



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 962 - 964 PINK STREET
Historic district UNION HILL

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

APPLICANT INFORMATION

Name MARIO DIMARCO
Company MARIO DIMARCO ARCHITECTS
Mailing Address 4020 CLINTON AVE
RICHMOND, VA 23227

Phone 804-564-6307
Email mario@dimarcoarchitects.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name MICHAEL MAGNES
Mailing Address 448 SOUTH ARDEN BLVD
LOS ANGELES, CA 90020-4736

Company EASTERN EDGE DEVELOPMENT
Phone 323 -251-0502
Email mmzoid@sbcglobal.net

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

A PAIR OF 2,030 SF SINGLE FAMILY RESIDENCES - ATTACHED STRUCTURES. ALL SETBACKS WILL MEET OR EXCEED REQUIREMENTS. THE BUILDING IS TWO STORY WOOD FRAMED STRUCTURE W/ CONDITIONED CRAWL SPACE. TWO OFF-STREET PARKING SPACES ARE LOCATED IN THE REAR ALONG THE ALLEY. THE REAR YARD OF THE PROPERTY WILL BE BOUNDED BY A PRIVACY FENCE.

PLEASE SEE ATTACHED SHEETS FOR MORE DETAILED DESCRIPTION AND SUPPORTING INFORMATION.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. 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 04-08-19

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

In advance of the application deadline please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. The Commission of Architectural Review website has additional project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation 804.646.6335 Carey.Jones@Richmondgov.com
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SUBMISSION INSTRUCTIONS

Submit the following items to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street:

- One (1) signed and completed application – property owners signature required
- Eleven (11) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled
- All plans and elevations should be printed **11x17** and all text easily legible
- One digital copy of the application and supporting documentation, depending on size emailed to staff or saved to a thumb drive or CD and delivered with the application materials.
- Applications are due by 12 PM (noon) on the deadline date (see table below).
- Exception: revisions to items deferred, denied or presented conceptually at the previous Commission meeting are due one week after the application due date. Please contact staff to confirm this date.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice if required.

MEETING SCHEDULE AND DUE DATES

- Commission meetings start at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

2019 Commission Meeting Date	Application Deadline (Friday at noon unless otherwise noted)
January 22 nd	December 28 th , 2018
February 26 th	January 25 th
March 26 th	March 1 st
April 23 rd	March 29 th
May 28 th	April 26 th
June 25 th	May 31 st
July 23 rd	June 28 th
August 27 th	July 26 th
September 24 th	August 30 th
October 22 nd	September 27 th
November 26 th	October 25 th
December 17 th	November 22 nd



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

962 - 964 PINK STREET

04-08-19 Submission 1 - REVISION AFTER CONCEPTUAL REVIEW

DETAILED DESCRIPTION OF PROPOSED WORK

The proposed building is a pair of 2,030 sf two story attached single family dwellings. The dwellings shall share a common wall which will also delineate the property boundary. The shall be located on the vacant lot of 962-964 Pink Street in Richmond's Historic Union Hill Neighborhood. As stated in the handbook, the goal of this design is that it shall be compatible with surrounding structures, while still representing the modern time in which it will be constructed. This property will share similar massing and design of other new construction projects in the Union Hill District, and specifically the homes that exist on the block presently. The style of the homes shall be greek revival that is common for the neighborhood.

SITING

According to page 44 of the Old & Historic Districts of Richmond, Virginia: Handbook and Design Review Guidelines, "New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block." Building face shall align with the other houses along the street. The resulting street wall will be reinforced by the addition of this new structure. The Handbook also suggests that, "New buildings should face the most prominent street bordering the site." The proposed building will face Pink Street. Further, it has been mentioned that the Commission recognizes the correlation between prominent outdoor porches as influential to the safety and well-being of the community. This design uses the front and rear porches/"bay" to promote outdoor interaction between the residence and the neighbors. The present state of the adjacent alley is in disarray and no longer is properly situated within the alley right of way. It presently overlaps the property boundaries on both the side and rear of the property. This shall need to be corrected. Other adjacent neighbors are using this presently vacant land for their own purposes.

FORM

The Handbook states that, “New construction should use a building form compatible with that found elsewhere in the historic district.” The massing, size, symmetry, proportions, projections and roof shapes follow that of other buildings in the historic neighborhood. The windows, the front door and the covered front porches on the prominent street follow the same pattern and proportion of other buildings in the surrounding neighborhood, as well as, with other approved new construction in the District. The proposed two-story building uses the front porches that are seen throughout Church Hill.

HEIGHT, WIDTH, PROPORTION + MASSING

According to page 45 of the Handbook, “New residential construction should respect the typical height of surrounding residential buildings.” The height of the proposed building will be minimized as much as possible. The site is slightly higher than the adjacent property. An alley is bounding the sites opposite side. The house adjacent to 964 Pink St sits aligned roughly aligned with sidewalk grade, while 962-964 Pink St will be placed slightly above the sidewalk grade on a conventional crawl space that shall be constructed to help elevate the building to improve its relationship to the street. The front facade shall respect the District by positioning its windows in groups similar to other properties, and will provide a cornice that will respect a greek revival style appropriate for the neighborhood.

There was a recommendation during review that the building coping on the gutter side of the building be returned a certain distance (out of view from the street), to maintain a similar appearance on both sides of the building corners. A return of 15' has been added. A roof cricket will redirect water toward the gutter system which aligns with the return location and is not within view from the street.

MATERIALS + COLORS

The Handbook states that, “Materials used in new residential construction should be visually compatible with original materials used throughout the district.” The materials proposed include a white membrane roof (not visible), a standing seam or flat seam metal roof (visible) as well a, smooth cement lap board siding with an accent trim color

at windows, doors and corner boards. The proposed colors are a medium blue for the body of the building with white trim. The colors will be picked from the standard pre-approved selections. The lap board siding will be a pre-finished "Hardie Board" product - color Evening Blue. All trim, columns, headers, railings shall be white SW-7008. Windows shall be Anderson 100 single-hung (double hung appearance) in a standard white color.

It was the staff's recommendation that all building materials are more consistent with historic materials. In lieu of pvc as originally identified, painted wood, or painted wood composite shall be utilized. All door and window trim shall be painted wood or painted wood composite in dimensional wood sizes. All porch construction shall be the same.

DOORS + WINDOWS

The Handbook states that, "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." The windows and doors of the proposed home are compatible with those of the other homes in the District. Windows shall be Anderson 100 single-hung (double hung appearance) in a standard white color. The exterior doors will be wood stained with a transom aligning to adjacent windows. The window and door headers will be aligned.

Staff recommended that there should be consideration to change the three ganged window on the front facade to a bay window configuration. After discussion it was reiterated a three ganged window is not consistent with the neighborhood. The new solution are three single windows spaced evenly across the facade. This can be found in many locations of the district, including the same street front. The change removed the three ganged window in place of a more common window fenestration. A window sample will be submitted for final approval of window unit.

Staff also recommended that the alley facing facade fenestration be simplified and have more order and regularity in the layout of the windows. The floor plan is in a narrow lot which dictates much of the floor plan organization and the windows relate directly to it. Windows have been removed or changed in size from the original design to simplify the side elevation as much as possible. The windows in the kitchen and second floor bathroom now align and are the same type. The stair window was removed. The

windows in the living room now match the type of the high window of the kitchen. The function of the space the window serves is not compatible with a single size window for the entire facade. Reduction of varying window sizes has been implemented and we believe the changes do reflect an improved side elevation appearance to the public view.

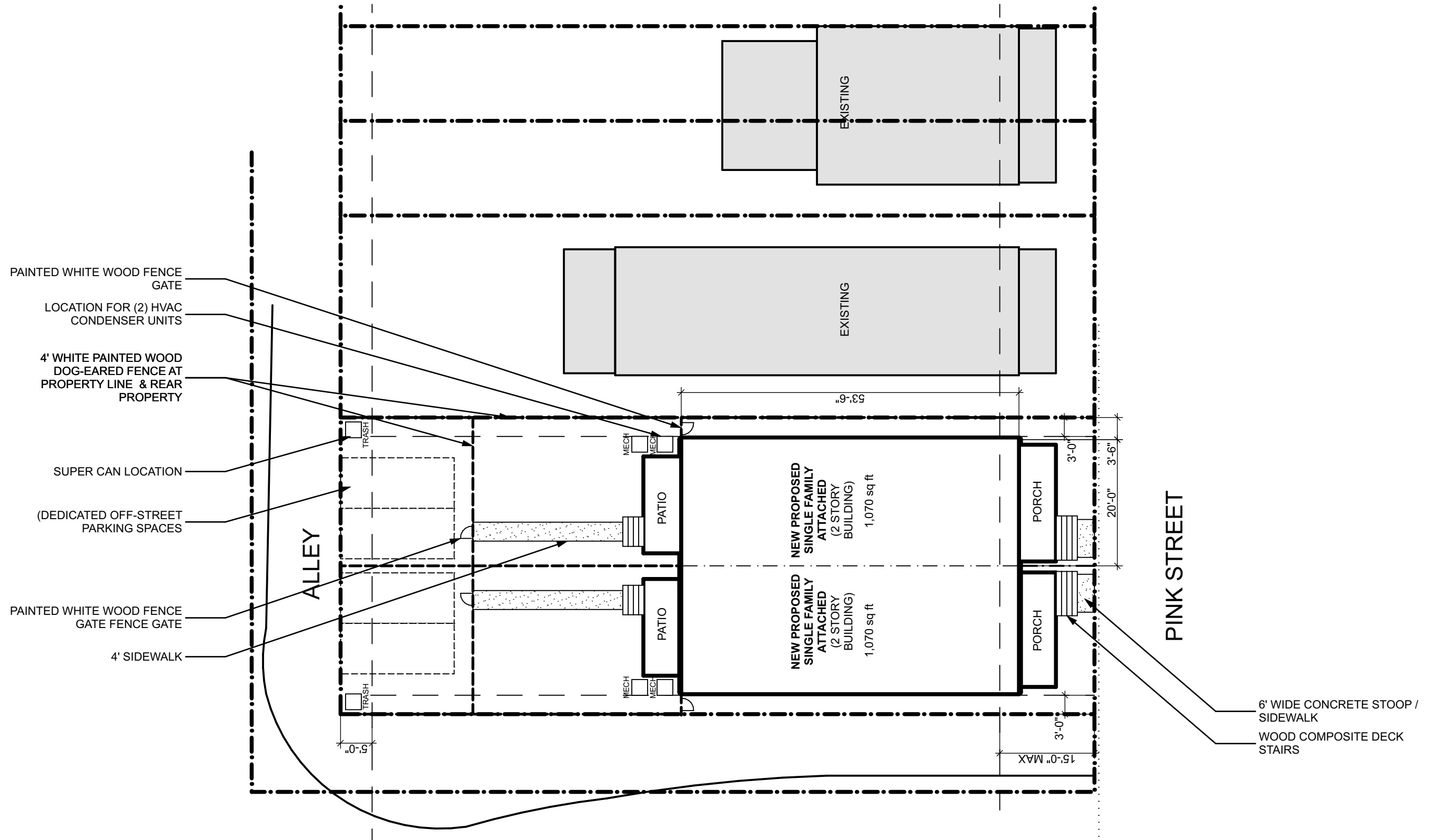
PORCHES + PORCH DETAILS + FENCE

According to page 46 of the Handbook, “New porch railing designs, compatible with the overall design of the building, will also be considered,” and, “Porch roofs are encouraged to utilize 1’ wide panel standing-or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming.” The front and rear porches will be constructed of wood or painted wood or wood composite equivalent dimension lumber and the floors will be a composite t&g decking board. The porches will be surrounded by a white “Richmond Rail”. The standing seam porch roof will approximate a copper patina with SW-6207, with white coping and a gutter with round downspouts. The porch floor shall be neutral stone color SW-0023, and the porch ceilings will be light blue SW-6478.

Staff recommended one single porch in staff analysis. Concern was also made about the closeness of the two porches. The space has been increased between porches to alleviate any practical concerns with water flow off roof. During concept review there was mixed review on necessity of one single porch solution. A two porch solution was retained but with adjustments.

Staff recommended the 4’ tall privacy fence along property be made of painted wood. This change has been adopted.

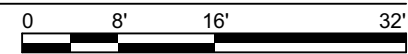
MISCELLANEOUS: The proposed building will provide a screened rear of the property for privacy with direct access at the rear alley. There shall be space for two dedicated parking spaces on the property. The HVAC condenser units will be installed on the ground and within the privacy fence boundary which will act as a screen for the mechanical units. The roof will drain to the rear of the property into a gutter with square downspouts.



1

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



SK-01

4/8/19

PROJECT NO.: 18010

PROPOSED SITE PLAN

962 & 964 PINK STREET

RICHMOND, VIRGINIA



mario di marco
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1

PROPOSED STREET SCAPE

SCALE: 3/32" = 1'-0"



SK-02

4/8/19

PROJECT NO.: 18010

PROPOSED STREETSCAPE

962 & 964 PINK STREET

RICHMOND, VIRGINIA



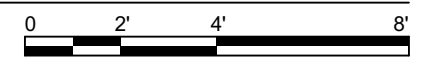


- PREFINISHED METAL COPING
- WOOD COMPOSITE CORNICE & MODILLIONS COLOR: WHITE
- ELEV +24'-6" TOP OF ROOF
- ELEV +23'-6" BOTTOM OF EAVE
- ELEV +21'-6" BOTTOM OF ROOF BEARING
- 5/4 X 4 WOOD COMPOSITE WINDOW TRIM COLOR: WHITE
- 6" EXPOSURE HARDI-SIDING COLOR: EVENING BLUE
- AL. CLAD DOUBLE-HUNG WOOD WINDOWS - COLOR: WHITE
- ELEV +12'-6" 2ND FINISHED FLOOR
- 12" PANEL STANDING SEAM METAL ROOF COLOR: CLEAR GALVALUME
- 1X10 WOOD COMPOSITE FASCIA WRAPPED GIRDER COLOR: WHITE
- 6X6 WOOD COMPOSITE COLUMN COVER COLOR: WHITE
- ELEV +2'-6" 1ST FINISHED FLOOR
- PAINTED WOOD / WOOD COMPOSITE DOG EARED FENCE COLOR: WHITE
- FACE BRICK
- 2X WOOD COMPOSIT GRILL IN 1X4 WOOD COMPOSITE FRAME COLOR: WHITE

1

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



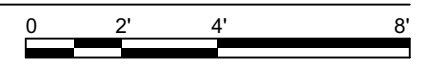
SK-03
4/8/19
PROJECT NO.: 18010

FRONT ELEVATION
962 & 964 PINK STREET
RICHMOND, VIRGINIA





1 REAR ELEVATION
 SCALE: 1/4" = 1'-0"

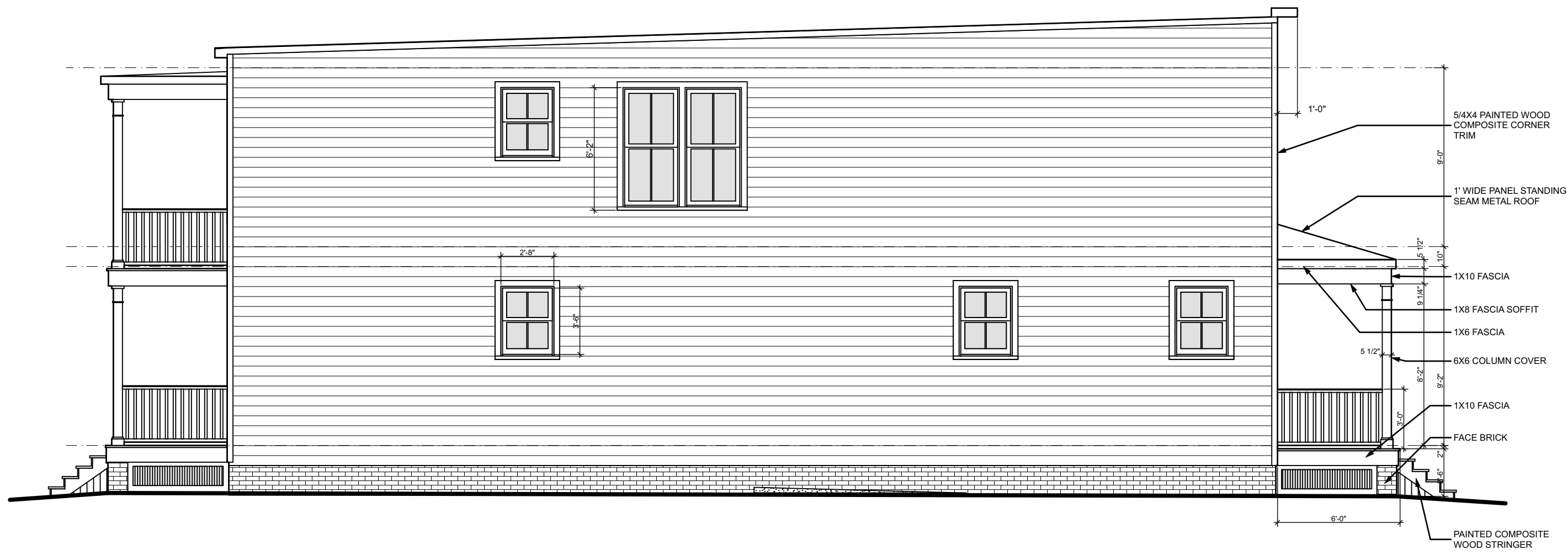


SK-04
 4/8/19
 PROJECT NO.: 18010

REAR ELEVATION
 962 & 964 PINK STREET
 RICHMOND, VIRGINIA



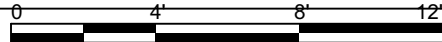
1/2" 12"



1

SIDE ELEVATION

SCALE: 3/16" = 1'-0"



SK-05
4/8/19
PROJECT NO.: 18010

RIGHT SIDE ELEVATION
962 & 964 PINK STREET
RICHMOND, VIRGINIA

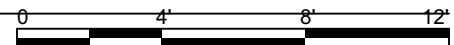




1

SIDE ELEVATION

SCALE: 3/16" = 1'-0"



SK-06

4/8/19

PROJECT NO.: 18010

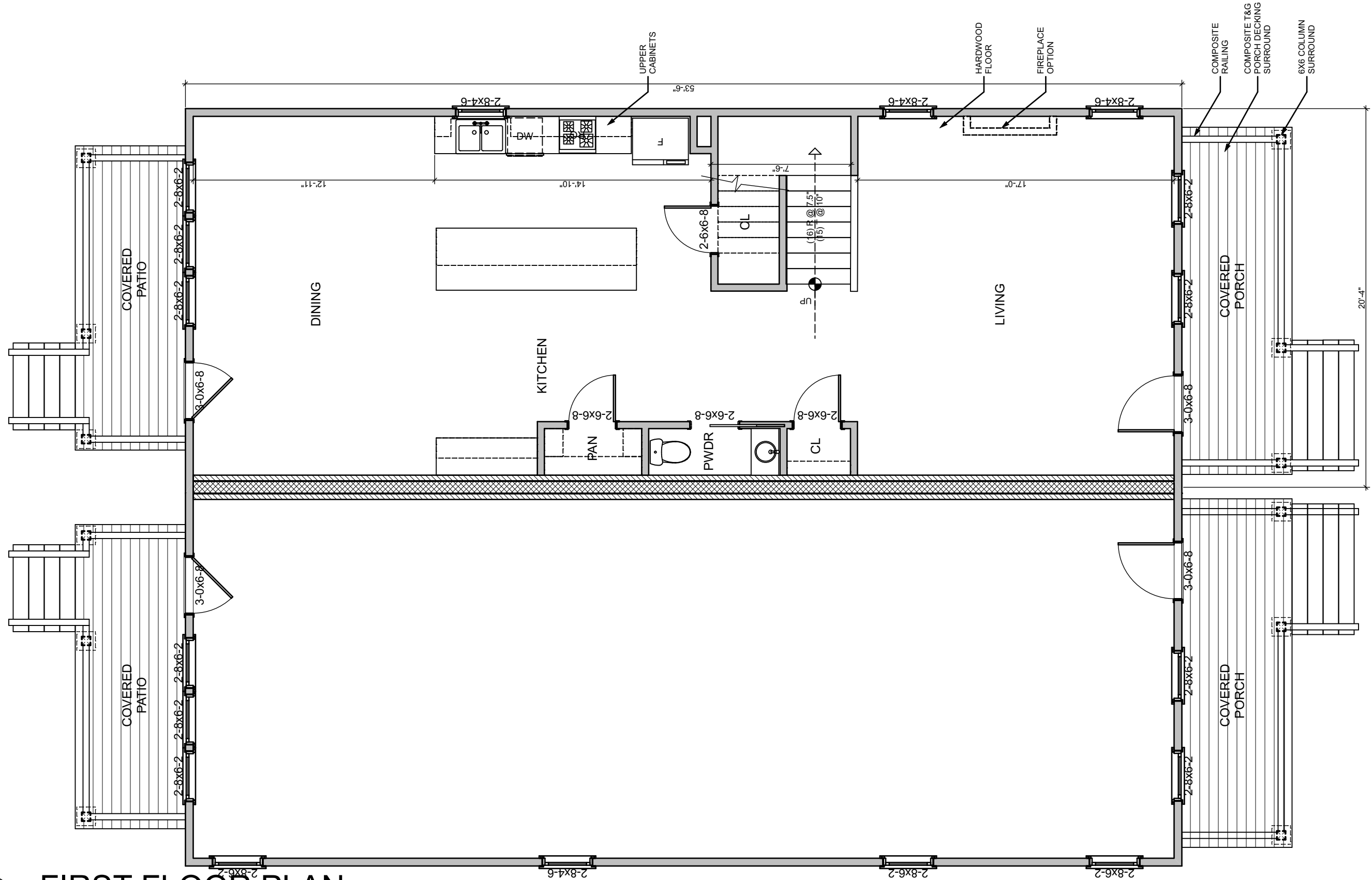
LEFT SIDE ELEVATION

962 & 964 PINK STREET

RICHMOND, VIRGINIA



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1

FIRST FLOOR PLAN

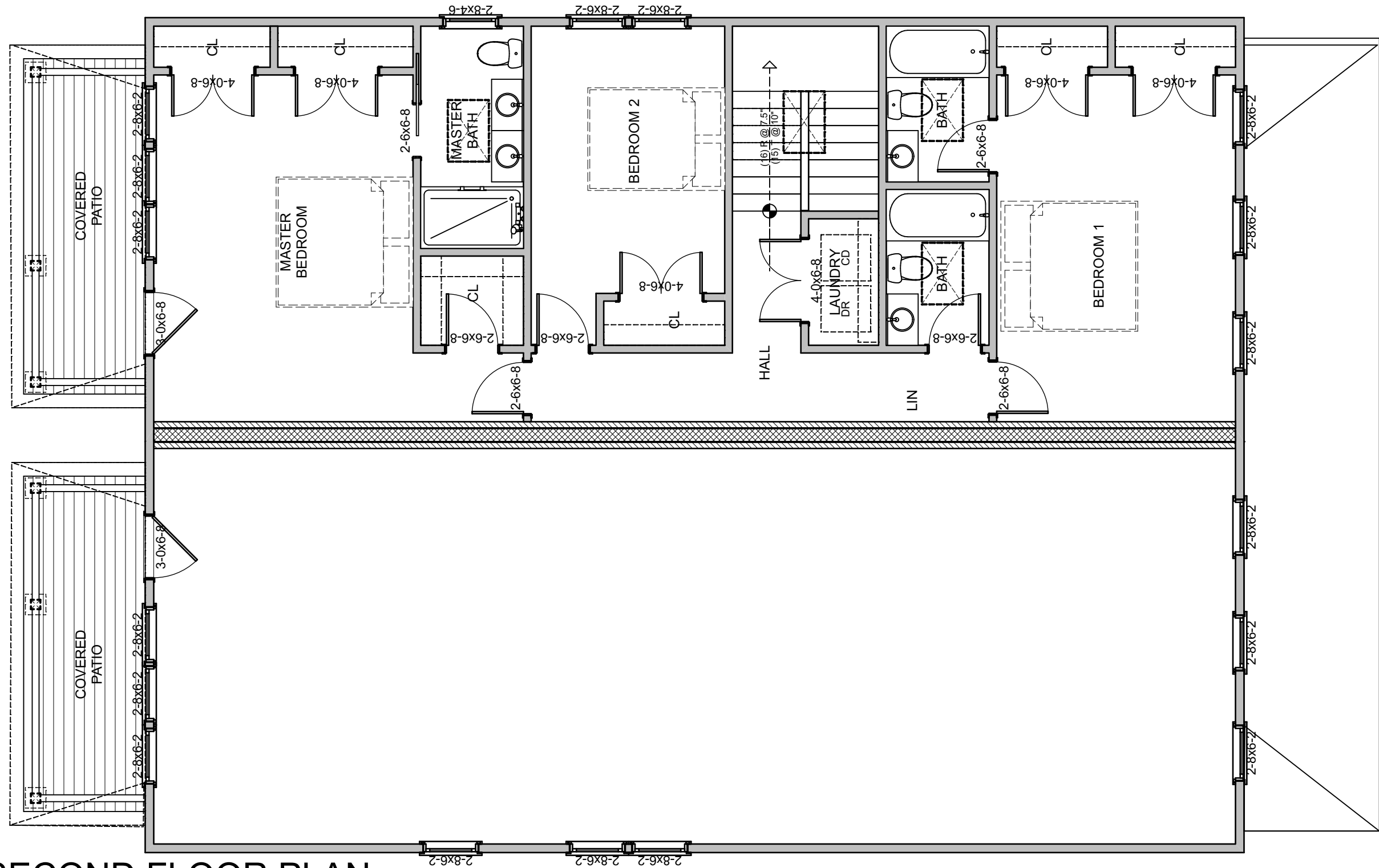
SCALE: 3/16" = 1'-0"



SK-07
4/8/19
PROJECT NO.: 18010

PROPOSED FIRST FLOOR PLAN
962 & 964 PINK STREET
RICHMOND, VIRGINIA





1

SECOND FLOOR PLAN

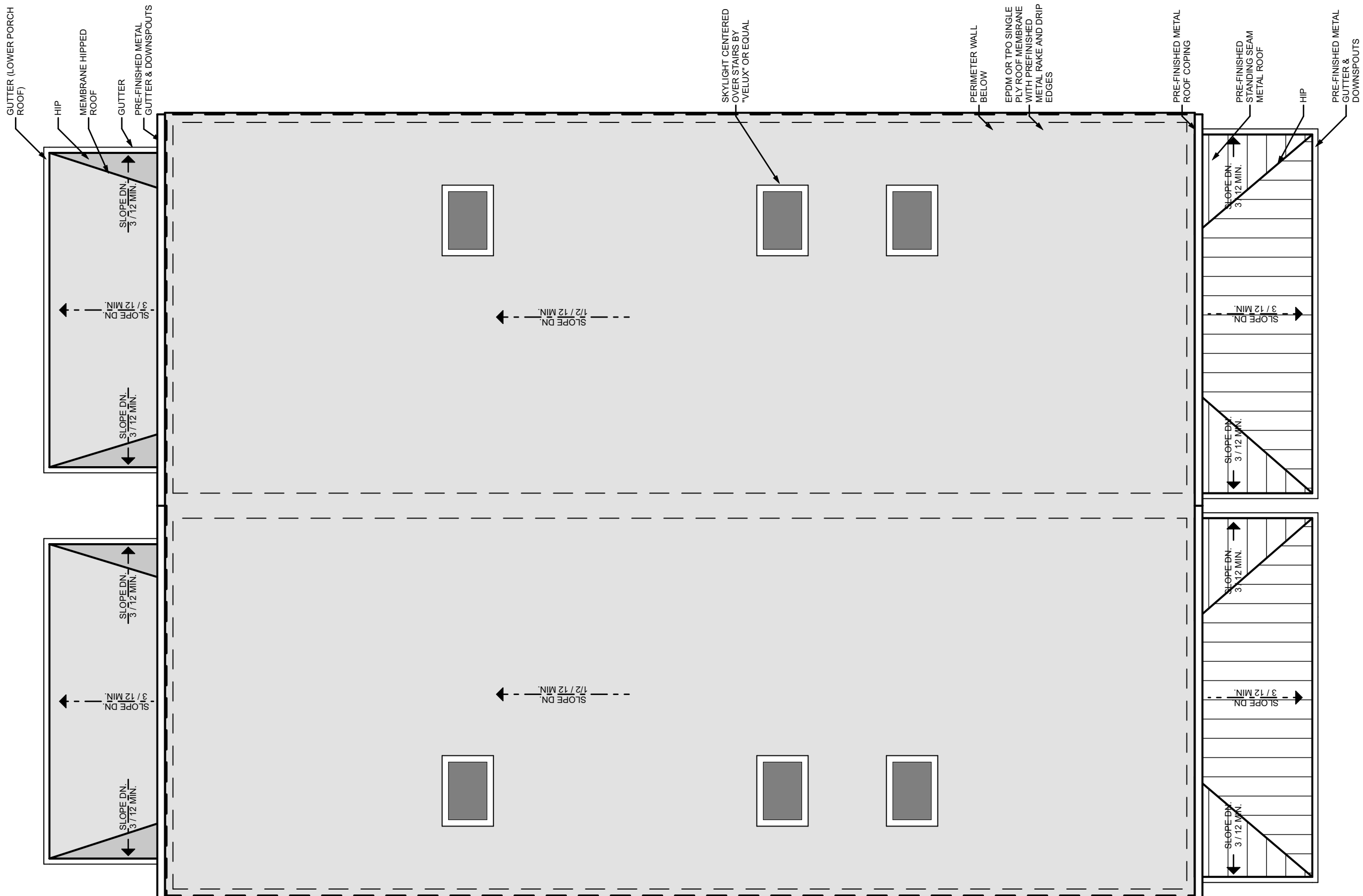
SCALE: 3/16" = 1'-0"



SK-08
4/8/19
PROJECT NO.: 18010

PROPOSED SECOND FLOOR PLAN
962 & 964 PINK STREET
RICHMOND, VIRGINIA





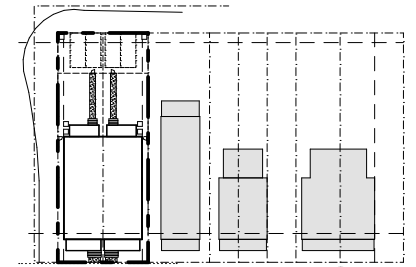
1 ROOF PLAN
 SCALE: 3/16" = 1'-0"



SK-09
 4/8/19
 PROJECT NO.: 18010

PROPOSED ROOF PLAN
 962 & 964 PINK STREET
 RICHMOND, VIRGINIA





PHOTO

SCALE: 1" = 100'

SK-10

4/8/19

PROJECT NO.: 18010

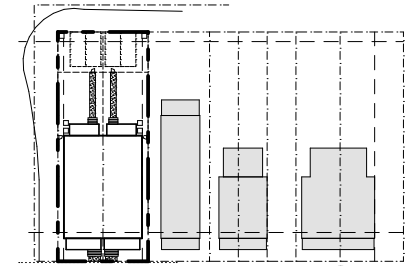
EXISTING CONDITIONS - FRONT - PINK STREET

962 & 964 PINK STREET

RICHMOND, VIRGINIA



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PHOTO

SCALE: 1" = 100'

SK-11

4/8/19

PROJECT NO.: 18010

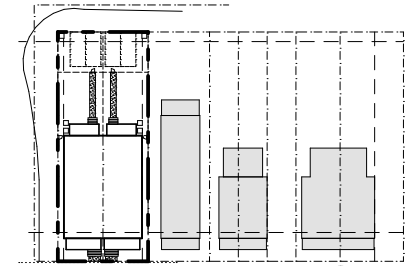
EXISTING COND. - STREET - FRONT LEFT CORNER

962 & 964 PINK STREET

RICHMOND, VIRGINIA



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ARCHITECTS



PHOTO

SCALE: 1" = 100'

SK-12

4/8/19

PROJECT NO.: 18010

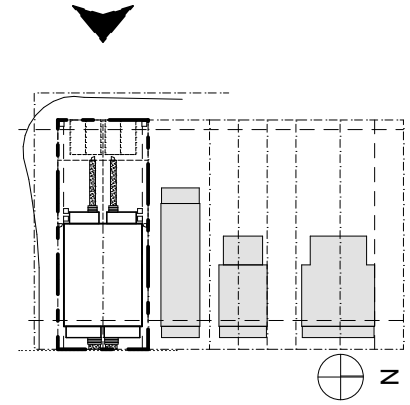
EXISTING COND. - STREET - FRONT RIGHT CORNER

962 & 964 PINK STREET

RICHMOND, VIRGINIA



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PHOTO

SCALE: 1" = 100'

SK-13

4/8/19

PROJECT NO.: 18010

EXISTING CONDITIONS - ALLEY - REAR

962 & 964 PINK STREET

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