




Commission of Architectural Review

4. COA-131385-2023	Conceptual Review Meeting Date: 6/27/2023
Applicant/Petitioner	Sam Tuttle, Streetcar Properties
Project Description	Construct an attached two-story dwelling onto the side elevation of an existing dwelling.
Project Location	
Address: 972-974 Pink Street	
Historic District: Union Hill	
<p>High-Level Details:</p> <p>Applicant requests conceptual review to construct a new single-family dwelling attached to the north elevation of two semi-attached dwellings located at 970-972 Pink Street.</p> <p>The existing buildings are semi-attached Italianate dwellings ca. 1875.</p> <p>The original building located at 974 Pink Street was demolished in 2001, and it was the third unit in the row of attached dwellings located at 970-974 Pink Street.</p> <p>The National Register Nomination Form for Union Hill states that there was a first floor breezeway between 972-974 Pink Street</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569
Previous Reviews	<p>The Commission reviewed and approved the rehabilitation of the existing attached houses located at 970-972 Pink Street in September 2016. The dwellings were in poor condition and very little original material was in-tact. The rehabilitation included new windows, new window openings, new roofing, new fiber cement cladding, the reconstruction of the front porch, and rear additions.</p> <p>While 974 Pink Street is currently a vacant lot, there was another dwelling attached to 970-972 Pink street in this location; however, it was demolished though Code Enforcement in 2001.</p>

Conditions for Approval	<p>Staff Recommends:</p> <ul style="list-style-type: none"> • The TPO roofing for the front porch match the light, white color of the front porches at 970-972 Pink Street. • Any new electrical meters and associated wires and conduits be located on a secondary elevation, not on a primary façade. • Windows with divided lights either be true divided lights, or simulated divided lights (SDL's).
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Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Standards for New Construction-Residential, Siting, pg. 46</p>	<p><i>1. Additions should be subordinate in size to their main building and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i></p> <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. In cases where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block.</i></p> <p><i>3. New buildings should face the most prominent street bordering the site.</i></p> <p><i>4. If setback waivers or any other waivers are needed, the applicant may petition the Commission to support a Board of Zoning Appeals (BZA) waiver.</i></p>	<p>The proposed dwelling will be attached to the north elevation of the existing dwelling located at 972 Pink Street. Constructing a new attached dwelling in this location is appropriate, as there is documentation demonstrating that a similar construction historically existed in this location.</p> <p>Photographic documentation and written descriptions of the original dwelling located at 974 Pink Street indicate that the 974 Pink was attached to the north elevation of 972 Pink, had the same setback, and shared a main roof and porch roof structure.</p> <p>Existing dwellings are setback 11.79 feet from sidewalk.</p> <p>974 Pink Street will be set back approximately 3 feet from the face of the existing dwellings.</p> <p>Setting back the new construction gives deference to the existing dwellings; however, knowing that historically there was an attached dwelling in this location that match the setback of 970-972 Pink Street, Staff would support a dwelling that matched the setback of the other dwellings.</p>
<p>Standards for New Construction-Residential, Form, pg. 46</p>	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a</i></p>	<p>The proposed dwelling will be two bays wide with a low-pitched gable roof. There will be a single-bay, one-story, covered front porch with a hipped roof. This form is greatly influenced by the existing dwellings located at 970-972 Pink Street and also references forms of other modest historic dwellings within the Union Hill</p>

	<p><i>building. Form is greatly influenced by the architectural style of a given structure.</i></p> <p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design. In Richmond, porches were historically an integral part of residential design and provide much of the street-level architectural character of Richmond's historic districts.</i></p>	<p>COHD. Staff finds the overall form of the proposed dwelling to be compatible with the district.</p> <p>A small covered front porch is being proposed. This element will maintain the human scale of the nearby historic residential construction.</p>
<p>Standards for New Construction-Height, Width, Proportion & Massing, pg. 47</p>	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The cornice height will be compatible with that of the adjacent buildings.</p> <p>The proposed dwelling will respect the vertical orientation of other residential properties within the Union Hill COHD.</p>
<p>Standards for New Construction-Materials & Colors, pg. 47</p>	<p><i>1. Additions should not obscure or destroy original architectural elements.</i></p> <p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).</i></p> <p><i>4. 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>Constructing 974 Pink Street onto the north elevation of 972 Pink Street will not obscure or destroy any original architectural elements.</p> <p>The proposed dwelling will be clad in horizontal, smooth, un beaded siding. Roofing will be TPO. Windows will be double-hung aluminum clad wood. Staff finds that the proposed materials are compatible with the Union Hill COHD.</p> <p>Information on exterior HVAC/Mechanical equipment was not submitted. Staff recommends that exterior HVAC equipment be located on a secondary elevation and screened.</p> <p><u>Staff recommends that new electrical meters and associated wires and conduits be located on a secondary elevation, not on a primary façade.</u></p>

	<p>5. Rooftop mechanical equipment should be located as discretely as possible to limit visibility.</p>	
<p>Standards for New Construction-Materials & Colors, pg. 49</p>	<p>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation. Wide, horizontal so-called “picture windows” on new additions are strongly discouraged.</p> <p>2. The architectural appearance of original windows should be used as models for new windows. Changes in the sash, depth or reveal, muntin configuration, frame or glazing is strongly discouraged. New glass should be clear without reflective coatings, to be compatible with original glass.</p> <p>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.</p>	<p>Windows on the proposed dwelling will be vertically aligned, following fenestration patterns established within the district. Sliding doors with an overhead transom will be located on the rear. There is not a rear alley in this location, therefore this element will be minimally visible from the public right-of-way.</p> <p>The windows are proposed to be 6/6 on the front façade, and 1/1 on the side and rear facades. Staff finds that this pane configuration is compatible with the adjacent dwellings and within the district. <u>Staff recommends that windows with divided lights either be true divided lights, or simulated divided lights (SDL’s).</u></p>
<p>Standards for New Construction-Porches and Porch Details, pg. 49</p>	<p>1. Porch railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing feature to the appearance of both the individual structure and the character of the entire neighborhood.</p> <p>3. New porch railing designs, compatible with the overall design of the building, will also be considered.</p> <p>5. Porch roofs are encouraged to utilize standing- or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand seaming. 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.</p>	<p>Wooden Richmond Rail is proposed to be used on the property. This railing is compatible with railing design found within the district.</p> <p>The hipped front porch roof will be clad in TPO roofing. According to the Commission’s <i>Porch Roofs Administrative Approval Guidelines</i>, TPO roofing is an appropriate roof substitute material for flatlock metal roofing.</p> <p>Staff notes that when the neighboring attached dwellings at 970-972 Pink Street were rehabilitated, a light-colored TPO roof was installed on the newly constructed attached front porch. Generally the Staff would recommend that new TPO roofing be a dark gray or black, for visual consistency with the neighboring dwellings, <u>Staff recommends that the TPO roofing for the front porches match the light, white color of the front porches at 970-972 Pink Street.</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. Previous dwelling at 974 Pink Street. Demolished 2001. Image: *City of Richmond's Assessor's Office approx. 1955.*



Figure 2. Subject Block Context.



Figure 3. Rehabilitated 970-972 Pink Street.



