



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2322 Venable Street

Historic district Union Hill

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

### APPLICANT INFORMATION

Check if Billing Contact

Name Sam Tuttle

Phone 757-903-6669

Company Streetcar Properties

Email sam@streetcarproperties.com

Mailing Address 615 N 25th Street, Richmond, VA 23223

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

### OWNER INFORMATION (if different from above)

Check if Billing Contact

Name \_\_\_\_\_

Company \_\_\_\_\_

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

Phone \_\_\_\_\_

\_\_\_\_\_

Email \_\_\_\_\_

### PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

Two-story mixed use building with two one-bedroom apartments on the second floor and ground floor commercial space. Please see attached documentation.

### 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 payment of the application fee. 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 8-28-2020

## **2322 Venable**

### *Building Description*

The proposed building is a two-story, mixed-use building located at the northwest corner of Pink and Venable Streets in Union Hill. Construction will be wood framing on a concrete masonry foundation; all floors will be sprinklered. Framed exterior walls will be a mix of masonry facade and cementitious siding.

The brick front facade along Venable St is organized in three bays with a cutaway corner entrance and residential balcony above, typical to the corner storefront typology of Union Hill. The ground floor features large traditionally proportioned storefront windows and doors that define the commercial space. The masonry features traditional proportioning with modern detailing to articulate a volumetric composition that is familiar to the context of Union Hill.

The side facade along Pink Street is clad in a mix of brick and cementitious siding, with balconies articulated by cementitious panel volumes. The materials are tied together by a regular proportioning and fenestration pattern of aluminum clad casement windows for the two upstairs apartments and north half of the ground floor commercial space. The primary commercial space at the corner of Pink and Venable is clad in brick and fenestrated with larger 4'x8' storefront openings, with a stepped back corner storefront entrance. The primary entrance for the second floor apartments is off of Pink Street, and is clearly articulated by storefront door and glazing in masonry construction and covered by a modest metal awning.

The roof at the front is a gabled standing seam roof. The remainder of the building is covered by a low-slope membrane roof that drains to the west and into downspouts. Parapets and the gabled roof shield the roof and any roof equipment from view.

### *Compatibility with Richmond Old & Historic Districts Handbook and Design Review Guidelines*

The design is sited with a zero setback cutaway entrance at the corner in keeping with "historical patterns" (p 46) for commercial corners found in the Union Hill neighborhood and in keeping with the building that historically sat at this site.

The three bay massing (p 39), regular fenestration, and building height all create a composition (p 52) that is "consistent with existing massing and fenestration patterns" (p 44) and "respect(s) the typical height of surrounding residential buildings" in the Union Hill district. The simplified forms, windows and the use of materials that are "visually compatible with original materials used throughout the district" (p 47) in addition to brick help to create a compatible palette while avoiding false historicism.

The commercial storefront reflects the *Guidelines* (p 49) with a simple pier, large storefront windows, and a simplified modern cornice and awning. Residential windows reflect traditional proportions.

**FIELD PARTI**  
ARCHITECTURE STUDIO

**2322 VENABLE ST**  
**MIXED USE DEVELOPMENT**

COMMISSION OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS SUBMISSION

DEVELOPED FOR STREETCAR PROPERTIES  
PRELIMINARY REVIEW JUNE 23, 2020  
REVISED AUGUST 27, 2020

# 2322 VENABLE ST

## PROJECT DESCRIPTION

The proposed building is a two-story, mixed-use building located at the northwest corner of Pink and Venable Streets in Union Hill. Construction will be wood framing on a concrete masonry foundation; all floors will be sprinklered. Framed exterior walls will be a mix of masonry facade and cementitious siding. The massing has been arranged to respect the scale of the original and surrounding structures.

The brick front facade along Venable St is organized in three bays with a cutaway corner entrance and residential balcony above, typical to the corner storefront typology of Union Hill. The ground floor features large traditionally proportioned storefront windows and doors that define the commercial space. The masonry features traditional proportioning with modern detailing to articulate a volumetric composition that is familiar to the context of Union Hill.

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The roof at the front is a gabled standing seam roof. The remainder of the building is covered by a low-slope membrane roof that drains to the west and into downspouts. Parapets and the gabled roof shield the roof and any roof equipment from view.

## COMPATIBILITY WITH RICHMOND OLD & HISTORIC DISTRICTS HANDBOOK AND DESIGN REVIEW GUIDELINES

The design is sited with a zero setback cutaway entrance at the corner in keeping with "historical patterns" (p 46) for commercial corners found in the Union Hill neighborhood and in keeping with the building that historically sat at this site.

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CONTEXT  
2322 VENABLE ST - HISTORIC (2014)



CONTEXT  
2322 VENABLE ST - CURRENT STREET ELEVATIONS



**VENABLE STREET**



**PINK STREET**

CONTEXT  
CORNER - VENABLE X PINK





CONTEXT  
CORNER - VENABLE X TULIP



FIELD PART I



CONTEXT  
CORNER - VENABLE X TULIP

CURRENT



HISTORIC - 1936



CONTEXT  
CORNER - VENABLE X 21ST



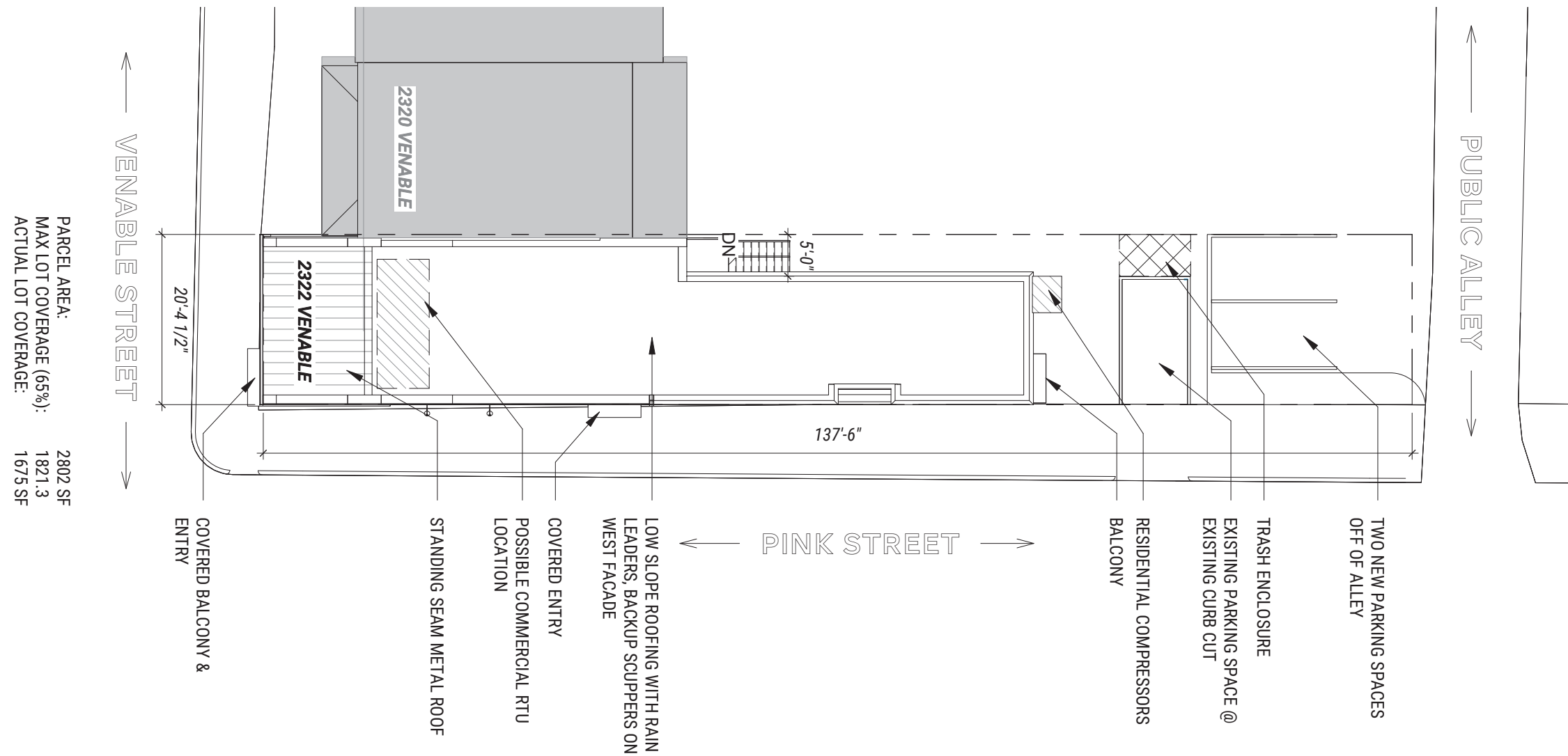
CONTEXT  
CORNERS - VENABLE X MOSBY





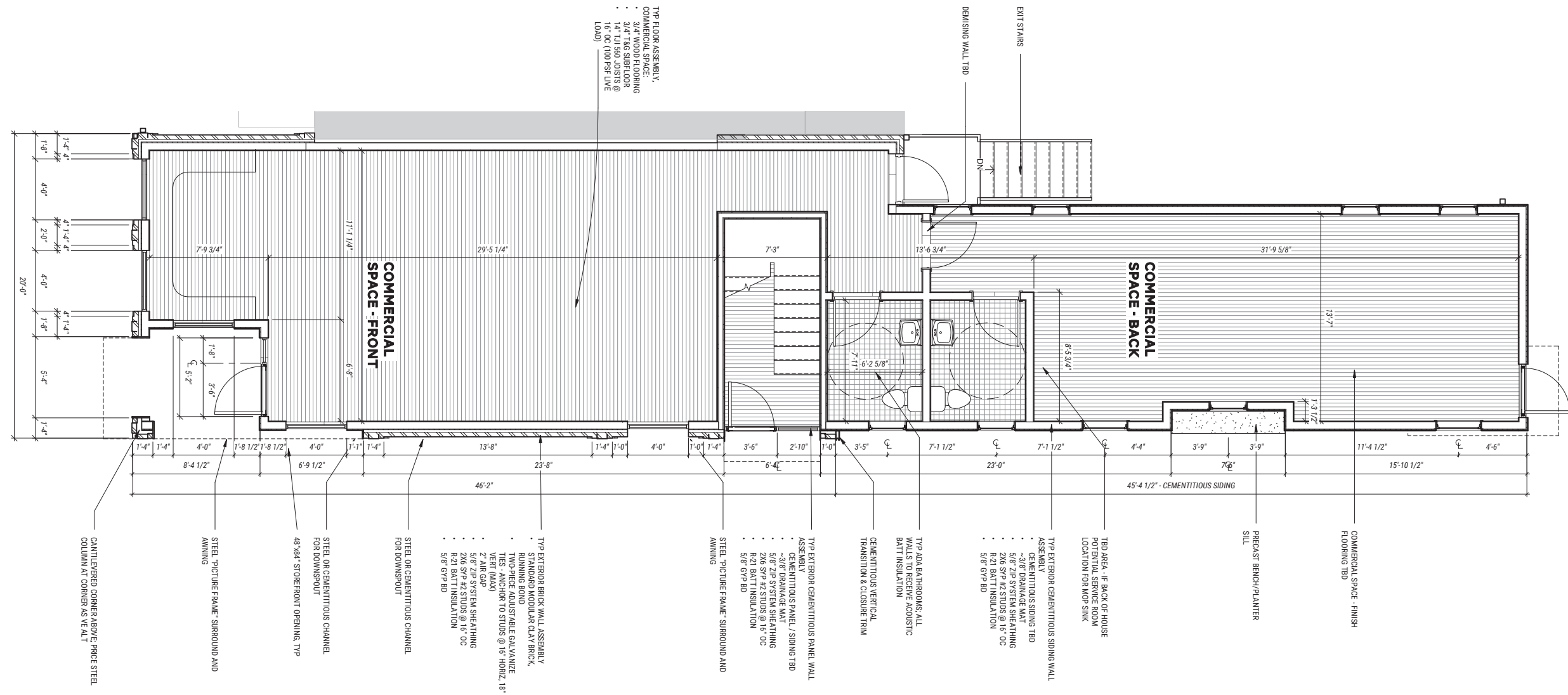
# SITE & ROOF PLAN

1/16" = 1'-0"

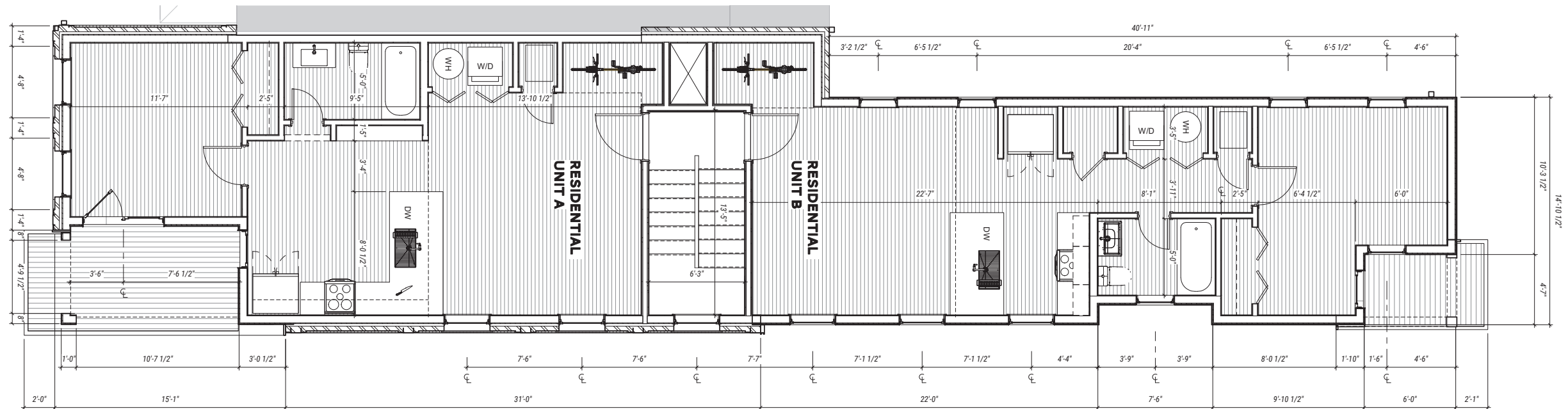


# FLOOR PLANS - GROUND FLOOR

1/8" = 1'-0"



FLOOR PLAN - UPPER FLOOR  
 1/8" = 1'-0"





# SQUARE FOOTAGE

## SCHEMATIC SQUARE FOOTAGE & OCCUPANCY ESTIMATES:

### COMMERCIAL SPACE (RESTAURANT CALCULATIONS)

FRONT OF HOUSE:	587 SF + 58 SF DECK	43 OCC
BACK OF HOUSE:	800 SF	4 OCC
TOTAL:	1,387 SF	47 OCC

### RESIDENTIAL SPACE

UNIT A (FRONT):	670 SF + 98 SF BALCONY
UNIT B (REAR):	687 SF + 47 SF BALCONY
TOTAL:	1,357 SF + 145 SF BALCONY

### SHARED SPACE:

STAIR:	109 SF
CHASE:	16 SF
TOTAL:	125 SF

GRAND TOTAL: 3,072 SF

## SCHEMATIC SQUARE FOOTAGE & OCCUPANCY ESTIMATES:

### COMMERCIAL SPACE (OFFICE CALCULATIONS)

FRONT OFFICE:	587 SF + 58 SF DECK	7 OCC
BACK OFFICE:	800 SF	8 OCC
TOTAL:	1,387 SF	15 OCC

### RESIDENTIAL SPACE

UNIT A (FRONT):	670 SF + 98 SF BALCONY
UNIT B (REAR):	687 SF + 47 SF BALCONY
TOTAL:	1,357 SF + 145 SF BALCONY

### SHARED SPACE:

STAIR:	109 SF
CHASE:	16 SF
TOTAL:	125 SF

GRAND TOTAL: 3,072 SF

# SCHEDULES

WINDOW SCHEDULE						
Type Mark	Count	Description	Width	Height	Manufacturer	Construction
A	10	Siteline Casement Clad	3'-0"	5'-0"	JELD-WEN	ALUMINUM CLAD WOOD
B	8	Siteline Casement Clad	2'-6"	4'-6"	JELD-WEN	ALUMINUM CLAD WOOD
C	5	Siteline Casement Clad	2'-6"	2'-6"	JELD-WEN	ALUMINUM CLAD WOOD

DOOR SCHEDULE					
Type Mark	Count	Description	Width	Height	Construction
01	5	INTERIOR SOLID CORE OR TWO PANEL DOOR	2'-0"	6'-8"	Wood
02	2	INTERIOR SOLID CORE OR TWO PANEL DOOR	2'-6"	6'-8"	Wood
03	5	INTERIOR DOOR TBD	3'-0"	6'-8"	Wood
04	4	INTERIOR DOUBLE DOOR	5'-0"	6'-8"	Wood
05	1	EXTERIOR EXIT DOOR	3'-0"	7'-0"	Steel
06	3	EXTERIOR STOREFRONT DOOR (TBD)			Steel or Aluminum
07	1	DOUBLE LEAF PATIO DOOR - SINGLE LEAF OPERABLE	5'-3 31/32"	6'-11 1/32"	Aluminum Clad Wood
08	2	PATIO DOOR	2'-6"	6'-11 1/32"	Aluminum Clad Wood

Grand total: 23    23

ELEVATION - SOUTH (VENABLE STREET)  
 1/8" = 1'-0"





ELEVATION - NORTH (ALLEY)  
1/8" = 1'-0"



ELEVATION - WEST (2320 VENABLE)  
1/8" = 1'-0"



PERSPECTIVE - PRIMARY CORNER



PERSPECTIVE - CONTEXT FROM EAST





PERSPECTIVE - CONTEXT FROM WEST



PERSPECTIVE - APPROACH FROM NORTH



# MATERIAL CONSIDERATIONS



MASONRY COLOR  
TO BE SUBMITTED



HARDIE OR SIM  
CEMENTITIOUS  
PANEL AND TRIM



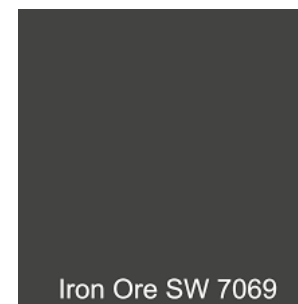
WALL MOUNTED  
STRAIGHT ARM STEEL  
LIGHT FIXTURE, LED  
LAMPING



PROPORTIONS  
ARTICULATED  
IN MASONRY BY  
VARYING DEPTHS



HARDIE OR SIM SID-  
ING WITH 5" AND 10"  
EXPOSURES



Iron Ore SW 7069



JELD WEN SITELINE  
CASEMENT WINDOW  
WITH CHESTNUT  
BRONZE CLADDING

## MASONRY

## CEMENTITIOUS SIDING & PANEL

## LIGHTING AND WINDOWS