



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**Commission of Architectural Review  
Certificate of Appropriateness Application**

900 E. Broad Street, Room 510  
Richmond, VA 23219  
804-646-6569

**Property** (location of work)

Property Address: 810 & 812 N 22nd Street Current Zoning: R-63  
Historic District: Union Hill

Application is submitted for: (check one)

- Alteration  
 Demolition  
 New Construction

**Project Description** (attach additional sheets if needed):

New construction of four single-family attached dwellings fronting N 22nd Street configured as two pairs.

**Applicant/Contact Person:** Will Gillette

Company: Baker Development Resources  
Mailing Address: 530 East Main Street, Suite 730  
City: Richmond State: VA Zip Code: 23219  
Telephone: (864) 377-9140  
Email: will@bakerdevelopmentresources.com  
Billing Contact? Yes Applicant Type (owner, architect, etc.): Agent

**Property Owner:** Great Hope Baptist Church

If Business Entity, name and title of authorized signee: \_\_\_\_\_  
Mailing Address: 2101 Venable Street  
City: RICHMOND State: VA Zip Code: 23223  
Telephone: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_  
Billing Contact?  
**\*\*Owner must sign at the bottom of this page\*\***

**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. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 03/01/24







June 7<sup>th</sup>, 2024

City of Richmond Department of Planning and Development Review  
Commission of Architectural Review  
Mr. Alex Dandridge, Secretary  
City Hall, 900 East Broad Street  
Richmond, VA 23219

**RE: Final Review for Certificate of Appropriateness at 810 & 812 N 22nd Street**

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 four new single-family attached dwellings, configured as two pairs, on the properties known as 810 and 812 N 22n Street (the "Property").

The Property is located on the western line of N 22nd Street between Burton and Cedar Streets and lies in Richmond's Union Hill City Old and Historic District. Existing structures in the district are noted as being known for a variety of architectural styles and materials as well as a range of land uses. The Property is currently developed with a paved accessory parking area associated with the Greater Hope Baptist Church who is selling the Property.

The Property owner is proposing to construct four single-family attached dwellings, configured as two pairs, on the Property. The dwellings would front N 22nd Street and are three stories in height of an Italianate design with full-width front porches. This application was initially submitted for conceptual review at the November 2023 CAR meeting and again for

review with more detailed plans at both the March and May 2024 CAR meetings. This project is also subject to an ongoing Special Use Permit (the “SUP”).

Based on comments from Staff and the Commission, the following revisions were made to the proposed development after the March 2024 CAR meeting:

- No third-floor terraces fronting the street are proposed.
- The wrap-around porch on the dwelling at the corner of Burton and N 22<sup>nd</sup> Street was reduced in size.
- The modern Italianate design was replaced with more traditional Italianate features in the cornice.

Following the May 2024 CAR meeting, based on Staff and Commissioner comments, the following changes have been made:

- The proposed dwellings with double front porches are all to be built on slab foundations, lowering the overall height of those dwellings roughly 2.6’. The dwellings without the double front porch will be on a foundation to raise the porches to align with existing homes in the area and provide variation in the heights of the dwellings.
- The cementitious lap siding on the first floor of the dwellings with double front porches has been replaced with an EIFS Dryvit synthetic stucco material. This retains the quality and durability of the previously proposed cementitious lap siding, while also matching the design of other three-story dwellings in the area. Existing three-story homes with double porches like 2118 and 2121 Cedar Street utilize a similar design with lap siding on the second and third floor and a smooth or stucco material on the first floor.
- The dwellings with double front porches have been updated to create a less ornate first story without any porch railings.
- The doors have been revised to reflect Staff comments with a smaller glass pane.
- All the porches have been revised to 6’ deep from the previously proposed 5’ depth and the stoops have been revised from 5’ 4” wide to 6’ in width.

- The dwelling located at the corner of N 22nd and Burton Streets has been updated with the bay being pushed all the way forward creating a three-bay design with a full width porch. This provides variety in the facades along this frontage while remaining compatible with existing homes in the area, many of which utilize a three-bay design.
  - The cornice line has been revised to continue around the northern and western (rear) portion of the bay.
  - The window pattern along the Burton Street elevation has also been updated to reflect a more traditional vertical alignment as requested by Staff.



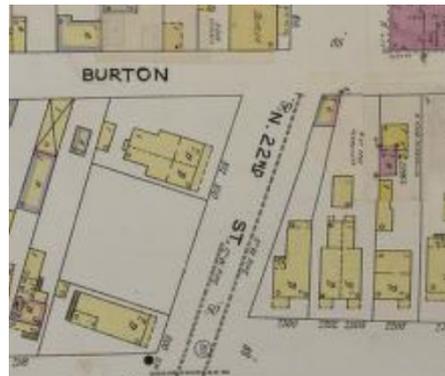
*Figure 1: June 2024 Context Elevation*



*Figure 2: May 2024 Context Elevation*

Each of these dwellings would each contain 3 bedrooms and 2 ½ bathrooms in roughly 1,800 square feet of finished floor area. The dwellings have been designed with a floorplan which offers a living area and kitchen on the first floor. Two bedrooms will be located on the second floor while the third floor would consist of a primary bedroom with walk-in closet and en suite bathroom.

Along with the subject parcel, the property owner has also submitted application for a Certificate of Appropriateness (the “COA”) for the adjacent property to the north across Burton Street at 2111-2119 Venable Street. These two applications represent an appropriate development of the currently vacant parcels that is modern but also respectful to the historic Union Hill neighborhood.



**Siting:**

The Property, along with 2101 to 2119 Venable Street, is one of twelve total parcels currently owned by the Great Hope Baptist Church. Sanborn maps show the parcels were previously occupied with dwellings which were later removed to create the parking lot. The siting of the proposed dwellings is consistent with the historic use of the Property and the development pattern in the area. Current and historic dwellings front in this block front N 22<sup>nd</sup> Street and the dwellings will be set back from the street roughly 11.95’ which recognizes the siting of the existing dwellings in the block along N 22<sup>nd</sup> Street in order to create a unified street wall.

**Form:**

The proposed designs were created to meet the CAR Guidelines underlying zoning requirements and recognize similar designs which have been approved elsewhere in the Union Hill and other City Old and Historic Districts.

Attached dwellings can be found along Venable Street and throughout the Union Hill district. The proposed layout and rhythm of the development is less intense than can be found where the 2300 block of Venable Street has eleven consecutive attached dwellings as well as dwellings to the rear fronting Burton Street. The proposed dwellings feature a design which appeals to the current homebuyer along with details which reflect the historic nature of the neighborhood. Each dwelling would include traditional details which can be found in the neighborhood such as transom windows above the front door and front stoops or porches. A combination of dwelling styles is not only consistent with the Union Hill neighborhood which is noted as being distinct for its “wide variety of architectural styles” within the Old and Historic District guidelines but is also consistent with the new Richmond 300 Master Plan which recommends the city “allow and encourage a variety of architectural styles.”

#### **Scale:**

The proposed construction of the new dwelling is consistent with the scale and character of the proposed site layout and existing neighborhood and will appear appropriate from street level. Dwellings in the area are of a range of heights with three story dwellings located in the subject block at 2117, 2119, and 2121 Cedar Street and abutting the Property at 2118 Cedar Street. A three-story dwelling was also approved in 2021 nearby at 803 Jessamine Street.

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

Dwellings in the area are of a range of heights with historic three-story dwellings located nearby at 2117, 2119, and 2121 Cedar Street as well as the dwelling at 2116 Cedar which is a recreation of the previous historic home on the lot. The CAR Handbook also lists 2000 Princess Anne Avenue as one of two residential dwellings under “Prominent Structures by District” in Union Hill, which measures 36’ 5” from the sidewalk to the roof peak. Also listed as a Prominent Structure in the neighborhood is Christ Episcopal Church, adjacent the Property at 2120 Venable Street which measures 34’ 8” to the roof peak from the sidewalk along Venable and over 42’ from the sidewalk along N 22<sup>nd</sup> Street. Furthermore, the adjacent existing Great Hope

Church is 37' 9" from grade to the top of the three-story addition along Burton Street and over 40' in height to the roof peak of the sanctuary. Therefore, what is proposed here is consistent with the height of buildings in the block, in the adjacent blocks, existing historic dwellings, previously approved dwellings, and residences specifically described as prominent structures in the CAR Handbook. The proposed design is also consistent with the proportion and massing of nearby historic dwellings and is in fact less monolithic than other nearby historic blocks like the 2300 block of Venable which contains 11 consecutive attached dwellings fronting Venable and 8 fronting Burton Street.

### **Exterior Cladding/Doors and Windows/Materials**

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. The plans have been updated with a more traditional door to reflect Staff comments. Cementitious siding was chosen for its durability and desirable aesthetics while the revised plans utilize a synthetic stucco on the first floor to replicate the look of nearby three-story historic dwellings. A standing seam metal porch roof provides low maintenance, weather resistance, and compatibility with other. These items were selected to be consistent with CAR requirements and other dwellings within the Union Hill Old and Historic District. A finish schedule including doors and windows is provided for the proposed dwellings.

The proposed design is compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the contributing structures on the block. 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 dwellings provide modern architectural style offering new and desirable housing opportunities within the area while remaining consistent with the fabric of the historic district. Furthermore, many of the design elements of the proposed dwellings can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family attached dwellings address 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,

A handwritten signature in black ink, appearing to read "William Gillette". The signature is written in a cursive style with a large initial "W".

William Gillette, *AICP*

Baker Development Resources, LLC



**PROJECT CONTACTS:**

DEVELOPER:  
KEEL CUSTOM HOMES  
CONTACT: CASEY WHITE  
804-869-8600

ARCHITECT:  
CHRISTOPHER WOLF  
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804-514-7644

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES  
IN RICHMOND'S UNION HILL NEIGHBORHOOD

# VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS  
RICHMOND, VIRGINIA 23223

NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES  
IN RICHMOND'S UNION HILL NEIGHBORHOOD

## VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS  
RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
A0.1	VENABLE/BURTON (UNITS 1-16) BUILDING FLOOR PLANS
A0.2	N. 22ND ST. (UNITS 17-20) BUILDING FLOOR PLANS
A1.1A	TYPE 'A-1' TYPICAL FLOOR PLANS
A1.1A	TYPE 'A-1' TYPICAL FLOOR PLANS
A1.2	TYPE 'B' TYPICAL FLOOR PLANS
A1.3	TYPE 'C' TYPICAL FLOOR PLANS
A1.4	TYPE 'D' TYPICAL FLOOR PLANS
A2.0	FRONT CONTEXT ELEVATION
A2.1	UNITS 1-2-3 & 6-7-8 & 9-10-11 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	UNITS 1-2-3 & 6-7-8 & 9-10-11 REAR & SIDE EXTERIOR ELEVATIONS
A2.3	UNITS 14-15 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.4	UNITS 14-15 REAR & SIDE EXTERIOR ELEVATIONS
A2.5	UNITS 12-13 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.6	UNITS 12-13 REAR & SIDE EXTERIOR ELEVATIONS
A2.7	UNITS 4-5 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.8	UNITS 4-5 REAR & SIDE EXTERIOR ELEVATIONS
A2.9	UNITS 19-20 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.10	UNITS 19-20 REAR & SIDE EXTERIOR ELEVATIONS
A2.11	UNITS 17-18 FRONT EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.12	UNITS 17-18 RIGHT SIDE (BURTON ST.) EXTERIOR ELEVATION
A2.13	UNITS 17-18 REAR & LEFT SIDE EXTERIOR ELEVATIONS



SET/REVISION:  
C.A.R. 4TH SUBMITTAL SET

DATE/MARK:  
06.13.2024

COVER SHEET

# CS

**PROJECT CONTACTS:**

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VENABLE/BURTON/N. 22ND STREETS  
RICHMOND, VIRGINIA 23223

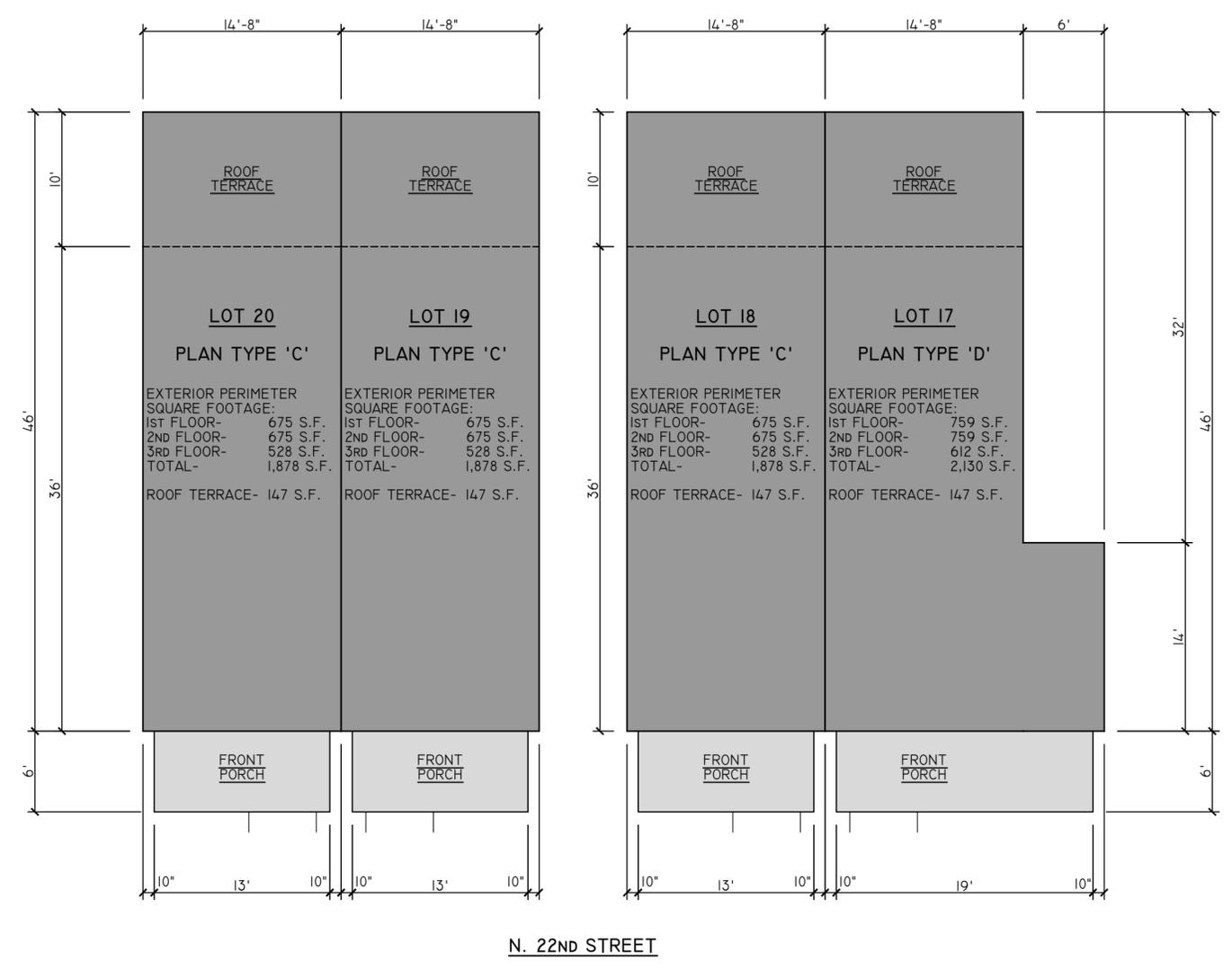
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CONSTRUCTION

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N. 22ND ST.  
(UNITS 17-20) BUILDINGS

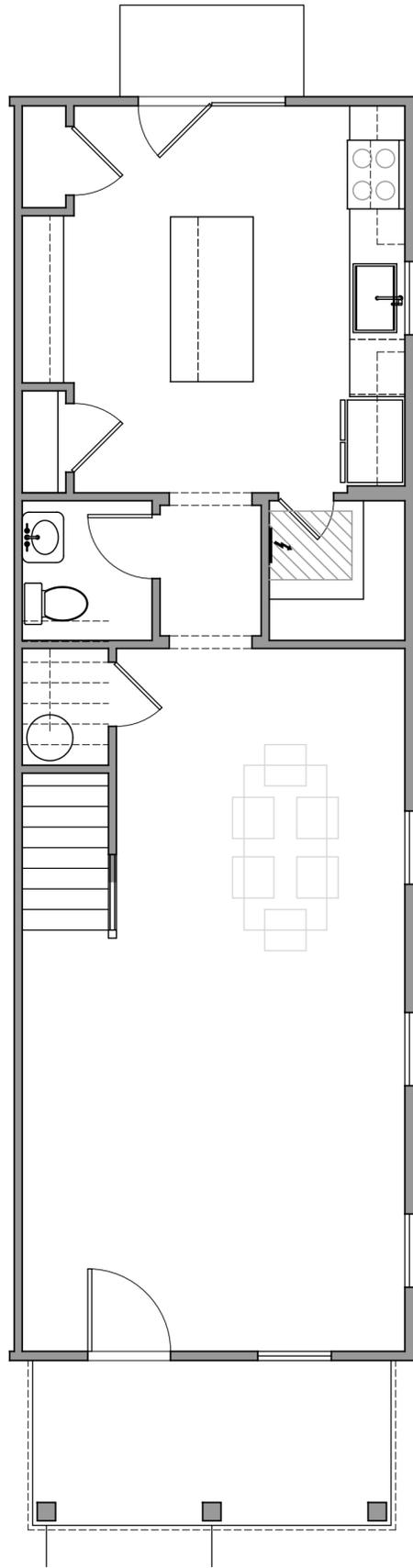
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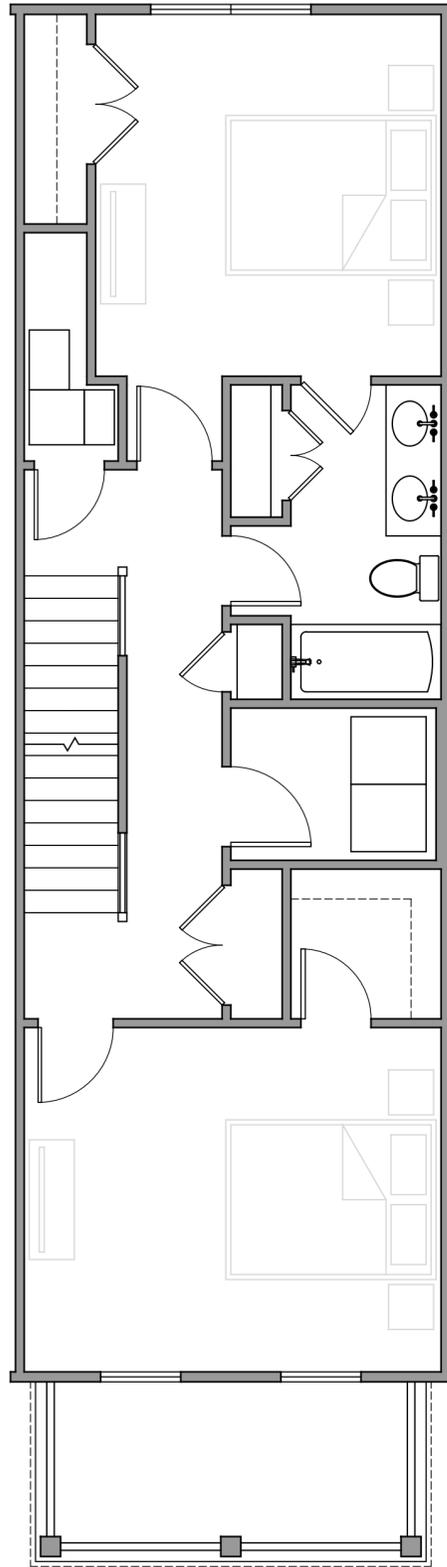
01 | N. 22ND ST. BUILDING PLANS  
1/8" = 1'

N. 22ND STREET

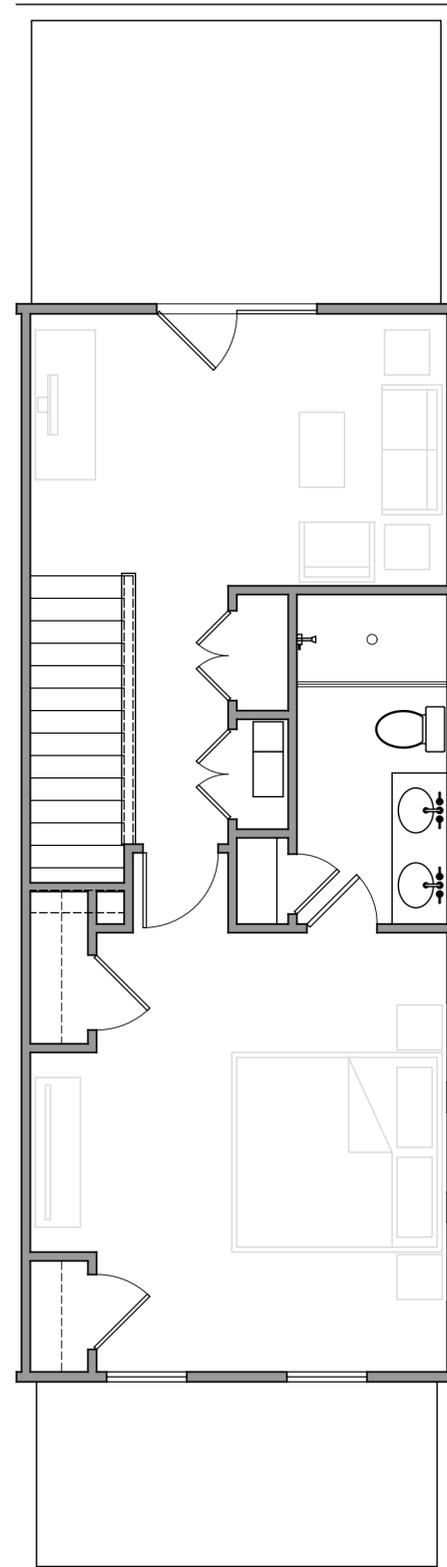
BURTON STREET



01 | FIRST FLOOR PLAN  
1/4" = 1'



02 | SECOND FLOOR PLAN  
1/4" = 1'



03 | THIRD FLOOR PLAN  
1/4" = 1'

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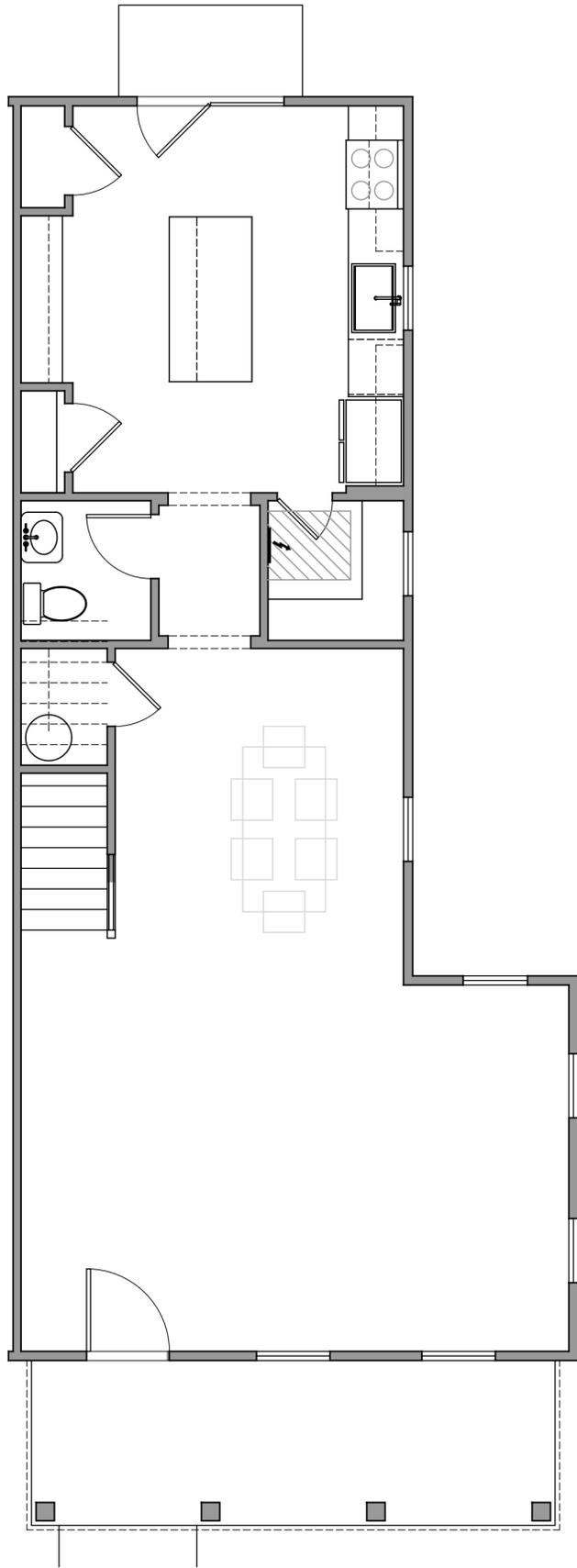
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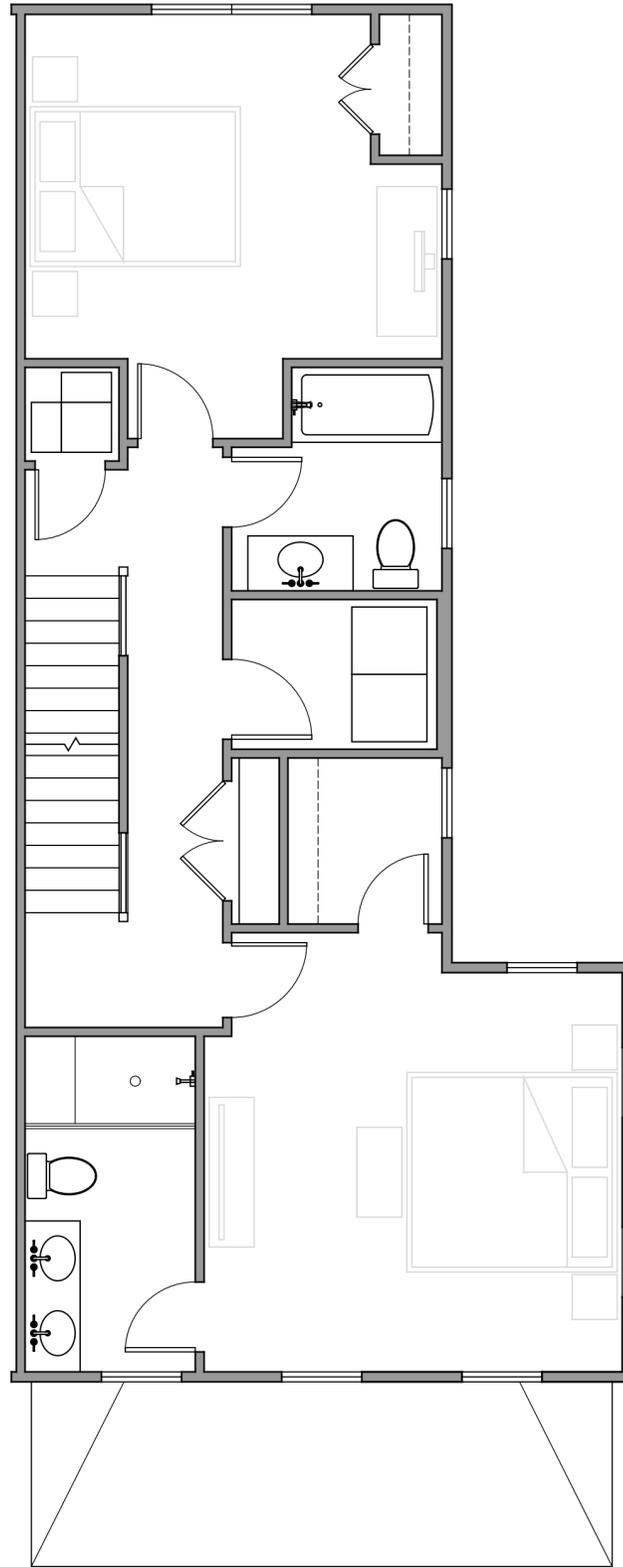
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TYPE 'C' FLOOR PLANS

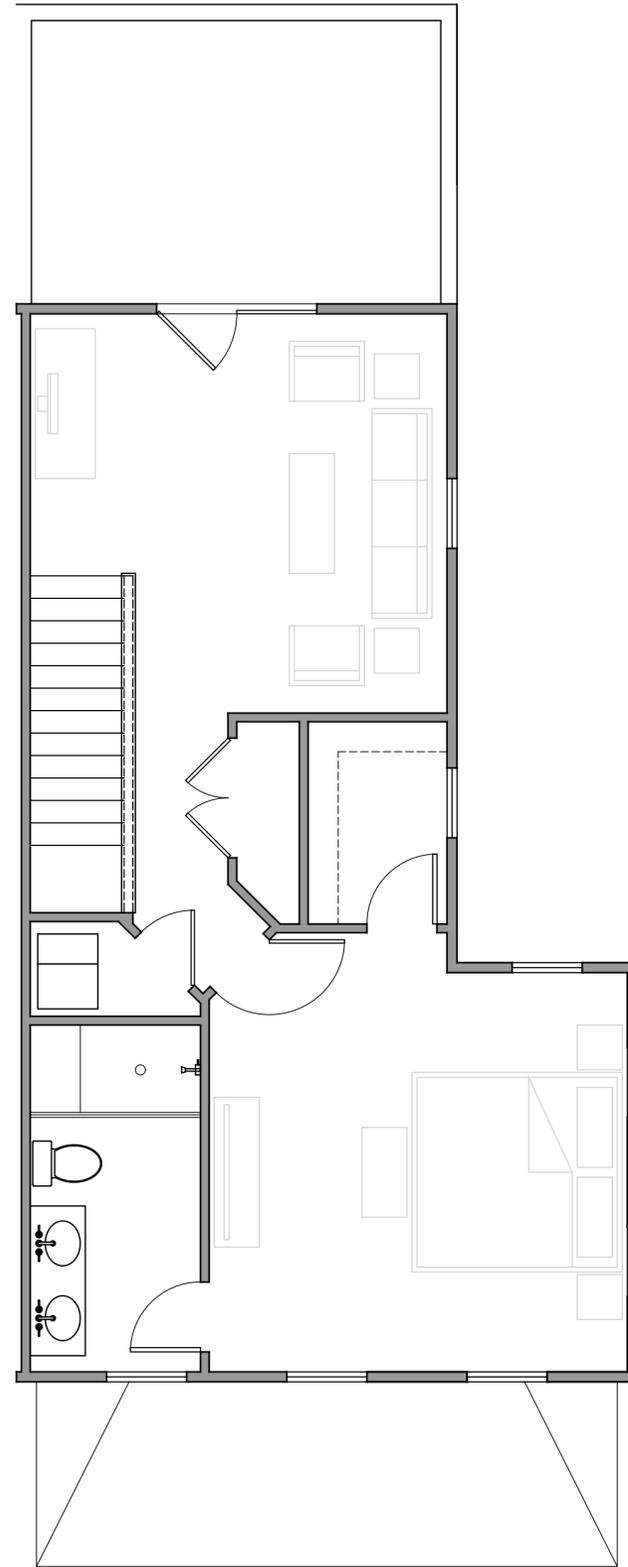
**AI.3**



01 | FIRST FLOOR PLAN  
1/4" = 1'



02 | SECOND FLOOR PLAN  
1/4" = 1'



03 | THIRD FLOOR PLAN  
1/4" = 1'

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TYPE 'D' FLOOR PLANS

**AI.4**

**EXTERIOR FINISH SCHEDULE**

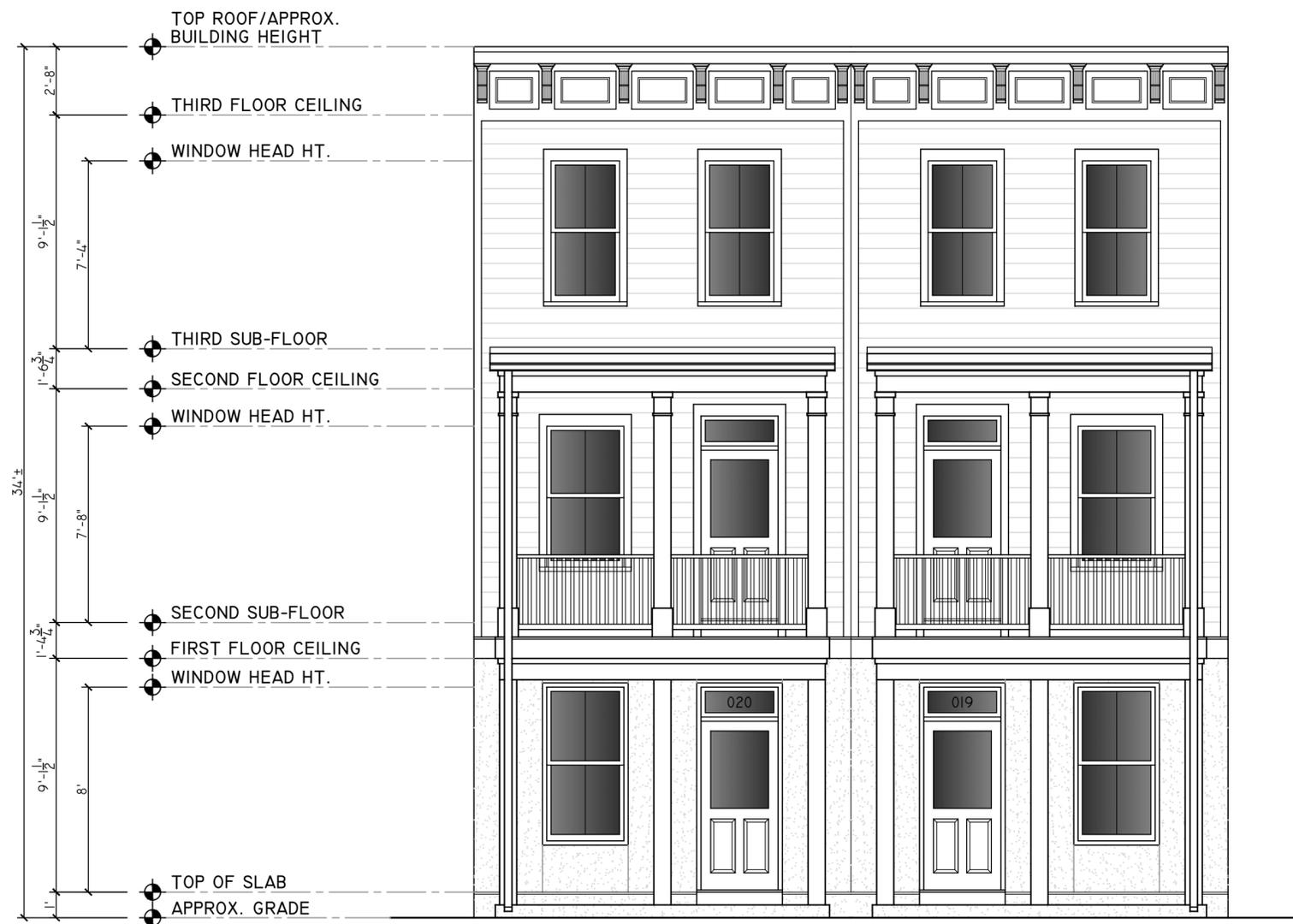
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	E.I.F.S. FIRST FLOOR	FINISH TO MATCH FOUNDATION
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED   COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	ITALIANATE CORNICE & BRACKETS	PAINTED ARCTIC WHITE
09	MAIN ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - 16" STANDING SEAM METAL	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

- ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.

**PROJECT CONTACTS:**

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**01 | FRONT ELEVATION**

1/4" = 1'

**VENABLE DEVELOPMENT**

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VENABLE/BURTON/N. 22ND STREETS  
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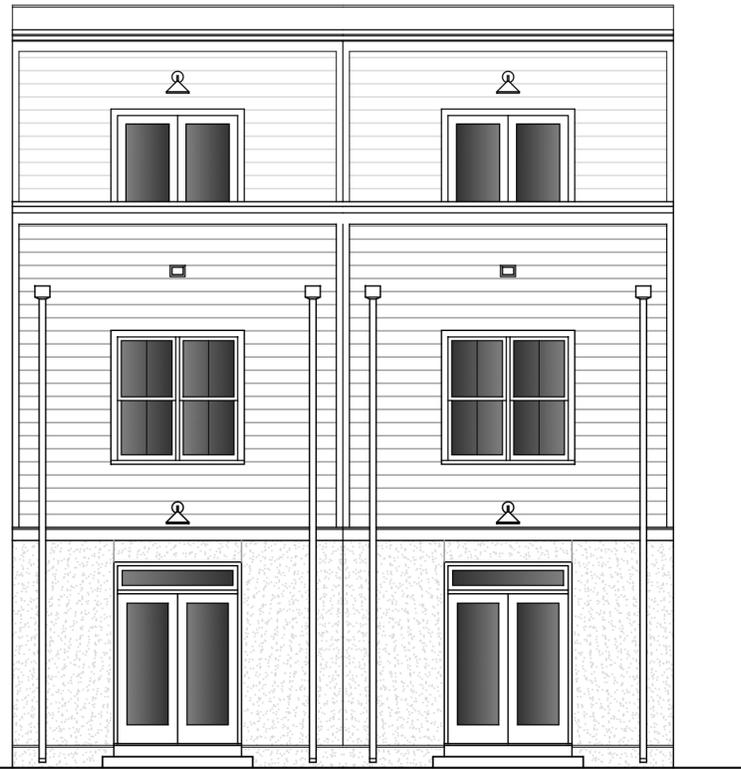
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UNITS 19-20  
FRONT ELEVATION

**A2.9**



01 | REAR ELEVATION  
3/16" = 1'



02 | LEFT SIDE ELEVATION  
3/16" = 1'



03 | RIGHT SIDE ELEVATION  
3/16" = 1'

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UNITS 19-20  
REAR & SIDE ELEV.

**A2.10**

**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED   COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	ITALIANATE CORNICE & BRACKETS	PAINTED ARCTIC WHITE
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - 16" STANDING SEAM METAL	FACTORY WHITE
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14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.

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

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UNITS 17-18  
FRONT ELEVATION

**A2.11**

**PROJECT CONTACTS:**

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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES  
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UNITS 17-18 RIGHT  
SIDE (BURTON ST.) ELEV.

# A2.12



01 | RIGHT SIDE (BURTON ST.) ELEVATION  
1/4" = 1'



01 | REAR ELEVATION  
3/16" = 1'



02 | LEFT SIDE ELEVATION  
3/16" = 1'

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UNITS 17-18 REAR  
& LEFT SIDE ELEVS.

**A2.13**