

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 23, 2017, Meeting**

13. **COA-016178-2017** (D. Kleyman)

**966-968 Pink Street  
Union Hill Old and Historic District**

**Project Description:**

**Construct a new duplex.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval for the construction of a duplex on a vacant lot in the Union Hill Old and Historic District. The subject block of Pink Street has limited remaining historic structures due to demolitions that have occurred over time. Adjacent to the subject property are two attached single family frame homes which are currently under renovation. The double house at the corner of Pink and Carrington Streets is a modern Italianate inspired structure constructed prior to the establishment of the district.

The applicant came before the Commission for Conceptual Review of this project on April 25, 2017. The Commission had concerns about the presence of two doors in the outer bay as that is not a building form found in the district and the openings at the rear not aligning vertically. In addition to the Commission's comments, a neighbor recommended the applicant work with the slope of the lot and lower the height of the structure. The applicant has removed the second entry door, vertically aligned the openings at the rear, and lowered the height of the foundation to respond to the Commission's concerns and the neighbor's suggestions.

The applicant is proposing to construct an Italianate inspired duplex of frame construction. The structure will be approximately 25' in height from the sidewalk and 20' in width and will be clad in fiber cement lap siding. The façade is organized in three bays with two adjacent front doors in the outer bay. The applicant is proposing a full façade front porch set on brick piers with a hipped membrane roof, fiberglass doric columns, wooden Richmond rail, and stairs that descend to the south. The structure will have a bracketed cornice and a shed roof clad in membrane. The applicant is proposing to install PVC windows with simulated divided lites, and all visible windows will have a 2/2 configuration. At the rear of the structure, the applicant is proposing a two story porch constructed of wood. The applicant is proposing to install two parking spaces at the rear of the lot.

The applicant is seeking **Final Review** for this project. Commission staff reviewed the project through the lens of the "Standards for New Construction: Residential" on pages 44 and 45 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* utilizing the checklist below.

**S=satisfies**

**D=does not satisfy**

**NA=not applicable**

**S**   **D**   **NA**  
     

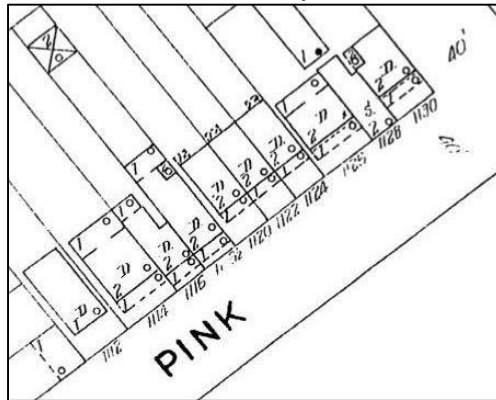
**New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district**

The applicant is proposing to align the structure with the adjacent property.

**Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block**

The historical pattern for the block involves buildings setback at various depths. The proposed setback is consistent with the most prevalent setback dimension.



1905 Sanborn Map of the Subject Block

**New buildings should face the most prominent street bordering the site**

The structure addresses Pink Street.

**New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.**

The project is of a similar scale to the single family homes in the area. The applicant has incorporated the full façade porch, the shed roof with a bracketed cornice, and the three bay organization of the façade that characterize the neighboring development.

**New construction should incorporate human-scale elements such as cornices, porches and front steps.**

The new construction incorporates human-scale elements including a cornice, stairs, and a front porch.

**New construction should respect the typical height of surrounding buildings**

The typical heights of the surrounding buildings are 2 stories. Though the proposed building will be noticeable taller than the adjacent structure, it is of compatible height to the structures on Venable Street that are set on raised foundations and the new construction at the corner of Pink and Carrington Streets. The applicant has lowered

the height of the structure by working with the existing grade and setting the building below the sidewalk grade to better relate to the height of the adjacent structure.

- New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.**

The project is of similar width to single family homes on the block. The applicant has removed the second front door which has resulted in a symmetrical façade similar to the Italianate structures on the block and throughout the district.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The proposed windows are of typical size, proportion, and spacing patterns found in the district. Though transom windows are not a typical windows form found in the district, the proposed windows will not be visible from the public right way. The applicant has removed the second front door which has resulted in a spacing pattern for the façade more compatible with patterns found in the district.

- Porch and cornice heights should be compatible with adjacent buildings**

While the proposed cornice height does not align with the adjacent structures, the applicant has lowered the height of the structure by working with the existing grade and setting the building below the sidewalk grade which has aligned the proposed porch with the adjacent porch. Additionally the proposed cornice height is consistent with those of the new construction on the block and the historic homes set on raised foundations on Venable Street.

- Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The proposed construction will use smooth, unbeaded fiber cement siding; fiberglass doors; PVC windows with simulated divided lites; and membrane roofing. Staff finds the materials are compatible with the frame structures found in the district with the following conditions:

- The simulated divided lite windows include interior and exterior muntins and a spacer bar.

**Staff recommends approval of the project with a condition.** The proposed infill project appears generally to be in keeping with the Standards for New Construction outlined in the Guidelines as the project is largely compatible with the historic features that characterizes its setting and context. The applicant has modified the application to respond to the Commission's limited concerns.

It is the assessment of staff that, with the acceptance of the stated condition, the application is consistent with the Standards for New Construction outlined in Section

30.930.7(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 code.