



Commission for Architectural Review

Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: _____

Historic District: _____

Applicant Information

Billing Contact

Owner Information

Billing Contact

Name: _____

Same as Applicant

Email: _____

Name: _____

Phone: _____

Email: _____

Company: _____

Phone: _____

Mailing Address: _____

Company: _____

Mailing Address: _____

Applicant Type: Owner Agent Lessee

Architect Contractor

Other (specify): _____

****Owner must sign at the bottom of this page****

Project Information

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

Project Description (attach additional sheets if needed):

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 payments of the application fee. Applications 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 an application materials should be prepared in compliance with zoning.

Signature of Owner _____ Date _____

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. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov | alyson.oliver@rva.gov

Submission Instructions

Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. 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 that month's 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 for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. 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 www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR 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.

Fees

- **Full Demolition:** \$1,500
- **New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments:** \$500
- **New construction/addition to a single- or two-family dwelling, or accessory building:** \$250
- **Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans:** \$150
- **Extension of a certificate of appropriateness (COA):** \$25



February 25, 2022
Revised: April 21, 2022

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: 965 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 noted as being 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 primary bedroom with walk-in closet, en suite bathroom, and street facing, second-story balcony. A full-width front porch, similar to those found on the dwellings across Pink Street, will provide additional outdoor living area and engage the street.

Along with 965 Pink Street, the property owner is also concurrently applying for a Certificate of Appropriateness (the “COA”) for the adjacent property to the north to be known as 967 Pink Street. These two applications, along with the recently approved COA’s for the parcels at 2307 and 2309-2311 Carrington Street, and the 2018 CAR approvals for the parcels at 962 and 964 Pink Street display the recent transformation of this block at the intersection of Pink and Carrington Streets from vacant parcels to modern dwellings which also fit the historic character of the Union Hill neighborhood. The proposed dwelling at 967 Pink Street will feature a modern design but will also share features such as the gabled roof and quality building materials which allow for it to blend seamlessly with the more traditional designs that have been approved along Carrington Street and that are currently being considered by the Commission here.

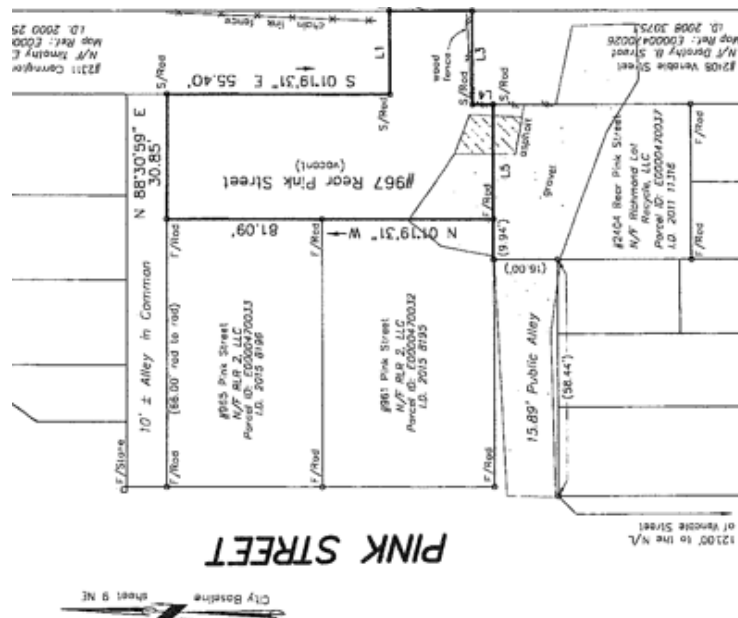


Figure 1: Existing parcel layout along Pink Street

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.

[illegible]

530 East Main Street, Suite 730, Richmond, VA 23219 ▪ (804) 874-6275 ▪ markbaker@bakerdevelopmentresources.com

The dwelling will be set back from the street to recognize the siting of the dwellings to the north along Pink Street along with those at 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 the historic and recently approved 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 traditional design which appeals to the many homebuyers, including a majority of the over 1,000 respondents to an online questionnaire, along with details which reflect the historic nature of the neighborhood. The full-

width front porch, gabled roof, and shutters are reminiscent of traditional dwellings in the neighborhood and also in-keeping with the CAR approved designs at 2307 and 2309-2311 Carrington. The standing seam metal roof over the porch, quality building materials, and unique features including a second-floor balcony allow for the dwelling to comfortably exist with the more modern dwellings which exist and are proposed in the area. This well thought out combination of design and materials creates a structure which will both acknowledge the needs of the modern homebuyer and respect the historic fabric of the Union Hill neighborhood. This design, when combined with the new dwelling to the north at 967 Pink Street will create a combination of dwelling styles is not only consistent with the Union Hill neighborhood which is noted as being distinct for its “wide variety of architectural styles” within the Old and Historic District guidelines but is also consistent with the new Richmond 300 Master Plan which recommends the City “allow and encourage a variety of architectural styles.”

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 full-width front porch and second-story balcony add human-scale elements to the design and address the street creating pedestrian oriented street front.



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

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.

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 porch roof provides low maintenance, weather resistance, and compatibility with other dwellings in the vicinity including the dwellings at 2309 and 2311 Carrington Street which were approved by the CAR last year. These items were selected to be consistent with CAR requirements and with 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: Dwelling approved in 2021 by the CAR at 2307 Carrington Street within the Union Hill neighborhood

Response to Conceptual Review

This application was reviewed at the March 22, 2022, Commission of Architectural Review meeting. Having reviewed the project, CAR Staff requested that the front porch be reduced in depth. It was then noted by the Commission that a more modern railing, removing the shingles in the gables, and removing the shutters we're potential changes that could be made to the dwelling's exterior. The new plans which have been submitted show a front porch which is 2 feet shorter than the previous design, for a total width of 6 feet. Regarding the other proposed changes to the exterior of the dwelling, the applicant explored the option of replacing the shingles within the roof gable with stucco, but it was found to be extremely cost-prohibitive. The exterior of the dwelling was designed with extensive social media input and the traditional design of the dwelling was overwhelmingly preferred to a more modern look. In keeping with the traditional design, the applicant has chosen a to retain the existing porch railing in order maintain that style across the entire dwelling and not present contrasting styles along the façade. The applicant would also note the proposed dwelling at 2307 Carrington Street which includes traditional design along with window shutters and was recently approved by the Commission as an example of the chosen design style.



Figure 6: Existing dwelling which demonstrates the proposed design

The proposed design would be compatible with the historical fabric of the neighborhood as it recognizes the siting, scale, form, and massing of the contributing structures in the neighborhood. 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 traditional architectural style offering 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,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', with a stylized, flowing script.

Mark R. Baker
Baker Development Resources, LLC



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

965 PINK ST. HOUSE

965 PINK STREET
RICHMOND, VIRGINIA 23223

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

965 PINK ST. HOUSE

965 PINK STREET
RICHMOND, VIRGINIA 23223

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

NOT FOR
CONSTRUCTION

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

DATE/MARK:
04.22.2022

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.

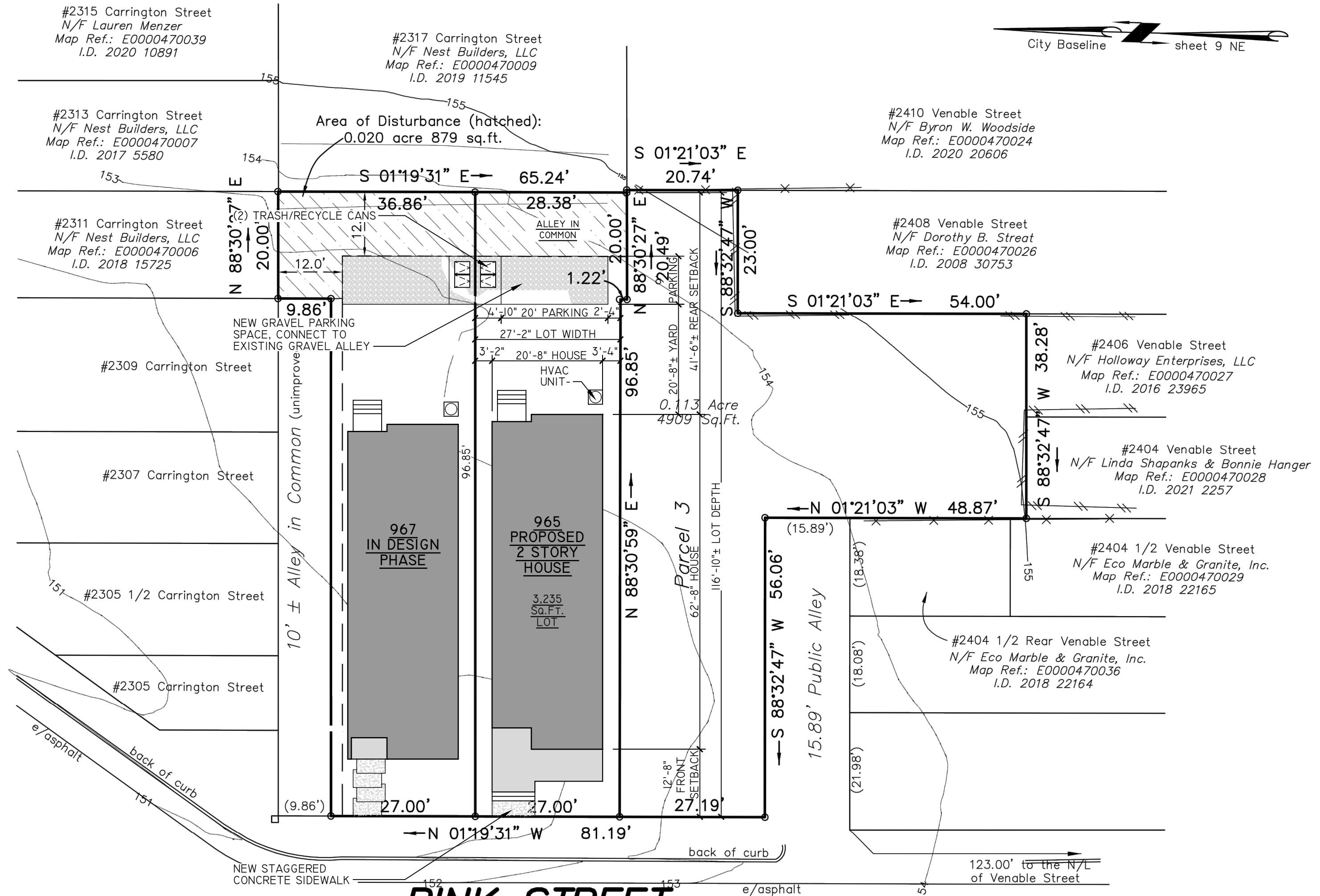
Parcel C:
Address: #967 Rear Pink Street
N/F Nest Builders, LLC
Map Ref.: E0000470038
I.D. 2018 20184
Area: 2914 Sq.Ft.

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.

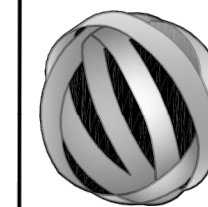
Proposed Parcel 2:
Area: 0.073 Ac.; 3192 Sq.Ft.

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



PINK STREET

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 510129 0041E 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.



**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

01 | 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: 170 S.F.

SETBACKS/YARDS:
PROPOSED FRONT YARD (AVE.): 12'-8"
LEFT SIDE YARD: 3'-2±
RIGHT SIDE YARD: 3'-2±
REAR YARD: 41'-6±
HEIGHT: 2 STORIES / 28'-3±

LOT SIZE & COVERAGE:
LOT WIDTH: 27'
LOT AREA: 3,235 S.F.
LOT COVERAGE: 1,256 S.F.
COVERAGE PERCENTAGE: 38.8%

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
AMANDA SEIBERT
804-698-9142

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
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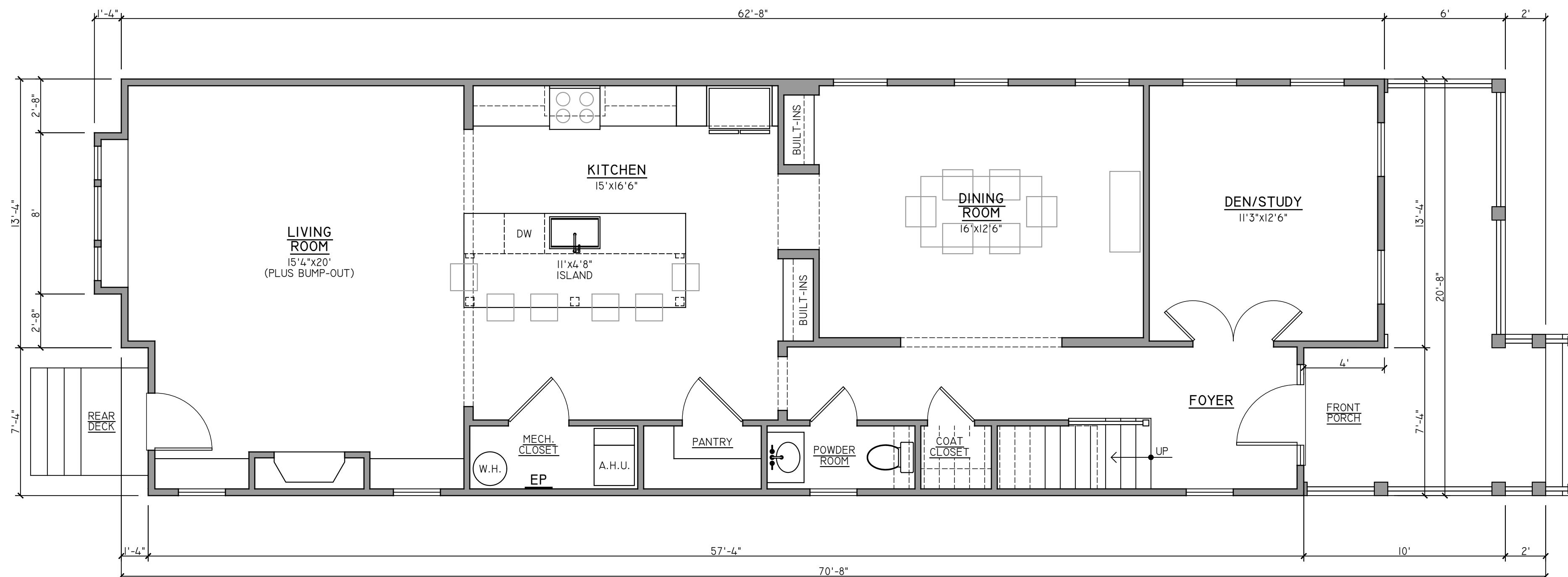
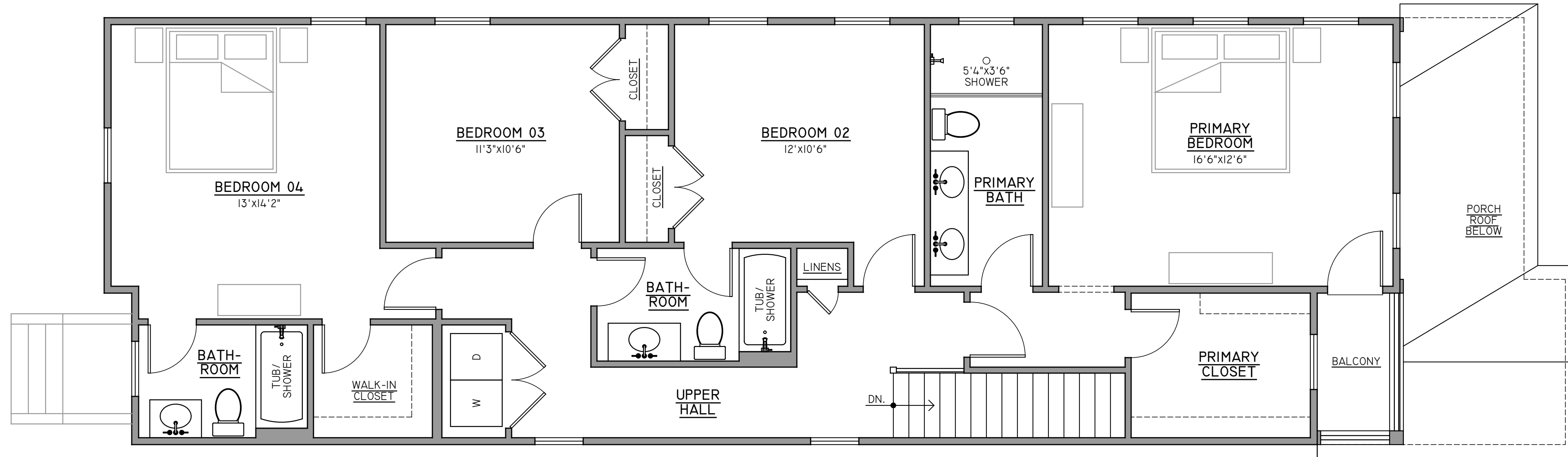
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RICHMOND, VIRGINIA 23223

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ARCHITECTURAL
SITE PLAN

CI.1



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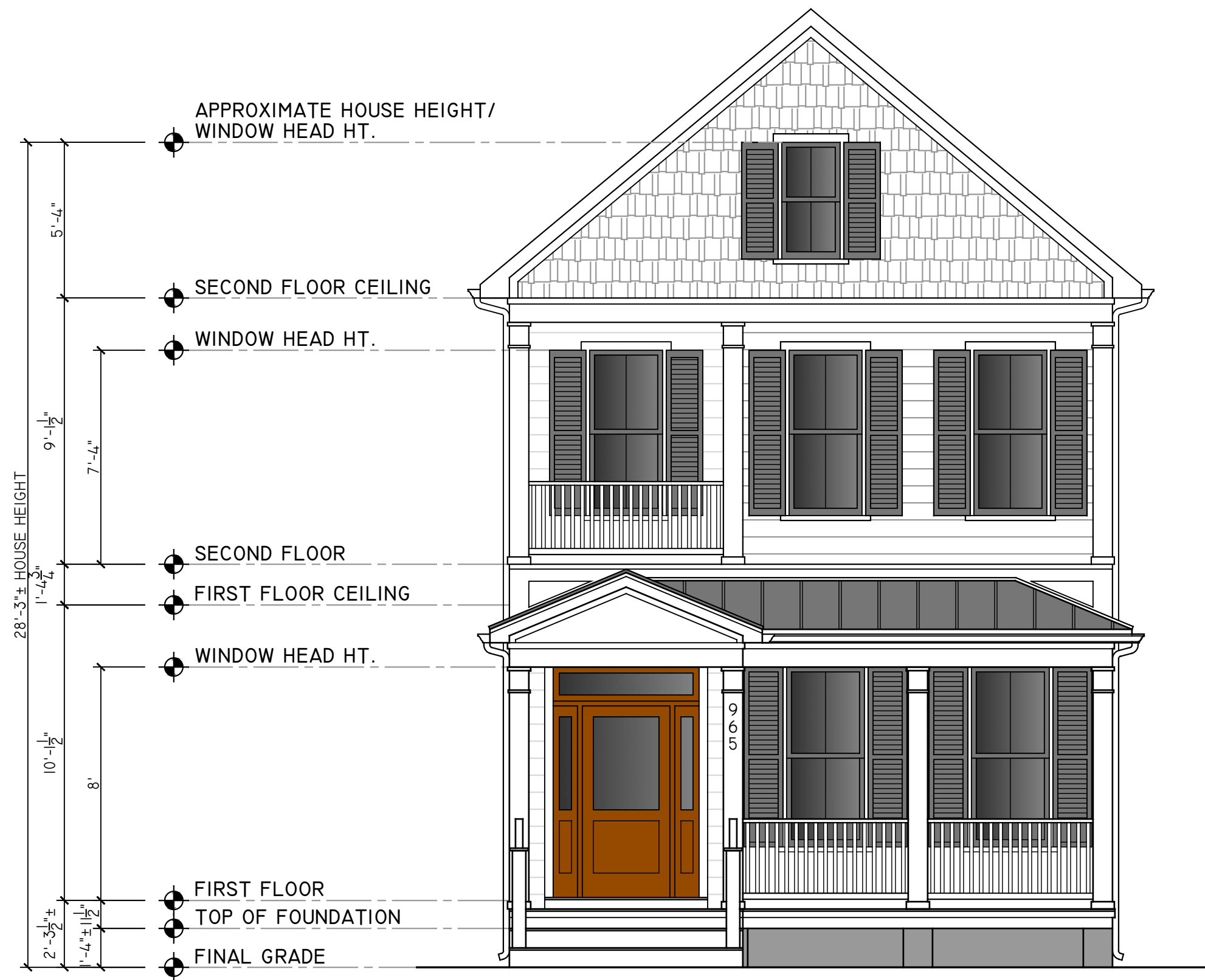
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FIRST & SECOND FLOOR PLANS

AI.1



01 | FRONT ELEVATION

1/4" = 1'

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	LIGHT GRAY
02	HARDIE HORIZONTAL LAP SIDING (7")	T.B.D.
03	HARDIE SHINGLE SIDING (FRONT/REAR GABLES)	T.B.D.
04	COMPOSITE/HARDIE TRIM & SOFFITS	PAINTED ARCTIC WHITE
05	WOOD/GLASS DOORS AT FRONT	NATURAL WOOD
06	WOOD/GLASS DOOR AT REAR	BLACK
07	WINDOWS - SEE SCHEDULE	PREFINISHED BLACK
08	WINDOW SHUTTERS	PAINTED BLACK
09	FRONT PORCH ROOF - 16"-SPACED STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
10	MAIN 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

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

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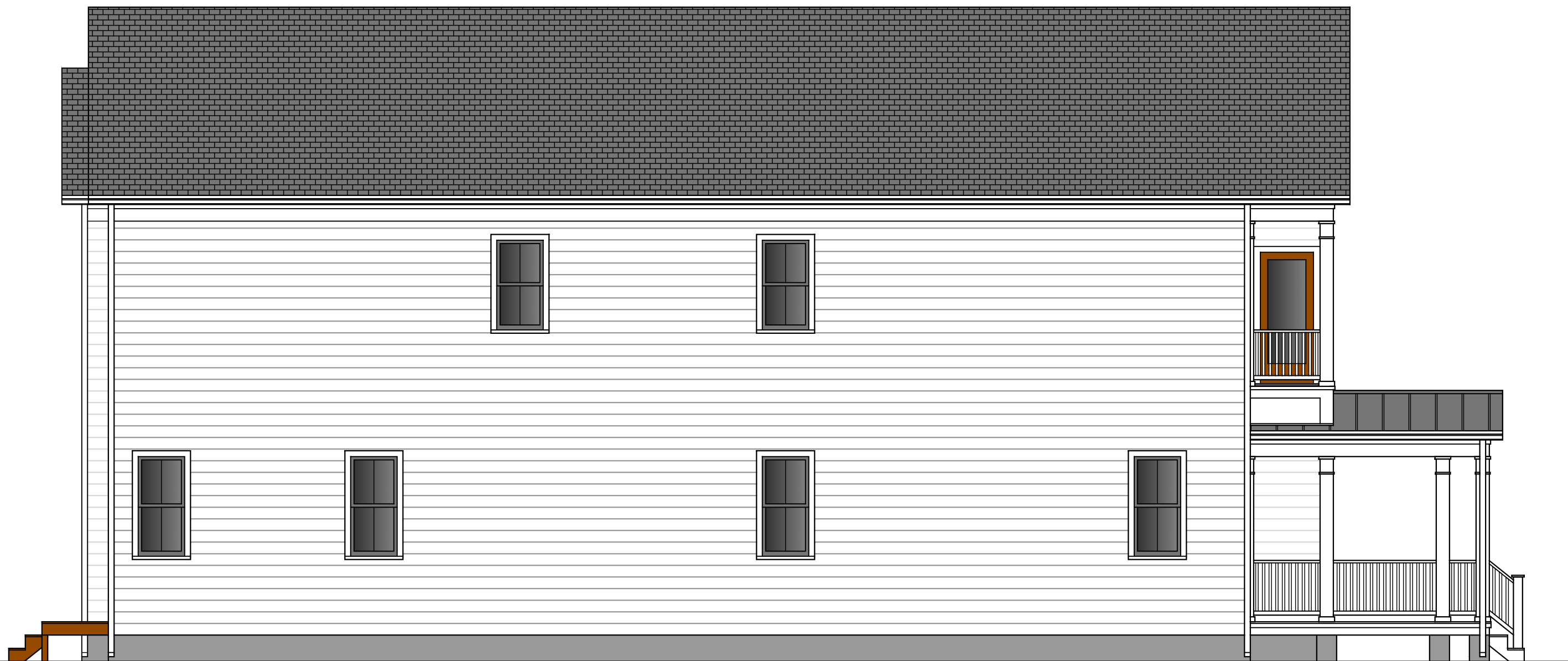
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FRONT EXTERIOR
ELEVATIONS

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