



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 967 Pink Street  
Historic district Union Hill

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

### APPLICANT INFORMATION Check if Billing Contact

Name Amanda Seibert Phone (804)698-9142  
Company Nest Builders, LLC Email amanda.b.seibert@gmail.com  
Mailing Address 2317 Carrington Street Applicant Type:  Owner  Agent  
Richmond, VA 23223  Lessee  Architect  Contractor  
 Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above) Check if Billing Contact

Name \_\_\_\_\_ Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_  
\_\_\_\_\_ Email \_\_\_\_\_

### PROJECT INFORMATION

Project Type:  Alteration  Demolition  New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Construction of a new, single-family detached dwelling on the currently vacant property. See attached narrative for additional details.

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payment of the application fee. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner \_\_\_\_\_

Date 2/25/2022



February 25, 2022

City of Richmond Department of Planning and Development Review  
Commission of Architectural Review  
City Hall, 900 East Broad Street  
Richmond, VA 23219

**RE: Commission of Architectural Review: 967 Pink Street**

*Revised: February 25, 2022*

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of a new single-family detached dwelling on the property known as 967 Pink Street (the "Property").

The Property is located on the east side of Pink Street between Carrington and Venable Streets and lies in Richmond's Union Hill City Old and Historic District. Existing structures in the district are noted as being known for a variety of architectural styles and materials as well as a range of land uses. While dwellings in the Union Hill Old and Historic District offer excellent examples of 19<sup>th</sup> and early 20<sup>th</sup> century architecture, many properties in the immediate vicinity along Carrington and Pink Streets are developed with relatively recent construction or are currently vacant.

The Property owner is proposing to construct a two-story, single-family detached dwelling on the Property. The dwelling would contain 4 bedrooms and 3 ½ bathrooms in 2,522 square feet of finished floor area. The dwelling has been designed with a floorplan which offers

a modern and open living area on the first floor with a separate dining room and study. Four bedrooms will be located on the second floor including a primary bedroom with walk-in closet, en suite bathroom, and street facing, second-story balcony.

The proposed dwelling was conceptually reviewed by the Staff and the Commission of Architectural Review in November of 2021. After previous discussion with both Staff and the Commission, the owner has made several changes to the design. The dwelling now features two open sides on the second-floor balcony to allow more light into the balcony and dwelling and to create a more engaging feature on the northern elevation which faces the triangular intersection of Pink and Carrington Streets. The design also now features horizontal siding towards the rear of both the right and left elevations of the dwelling to replace the previously proposed board and batten siding throughout each elevation. Finally, the board and batten siding on the rear elevation has been replaced with more traditional horizontal siding to match the elevations and provide compatibility with nearby dwellings.

Along with 967 Pink Street, the property owner has also submitted application for a Certificate of Appropriateness (the "COA") for the adjacent property to the south to be known as 965 Pink Street. These two applications, along with the recently approved COA's for the currently vacant parcels at 2307 and 2309-2311 Carrington Street, create a new block character which is modern but also respectful to the historic Union Hill neighborhood. The dwelling at 967 Pink Street features a modern design but also shares features such as the gabled roof which allow for it to blend seamlessly with the more traditional designs that have been approved along Carrington Street and that are currently being considered by the Commission at 965 Pink Street.

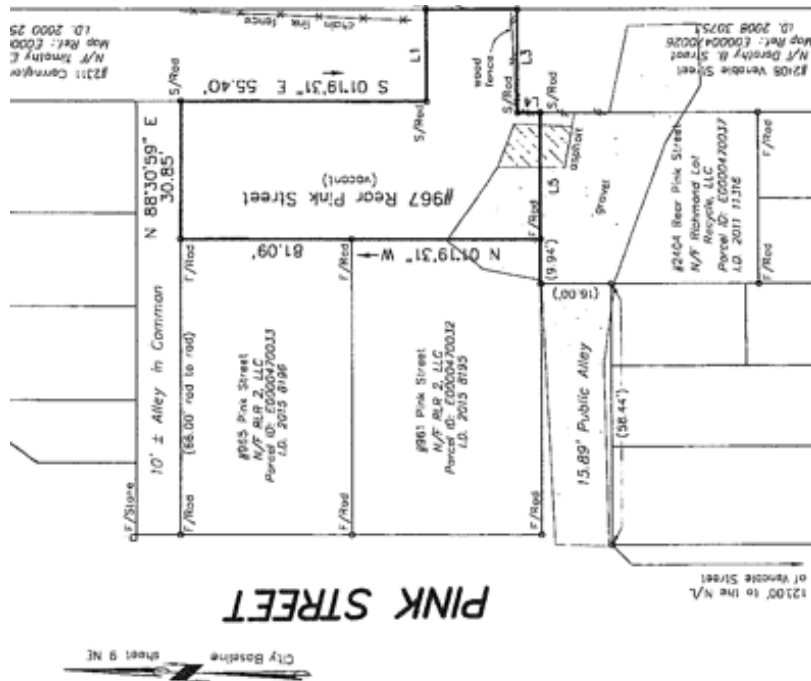


Figure 1: Existing parcel layout along Pink Street

**Siting:**

The Property is one of four contiguous parcels including 961 Pink Street, 965 Pink Street, 967 Rear Pink Street, and 2404 Rear Venable Street. These lots are currently configured in a way that is inconsistent with the surrounding development pattern, with 961 and 965 Pink Street being abnormally wide and with 967 Rear Pink Street and 2404 Rear Venable Street having no frontage on an improved public street.

The applicant proposes to reconfigure these lots, by-right and according to normal zoning standards, as three lots with frontage on Pink Street and with a configuration more in keeping with the surrounding development pattern. The siting of the dwelling that is subject to this request reflects the planned reconfiguration as it would be located on the northernmost of the three proposed lots. In this new configuration, the address for the parcel in question would be 967 Pink Street. The proposed reconfiguration along with the proposed dwelling is depicted below in Figure 2.





**Scale:**

The proposed construction of the new dwelling is consistent with the scale and character of the proposed site layout and existing neighborhood and will appear appropriate from street level. The staggered concrete walkway and covered front entry add human-scale elements to the design and address the street creating a more attractive and pedestrian oriented street front.



*Figure 4: Existing dwellings along the west frontage of Pink Street between Carrington and Venable Streets.*

**Height, Width, Proportion, & Massing**

A contextual exhibit is included with this request. At two stories, the proposed dwelling is comparable in height with the other structures on the block. Existing structures along Pink and Carrington Streets are primarily two stories but range up to four stories. Single-family dwellings range in height from one to three stories with two-story detached dwellings being found in the immediate vicinity at 2203, 2209, and 2317 Carrington Street.

**Exterior Cladding/Doors and Windows/Materials**

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. Cementitious siding was chosen for its durability and desirable aesthetics. A standing seam metal front roof provides low maintenance, weather resistance, and compatibility with other dwellings including the block including the dwelling at 962-964 Pink

Street which was approved by the CAR in 2019. These items were selected to be consistent with CAR requirements and other dwellings within the Union Hill Old and Historic District. A finish schedule including doors and windows is provided for the proposed dwellings.



*Figure 5: Newly renovated dwelling along R Street showing white, vertical siding and black windows*

The proposed design, including the changes proposed by Staff and the Commission, would be compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the contributing structures on the block. As noted by the CAR's *Handbook and Design Review Guidelines*, the Union Hill City Old and Historic District is characterized by a wide variety of architectural styles. The proposed dwelling provides modern architectural style offering new and desirable housing opportunities within the area while remaining consistent with the fabric of the historic district. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family detached dwelling addresses the unique considerations of the lot size, shape, and underlying zoning while also acknowledging the historical characteristics of the Union Hill Neighborhood.



We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com) or (804)874-6275.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker

Baker Development Resources, LLC

Parcel A :  
 Address: #965 Pink Street  
 N/F Nest Builders, LLC  
 Map Ref.: E0000470033  
 I.D. 2020 26357  
 Area: 2554 Sq.Ft.

Parcel B:  
 Address: #961 Pink Street  
 N/F Nest Builders, LLC  
 Map Ref.: E0000470032  
 I.D. 2020 26357  
 Area: 2804 Sq.Ft.

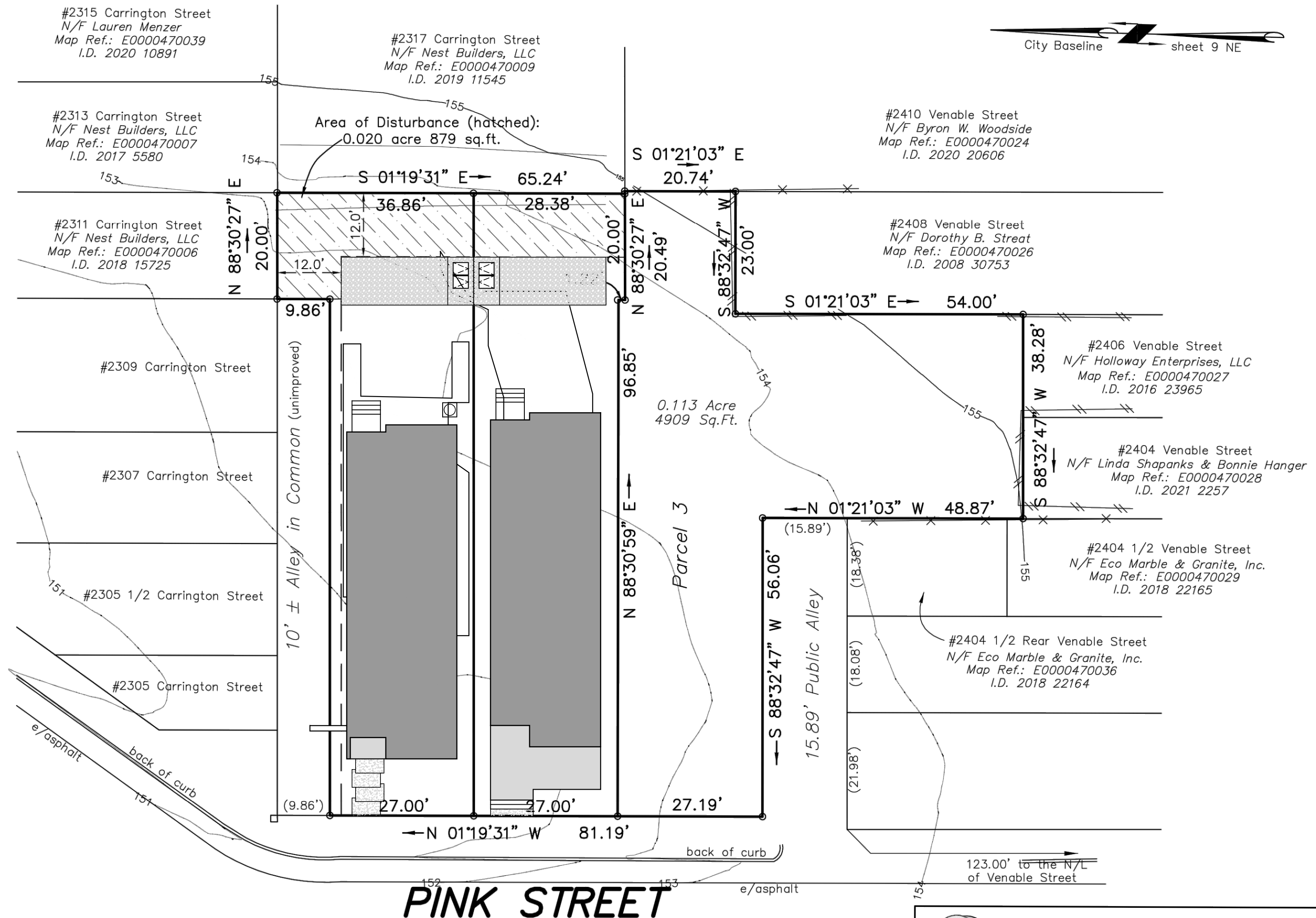
Parcel C:  
 Address: #967 Rear Pink Street  
 N/F Nest Builders, LLC  
 Map Ref.: E0000470038  
 I.D. 2018 20184  
 Area: 2914 Sq.Ft.

Parcel D:  
 Address: #2404 Rear Venable Street  
 N/F Nest Builders, LLC  
 Map Ref.: E0000470037  
 I.D. 2020 26348  
 Area: 1875 Sq.Ft.

Proposed Parcel 1:  
 Area: 0.077 Ac.; 3352 Sq.Ft.

Proposed Parcel 2:  
 Area: 0.073 Ac.; 3192 Sq.Ft.

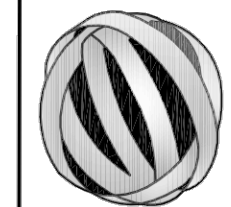
Proposed Parcel 3:  
 Area: 0.113 Ac.; 4909 Sq.Ft.



Topographic Survey for  
**The Properties Known as #965 Pink Street,  
 #961 Pink Street, #967 Pink Street,  
 #2311 Carrington Street & #2404 Rear  
 Venable Street in the City of Richmond, VA**

# PINK STREET

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129\_0041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



**DAVISON LAND SURVEYING  
 AND MAPPING**  
 8306 Longlands Pl.  
 Chesterfield, Virginia 23832  
 (804)314-7441 davisondavisonlandsurveying@gmail.com

DATE: 06/29/21    SCALE: 1"=20'    JN: 21-023 TOPO

## 01 ARCHITECTURAL SITE PLAN

1/16" = 1'  
 PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS

**PROJECT CONTACTS:**  
 DEVELOPER:  
 NEST BUILDERS  
 AMANDA SEIBERT  
 804-698-9142  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
 IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD  
**967 PINK ST. HOUSE**  
 965 PINK STREET  
 RICHMOND, VIRGINIA 23223



SET/REVISION:  
 C.A.R.  
 CONCEPTUAL REVIEW  
 DATE/MARK:  
 02.21.2022

ARCHITECTURAL  
 SITE PLAN  
**CI.I**



**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
AMANDA SEIBERT  
804-698-9142

ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

# 967 PINK ST. HOUSE

967 PINK STREET  
RICHMOND, VIRGINIA 23223

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

## 967 PINK ST. HOUSE

967 PINK STREET  
RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	REAR & SIDE EXTERIOR ELEVATIONS



SET/REVISION:  
C.A.R. COMMENT  
RESPONSE RE-SUBMITTAL

DATE/MARK:  
02.23.2022

COVER SHEET  
**CS**

Parcel A :  
 Address: #965 Pink Street  
 N/F Nest Builders, LLC  
 Map Ref.: E0000470033  
 I.D. 2020 26357  
 Area: 2554 Sq.Ft.

Parcel B:  
 Address: #961 Pink Street  
 N/F Nest Builders, LLC  
 Map Ref.: E0000470032  
 I.D. 2020 26357  
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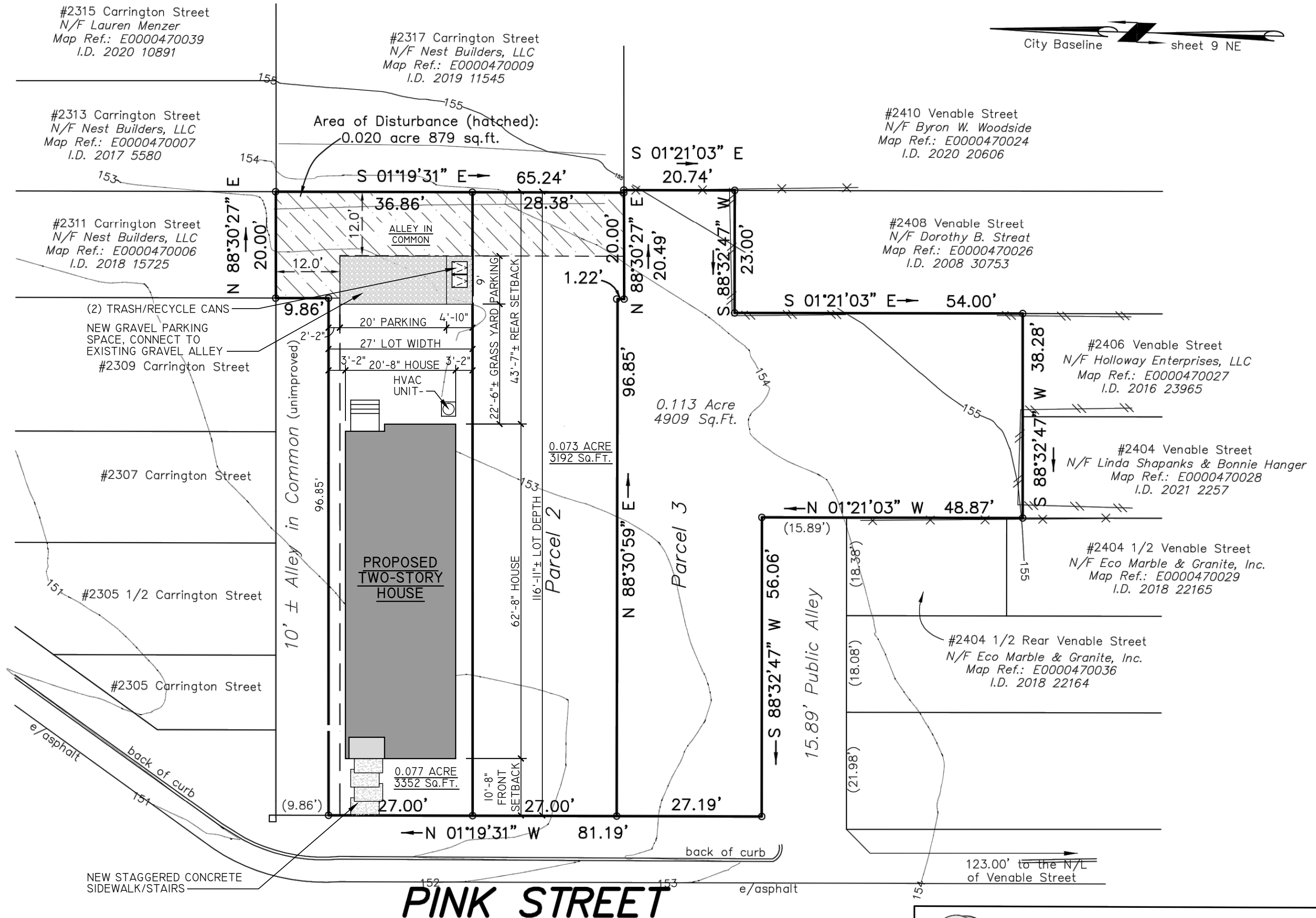
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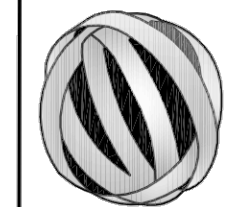
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DATE: 06/29/21    SCALE: 1"=20'    JN: 21-023 TOPO

**ARCHITECTURAL SITE PLAN**  
 1/16" = 1'  
 PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS

PLANNING/ZONING INFORMATION (PROPOSED):	
LOT ZONED R-63	
HOUSE AREA:	
FIRST FLOOR AREA:	1,256 S.F.
SECOND FLOOR AREA:	1,256 S.F.
TOTAL FLOOR AREA:	2,522 S.F.
COVERED FRONT PORCH:	27 S.F.
SETBACKS/YARDS:	
PROPOSED FRONT YARD (AVE.):	10'-8"
LEFT SIDE YARD:	3'-2"
RIGHT SIDE YARD:	3'-2"
REAR YARD:	43'-7"
HEIGHT:	2 STORIES / 27'-9"
LOT SIZE & COVERAGE:	
LOT WIDTH:	27'
LOT AREA:	3,352 S.F.
LOT COVERAGE:	1,256 S.F.
COVERAGE PERCENTAGE:	37.47%

**PROJECT CONTACTS:**  
 DEVELOPER:  
 NEST BUILDERS  
 AMANDA SEIBERT  
 804-698-9142  
 ARCHITECT:  
 CHRISTOPHER WOLF  
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NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE  
 IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

# 967 PINK ST. HOUSE

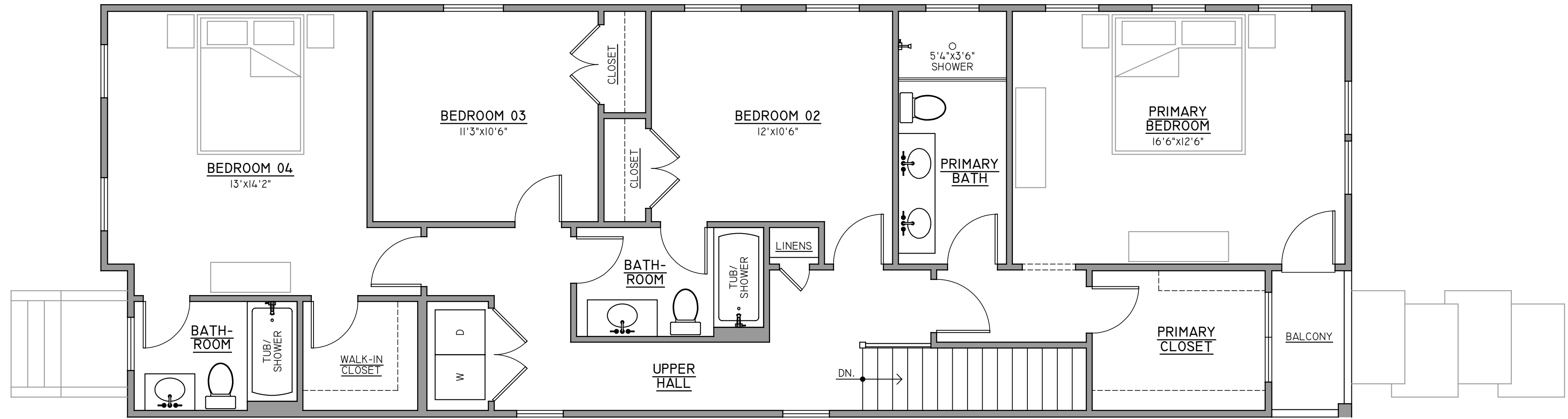
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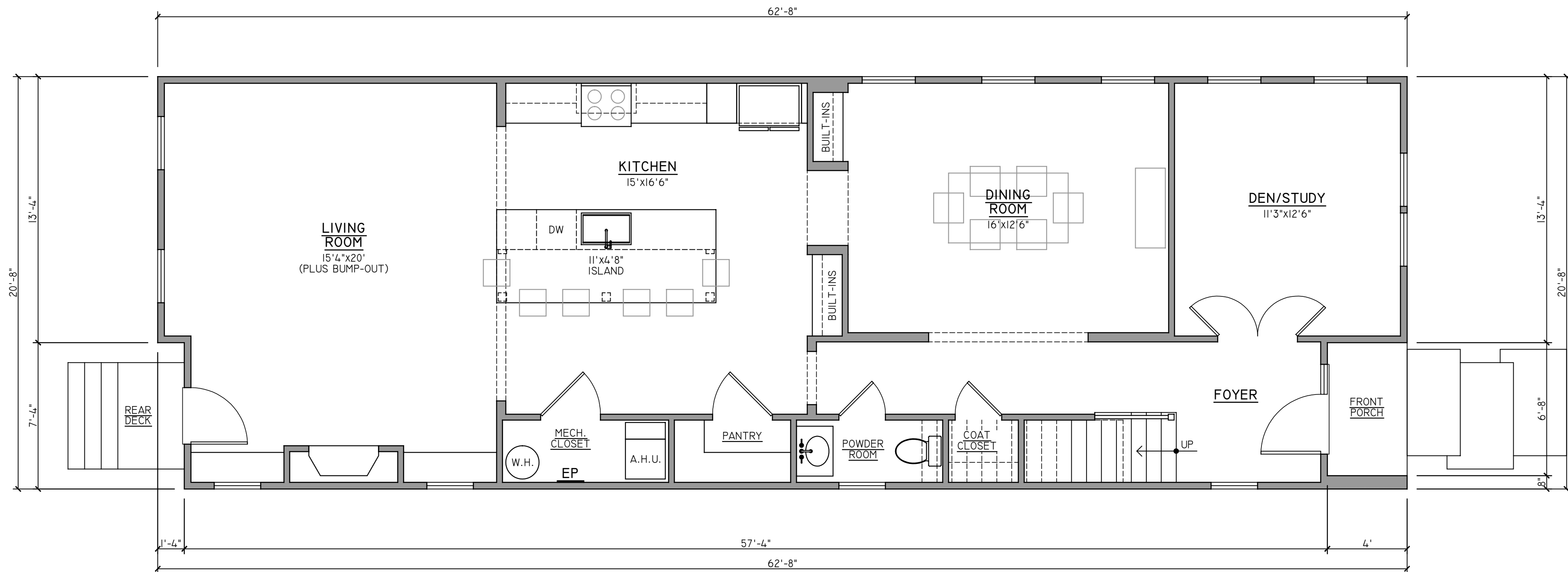
SET/REVISION:  
 C.A.R. COMMENT  
 RESPONSE RE-SUBMITTAL  
 DATE/MARK:  
 02.23.2022

ARCHITECTURAL  
 SITE PLAN  

# CI.I



02 | 2ND FLOOR PLAN  
1/4" = 1'



01 | 1ST FLOOR PLAN  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
AMANDA SEIBERT  
804-698-9142

ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

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IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

# 967 PINK ST. HOUSE

967 PINK STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
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FIRST & SECOND  
FLOOR PLANS

**AI.I**

**PROJECT CONTACTS:**

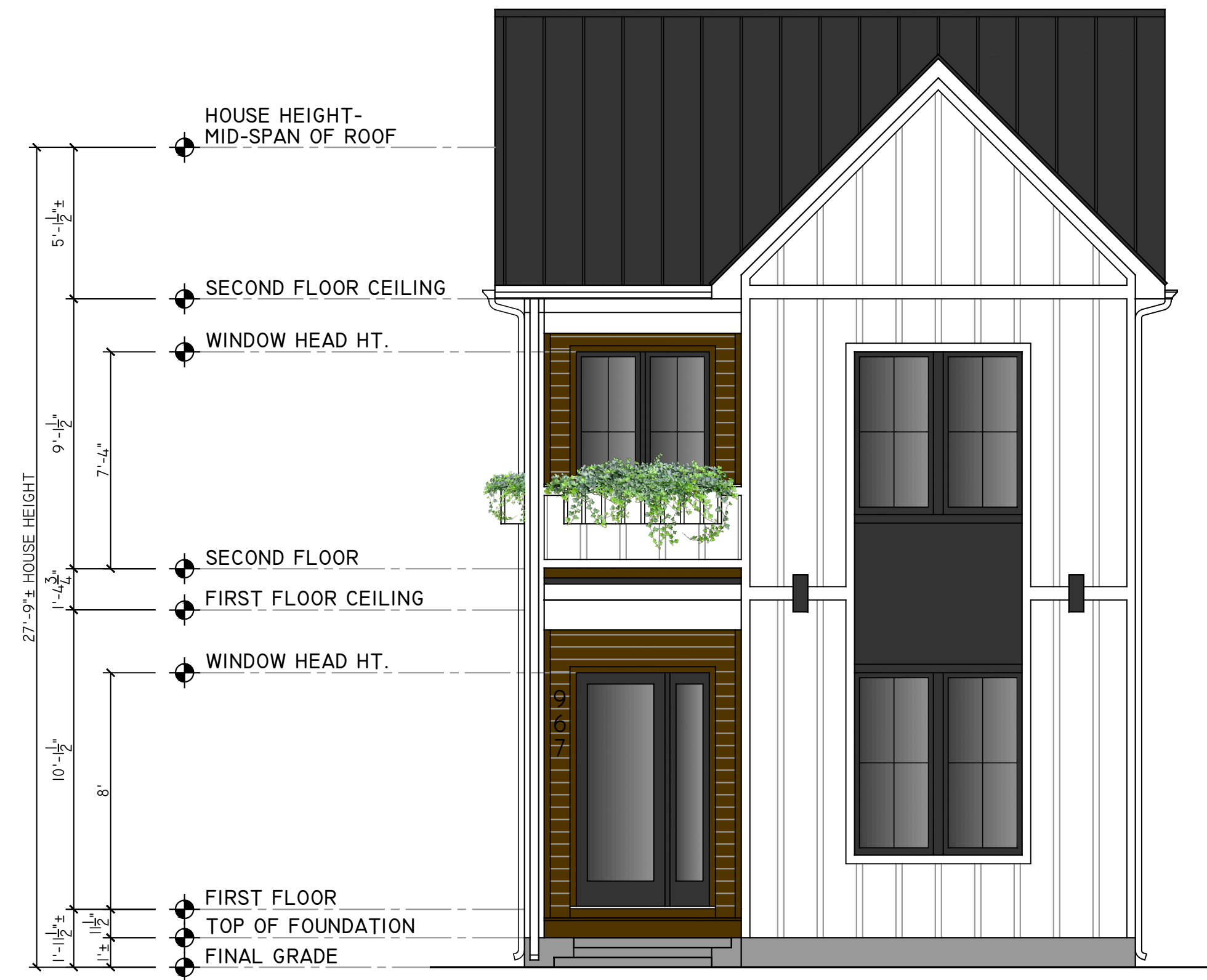
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967 PINK STREET  
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01 FRONT ELEVATION  
1/4" = 1'

**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	LIGHT GRAY
02	CONCRETE FRONT PORCH STAIRS	SELECTION T.B.D.
03	HARDIE BOARD & BATTEN SIDING (16" SPACING)	PAINTED ARCTIC WHITE
04	HARDIE SMOOTH SIDING BETWEEN WINDOWS (FRONT/REAR)	PAINTED GRAY/BLACK
05	HARDIE HORIZONTAL LAP SIDING (7" EXPOSURE)	PAINTED ARCTIC WHITE
06	WOOD SIDING AT FRONT PORCH (5" EXPOSURE)	PAINTED ARCTIC WHITE
07	COMPOSITE/HARDIE TRIM & SOFFITS	PAINTED ARCTIC WHITE
08	WOOD FULL GLASS DOORS	BLACK
09	WINDOWS - CASEMENT & FIXED	PREFINISHED BLACK
10	FRONT ROOFS - 16"-SPACED STANDING SEAM METAL	PREFINISHED   COLOR T.B.D.
11	REAR ROOF - ARCHITECTURAL SHINGLES	FACTORY GRAY/BLACK
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
13	WALL-MOUNTED LIGHTS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.  
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.  
3. GRADES SHOWN APPROXIMATE. V.I.F.

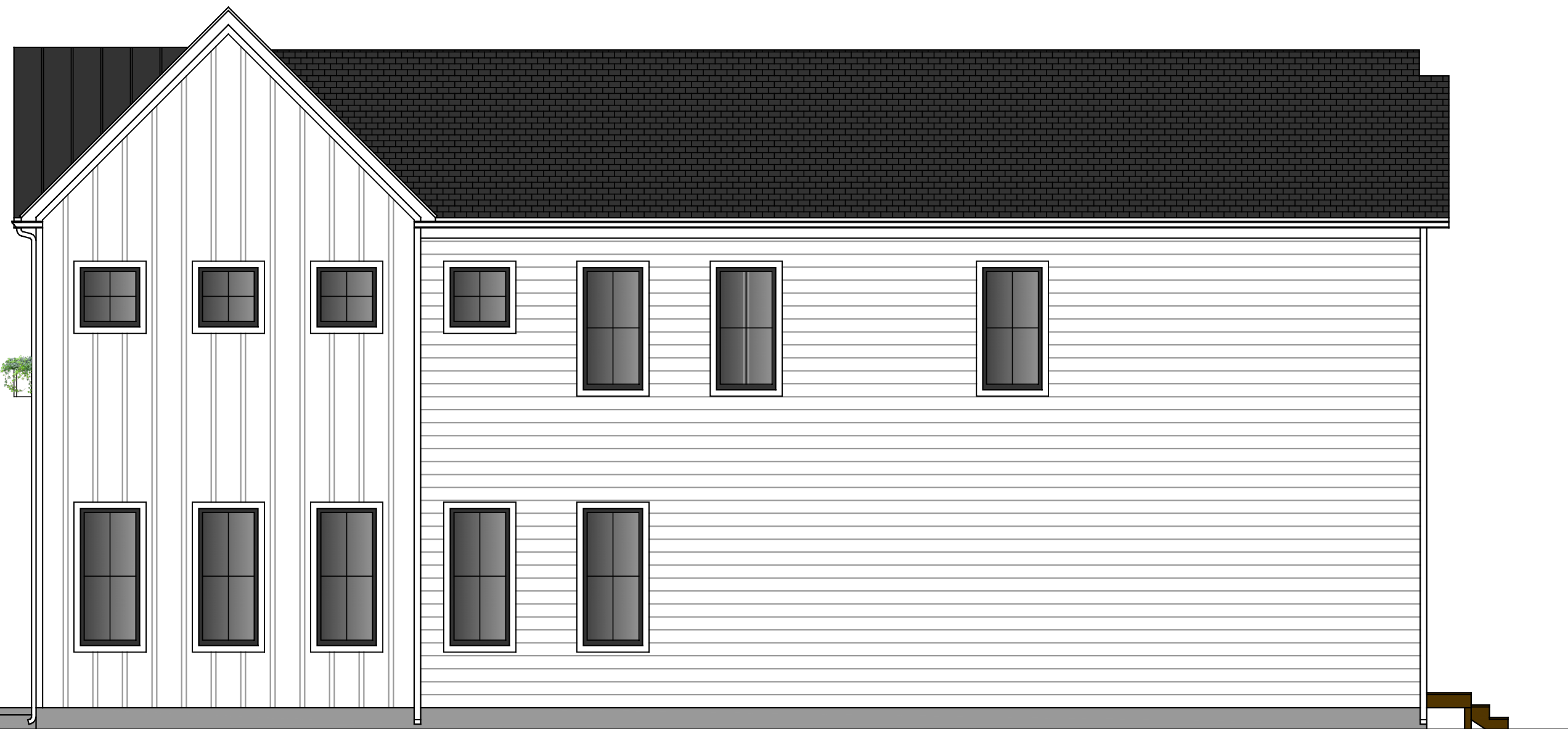
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FRONT EXTERIOR  
ELEVATIONS

# A2.1



03 | RIGHT SIDE ELEVATION  
3/16" = 1'



02 | LEFT SIDE ELEVATION  
3/16" = 1'



01 | REAR ELEVATION  
3/16" = 1'

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NOT FOR  
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DATE/MARK:  
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REAR & SIDE  
EXTERIOR ELEVATIONS

# A2.2