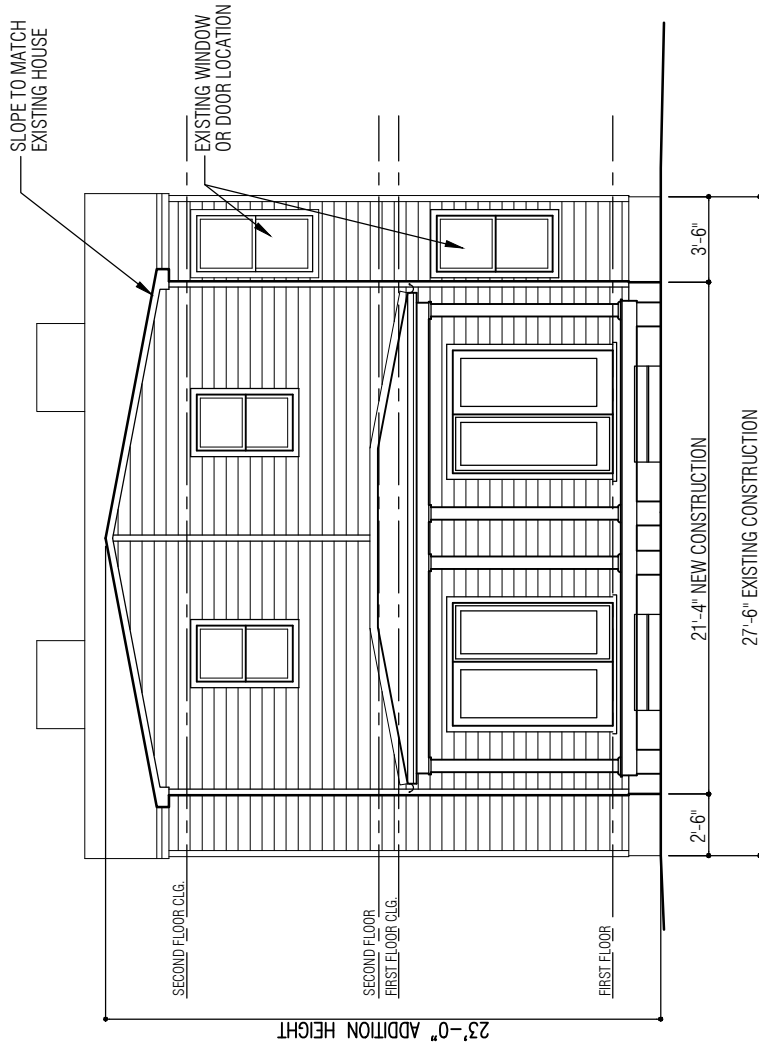
PROPOSED 2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"



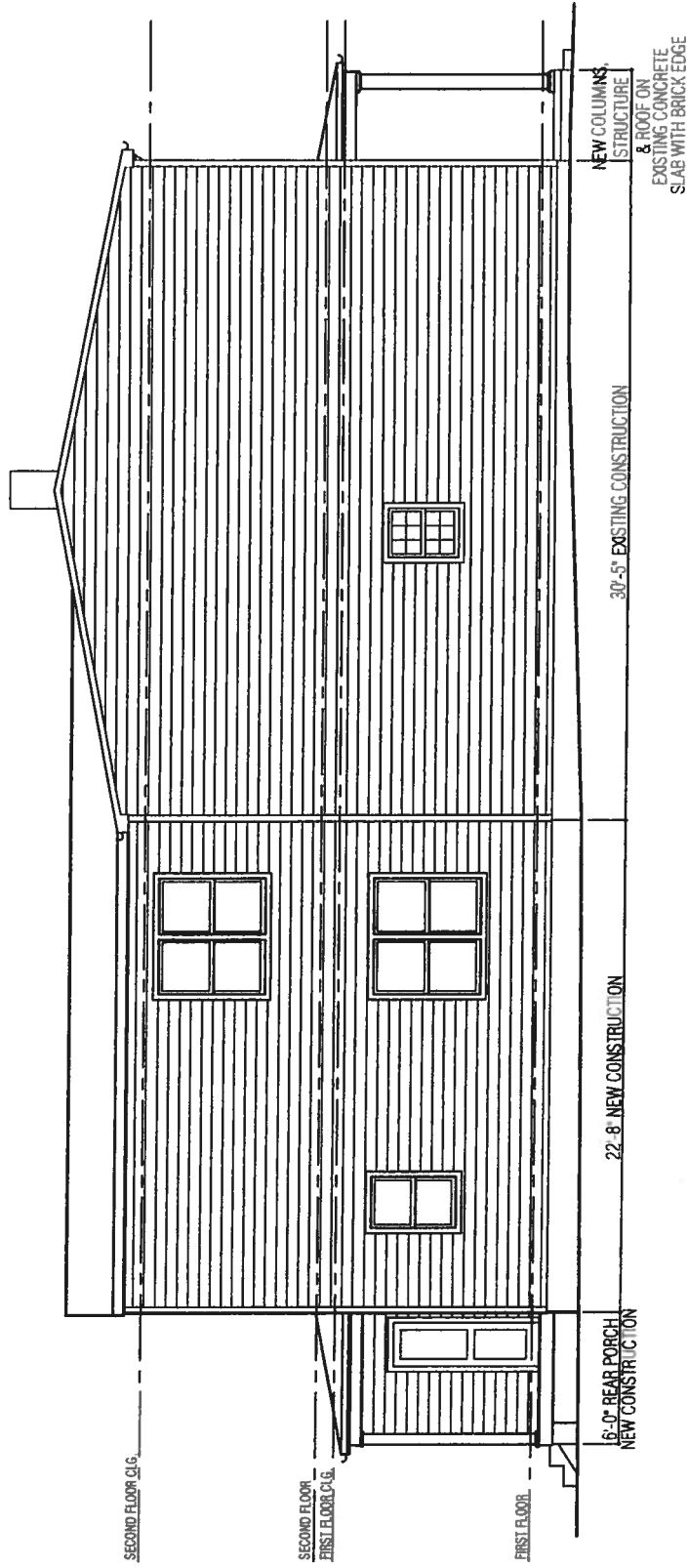
EAST (FRONT) ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



WEST (REAR) ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"



SOUTH (SIDE) ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"