



**COMMISSION OF ARCHITECTURAL REVIEW**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**PROPERTY** (location of work)

Address 820 N. 23<sup>RD</sup> ST.  
 Historic district UNION HILL

Date/time rec'd: 10/26/2018 11:10AM  
 Rec'd by: CLJ  
 Application #: COA 044095-2018  
 Hearing date: 11/27/18

**APPLICANT INFORMATION**

Name DAVID CLINGER Phone 804-683-5718  
 Company CLINGER DESIGN Email clingerdesign@gmail.com  
 Mailing Address 300 W. FRANKLIN ST, 1507 Applicant Type:  Owner  Agent  
RICHMOND, VA 23220  Lessee  Architect  Contractor  
 Other (please specify):

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

Name CHARLEY AYERS Company \_\_\_\_\_  
RIVER CITY VENTURES  
 Mailing Address 710 N. HAMILTON ST Phone 804-358-9351  
RICHMOND, VA 23221 Email ericap@ayerslaw.com

**PROJECT INFORMATION**

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

Project Description: (attach additional sheets if needed)  
SEE NARRATIVE (ATTACHED)



**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 [Signature] Date 10/26/18

# DAVID M. CLINGER, JR.

300 West Franklin Street, 1507W Richmond, Virginia 23220

804.683.5718

clingerdesign@gmail.com

26 October 2019

## Project Description

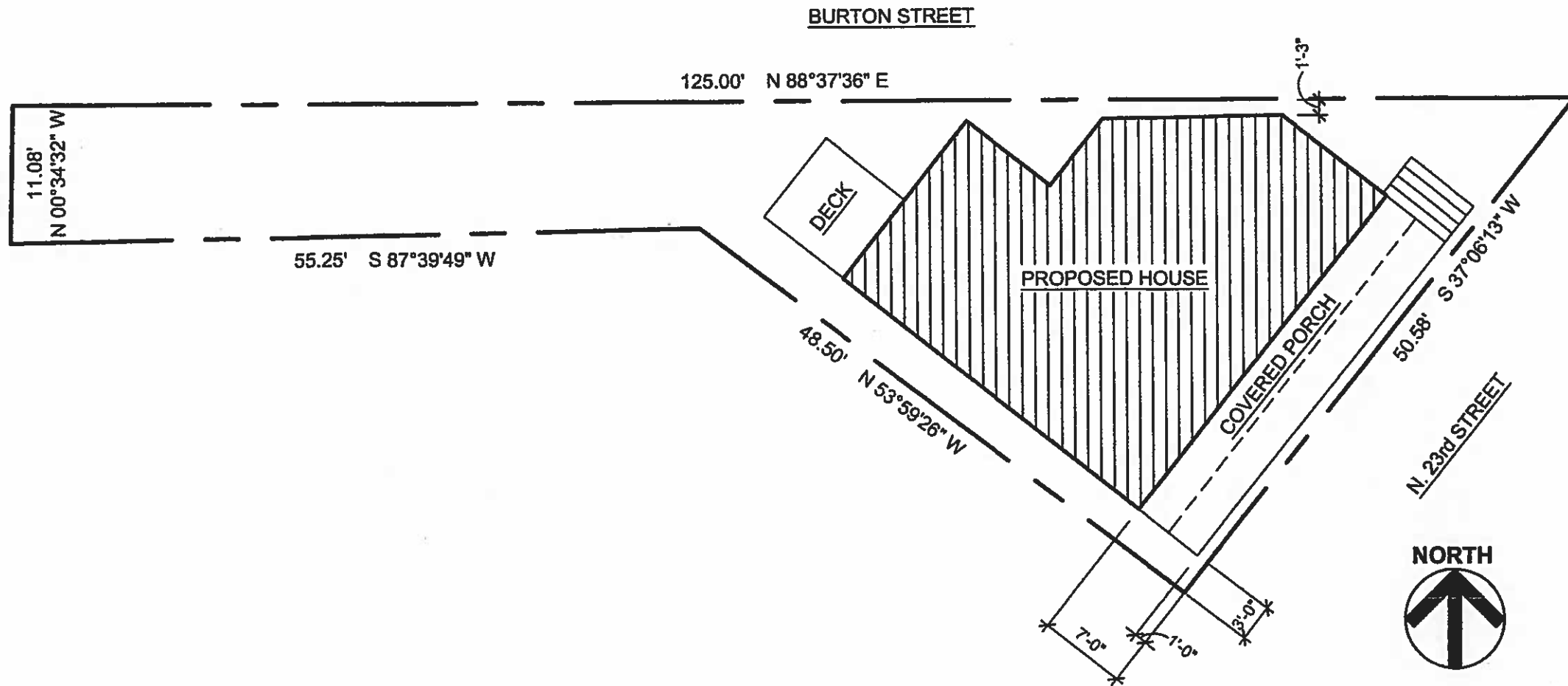
### **Proposed New House, 820 N. 23<sup>rd</sup> Street**

River City Ventures proposes to construct a new house on the current vacant lot located at 820 N. 23<sup>rd</sup> Street in the Union Hill historic district of Church Hill. Per the Handbook for Richmond's Old and Historic Districts the Union Hill district is comprised of structures primarily representing the Italianate style of architectural design. The proposed structure reflects this tradition.

The proposed house is two-stories with each floor containing approximately 872 square feet for a total square footage of 1,744 square feet. Due to the limited area and odd shape of the lot the front façade design is proposed to vary from the flush facades of typical and adjacent structures. It is proposed that the second story façade be kept in line with two adjacent and recently built houses (812 and 814 N. 23<sup>rd</sup> Street), and that the first floor level be recessed approximately three (3) feet from the face of the second floor to allow for a covered porch. This covered porch would further extend an additional three (3) feet beyond the face of the second floor to align approximately with the porches of the aforementioned properties. While this construction may not be typical of the surrounding architecture or to the Italianate style, due to the limitations of the site size and configuration, the approach is requested to maximize the square footage of the plan and achieve a three (3) bedroom home which is most marketable. Otherwise, in general, the design reflects many of the Italianate details typical of the area while varying on composition so to differentiate itself from original structures.

The exterior material is intended to be smooth, non-beaded cementitious siding painted in a C.A.R. approved color, with accents and trim to be painted in a C.A.R. approved color palette. The exterior railings will be constructed of Richmond railing.

The fenestration will consist of aluminum or vinyl (as allowed) clad windows with sizes to reflect the adjacent houses. The front first floor windows are proposed to be 6'-0" tall to reflect adjacent architecture. In keeping with the character of the adjacent houses the windows will be 1/1 (no grilles/muntins).



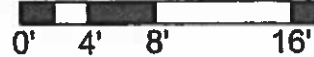
Proposed New Residence  
**820 N. 23rd STREET**  
 Richmond, Virginia 23223

10/26/18

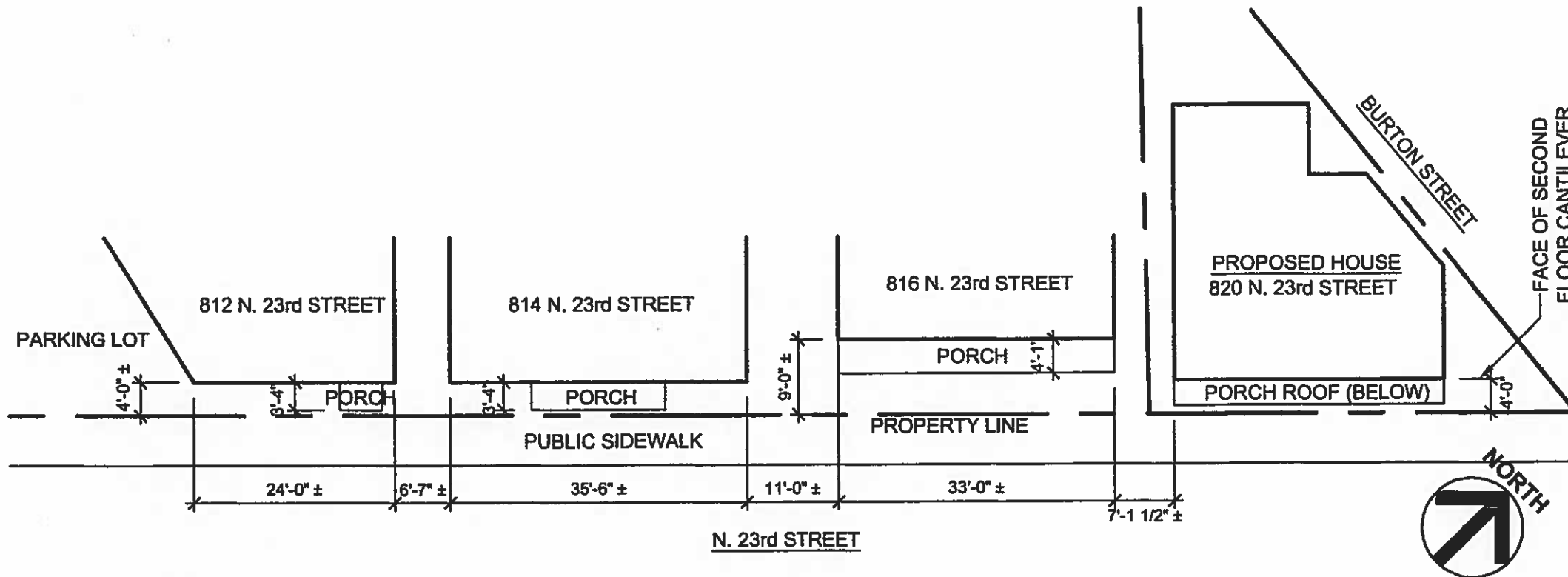
**A-1**

**SITE PLAN**

**SITE PLAN**



3/32" = 1'-0"



**CONTEXTUAL SITE PLAN**



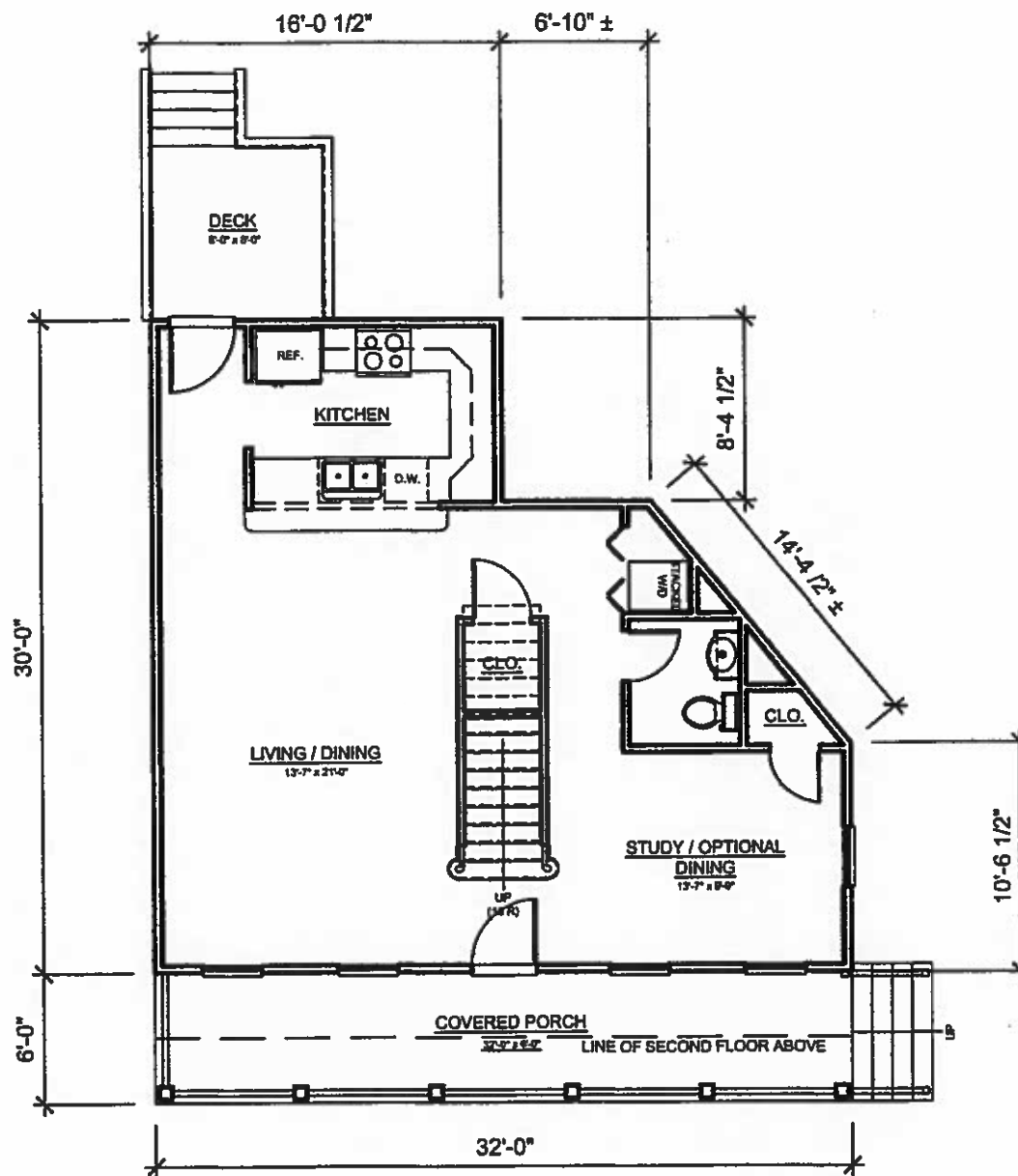
1/16" = 1'-0"

Proposed New Residence  
**820 N. 23rd STREET**  
 Richmond, Virginia 23223

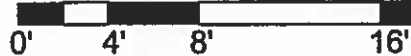
10/26/18

**A-2**

CONTEXTUAL  
 SITE PLAN



**FIRST FLOOR PLAN**



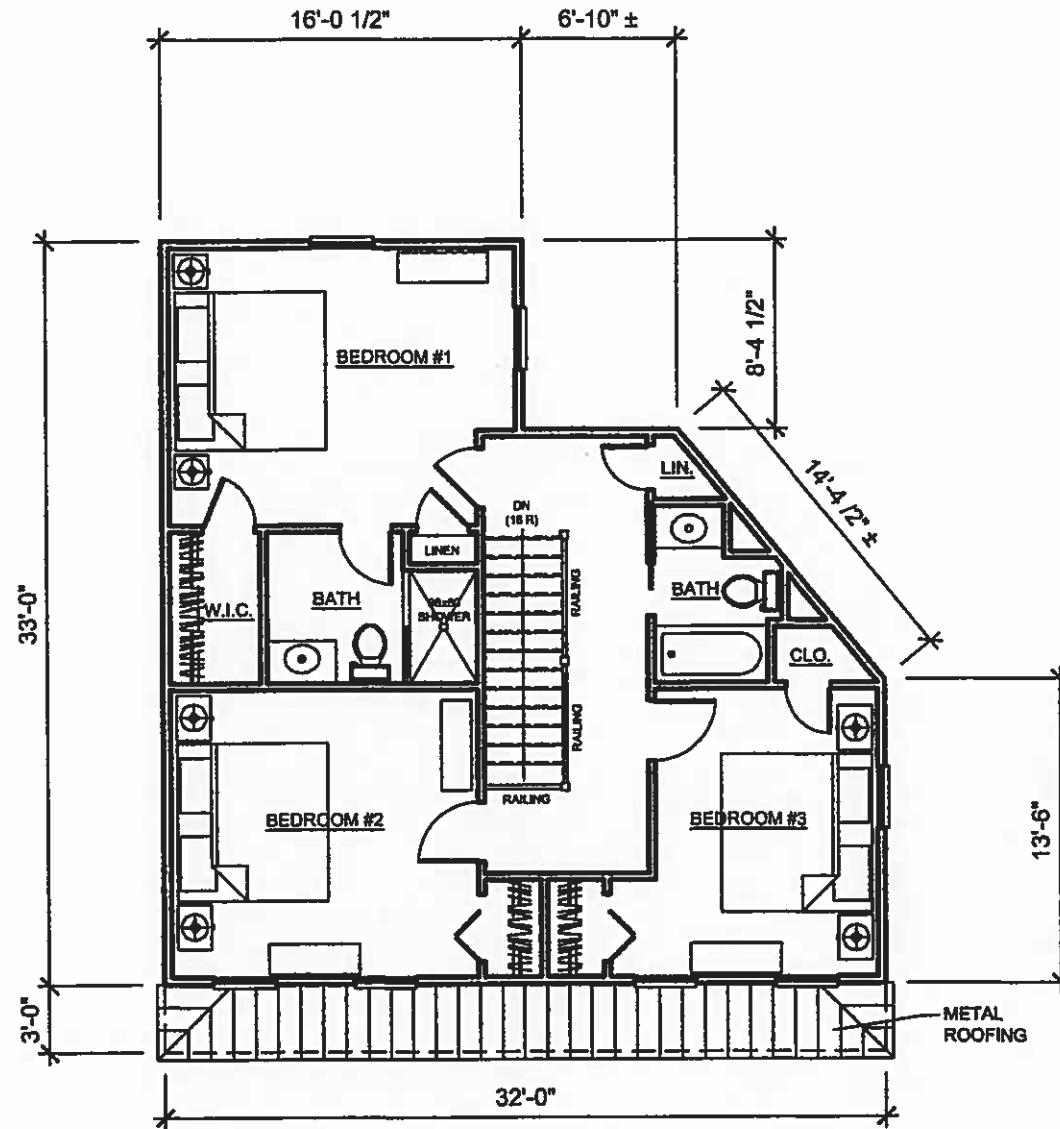
1/8" = 1'-0"

Proposed New Residence  
**820 N. 23rd STREET**  
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**A-3**

FIRST FLOOR PLAN



**SECOND FLOOR PLAN**



1/8" = 1'-0"

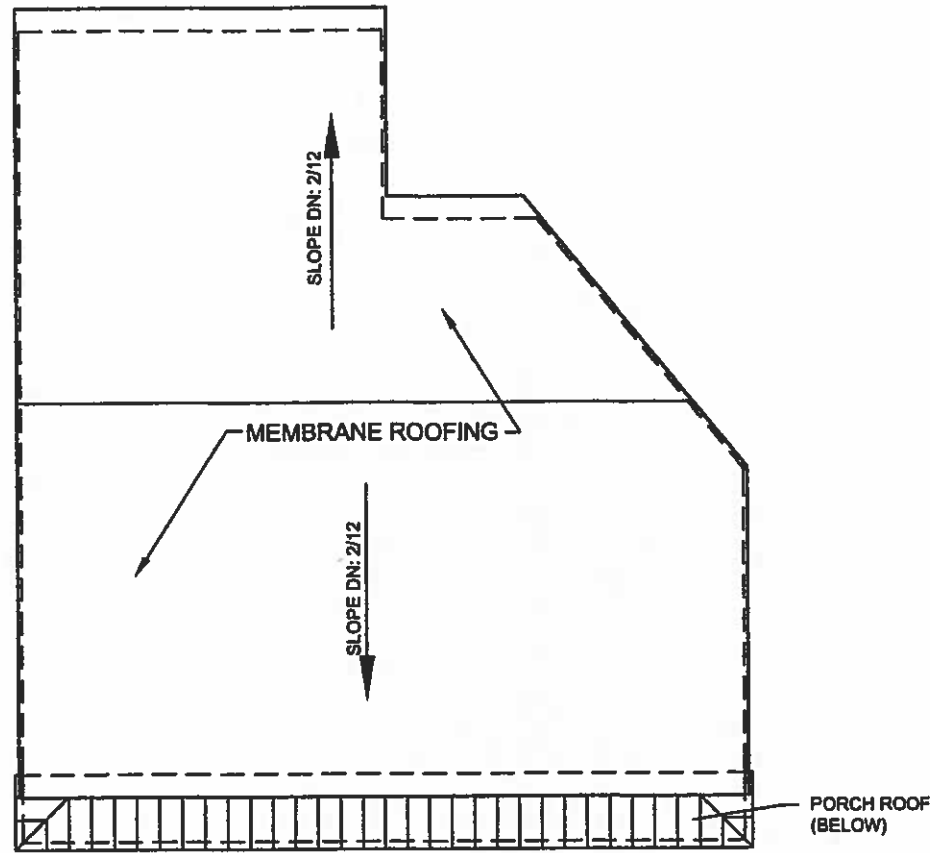


Proposed New Residence  
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A-4

SECOND FLOOR  
PLAN



Proposed New Residence  
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**A-5**

ROOF PLAN

**ROOF PLAN**



1/8" = 1'-0"



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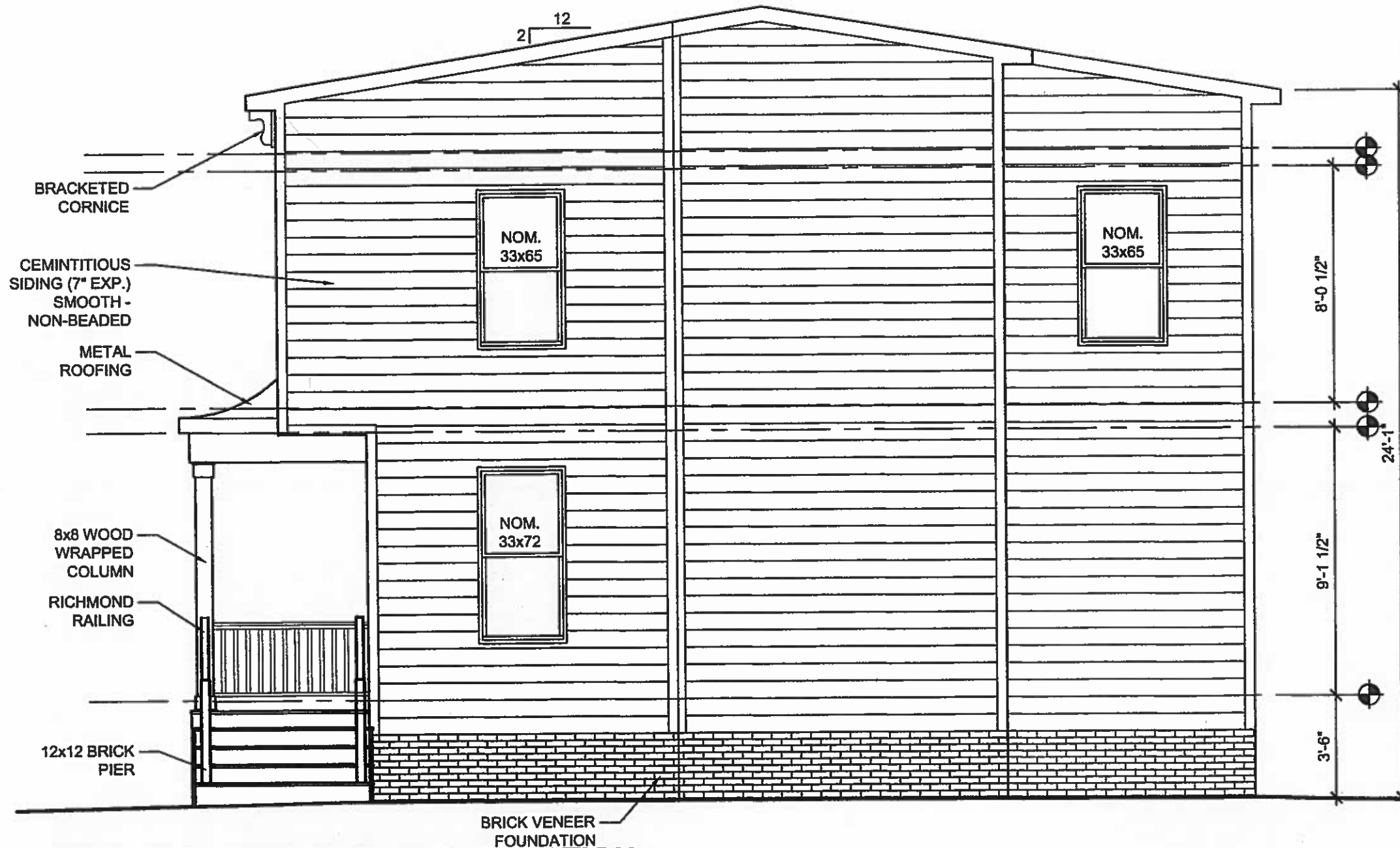
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**A-6**  
 FRONT ELEVATION

**FRONT (SOUTH-EAST) ELEVATION**







**RIGHT SIDE (NORTH-EAST) ELEVATION**

0' 2' 4' 8'

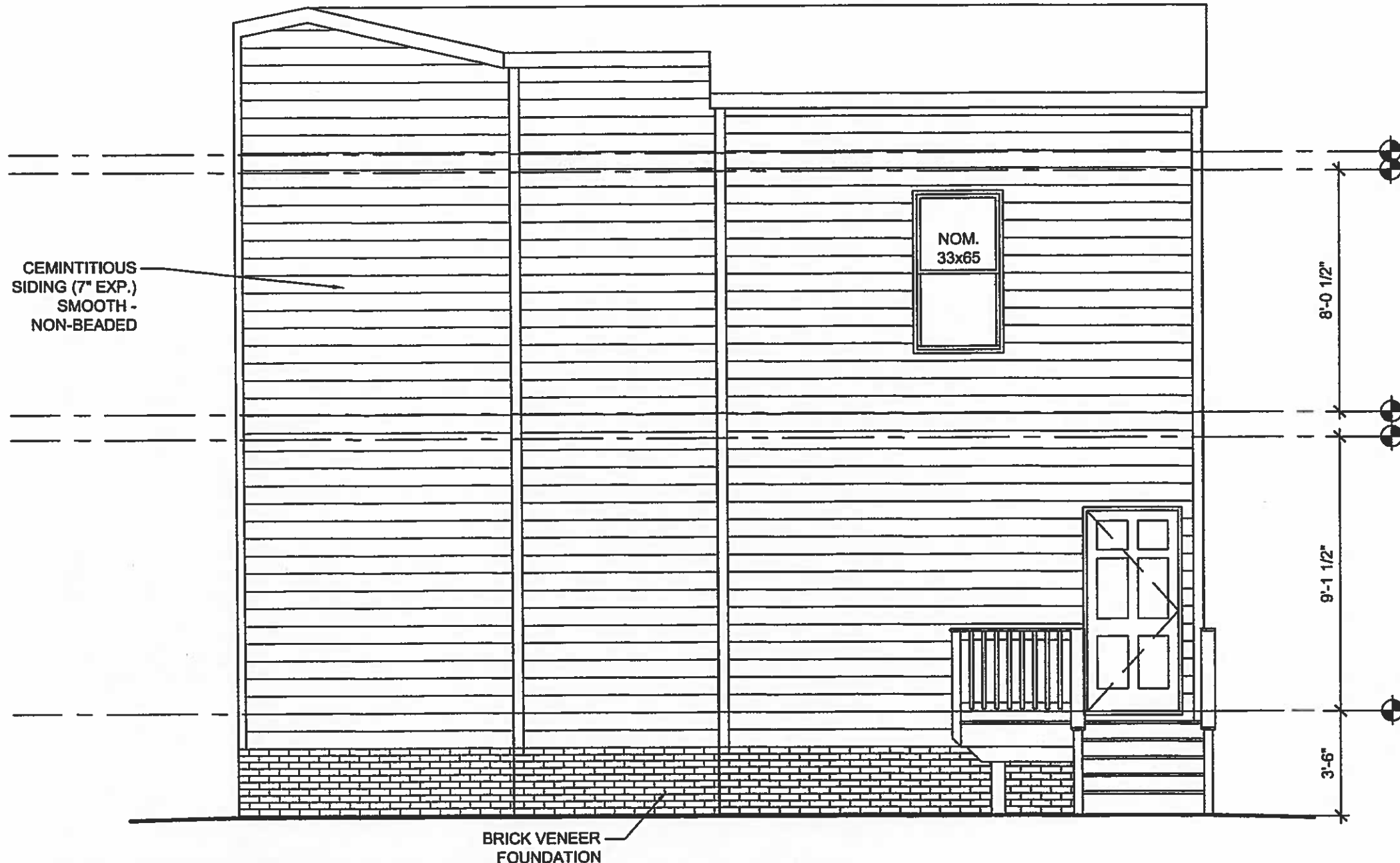
1/4" = 1'-0"

Proposed New Residence  
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**A-7**

RIGHT SIDE  
 ELEVATION



**REAR (NORTH-WEST) ELEVATION**



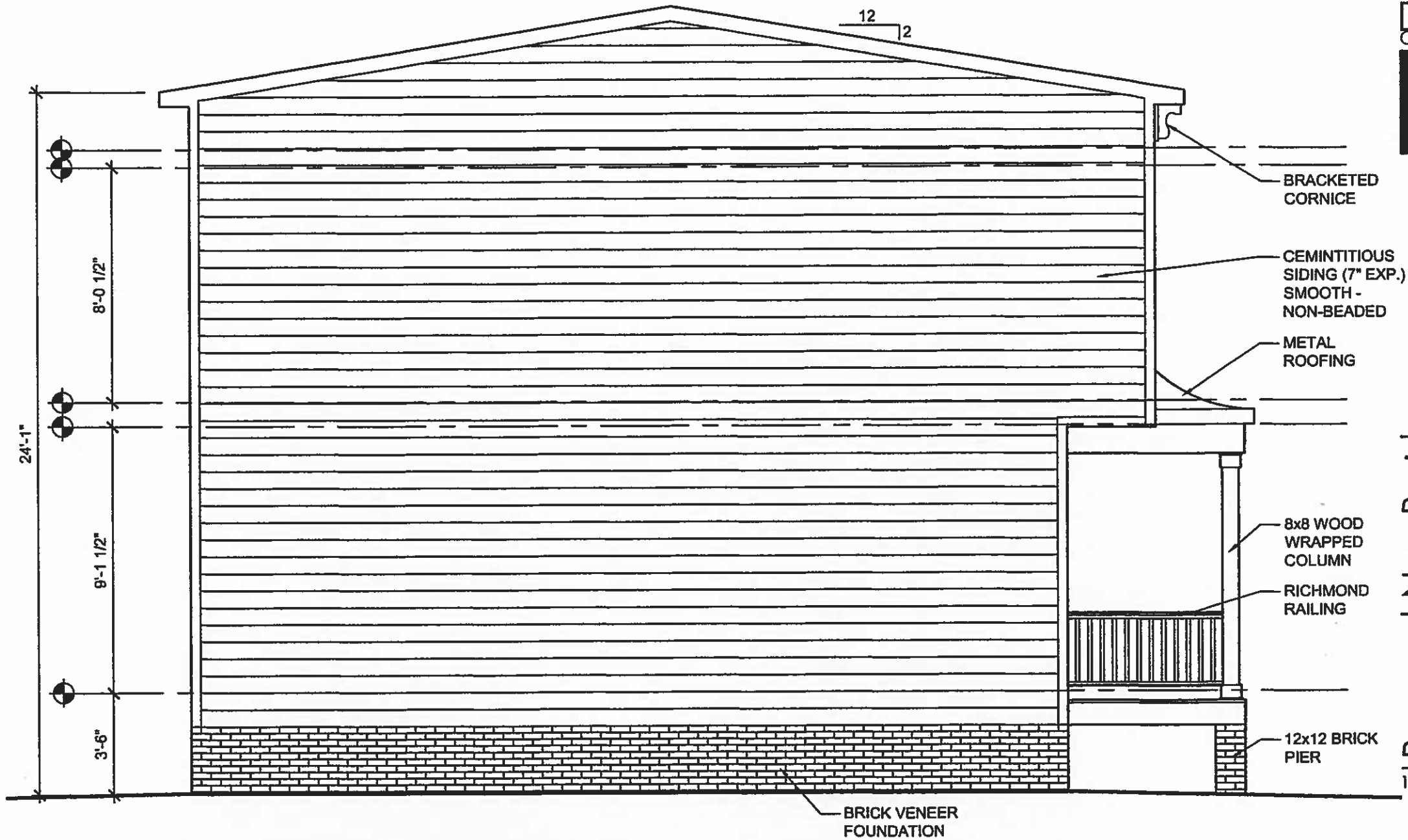
1/4" = 1'-0"

Proposed New Residence  
**820 N. 23rd STREET**  
 Richmond, Virginia 23223

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**A-8**

REAR ELEVATION



Proposed New Residence  
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 Richmond, Virginia 23223

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**A-9**  
 LEFT SIDE  
 ELEVATION

**LEFT SIDE (SOUTH-WEST) ELEVATION**



1/4" = 1'-0"



Proposed New Residence  
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Richmond, Virginia 23223

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**CONTEXTUAL STREETScape**



1/16" = 1'-0"

A-10

CONTEXTUAL  
STREETScape