



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

13. COA-107848-2022	Conceptual Review	Meeting Date: 3/22/2022
Applicant/Petitioner	Amanda Seibert	
Project Description	Construct a new single family, two story detached house on a vacant lot.	
Project Location		
Address: 965 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 traditional in design with a front facing gable roof and a full width front façade porch and a small second story front façade porch Siding will be Hardie plank Smooth siding. 		
Staff Recommendation	COCEPTUAL	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> The front porch be reduced in depth. The HVAC equipment be screened from the street and alley. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Siting, pg. 46, #2-3	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>	The proposed dwelling will have a set back consistent with dwellings in this area. However, the front porch will project out much further than the proposed new construction at 967 Pink Street. Staff notes there are varying setbacks in this district.
Form, pg. 46, #1-3	1. <i>New construction should use a building form compatible with that</i>	While the new construction is narrower and deeper than any remaining historic dwellings in the immediate area, Staff finds that the

	<p><i>found elsewhere in the historic district.</i></p> <ol style="list-style-type: none"> 2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district</i> 3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i> 	<p>subject property is located in an area at the northern edge of the Union Hill Old and Historic District which has very little historic fabric left to serve as context for new construction.</p> <p>The front façade will incorporate architectural elements appropriate for City Old and Historic Districts such as a front porch and stairs, a front facing gable roof, and a visible metal front porch roof.</p> <p>The front porch will project 8 feet from the front façade, and 12 feet from the front façade adjacent to the front entrance. Staff notes that the depth of the front porch is not common for the district, <u>and recommends that the front porch be reduced in depth.</u></p> <p>Staff finds that given the transitional nature of this block, being near the edge of the district, the proposed new construction is compatible with the district featuring elements associated with not only the few existing historic dwellings, but also the existing and proposed new construction on the block.</p>
<p>Height, Width, Proportion, & Massing, pg. 47, #1-3</p>	<ol style="list-style-type: none"> 1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i> 2. <i>New residential construction should respect the vertical orientation typical of other residential properties in the surrounding historic districts.</i> 3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i> 	<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>
<p>New Construction, Doors and Windows, pg.49 #3</p>	<ol style="list-style-type: none"> 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>The size, proportion, and spacing patterns of the doors and window openings are compatible with the district.</p>
<p>New Construction, Materials & Colors, pg. 53, #2, #5</p>	<ol style="list-style-type: none"> 2. <i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i> 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>The proposed dwelling will be clad in HardiPlank horizontal siding and faux cedar shakes within the face of the gable. The foundation will be parged. Staff finds the material selection to be compatible with the district.</p> <p>The main roof will be clad in asphalt shingles. While asphalt shingles are not appropriate for the district, Staff believes that there is precedent for approving asphalt shingles on new construction.</p> <p>HVAC unit proposed in the rear. <u>Staff recommends that the HVAC equipment be screened from the street and alley.</u></p>

Figures



Figure 1. 1924-1925 Sanborn Map



Figure 2. Historic image of original structure on the subject parcel. Demolished 1981



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