

17. COA-050218-2019

PUBLIC HEARING DATE

March 26, 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, semi-attached residences.

PROJECT DETAILS

- The applicant proposes to construct two, semi-attached residential buildings on a vacant lot.
- The proposed buildings will be two stories in height, two 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 PVC trim pieces and wood and composite blend windows.
- The porches will have standing seam metal roofs, 6x6 PVC 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.



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CONCEPTUAL REVIEW

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” on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

The Commission has not reviewed this project.

SURROUNDING CONTEXT

The surrounding area is a mostly residential in character with a mix of historic buildings and new construction. On the same block there are two pairs of two-story, semi-attached historic houses and one recently constructed house designed in the same style. Across Pink Street are two vacant lots that face Pink Street and the side yards of vacant lots facing Carrington Street. An alleyway runs along the side and rear of the property.

STAFF COMMENTS

- Staff recommends a full-width front porch that spans the width of the building, which is more consistent with other examples of semi-attached houses in the district.
- Staff recommends that applicant reconsider the fenestration pattern of the façade to be a three-bay

configuration which is more in keeping with the properties in the surrounding historic district.

- Staff recommends the applicant consider a more consistent fenestration on the south elevation, which will be highly visible due to the adjacent alley, and on the visible bays of the north elevation.
- Staff further recommends the applicant utilize a standard size window on the visible south elevation.
- Staff recommends the fence be constructed of wood.
- Staff recommends wood or paintable composite materials be used, not the vinyl proposed for some architectural details (risers, railings, etc.).
- The following should be submitted for final review:
 - Fully dimensioned context site plan and elevations
 - A door and window schedule with material specifications.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<p><i>2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.</i></p>	<p>According to the proposed site plan provided by the applicant, the face and porch depth of the proposed building will be aligned with the other buildings that face Pink Street. Staff requests a fully dimensioned context site plan be submitted for final review.</p>
	<p><i>3. New buildings should face the most prominent street bordering the site.</i></p>	<p>The proposed buildings face Pink Street, the prominent street bordering the site.</p>
Form, pg. 46 #s1-3	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	<p>The proposed buildings are rectangular in form. Staff finds that this is in keeping with other residential properties in the historic district.</p>
	<p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>The proposed buildings are two stories in height with a one-story porch. Staff finds that this is in keeping with the other human-scale elements found on residential properties in the historic district.</p>
	<p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The applicant proposes a cornice line that spans the width of the building, two divided porches, and front steps. <u>Staff recommends a full-width porch that spans the width of the building, which is more consistent with other examples of semi-attached houses in the district.</u></p>
Height, Width, Proportion, & Massing, pg. 47, #s1-3	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p>	<p>According to the elevations, the proposed buildings will be 24 feet and six inches in height. The adjacent building is approximately 27 feet in height. Staff requests a fully dimensioned elevation be submitted for final review.</p>
	<p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p>	<p>The proposed buildings will have vertically aligned openings on the façade, similar to the neighboring residential buildings. The side elevation windows on the front bays are not aligned. <u>Staff recommends the applicant consider a more consistent fenestration on the south elevation, which will be highly visible due to the adjacent alley, and on the visible bays of the north elevation.</u></p>

		<p>The façades of the proposed buildings will have a two-bay configuration with a ground-floor door and a windows above and a group of three connected windows on the first and second story of the outer bays. Staff finds the majority of the free-standing and attached residential buildings utilize a three-bay configuration of single windows. <u>Staff recommends that applicant reconsider the fenestration pattern of the façade to be a three-bay configuration which is more in keeping with the properties in the surrounding historic district.</u></p>
	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The streetscape provided by the applicant indicates that this building will be compatible with the height of the surrounding residential buildings.</p>
<p>New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48</p>	<p>1. <i>Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.</i> 2. <i>The material used in the primary elevation should be continued along the second, corner elevation.</i> 4. <i>Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.</i></p>	<p>The secondary elevation massing is similar to other corner residential properties in the Union Hill Historic District.</p> <p>The applicant proposes to use the same materials on the front as the side elevations.</p> <p>As mentioned above, the windows on the south (alley-facing) elevation are not vertically aligned. Additionally, there are two smaller windows mixed in with standard sized windows. <u>Staff further recommends the applicant utilize a standard size window on the visible south elevation.</u></p>
<p>Materials and Colors, pg. 47, #s2-4</p>	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i> 3. <i>Paint colors used should be similar to the historically appropriate colors already found in the district.</i> 4. <i>Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.</i></p>	<p>The proposed plans call for smooth cement lap siding in evening blue and white PVC trim materials. Staff finds the smooth lap siding to be visually compatible with the adjacent frame buildings and that the evening blue is in keeping with the color palette for Italianate style houses in the district.</p> <p>The plans call for either wood or synthetic materials. <u>Staff recommends wood or paintable composite materials be used, not the vinyl proposed for some architectural details (risers, railings, etc.).</u></p>
<p>New Construction, Doors and Windows, pg. 49 #3</p>	<p>3. <i>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.</i></p>	<p>The majority of the windows on the highly visible side elevations in the district have vertically and horizontally aligned windows of the same size. <u>Staff recommends the applicant horizontally and vertically align the windows to be in keeping with the patterns established in</u></p>

Porches and Porch Details, pg. 49 #5	<i>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.</i>	<u>the surrounding area.</u> The applicant proposes a standing seam or flat seam metal roof for the porch. Staff requests the applicant provide details about the dimensions of the porch roof seaming for final review.
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant has provided a site plan indicating the HVAC equipment will be located in the rear of the house behind a fence. Staff finds this location is in keeping with the <i>Guidelines</i> .
Fences and Walls, pg. 51	<ol style="list-style-type: none"> 1. <i>Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i> 2. <i>Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i> 3. <i>Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i> 	The applicant proposes to install a four-foot, white, PVC, dog-eared fence at the side and rear of the property. Staff finds the design and location of the fence to be in keeping with the <i>Guidelines</i> . However, PVC is not an appropriate material for fences and <u>staff recommends the fence be constructed of wood.</u>

FIGURES

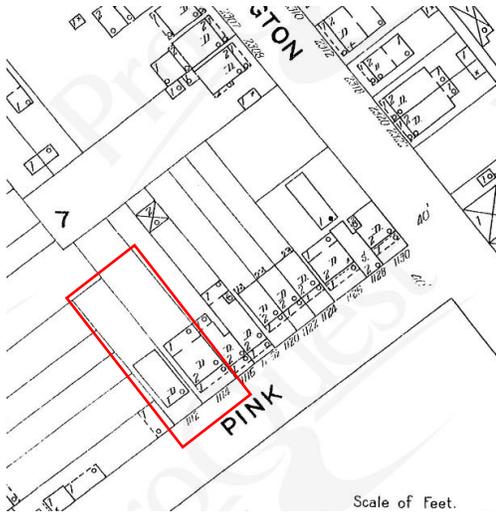


Figure 1. 1905 Sanborn Map, note address change.

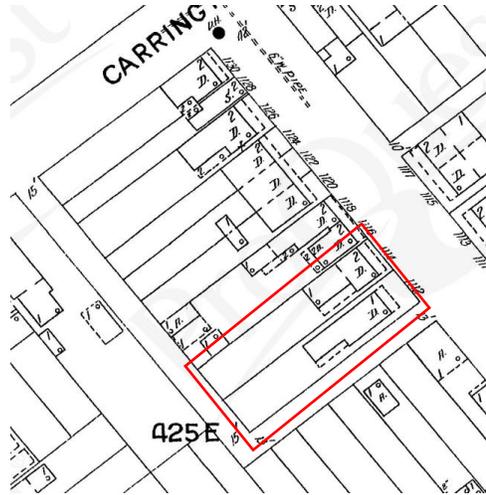


Figure 2. 1925 Sanborn Map, note address change.

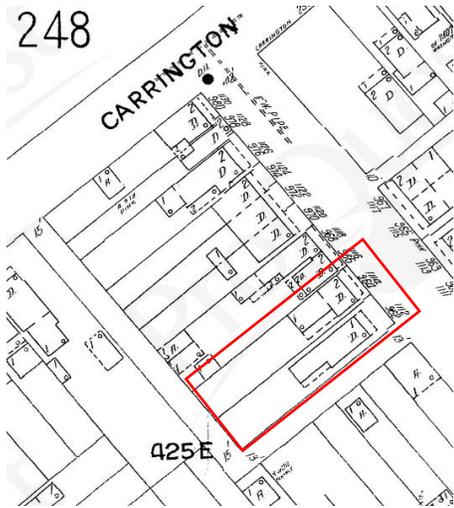


Figure 3. 1950 Sanborn Map, note address change.



Figure 4. 962 Pink Street, assessor photograph.



Figure 5. 964 Pink Street, assessors photograph.



Figure 6. 962-964 Pink Street, current conditions.



Figure 7. 962-964 Pink Street, view from the alley.



Figure 8. 966, 970-972, and 976-978 Pink Street, located adjacent to the project location.