



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 411 North 22nd Street, Richmond, VA 23223

Historic district Church Hill North

Date/time rec'd: \_\_\_\_\_

Rec'd by: \_\_\_\_\_

Application #: \_\_\_\_\_

Hearing date: \_\_\_\_\_



**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 Robert Ferguson and Magdalen Ferguson

Company \_\_\_\_\_

Mailing Address 315 Overbrook Road  
Richmond, VA 23222

Phone \_\_\_\_\_

Email \_\_\_\_\_

**PROJECT INFORMATION**

Review Type:  Conceptual Review  Final Review

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

Project Description: (attach additional sheets if needed)

Construction of a new, detached, single-family home on an existing vacant lot.

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 Robert Ferguson Magdalene Ferguson Date 2-28-19

**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**

**Applicant's Report for Conceptual Review of New Construction**

**Subject Property**

411 North 22nd Street

**Tax Parcel Number**

E-000-0257/020

**Owner/Contact**

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

**Proposed Use**

The Applicant is the Owner of the vacant lot at 411 North 22<sup>nd</sup> Street and is proposing to build a new, detached, single-family home.

**Reason**

The Applicant is submitting this application as it is necessary to receive Conceptual Review of the elevations and features in order to build a new single-family home with off-street parking on the existing lot. Upon receiving the Commission's and Staff Comments, an application for Final Review and a request for issuance of a Certificate of Appropriateness will be submitted.

## **I. Property Description**

The lot is zoned R-8, Urban Residential District and has 20.00 feet of frontage along the southern line of North 22<sup>nd</sup> Street. It has 88.00 feet of depth for a total square footage of 1,760 square feet. The lot rests approximately midway between East Marshall Street and Jefferson Avenue in the Church Hill North neighborhood (see Photos 1 thru 4).

The site slopes slightly from south to north. It is bounded on its northern property line by North 22<sup>nd</sup> Street, on the east by a public alley 12'0" in width, on the south by the northern property line of the lot at 2208 East Marshall Street, and on the west by the rear property lines of the addresses of 2200 through 2208 East Marshall Street (see the enclosed General Parcel Map).

## **II. Concept of Proposed Development**

On the existing lot at 411 North 22nd Street, we are proposing to develop a new, detached, single-family home with a zero lot line along the alley in similar fashion to 413 North 22<sup>nd</sup> Street (see Photos 4 and 6) and other homes in the area. The development as proposed herein has been submitted to the Board of Zoning Appeals (BZA). Under the current zoning, if a zero lot line is utilized, there must be a minimum six foot (6'0") setback on the opposite side of the house. Given that the lot is 20'0" wide, this would result in a maximum width of 14'0" for the house. To be more in line with the appearance of existing properties and to be able to build a wider house, we have applied to the BZA for a variance to allow a zero lot line at the alley and a three foot (3'0") setback on the opposite side of the house.

The proposed home is designed to meet all of the requirements as set forth by the Commission of Architectural Review. It will have a Double Front Porch similar to other properties within a two block radius (see Photos 7 thru 12). The setback and elevation requirements requested in the BZA variance request and that the Commission of Architectural Review *Guidelines* for new construction have been adhered to (see pages A-3 thru A-7, and C-1). The elevations presented for Conceptual Review represent a façade and elevations that will be congruent with the community in scale and appearance.

The home will contain the following features:

*Siding* – smooth Hardiplank

*Colors* – Evening Blue (Hardiplank stock color) on the body of the home (similar to SW 6244 in the CAR Color Palette); Arctic White (Hardiplank trim stock color) on all trim and accent pieces  
*Windows* – solid wood, aluminum clad at the exterior

*Doors* – entrance doors at both the Lower and Upper Front Porches will be painted, solid wood six panel doors with lights in the upper two panels; rear door at western elevation will be a six panel metal security door

*Railing* – Richmond Rail at Lower and Upper Front Porches and at rear door railing system

*Gutter* – Six inch semi-circle gutter at rear elevation with circular downspouts; two inch circular downspouts at Front Porch English Gutter

*HVAC Units* – Condenser units to be mounted on the southwest corner of the roof

There will be crossheads with keystones above the windows and doors at the front elevation only. Corbels will be directly below the crossheads (see pages A3 and A7). Corbels will also be along the roof line at the frieze board. Windows at all other elevations will have simple trim.

### **III. Off-Street Parking and Site Improvements**

There is no access to the southern (rear) property line of the lot. Also, there is a Dominion Energy power pole with a guy wire that is anchored along the eastern property line of the lot (see Photo 2 and Proposed Site Plan, page A-1). The placement of this guy wire prevents vehicular access and therefore negates the possibility of using the rear portion of the lot for off-street parking. The Zoning Ordinance requires at least one off-street parking opportunity for new single-family homes. Therefore, the Applicant has incorporated a one car garage into the design of the house. The garage will be accessed from the public alley along the eastern property line.

There will be a wooden privacy fence constructed from the rear corner of the house to the rear property line. There will be a wooden fence approximately four feet in height constructed from the front corner of the house and will span the width of the three foot setback to the rear property line of 2200 East Marshall Street. Both fences will be constructed with pressure treated wood.

### **Conclusion**

During its planning of the proposed single-family home at 411 North 22nd Street, the Applicant has made significant efforts to address the *Guidelines* as they relate to new construction while developing a home suitable for a modern standard of living. We have taken into consideration esthetics, parking, greenspace, and the community's desire for homeownership opportunities within its boundaries. The applicant looks forward to the positive impact this homeownership opportunity will have on the Church Hill North community.

Respectfully submitted,

Robert Ferguson and Magdalen Ferguson

enclosures

General Parcel Map

Photos

Plans:

Title Page, page T-1

Proposed Site Plan, page A-1

Floor Plans, page A-2

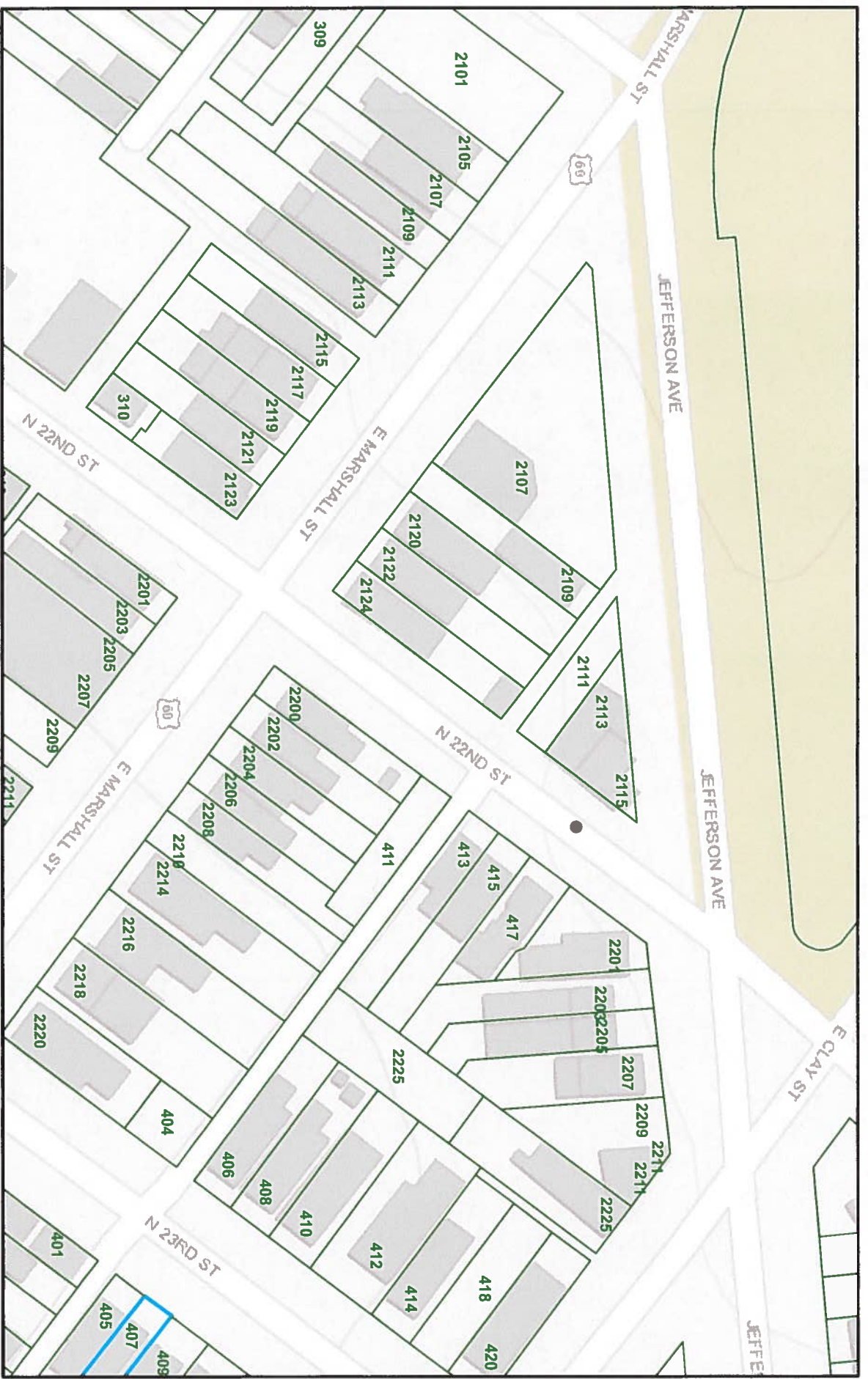
Elevations, page A-3 thru A-6

Door and Window Details, page A-7

Context Setback Plans, page C-1

Context Exterior Elevations, page C-1

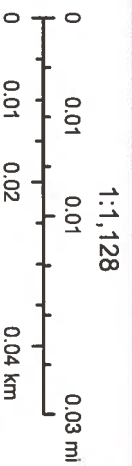
# 411 N. 22nd St, General Area



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CityBoundary Parcels

Address Labels



Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS.

411 North 22nd Street  
Richmond, VA 23223-7001  
Church Hill North - City Old and Historic District  
(all photos taken February 2019)

Photo 1. Subject property at center with 12 foot alley at eastern property line; 413 North 22<sup>nd</sup> Street immediately across alley; rear of 2200 East Marshall Street at far right



Photo 2. View from rear of lot to North 22<sup>nd</sup> Street; 413 N 22<sup>nd</sup> St at right of alley



411 North 22nd Street  
Richmond, VA 23223-7001  
Church Hill North - City Old and Historic District

Photo 3. Streetscape; subject at left; 2200 E. Marshall St at right



Photo 4. Streetscape; subject at right; 413 N 22<sup>nd</sup> St with zero lot line at left;  
2201 Jefferson Ave is the yellow building at far left



411 North 22nd Street  
Richmond, VA 23223-7001  
Church Hill North - City Old and Historic District

Photo 5. Front Porch at 413 and 415 N 22<sup>nd</sup> St with 13'6" setback from property line to the structure



Photo 6. Front Porch at 413 and 415 N 22<sup>nd</sup> St; 12 foot alley shared with 411 N 22<sup>nd</sup> St at right





411 North 22nd Street  
Richmond, VA 23223-7001  
Church Hill North - City Old and Historic District

Photo 7. 2119 E. Broad St; door to original Upper Front Porch



Photo 8. 2200 E. Broad St; door to original Upper Front Porch



411 North 22nd Street  
Richmond, VA 23223-7001  
Church Hill North - City Old and Historic District

Photo 9. 2406 and 2408 E. Marshall St; door to original Upper Front Porches



Photo 10. 2410 E. Marshall St; doors to original Upper Front Porch on each side of central corridor



411 North 22nd Street  
Richmond, VA 23223-7001  
Church Hill North - City Old and Historic District

Photo 11. 2109 E. Marshall St with door to original Upper Front Porch



411 North 22nd Street  
Richmond, VA 23223-7001  
Church Hill North - City Old and Historic District

Photo 12. 2123 E. Marshall St with door to original Upper Front Porch



# C.A.R. CONCEPTUAL REVIEW

411 N 22ND ST, RICHMOND, VA 23223

## DRAWING INDEX:

T-1	TITLE SHEET
A-1	ARCHITECTURAL SITE PLAN
A-2	FIRST & SECOND FLOOR PLAN
A-3	ELEVATION - NORTH
A-4	ELEVATION - WEST
A-5	ELEVATION - EAST
A-6	ELEVATION - SOUTH
A-7	DOOR & WINDOW DETAILS
C-1	CONTEXT DRAWINGS

## BUILDING INFORMATION:

1ST FLOOR:	785 S.F.
2ND FLOOR:	1,057 S.F.
TOTAL LIVABLE SPACE:	1,842 S.F.
GARAGE:	260 S.F.
TOTAL GROSS SQUARE FOOTAGE	2,102 S.F.
FRONT ELEVATION HEIGHT:	± 26'

## VICINITY MAP



## LOCATION MAP



PFV CONSTRUCTION & DESIGN, LLC

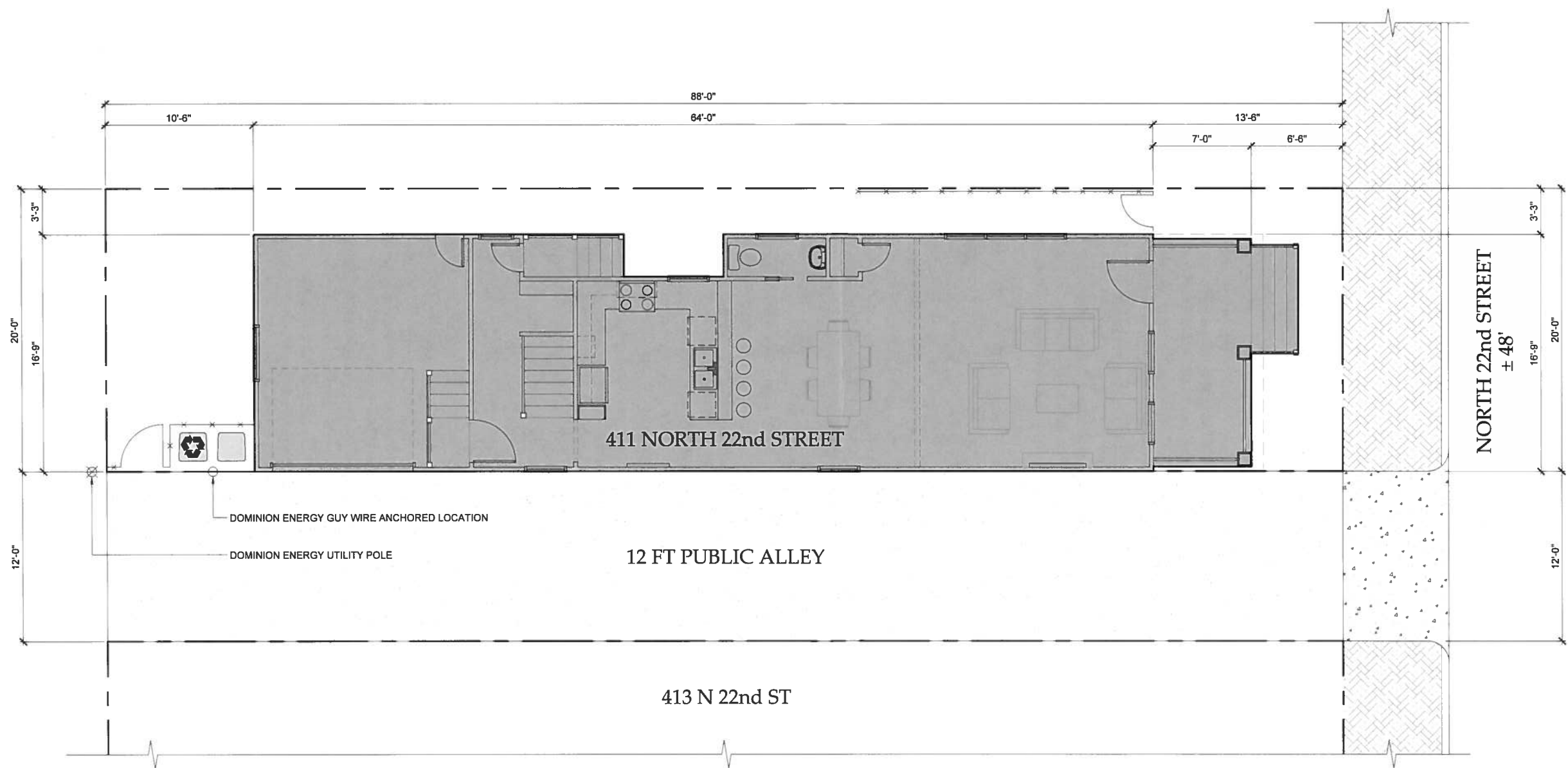
SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

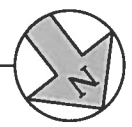
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T-1



ARCHITECTURAL SITE PLAN

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



PFV CONSTRUCTION & DESIGN, LLC

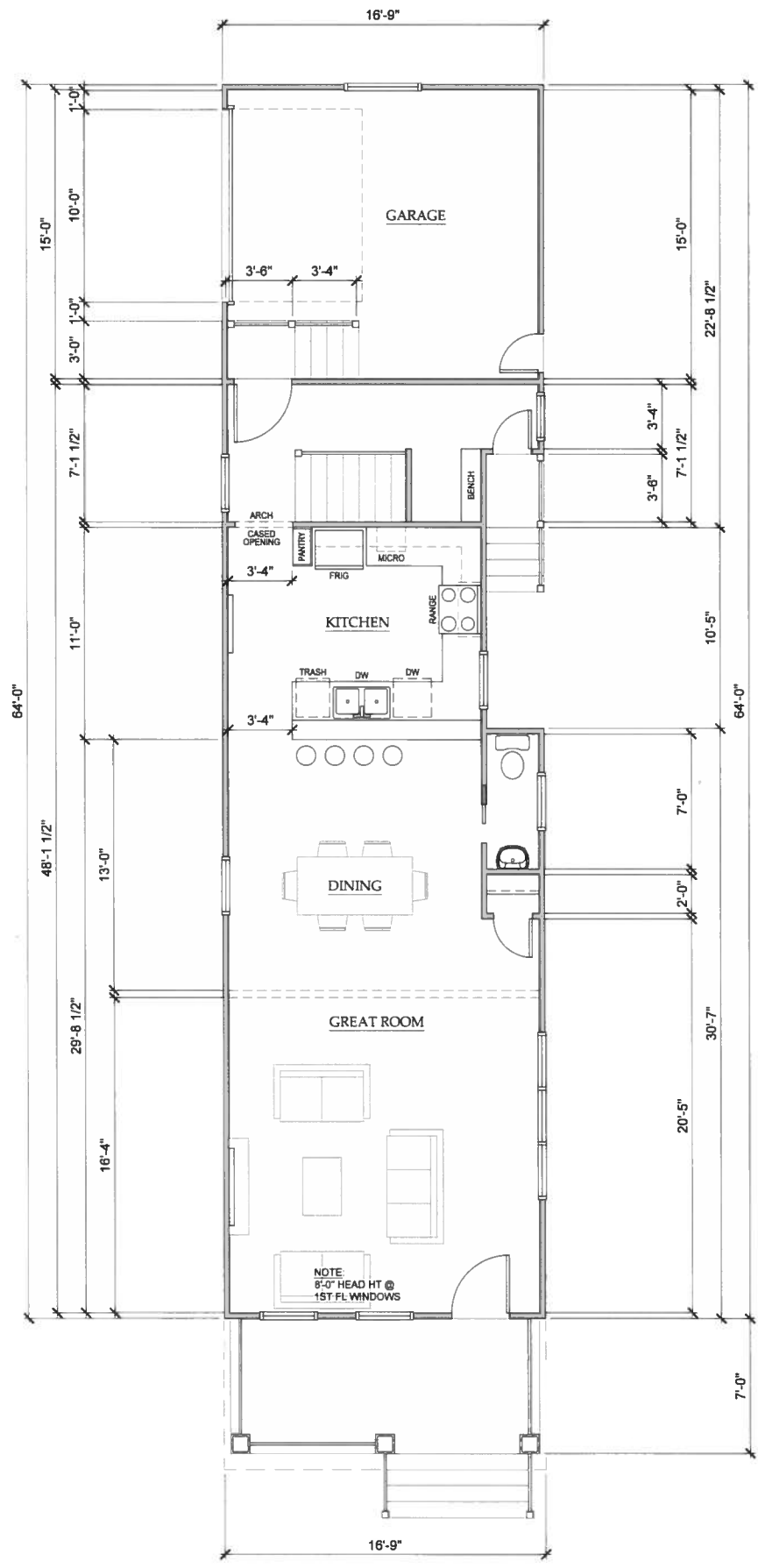
SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

DATE: 02.15.19

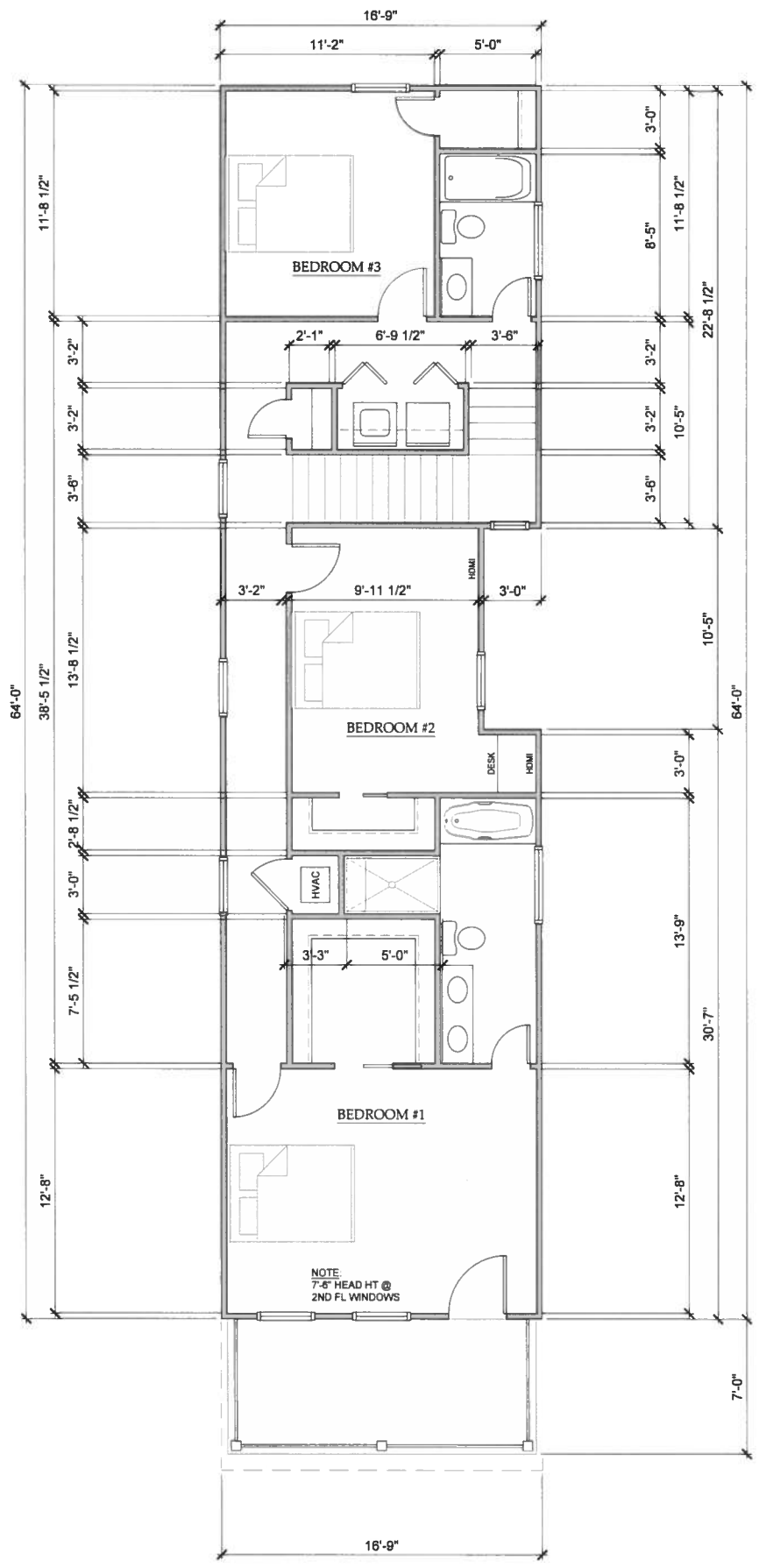
A-1



**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**SQUARE FOOTAGE**

1ST FLOOR:	785 S.F.
2ND FLOOR:	1,057 S.F.
TOTAL LIVABLE SPACE:	1,842 S.F.
GARAGE:	260 S.F.
TOTAL GROSS SQUARE FOOTAGE	2,102 S.F.



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

PFV CONSTRUCTION & DESIGN, LLC

DATE: 02.15.19

**A-2**



# NORTH ELEVATION

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

## ARCHITECTURAL KEY NOTES: 1

1. FOUNDATION: BRICK EXTERIOR
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: 8X8 SQUARE WOOD COLUMNS, PAINTED
5. WINDOWS: MW JEFFERSON 300 SERIES WINDOW; BLACK
6. DOORS: SEE PLAN & SCHEDULE FOR SIZE
7. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
8. FASCIA BOARD: FIBER-CEMENT, EDWARDS CORBEL (FYRON)
9. WOOD STEPS & RAILING: RICHMOND STYLE
10. PORCH PIER: 16"X16" BRICK PIER. 24"X24"X12" CONCRETE FOOTING. (3) # 4 REBAR HORIZONTAL
11. WOOD LATTICE PANEL
12. P.T. WOOD PORCH FRAMING, PAINTED
13. 18" x 24" ATTIC VENT
14. CROSSHEAD W/ KEYSTONE, 6" (FYRON)
15. MARIA CORBEL (FYRON)
16. 6" HALF ROUND GUTTER
17. VENTED SOFFIT
18. 24x36 FOUNDATION ACCESS PANEL
19. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER
20. 10' x 7' OVERHEAD GARAGE DOOR

PFV CONSTRUCTION & DESIGN, LLC

SINGLE FAMILY RESIDENCE

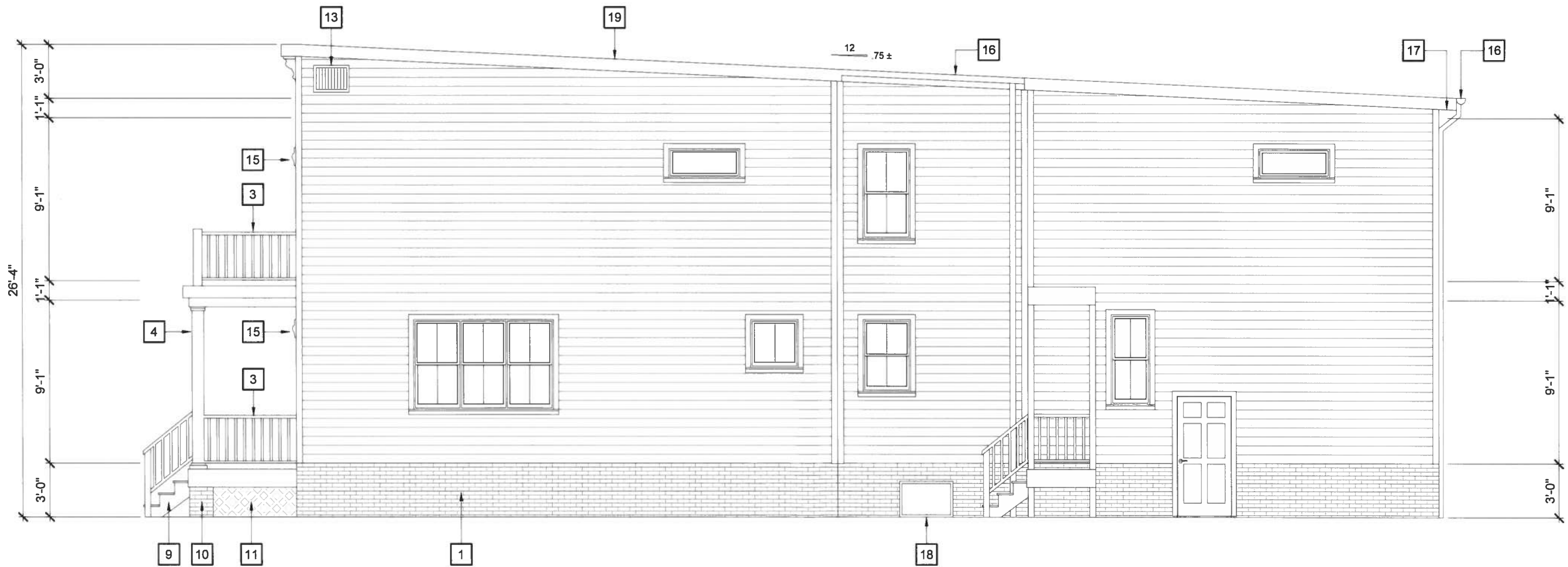
411 N 22ND STREET

RICHMOND, VA 23223

DATE: 02.15.19

A-3





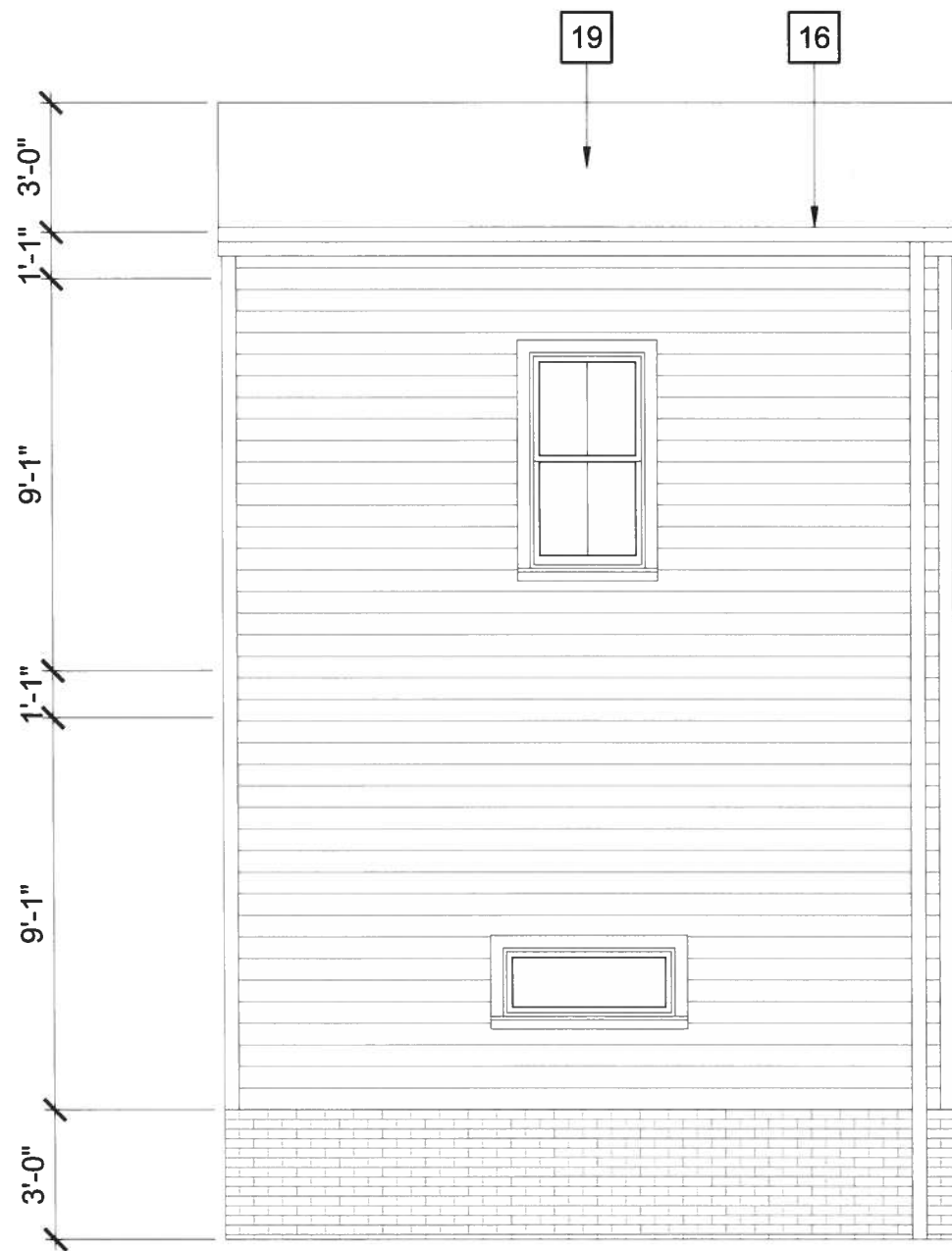
**WEST ELEVATION**  
 SCALE: 1/4"=1'-0"

PFV CONSTRUCTION & DESIGN, LLC

SINGLE FAMILY RESIDENCE  
 411 N 22ND STREET  
 RICHMOND, VA 23223

DATE: 02.15.19

A-4

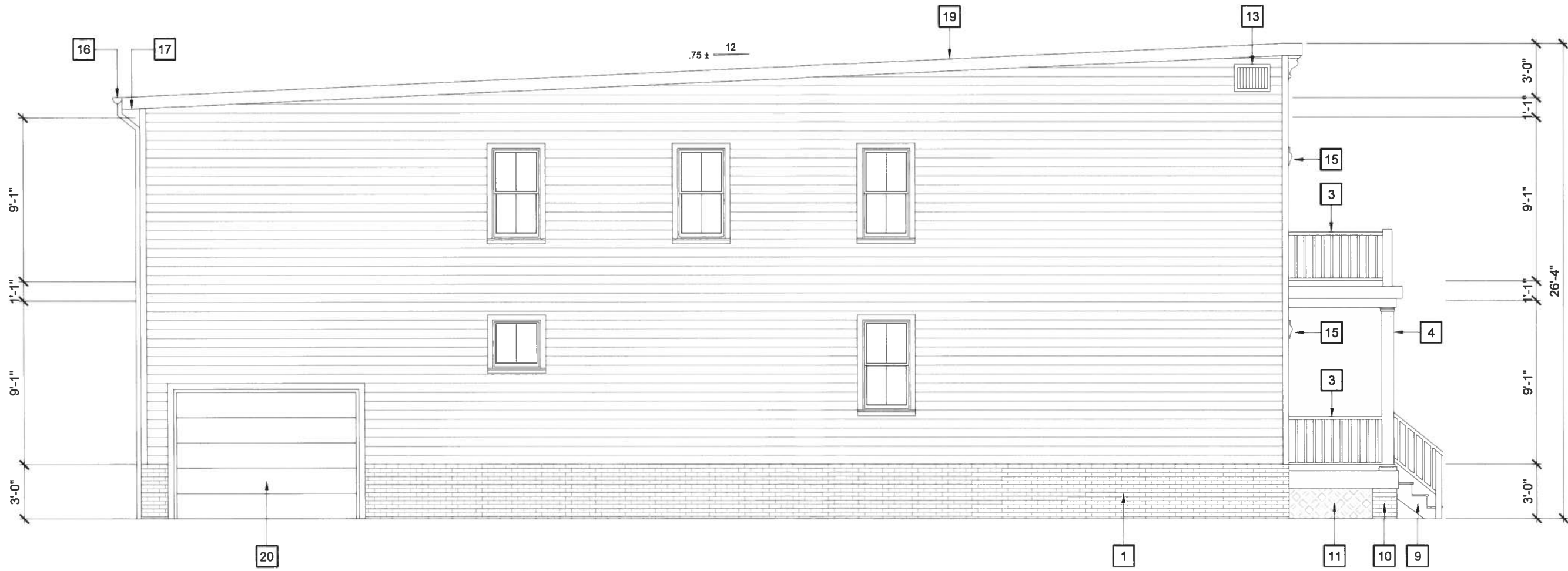


## SOUTH ELEVATION

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

### ARCHITECTURAL KEY NOTES: 1

1. FOUNDATION: BRICK EXTERIOR
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: 8X8 SQUARE WOOD COLUMNS, PAINTED
5. WINDOWS: MW JEFFERSON 300 SERIES WINDOW; BLACK
6. DOORS: SEE PLAN & SCHEDULE FOR SIZE
7. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
8. FASCIA BOARD: FIBER-CEMENT, EDWARDS CORBEL (FYPON)
9. WOOD STEPS & RAILING: RICHMOND STYLE
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19. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER
20. 10' x 7' OVERHEAD GARAGE DOOR



**EAST ELEVATION**  
 SCALE: 1/4"=1'-0"

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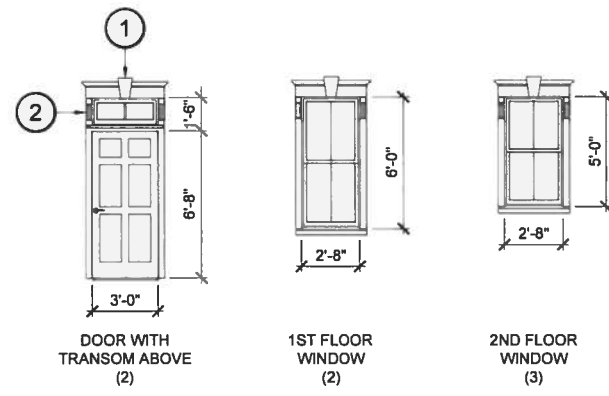
SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

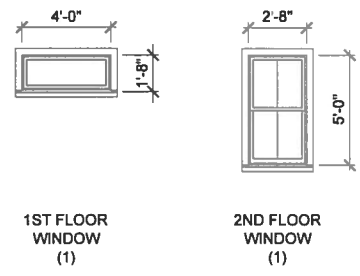
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A-6



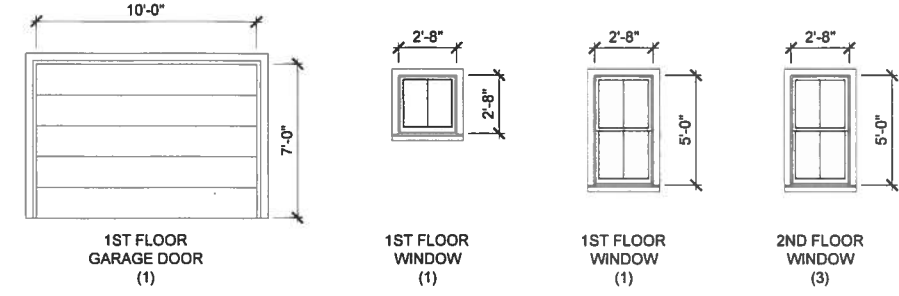
**NORTH FACADE**

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



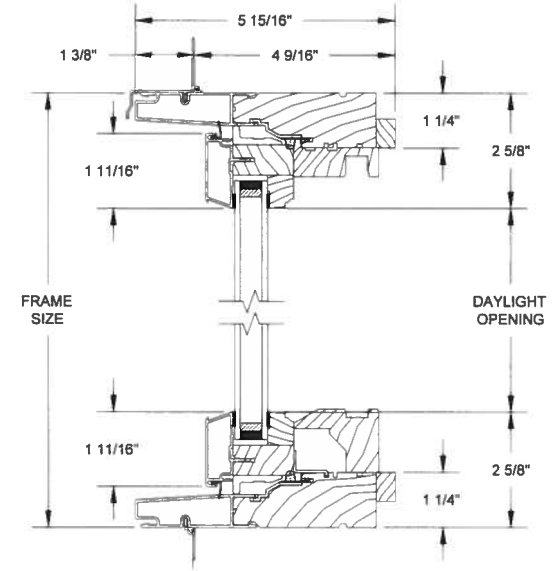
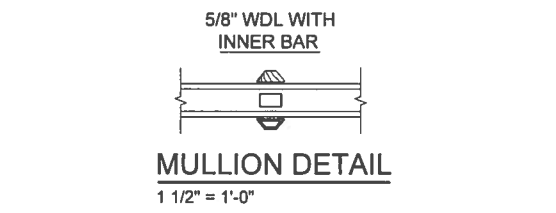
**SOUTH FACADE**

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



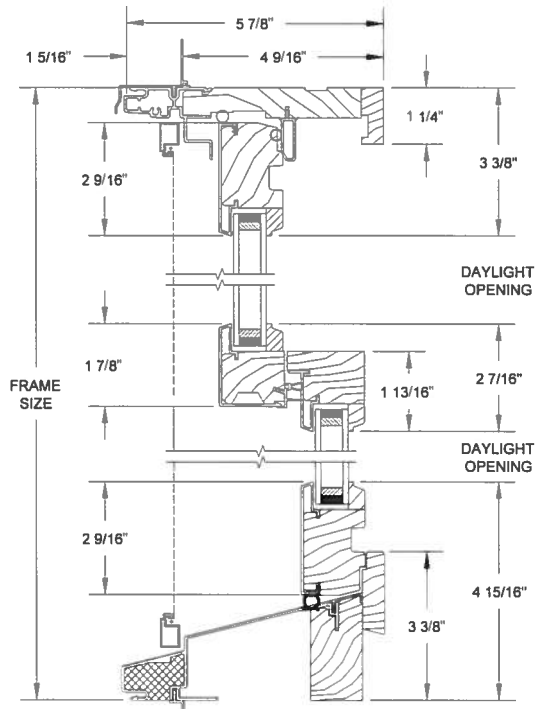
**EAST FACADE**

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



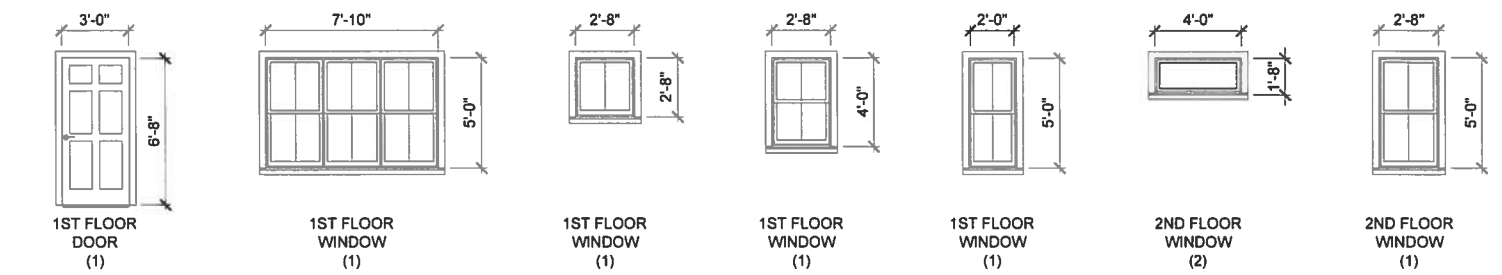
**HEAD JAMB & SILL CASEMENT WINDOW DETAIL**

1 1/2" = 1'-0"



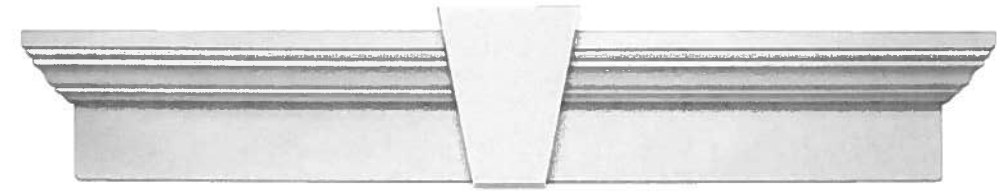
**DOUBLE HUNG WINDOW DETAIL**

1 1/2" = 1'-0"



**WEST FACADE**

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



31" W x 34 1/2" OW x 7" H x 3 7/8" P

1 CROSSHEAD W/ KEYSTONE



3 1/2" W x 2 1/2" D x 11 5/8" H

2 MARIA CORBEL



7 1/2" W x 8 1/8" D x 15 3/4" H

3 EDWARDS CORBEL

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SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

DATE: 02.15.19

A-7



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SINGLE FAMILY RESIDENCE  
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RICHMOND, VA 23223

DATE: 02.15.19  
C-1

