



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

12. COA-111530-2022	Conceptual Review	Meeting Date: 5/24/2022
Applicant/Petitioner	Amanda Seibert	
Project Description	Construct a new duplex and garage on a vacant lot.	
Project Location		
Address: 961 Pink St.		
Historic District: Union Hill		
High-Level Details: <ul style="list-style-type: none"> Applicant proposes to construct a two-story, duplex on a vacant lot. The new residence will be traditional in design, 3 bays wide, and a full width, two story, covered front porch with square columns. The front façade will have a projecting gabled roof over the front porch clad in shingles. Siding will be Hardie plank Smooth siding. The applicant is also proposing to construct a two-story garage with a second-story living space. 		
Staff Recommendation	CONCEPTUAL	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Staff Recommendations	<ul style="list-style-type: none"> That the applicant consider removing the applied cornice feature on the rear of the duplex and north elevation of the garage, or redesigning this feature to be more seamlessly tied into the design of the buildings. That the windows have a 2/2 or 1/1 light configuration. That information on HVAC screening be submitted for the final review. That the square footage of the proposed garage, including both levels, be submitted for the final review. 	

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 face of the gable on the front façade will project over the second story front porch.
Form, pg. 46, #1-3	<ol style="list-style-type: none"> 1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i> 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>While the new construction is narrower and deeper than any remaining historic dwellings in the immediate area, Staff finds that the 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>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>The new duplex and garage will both feature an applied cornice feature between the first and second floors. This feature being on the rear of the duplex, and the north elevation of the garage. Staff believes that this is an unusual architectural feature not found in the district. <u>Staff recommends that the applicant consider removing the applied cornice feature on the rear of the duplex and north elevation of the garage, or redesigning this feature to be more seamlessly tied into the design of the buildings.</u></p>
Height, Width, Proportion, & Massing, pg. 47, #1-3	<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>	<p>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>	<p>The size, proportion, and spacing patterns of the doors and window openings are compatible with the district.</p> <p>Windows are proposed to have a 4/1 light configuration. This is not a common configuration found in the district. <u>Staff recommends that the windows have a 2/2 or 1/1 light configuration.</u></p> <p>There are no rear doors proposed on the building, however staff believes that this elevation will be minimally visible from the public right-of-way.</p>
<p>New Construction, Materials & Colors, pg. 53, #2, #5</p>	<p>2. <i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p> <p>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>	<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 on north side elevation. <u>Staff recommends that information on HVAC screening be submitted for the final review.</u></p>
<p>New Construction, Residential Outbuildings, #'s 1-3, pg. 51</p>	<p>1. <i>Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p>2. <i>Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p> <p>3. <i>New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p>	<p>The proposed garage will have a similar gable roof form to the proposed main dwelling.</p> <p>The proposed garage is much larger than historic examples of outbuilding in the district.</p> <p>The new garage appears to be quite large, however specific square footage was not provided by the applicant for the garage. The plans do indicate that the garage will be approximately 3 feet shorter than the primary dwelling. <u>Staff recommends that the square footage of the proposed garage, including both levels, be submitted for the final review.</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