



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2325 VENABLE STREET
Historic district UNION HILL

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name MARIO DIMARCO
Company MARIO DIMARCO ARCHITECTS
Mailing Address 4020 CLINTON AVE
RICHMOND, VA 23227

Phone 804-564-6307
Email mario@dimarcoarchitects.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name MICHAEL MAGNES
Mailing Address 448 SOUTH ARDEN BLVD
LOS ANGELES, CA 90020-4736

Company EASTERN EDGE DEVELOPMENT
Phone 323 -251-0502
Email mmzoid@sbcglobal.net

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

A 2,200 SF SINGLE FAMILY RESIDENCE- DETACHED STRUCTURE. ALL SETBACKSWILL MEET OR EXCEED REQUIREMENTS. THE BUILDING IS TWO STORYWOOD FRAMEDSTRUCTURE W/ FRONT PORCH AND REAR DECKS ON EACH FLOOR. THERE IS NO ALLEY ACCESSFOR PARKING ON THE PROPERTY. A PRIVATE ALLEY OF 3' BOUNDS THE REAR OF THE PROPERTY. THE REARYARD OF THE PROPERTY WILL BE BOUNDED BY A PRIVACYFENCE.

PLEASE SEE ATTACHED SHEETS FOR MORE DETAILED DESCRIPTION AND SUPPORTING INFORMATION.

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. Applicants 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 and application materials should be prepared in compliance with zoning.

Signature of Owner  Date 09-25-20



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

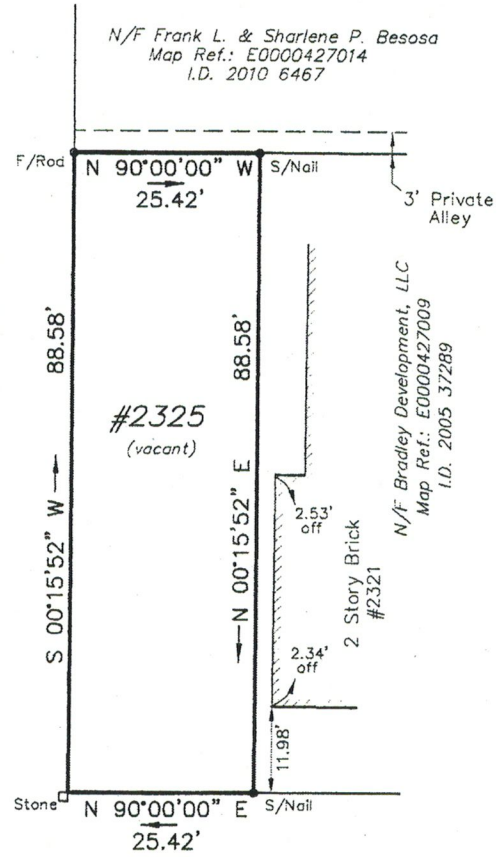
- site as seen from street, from front and corners, include neighboring properties

Purchaser: Eastern Edge Development, LLC
 Current Owner: Mitchell Jay
 Map Ref.: E0000427013
 I.D. 201311423

Note: Bearings protracted from City
 Baseline sheet 9 NE.



PINK STREET



N/F Frank L. & Sharlene P. Besosa
 Map Ref.: E0000427014
 I.D. 2010 6467

N/F Bradley Development, LLC
 Map Ref.: E0000427009
 I.D. 2005 37289

VENABLE STREET



Survey and Plat of
**The Property Known as
 #2325 Venable Street in
 the City of Richmond, VA**

This is to certify that on 05/19/14 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041D effective date of 04/02/09. 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.



Edwards, Kretz, Lohr & Associates, PLLC
 Land Surveyors-Planners
 Virginia-North Carolina
 1900 Byrd Avenue, Suite 203
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=20'
 Drawn: TCJ
 Job: 1140-14
 Date: 05/19/14
 Checked: JAL

2325 VENABLE STREET

01-29-21 Submission 2 - FINAL REVIEW

DETAILED DESCRIPTION OF PROPOSED WORK

The proposed building is a 2,200 sf two story detached single family dwelling. The dwelling shall be located on the vacant corner lot of 2325 Venable Street at the intersection of Pink Street in Richmond's Historic Union Hill Neighborhood. As stated in the handbook, the goal of this design is that it shall be compatible with surrounding structures, while still representing the modern time in which it will be constructed. This property will share similar massing and design of other new construction projects in the Union Hill District, and specifically the homes that exist on the block presently. The style of the homes shall be greek revival that is common for the neighborhood. **PER STAFF RECOMMENDATIONS THE HOUSE HAS BEEN CHANGED TO BE BRICK CLAD TO BE MORE COMPATIBLE WITH THE NEIGHBORHOOD. ALSO, BECAUSE OF THE TWO STORY PORCH ON THE REAR OF THE BUILDING THE CONTROVERSIAL ROOF TOP PATIO HAS BEEN REMOVED. THIS WAS A SUGGESTION IDENTIFIED AS AN OPTION IN THE LAST REVIEW.**

SITING

According to page 44 of the Old & Historic Districts of Richmond, Virginia: Handbook and Design Review Guidelines, "New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block." Building face shall align with the other houses along the street. The resulting street wall will be reinforced by the addition of this new structure. The Handbook also suggests that, "New buildings should face the most prominent street bordering the site." The proposed building will face Venable Street. Further, it has been mentioned that the Commission recognizes the correlation between prominent outdoor porches as influential to the safety and well-being of the community. This design uses the front and rear porches/decks to promote outdoor interaction between the residence and the neighbors. The present state of the rear private alley is in disarray and doesn't seem to be a functioning alley right of way.

FORM

The Handbook states that, "New construction should use a building form compatible with that found elsewhere in the historic district." The massing, size, symmetry, proportions, projections and roof shapes follow that of other buildings in the historic neighborhood. The windows, the front door and the covered front porches on the prominent street follow the same pattern and proportion of other buildings in the surrounding neighborhood, as well as, with other approved new construction in the District. The proposed two-story building uses the front porches that are seen throughout Church Hill. **PER STAFF COMMENTS THE BUILDING HAS BE CONVERTED TO AN ALL BRICK VENEER BUILDING. THE FRONT WINDOWS HAVE LIMESTONE HEADERS AND ROWLOCK SILLS, THE SIDE STREET FACING SIDE HAS BRICK SOLDIER COURSE HEADERS AND ROWLOCK SILLS, AND THE NON-VISIBLE SIDE HAS RUNNING BOND BRICK HEADERS W/ ROWLOCK SILLS.**

HEIGHT, WIDTH, PROPORTION + MASSING

According to page 45 of the Handbook, "New residential construction should respect the typical height of surrounding residential buildings." The height of the proposed building will be minimized as much as possible. The front facade shall respect the District by positioning its windows in groups similar to other properties, and will provide a cornice that will respect a greek revival style appropriate for the neighborhood. **THE PROPOSED CONTEMPORARY ROOF PATIO HAS BEEN REMOVED. ACCESS TO THE ROOF IS NO LONGER ACCESSIBLE. THE BUILDING SHALL REMAIN TWO STORIES IN HEIGHT - SAME AS ADJACENT BRICK ROW HOUSES.**

MATERIALS + COLORS

The Handbook states that, "Materials used in new residential construction should be visually compatible with original materials used throughout the district." The materials proposed include **FACE BRICK VENEER EXTERIOR**, a white membrane roof (not visible), a flat seam metal roof (visible) with an accent trim color at windows, **AND** doors and **CORNICE AND FASCIA BOARDS**. The proposed colors are a **"VIRGINIA" RED BRICK** for the body of the building with white trim. The colors will be picked from the standard pre-approved selections. All trim, columns, headers, railings shall be **PAINTED WOOD - white SW-7008. Windows shall be JELDWEN DOUBLE HUNG WOOD ALUMINUM CLAD W/ SLD - MODEL W-2500** in a standard white color. Painted wood shall be utilized for all miscellaneous trims. All door and window trim shall be painted wood in **STANDARD** dimensional wood sizes. All porch construction shall be the same.

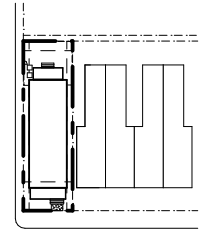
DOORS + WINDOWS

The Handbook states that, “The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.” The windows and doors of the proposed home are compatible with those of the other homes in the District. Windows shall be **PAINTED WOOD - white SW-7008. Windows shall be JELDWEN DOUBLE HUNG WOOD ALUMINUM CLAD W/ SLD - MODEL W-2500** in a standard white color. The exterior doors will be **PAINTED W/ APPROVED ACCENT COLOR TBD** with a transom aligning to adjacent windows. The window and door headers will be aligned. **STAFF IDENTIFIES THAT THE REAR PORCH FRENCH DOORS ARE NOT TYPICAL FOR THE NEIGHBORHOOD. BECAUSE OF THE 6’ TALL PRIVACY FENCE AND THE FACE IT IS AN ALLEY FACING EXPOSURE, WE DO NOT BELIEVE THIS DETRIMENTAL TO THE NEIGHBORHOOD CHARACTER, AND IS OF GREAT BENEFIT TO THE HOME OWNER IN VISUALLY CONNECTING TO THE REAR YARD.**

PORCHES + PORCH DETAILS + FENCE

According to page 46 of the Handbook, “New porch railing designs, compatible with the overall design of the building, will also be considered,” and, “Porch roofs are encouraged to utilize 1’ wide panel flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming.” The front and rear porches will be constructed of wood or painted wood dimension lumber and the floor **DECKS** will be a **PAINTED WOOD t&g decking board**. The porches will be surrounded by a white “Richmond Rail”. The **FLAT** seam porch roof will approximate a copper patina with SW-6207, with white coping and a gutter with round downspouts. The porch floor shall be neutral stone color SW-0023, and the porch ceilings will be light blue SW-6478. **THE PRIVACY FENCE SHALL BE 6’ PAINTED WOOD DOG EARED FENCE.**

MISCELLANEOUS: The proposed building will provide a **VISUALLY** screened rear of the property for privacy with direct access at the rear alley. The HVAC condenser units will be installed on the ground and within the privacy fence boundary which will act as a screen for the mechanical units. The roof will drain to the rear of the property into a gutter with **ROUND** downspouts.



PHOTO

SCALE: 1" = 100'



SK-10

9/25/20

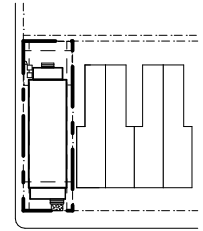
PROJECT NO.: 20002

EXISTING CONDITIONS - FRONT - VENABLE STREET

2325 VENABLE STREET

RICHMOND, VIRGINIA





PHOTO

SCALE: 1" = 100'



SK-11

9/25/20

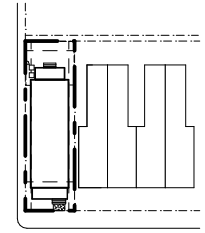
PROJECT NO.: 20002

EXISTING COND. - STREET - FRONT LEFT CORNER

2325 VENABLE STREET

RICHMOND, VIRGINIA





PHOTO

SCALE: 1" = 100'



SK-12

9/25/20

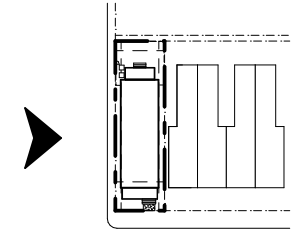
PROJECT NO.: 20002

EXISTING COND. - STREET - FRONT RIGHT CORNER

2325 VENABLE STREET

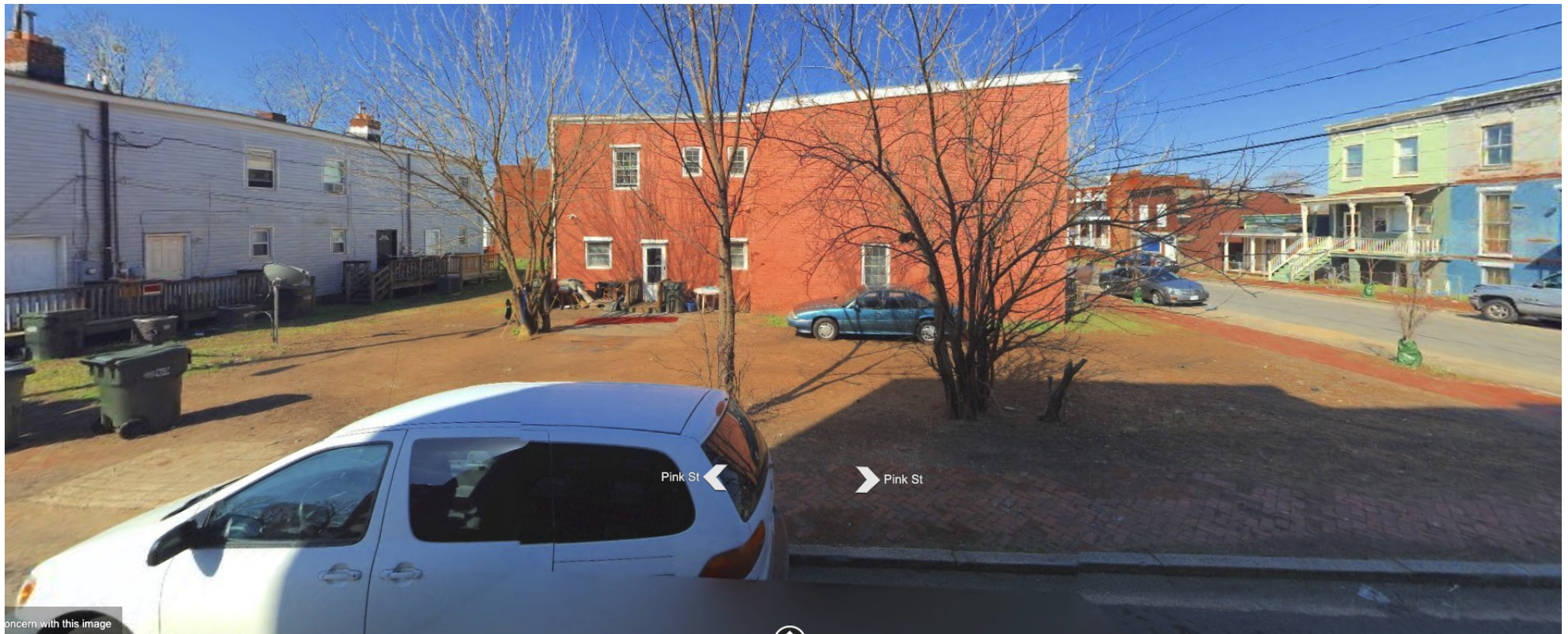
RICHMOND, VIRGINIA





PHOTO

SCALE: 1" = 100'



SK-13

9/25/20

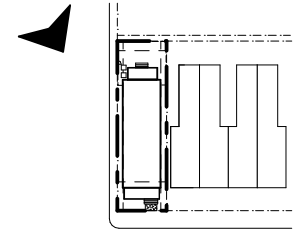
PROJECT NO.: 20002

EXISTING CONDITIONS - SIDE

2325 VENABLE STREET

RICHMOND, VIRGINIA





PHOTO

SCALE: 1" = 100'



SK-14

9/25/20

PROJECT NO.: 20002

EXISTING CONDITIONS - SIDE - ALLEY - REAR CORNER

2325 VENABLE STREET

RICHMOND, VIRGINIA



SITE INFORMATION:

ZONING: R-7

LOT AREA

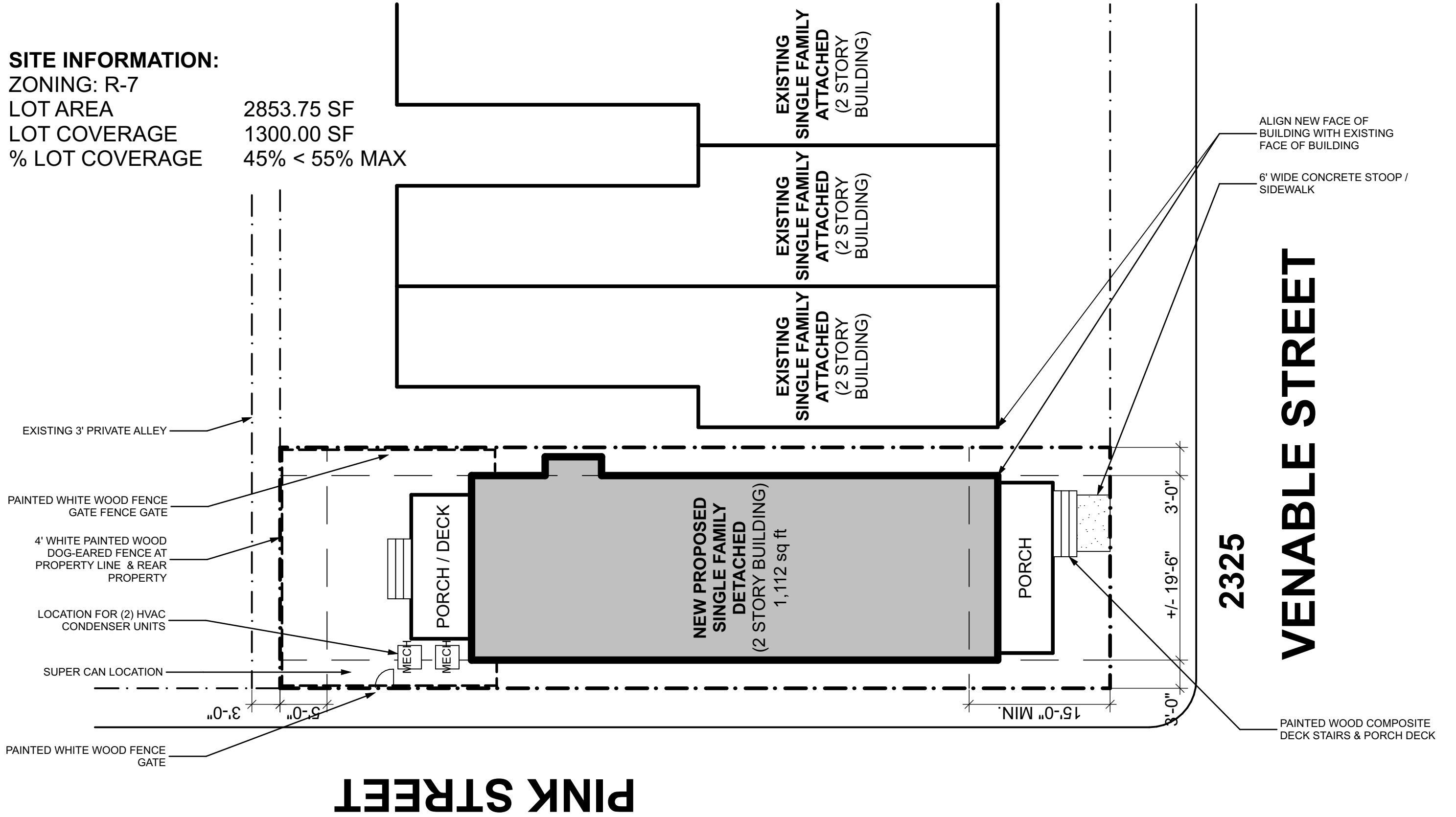
2853.75 SF

LOT COVERAGE

1300.00 SF

% LOT COVERAGE

45% < 55% MAX



SK-01

1/29/21

PROJECT NO.: 20002

PROPOSED SITE PLAN

2325 VENABLE STREET

RICHMOND, VIRGINIA

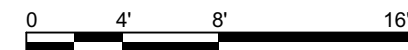




1

PROPOSED STREET SCAPE

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



SK-02

1/29/21

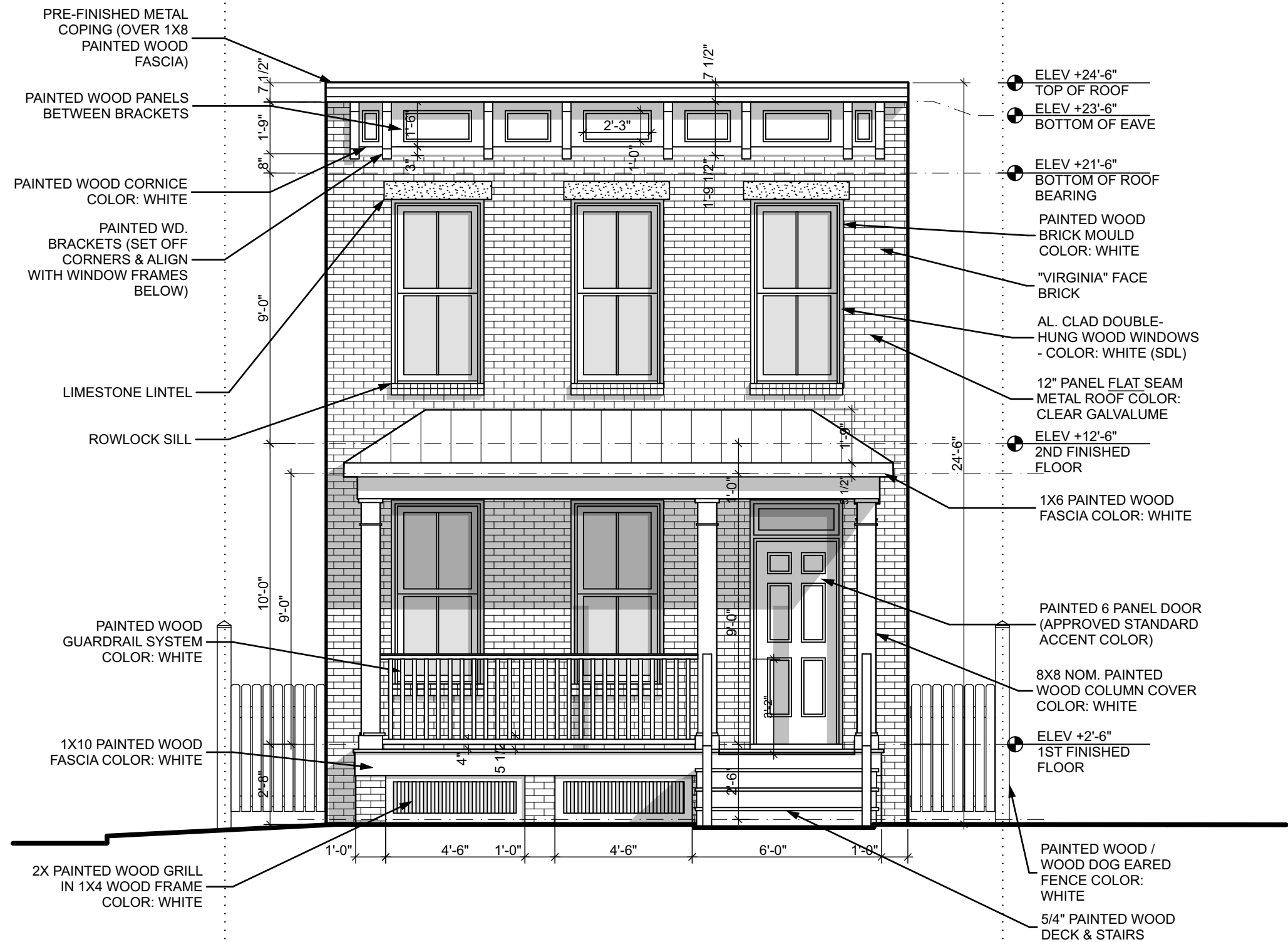
PROJECT NO.: 20002

PROPOSED STREETSCAPE

2325 VENABLE STREET

RICHMOND, VIRGINIA

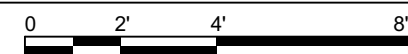




1

FRONT ELEVATION

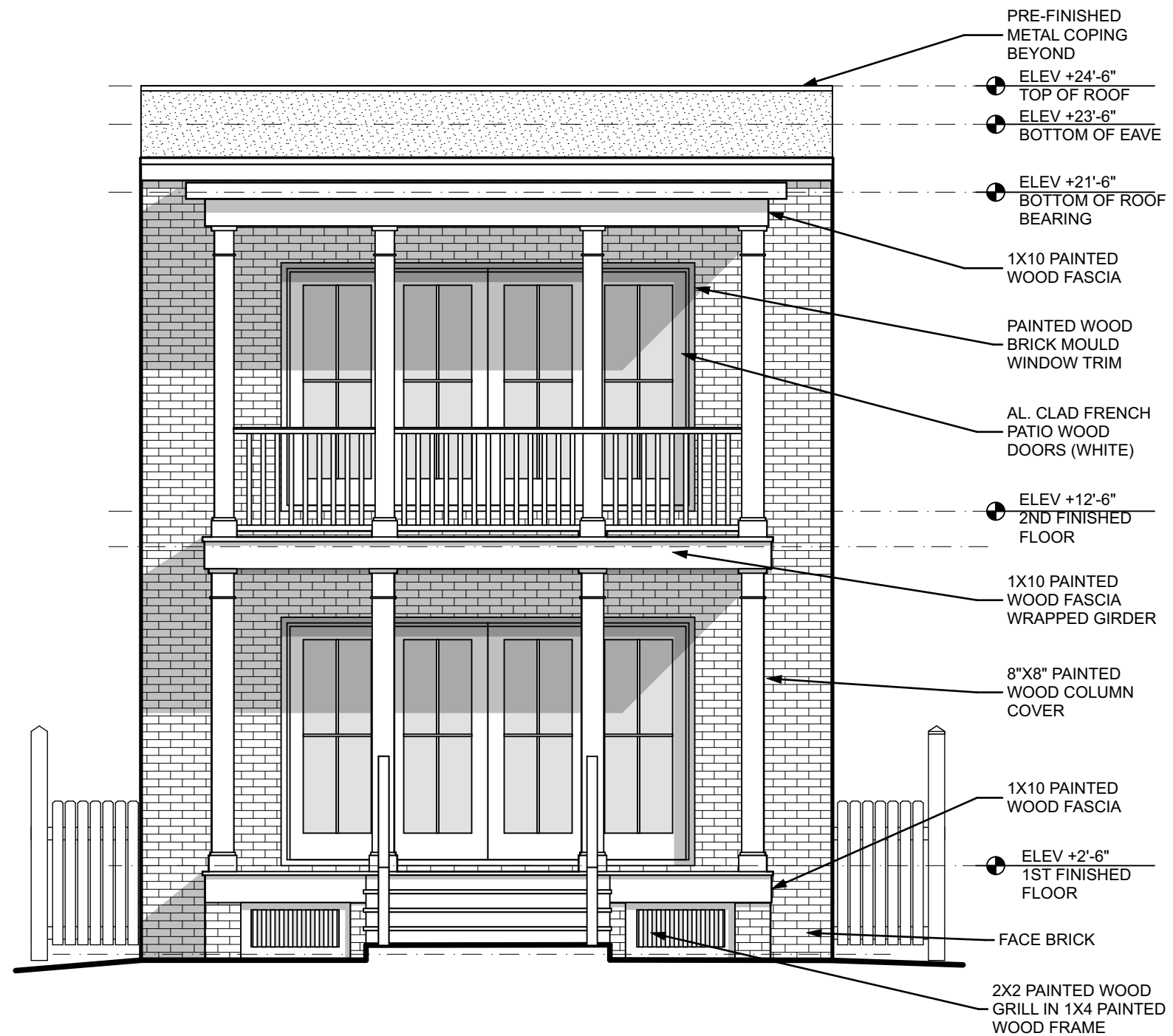
SCALE: 1/4" = 1'-0"



SK-03
1/29/21
PROJECT NO.: 20002

FRONT ELEVATION
2325 VENABLE STREET
RICHMOND, VIRGINIA





1

REAR ELEVATION

SCALE: 1/4" = 1'-0"



SK-04

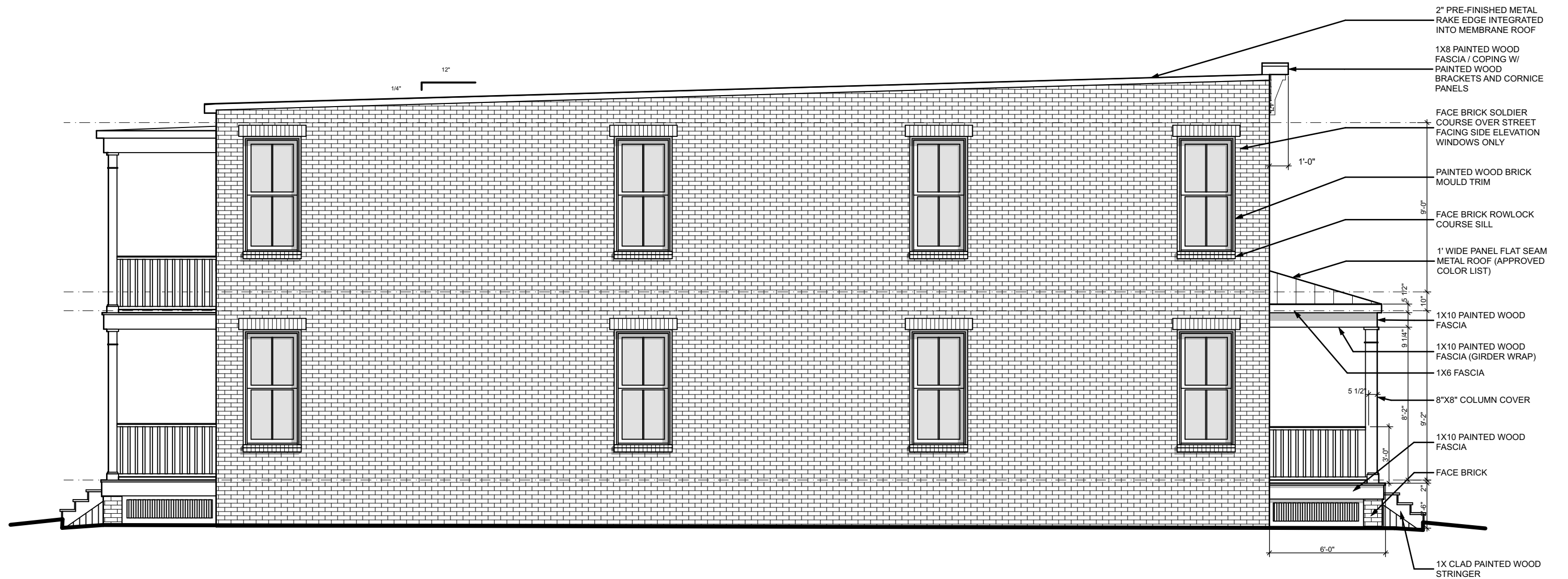
1/29/21

PROJECT NO.: 20002

REAR ELEVATION
2325 VENABLE STREET

RICHMOND, VIRGINIA

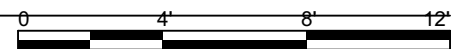




1

LEFT SIDE ELEVATION

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



SK-05

1/29/21

PROJECT NO.: 20002

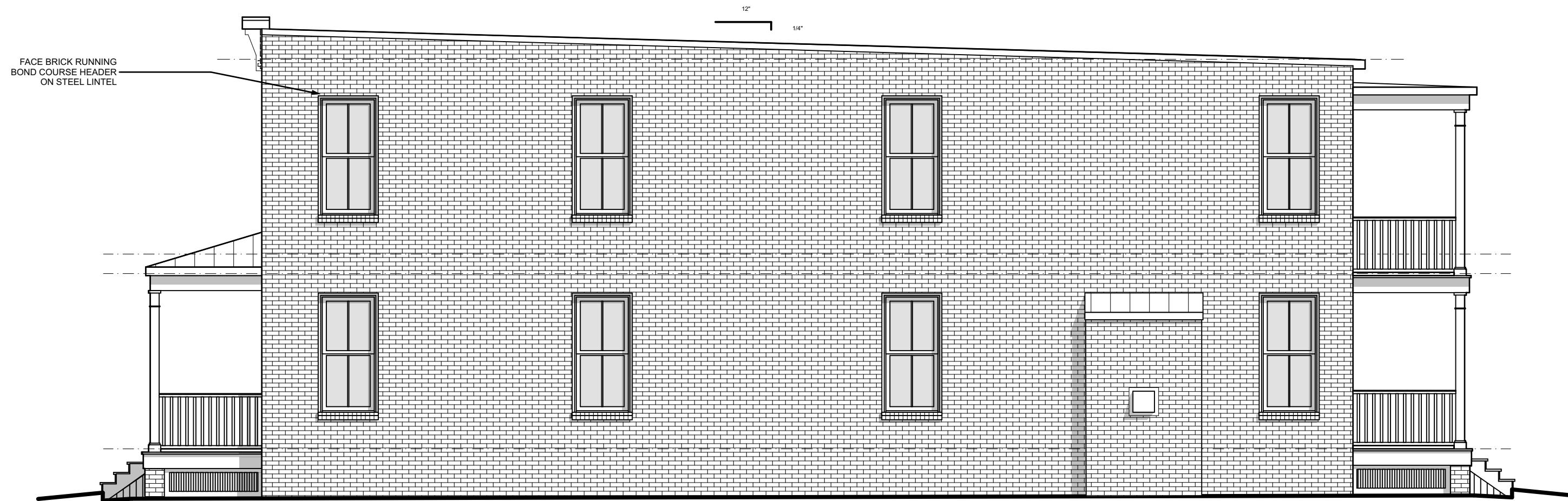
LEFT SIDE ELEVATION

2325 VENABLE STREET

RICHMOND, VIRGINIA



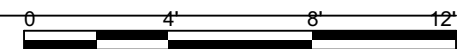
mario di marco
ARCHITECTS



1

RIGHT SIDE ELEVATION

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



SK-06

1/29/21

PROJECT NO.: 20002

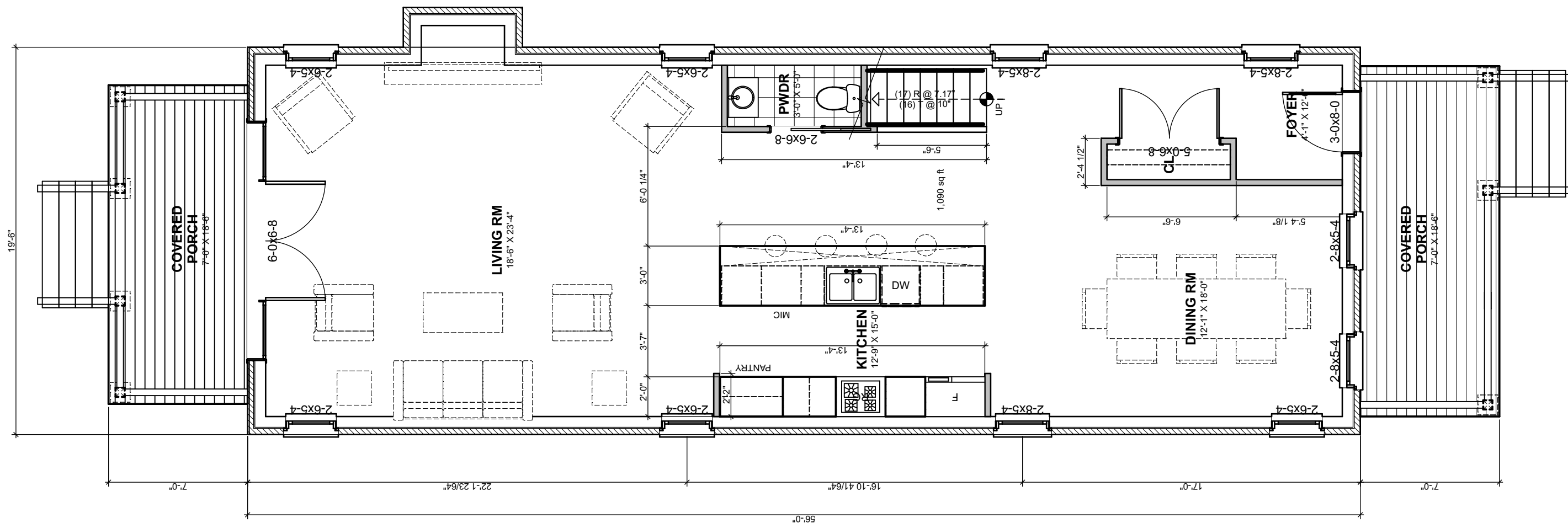
RIGHT SIDE ELEVATION

2325 VENABLE STREET

RICHMOND, VIRGINIA

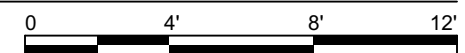


mario di marco
ARCHITECTS



1 FIRST FLOOR PLAN

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

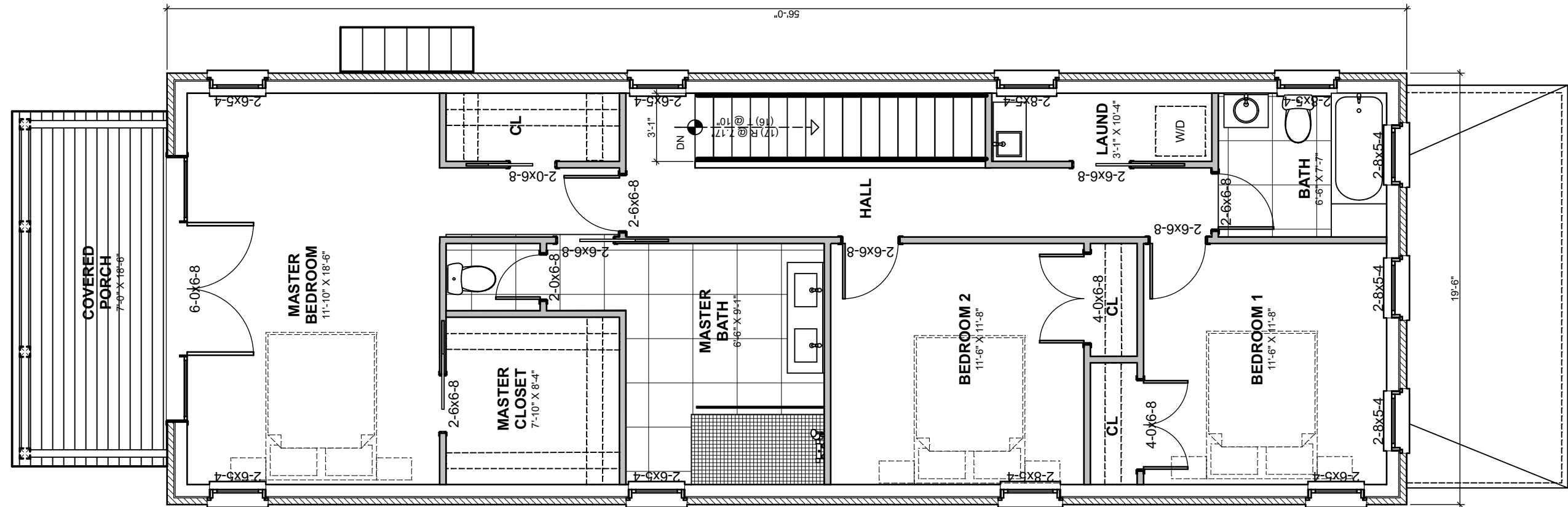


SK-07
1/29/21

PROJECT NO.: 20002

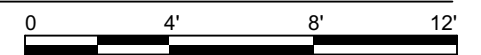
PROPOSED FIRST FLOOR PLAN
2325 VENABLE STREET
RICHMOND, VIRGINIA





1 SECOND FLOOR PLAN

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

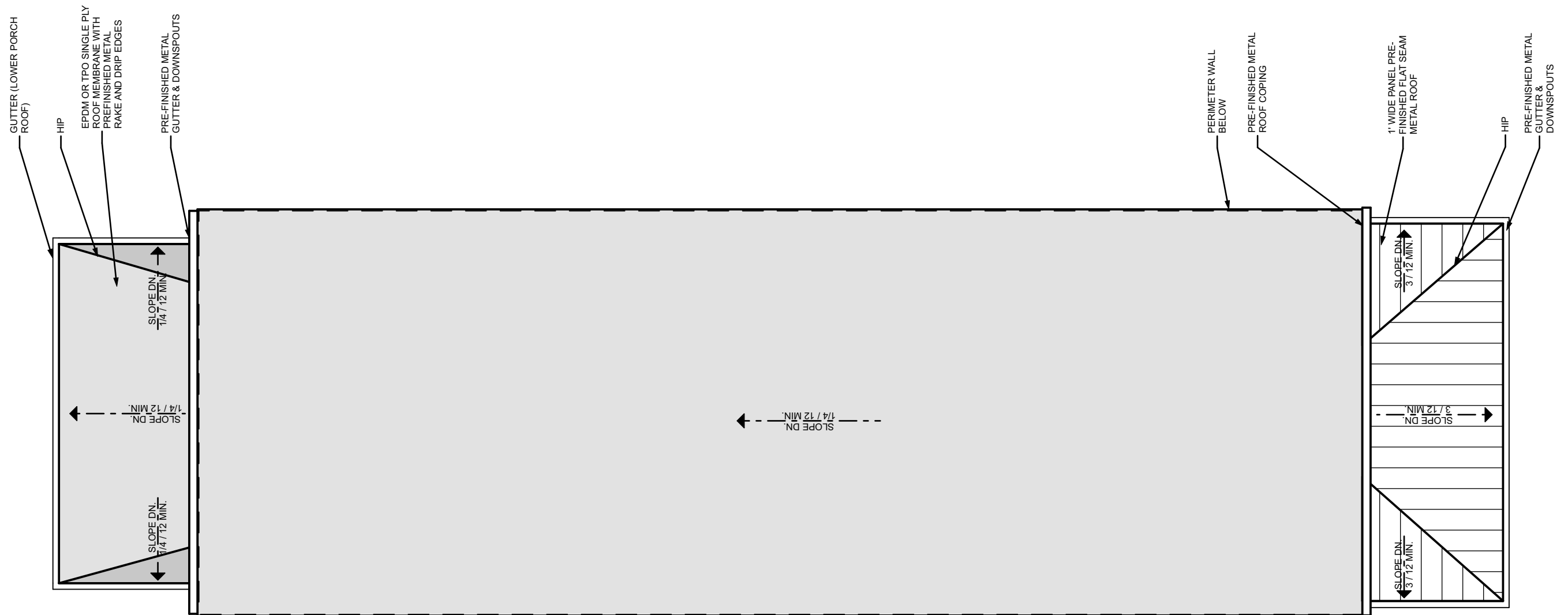


SK-08
1/29/21

PROJECT NO.: 20002

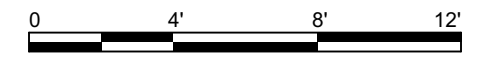
PROPOSED SECOND FLOOR PLAN
2325 VENABLE STREET
RICHMOND, VIRGINIA





1 ROOF PLAN

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



SK-09
1/29/21
PROJECT NO.: 20002

PROPOSED ROOF PLAN
2325 VENABLE STREET
RICHMOND, VIRGINIA

