



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

7. COA-101634-2021	Conceptual Review Meeting Date: 11/23/2021
Applicant/Petitioner	Amanda Seibert
Project Description	Construct a new single family, two story detached house on a vacant lot.
Project Location	
Address: 967 Pink St.	
Historic District: Union Hill	
High-Level Details: <ul style="list-style-type: none"> • Applicant proposes to construct a two-story, single-family detached residence on a vacant lot. • The new residence will be contemporary in design with a front facing gable and projecting bay • Front roofs will be standing seam metal while the rear roof will be architectural shingles • Siding will be Hardie Board and Batten as well as Hardie Smooth siding between the front and rear windows and wood siding at the front porch. 	
Staff Recommendation	NO ACTION
Staff Contact	Eva Campbell, eva.campbell@richmondgov.com , 804-646-7550
Previous Reviews	None
Staff Recommendations	<ul style="list-style-type: none"> • Replacement of the the vertical siding with horizontal siding more typical of the district. • Proposal of a fenestration pattern more typically found in the district • Screening of the HVAC unit from view from the alley • Applicant incorporate more architecturally significant elements on the north secondary elevation that are more typical of corner properties in historic districts

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	<p>2. <i>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>The proposed dwelling will be set back 10' 8" which is consistent with dwellings in this area. Staff notes there are varying setbacks in this district.</p>
Form, pg. 46, #1-3	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p> <p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district</i></p> <p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>Proposed dwelling is two bays wide and 4 units deep which is narrower and deeper than dwellings in the immediate surrounding. The front facing gable proposed is typical of homes with projecting bays in the district. It has a staggered concrete walkway and a recessed covered front entry which is unusual in this district.</p>
Height, Width, Proportion, & Massing, pg. 47, #1-3	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in the surrounding historic districts.</i></p> <p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>New construction will generally respect the height of surrounding buildings.</p> <p>Proposed new construction will respect the vertical orientation of other residential properties in the surrounding district.</p>
New Construction, Doors and Windows, pg.49 #3	<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 in the district.</i></p>	<p>Applicant is proposing paired windows which is not a common fenestration pattern typical in this district. <u>Staff recommends the applicant propose a fenestration pattern typical in the district.</u></p>
New Construction, Corner Properties, pg. 48, #5	<p>5. <i>For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary</i></p>	<p>The secondary elevations proposed do not have architectural elements typical of residential corner properties in Richmond's historic districts. While this isn't located on a corner, due to configuration of the street staff believes the north elevation will be visible from the street and <u>recommends the applicant consider incorporating elements and treatments that are more architecturally significant.</u></p>

	<i>corner elevation as an architecturally important elevation.</i>	
New Construction, Materials & Colors, pg. 53, #2, #5	<p>2. <i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p> <p>5. <i>Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.</i></p>	<p>Vertical siding proposed is not in keeping with residential construction in the district. <u>Staff recommends applicant consider horizontal siding that is more typical.</u></p> <p>HVAC unit proposed in the rear. <u>Staff recommends that the equipment be screened from the street and alley.</u></p>

Figures



Figure 1. 1924-1925 Sanborn Map



Figure 2.



Figure 3. View north on Pink St.



Figure 4. View south Pink St.



Figure 5. 967 Pink St.



Figure 6. New construction across the street