



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)

Property Address: 2322 VENABLE STREET Current Zoning: R-63
Historic District: UNION HILL OLD AND HISTORIC DISTRICT

Application is submitted for: (check one)

- ☐ Alteration
☐ Demolition
☒ New Construction

Project Description (attach additional sheets if needed):

Construction of a new mixed use building at the corner of Venable and Tulip street.

Applicant/Contact Person: John Wilson

Company: ArcDev Studio

Mailing Address: 505 N 24th Street

City: Richmond State: Va Zip Code: 23223

Telephone: (718) 541-7030

Email: jmwilson@arcdev.studio

Billing Contact? No Applicant Type (owner, architect, etc.): Architect

Property Owner: Sam Tuttle

If Business Entity, name and title of authorized signer: Streetcar Properties

Mailing Address: 615 N 25th Street

City: Richmond State: Va Zip Code: 23223

Telephone: (757) 903-6669

Email: sam.tuttle@gmail.com

Billing Contact? Yes

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

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. 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. Application materials should be prepared in compliance with zoning.

Samuel Tuttle

Digitally signed by Samuel Tuttle
Date: 2025.10.29 16:20:43 -04'00'

Property Owner Signature: _____ Date: _____

2322 VENABLE STREET

CAR - CONCEPTUAL REVIEW

ArcDev Studio

25 November 2025

CONCEPT

The development at 2322 Venable street will be a two-story, new-construction, mixed-use building located on a vacant lot at the NW corner of Venable Street and Pink Street in the Union Hill Old & Historic District. The design includes a Commercial component consisting of a single-story brick building, sited at the corner and sharing a common wall with the adjacent building on Venable Street. The structure continues along Pink Street with a 2-story Residential component clad in cementitious siding on a parged CMU foundation.

The site is narrow and deep, with low power lines running down Pink Street, along the eastern property line. The neighboring buildings reflect a mix of types and scales. 2320 Venable Street is sited on the western property line and has many utility penetrations through this wall, limiting the scope of attachment for the proposed development. With these stated challenges, we hope that our proposed development responds to the conditions of the site and the context of the of the Union Hill Old & Historic District in a sensitive and thoughtful way.

SITING

The Commercial component is set back from the corner slightly, aligning with the porch steps of the adjacent property. This siting allows for seating in front of the building, which has a narrow sidewalk, while visually holding the corner as was historically the case on this site. The front entry is set back slightly from the façade of 2320 Venable to create a visual separation from the historic fabric and also to avoid an existing mechanical penetration through the adjacent structure. The single story scale of the Commercial component keeps the structure outside of the 10ft minimum radius of the existing power lines. The scale also draws on the single story enclosure at the front of 2324 Venable street, the single story structure at 2314 Venable Street, the single story front porches of the surrounding buildings and creates some visual breathing room for the historic 4-5-story brick building at the SE corner.

The Residential component is a two-story gable structure sited behind and attached to the Commercial space. It extends along the property line on Pink Street, with a small yard and screened refuse area abutting the alley.

FORM

The single-story Commercial structure draws on the scale, proportions and materials of the surrounding buildings. The masonry design is divided by horizontal bands that continue the horizontal planes of the adjacent structure. The base band will be a modular brick in common bond with a cast stone sill. Above the sill will be a Norman brick in stretcher bond. This band matches the height of the storefront windows. Above this will be a double soldier course header band with the modular brick in common bond above. A brick cornice with metal parapet cap runs along the top of the building.

The 2-story, Residential component is attached at the rear of the brick building after a small inset which creates a visual separation between the two uses and the different materials. Clad in cementitious siding on a parged cmu base, the residential structure stands two stories with a gable roof stretching along Pink Street. The gable roof keeps the structure outside of the 10ft minimum radius of the existing power lines and this gable roof, though not the most common roof type, can be found throughout the neighborhood. The windows are high awning along the first floor facing Pink Street to maintain privacy for the occupants of the residential units. The sill of these windows aligns with the sill of the storefronts in the masonry building, which has a higher first floor level. The second story windows are double hung and vertically aligned with the windows below. An inset cementitious panel creates a vertical connection that reflects the scale and rhythm of the storefront windows of the attached commercial component. Access to the two apartments is on the western elevation to keep the front doors from being located directly on the street and a narrow site does not allow for a stoop and steps up from Pink Street. A small path and yard at the rear of the building provides visual cue to the residential entry and small space to gather for the residents.

PROJECT DESCRIPTION

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2322 VENABLE - PROJECT SITE



2400 VENABLE



2325 VENABLE



2401 VENABLE



NEIGHBORHOOD CONTEXT

2322 VENABLE STREET - CONCEPTUAL REVIEW

2208 BURTON



2242 VENABLE



2312 VENABLE



2406 CARRINGTON



2207 CARRINGTON



2112 E. LEIGH



500 N 25TH



620 N 27TH



NEIGHBORHOOD PRECEDENT

2322 VENABLE STREET - CONCEPTUAL REVIEW

SITE & BUILDING INFO

ADDRESS: 2322 VENABLE STREET
ZONING: R-63 MULTI-FAMILY URBAN RESIDENTIAL
BY RIGHT USE: MIXED-USE MULTI-FAMILY ON CORNER LOT AS PER SEC.30-419.3
LOT AREA: 20.92' X 138' = 2887 SF
SETBACKS: FRONT - 0'
SIDE - 0'-5'
REAR - 15'

MAX HEIGHT: 3 STORIES
MIN HEIGHT: 2 STORIES
MAX LOT COVERAGE: 65% = 1,877 SF FOOTPRINT

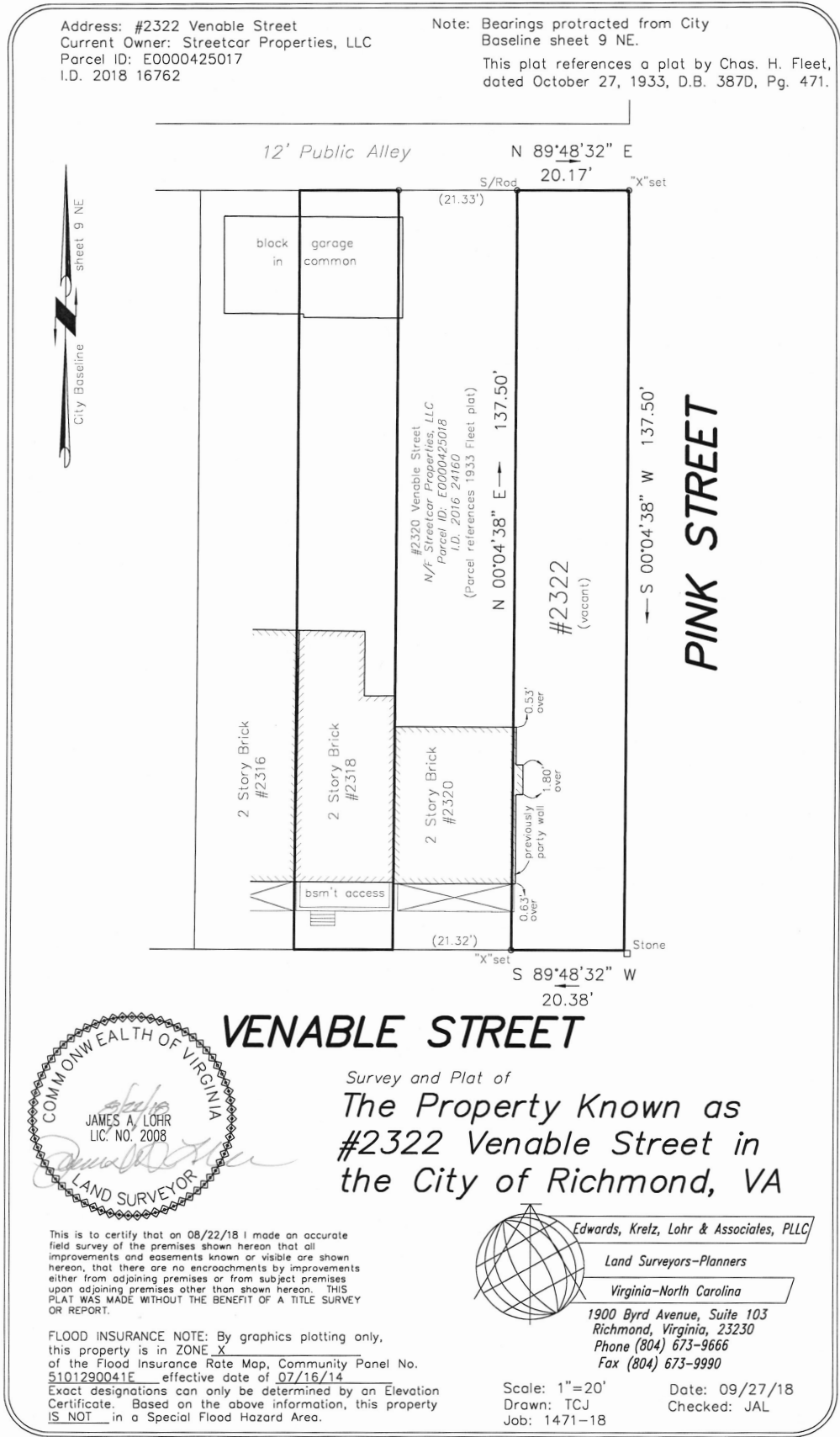
USE & OCCUPANCY: MIXED-USE, TYPE B & RESIDENTIAL
CONSTRUCTION TYPE: VB
SPRINKLERS: NONE
FIRE SEPERATION: 2-HR FIRE WALL SEPARATES USES
1-HR FIRE PARTITION SEPERATES DWELLING UNITS
1-HR RATED EXTERIOR WALL @ EAST SIDE

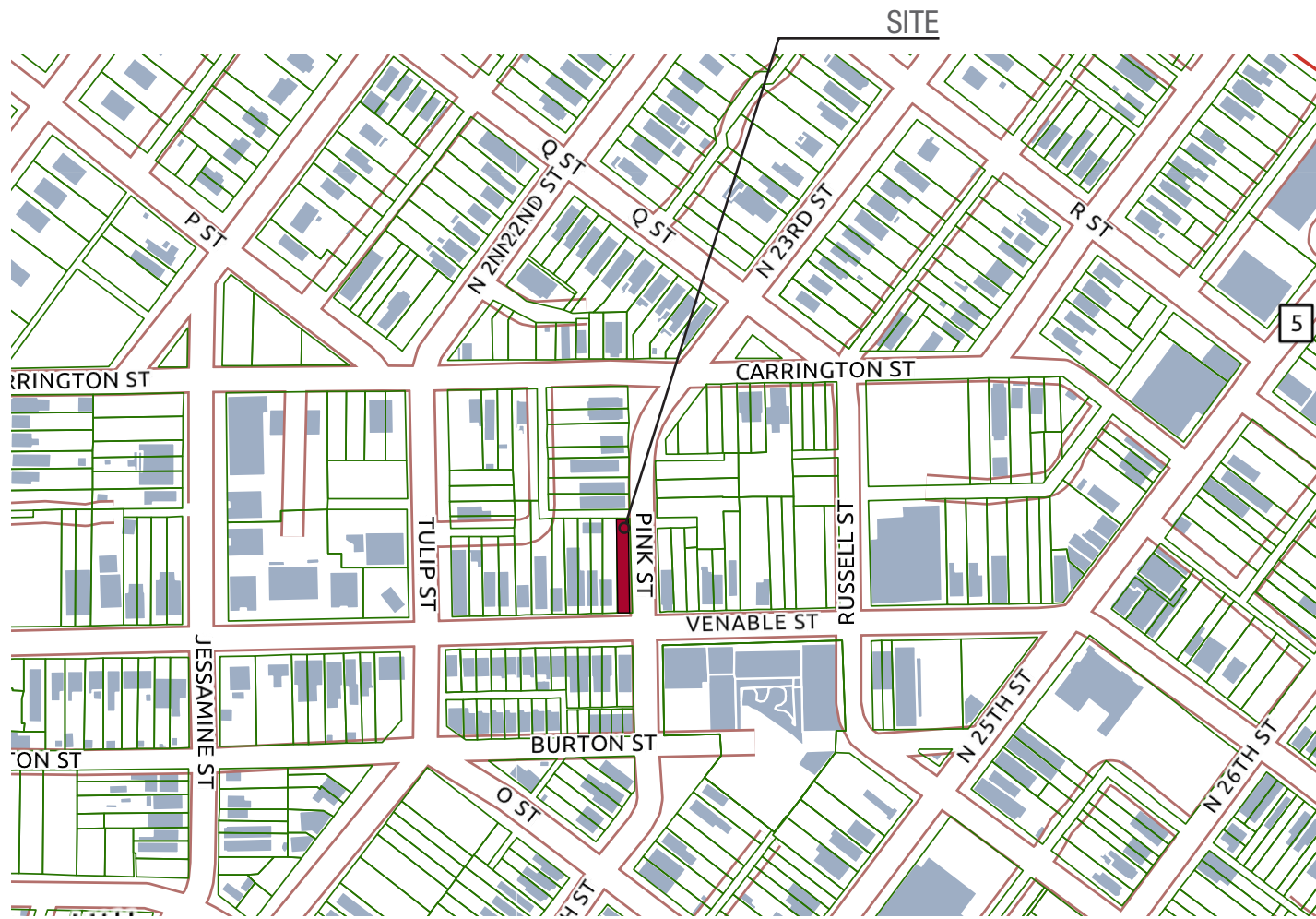
FLOOR AREAS	
COMMERCIAL	1,053 SF
RESIDENTIAL LEVEL 1	560 SF
RESIDENTIAL LEVEL 2	560 SF
TOTAL AREA	2,173 SF

SITE

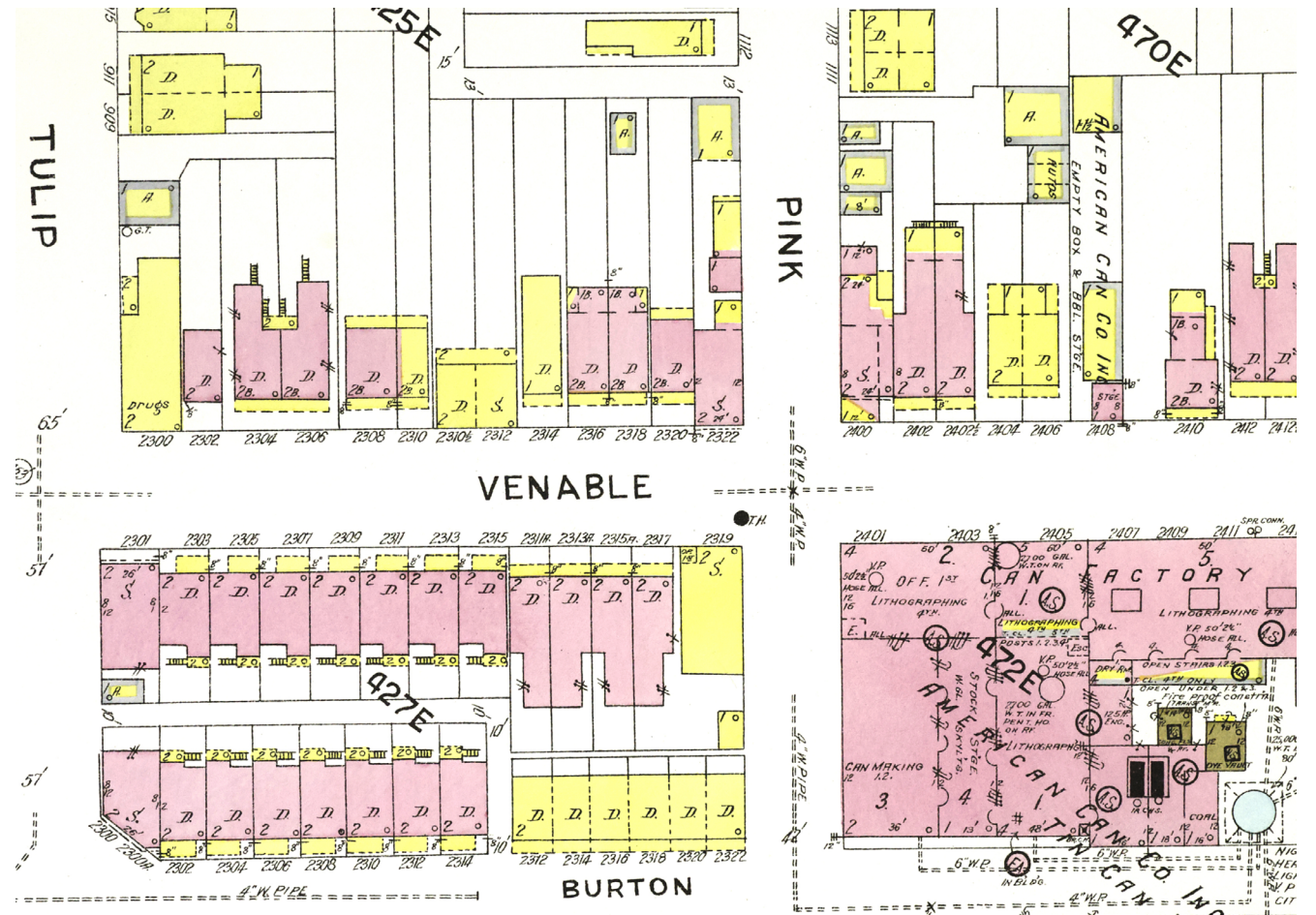
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SURVEY

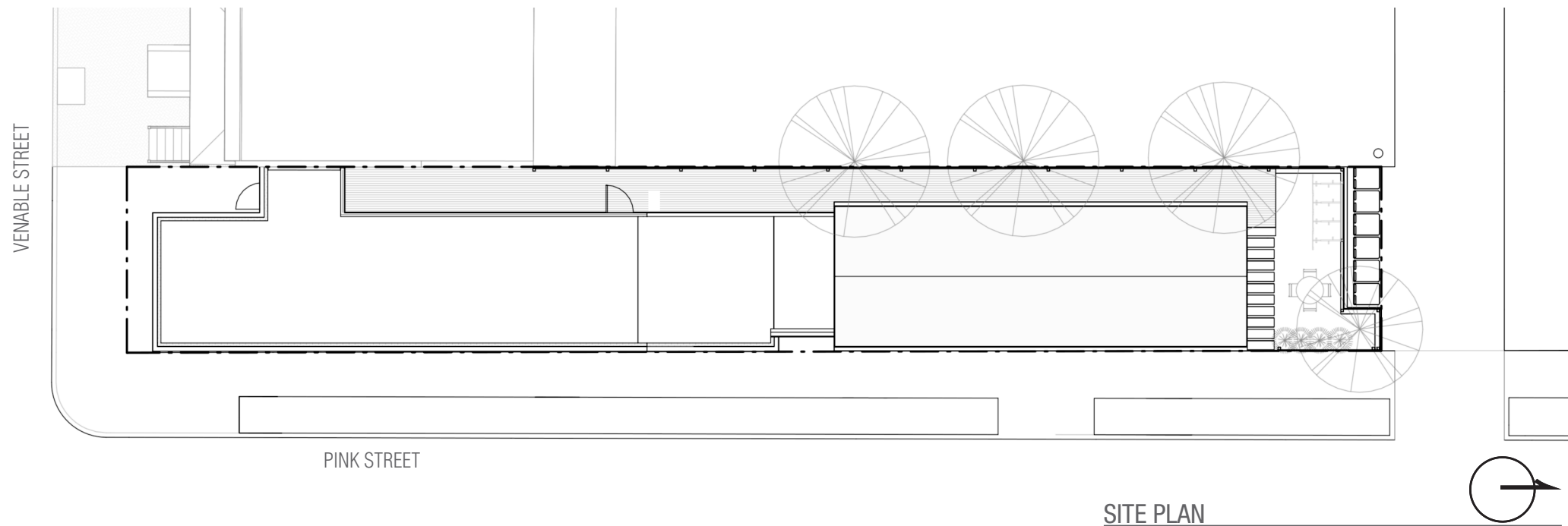




AREA MAP



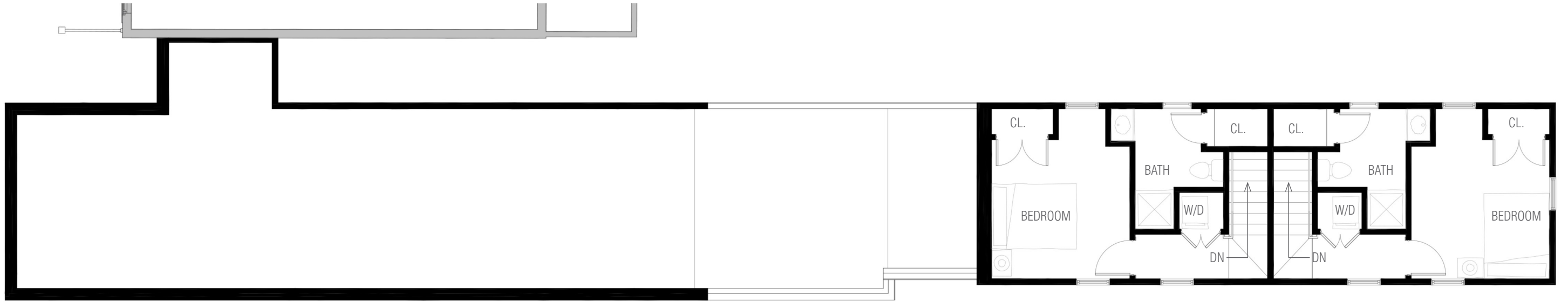
SANBORN MAP



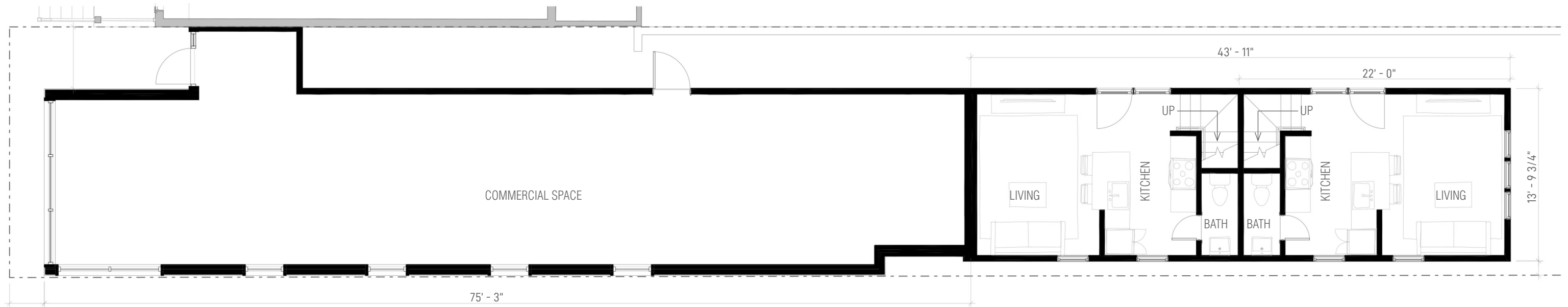
SITE PLAN

SITE

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LEVEL 2 - PLAN



LEVEL 1 - PLAN

PLANS

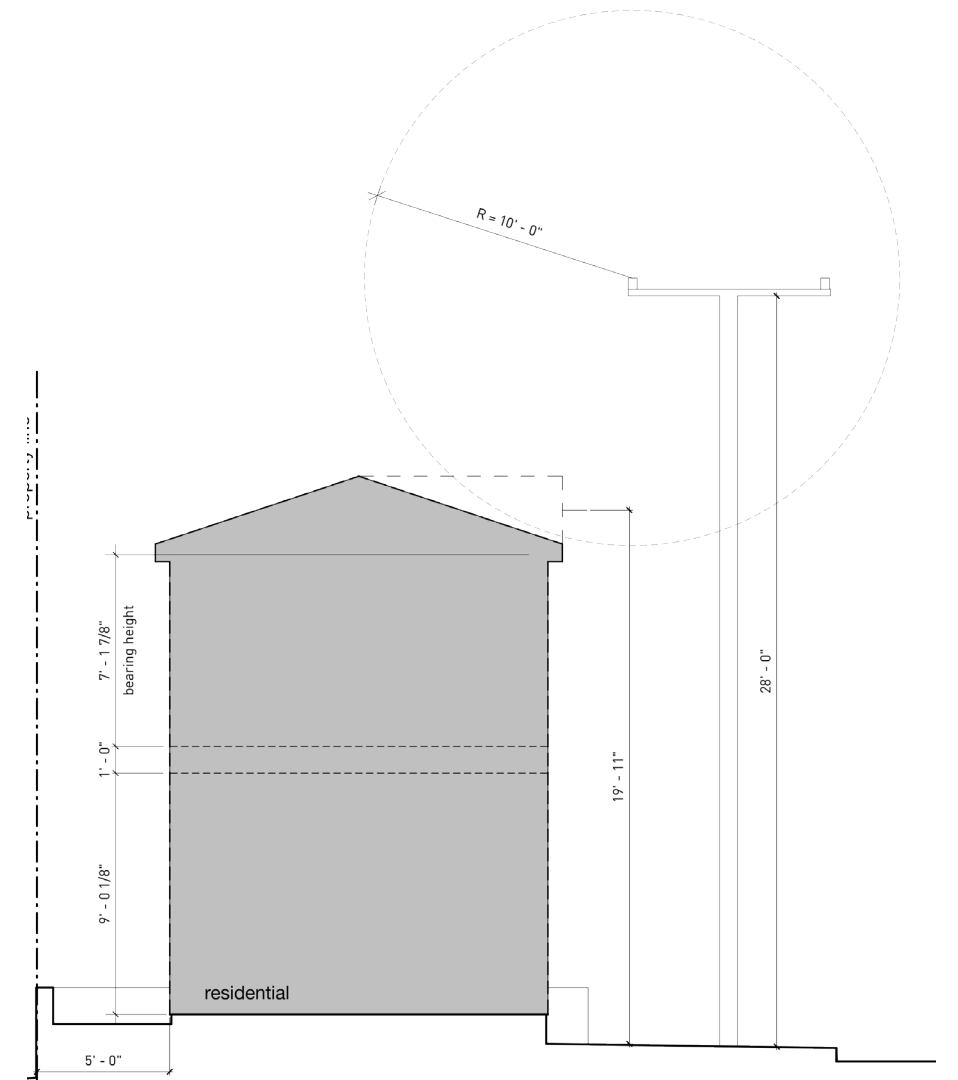
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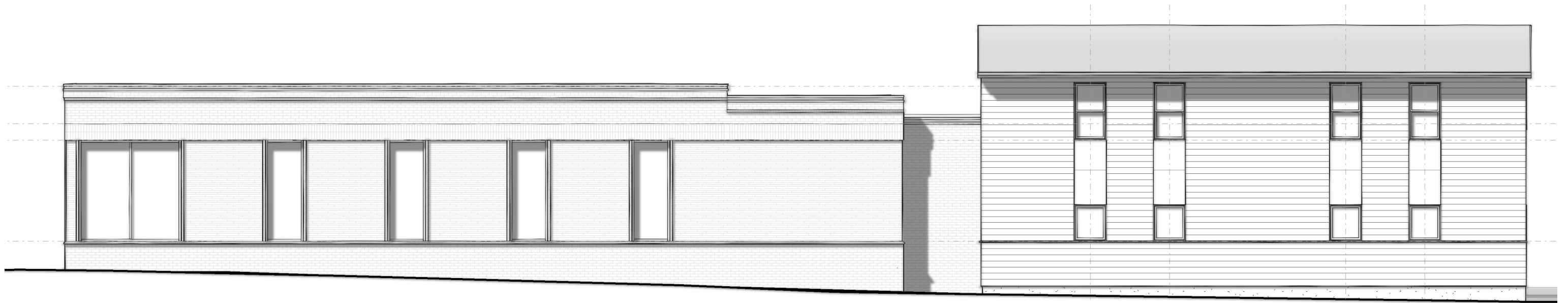
SOUTH ELEVATION



NORTH ELEVATION



SITE SECTION

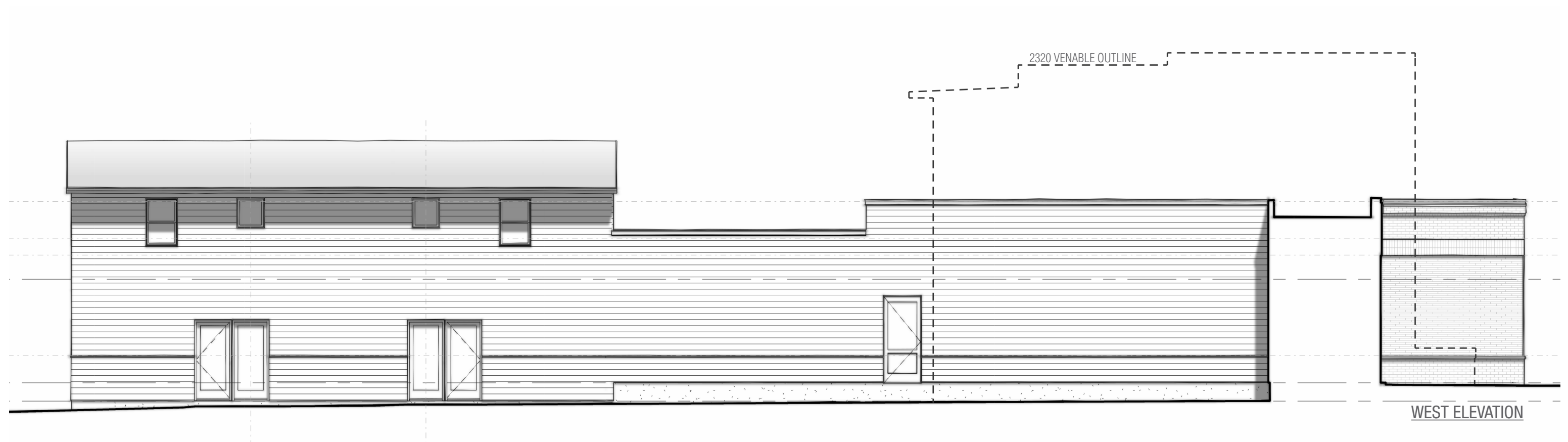


EAST ELEVATION

ELEVATIONS

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ELEVATIONS

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FRONT - LOOKING NW



REAR - LOOKING SW



FRONT ENTRY

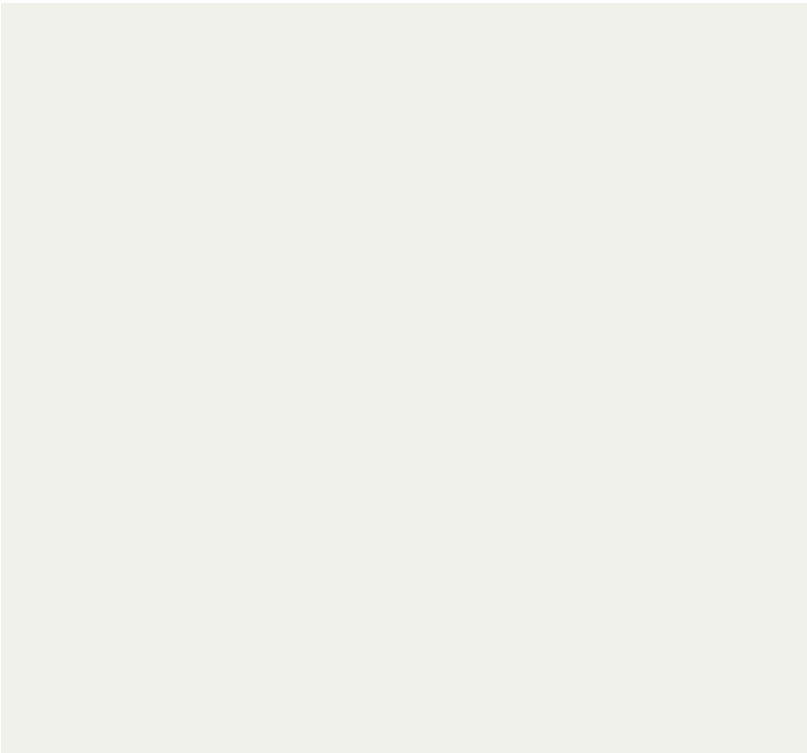
PERSPECTIVES

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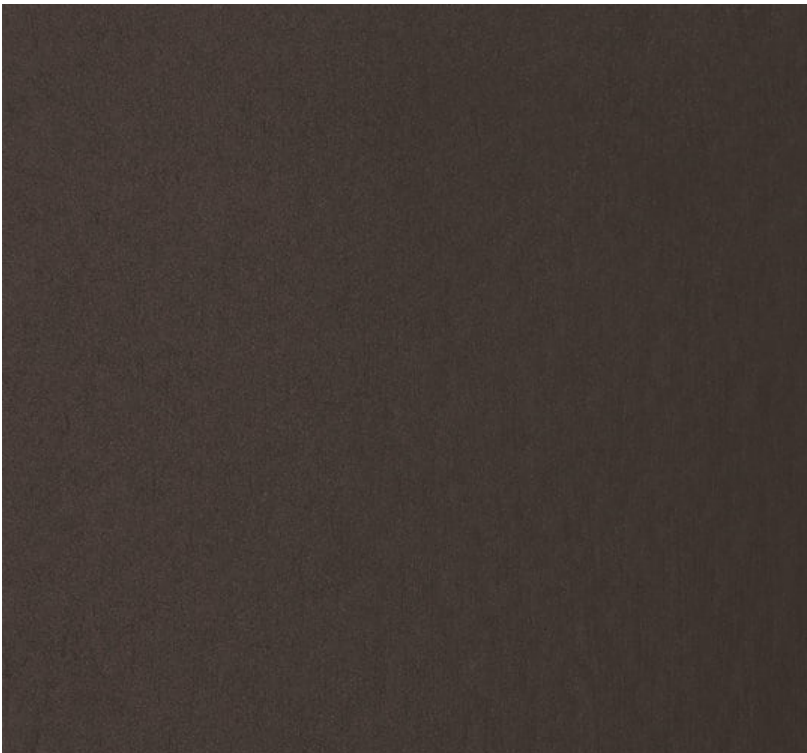
BRICK COLOR



RESIDENTIAL SIDING COLOR



METAL COPING COLOR COLOR



STOREFRONT AND WINDOW COLOR



GABLE ROOF SHINGLE COLOR