



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 706 North 21st Street, Richmond, VA 23223

Historic district Union Hill

Date/time rec'd: 9/28/2018 *RECEIVED CLJ*
Rec'd by: CLJ *11:59 PM*
Application #: COA-042467-2018
Hearing date: 10-23-18

APPLICANT INFORMATION

Name Enoch Pou, Jr.

Phone 804-482-0806

Company ClaireView Enterprises I, LLC

Email epoujr@cve1.com

Mailing Address 7330 Staples Mill Road, #184
Richmond, VA 23228

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name Maurice Oliver

Company Xtreme Homes, LLC

Mailing Address 7288 Hanover Green Drive
Mechanicsville, VA 23111

Phone 804-301-7195

Email maurice.oliver@yahoo.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

Addition of a second story on the original rear section of the single-family home.
Construction of a rear deck adjacent to the original rear elevation. Construction of a new single car garage along the rear property line.

Additional project description is contained in the Applicant's Report.



ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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

Maurice Oliver

Date

9/28/18

The Honorable Council of the City of Richmond, Virginia

**c/o The Department of Planning
and Development Review
Commission of Architectural Review
900 East Broad Street
Room 510
Richmond, VA 23219**

**Commission of Architectural Review
Application for Certificate Of Appropriateness**

Applicant's Report for Final Review of New Addition and Separate Garage

Subject Property

706 North 21st Street (COA-042467-2018)

Tax Parcel Number

E-000-0328/017

Owner/Contact

Xtreme Homes, LLC
c/o Enoch Pou, Jr.
ClaireView Enterprises I, LLC
7330 Staples Mill Rd, #184
Richmond, VA 23228
Office: (804) 482-0806
Fax: (804) 755-6659

Proposed Use

The Applicant has acquired the existing property at 706 North 21st Street and is submitting this application as it is necessary to construct a 2nd floor addition above the existing 1-story Dining Room and Kitchen at the rear mass of the property. The Applicant also desires to construct a one car garage at the rear of the site along the alley.

Reason

The existing property (706 North 21st Street) is zoned R-63, Multifamily Urban Residential District and currently has only two bedrooms at the upper floor of the front mass of the property. The Applicant desires to create a third bedroom above the existing 1-story Dining Room and Kitchen at the rear of the property. The footprint of the structure will remain unchanged. The Applicant also desires to construct a new, one-car garage at the rear of the site along the public alley.

I. Property Description

The photos referenced throughout the Applicant's Report are the photos submitted for the Conceptual Review and their submission is not duplicated with the application for Final Review. The existing property, 706 North 21st Street, is located on North 21st Street between Cedar and Burton Streets (Photos 9 & 10). It is bounded on its northern and southern property line by single family homes and on the east by a public alley. A chain link fence encloses the parcel. The site is located within the Union Hill City Old and Historic District and the Union Hill National Historic District. The site contains 5,330 square feet of lot area and is currently occupied solely by a single-family home. There is a 2-story front mass that contains a Parlor, Living Room, and Dining Room at the 1st Floor and two bedrooms and one bath at the 2nd Floor. There is a one-story mass at the rear that contains the Dining Room and Kitchen upon which the addition will be built.

II. Concept of Proposed Addition and Garage

We are proposing to build a 2nd story addition above the existing Kitchen footprint to create a third bedroom and bath as the Master Bedroom Suite. There will be a one car garage constructed at the rear of the site along the alley.

The setback and elevation requirements mandated by the current zoning and the Commission of Architectural Review mandates have been adhered to. The proposed addition, changes to the railing and columns at the Front Porch, and removing the non-original asphalt siding represent a façade and elevations that will be congruent with the community in appearance and scale.

III. The Guidelines

The influence that the Guidelines has had on the design will be addressed in this section.

- 1- *The Guidelines* – Siting, pg 46. As shown on the previously submitted photos and the Context Elevations, the new addition will not be seen from the front streetscape.
- 2- *The Guidelines* – Form, pg 46. The building form of the addition is compatible with those found elsewhere in the Union Hill City Old and Historic District and complies with the requirements found in this section of the Guidelines.
- 3- *The Guidelines* – Height, Width, Proportion & Massing, pg 47. The new construction is in line with the typical height of surrounding residential buildings.
- 4- *The Guidelines* – Materials & Colors, pg 47. As shown on the enclosed Plans, the existing flat lock metal roof on the front mass will be retained and repaired with like-kind materials. The 2nd Floor addition will have a TPO placed upon it. The existing asphalt siding and the addition will be removed. If found to be in place, the original wood siding will be retained at the front façade. If not found to be in place, wood siding will be installed at the front façade. All other elevations, to include the addition and garage, will be covered with smooth Hardiplank. The reveal of the Hardiplank on the original

structure will be the same as the wood on the front façade. The reveal of the Hardiplank on the addition and garage will be slightly differentiated from the reveal of the Hardiplank on the original side elevations. The materials used on the exterior will be compliant with all aspects of this section. The Applicant requests that the final paint colors be subject to Administrative Review by CAR Staff at the time of construction.

- 5- *The Guidelines* – Doors and Windows, #3, pg 49. The size, proportion, and spacing patterns of doors and window openings are compatible with patterns established within the district.
- 6- *The Guidelines* – Porch and Porch Details, pg 49; Railings, pg 50. Richmond Rail will be used for the front porch and rear deck. The existing wrought iron will be removed from the Front Porch and 6x6 solid wood posts with a triangular indentation above and below where the handrail terminates into the post will be installed along with the Richmond Rail. The decorative bracket that exists will be replicated at the corner of each bay opening. The existing front porch gutters will be repaired and half round gutters will be installed at the rear elevation.
- 7- *The Guidelines* – Decks, pg 51. The area between the brick piers of the rear deck will be screened with wood lattice. The lattice will be painted or stained with an opaque stain.

IV. Off-Street Parking and Site Improvements

In accordance with Article VII, Division 2. Off-Street Parking Regulations of the City of Richmond Zoning Ordinance, a minimum of one (1) parking space is required for a single-family detached dwelling. This will be accomplished by the construction of the one car garage at the alley. The garage will have smooth Hardiplank siding and an asphalt shingle roof. The chain link fence will be removed and a wooden fence of similar height will be installed.

Conclusion

During its planning of the proposed addition and garage at 706 North 21st Street, the applicant has made significant efforts to address the needs and desires of the immediate community, the Commission, and CAR Staff while working to be part of the City's revitalization efforts. We have taken into consideration traffic flow, parking, greenspace, esthetics, and the community's desire for improvements of properties within its boundaries. The applicant looks forward to the positive impact this rehabilitation and homeownership opportunity will have on the Union Hill community and the City of Richmond as a whole.

Respectfully submitted,

Xtreme Homes, LLC

enclosures

1-Plans (Floor, Roof, & Site), Elevations

706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District
(all photos taken September 2018)

Photo 1. Front Elevation and Front Porch, Site



Photo 2. Front Elevation, Southern Elevation (sightline of proposed rear 2nd Floor Addition at rear of hip roof, Site



706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 3. Front Porch, wrought iron to be replaced with wooden materials, Siding



Photo 4. Northern Elevation, relationship to neighboring property, sightline for proposed 2nd Floor Rear Addition



706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 5. Southern and Rear Elevation, 1-story Kitchen at rear, proposed 2nd Floor Addition to begin below existing soffit at standing seam hipped roof



Photo 6. Northern alley view from Cedar Street, pressure treated fence belongs to neighboring property at 704 North 21st Street



706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 7. Southern alley view from unimproved Burton Street



Photo 8. Location of proposed Garage at alley, gravel parking and pressure treated fence belong to property at 704 North 21st Street



706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 9. Streetscape, subject on left, northern view toward Burton St and Venable St



Photo 10. Streetscape, subject on right behind tree, southern view toward Cedar Street



SINGLE FAMILY RESIDENCE

RENOVATION / ADDITION

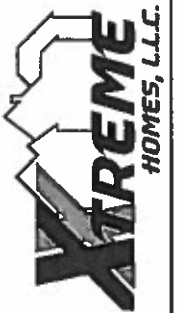
706 N 21st STREET, RICHMOND, VA 23223

FOR C.A.R. REVIEW

- T-1 TITLE SHEET
- C-1 CONTEXT DRAWINGS
- C-2 SITE PLAN

- A-1 PROPOSED PLANS & ELEVATIONS
- A-2 PROPOSED ELEVATIONS
- A-3 PROPOSED GARAGE PLAN & ELEVATIONS

- EX-1 EXISTING PLANS & ELEVATIONS
- EX-2 EXISTING ELEVATIONS



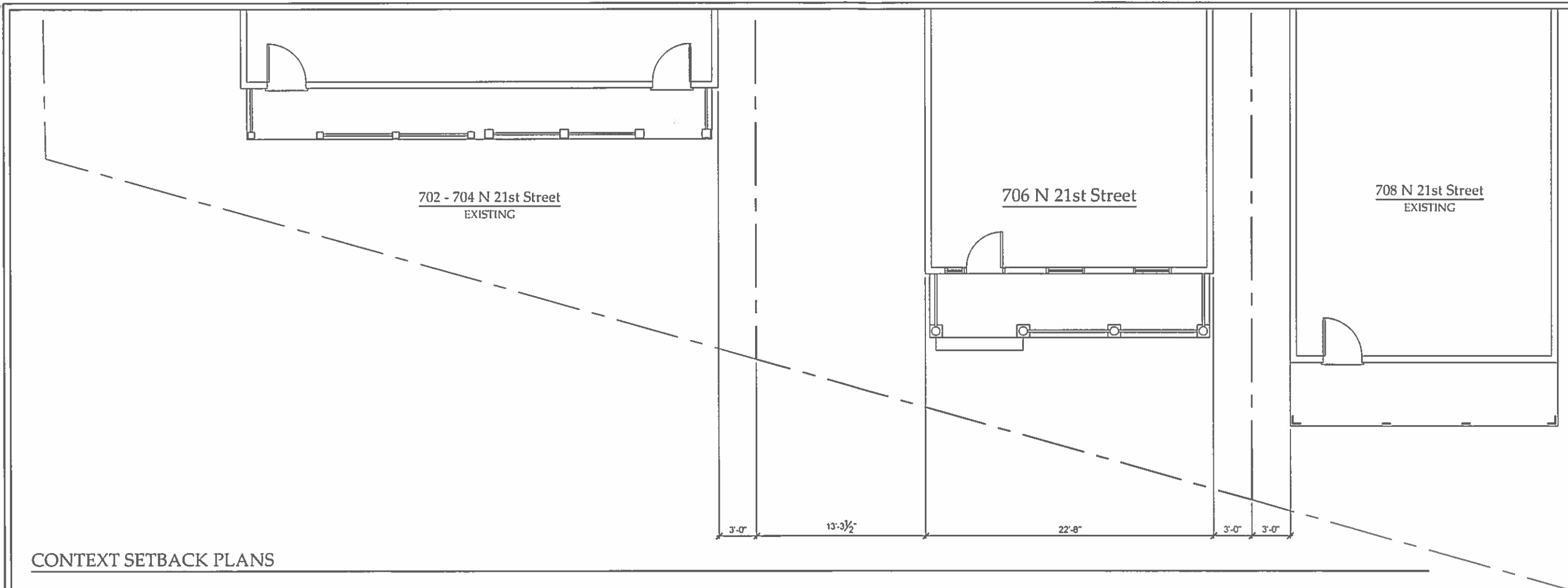
SINGLE FAMILY RESIDENCE

706 N 21st STREET

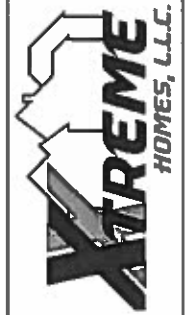
RICHMOND, VA 23223

DATE: 12.03.18

T-1



CONTEXT SETBACK PLANS

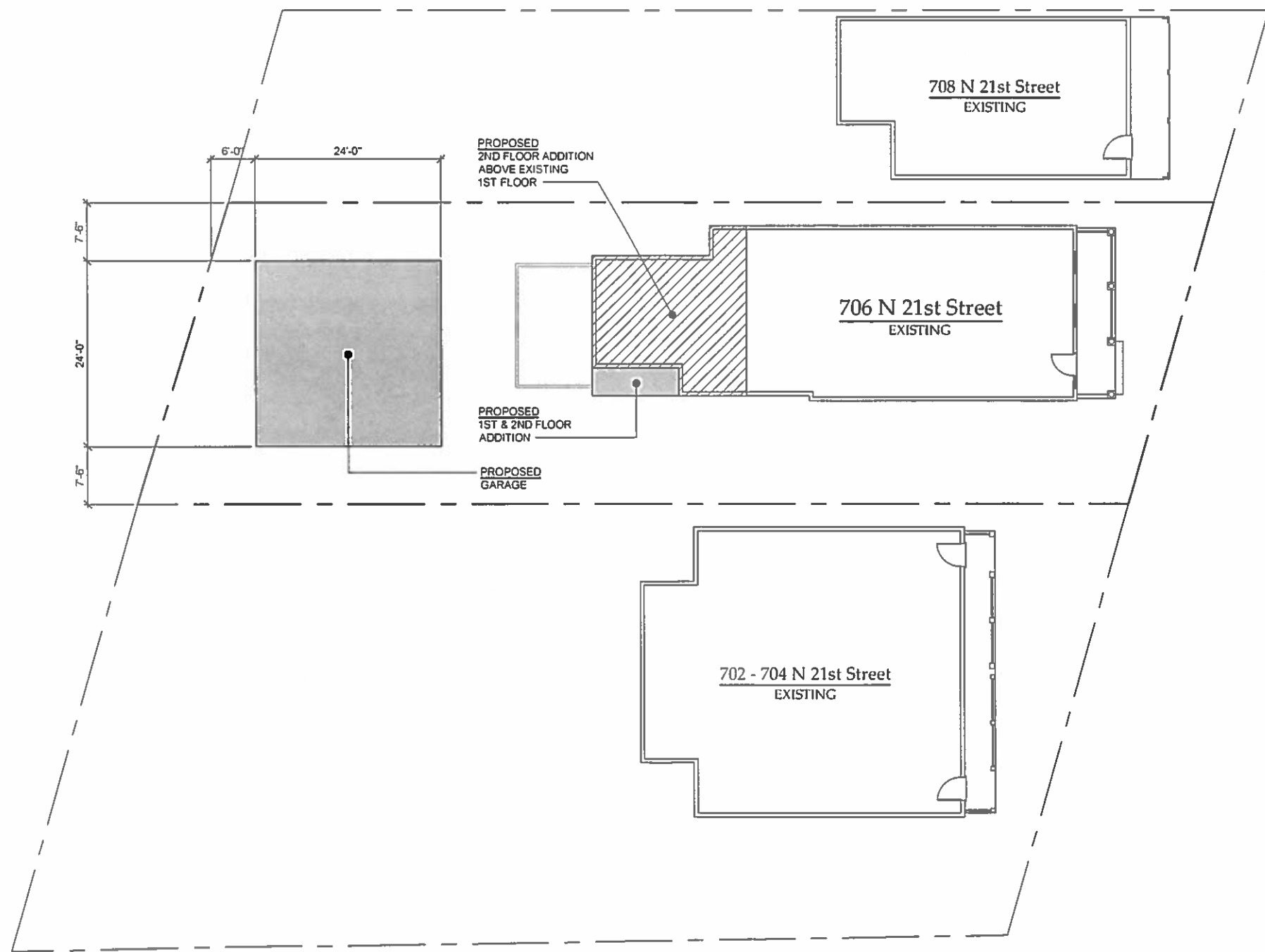


CONTEXT ELEVATIONS

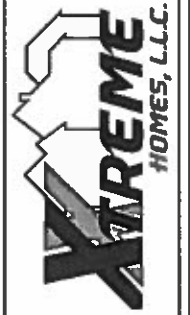
SINGLE FAMILY RESIDENCE
 706 N 21st STREET
 RICHMOND, VA 23223

DATE 12.03.18

C-1



SITE PLAN



SINGLE FAMILY RESIDENCE

706 N 21st STREET

RICHMOND, VA 23223

DATE: 12.03.18

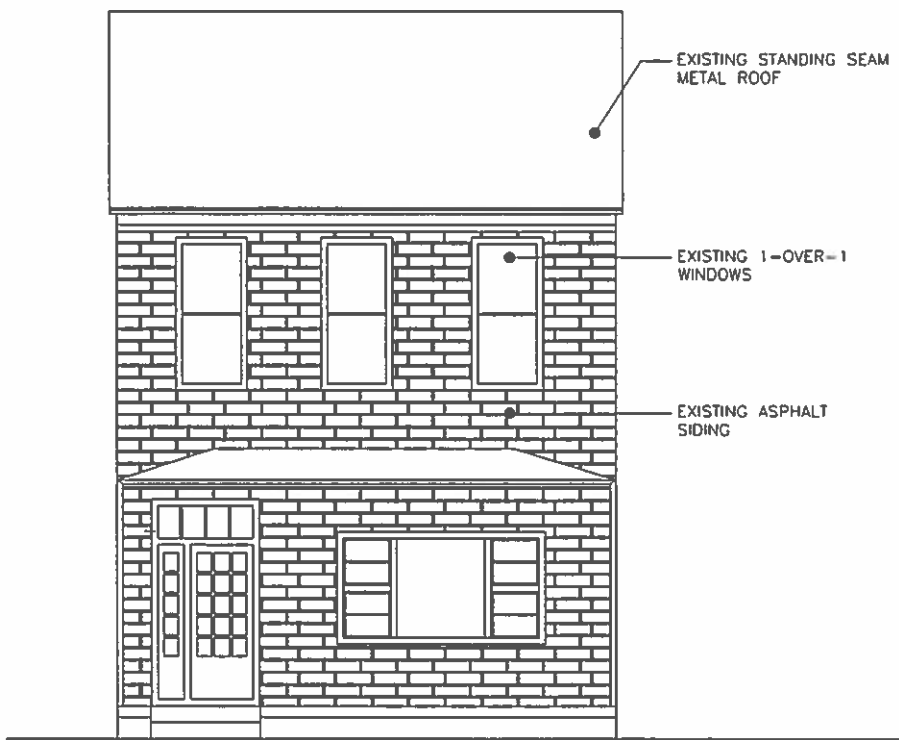
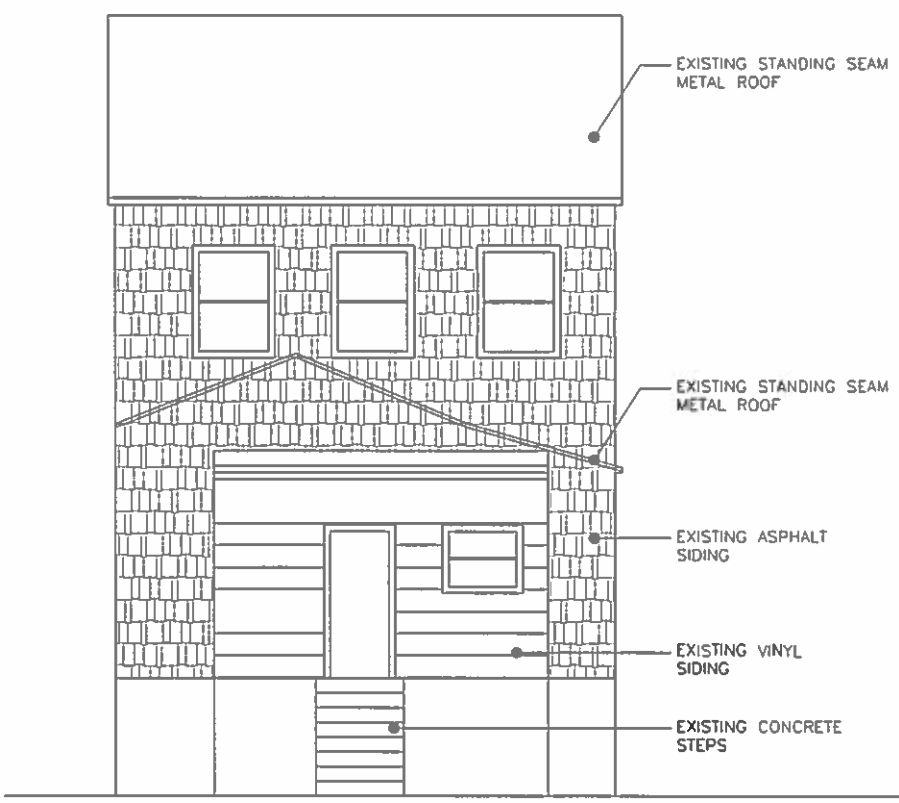
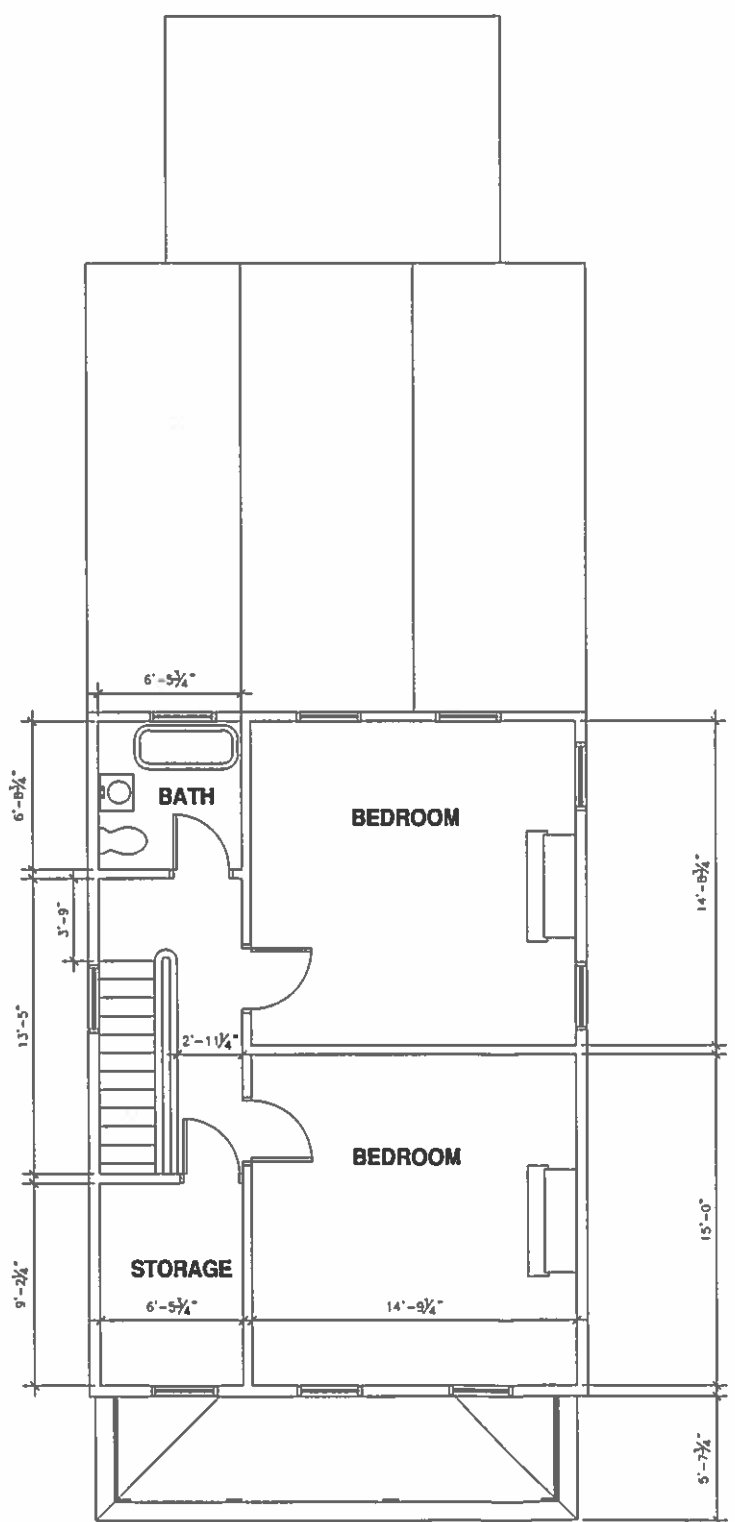
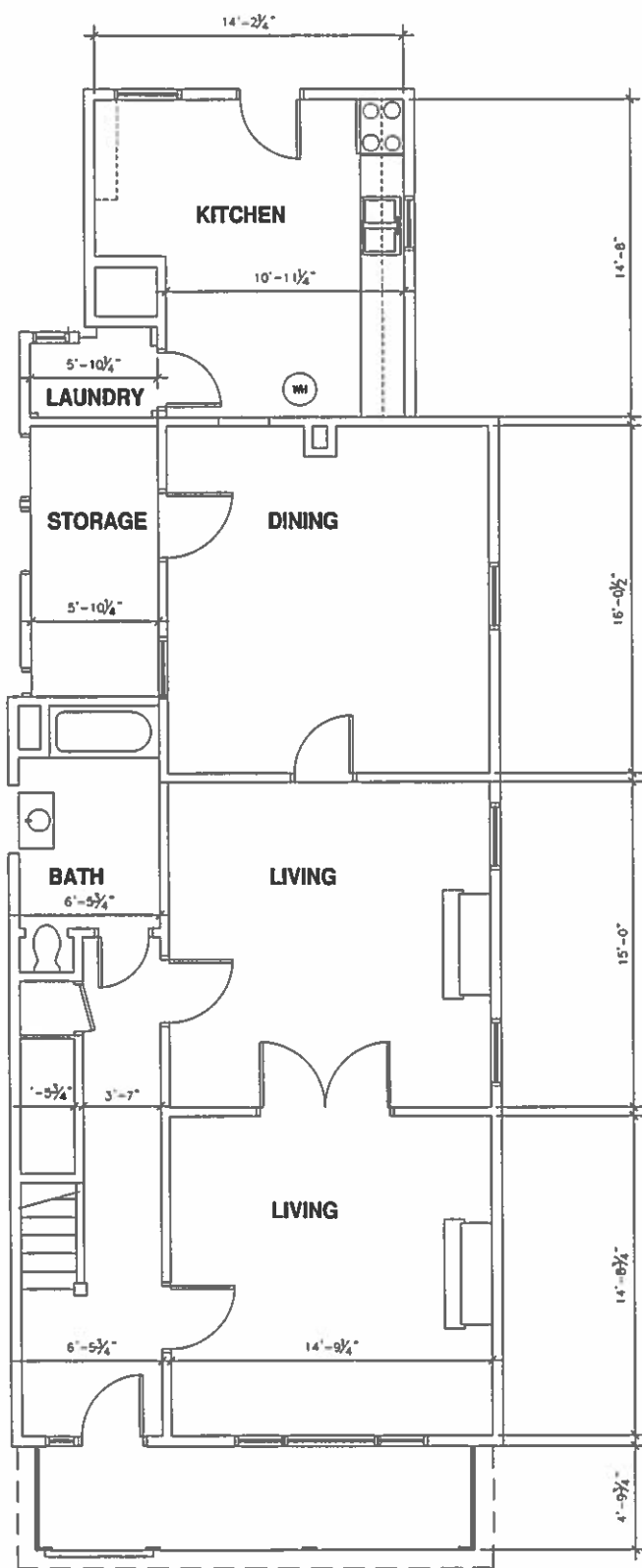
C-2



SINGLE FAMILY RESIDENCE
 706 N 21st STREET
 RICHMOND, VA 23223

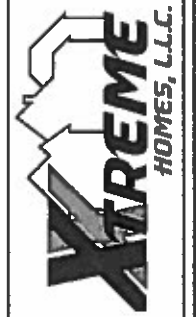
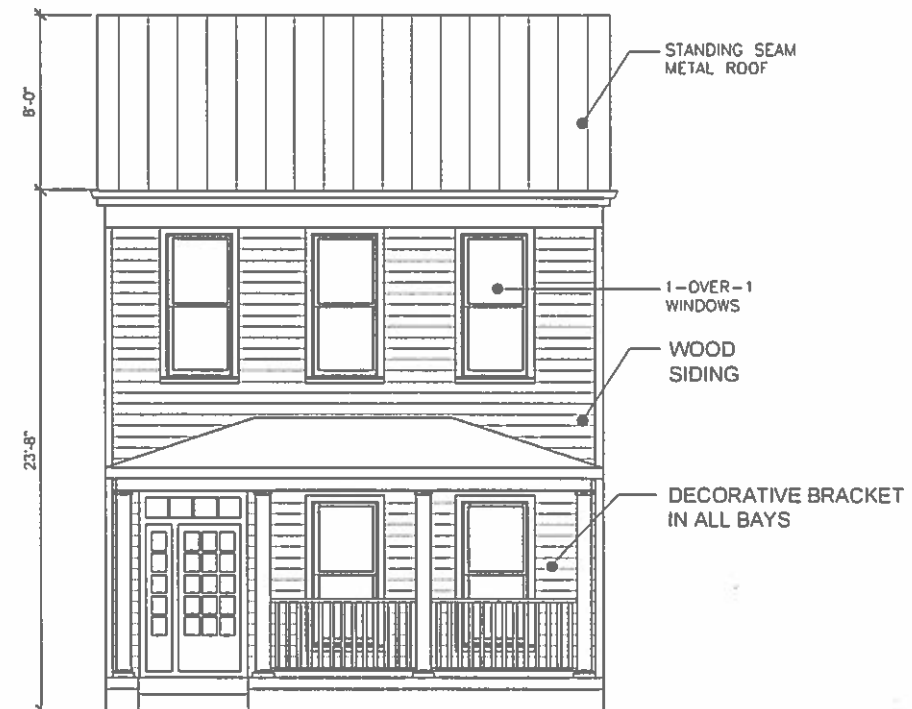
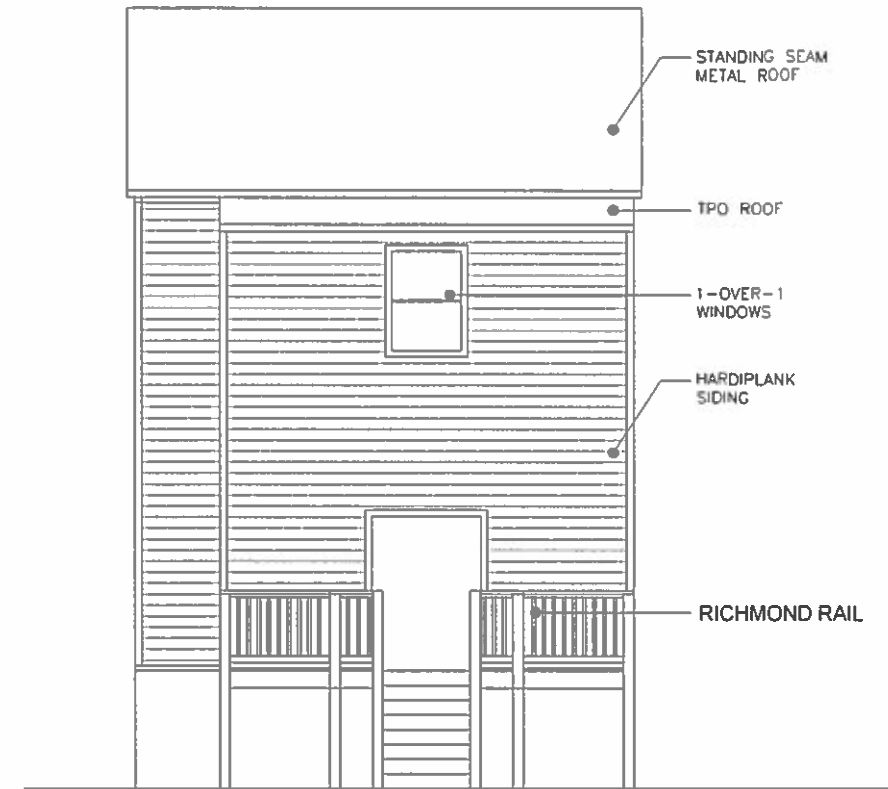
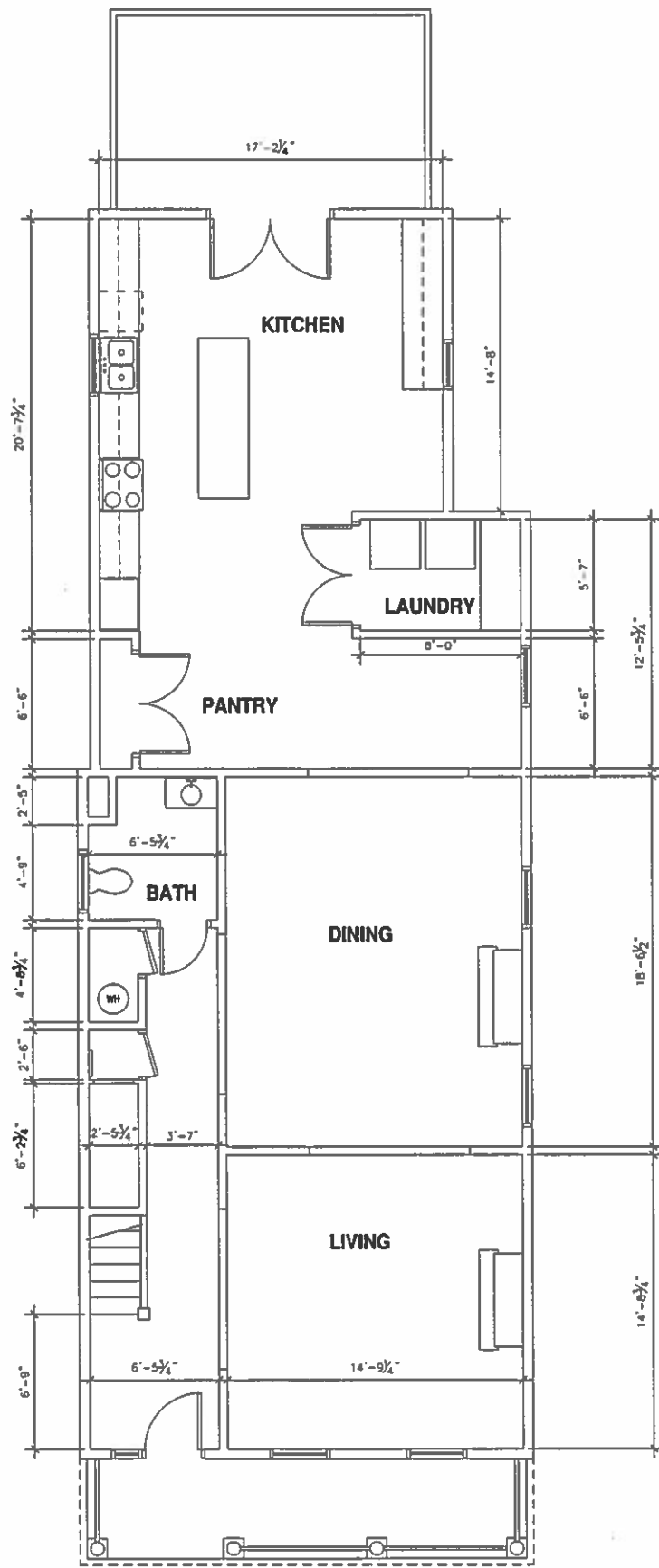
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Ex-1



EXISTING FLOOR PLANS

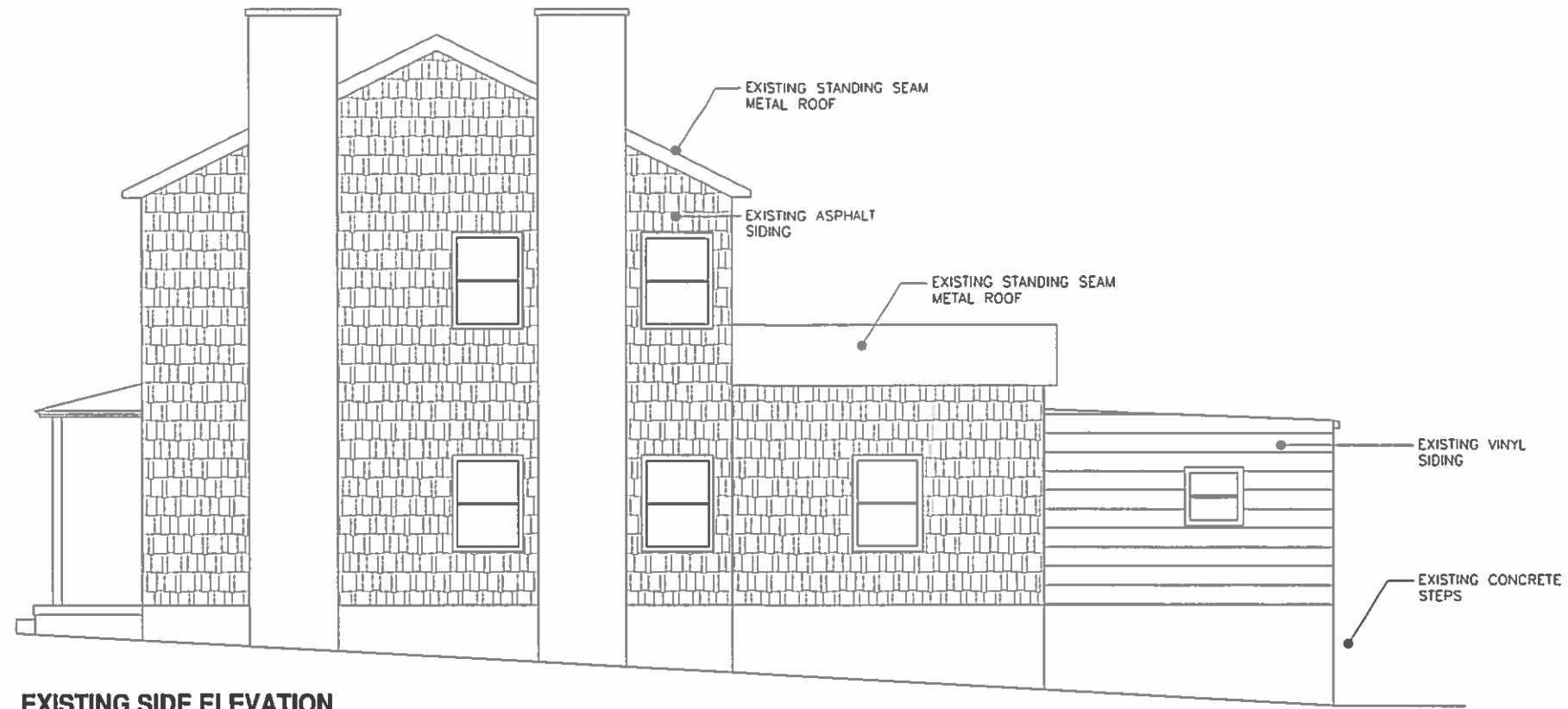
EXISTING FRONT ELEVATION



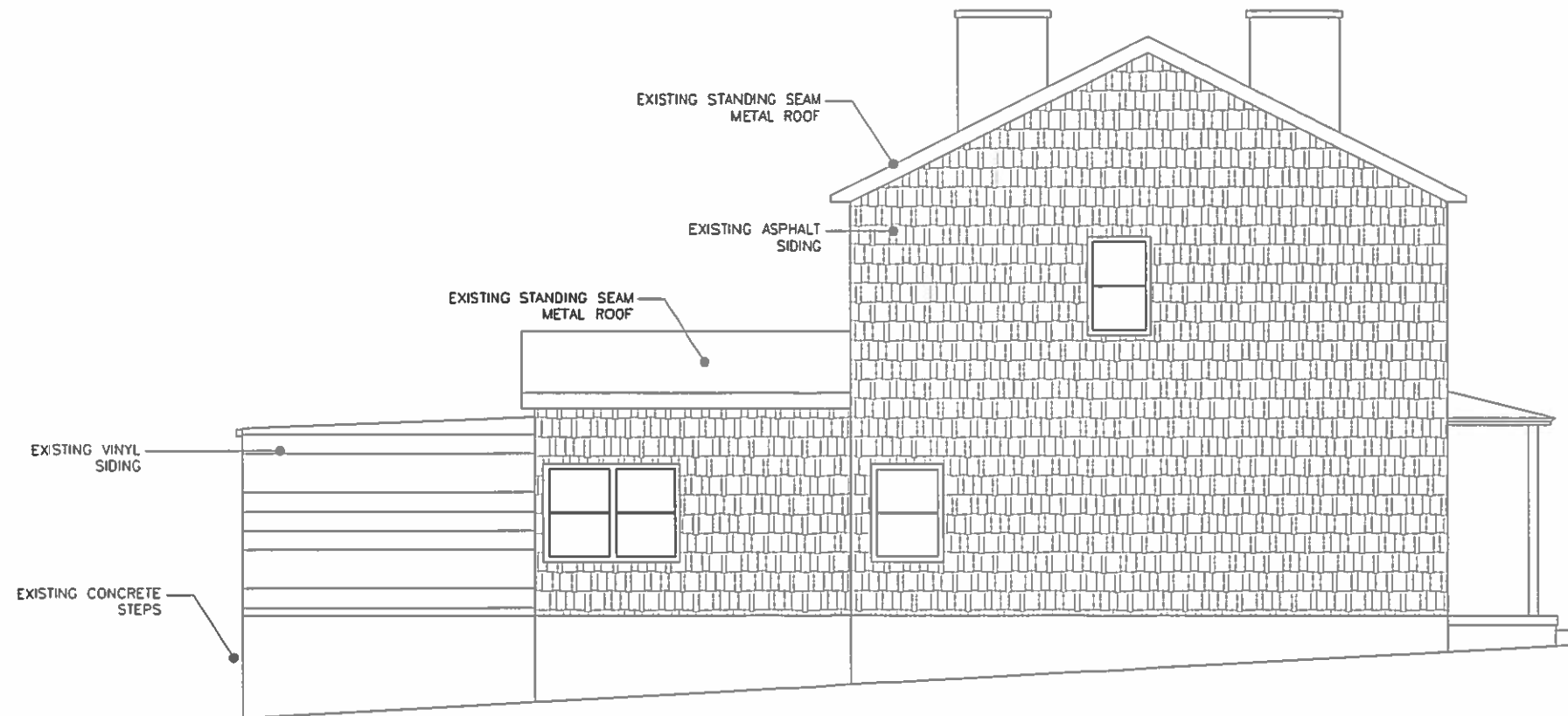
SINGLE FAMILY RESIDENCE
 706 N 21st STREET
 RICHMOND, VA 23223

DATE 12.03.18

A-1



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



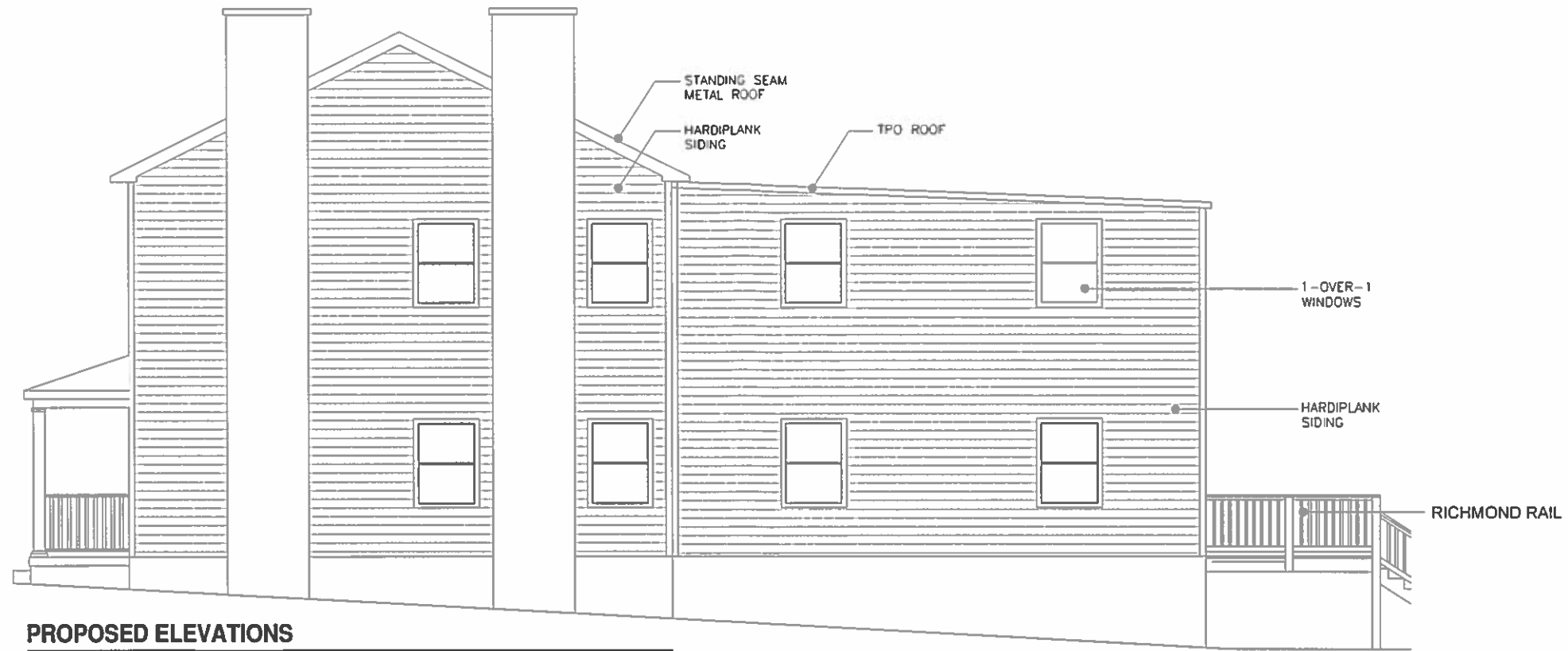
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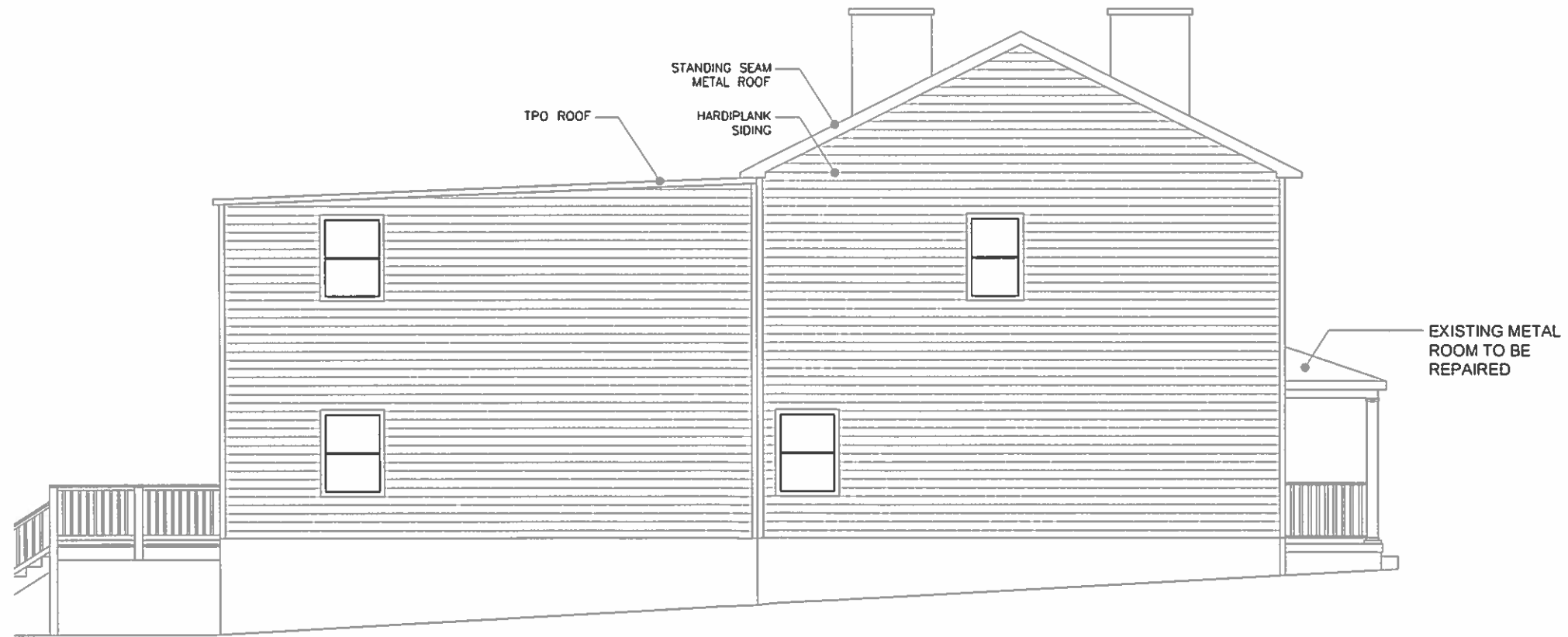
RICHMOND, VA 23223

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Ex-2



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



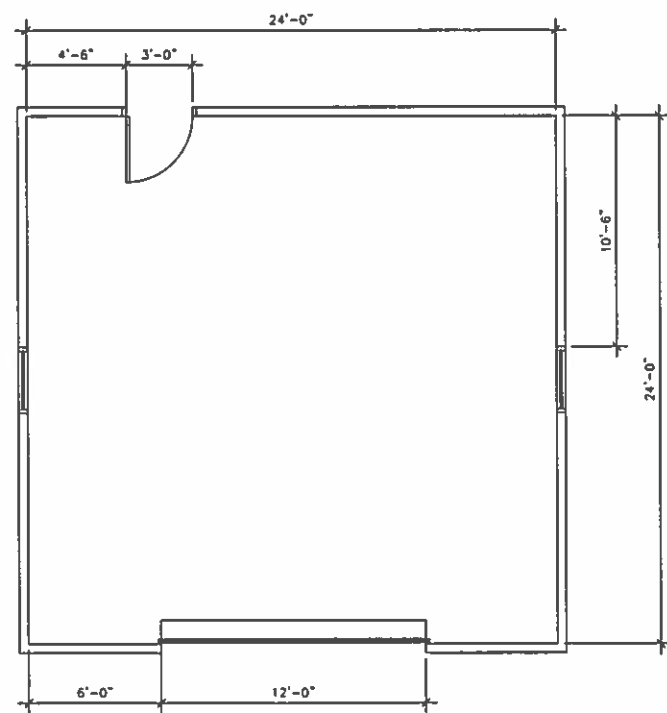
SINGLE FAMILY RESIDENCE

706 N 21st STREET

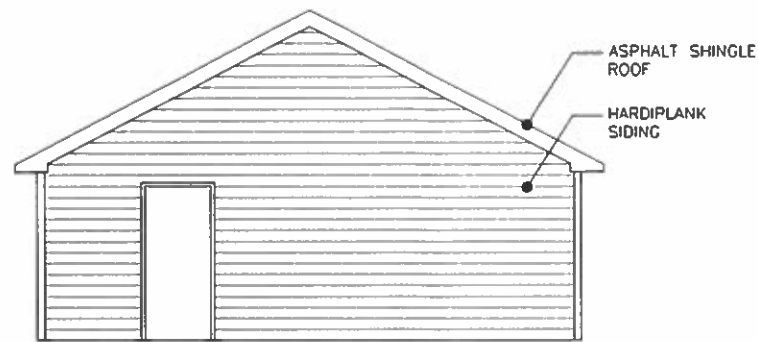
RICHMOND, VA 23223

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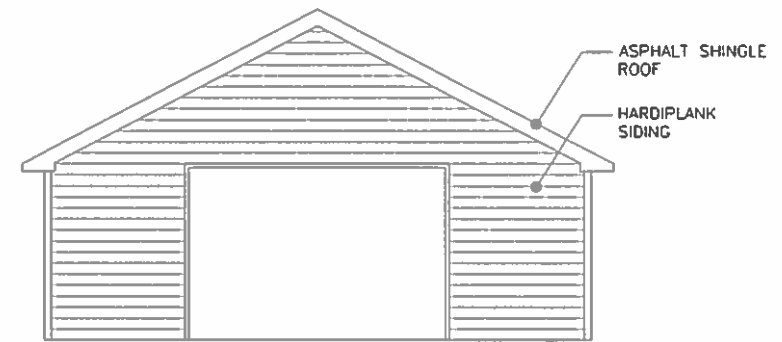
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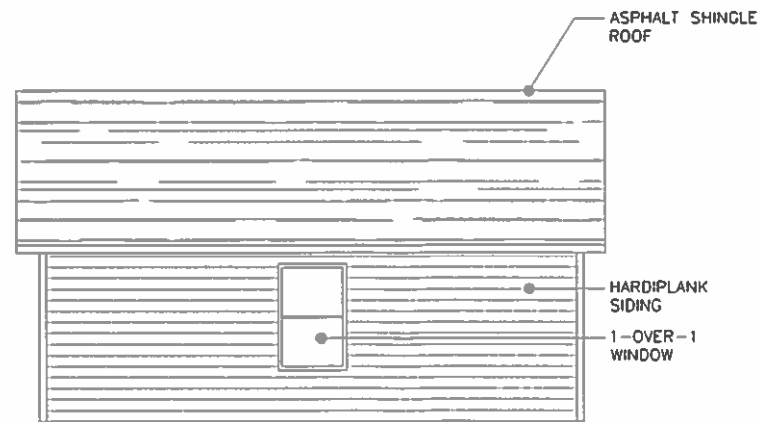
GARAGE PLAN



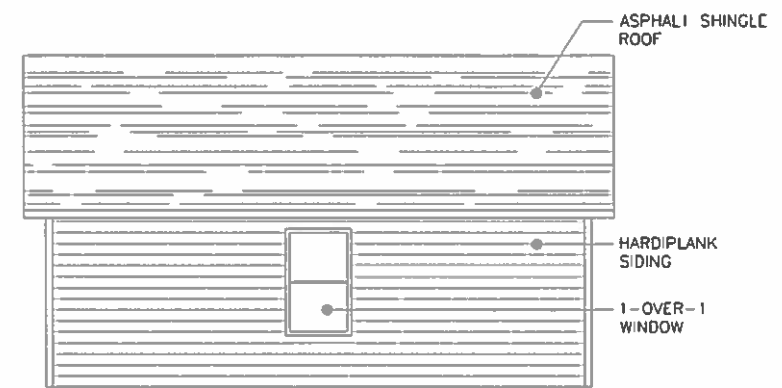
GARAGE ELEVATION



GARAGE ELEVATION



GARAGE ELEVATION



GARAGE ELEVATION

SINGLE FAMILY RESIDENCE
706 N 21st STREET
RICHMOND, VA 23223

DATE 12.03.18

A-3