



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 706 North 21st Street, Richmond, VA 23223

Historic district Union Hill

Date/time rec'd: 9/28/2018
Rec'd by: CLJ
Application #: COA-042467-2018
Hearing date: 10-23-18

*RECEIVED CLJ
11:59 PM*

APPLICANT INFORMATION

Name Enoch Pou, Jr.

Phone 804-482-0806

Company ClaireView Enterprises I, LLC

Email epoujr@cve1.com

Mailing Address 7330 Staples Mill Road, #184
Richmond, VA 23228

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

OWNER INFORMATION (if different from above)

Name Maurice Oliver

Company Xtreme Homes, LLC

Mailing Address 7288 Hanover Green Drive
Mechanicsville, VA 23111

Phone 804-301-7195

Email maurice.oliver@yahoo.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)

Addition of a second story on the original rear section of the single-family home.
Construction of a rear deck adjacent to the original rear elevation. Construction of a new
single car garage along the rear property line.

Additional project description is contained in the Applicant's Report.



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

Maurice Oliver

Date

9/28/18



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION 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.

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 Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 706 North 21st Street, Richmond, VA 23223 Union Hill City Old & Historic District

BUILDING TYPE

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

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new 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)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight

The Honorable Council of the City of Richmond, Virginia

**c/o The Department of Planning
and Development Review
Commission of Architectural Review
900 East Broad Street
Room 510
Richmond, VA 23219**

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

Applicant's Report for Conceptual Review of New Addition and Separate Garage

Subject Property

706 North 21st Street

Tax Parcel Number

E-000-0328/017

Owner/Contact

Xtreme Homes, LLC
c/o Enoch Pou, Jr.
ClaireView Enterprises I, LLC
7330 Staples Mill Rd, #184
Richmond, VA 23228
Office: (804) 482-0806
Fax: (804) 755-6659

Proposed Use

The Applicant has acquired the existing property at 706 North 21st Street and is submitting this application as it is necessary to construct a 2nd floor addition above the existing 1-story Dining Room and Kitchen at the rear mass of the property. The Applicant also desires to construct a one car garage at the rear of the site along the alley.

Reason

The existing property (706 North 21st Street) is zoned R-63, Multifamily Urban Residential District and currently has only two bedrooms at the upper floor of the front mass of the property. The Applicant desires to create a third bedroom above the existing 1-story Dining Room and Kitchen at the rear of the property. The footprint of the structure will remain unchanged. The Applicant also desires to construct a new, one-car garage at the rear of the site along the public alley.

I. Property Description

The existing property, 706 North 21st Street, is located on North 21st Street between Cedar and Burton Streets (Photos 9 & 10). It is bounded on its northern and southern property line by single family homes and on the east by a public alley. A chain link fence encloses the parcel. The site is located within the Union Hill City Old and Historic District and the Union Hill National Historic District. The site contains 5,330 square feet of lot area and is currently occupied solely by a single-family home. There is a 2-story front mass that contains a Parlor, Living Room, and Dining Room at the 1st Floor and two bedrooms and one bath at the 2nd Floor. There is a one-story mass at the rear that contains the Dining Room and Kitchen upon which the addition will be built.

II. Concept of Proposed Addition and Garage

We are proposing to build a 2nd story addition above the existing Kitchen footprint to create a third bedroom and bath as the Master Bedroom Suite. There will be a one car garage constructed at the rear of the site along the alley.

The setback and elevation requirements mandated by the current zoning and the Commission of Architectural Review mandates have been adhered to. The proposed addition, changes to the railing and columns at the Front Porch, and covering the non-original asphalt siding represent a façade and elevations that will be congruent with the community in appearance and scale.

III. The Guidelines

The influence that the Guidelines has had on the design will be addressed in this section.

- 1- *The Guidelines* – Siting, pg 46. As shown on the enclosed photos, the new addition will not be seen from the front streetscape.
- 2- *The Guidelines* – Form, pg 46. The building form of the addition is compatible with those found elsewhere in the Union Hill City Old and Historic District and complies with the requirements found in this section of the Guidelines.
- 3- *The Guidelines* – Height, Width, Proportion & Massing, pg 47. The new construction is in line with the typical height of surrounding residential buildings.
- 4- *The Guidelines* – Materials & Colors, pg 47. As shown on the enclosed Plans, the existing standing seam metal roof on the front mass will be retained and repaired with like-kind materials. The 2nd Floor addition will have a TPO placed upon it. The existing asphalt siding and the addition will be covered with smooth Hardiplank at all elevations. The materials used on the exterior will be compliant with all aspects of this section. The Applicant requests that the final paint colors be subject to Administrative Review by CAR Staff at the time of construction.

706 North 21st Street (Addition & Garage)

Applicant's Report

September 28, 2018

Page 3 of 3

- 5- *The Guidelines* – Doors and Windows, #3, pg 49. The size, proportion, and spacing patterns of doors and window openings are compatible with patterns established within the district.
- 6- *The Guidelines* – Porch and Porch Details, pg 49; Railings, pg 50. Richmond Rail will be used for the front porch and rear deck. The existing wrought iron will be removed from the Front Porch and turned wooden columns will be installed along with the Richmond Rail.
- 7- *The Guidelines* – Decks, pg 51. The area between the brick piers of the rear deck will be screened with wood lattice. The lattice will be painted.

IV. Off-Street Parking and Site Improvements

In accordance with Article VII, Division 2. Off-Street Parking Regulations of the City of Richmond Zoning Ordinance, a minimum of one (1) parking space is required for a single-family detached dwelling. This will be accomplished by the construction of the one car garage at the alley. The garage will have smooth Hardiplank siding and an asphalt shingle roof.

The chain link fence will be removed and a wooden fence of similar height will be installed.

Conclusion

During its planning of the proposed addition and garage at 706 North 21st Street, the applicant has made significant efforts to address the needs and desires of the immediate community, the Commission, and CAR Staff while working to be part of the City's revitalization efforts. We have taken into consideration traffic flow, parking, greenspace, esthetics, and the community's desire for improvements of properties within its boundaries. The applicant looks forward to the positive impact this rehabilitation and homeownership opportunity will have on the Union Hill community and the City of Richmond as a whole.

Respectfully submitted,

Xtreme Homes, LLC

enclosures

1-Plans (Floor, Roof, & Site), Elevations

2-Photos of Subject Property

706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District
(all photos taken September 2018)

Photo 1. Front Elevation and Front Porch, Site



Photo 2. Front Elevation, Southern Elevation (sightline of proposed rear 2nd Floor Addition at rear of hip roof, Site



706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 3. Front Porch, wrought iron to be replaced with wooden materials, Siding



Photo 4. Northern Elevation, relationship to neighboring property, sightline for proposed 2nd Floor Rear Addition



706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 5. Southern and Rear Elevation, 1-story Kitchen at rear, proposed 2nd Floor Addition to begin below existing soffit at standing seam hipped roof



Photo 6. Northern alley view from Cedar Street, pressure treated fence belongs to neighboring property at 704 North 21st Street



706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 7. Southern alley view from unimproved Burton Street



Photo 8. Location of proposed Garage at alley, gravel parking and pressure treated fence belong to property at 704 North 21st Street



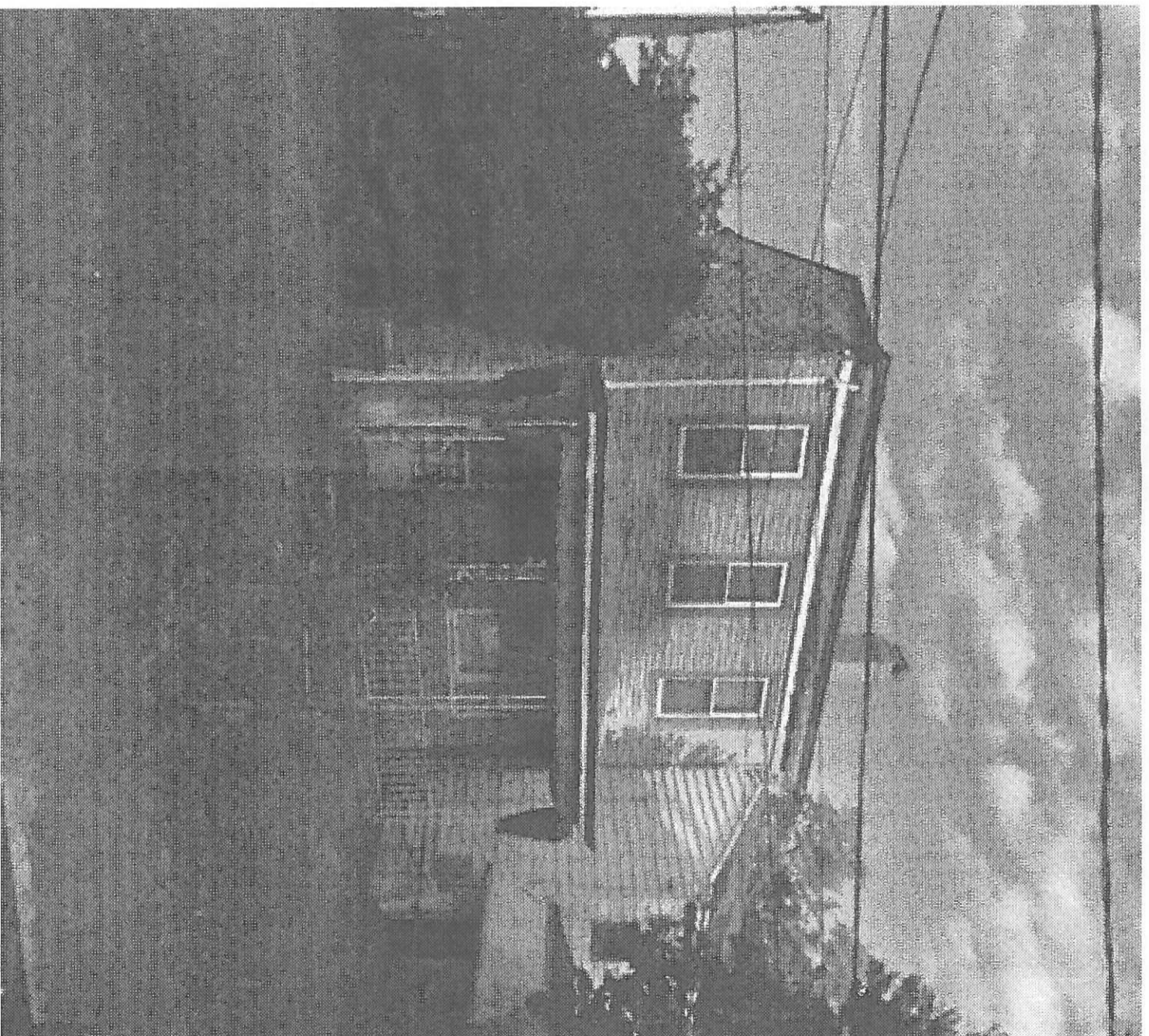
706 North 21st Street
Richmond, VA 23223-6312
Union Hill - City Old and Historic District

Photo 9. Streetscape, subject on left, northern view toward Burton St and Venable St

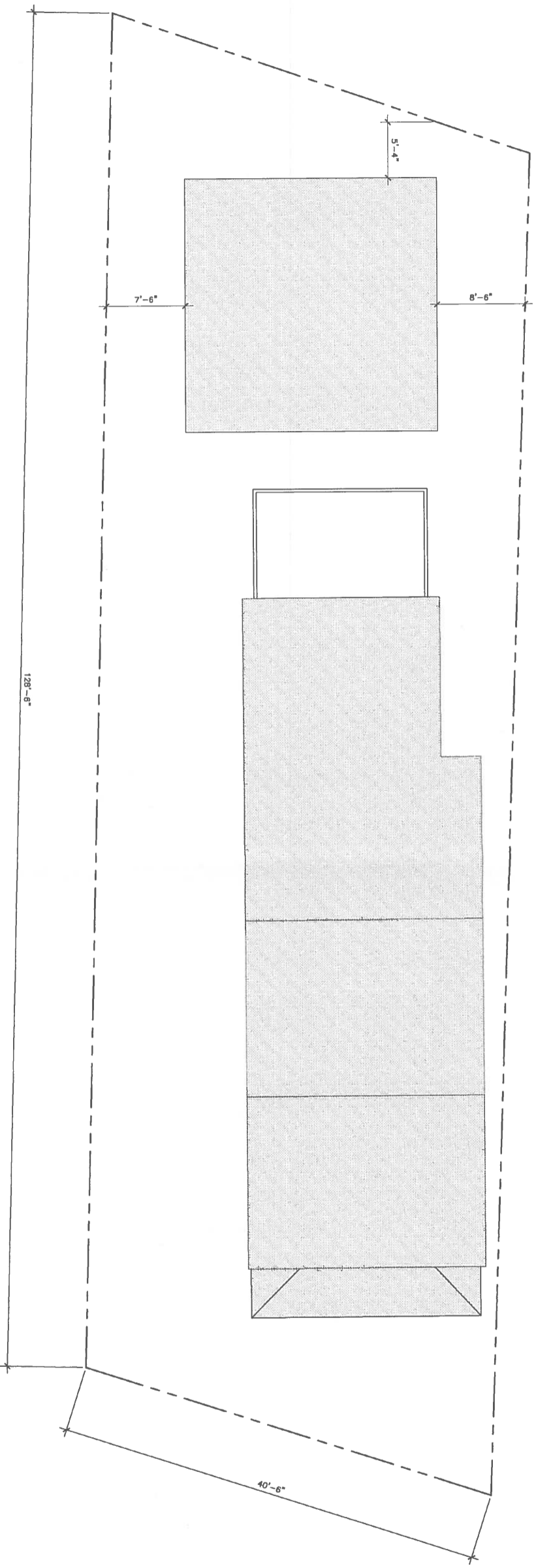


Photo 10. Streetscape, subject on right behind tree, southern view toward Cedar Street





**706 N. 21ST RENOVATION
(FOR C.A.R. REVIEW)**



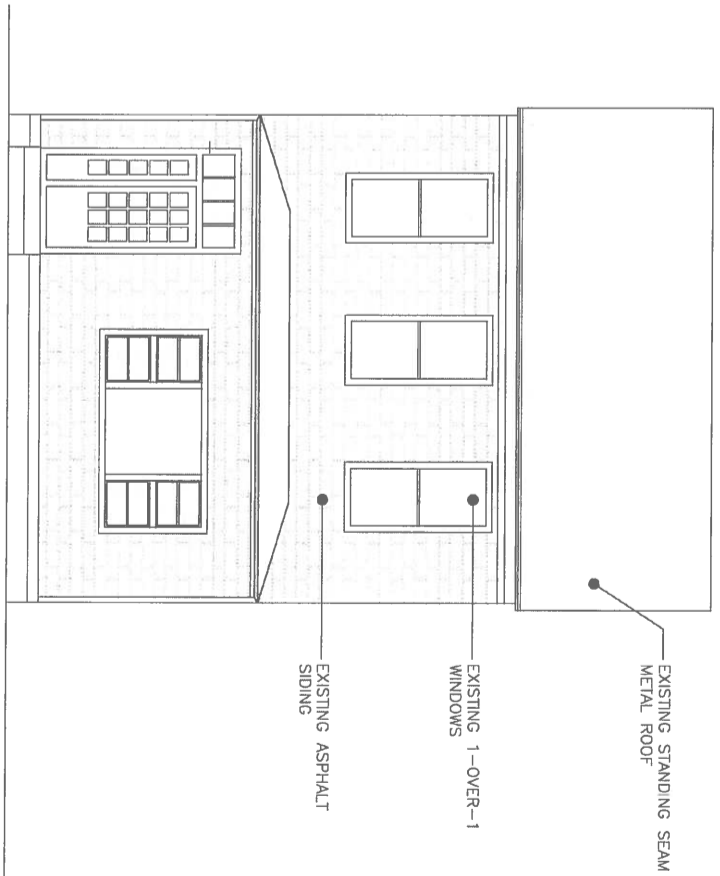
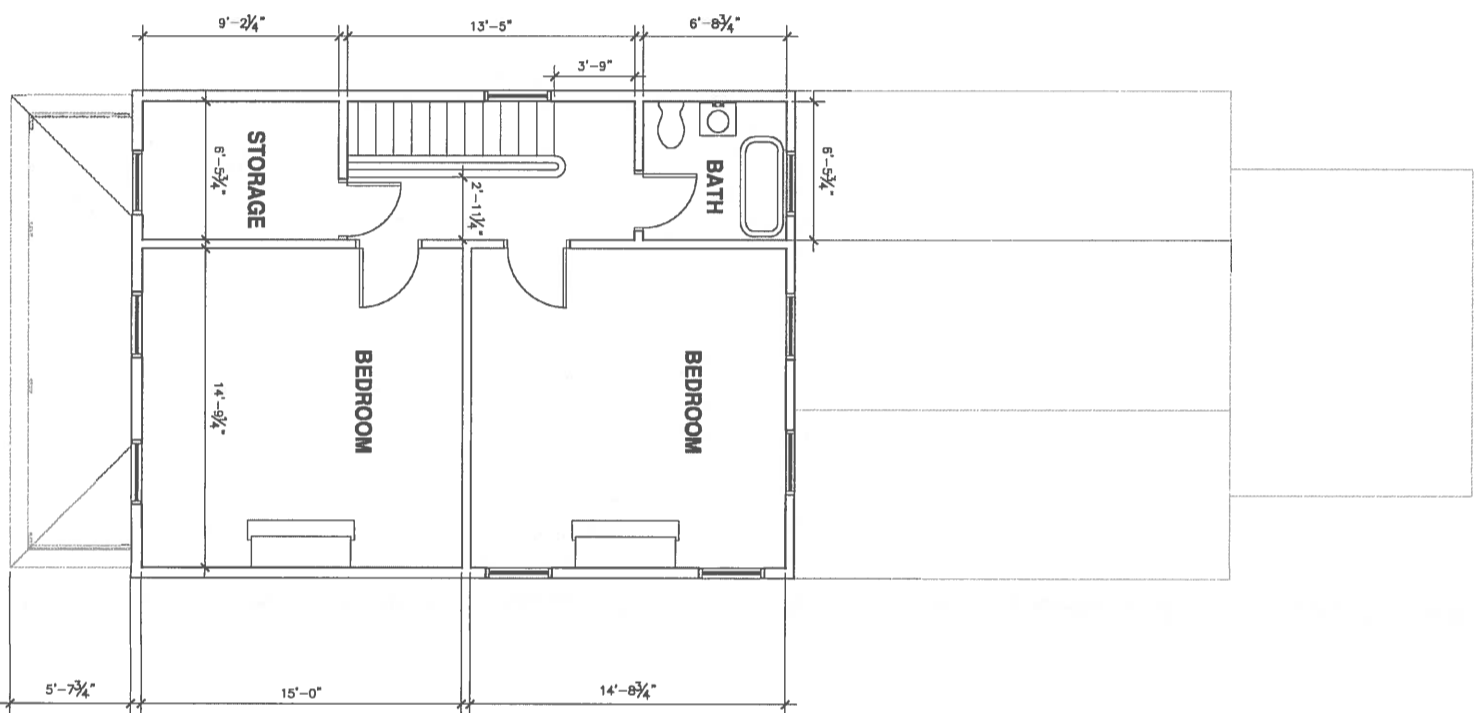
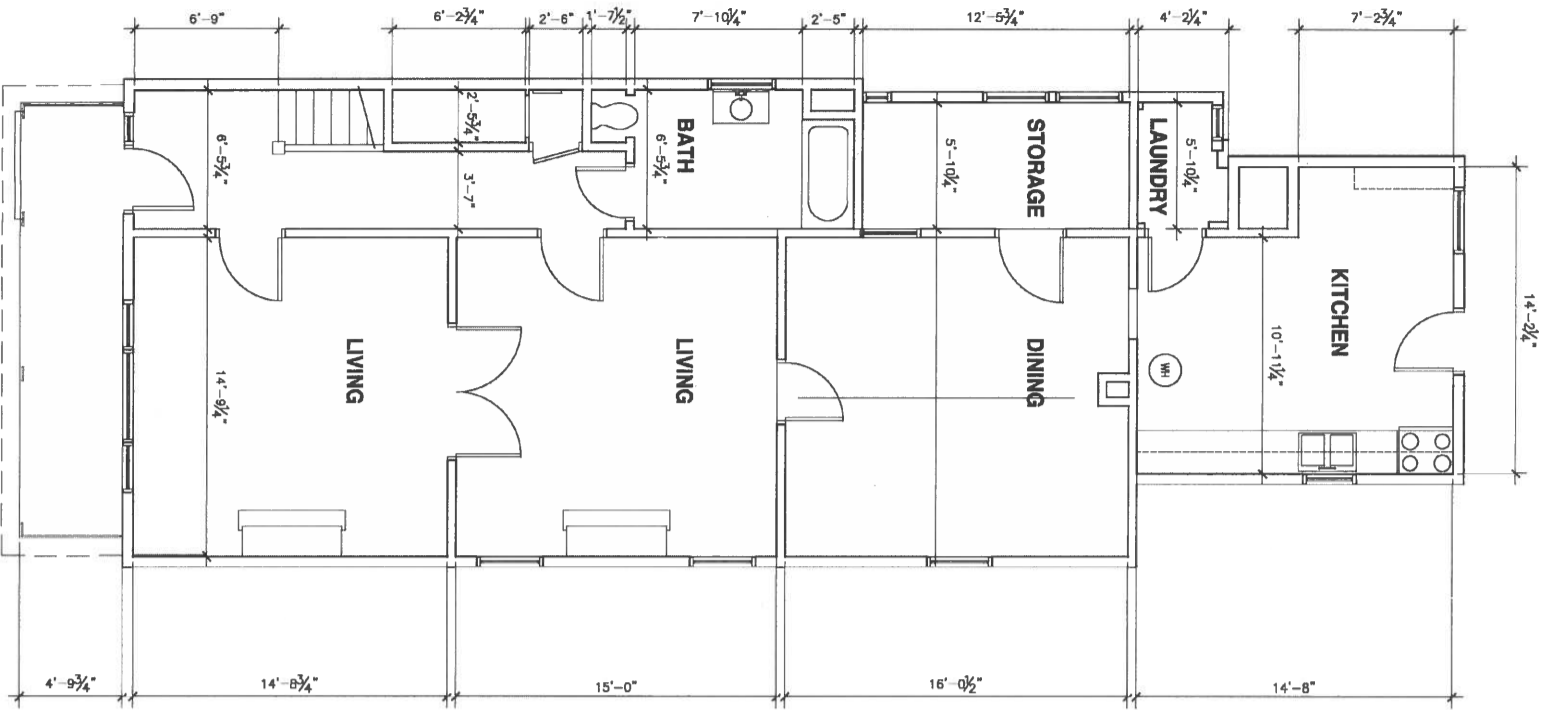
SITE PLAN

SCALE: 3/16" = 1'-0"

BUILDING INFORMAT

PARCEL ID: E0000329011
 RICHMOND ZONING DISTRICT: R-83
 USE GROUP: R-3
 CONSTRUCTION TYPE: V-B
 BUILDING AREA:
 2432 SF (BU)
 97 SF (POR)
 100 SF (DEC)
 578 SF (GAR)

ADDRESS:		706 N 21ST STREET	
		RICHMOND, VA 23222	
TITLE:			
PROJECT NO:		18071	
SCALE:		3/16" = 1'-0"	
DATE:		09/17/2018	
DRAWN:		CCC	
CHECKED:		CCC	
PROJECT NO:		A100	



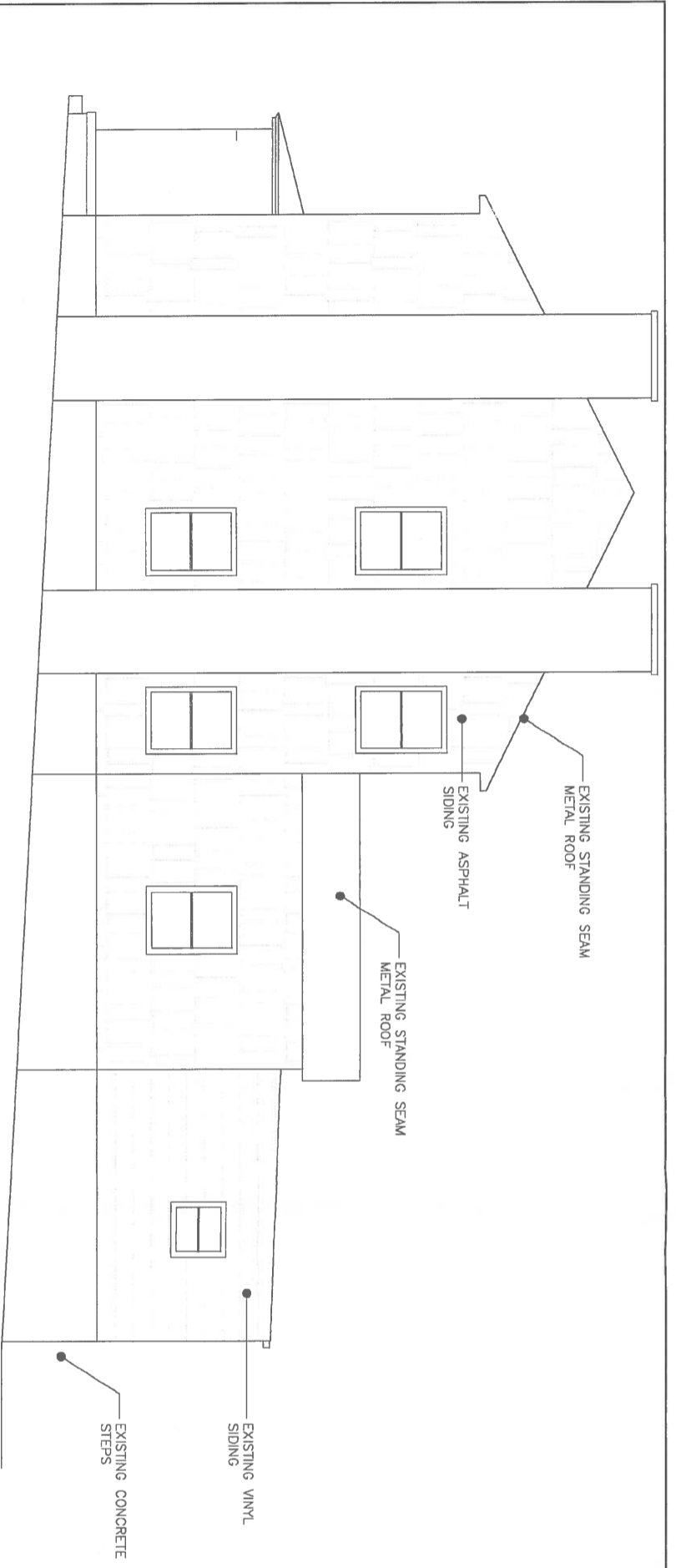
EXISTING FLOOR PLANS

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

EXISTING FRONT ELEVATION

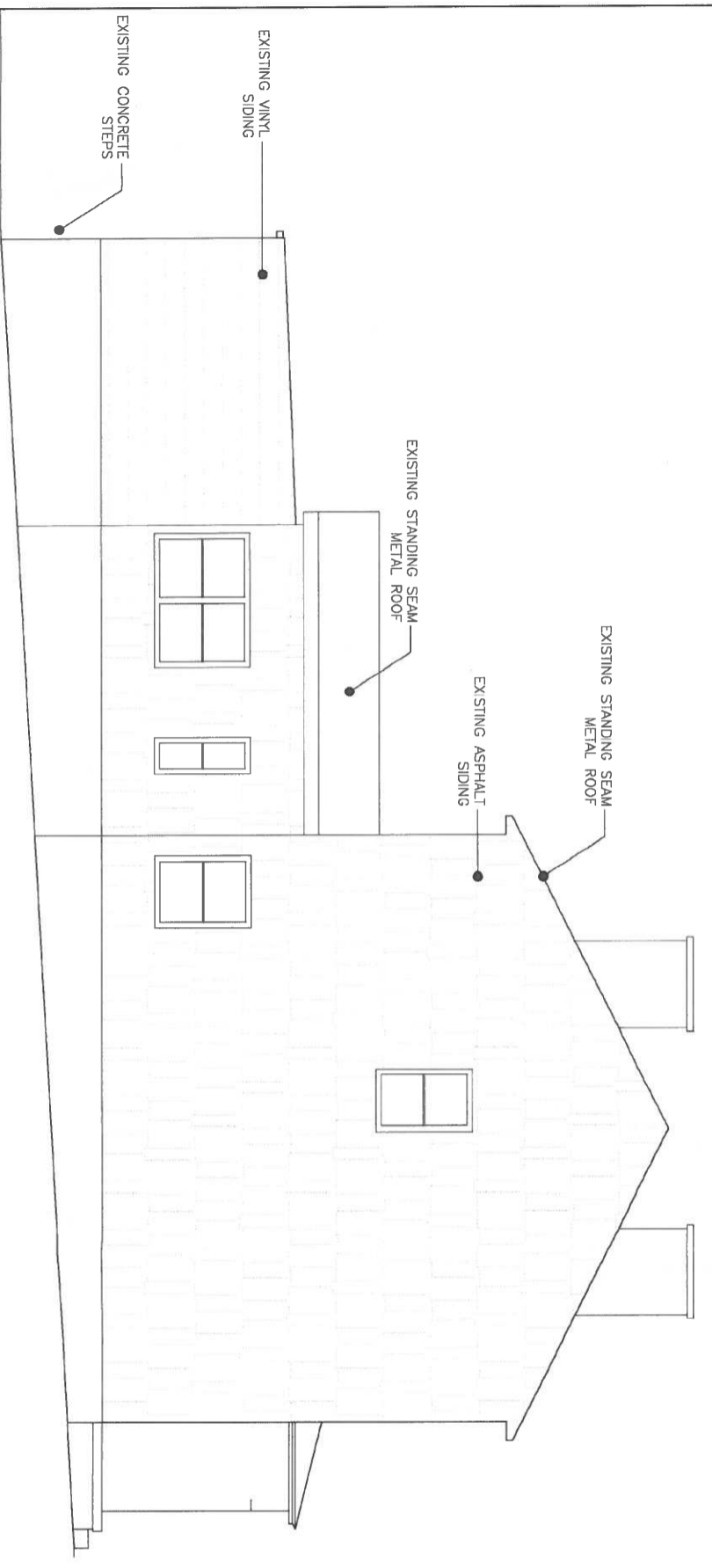
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CITY:		RICHMOND, VA 23222	
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SCALE:	DATE:	DRAWN:	DATE:
1/4" = 1'-0"	09/17/2018	CCC	
PROJECT NO.:	DRAWING NO.:		
18071	A101		



EXISTING SIDE ELEVATION

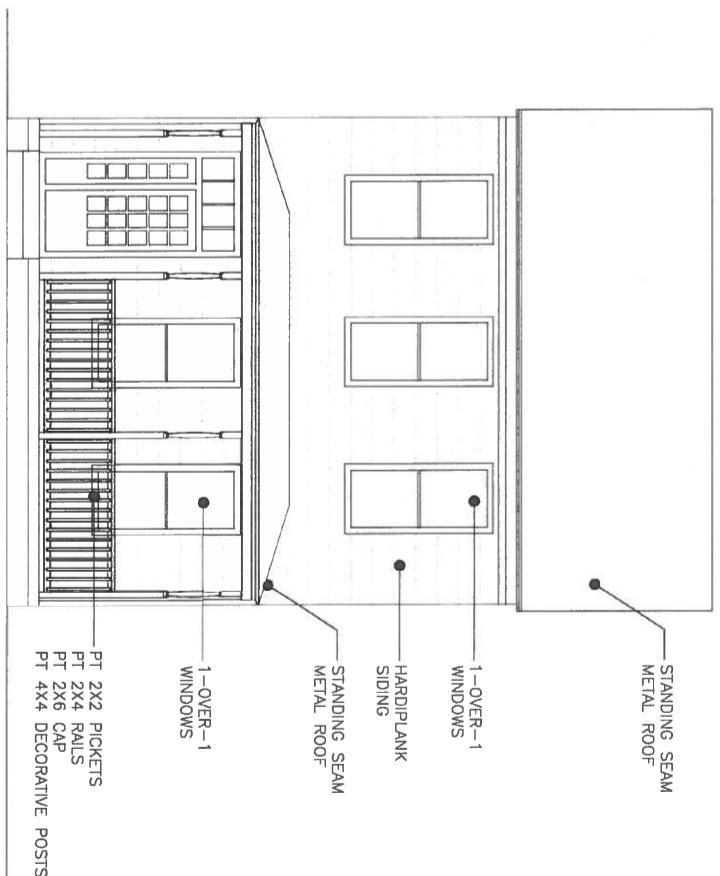
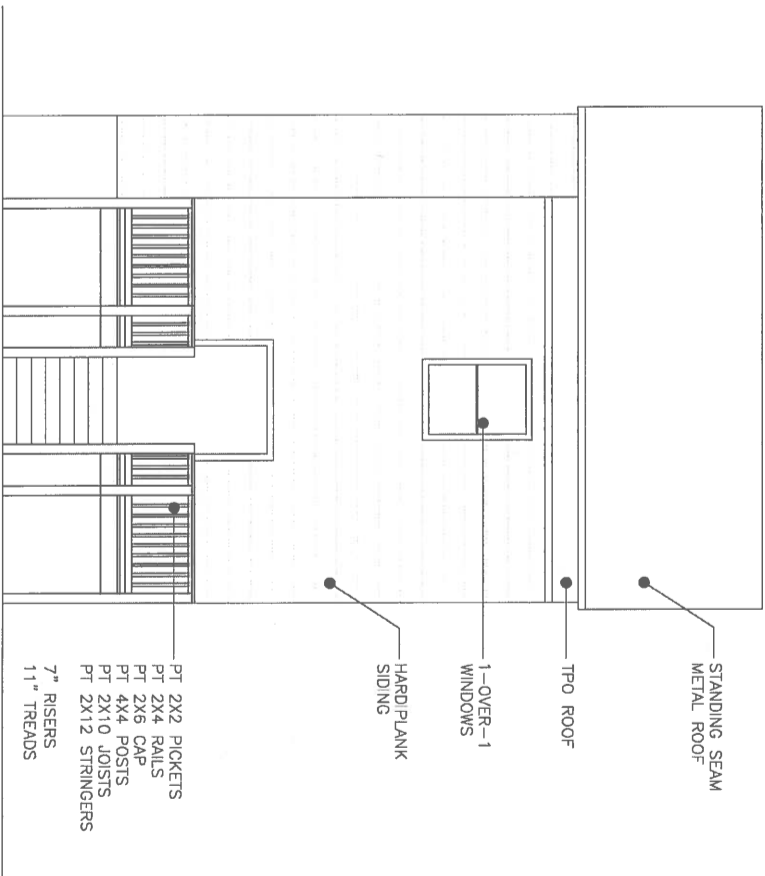
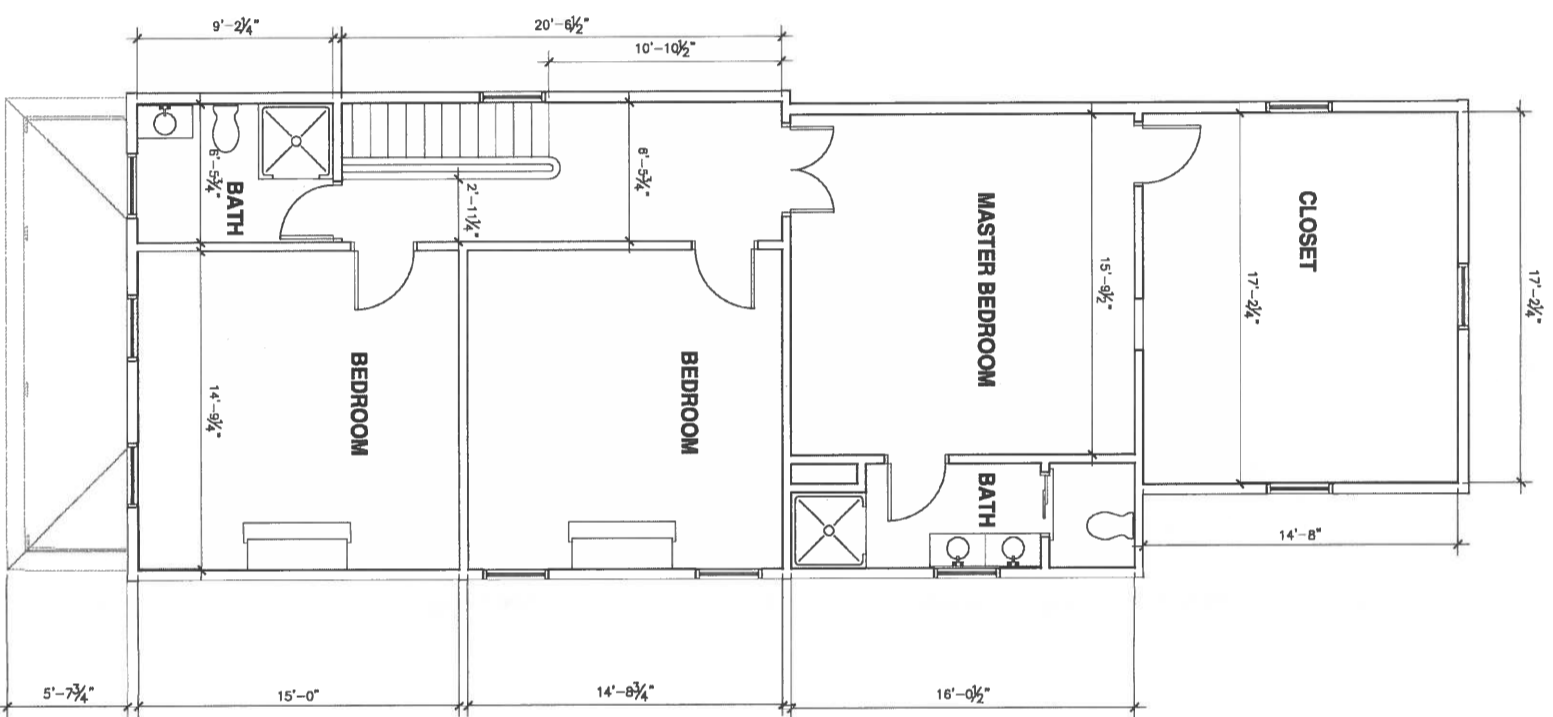
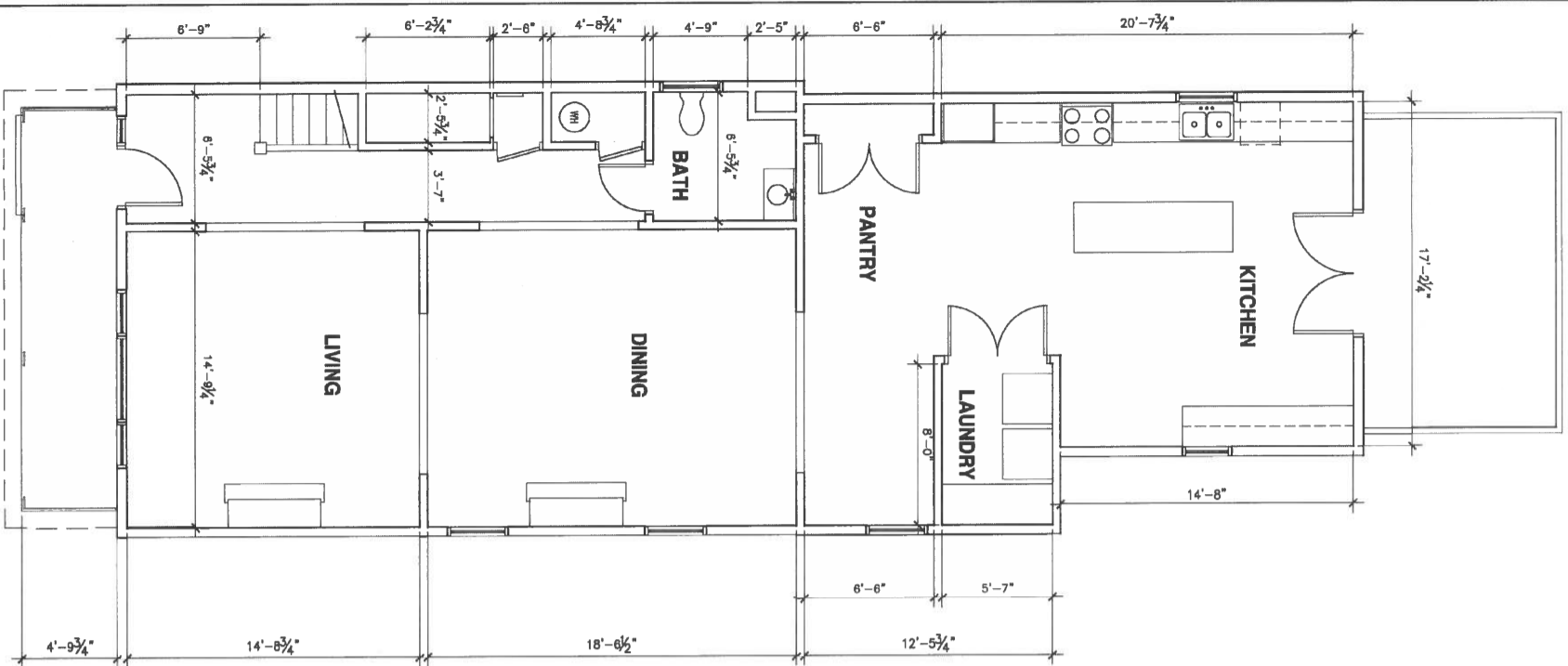
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EXISTING SIDE ELEVATION

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

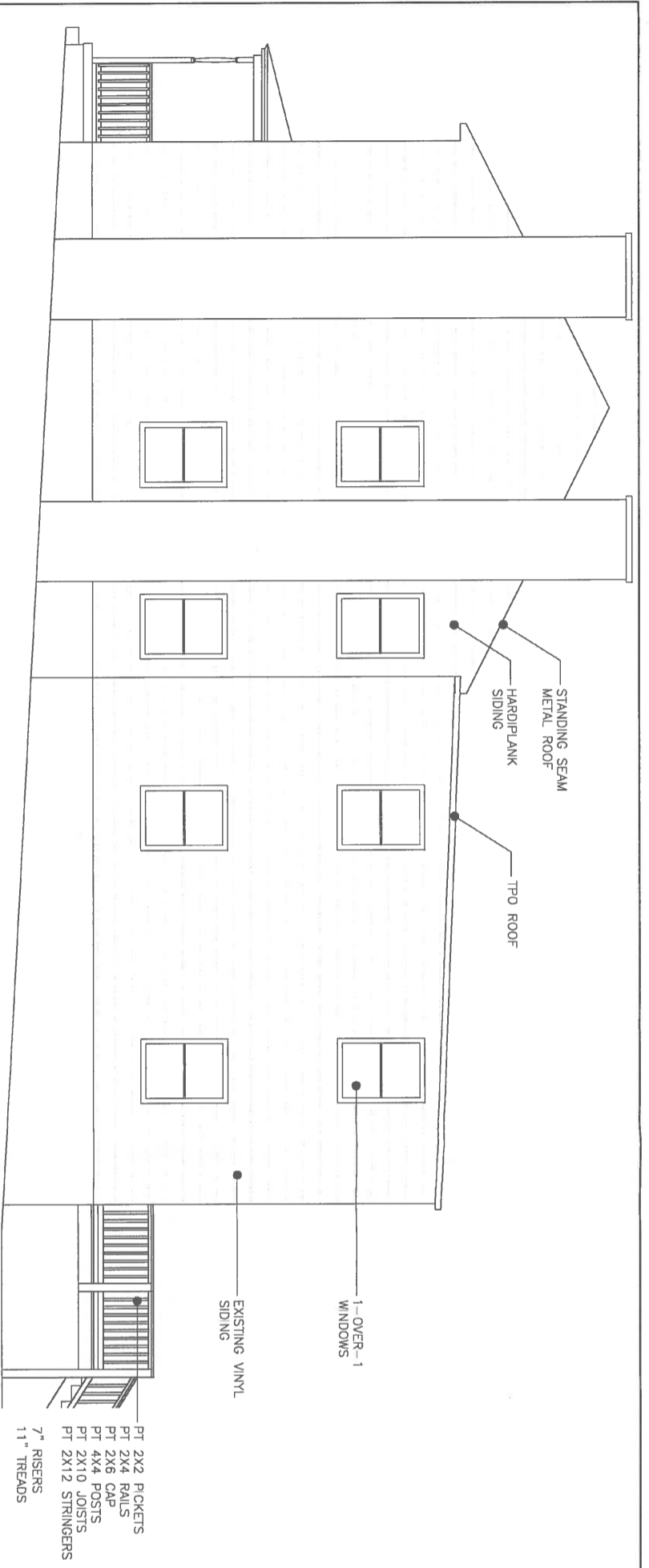
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		RICHMOND, VA 23222	
TITLE:			
EXISTING ELEVATIONS			
SCALE:	DATE:	DRAWN:	
1/8" = 1'-0"	09/17/2018	CCC	
PROJECT NO.:	DRAWING NO.:		
18071	A102		



PROPOSED FLOOR PLANS
SCALE: 1/4" = 1'-0"

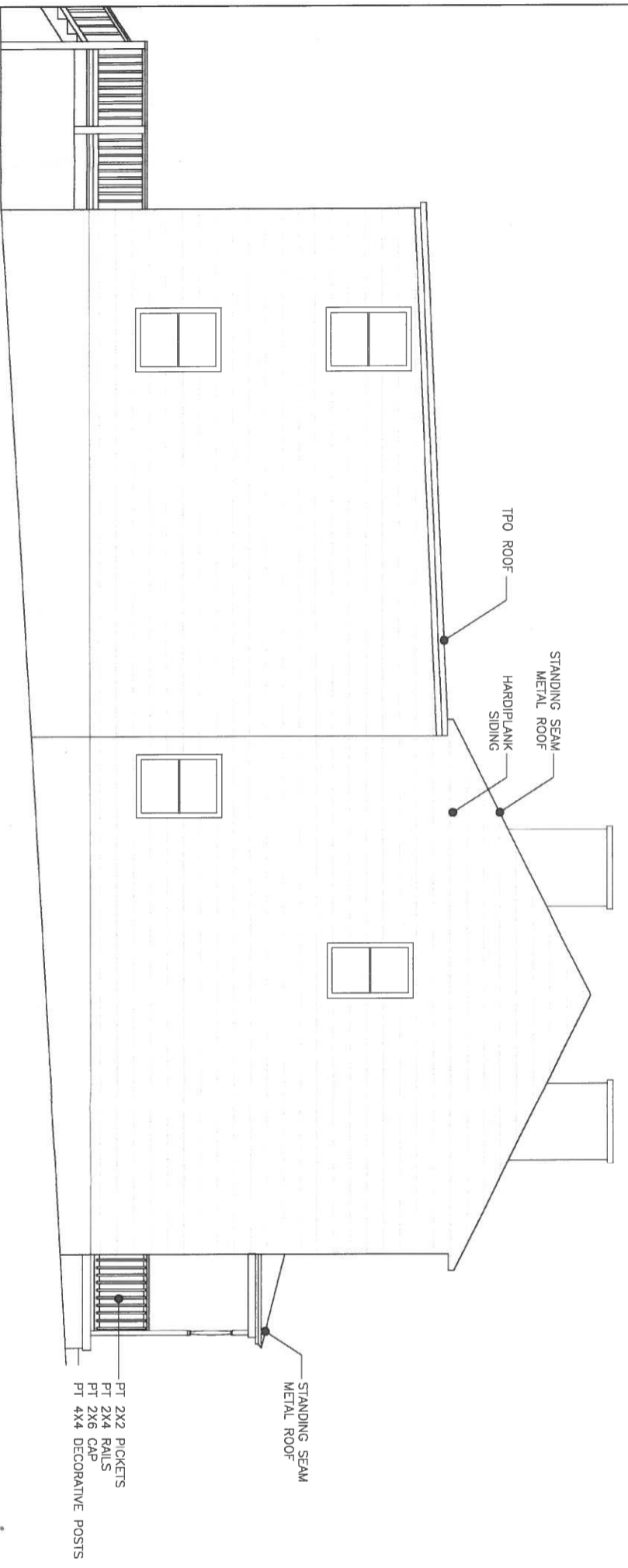
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ADDRESS: 706 N 21ST STREET RICHMOND, VA 23222	
TITLE: PROPOSED PLANS / ELEVATIONS	DATE: 09/17/2018
SCALE: 1/4" = 1'-0"	DESIGNER: CCC
PROJECT NO: 18071	DRAWING NO: A103



PROPOSED ELEVATIONS

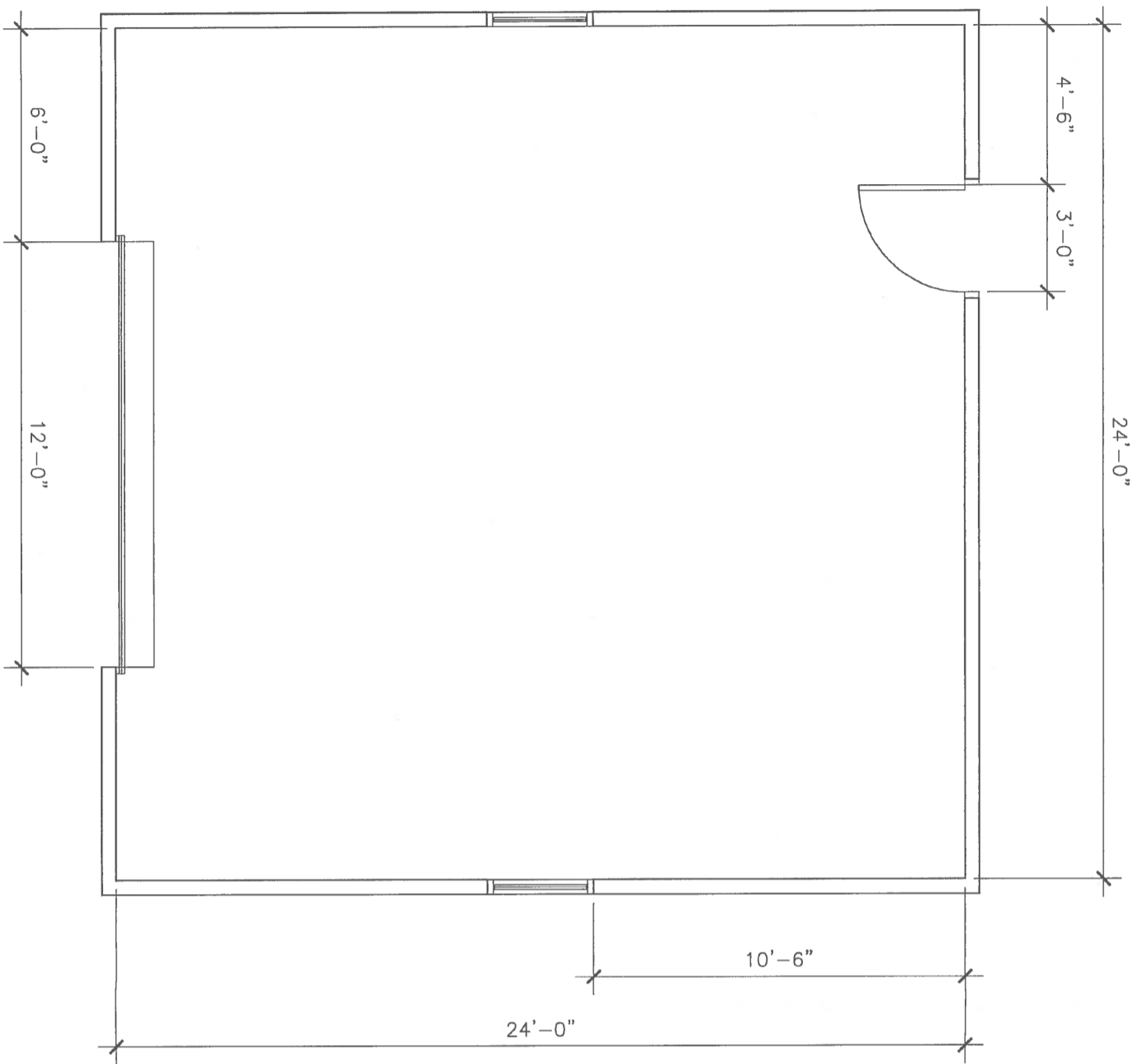
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PROPOSED ELEVATIONS

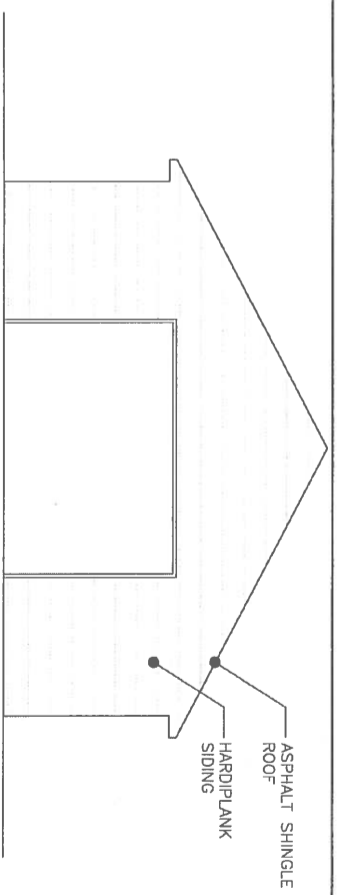
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ADDRESS: 706 N. 21ST STREET RICHMOND, VA 23222	
TITLE: PROPOSED ELEVATIONS	DATE: 09/17/2018
SCALE: 1/4" = 1'-0"	DRAWN: CCC
PROJECT NO.: 18071	DRAWING NO.: A104



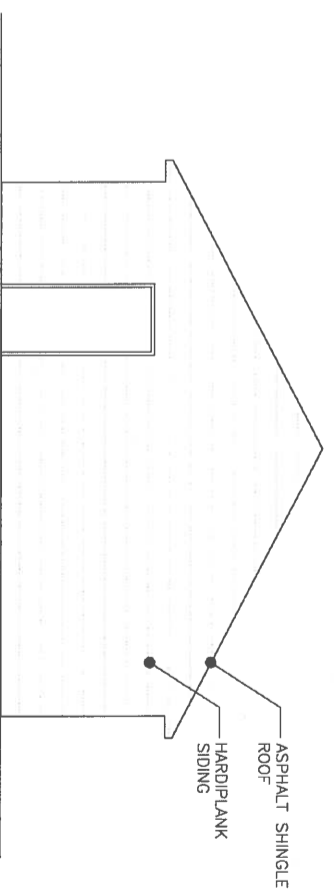
GARAGE PLAN

SCALE: 1/2" = 1'-0"



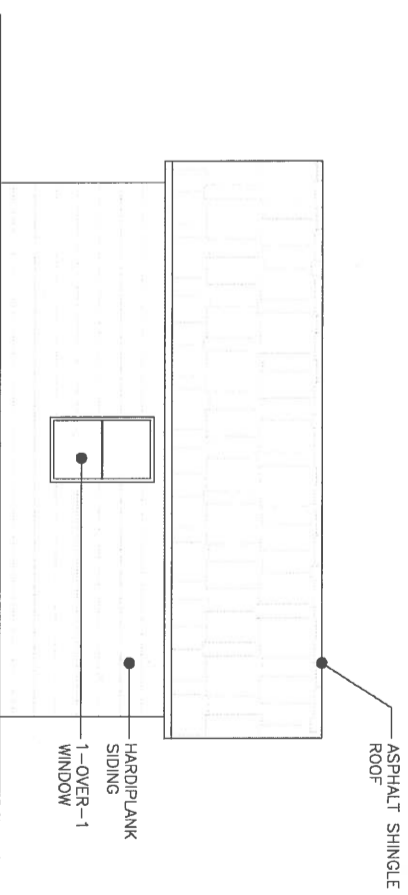
GARAGE ELEVATION

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



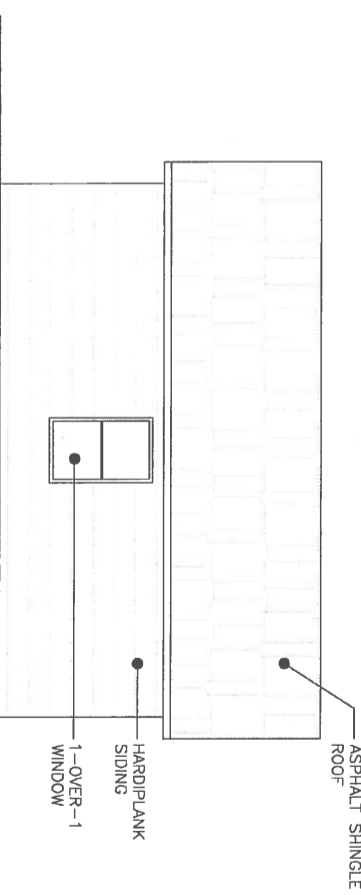
GARAGE ELEVATION

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



GARAGE ELEVATION

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



GARAGE ELEVATION

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

ADDRESS:		706 N. 21ST STREET	
RICHMOND, VA 23222			
TITLE: GARAGE PLANS / ELEVATION			
SCALE:	DATE:	ISSUED:	
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PROJECT NO:	DRAWING NO:		
18071	A105		