



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 2417 Venable St

Historic district Union Hill Historic District

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

**APPLICANT INFORMATION**

Name Sam Tuttle

Phone 757-903-6669

Company Streetcar Properties LLC

Email sam@streetcarproperties.com

Mailing Address 615 N 25th St, RVA 23223

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

**OWNER INFORMATION** (if different from above)

Name \_\_\_\_\_

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

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)

**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 Sam Tuttle

Date 3-29-19

Dana Moore | Architect  
404 Beechwood Drive  
Richmond, Virginia 23229  
804 301 3149

May 24, 2017

## DESCRIPTION OF PROPOSED WORK

2415 Venable Street  
Richmond, Virginia 23223

for the Commission of Architectural Review

### General

The structure at 2417 Venable Street is an attached Italianate town house in the Union Hill Historic District. It appears on the 1905 Sanborn Map, but there are no known photographs of the house in its original condition. The Owner will submit the project for State and Federal Rehabilitation Tax Credits through the Commonwealth of Virginia Department of Historic Resources.

### Existing Conditions

The current condition of the house is poor to fair. The original wood siding is clad in vinyl siding on the front and rear elevations. The east side elevation is entirely obscured by the adjacent ABC Store (2421 Venable) and the west side elevation is attached to 2415 Venable. The original cornice and the majority of the original brackets remain on the front elevation. The trim on the front elevation was painted prior to the sale of the building, but the rear elevation has little to no intact paint. The rear elevation is clad in vinyl siding, and there is a two-story rear porch that appears to retain no historic fabric beyond its footprint and roofline. Please refer to the attached Floor Plans and Elevations.

### Proposed Work

The Owner proposes to remove the vinyl siding to expose the original wood siding underneath. It will be painted a color from the palette of paint colors appropriate for use on historic Italianate properties and will be approved administratively during construction if possible.

The trim will be painted a white or off-white to match the existing trim color of 2415 Venable, the west half of the double house.

The brick foundation wall and porch foundation wall will be repaired and the mortar joints repaired or repointed as necessary.

The non-historic windows on the front façade will be removed and replaced with wood, simulated-divided lite 2/2 windows similar to the historic windows on the front façade of 2415 Venable. The non-historic front door will be replaced with a wood 6-panel door similar to 2415 Venable. The historic door trim will be retained.

DESCRIPTION OF PROPOSED WORK, continued  
2415 Venable Street  
Richmond, Virginia 23223

The roof will need to be replaced. The Owner proposes to use a TPO roof with the gray side out on the low slopes of the main hip roof, front porch hip roof and the rear porch shed roof. Because the proposed work remains inside the footprint of the existing building, no roof plan is included in the drawing package.

The rear elevation has a two-story porch which the Owner proposes to enclose, keeping within the original footprint and roofline of the existing porch. The horizontal and vertical porch lines will be maintained by the application of simple pilasters and trim work that will cast shadows and give a porch-like impression at this part of the structure. On the rear elevation, double and triple windows are proposed to help maintain the open look of a porch, and it is proposed to paint the new panels above the "handrail" trim a slightly darker color than the panels below it. Because no ornamentation from the front or side of the house continues to the rear elevation, because the existing elements of the porch seem to have no original character and any historic fabric on the porch seems to have been lost in the passage of time, and because the porch is located on a secondary elevation, we feel that the proposed changes are in keeping with the Old and Historic Districts Design Review Guidelines.

A new stoop is proposed at the new rear door. It is proposed to be pressure treated wood and will be low enough not to require a handrail. An opaque stain may be used at this stoop, the color for which will be approved administratively if possible.

Please refer to the attached Proposed Floor Plans and Elevations in reference to the descriptions above. Also, window and door specification cut sheets are included with this submittal to show the general intent for the materials to be used in construction. If the specific product or manufacturer is not used, a product with similar or equal properties will be substituted.

Thank you for taking the time to review this project. Please do not hesitate to call with any questions.

Sincerely,

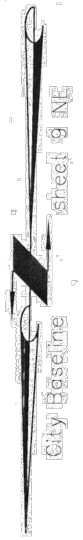
Dana G. Moore, R.A.

#

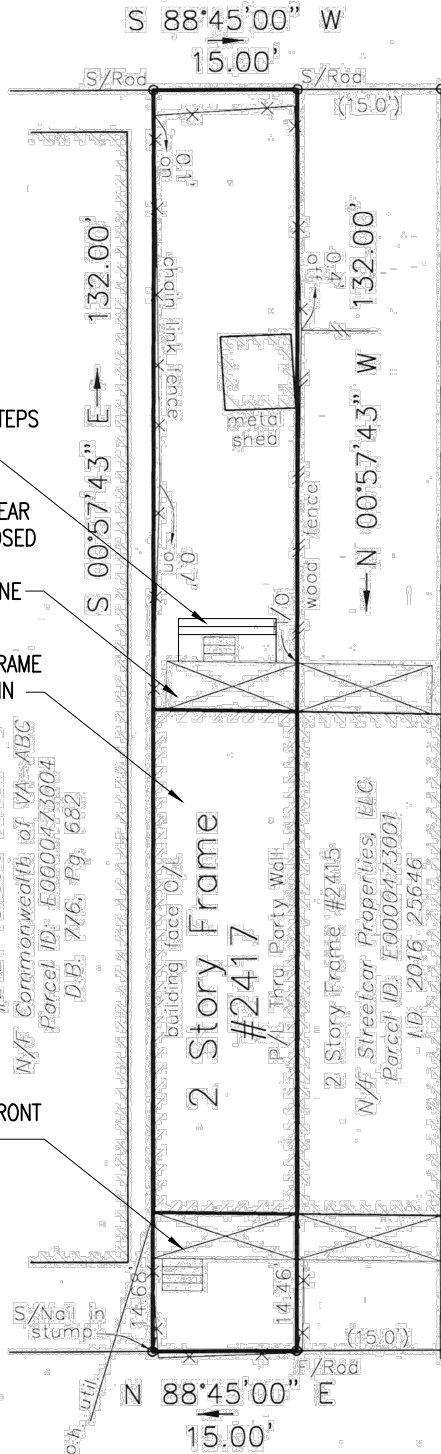
Address: #2417 Venable Street  
 Current Owner: Carolyn Bethea  
 Parcel ID: E0000473002  
 W. 2008 360

Note: Bearings protracted from City  
 Baseline sheet 9 NE.

# BURTON STREET



- NEW LANDING AND STEPS TO GRADE
- EXISTING 2-STORY REAR PORCH TO BE ENCLOSED INSIDE EXISTING FOOTPRINT & ROOFLINE
- EXISTING 2-STORY FRAME STRUCTURE TO REMAIN
- EXISTING 1-STORY FRONT PORCH TO REMAIN



# RUSSELL STREET

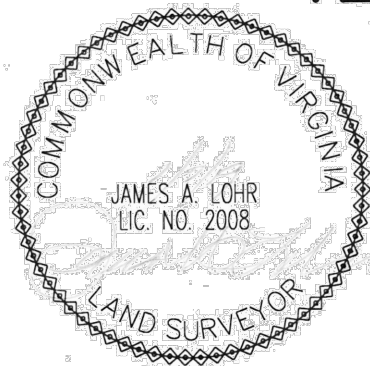
ZONING R-63 MULTI-FAMILY URBAN RESIDENTIAL

**PROPERTY EXISTING CONDITIONS:**  
 LOT DIMENSIONS: 15' X 132'  
 LOT AREA: 1980 SF

**BUILDING FOOTPRINT (INCLUDING PORCHES):**  
 EXISTING: 906.3 SF  
 PROPOSED: 906.3 SF

**LOT COVERAGE:**  
 MAX ALLOW. 65%  
 EXISTING: 45.3%  
 PROPOSED: 45.3%

# VENABLE STREET

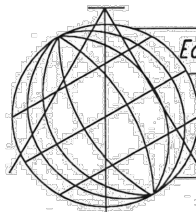


Survey and Plat of  
**The Property Known as  
 #2417 Venable Street in  
 the City of Richmond, VA**

This is to certify that on 01/07/19 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. 5101290041E effective date of 07/16/14.

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

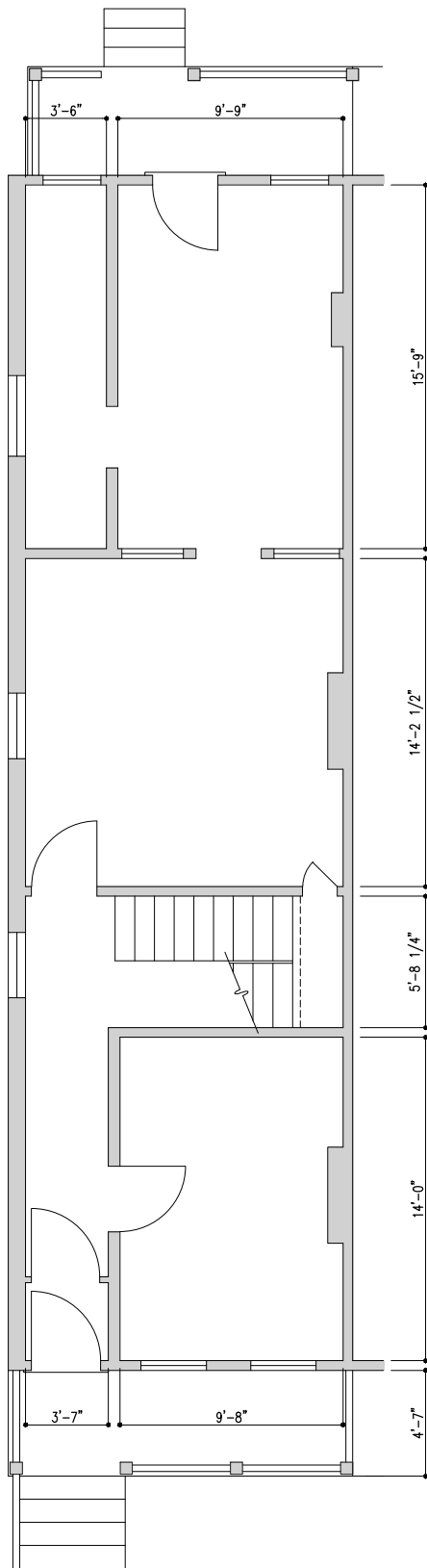
Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103  
 Richmond, Virginia, 23230  
 Phone (804) 673-9666  
 Fax (804) 673-9990

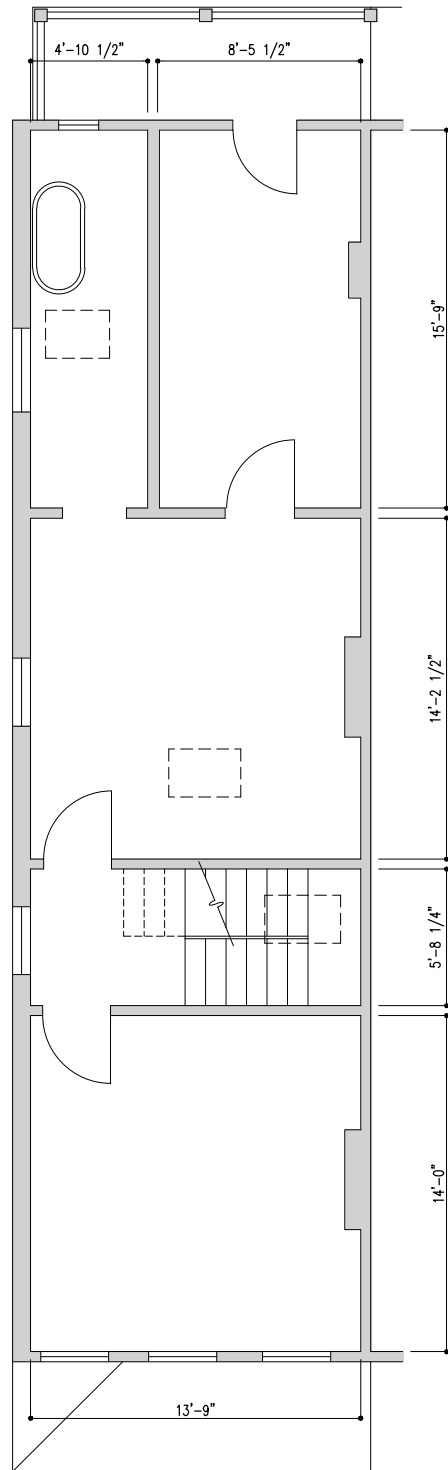
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 Drawn: TCJ  
 Job: 1010-19

Date: 01/14/19  
 Checked: JAL



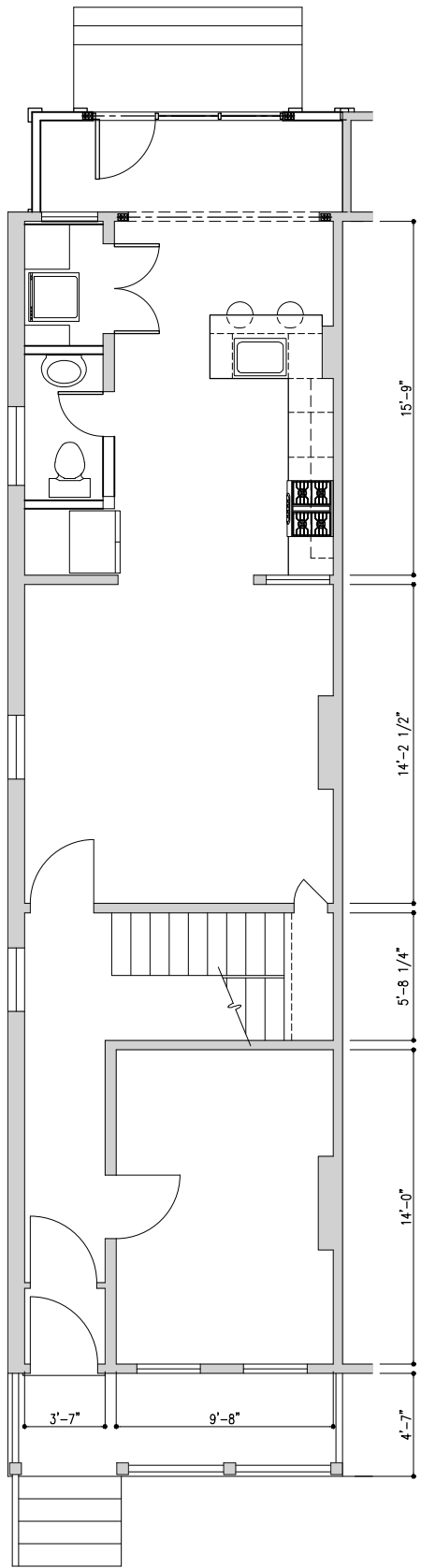
**EXIST. 1st FLOOR PLAN**

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

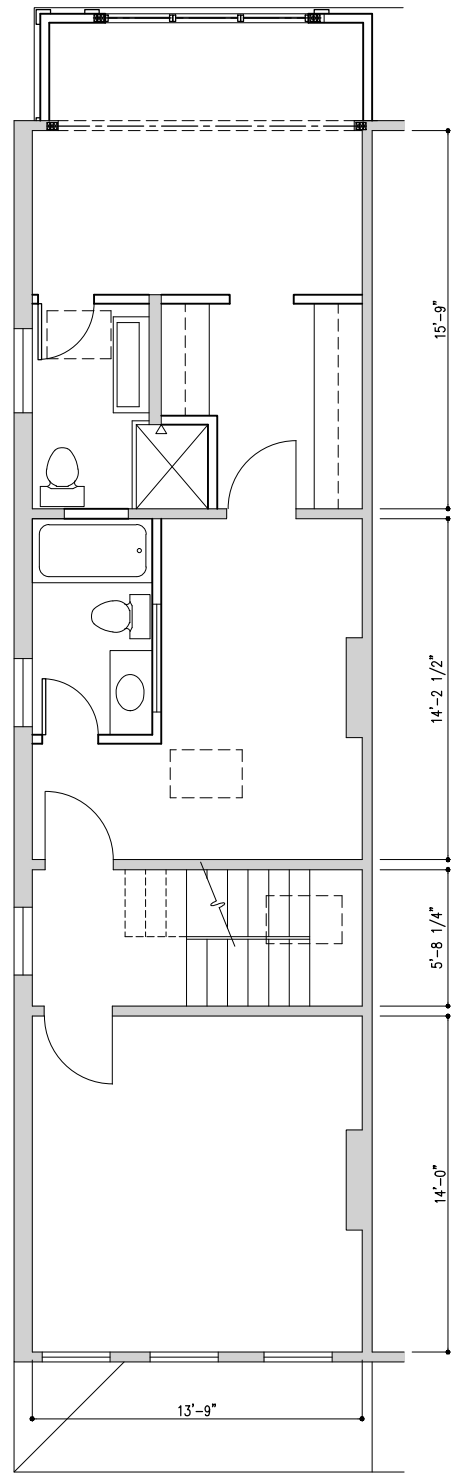


**EXIST. 2nd FLOOR PLAN**

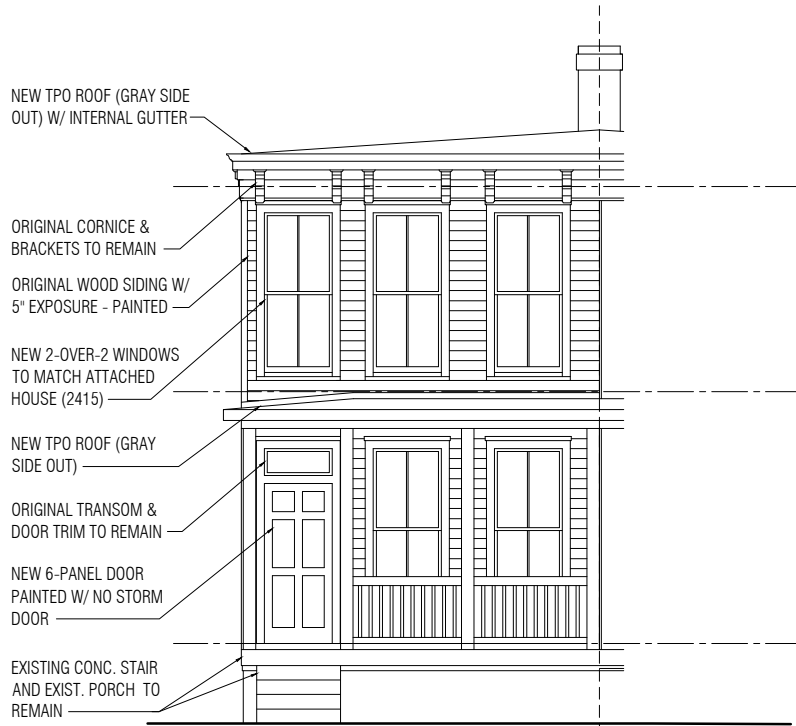
SCALE: 1/8" = 1'-0"



1st FLOOR PLAN - Proposed  
 SCALE: 1/8" = 1'-0"

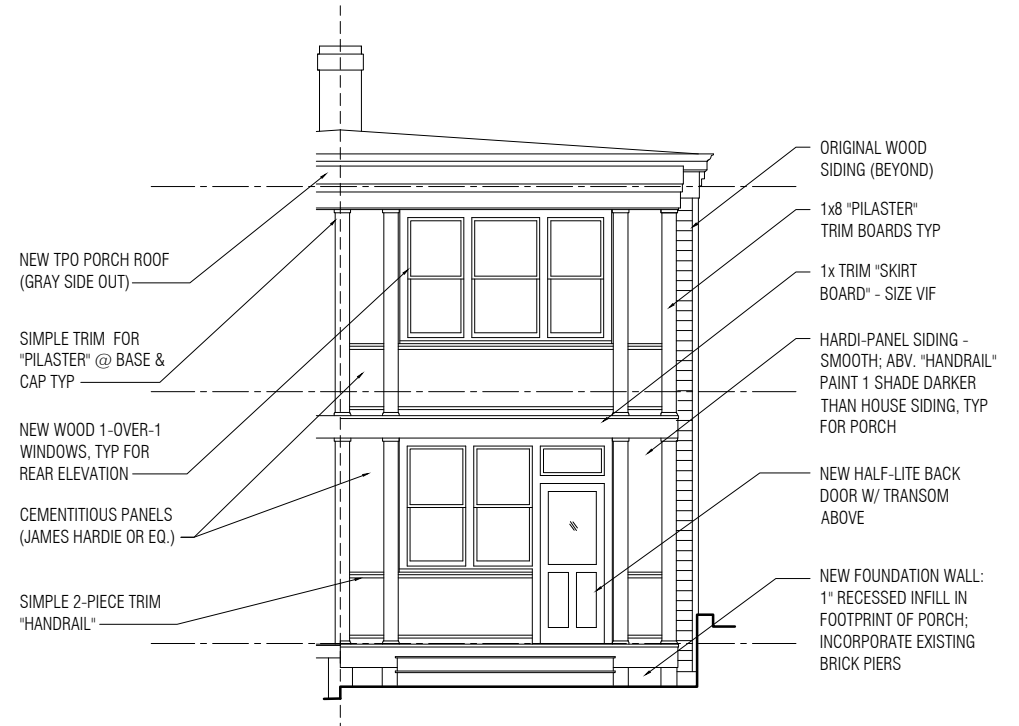


2nd FLOOR PLAN - Proposed  
 SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**

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



**REAR ELEVATION**

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



SIDE ELEVATION

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



# 2417 Venable Street – Proposed New Front Door (or equal) Painted



United States Find A Store

PRODUCTS PLANNING & PROJECTS PROFESSIONAL PRODUCT SUPPORT INVESTOR RELATIONS

Home » Exterior Doors » All Panel » Authentic Wood All Panel Exterior Door

## AUTHENTIC WOOD ALL PANEL EXTERIOR DOOR



Options  
[View product details for more options](#) Price Range: \$\$  
Group **ALL**

Model **5066**

Model   
**5066**

WAYS TO BUY THIS PRODUCT

[▶ REQUEST A CONSULTATION](#) [▶ FIND A STORE](#)

Product Overview

Design Options

Build & Installation

Tech Documents

### CONSTRUCTION

#### Construction



#### Construction

A wood door is not just a slab of wood. Wood doors are often called stile and rail because of the individual components that come together to make up the door. Stiles, rails, panels and mullions are machined with great accuracy and attention to detail to ensure a perfect fit. It takes skilled craftsmen many hours to build doors that live up to our quality and aesthetic standards.

JELD-WEN® Authentic Wood Doors are constructed with beauty in mind and lasting performance at heart. Traditionally, wood doors were made using stile and rail components machined out of solid lumber. Wood is a living organism that expands and contracts based on changes in temperature and humidity, and the bigger the piece, the more it moves. Many older wood doors show signs of these "changes" with warped stiles or split panels. JELD-WEN Authentic Wood Doors feature an "engineered" core construction with premium wood veneers on top for the best performance and stain finish quality, as well as matching solid wood sticking and edgebands for an even stain match.

# 2417 Venable Street – Proposed New Rear Door (or equal) Painted





United States Find A Store

PRODUCTS PLANNING & PROJECTS PROFESSIONAL PRODUCT SUPPORT INVESTOR RELATIONS

Home » Exterior Doors » Glass Panel » Authentic Wood Glass Panel Exterior Door


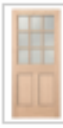

## AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR




Options


[View product details for more options](#) Price Range: \$\$  
Group **ALL**

Model **5201**

Model   

**5201**

**Hemlock** 



WAYS TO BUY THIS PRODUCT

[REQUEST A CONSULTATION](#) [FIND A STORE](#)

Product Overview  
Tech Documents

Design Options

**Glass Options**

Build & Installation

### GLASS OPTIONS

**Energy Efficient** | Privacy Ratings



#### Energy Efficient

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Optional clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.

- 2417 Venable Street – Proposed New Windows (or equal) on Rear Elevation & Proposed Floor Plan
- Windows shall be Double Hung ordered without Exterior Cladding
  - Windows shall be 1/1 except at Front Elevation where windows shall be 2/2

The JELD-WEN® website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at [jeld-wen.com](http://jeld-wen.com) today.



## W-2500 Clad-Wood Window Features

Awning | Casement | Double-Hung | Fixed, Radius and Geometric

### THE JELD-WEN PROMISE

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our W-2500 Clad-Wood Windows, that each one carries our industry-leading warranty. Here are just some of the highlights of our warranty...

#### The Window & Patio Door Limited Warranty Includes:

- Lifetime limited warranty on AuraLast® Wood; protects against wood rot for as long as you own and occupy your home
- 20-year coverage against defects in material and workmanship for most product components (such as insulating glass, metal and wood components, and hardware)
- 20-year coverage on Kynar® clad finish; 10-year coverage on polyester clad finishes
- Skilled labor coverage for warranty repairs for 2 years
- Coverage is transferable for 10 years

NOTE: The above information is a summary of key provisions of the JELD-WEN Window & Patio Door Limited Warranty effective February 1, 2014. For a complete copy of the current warranty, see your sales associate or refer to [www.jeld-wen.com](http://www.jeld-wen.com).



Official window and door provider of Major League Soccer



JELD-WEN is proud to support a better tomorrow



Made in the USA

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JELD-WEN reserves the right to change product specifications without notice. Please check our website, [jeld-wen.com](http://jeld-wen.com), for current information.

11-91099 03/14 (HPS 05/14 13M)



## HARDWARE & SCREEN OPTIONS

### Double-Hung Sash Options



Standard Sash Option      Traditional Sash Option

### Window Hardware



### Painted Finishes



White      Desert Sand      Chestnut Bronze

### Plated Finishes



Polished Brass      Oil-Rubbed Bronze      Brushed Chrome      Antique Brass

### Double-Hung Jamb Liner Options

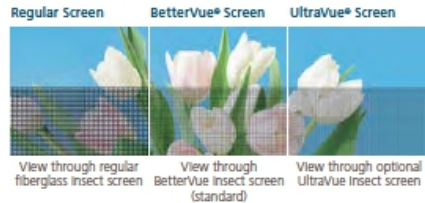


Without Optional Jamb Liner Edge Cover

With Optional Jamb Liner Edge Cover

### Screen Options\*

These screens are designed to keep insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light gloss finish. BetterVue® insect screens are standard for awning, casement and double-hung windows.



View through regular fiberglass insect screen      View through BetterVue insect screen (standard)      View through optional UltraVue insect screen

\* These images are for illustration purposes only. Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

## PERFORMANCE GLASS OPTIONS

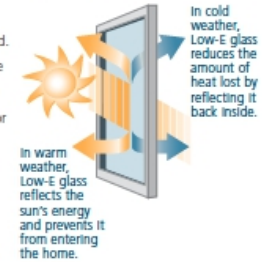
### Low-E, LoE<sup>3</sup>-366 and Low-E EC Insulating Glass

High-performance Low-E insulating glass comes standard to help lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoE<sup>3</sup>-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money, and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and SHGC combinations that provide significant energy efficiency for a given climate zone. Just tell your JELD-WEN® dealer you want JELD-WEN windows that are ENERGY STAR qualified for your climate zone.

For even more protection, choose Low-E EC for an "extra coating" that improves the thermal performance of our windows and is the optimal solution for meeting ENERGY STAR criteria in certain regions of the country.

For more information, visit [www.jeld-wen.com/energyefficiency](http://www.jeld-wen.com/energyefficiency).



### ENERGY STAR®

The W-2500 line meets ENERGY STAR criteria in all four climate zones in the United States. ENERGY STAR criteria are achieved in North, North Central, and South Central climate zones with the standard glass package of LoE<sup>2</sup>-270 with argon, and in the Southern zone when grilles are used. Without grilles, Southern zone ENERGY STAR criteria are achieved with LoE<sup>2</sup>-366 and argon.

### Tax Credits, Rebates and Incentives

The JELD-WEN website is a great source of information for Tax Credits, Rebates and Incentives on energy efficient products. Visit [www.jeld-wen.com](http://www.jeld-wen.com) for more information. Because the windows in our W-2500 window line are so energy efficient, replacing old windows can mean money in your pocket.

