



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 967 Pink Street
Historic district Union Hill

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

APPLICANT INFORMATION Check if Billing Contact

Name Amanda Seibert Phone (804)698-9142
Company Nest Builders, LLC Email amanda.b.seibert@gmail.com
Mailing Address 2317 Carrington Street Applicant Type: Owner Agent
Richmond, VA 23223 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above) Check if Billing Contact

Name _____ Company _____
Mailing Address _____ Phone _____
_____ Email _____

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

Construction of a new, single-family detached dwelling on the currently vacant property. See attached narrative for additional details.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payment of the application fee. 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 10/28/2021



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 required checklists:

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

Staff Contact: 804.646.6335 Carey.Jones@Richmondgov.com

SUBMISSION INSTRUCTIONS

Certain exterior work can be administratively approved by Staff. Please contact staff for a preliminary determination of the level of review required prior to submitting an application.

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

- One (1) signed and completed application – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist, collated and stapled. All plans and elevations must be printed **11x17** and all text easily legible.
- One digital copy of the application and supporting documentation, submitted via email or OneDrive.
- Application fee, as required, will be invoiced. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **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.
- **A complete application** includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- 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 APPLICATION DUE DATES

- The CAR meets on the fourth Tuesday of each month, except in December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00 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.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit: <http://www.richmondgov.com/CommissionArchitecturalReview> or contact staff.
- **Exception:** Revisions to applications that have been deferred or conceptually reviewed at a Commission meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.



October 28, 2021

City of Richmond Department of Planning and Development Review
Commission of Architectural Review
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Commission of Architectural Review: 967 Pink Street (E0000-470/033)

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of a new single-family detached dwelling on the property known as 965 Pink Street (the "Property").

The Property is located on the east side of Pink Street between Carrington and Venable Streets and lies in Richmond's Union Hill City Old and Historic District. Existing structures in the district are known for a variety of architectural styles and materials as well as a range of land uses. While dwellings in the Union Hill Old and Historic District offer excellent examples of 19th and early 20th century architecture, many properties in the immediate vicinity along Carrington and Pink Streets are developed with relatively recent construction or are currently vacant.

The Property owner is proposing to construct a two-story, single-family detached dwelling on the Property. The dwelling would contain 4 bedrooms and 3 ½ bathrooms in 2,522 square feet of finished floor area. The dwelling has been designed with a floorplan which offers

a modern and open living area on the first floor with a separate dining room and study. Four bedrooms will be located on the second floor including a master bedroom with walk-in closet, en suite bathroom, and second-story balcony.

Siting:

The Property is one of four contiguous parcels including 961 Pink Street, 965 Pink Street, 967 Rear Pink Street and 2404 Rear Venable Street. These lots are currently configured in a way that is inconsistent with the surrounding development pattern, with 961 and 965 Pink Street being abnormally wide and with 967 Rear Pink Street and 2404 Rear Venable Street having no frontage on an improved public street.

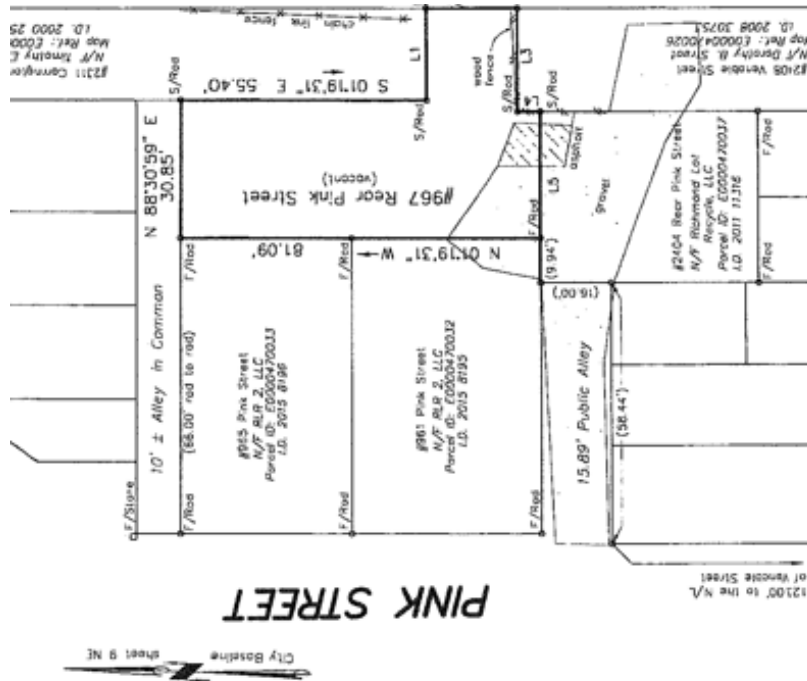


Figure 1: Existing parcel layout along Pink Street

The applicant proposes to reconfigure these lots, by-right and according to normal zoning standards, as three lots with frontage on Pink Street and with a configuration more in keeping with the surrounding development pattern. The siting of the dwelling that is subject to this request reflects the planned reconfiguration as it would be located on the northernmost of

the three proposed lots. In this new configuration, the address for the parcel in question would be 967 Pink Street. The proposed reconfiguration along with the proposed dwelling is depicted below in Figure 1.

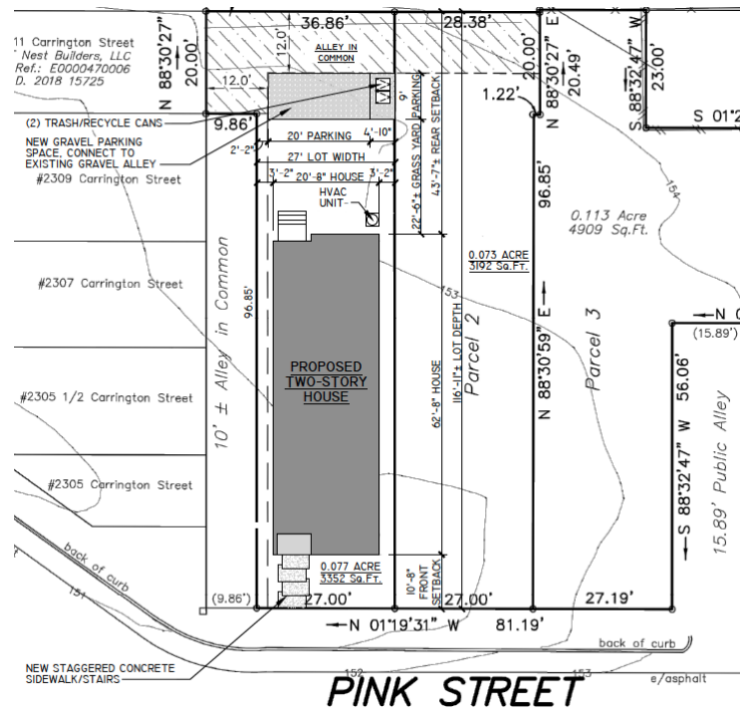


Figure 2: Plan of proposed parcel layout and proposed dwelling along Pink Street

The dwelling will be set back from the street 10' 8" which recognizes the siting of the dwellings to the north along the triangular intersection of Pink and Carrington Streets. The siting of the new dwelling is compatible with the underlying zoning and with other dwellings within the area.

Form:

The proposed dwelling has been designed to be reflective of the proposed lot configuration and to be consistent with traditional row house forms found in the area while also responding to the underlying R-63 zoning requirements.



Figure 3: Sanborn map showing original layout of dwellings along Pink Street.

Single-family detached dwellings can be found along Carrington Street and throughout the Union Hill district. The proposed dwelling features a modern design which appeals to the current homebuyer along with details which reflect the historic nature of the neighborhood. The vertical board and batten siding is reminiscent of the home that once sat across Pink Street while the smooth Hardie panels between the windows and quality building materials convey a sense of modernity to the façade. The combination of design and materials create a structure which acknowledges the needs of the modern homebuyer while remaining sensitive to the historic fabric of the neighborhood.

Scale:

The proposed construction of the new dwelling is consistent with the scale and character of the proposed site layout and existing neighborhood and will appear appropriate from street level. The staggered concrete walkway and covered front entry add human-scale elements to the design and address the street creating a more attractive and pedestrian oriented street front.

Height, Width, Proportion, & Massing

A contextual exhibit is included with this request. At two stories, the proposed dwelling is comparable in height with the other structures on the block. Existing structures along Pink and Carrington Streets are primarily two stories but range up to four stories. Single-family dwellings range in height from one to three stories with two-story detached dwellings being found in the immediate vicinity at 2203, 2209, and 2317 Carrington Street.



Figure 4: Existing dwellings along the west frontage of Pink Street between Carrington and Venable Streets.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. Cementitious siding was chosen for its durability and desirable aesthetics. A standing seam metal front roof provides low maintenance, weather resistance, and compatibility with other dwellings including the block including the dwelling at 962-964 Pink Street which was approved by the CAR in 2019. These items were selected to be consistent with CAR requirements and other dwellings within the Union Hill Old and Historic District. A finish schedule including doors and windows is provided for the proposed dwellings.



Figure 5: Newly renovated dwelling along R Street showing white, vertical siding and black windows

The proposed design would be compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the contributing structures on the block. As noted by the CAR's *Handbook and Design Review Guidelines*, the Union Hill City Old and Historic District is characterized by a wide variety of architectural styles. The proposed dwelling provides modern architectural style offering new and desirable housing opportunities within the area while remaining consistent with the fabric of the historic district. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family detached dwelling addresses the unique considerations of the lot size, shape, and underlying zoning while also acknowledging the historical characteristics of the Union Hill Neighborhood.

We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at markbaker@bakerdevelopmentresources.com or (804)874-6275.

Sincerely,

Mark R. Baker

Baker Development Resources, LLC

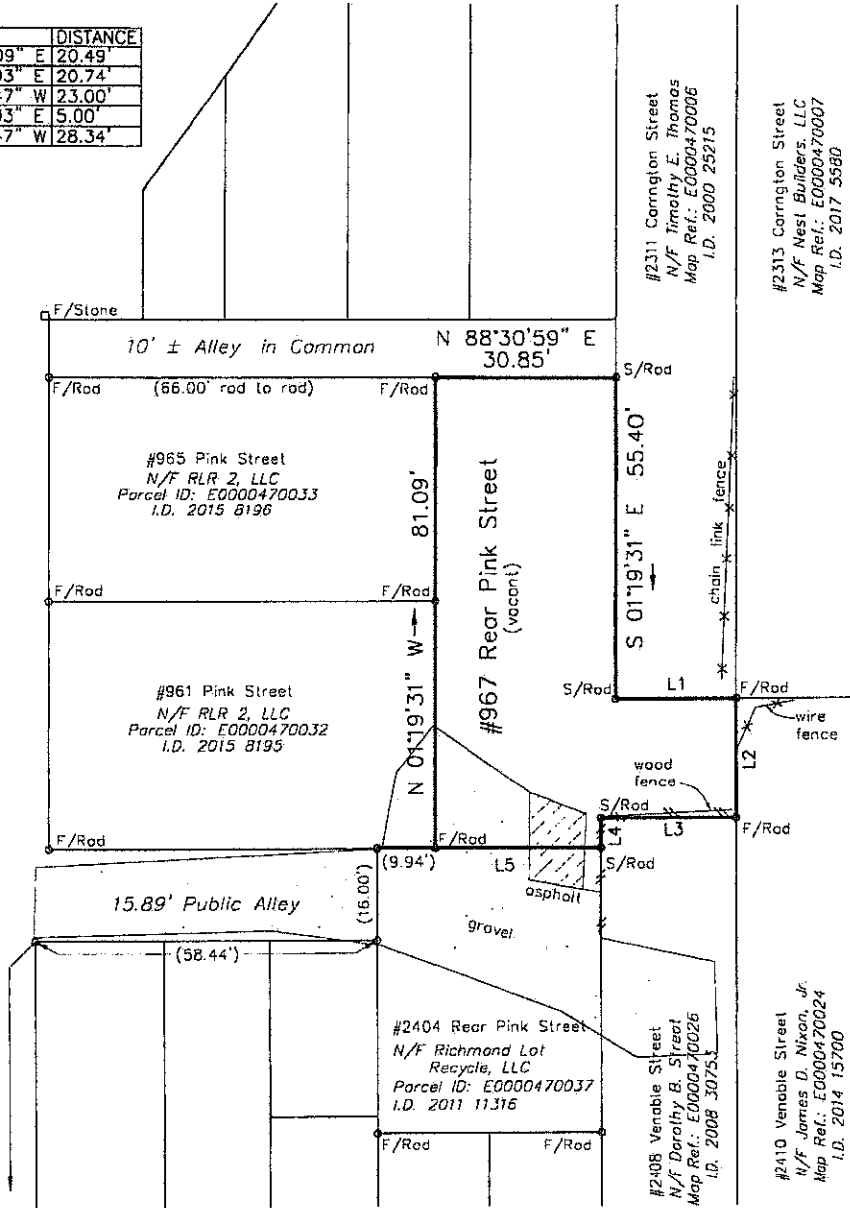
Address: #967 Rear Pink Street
 Current Owner: Bob L. Rosenthal
 Parcel ID: E0000470038

Note: Bearings protracted from City
 Baseline sheet 9 NE.

LINE	BEARING	DISTANCE
L1	N 88°27'09" E	20.49'
L2	S 01°21'03" E	20.74'
L3	S 88°32'47" W	23.00'
L4	S 01°21'03" E	5.00'
L5	S 88°32'47" W	28.34'

City Baseline
 sheet 9 NE

PINK STREET



Survey and Plat of
**The Property Known as
 #967 Rear Pink Street in
 the City of Richmond, VA**

This is to certify that on 07/24/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Edwards, Kreiz, Lohr & Associates, PLLC
 Land Surveyors-Planners
 Virginia-North Carolina
 1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=25'
 Drawn: TCJ
 Job: 1431-18

Date: 07/27/18
 Checked: JAL

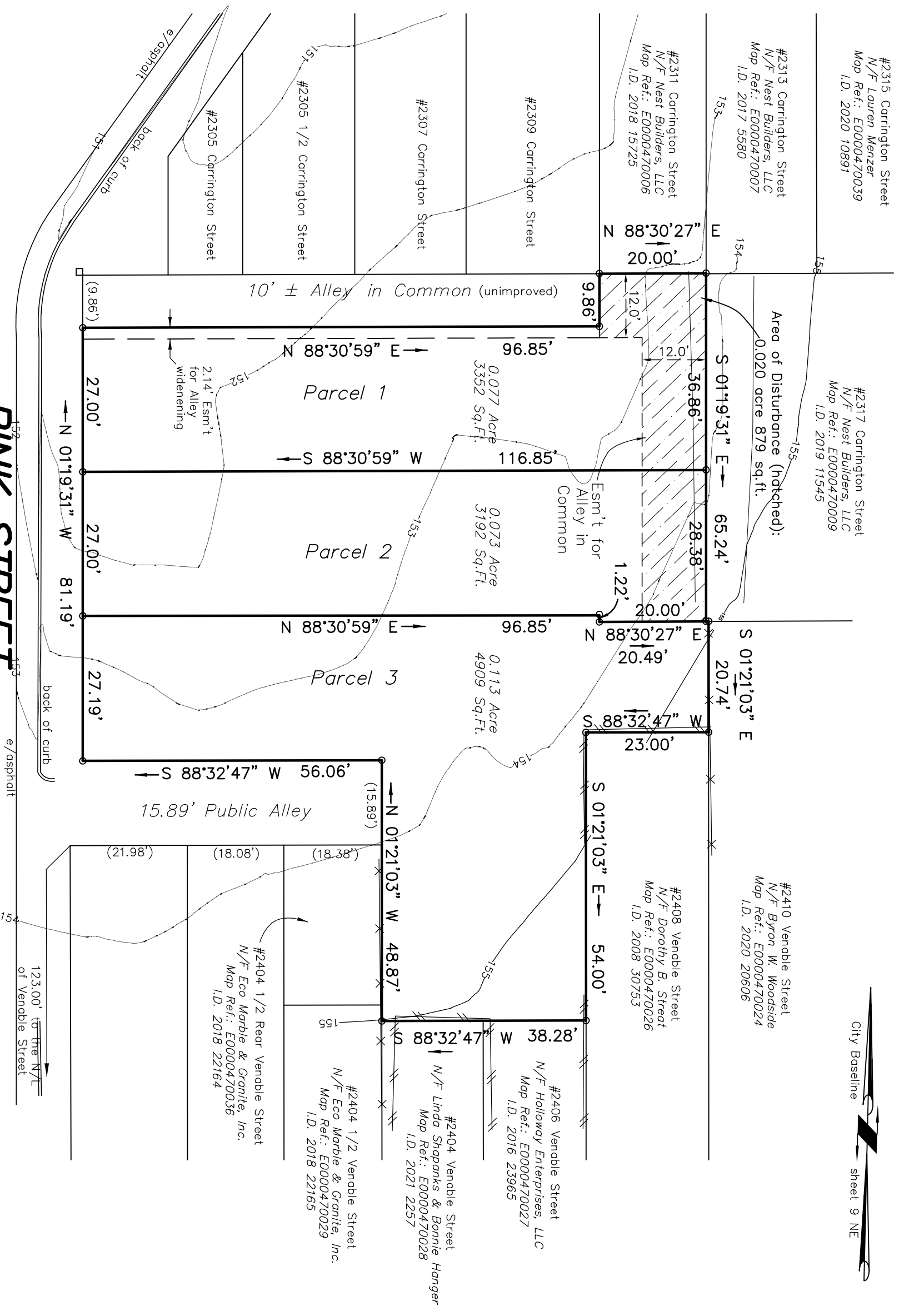
Parcel A :
 Address: #965 Pink Street
 N/F Nest Builders, LLC
 Map Ref.: E0000470033
 I.D. 2020 26357
 Area: 2554 Sq.Ft.

Parcel B:
 Address: #961 Pink Street
 N/F Nest Builders, LLC
 Map Ref.: E0000470032
 I.D. 2020 26357
 Area: 2804 Sq.Ft.

Parcel C:
 Address: #967 Rear Pink Street
 N/F Nest Builders, LLC
 Map Ref.: E0000470038
 I.D. 2018 20184
 Area: 2914 Sq.Ft.

Parcel D:
 Address: #2404 Rear Venable Street
 N/F Nest Builders, LLC
 Map Ref.: E0000470037
 I.D. 2020 26348
 Area: 1875 Sq.Ft.

Proposed Parcel 1:
 Area: 0.077 Ac.; 3352 Sq.Ft.
 Proposed Parcel 2:
 Area: 0.073 Ac.; 3192 Sq.Ft.
 Proposed Parcel 3:
 Area: 0.113 Ac.; 4909 Sq.Ft.



Topographic Survey for
**The Properties Known as #965 Pink Street,
 #961 Pink Street, #967 Pink Street,
 #2311 Carrington Street & #2404 Rear
 Venable Street in the City of Richmond, VA**

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**DAVISON LAND SURVEYING
 AND MAPPING**
 8306 Longlands Pl.
 Chesterfield, Virginia 23832
 (804)314-7441 davisonlandsurveying@gmail.com
 DATE: 06/29/21 SCALE: 1"=20' JN: 21-023 TOPO



PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

967 PINK ST. HOUSE

967 PINK STREET
RICHMOND, VIRGINIA 23223

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

967 PINK ST. HOUSE

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DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	FIRST & SECOND FLOOR PLANS
A2.1	FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	REAR & SIDE EXTERIOR ELEVATIONS



SET/REVISION:
C.A.R.
CONCEPTUAL REVIEW

DATE/MARK:
10.28.2021

COVER SHEET
CS

Parcel A :
 Address: #965 Pink Street
 N/F Nest Builders, LLC
 Map Ref.: E0000470033
 I.D. 2020 26357
 Area: 2554 Sq.Ft.

Parcel B:
 Address: #961 Pink Street
 N/F Nest Builders, LLC
 Map Ref.: E0000470032
 I.D. 2020 26357
 Area: 2804 Sq.Ft.

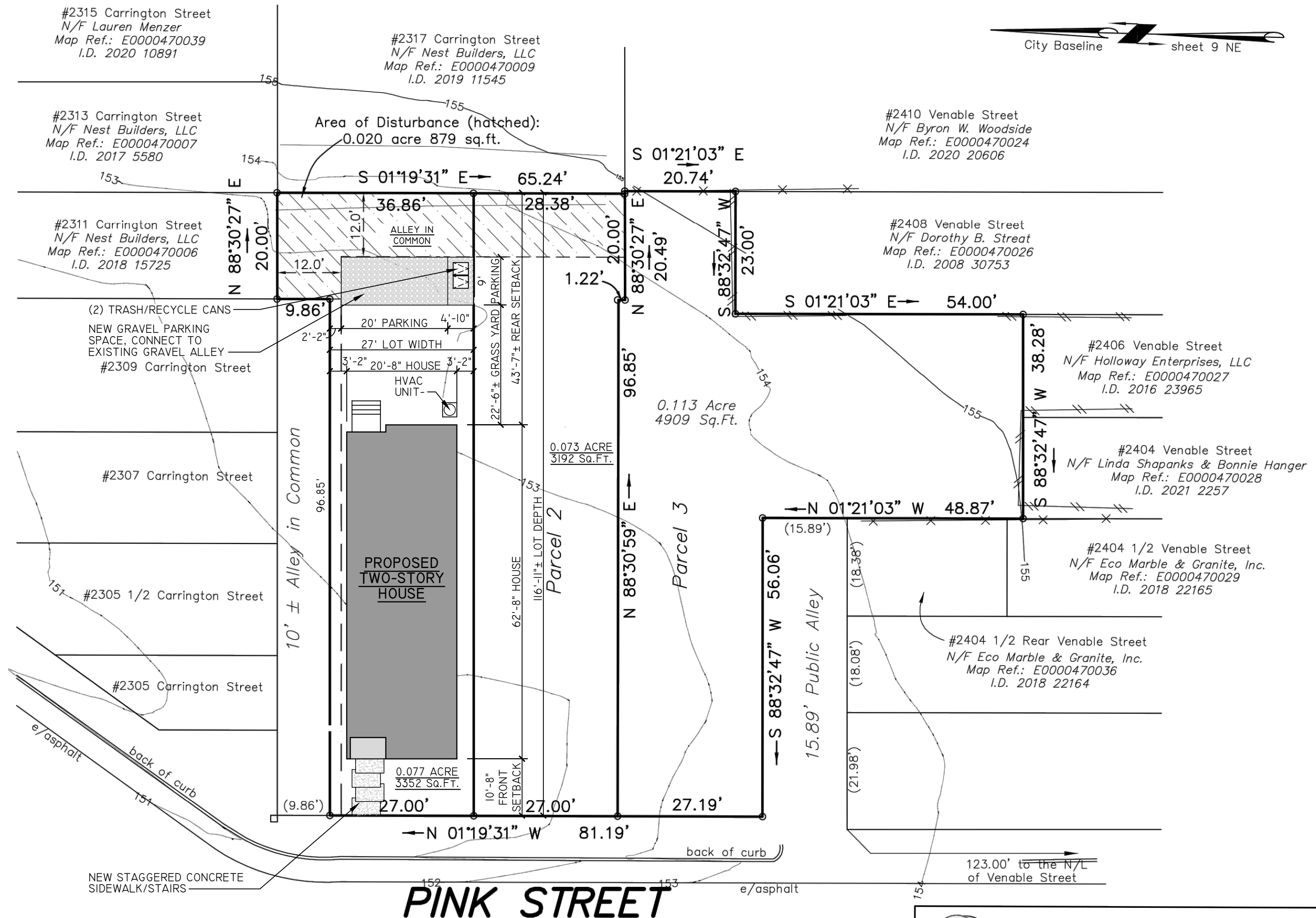
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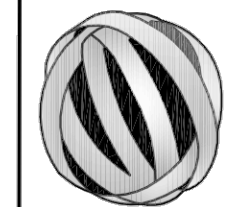
Proposed Parcel 3:
 Area: 0.113 Ac.; 4909 Sq.Ft.



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**The Properties Known as #965 Pink Street,
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PINK STREET

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DAVISON LAND SURVEYING AND MAPPING
 8306 Longlands Pl.
 Chesterfield, Virginia 23832
 (804)314-7441 davisonlandsurveying@gmail.com

DATE: 06/29/21 SCALE: 1"=20' JN: 21-023 TOPO

ARCHITECTURAL SITE PLAN
 1/16" = 1'
 PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS

PLANNING/ZONING INFORMATION (PROPOSED):	
LOT ZONED R-63	
HOUSE AREA:	
FIRST FLOOR AREA:	1,256 S.F.
SECOND FLOOR AREA:	1,256 S.F.
TOTAL FLOOR AREA:	2,522 S.F.
COVERED FRONT PORCH:	27 S.F.
SETBACKS/YARDS:	
PROPOSED FRONT YARD (AVE.):	10'-8"
LEFT SIDE YARD:	3'-2"
RIGHT SIDE YARD:	3'-2"
REAR YARD:	43'-7"
HEIGHT:	2 STORIES / 27'-9"
LOT SIZE & COVERAGE:	
LOT WIDTH:	27'
LOT AREA:	3,352 S.F.
LOT COVERAGE:	1,256 S.F.
COVERAGE PERCENTAGE:	37.47%

PROJECT CONTACTS:
 DEVELOPER:
 NEST BUILDERS
 AMANDA SEIBERT
 804-698-9142
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

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 IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

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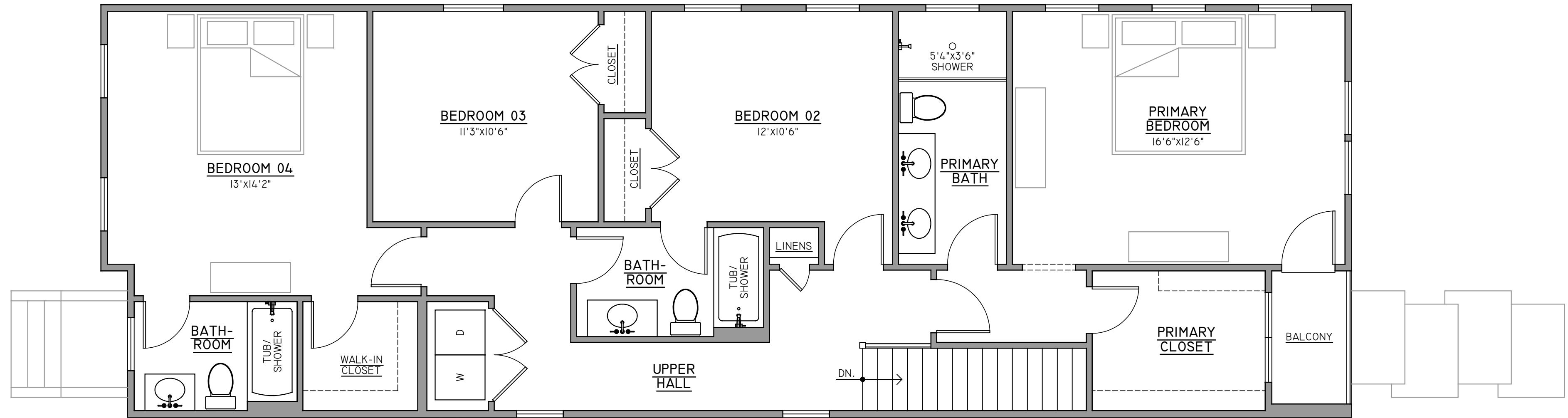
967 PINK STREET
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

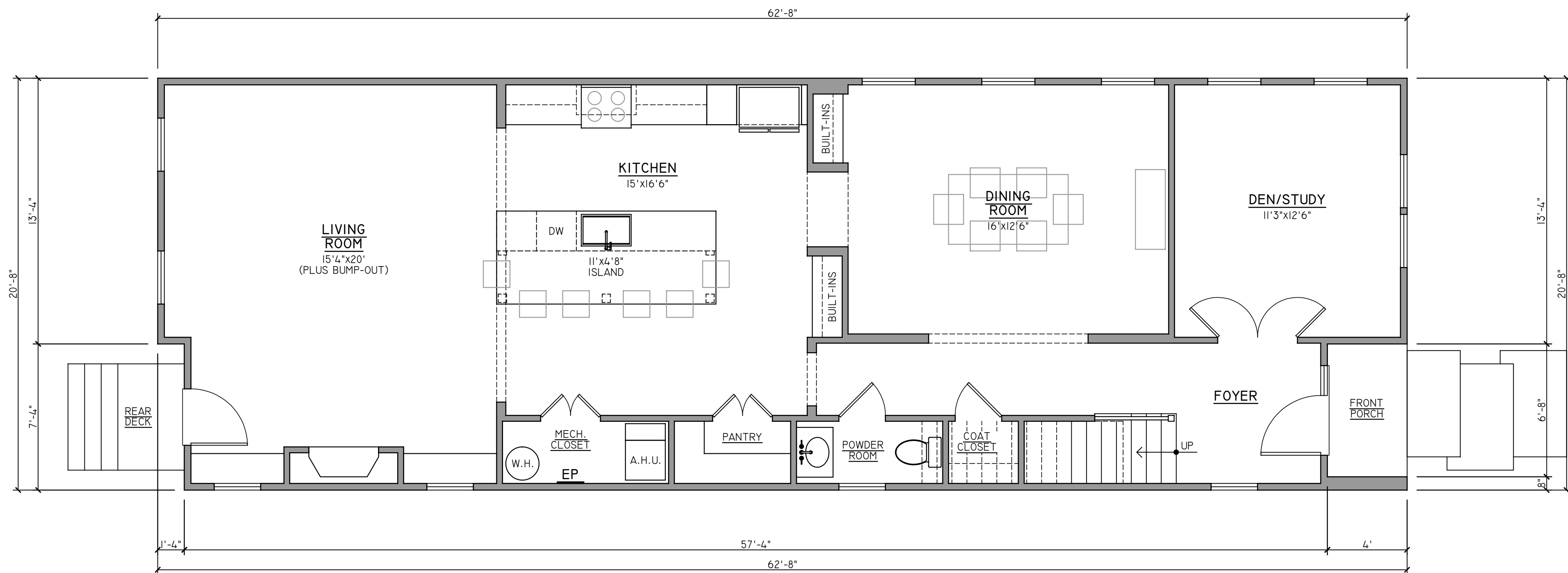
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ARCHITECTURAL
 SITE PLAN

CI.I



02 | 2ND FLOOR PLAN
1/4" = 1'



01 | 1ST FLOOR PLAN
1/4" = 1'

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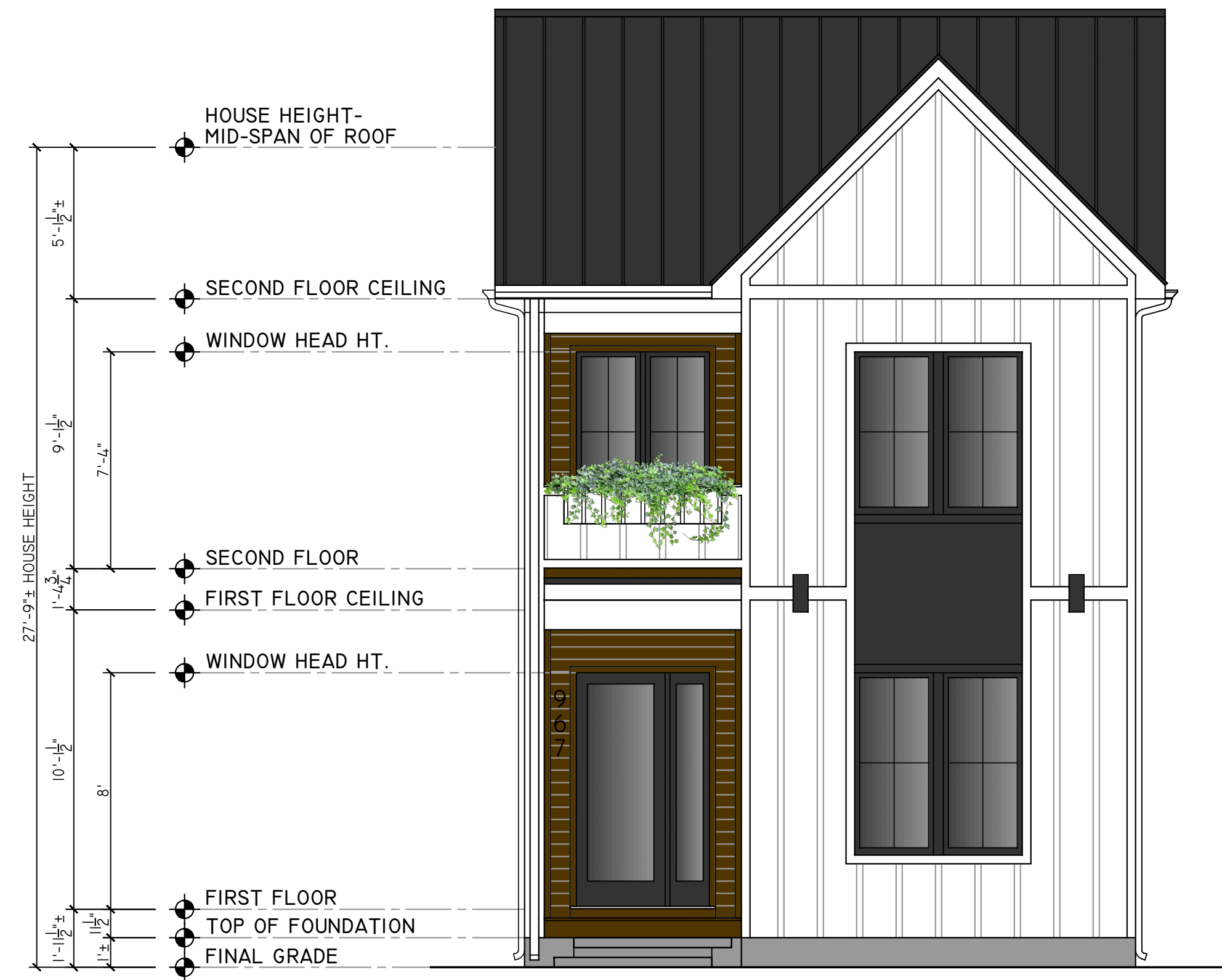
FIRST & SECOND
FLOOR PLANS

AI.I

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01 FRONT ELEVATION
1/4" = 1'

EXTERIOR FINISH SCHEDULE

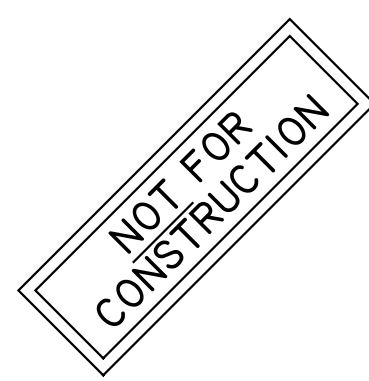
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	LIGHT GRAY
02	CONCRETE FRONT PORCH STAIRS	SELECTION T.B.D.
03	HARDIE BOARD & BATTEN SIDING (16" SPACING)	PAINTED ARCTIC WHITE
04	HARDIE SMOOTH SIDING BETWEEN WINDOWS (FRONT/REAR)	PAINTED GRAY/BLACK
05	COMPOSITE/HARDIE TRIM & SOFFITS	PAINTED ARCTIC WHITE
06	WOOD SIDING AT FRONT PORCH (5" EXPOSURE)	PAINTED ARCTIC WHITE
07	WOOD FULL GLASS DOORS	BLACK
08	WINDOWS - CASEMENT & FIXED	PREFINISHED BLACK
09	FRONT ROOFS - 16"-SPACED STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
10	REAR ROOF - ARCHITECTURAL SHINGLES	FACTORY GRAY/BLACK
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
13	WALL-MOUNTED LIGHTS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.

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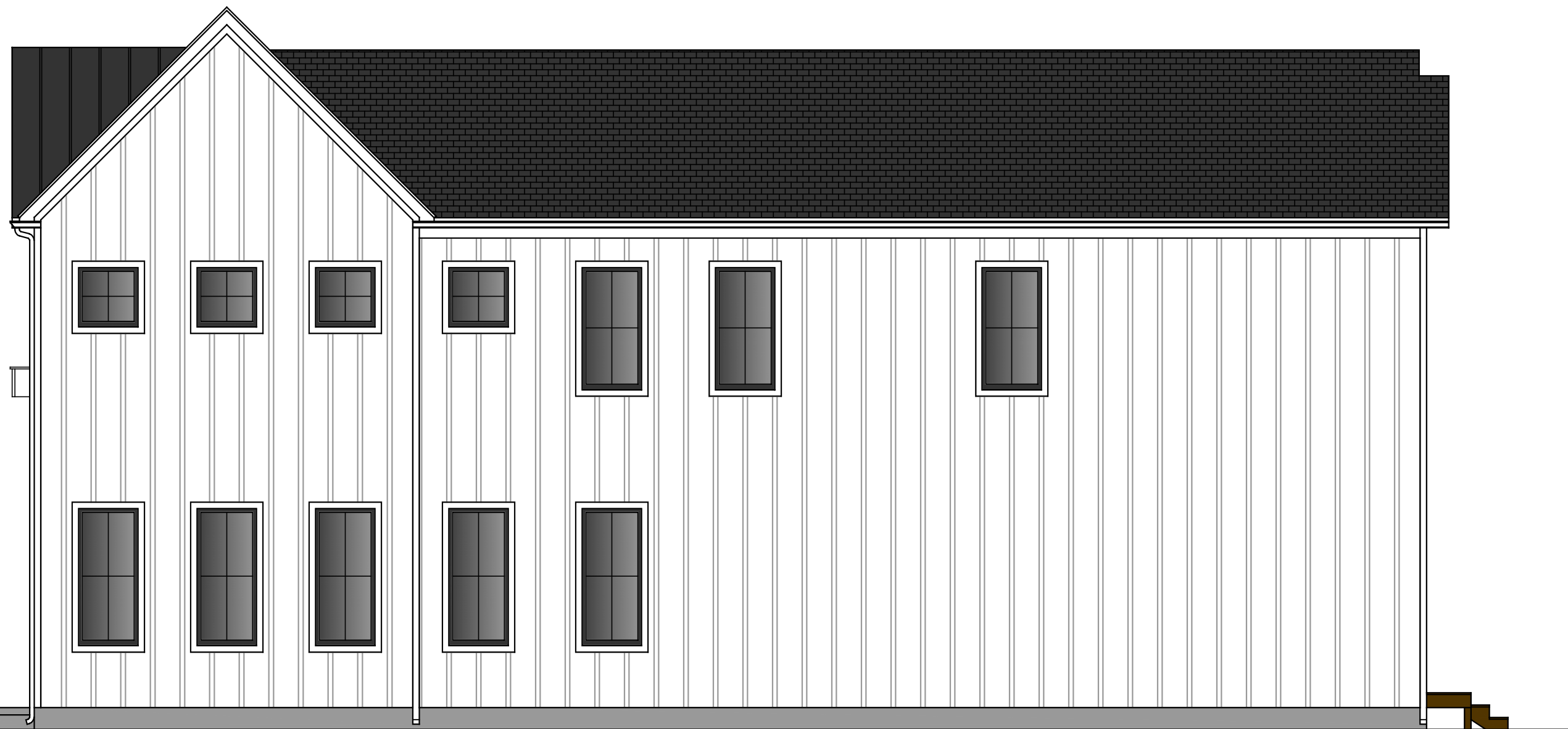
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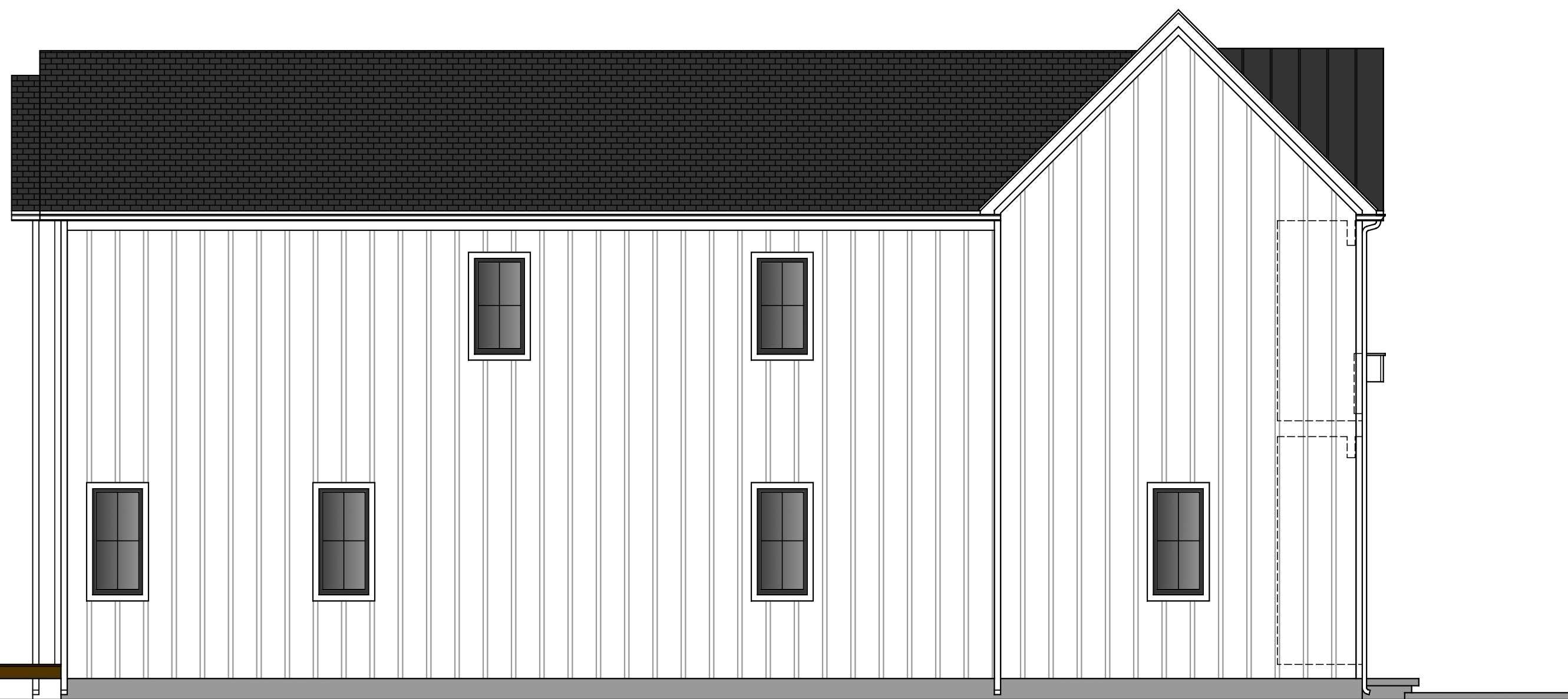
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FRONT EXTERIOR
ELEVATIONS
A2.1



03 | RIGHT SIDE ELEVATION

3/16" = 1'



02 | LEFT SIDE ELEVATION

3/16" = 1'



01 | REAR ELEVATION

3/16" = 1'

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REAR & SIDE
EXTERIOR ELEVATIONS

A2.2