



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-7550

www.rva.gov/planning-development-review/commission-architectural-review

REGULATORY PLANNING &
DEVELOPMENT REVIEW
PDR

Property (location of work)

Address: 601 / 603 W. 19th St

Historic District: Spring Hill

Applicant Information Billing Contact

Name: Jason Handrecks

Email: VTarchitek.99@gmail.com

Phone: 804 259 5653

Company: _____

Mailing Address: 603 W. 19th

Richmond VA 23225

Applicant Type: Owner Agent Lessee

Architect Contractor Other (specify): _____

Owner Information Billing Contact

Same as Applicant

Name: _____

Email: _____

Phone: _____

Company: _____

Mailing Address: _____

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

Project Information

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

Description (attach additional sheets if needed):

NEW Single Family House @ 601 with ADU over Garage

NEW ADU over Garage @ 603, Demolish Existing Shoo Paint 2004⁺

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 and application materials should be prepared in compliance with zoning.

Signature of Owner [Signature]

Date 5/9/22



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 601 / 603 w. 19th st.

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

Narrative:
The project includes a detached 2 car garage accessed from the alley with a new accessory dwelling unit above. This will be located behind an existing home at 603 West 19th st. On the vacant lot at 601 West 19th st, a new construction single family home with a detached 2 car garage with an accessory dwelling unit accessed from the alley. Due to the Accessory Dwelling units, this project is seeking a special use permit.

The single family home will be approximately 2500 sf. and is two stories tall, with an unfinished attic. The home is a modern design relying heavily on the scale and proportion of the traditional homes in the neighborhood. The traditional gable roof row house design is emphasized by the recessed front porch and extruded element at the rear. Material selections further reinforce the form. Traditionally proportioned windows are proposed on the public sides. Materials will include Architectural dimensional asphalt shingles, and should budget permit a white standing seam roof, both will have half round gutters. Cementitious siding will be vertically orientated board and batten aligning with the standing seam roof. At the recessed front porch and rear accent the soffit and siding will be natural or artificial wood look clapboard siding, or shingles matching 603 will finishout the eaves and sides. The entry door will be a standard size with a side light and transom.

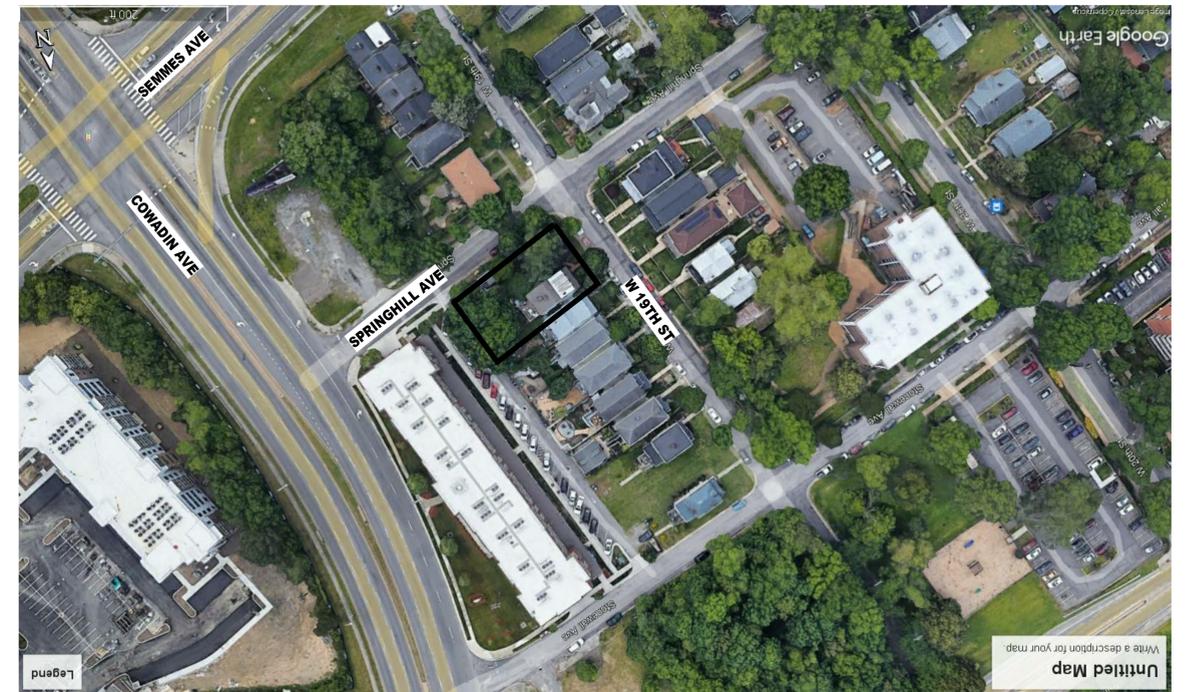
Page 46:
Siting:
The building faces 19th and matches the prevailing set back or distance between the buildings along 19th street which is approximately 10'. Setback wavers will be addressed through the SUP process.

Form:
The project seeks to emphasize the traditional house gable form from the primary street elevation and a volume extends from the side in a gesture to similar forms for corner homes in the neighborhood. A covered recess maintains the traditional roll of the front porch and smaller masses extensions provide a more human scale to the entry.

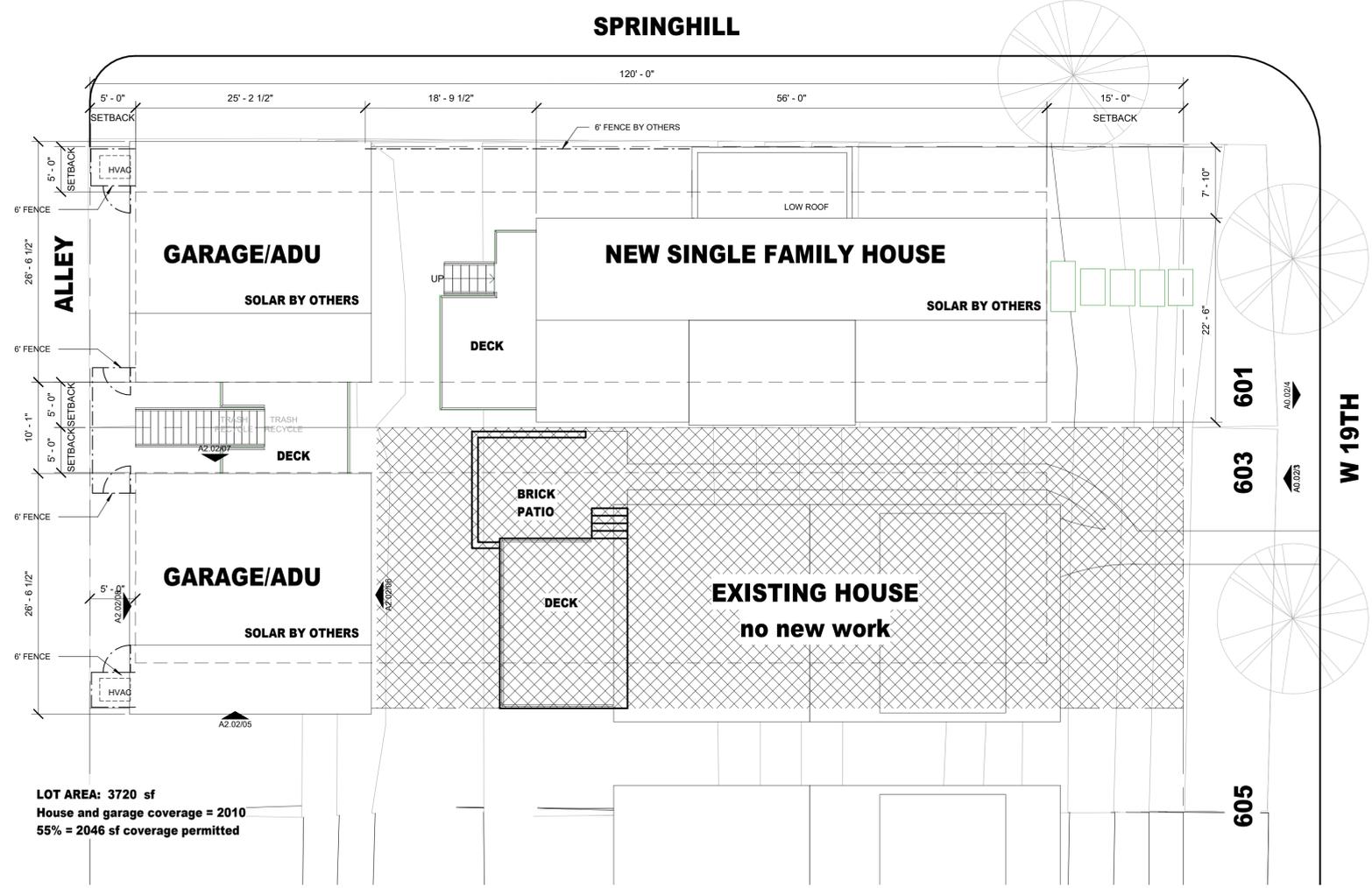
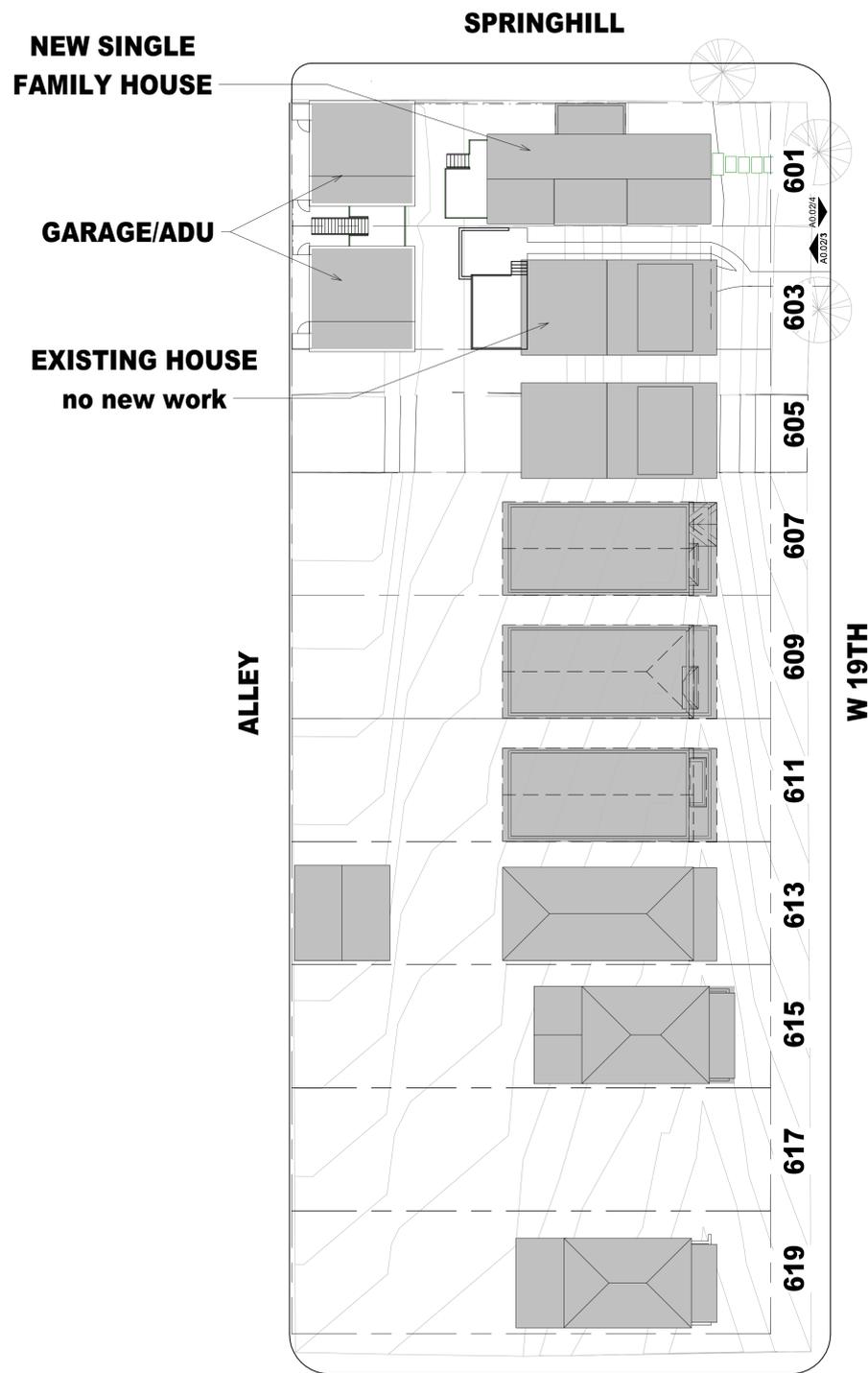
Page 47:

HOUSE SIZE ANALYSIS

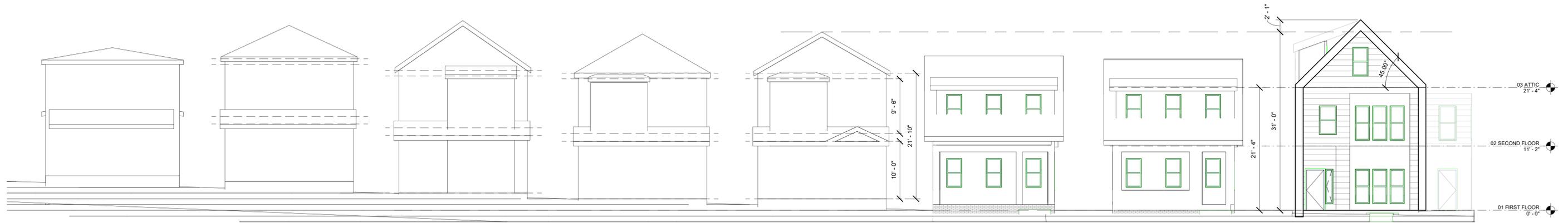
ADDRESS	W	D	W/PORCH	Lot
619 W 19th	20	40	46'	31 x 120
600 W 19th	30	44	50'	35 x 120
516 W 19th	30	47	54+	32 x 120
620 W 20th	30	32		31 x 120
619 W 21st	29	34	41'	31 x 120
519 W 20th	28	33	40'	32 x 120
600 W 20th	20	40	47'	32 x 120
518 W 20th	25'	49	56'	32 x 120
521 W 21th	24'	42'	50'	56 x 120
617 W 21th	22'	50'	58'	31 X 120
Proposed	22.5'	48'	56'	31 X 120



SITE IMAGE



LOT AREA: 3720 sf
House and garage coverage = 2010
55% = 2046 sf coverage permitted



1 19TH STREET - WEST ELEVATION
1/8" = 1'-0"

HEIGHT COMPARISON STREET FACE

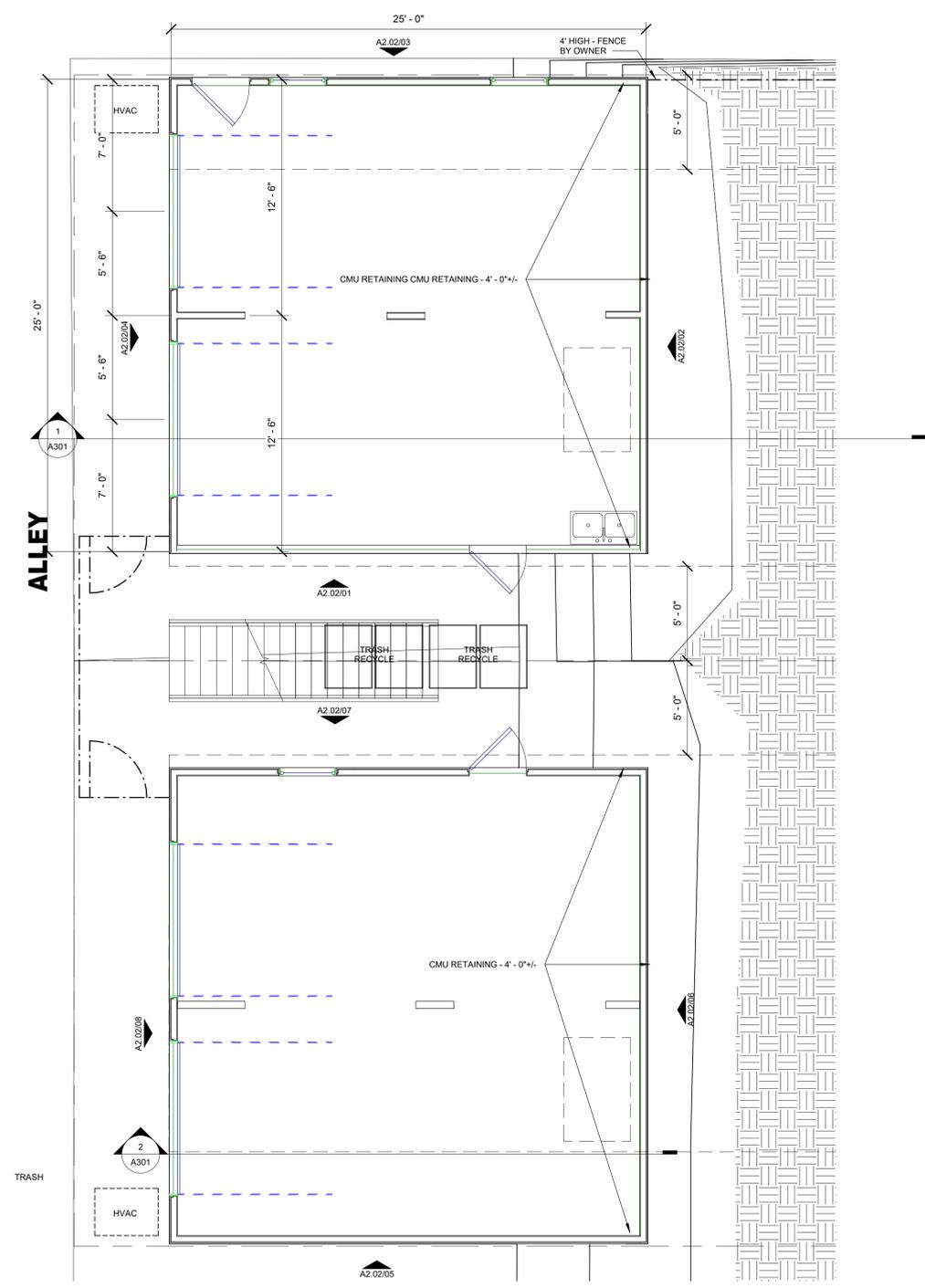


2 514 / 516 ELEVATION
1/8" = 1'-0"

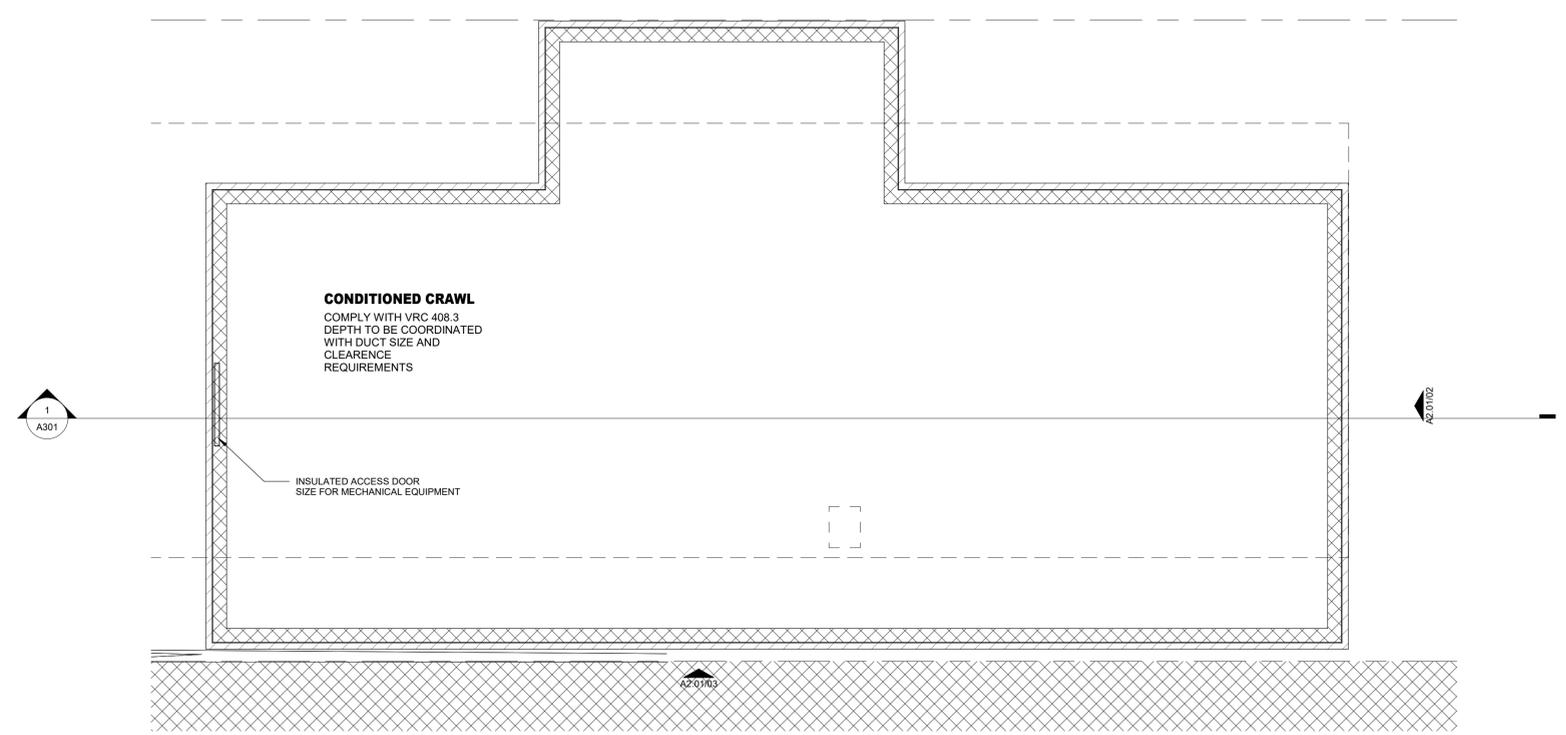
3 601 ELEVATION
1/8" = 1'-0"

4 600/602 ELEVATION
1/8" = 1'-0"

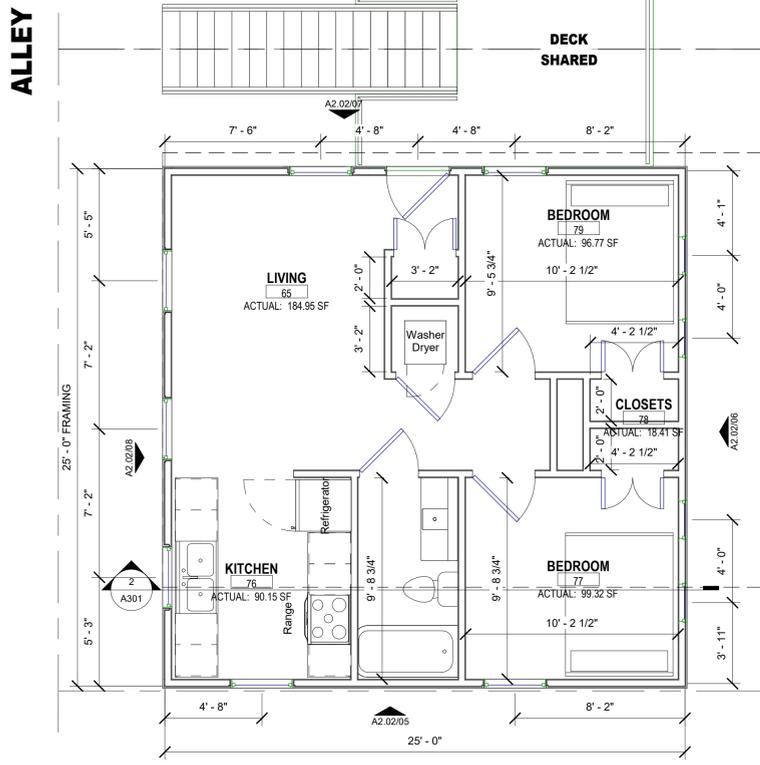
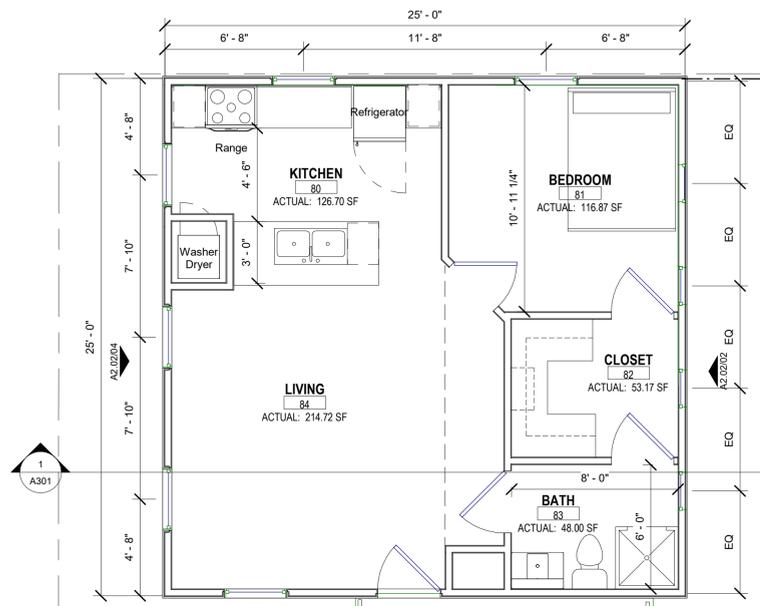
HEIGHT COMPARISON - THE CORNERS



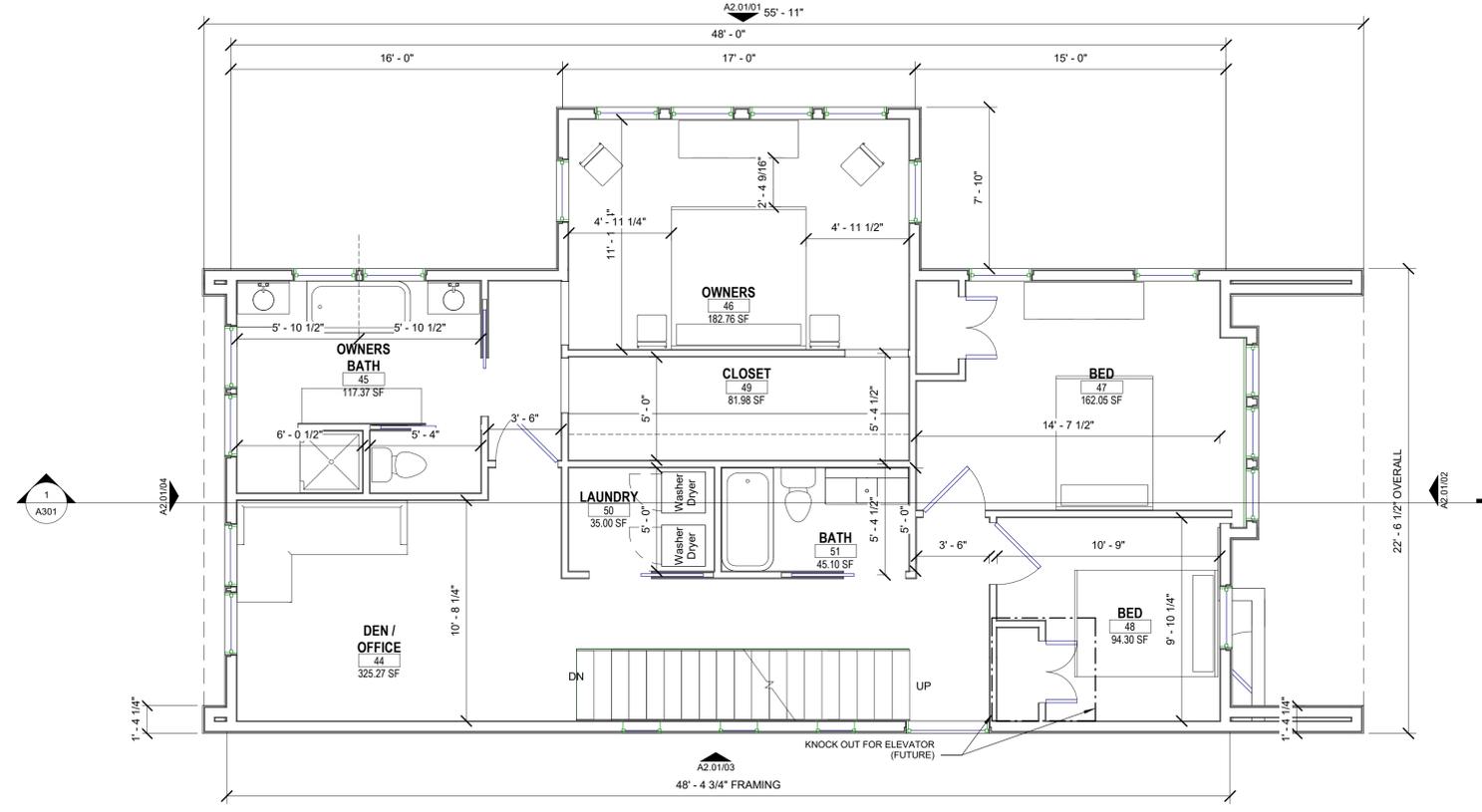
02 -01 GARAGE
1/4" = 1'-0"



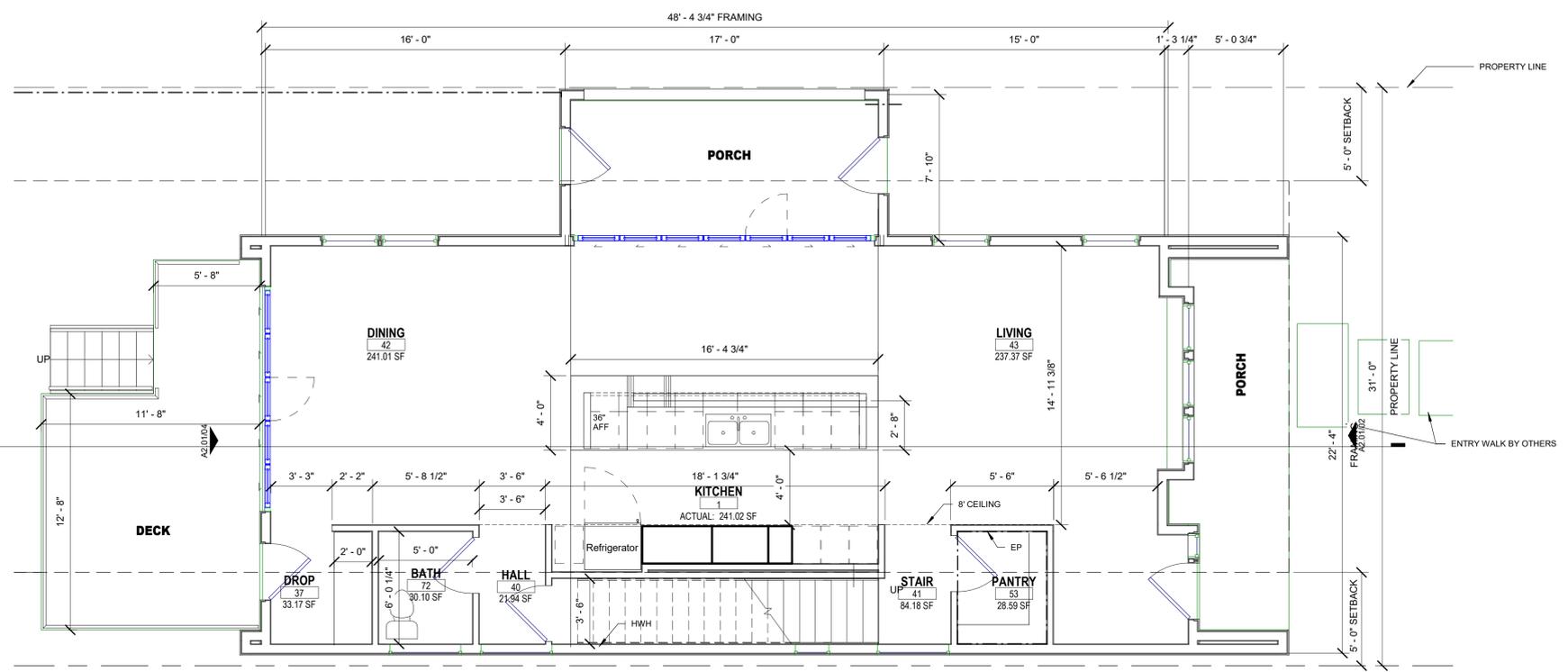
01 00 FOUNDATION - HOUSE
1/4" = 1'-0"



03 02 SECOND FLOOR - GARAGE
1/4" = 1'-0"



02 02 SECOND FLOOR - HOUSE
1/4" = 1'-0"



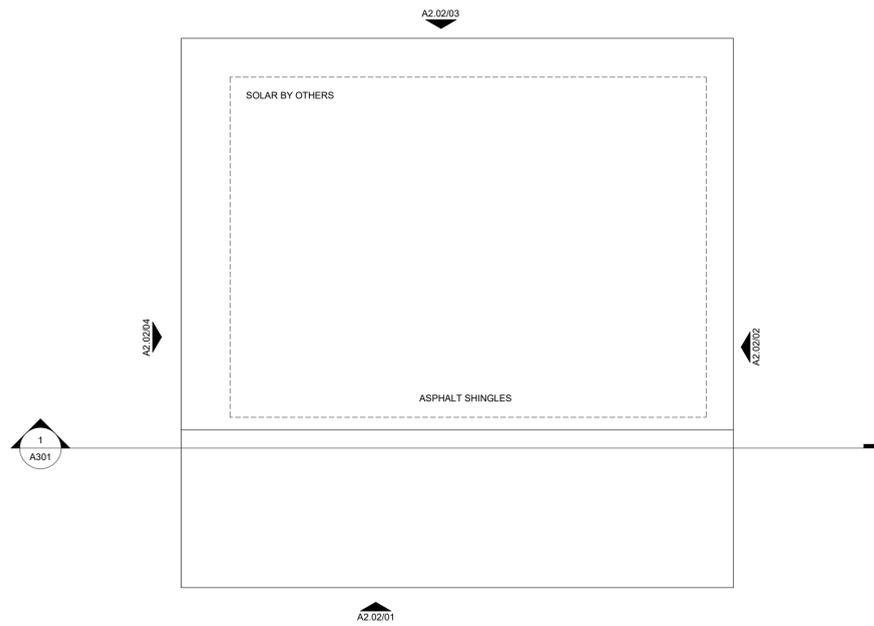
01 01 FIRST FLOOR - HOUSE
1/4" = 1'-0"

ALLEY

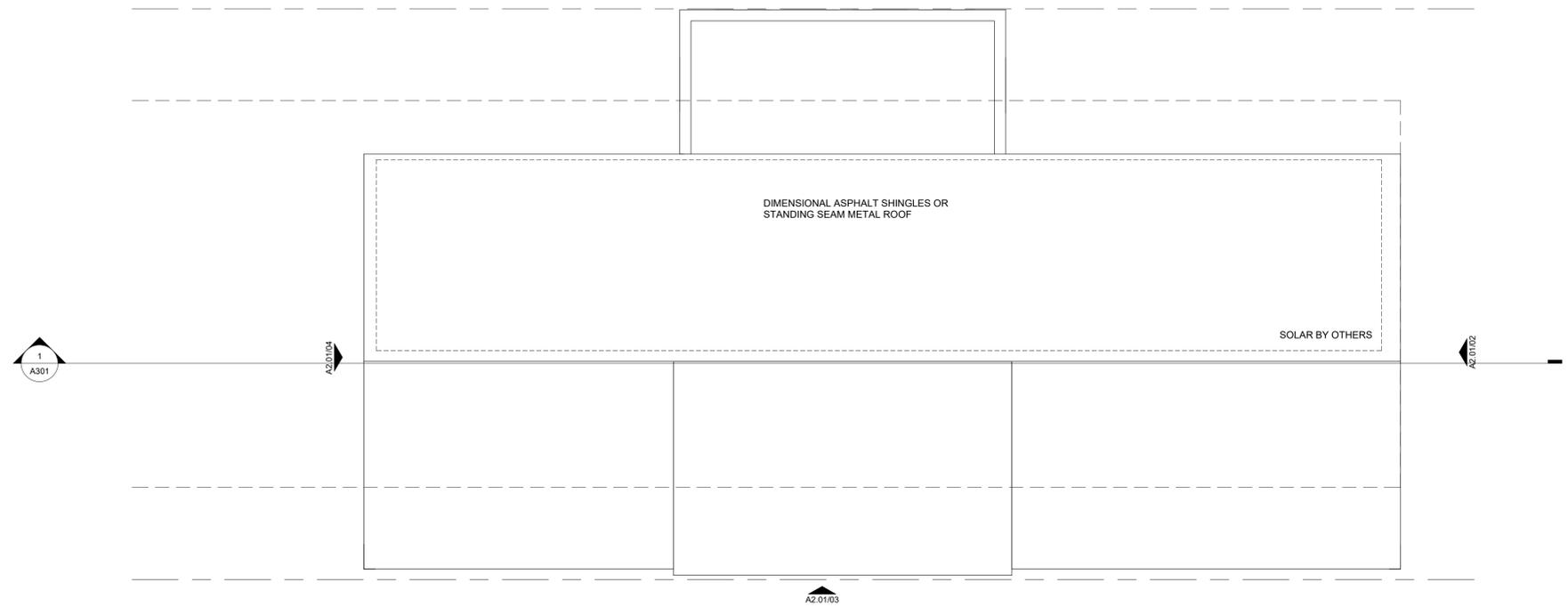
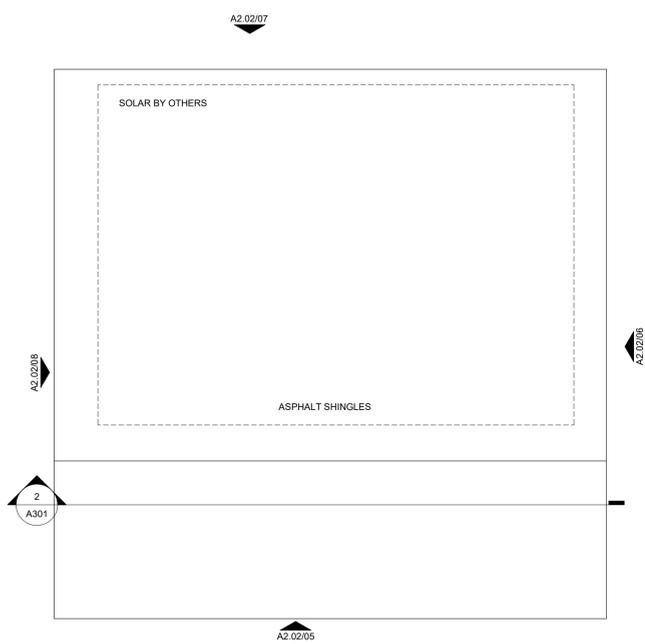
PROPERTY LINE

PROPERTY LINE

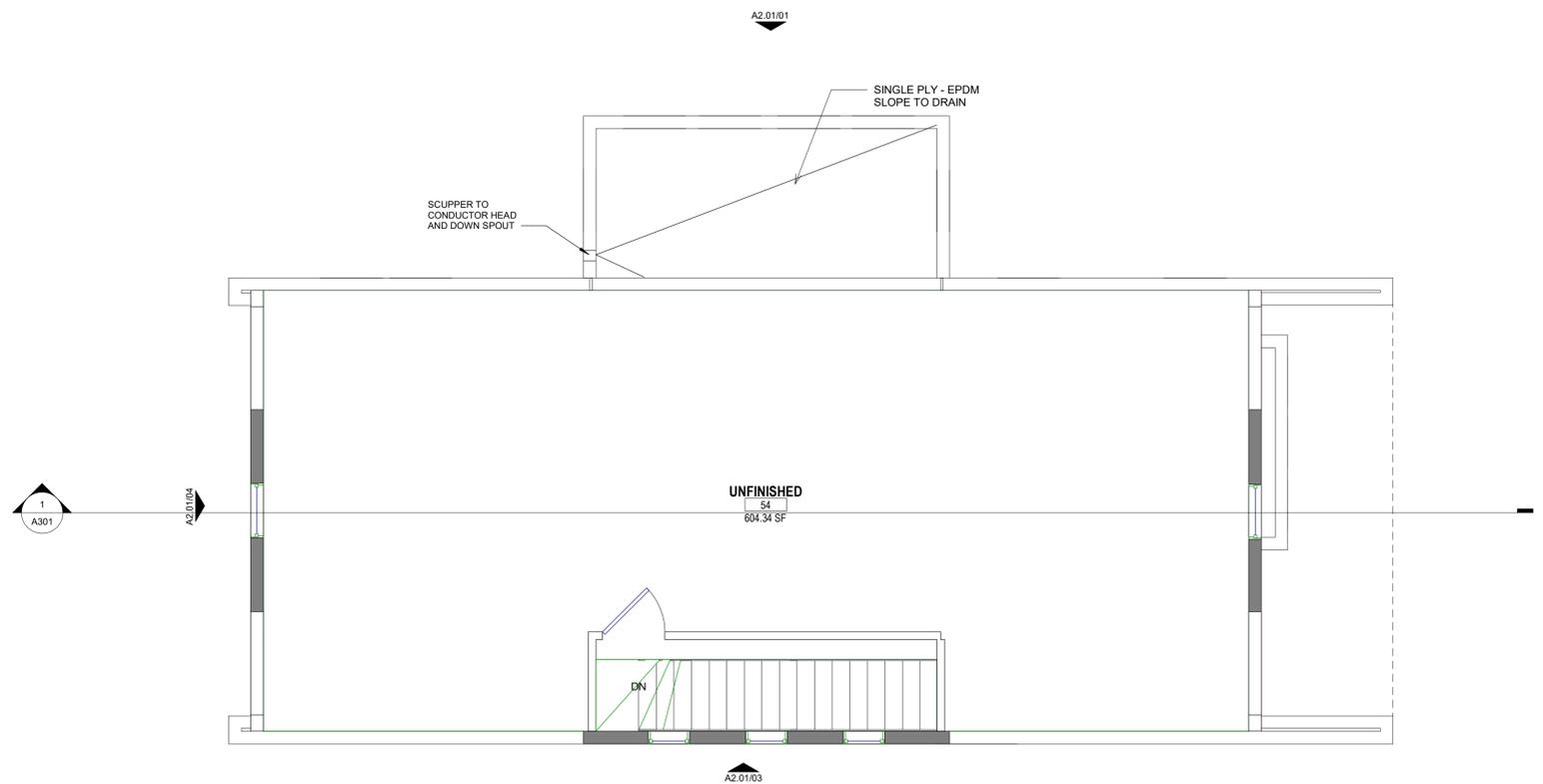
ENTRY WALK BY OTHERS



02 02 SECOND FLOOR - GARAGE ROOF
1/4" = 1'-0"



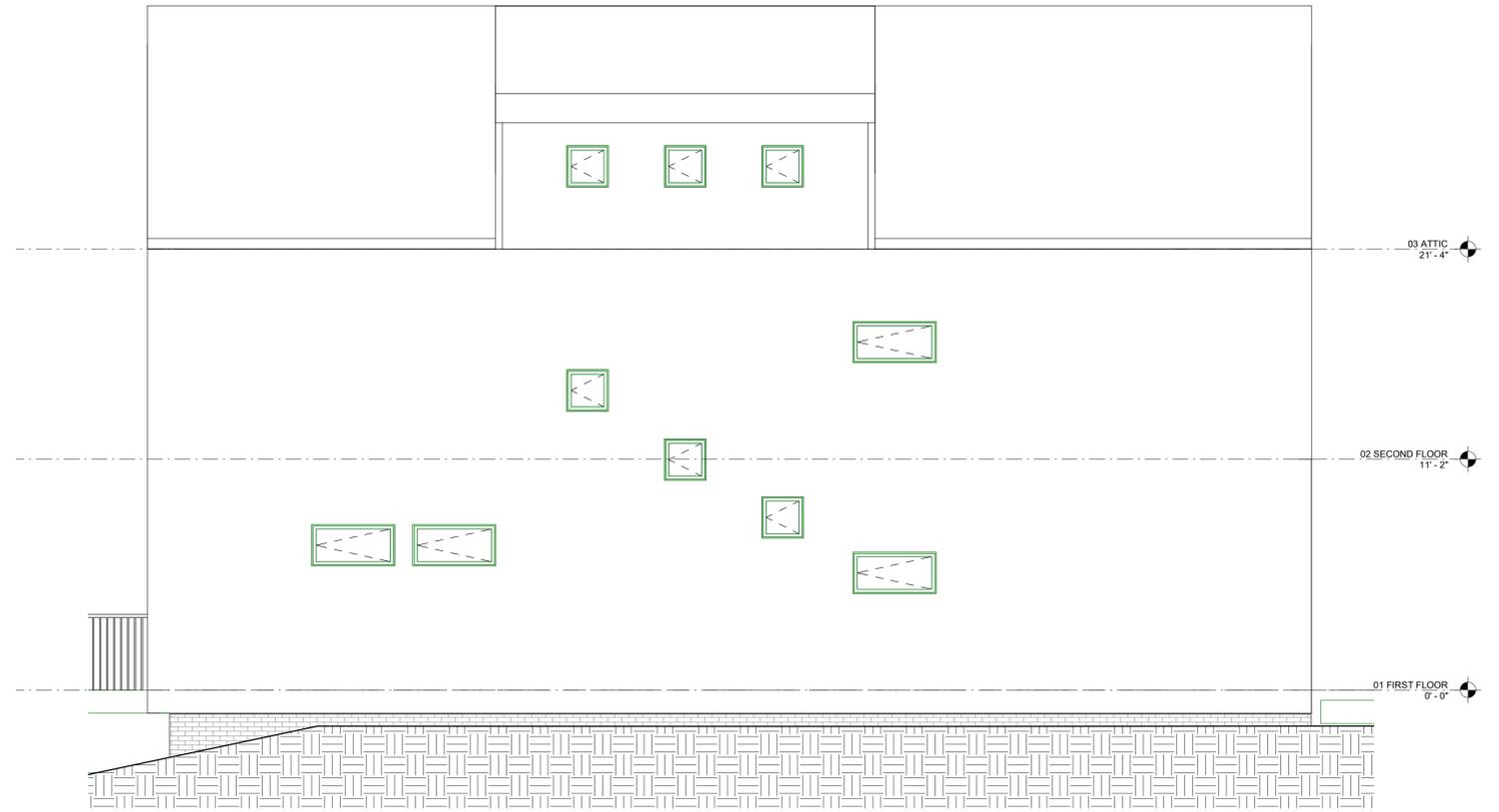
03 04 ROOF PLAN
1/4" = 1'-0"



01 03 ATTIC
1/4" = 1'-0"



04 EAST ELEVATION - HOUSE
1/4" = 1'-0"



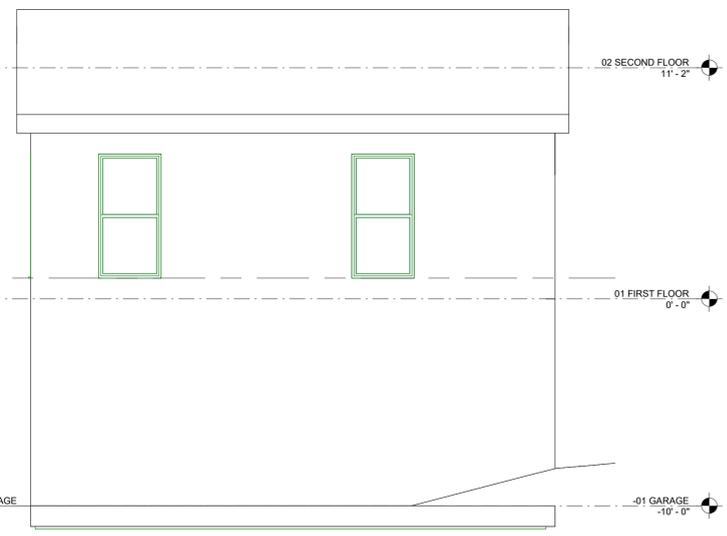
03 NORTH ELEVATION - HOUSE
1/4" = 1'-0"



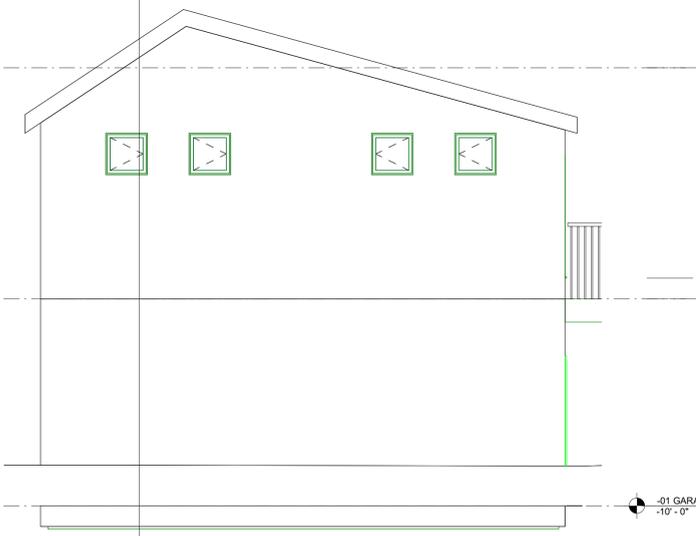
02 WEST ELEVATION - HOUSE
1/4" = 1'-0"



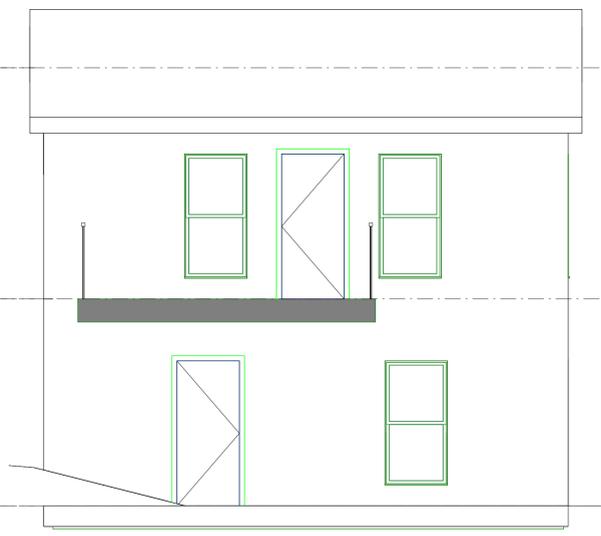
01 SOUTH ELEVATION - HOUSE
1/4" = 1'-0"



05 NORTH ELEVATION - 603 GARAGE
1/4" = 1'-0"



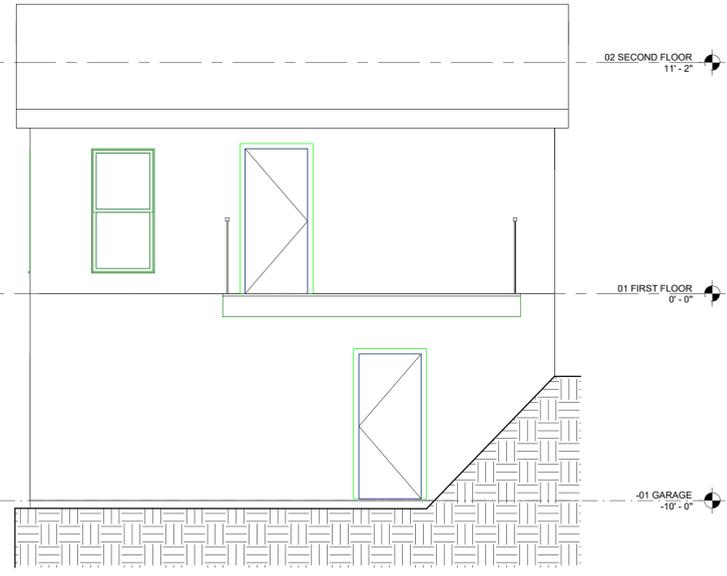
06 WEST ELEVATION - 603 GARAGE
1/4" = 1'-0"



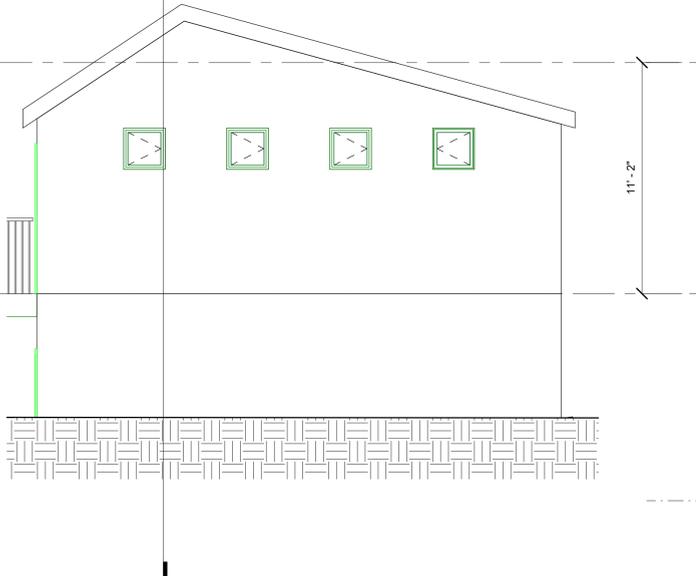
07 SOUTH ELEVATION - 603 GARAGE
1/4" = 1'-0"



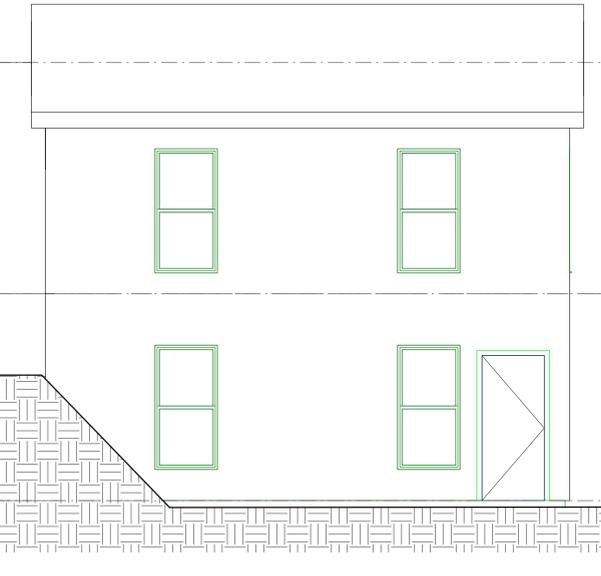
08 EAST ELEVATION - 603 GARAGE
1/4" = 1'-0"



01 NORTH ELEVATION - 601 GARAGE
1/4" = 1'-0"



02 WEST ELEVATION - 601 GARAGE
1/4" = 1'-0"



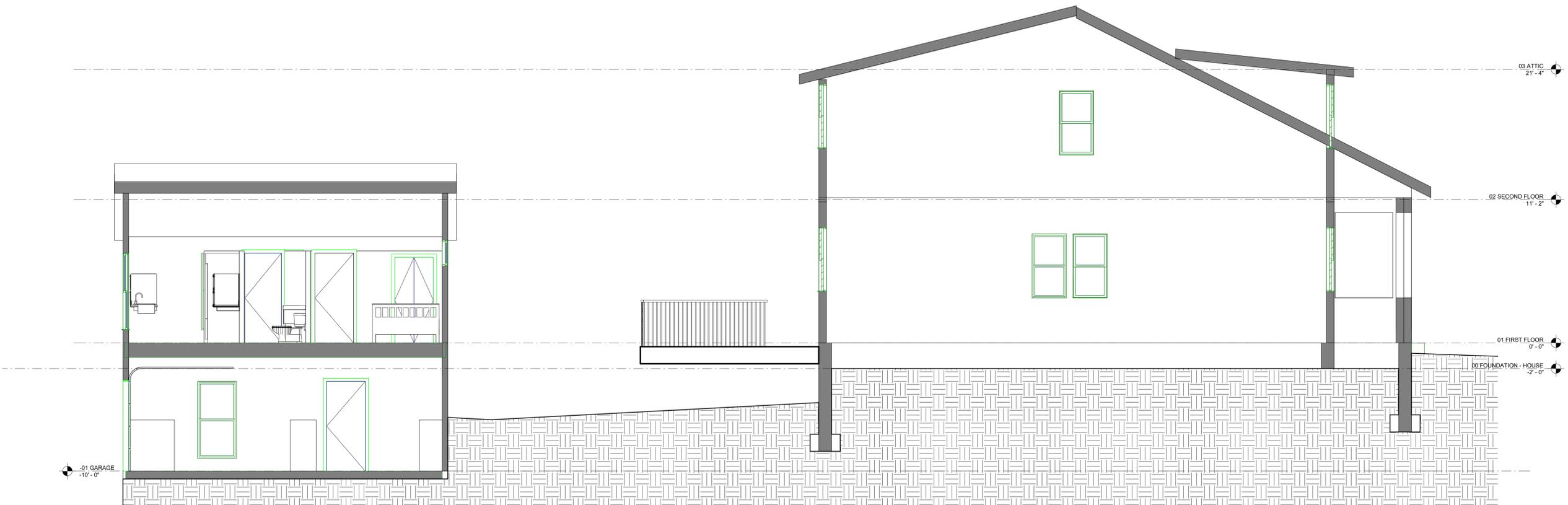
03 SOUTH ELEVATION - 601 GARAGE
1/4" = 1'-0"



04 EAST ELEVATION - 601 GARAGE
1/4" = 1'-0"



1 SITE SECTION - NEW WORK
1/4" = 1'-0"



2 SITE SECTION - EXISTING
1/4" = 1'-0"

