



# Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-6569  
[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



## Property (location of work)

Address: 1014 Russell Street  
Historic District: Union Hill

## Applicant Information Billing Contact

Name: Will Gillette  
Email: will@bakerdevelopmentresources.com  
Phone: 864.377.9140  
Company: Baker Development Resources  
Mailing Address: 530 E Main St, Suite 730  
Richmond, VA 23219

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

## Owner Information Billing Contact

Same as Applicant  
Name: Amanda Seibert  
Email: Amanda.b.seibert@gmail.com  
Phone: \_\_\_\_\_  
Company: Nest Builders  
Mailing Address: 2317 Carrington Street  
Richmond, VA 23223

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

## Project Information

Project Type:  Alteration  Demolition  New Construction (Conceptual Review Required)  
Project Description (attach additional sheets if needed):

New construction of a single-family detached dwelling on a currently vacant parcel.

## 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 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 an application materials should be prepared in compliance with zoning.

Signature of Owner  Date 3/2/23

# Certificate of Appropriateness Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)

**Staff Contact:** (804)-646-6569 | [alex.dandrige@rva.gov](mailto:alex.dandrige@rva.gov) | [alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov)

## Submission Instructions

**Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:**

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

## Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review) or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

## Fees

- **Full Demolition:** \$1,500
- **New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments:** \$500
- **New construction/addition to a single- or two-family dwelling, or accessory building:** \$250
- **Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans:** \$150
- **Extension of a certificate of appropriateness (COA):** \$25



July 27<sup>th</sup>, 2023

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: 1014 Russell Street (E0000-470/016)**

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of a new single-family detached dwelling on the currently vacant property known as 1014 Russell Street (the "Property"). This application was conceptually reviewed at the February 28<sup>th</sup> and again reviewed at the May 23<sup>rd</sup> meeting of the CAR.

The Property is located on the western side of Russell Street between Carrington and Venable Streets 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. While dwellings in the Union Hill Old and Historic District offer excellent examples of 19<sup>th</sup> and early 20<sup>th</sup> century architecture, most properties in the immediate vicinity along Russell, Carrington, and Pink Streets are developed with relatively recent construction or are currently vacant.

**Changes to the proposed design:**

While the overall siting of the dwelling remains consistent with the initial design and the approved dwelling at 1016 Russell Street, the applicant has updated the design of the dwelling to be more compatible with the approved design at 1016 Russell. The roofline of the dwelling was updated to match the adjacent home and has a façade which is similar without being replicative. A front bay window with shed roof (like the roofs found on the nearby homes at 2408 & 2426 Venable) adds visual interest to the façade. Awnings built into the roof above the second story windows over the porch provide a modern interpretation of the awnings found in the neighborhood (2426 Venable). A side entrance along the northern property line (see 2300 and 2400 Venable Streets) allows for a first-floor mud room. The side entrance is covered with

an awning to protect the entrance from weather like those which can be found at 2317/2315 Venable.

As specifically noted on page 46 of the *Richmond Old & Historic Districts Handbook and Design Review Guidelines* (the “Handbook”), “the context for review begins with the building and its immediate neighbors, but also expands to include the surrounding buildings on the block face and across the street (within the historic district).” As there are no other dwellings on this block face or across the Street, the most immediate dwellings would be those located to the north along Carrington Street which includes those recently approved by CAR at 2317, 2311, 2309, and 2307 Carrington Street. Attached (and shown below) is a contextual image of the adjacent dwellings along the Carrington Street frontage which utilize a range of forms. As defined by the Handbook, “form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building” and the forms which are



represented in the existing, CAR approved dwellings on Carrington can also be found in the proposed dwellings at 1014 and 1016 Russell Street.

**Siting:**

The new dwelling at 1014 Russell Street would front onto Russell Street and borders a public alley to the north. The dwelling will be set back from the street consistent with the underlying zoning and is also compatible with the setback of the approved dwelling at 1016 Russell Street. The siting of the new dwelling is compatible with others within the area and will begin to create a consistent and unified street frontage along the currently vacant Russell Street frontage.

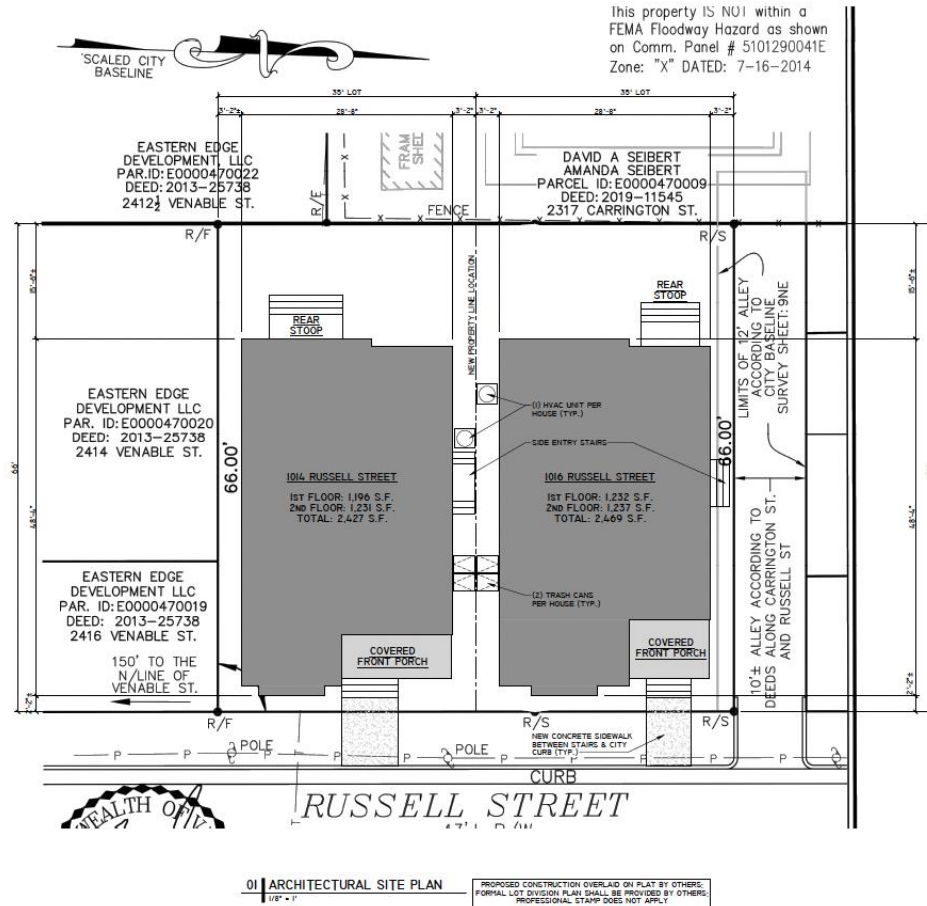


Figure 1: Site plan of proposed dwelling along Russell Street

**Form:**

The dwelling at 1014 Russell Street has been designed in a manner which is consistent with the form of other existing structures in the neighborhood and those which have been approved by CAR while also contemplating the underlying R-63 zoning requirements and the unique nature of creating a unified block face on a vacant frontage.



Figure 2: Proposed dwelling at 1014 (left) and approved dwelling at 1016 (right) Russell Street.

Single-family detached dwellings can be found within the block and throughout the Union Hill district. The proposed design acknowledges the needs of the modern homebuyer while remaining sensitive to the historic fabric of the neighborhood.



*Figure 3: CAR approved dwelling at 2317 Carrington Street*

**Scale:**

The proposed construction of the new dwelling is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level.



*Figure 3: CAR approved dwellings at 2307 Carrington Street, 965 Pin, and 961 Pink Street within the Union Hill Neighborhood.*

**Height, Width, Proportion, & Massing**

The proposed dwelling is comparable in height with other structures on the block. Existing structures nearby range from two to four stories. Single-family dwellings in the area



range in height from one to three stories though two-story dwellings, like the proposed at 1014 Russell, are predominant.

In conclusion, the proposed design would maintain compatibility with the historical fabric of the neighborhood as it recognizes the siting, scale, form, and massing of the contributing structures in the neighborhood. It would also be compatible with the newly approved dwellings in the area by retaining similar design, features, and materials. As noted by the CAR's *Handbook and Design Review Guidelines*, the Union Hill City Old and Historic District is characterized by a wide variety of architectural styles. The proposed dwelling provides traditional architectural style, consistent with the fabric of the homes found in the block, while also offering variations in the types of housing provided in the neighborhood in accordance with the new, award winning, Richmond 300 Master Plan. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family detached dwelling addresses the unique considerations of the lot size, shape, and underlying zoning while also acknowledging the historical characteristics of the Union Hill Neighborhood.

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

Sincerely,



Will Gillette, AICP  
Baker Development Resources, LLC



**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NEW SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

# 1014 RUSSELL ST. HOUSES

1014 RUSSELL STREET  
RICHMOND, VIRGINIA 23223

TWO NEW SINGLE-FAMILY DETACHED HOUSES  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

## 1014 RUSSELL ST. HOUSE

1014 RUSSELL STREET  
RICHMOND, VIRGINIA 23223

**DRAWING INDEX**

**DRAWINGS**

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
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A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.1	FRONT EXTERIOR ELEVATION, EXTERIOR FINISH SCHEDULE, INSPIRATION IMAGES
A2.2	LEFT SIDE EXTERIOR ELEVATION
A2.3	REAR EXTERIOR ELEVATION
A2.4	RIGHT SIDE EXTERIOR ELEVATION
<b>1016</b>	
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A3.2	SECOND FLOOR PLAN
A4.1	FRONT EXTERIOR ELEVATION EXTERIOR FINISH SCHEDULE
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A4.3	REAR EXTERIOR ELEVATION
A4.4	RIGHT SIDE EXTERIOR ELEVATION



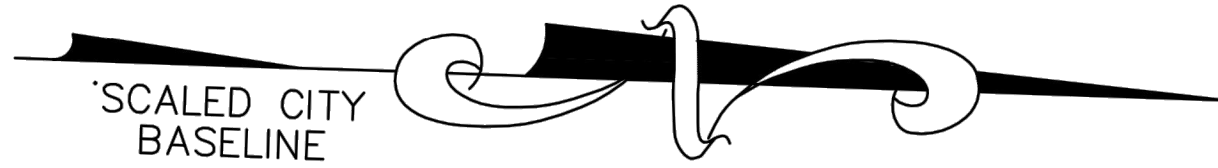
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DATE/MARK:  
07.28.2023

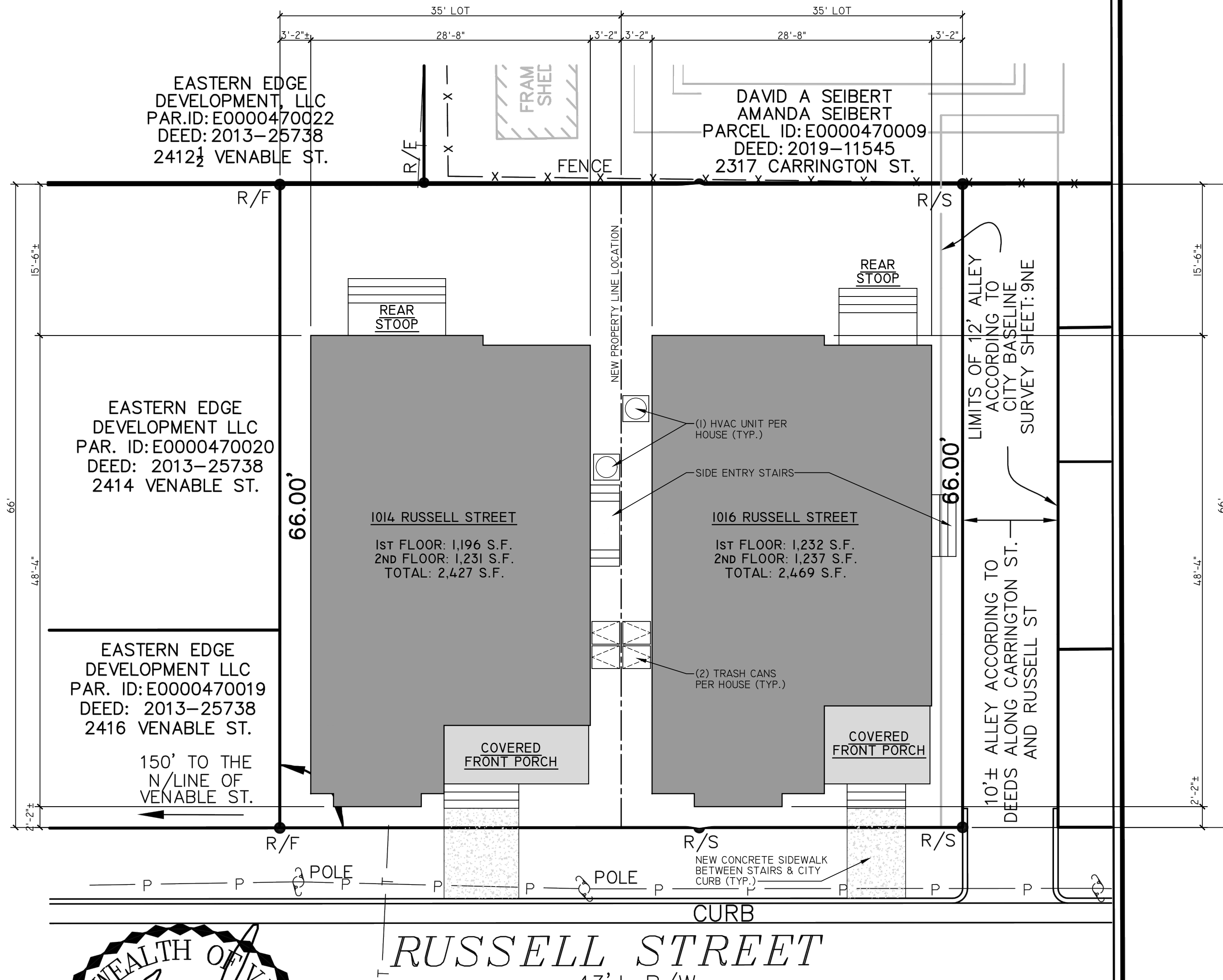
COVER SHEET

# CS





This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E Zone: "X" DATED: 7-16-2014



RUSSELL STREET

01 | ARCHITECTURAL SITE PLAN  
1/8" = 1'

PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS;  
FORMAL LOT DIVISION PLAN SHALL BE PROVIDED BY OTHERS;  
PROFESSIONAL STAMP DOES NOT APPLY

PROJECT CONTACTS:

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
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TWO NEW SINGLE-FAMILY DETACHED HOUSES  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD  
**1014-1016 RUSSELL ST. HOUSES**

1014-1016 RUSSELL STREET  
RICHMOND, VIRGINIA 23223



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ARCHITECTURAL  
SITE PLAN

**CI.I**



**PROJECT CONTACTS:**

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804-514-7644



ONLY NEIGHBORING HOUSE



VIEW OF VACANT PROJECT LOT



CHURCH ACROSS RUSSELL ST. FROM PROJECT

NEW SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

**1014 RUSSELL ST. HOUSE**

1014 RUSSELL STREET  
RICHMOND, VIRGINIA 23223



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SITE PHOTOS  
**XI.1**





01 | FRONT CONTEXT ELEVATION  
3/16" = 1'



01 | REAR CONTEXT ELEVATION  
3/16" = 1'

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NEW SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

**1014 RUSSELL ST. HOUSE**

1014 RUSSELL STREET  
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NOT FOR  
CONSTRUCTION

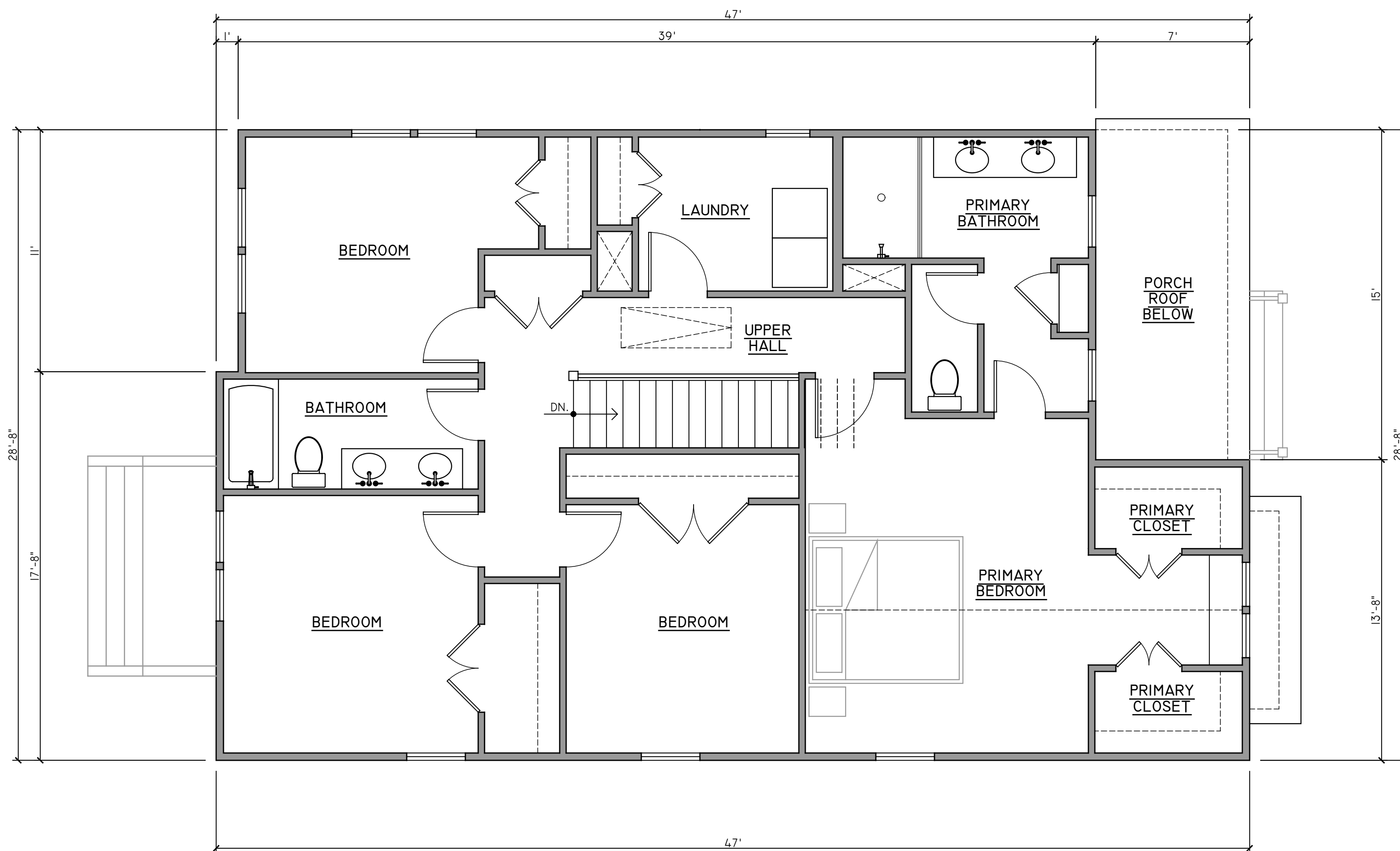
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FRONT & REAR  
CONTEXT ELEVATIONS

**A0.1**





01 SECOND FLOOR PLAN  
1/4" = 1'

**PROJECT CONTACTS:**  
 DEVELOPER:  
 NEST BUILDERS  
 CONTACT- AMANDA SEIBERT  
 804-698-9142  
 ARCHITECT:  
 CHRIS WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644

NEW SINGLE-FAMILY DETACHED HOUSE  
 IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD  
**1014 RUSSELL ST. HOUSE**  
 1014 RUSSELL STREET  
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NOT FOR  
 CONSTRUCTION

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1014 SECOND FLOOR PLAN  
**AI.2**

**EXTERIOR FINISH SCHEDULE (HOUSE & GARAGE BUILDINGS)**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION & PORCH PIERS - PARGED BLOCK	GRAY/BLACK
02	HARDIE HORIZONTAL LAP SIDING (7" EXPOSURE)	WHITE
03	SYNTHETIC TRIM	PAINTED ARCTIC WHITE
04	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED ARCTIC WHITE
05	HARDIE SOFFIT	PAINTED ARCTIC WHITE
06	PARTIAL GLASS WOOD ENTRY DOOR	PAINTED
07	CLAD WOOD WINDOWS (S.D.L.)	WHITE
08	8" SQUARE PORCH COLUMNS	PAINTED WHITE
09	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. T&G DECKING	PAINTED- WHITE WRAP; GRAY DECKING
10	PORCH RAILINGS - WOOD "RICHMOND" RAIL	PAINTED WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED
12	ARCHITECTURAL 3-TAB ASPHALT SHINGLE ROOF	GRAY
13	STANDING SEAM METAL ROOF ACCENTS	DARK GRAY OR BLACK
14	HARDIE BOARD & BATTEN GABLE & BAY FEATURES	PAINTED

- EXTERIOR FINISH NOTES:  
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.  
 2. GRADES SHOWN APPROXIMATE. V.I.F.  
 3. G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.  
 4. ALL SELECTIONS MUST MEET C.A.R. REQUIREMENTS & BE APPROVED BY C.A.R..

**PROJECT CONTACTS:**

DEVELOPER:  
 NEST BUILDERS  
 CONTACT- AMANDA SEIBERT  
 804-698-9142

ARCHITECT:  
 CHRIS WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644



**01 FRONT ELEVATION**  
 1/4" = 1'

NEW SINGLE-FAMILY DETACHED HOUSE  
 IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD  
**1014 RUSSELL ST. HOUSES**  
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 RICHMOND, VIRGINIA 23223

**NOT FOR CONSTRUCTION**

SET/REVISION:  
 C. A. R. SUBMITTAL

DATE/MARK:  
 07.28.2023

1014 FRONT ELEVATION  
**A2.1**





01 | LEFT SIDE ELEVATION  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

ARCHITECT:  
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804-514-7644

NEW SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

**1014 RUSSELL ST. HOUSE**

1014 RUSSELL STREET  
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NOT FOR  
CONSTRUCTION

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1014 LEFT SIDE  
ELEVATION

**A2.2**

**PROJECT CONTACTS:**

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644



01 | REAR ELEVATION  
1/4" = 1'

NEW SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

**1014 RUSSELL ST. HOUSE**

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1014 REAR ELEVATION

**A2.3**



01 | RIGHT SIDE ELEVATION  
1/4" = 1'

**PROJECT CONTACTS:**

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NEW SINGLE-FAMILY DETACHED HOUSE  
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1014 RIGHT SIDE  
ELEVATION

**A2.4**