



Property (location of work)

Property Address: 812 & 814 N 21st Street Current Zoning: R-63
Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
 Demolition
 New Construction

Project Description (attach additional sheets if needed):

Building permit to construct a multifamily dwelling on the currently vacant parcel.

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140

Email: will@bakerdevelopmentresources.com

Billing Contact? Yes Applicant Type (owner, architect, etc.): Agent

Property Owner: EVOLVE HLD LLC

If Business Entity, name and title of authorized signer:

Mailing Address: 519 N 30th Street

City: Richmond State: VA Zip Code: 23223

Telephone: ()

Email: _____

Billing Contact?

****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.

Property Owner Signature: _____ Date: 05/0



June 7th, 2024

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: 812 & 814 N 21st Street (E0000-327/015 & E0000-327/014)

Members of the Commission,

This memorandum shall serve as the applicant's statement for the final review of the application which was conceptually reviewed on May 28th and is to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of a new two-story multifamily dwelling on the property known as 812 and 814 N 21st Street (the "Property").

The Property is located on the western line of N 21st Street between Venable and Carrington Streets, is currently vacant, 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. This block consists of a range of dwellings with mixed-use buildings located on both sides of N 21st at its intersection with Venable Street, six multifamily dwellings, a two-family dwelling, and three single-family dwellings. Historic dwellings in the area tend to be of a range of designs but generally are of brick construction, contain full-width front porches, and are elevated from the street leading to roof heights of roughly 35' from the sidewalk along N 21st. A similar multifamily dwelling at 808 N 21st was reviewed and approved by the CAR (CAR 2016-163) in March of 2017.

The Property owner is proposing to construct a two-story, multifamily dwelling on the Property. The dwelling would contain a total of seven dwellings and accessory parking located at the rear of the Property and accessible from the rear alley. The dwelling design recognizes the CAR approved plans at 808 N 21st Street and would remain compatible with existing homes in the block and based on materials, design, and use.

Based on the Staff Report and Commissioner comments from the conceptual review of the project at the May 28th, 2024 CAR meeting, the following changes have been made:

- Additional details have been provided on the conceptual drawing on page SK-02 describing the heights of the adjacent dwellings at 808 and 810 N 21st Street.
- The porch decking boards are noted as tongue and groove and are to be perpendicular to the façade.
- The parking area has been updated to show an ADA Van accessible parking space instead of a parking space.
- Additional information on HVAC screening has been provided.
- Additional information regarding the screening around the parking area has been provided.
- Finally, the site plan on page SK-04 has been updated to highlight the note regarding the setback of the proposed dwelling being aligned with the adjacent dwelling at 810 N 21st. It had been requested that the setback of the subject parcel and 810 N 21st be provided, however, N 21st Street runs at an angle along this frontage and therefore aligning the front of the existing and proposed dwellings would result in differing front yard setbacks. So the applicant has chosen to note the aligning front facades instead of the setbacks for clarity.



Siting:

The proposed dwelling would front onto N 21st Street and be aligned with the existing dwelling located at 812 N 21st Street. Like the other nearby mid-block structures, the dwelling will be elevated from street level and accessible from the sidewalk via a single set of concrete cast stairs. The siting of the new dwelling is compatible with others within the area and will

present a consistent street frontage along N 21st Street while filling in a “missing tooth” in the block.

Form:

The dwelling at 2207 Carrington Street has been designed in a manner which is consistent with the form of other historic structures in the neighborhood and the CAR approved dwelling at 808 N 21st Street while also contemplating the underlying R-63 zoning requirements.

The majority of developed lots in the block are occupied with multifamily dwellings of a range of forms. The proposed design with features including an Italianate cornice line, double front porches, brick cladding, and the two-story columned front porch create a structure which acknowledges the needs of the market while remaining sensitive to the historic fabric of the neighborhood.

Scale:

The proposed dwelling is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level. Dwellings in the block tend to be two-stories in height but elevated from the street with roof heights along the street measured at roughly 35' from the sidewalk. The proposed dwelling was designed to align floor and window head heights with the existing building at 808 N 21st and the proposed scale is consistent with the other homes in the area.

Height, Width, Proportion, & Massing

The proposed dwelling is comparable in height with other structures on the block. Existing structures along N 21st Street are all two-stories in height. The proposed height of the building will be consistent with both historic and recently constructed dwellings in the block.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. These items were selected to be consistent with CAR requirements and nearby dwellings. All finishes including doors and windows would be as noted on the provided plans.

The proposed design would be compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the existing structures on the block and reflects new construction recently reviewed and approved by the CAR within the block. The proposed dwelling is consistent with the fabric of the historic district while offering a variety of housing opportunities within the area. Furthermore, many of the design elements of the

proposed dwelling can be found on historically significant dwellings throughout the Union Hill district.

I thank you for the care and assistance in reviewing this application. Should you have any questions after reviewing this request, please feel free to contact me at will@bakerdevelopmentresources.com or (864)377-9140.

Sincerely,

A handwritten signature in blue ink, appearing to read "Will Gillette". The signature is cursive and somewhat stylized.

Will Gillette, AICP
Baker Development Resources, LLC



EXISTING CONDITIONS STREETSCAPE VIEW

SCALE: 1:1.43

SK-01

6/7/24

PROJECT NO.: 23003

EXISTING CONDITIONS STREETSCAPE VIEW

812-814 N 21 ST STREET

RICHMOND, VIRGINIA



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ARCHITECTS

800

802 - 804

806

808

810

812 - 814

1929 CARRINGTON ST
(ADJACENT EMPTY LOT -
FRONTAGE ON CARRINGTON)

ELEV 27'-11" ABOVE
GRADE

ELEV +/- 30'-0"
ABOVE GRADE
(GRADE SLIGHTLY
HIGHER THAN 808)

ELEV 27'-0" ABOVE
GRADE (GRADE
SLIGHTLY HIGHER
THAN 808)



DESIGN OBJECTIVES:

1. MATCH BUILDING MATERIALS OF ADJACENT BUILDINGS ON STREET. (BRICK TO NOT BE PAINTED).
2. PROPOSED BUILDING ALIGNED WITH FACE OF BUILDING ADJACENT - BUILDING 810. THIS IS OFF ANGLE OF STREET.
(FRONT YARD INCREASES AS BUILDING IS POSITIONED AWAY FROM STREET WALL ESTABLISHED ON CORNER OF VENABLE STREET.)
3. GRADE SLIGHTLY REDUCED IN FRONT YARD TO PRODUCE TRADITIONAL PORCH RELATIONSHIP TO GROUND.
4. ALIGN BUILDING FLOOR TO FLOOR AND WINDOW HEAD HEIGHT WITH BUILDING 808.
5. ALIGN PORCH HEIGHT TO BUILDING 808.

PROPOSED STREETScape

SCALE: 1:3.33

SK-02

6/7/24

PROJECT NO.: 23003

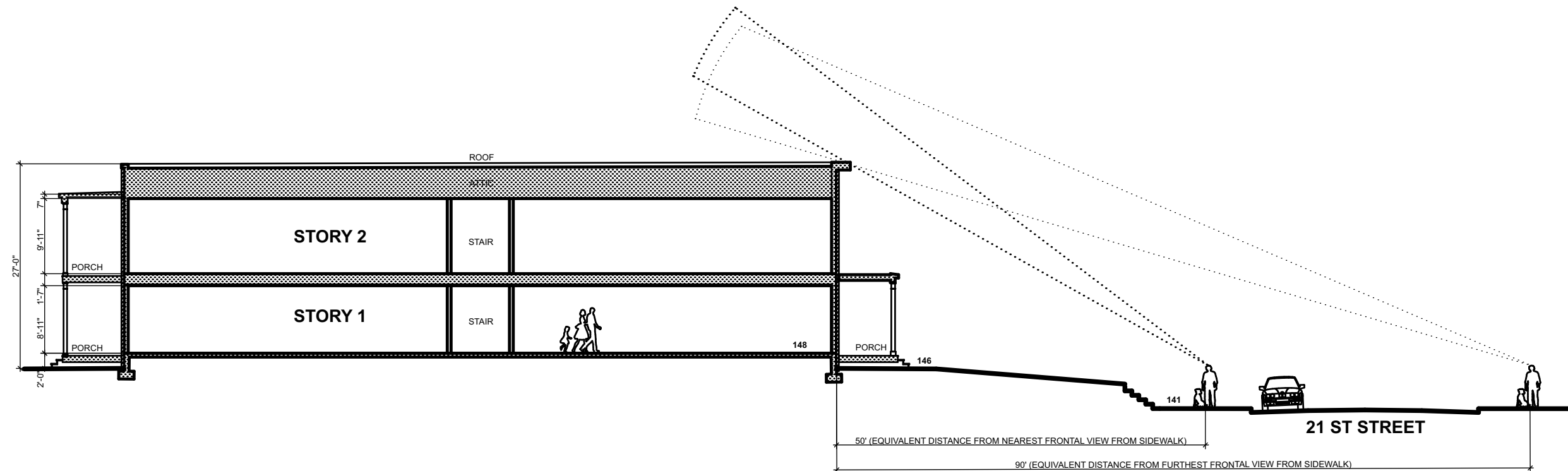
PROPOSED STREETScape

812-814 N 21 ST STREET

RICHMOND, VIRGINIA



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PROPOSED BUILDING SIDEWALK SIGHTLINE

SCALE: 1/16" = 1'-0"

SK-03

6/7/24

PROJECT NO.: 23003

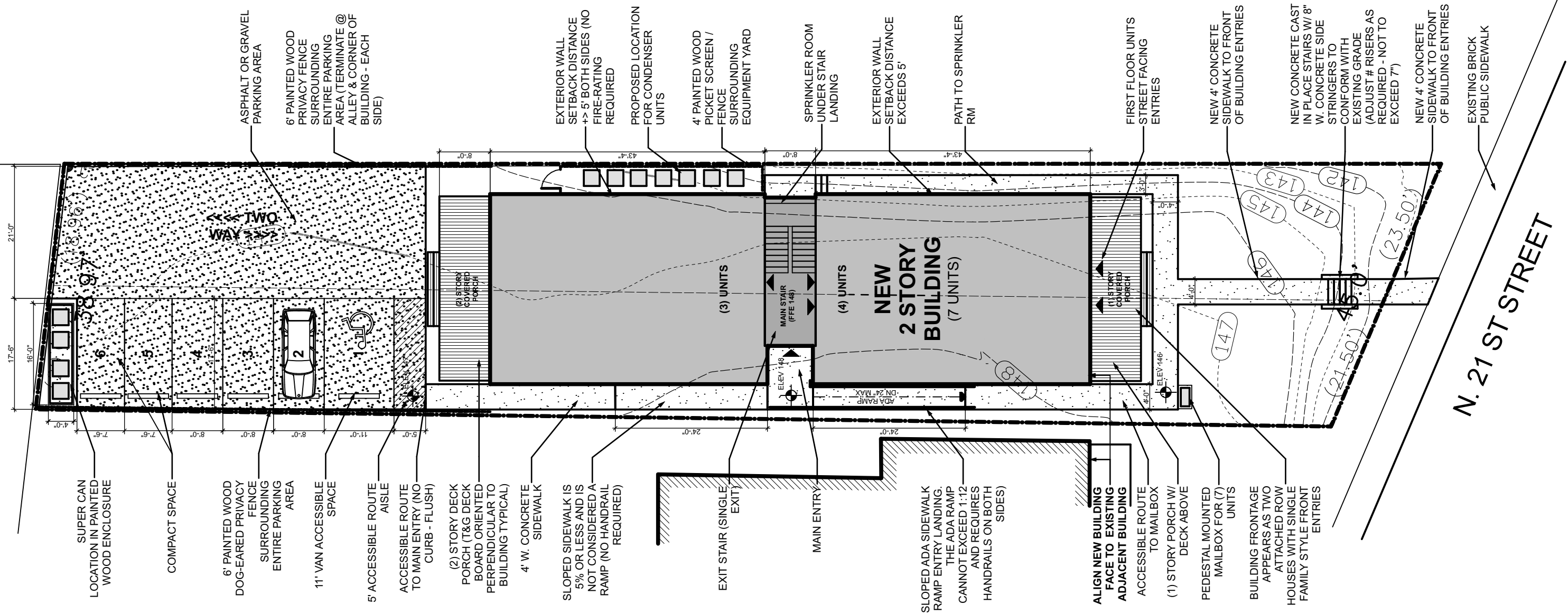
BUILDING SIGHT LINE

812-814 N 21 ST STREET

RICHMOND, VIRGINIA



ALLEY



N. 21 ST STREET

SITE PLAN

SCALE: 1/16" = 1'-0"

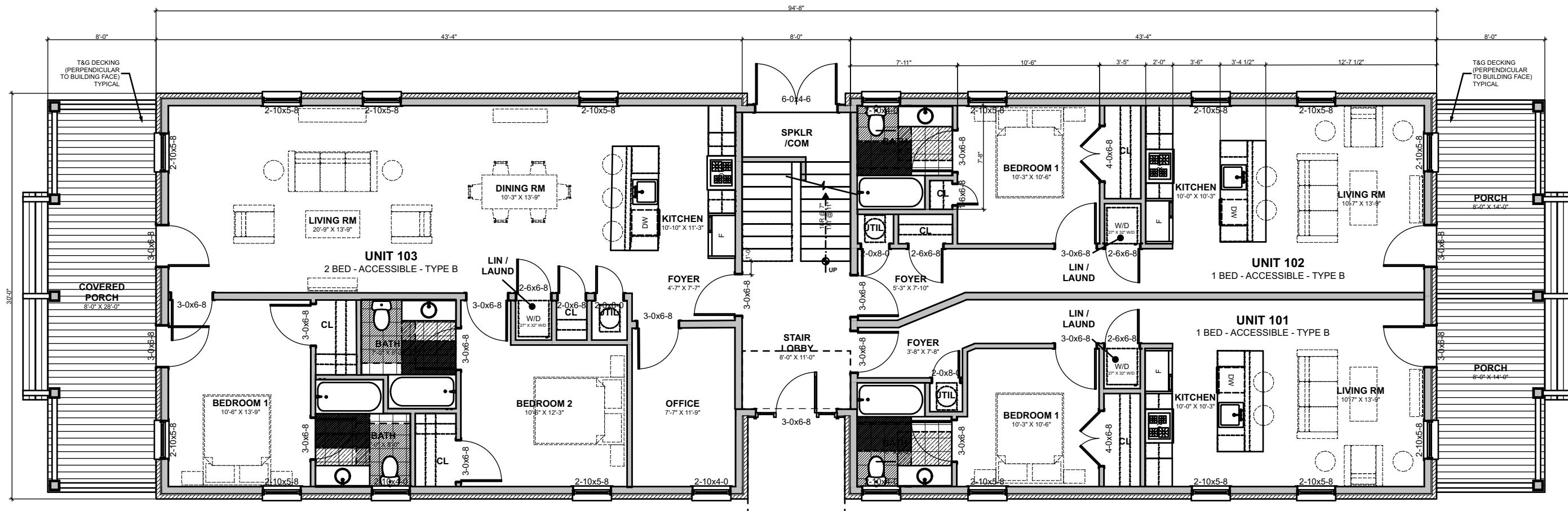
SK-04
6/7/24

PROJECT NO.: 23003

PROPOSED SITE PLAN 812-814 N 21 ST STREET

RICHMOND, VIRGINIA





FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING INFORMATION:	
STORIES:	2
AREA PER FLR:	2,791 GSF
TOTAL AREA:	5,582 GSF
UNIT COUNT:	7
UNIT TYPE:	(1) TWO BEDROOM (6) ONE BEDROOM
GROSS AREA PER FLOOR: (NOT INCLUDING PORCHES)	
SECOND FLOOR:	2,791 GSF
FIRST FLOOR:	2,791 GSF
TOTAL:	5,582 GSF

UNIT INFORMATION:			
	BEDS	CONDITIONED	OUTDOOR
FLOOR 1			
201	1	567	0
202	1	590	0
203	1	567	101
204	1	590	101
FLOOR 2			
101	1	567	101
102	1	590	101
103	2	1,181	202
TOTALS:	11	4,652	606

SK-05

6/7/24

PROJECT NO.: 23003

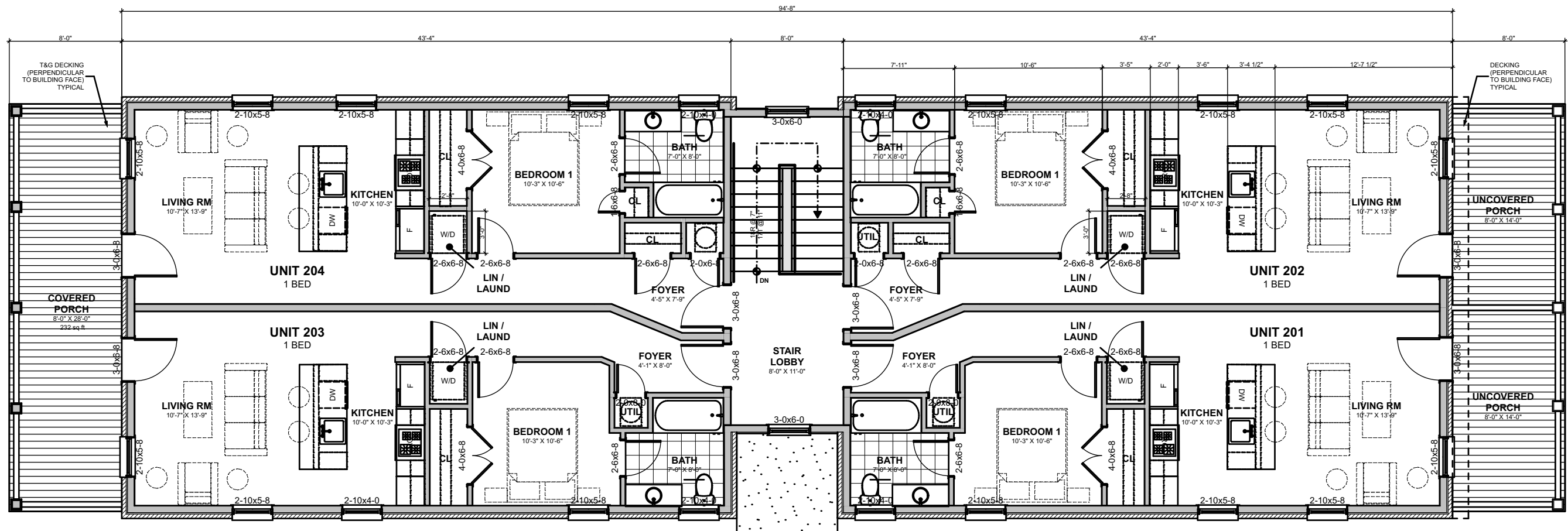
PROPOSED FIRST FLOOR PLAN

812-814 N 21 ST STREET

RICHMOND, VIRGINIA



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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

SK-06

6/7/24

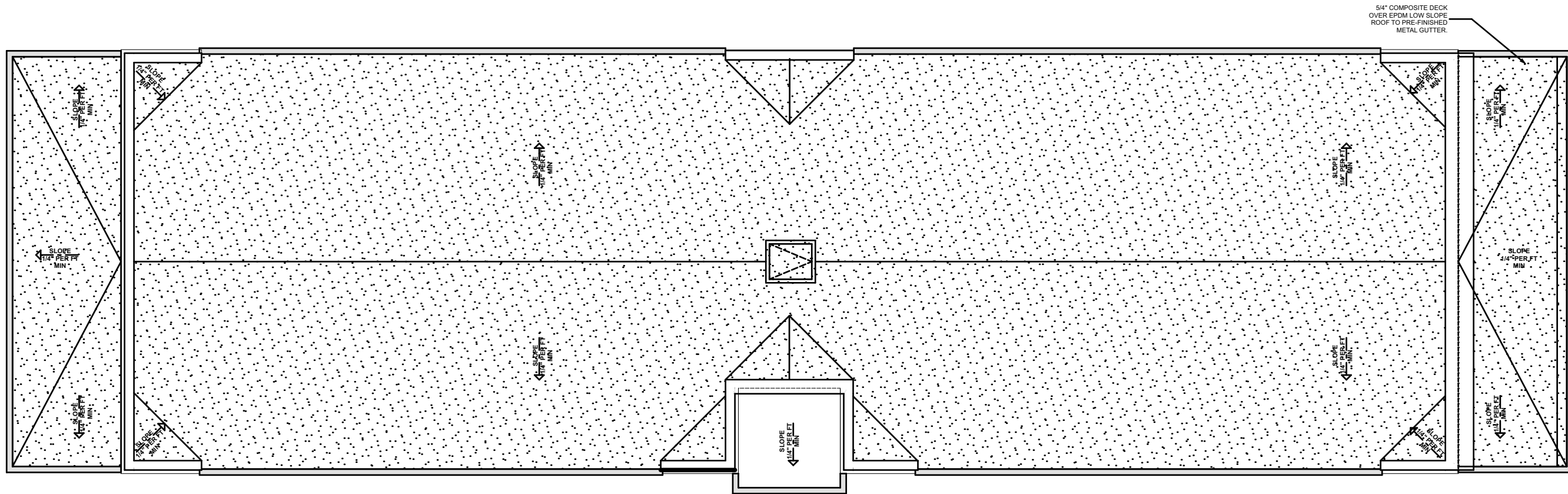
PROJECT NO.: 23003

PROPOSED SECOND FLOOR PLAN

812-814 N 21 ST STREET

RICHMOND, VIRGINIA





54" COMPOSITE DECK
OVER EPDM LOW SLOPE
ROOF TO PRE-FINISHED
METAL GUTTER.

ROOF PLAN

SCALE: 1/8" = 1'-0"

SK-07

6/7/24

PROJECT NO.: 23003

PROPOSED ROOF PLAN

812-814 N 21 ST STREET

RICHMOND, VIRGINIA





PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

SK-08

6/7/24

PROJECT NO.: 23003

PROPOSED FRONT ELEVATION (STREET VIEW)

812-814 N 21 ST STREET

RICHMOND, VIRGINIA



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LEFT SIDE ELEVATION (ENTRY)

SCALE: 1/8" = 1'-0"

SK-09

6/7/24

PROJECT NO.: 23003

LEFT SIDE ELEVATION (ENTRY)

812-814 N 21 ST STREET

RICHMOND, VIRGINIA



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LEFT SIDE ELEVATION (ENTRY)

SCALE: 1/8" = 1'-0"

SK-10

6/7/24

PROJECT NO.: 23003

RIGHT SIDE ELEVATION (SPRINKLER RM)

812-814 N 21 ST STREET

RICHMOND, VIRGINIA



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ARCHITECTS



PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

SK-11

6/7/24

PROJECT NO.: 23003

PROPOSED REAR ELEVATION (PARKING VIEW)

812-814 N 21 ST STREET

RICHMOND, VIRGINIA

