



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: 2111-2119 Venable 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 sixteen single-family attached dwellings configured as groups of 2 or 3 dwellings.

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



April 25th, 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 2111-2119 Venable 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 fifteen new single-family attached dwellings on the properties known as 2111, 2113, 2115, 2117, & 2119 Venable Street (the "Property").

The Property is located on the southern line of Venable Street between N 21st and N 22nd 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 parking area associated with the Greater Hope Baptist Church who is selling the Property.

The Property owner is proposing to construct a total of fifteen, single-family attached dwellings on the Property. This application was initially submitted for conceptual review at the November 2023 CAR meeting and again for review with more detailed plans at the March 2024 CAR meeting. This project is also subject to an ongoing Special Use Permit (the "SUP").

Based on comments from Staff and the Commission, discussions with Planning Staff, and meetings and discussions with the 7th District Councilwoman, Dr. Cynthia Newbille, the following revisions have been made to the proposed development.

- One of the dwellings fronting Burton Street has been removed to provide additional parking for the project along with additional parking to be provided on the adjacent parcels (2101-21090 Venable).
- The dwellings with false mansards have been revised with a steeper pitch on the roofline per Staff comments.
- No third-floor terraces fronting the street are proposed.
- Two pairs of dwellings, one pair fronting Burton and one pair fronting Venable have been revised to utilize double front porches, similar to the nearby historic three-story dwellings at 2121 Cedar and the former dwelling at 2118 Cedar Street.

A total of three designs are now proposed for the dwellings which would be configured as groups of two or three attached units with eight units fronting Venable Street to the north and seven units fronting Burton Street to the south. The dwellings fronting Venable Street now consist of a pair of Italianate inspired dwellings with double front porches flanked by two groups of three false-mansard dwellings. The interior dwellings would be of a design which is reminiscent of traditional three-story Italianate dwellings in the neighborhood which can be found nearby. The exterior groups of dwellings are designed with a false mansard roof with a steeper roof section to reduce the appearance of height from the street and emphasize the dormer windows on the third floor. All units would utilize an interior facing third-floor terrace for additional outdoor living area. The dwellings fronting Burton Street would utilize a similar pattern with a pair of Italianate-style dwellings with double front porches between false-mansard dwellings.

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 2111-2119 Venable Street, the property owner has also submitted application for a Certificate of Appropriateness (the “COA”) for the adjacent property to the south across Burton Street at 810 & 812 N 22nd 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 is one of ten contiguous parcels from 2101 to 2119 Venable Street currently owned by the Great Hope Baptist Church. Sanborn maps show the parcels adjacent to the church 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. The nearby 2300 Blocks of Venable and Burton Street present a similar siting of dwellings with homes in the block fronting both Venable and Burton Street. The dwellings will be set back from the street roughly 7.5’ which recognizes the siting of many dwellings in the neighborhood which are pulled toward the street to create a unified street wall and allow for larger rear yards.

Form:

The proposed dwellings have been designed to reflect the historic lot configuration and density of the area and to be consistent with traditional row house forms found in the area. While the underlying R-63 zoning district suggests that the roughly 18,700 square foot parcel (2111-2119 Venable) could be occupied with a four-story multifamily dwelling containing up to 18 dwelling units, the applicant has chosen to develop the site in a manner which is more consistent with the development pattern of the area. The proposed Italianate and false mansard designs were created to meet the CAR Guidelines and 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 generally range from two to three stories with historic structures like the nearby Great Hope and Christ Episcopal Churches exceeding 40’ in height from the street. In fact, many two-story dwellings in the area are elevated from the street level and so, while technically two-stories in height, dwellings like 804, 806, 808, and 811 N 21st

street measure over 35' from the sidewalk level to roof height¹ and therefore the proposed dwellings are compatible with the scale of existing dwellings in the area. Furthermore, the increased slope of the false mansard roof would reduce the visibility of the third floor of the dwellings from the street while the spacing between groups of homes allows for visibility and avoids a monolithic design.

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 22nd 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. Cementitious siding was chosen for its durability and desirable aesthetics. A standing seam metal porch roof provides low maintenance, weather resistance, and

¹Measured 4/16/2024 utilizing a Bosch Blaze GLM400C Laser with accuracy +/- 1/16 inch

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 or (864) 377-9140.

Sincerely,

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

William Gillette, AICP
Baker Development Resources, LLC



PROJECT CONTACTS:

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

ARCHITECT:
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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

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A1.1A	TYPE 'A-1' TYPICAL FLOOR PLANS
A1.2	TYPE 'B' TYPICAL FLOOR PLANS
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A1.4	TYPE 'D' TYPICAL FLOOR PLANS
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A2.13	UNITS 17-18 REAR & LEFT SIDE EXTERIOR ELEVATIONS

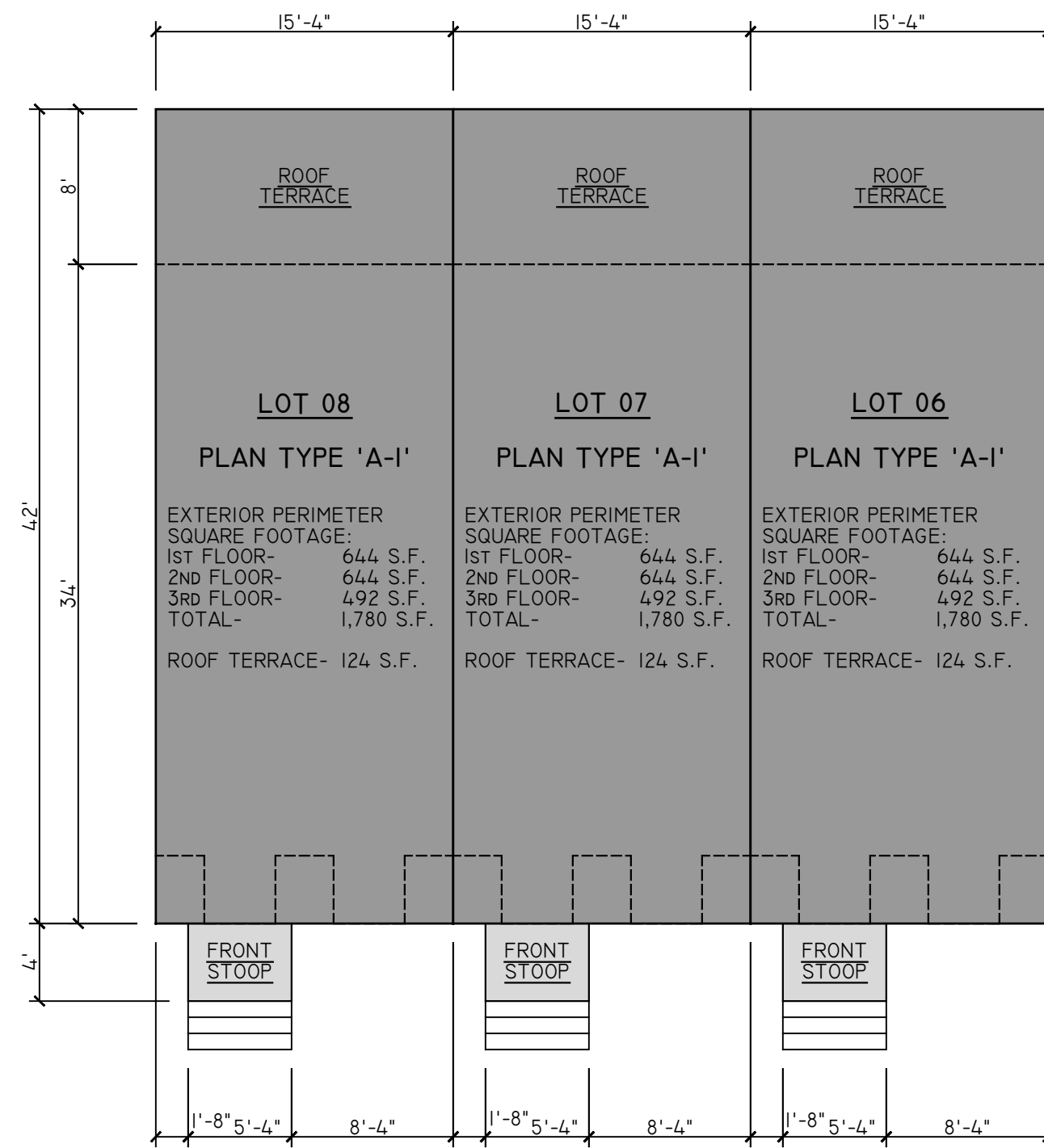


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C.A.R. 2ND SUBMITTAL SET

DATE/MARK:
04.29.2024

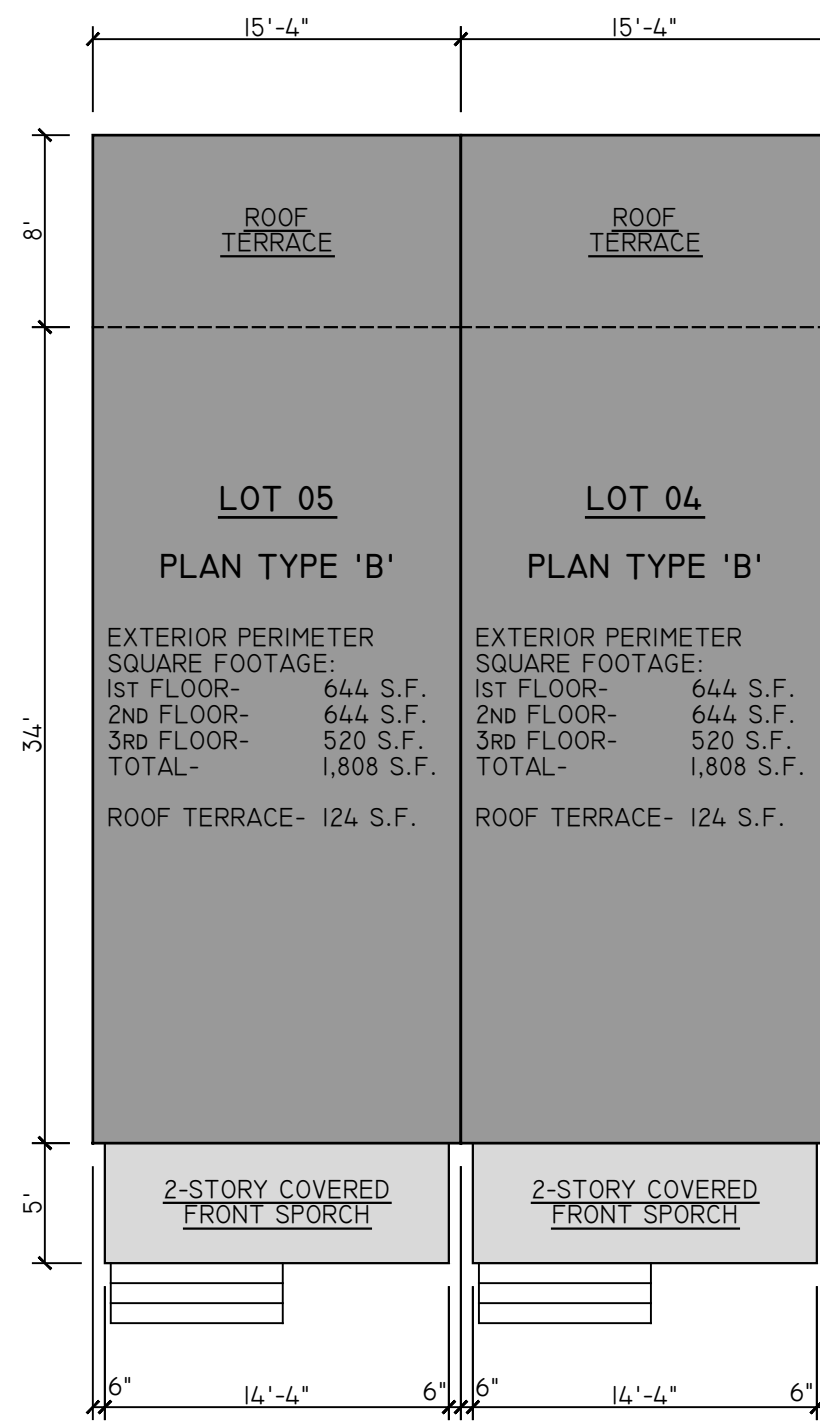
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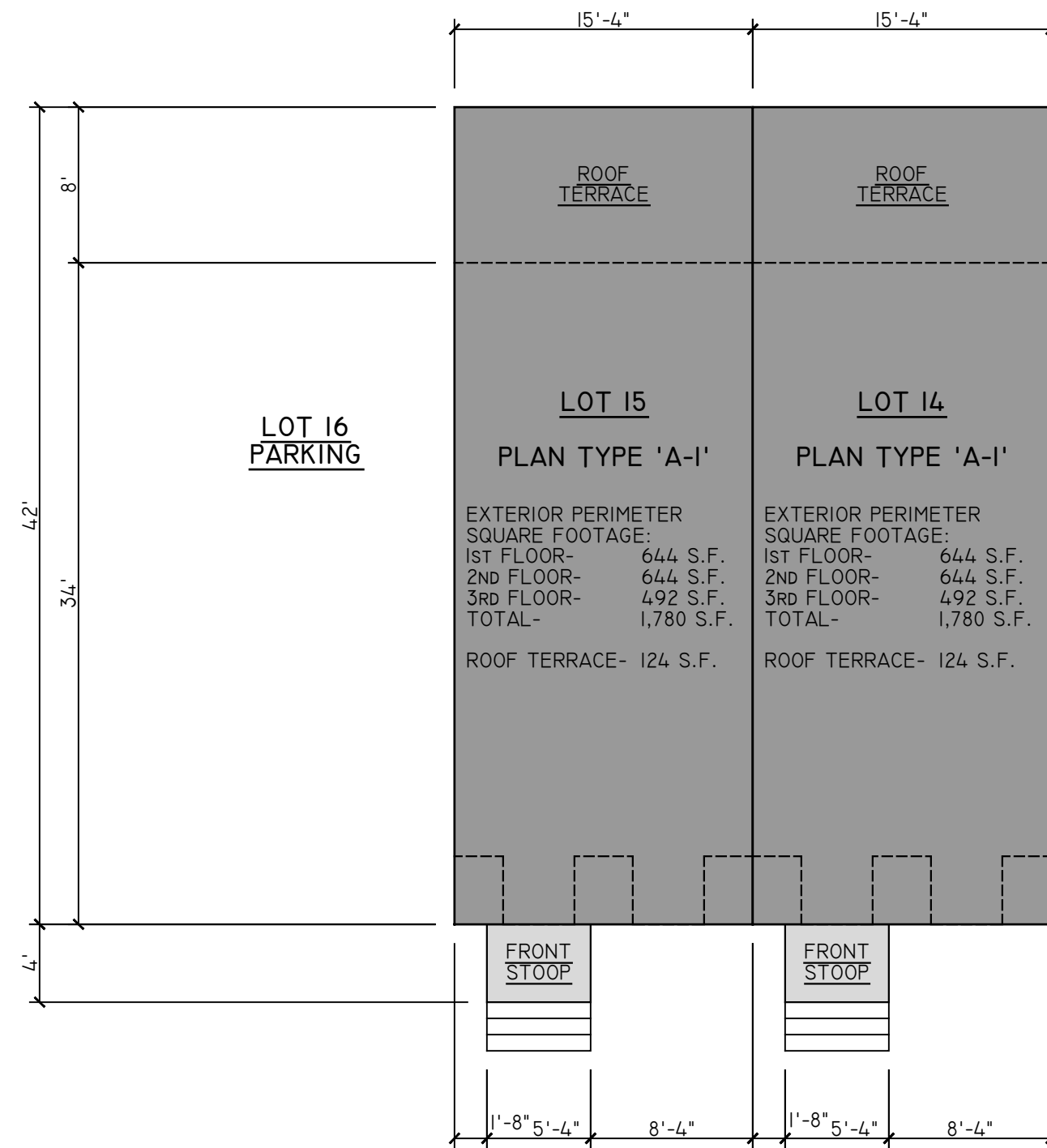
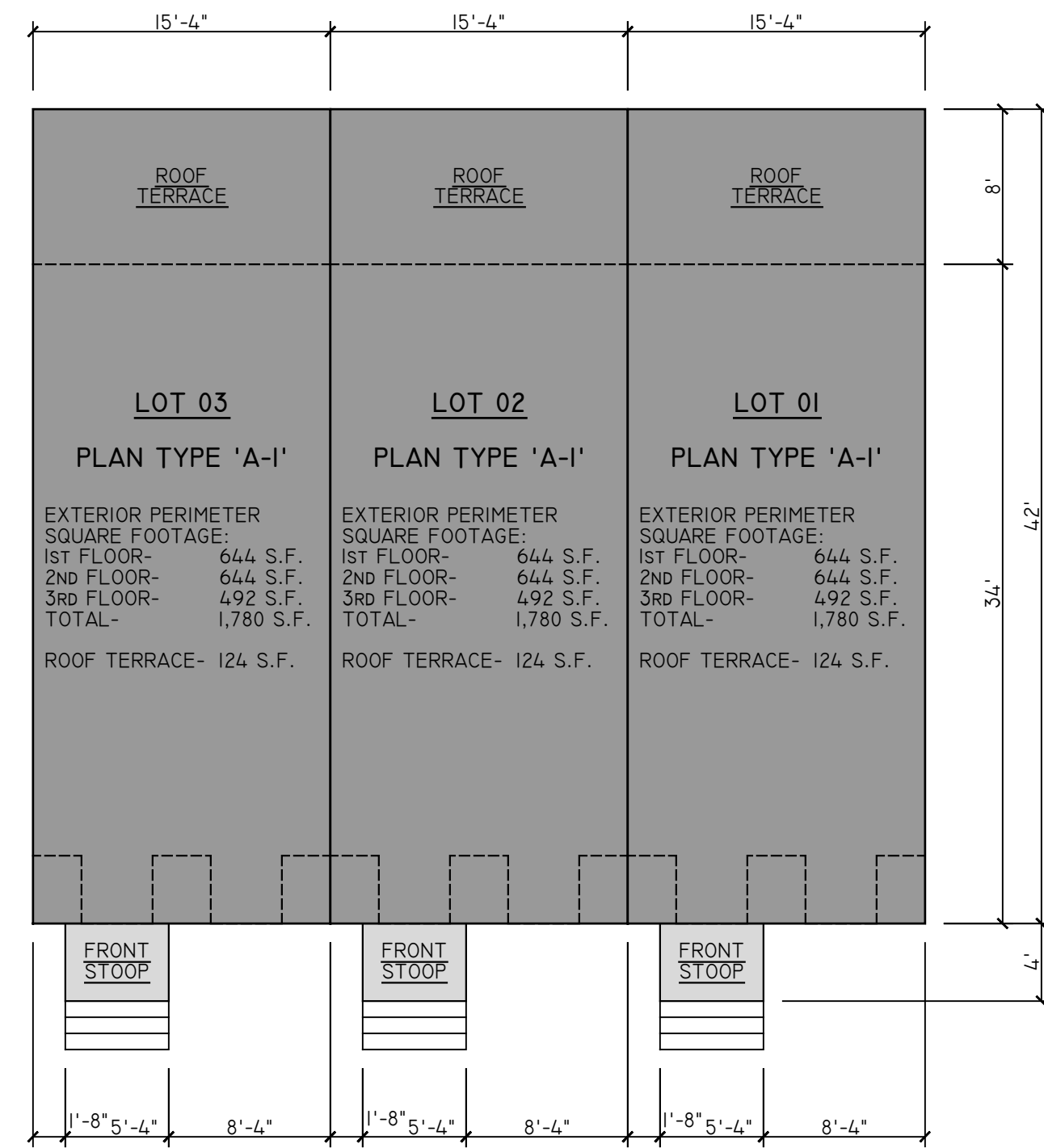


01 | VENABLE ST. BUILDING PLANS

1/8" = 1'

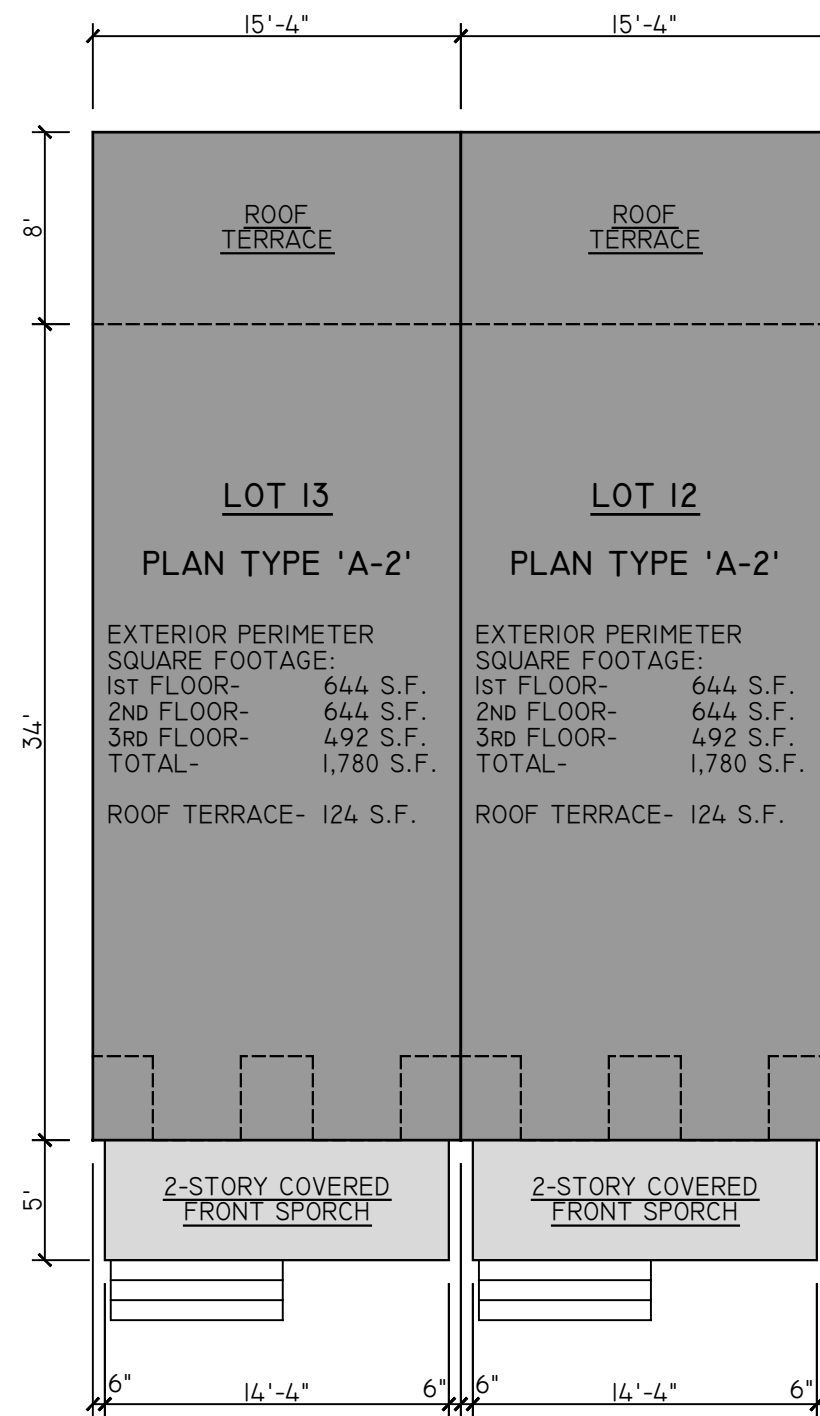


VENABLE STREET

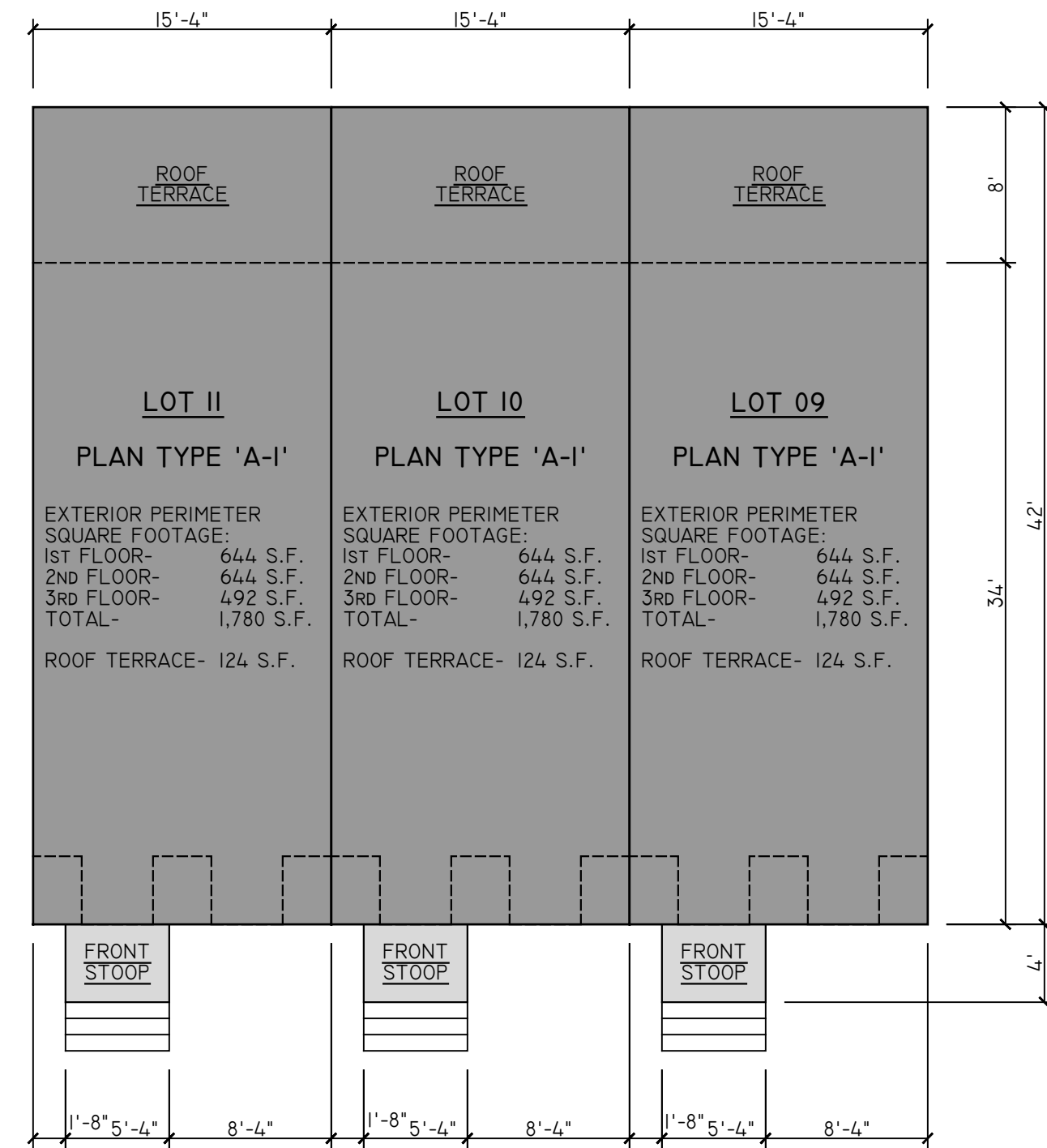


02 | BURTON ST. BUILDING PLANS

1/8" = 1'



BURTON STREET



PROJECT CONTACTS:

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

VENABLE DEVELOPMENT

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

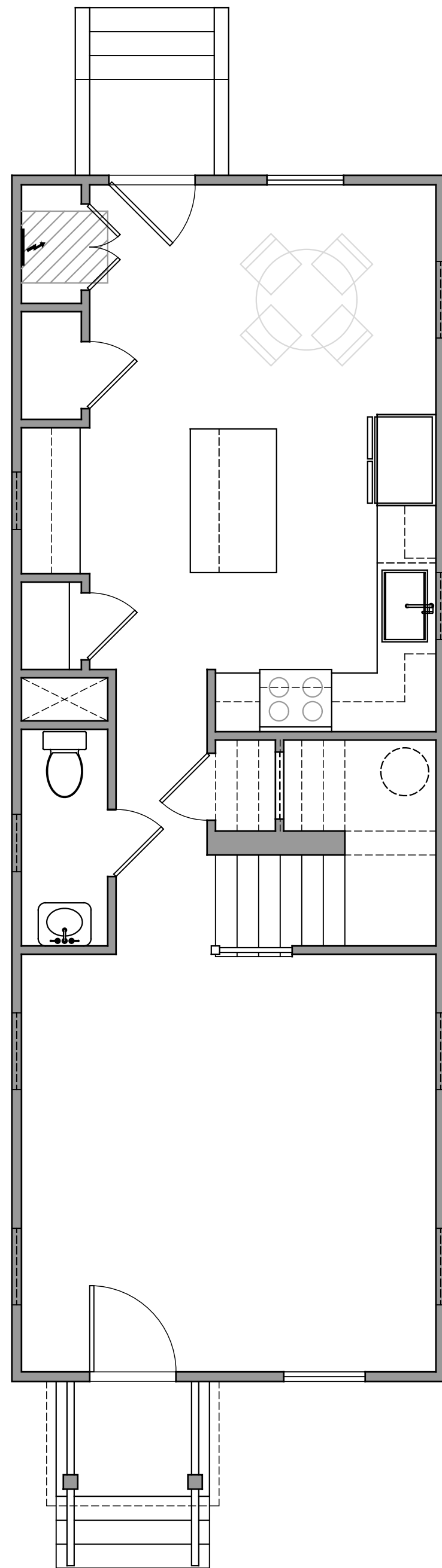


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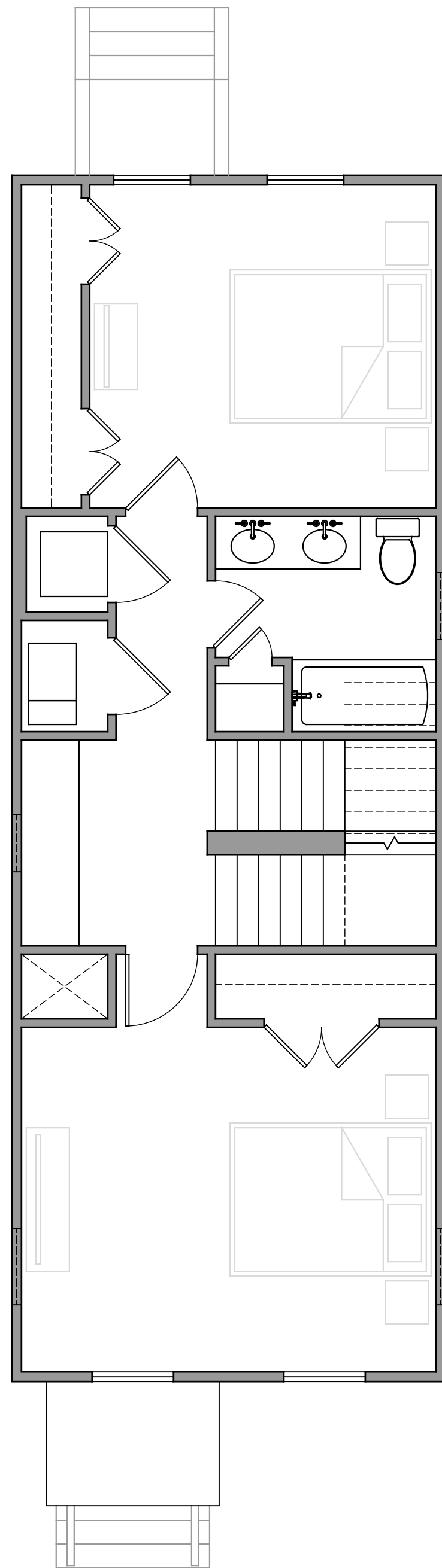
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VENABLE/BURTON ST.
(UNITS 1-16) BUILDINGS

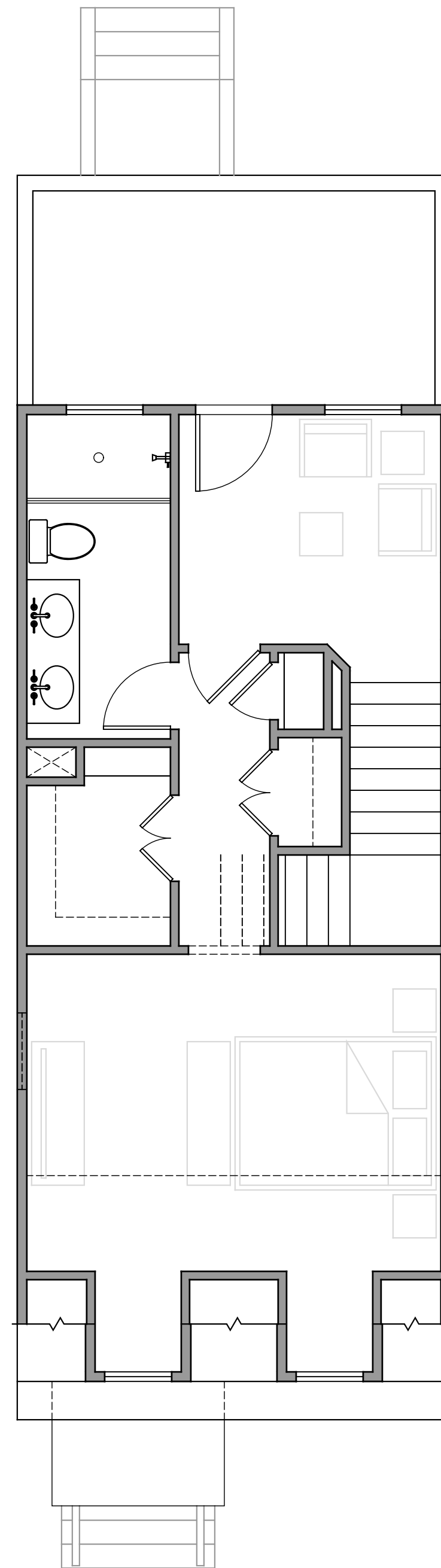
A0.1



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



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



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

PROJECT CONTACTS:

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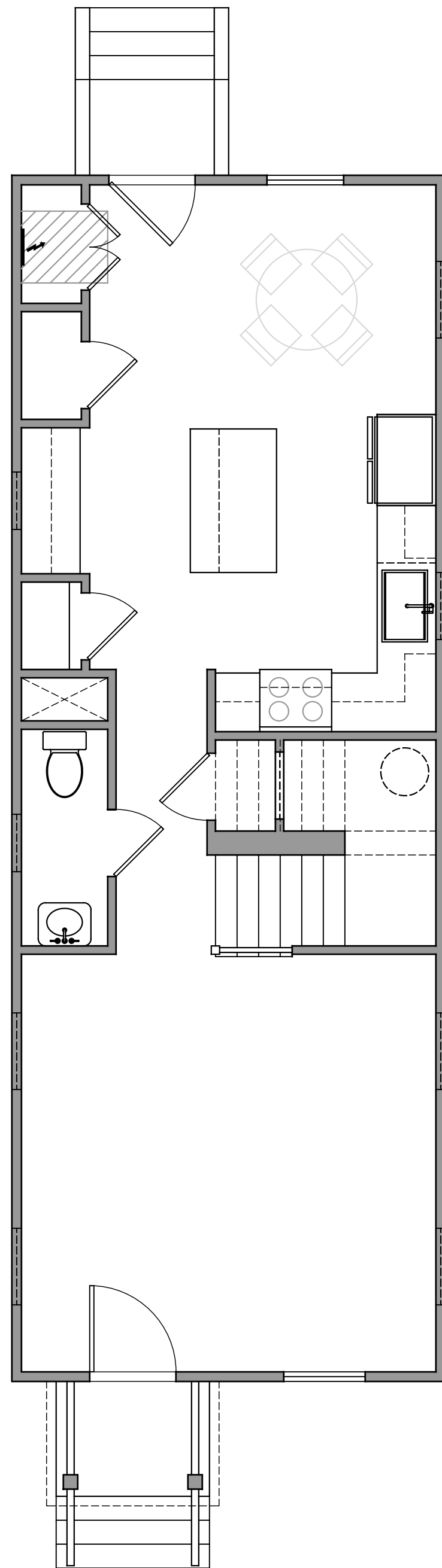
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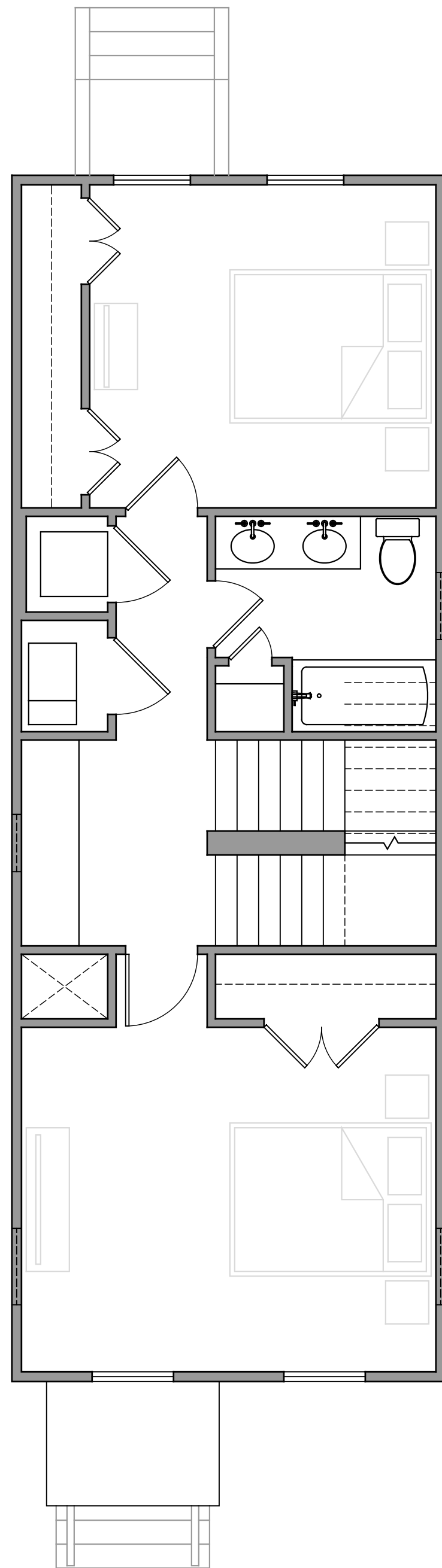
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TYPE 'A-1'
FLOOR PLANS

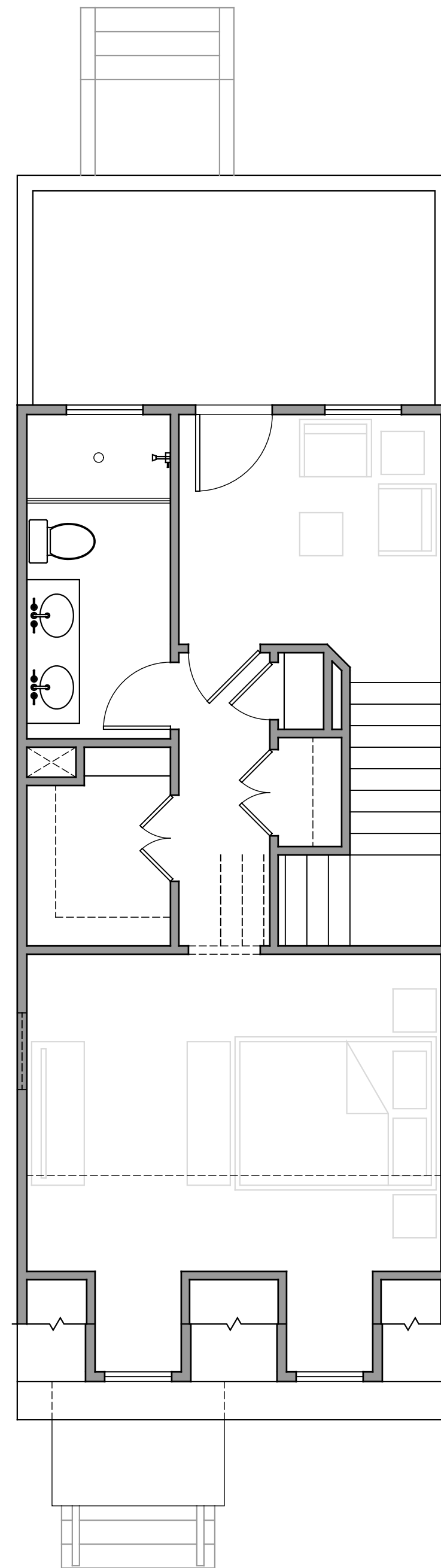
A.I.A.



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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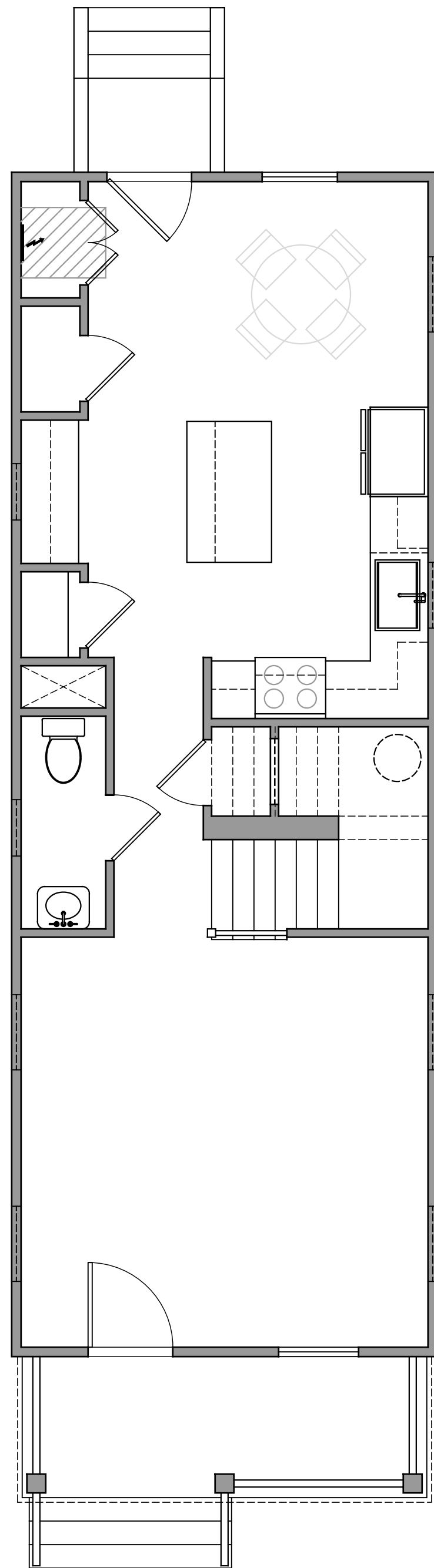
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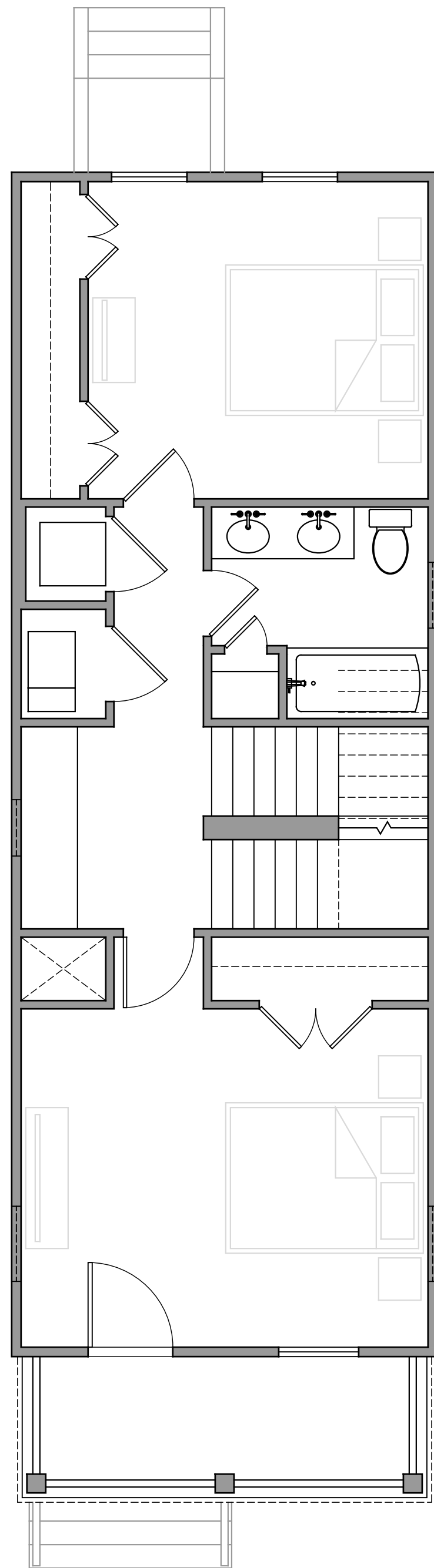
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TYPE 'A-2'
FLOOR PLANS

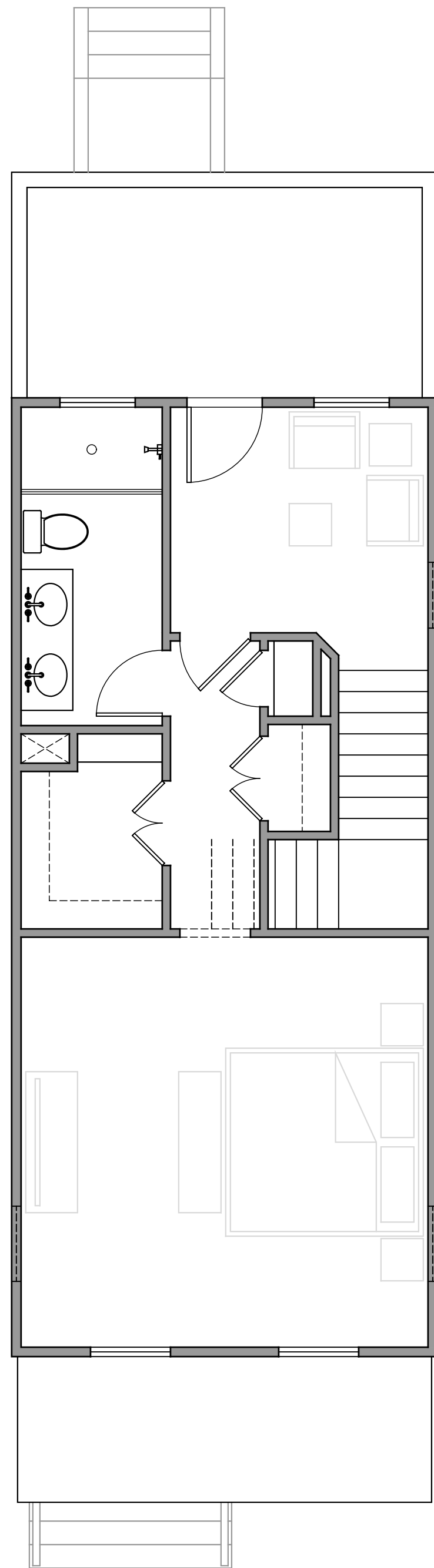
AI.IB



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



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



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

PROJECT CONTACTS:
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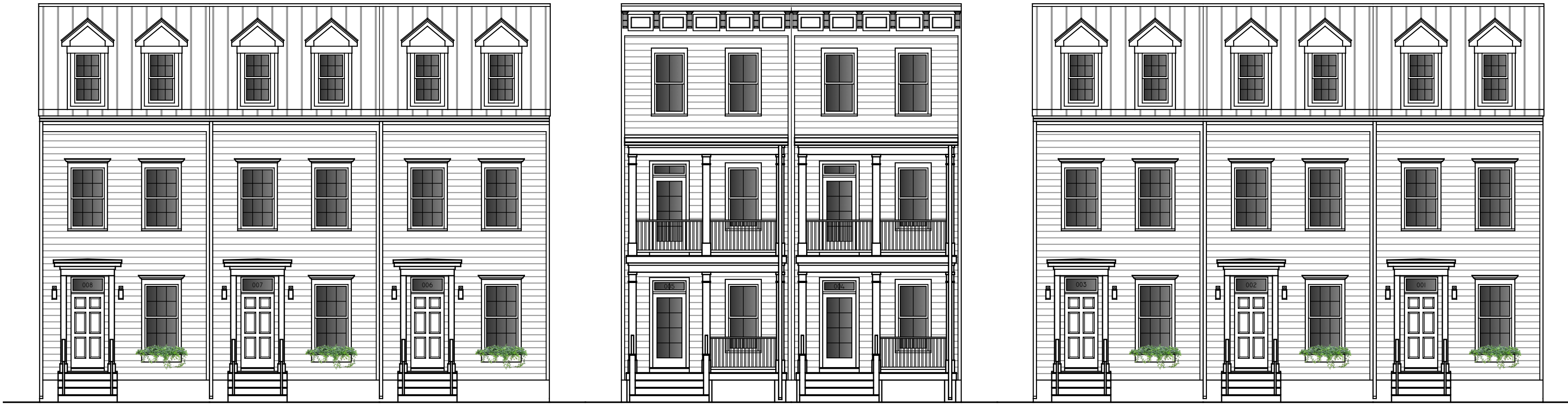
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DATE/MARK:
04.29.2024

TYPE 'B'
FLOOR PLANS

AI.2



01 | VENABLE ST. CONTEXT ELEVATION
1/8" = 1'



02 | BURTON ST. CONTEXT ELEVATION
1/8" = 1'



03 | N. 22ND ST. CONTEXT ELEVATION
1/8" = 1'

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CONTEXT ELEVATIONS

A2.0

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
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	FRONT MANSARD ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - EPDM	FACTORY BLACK
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

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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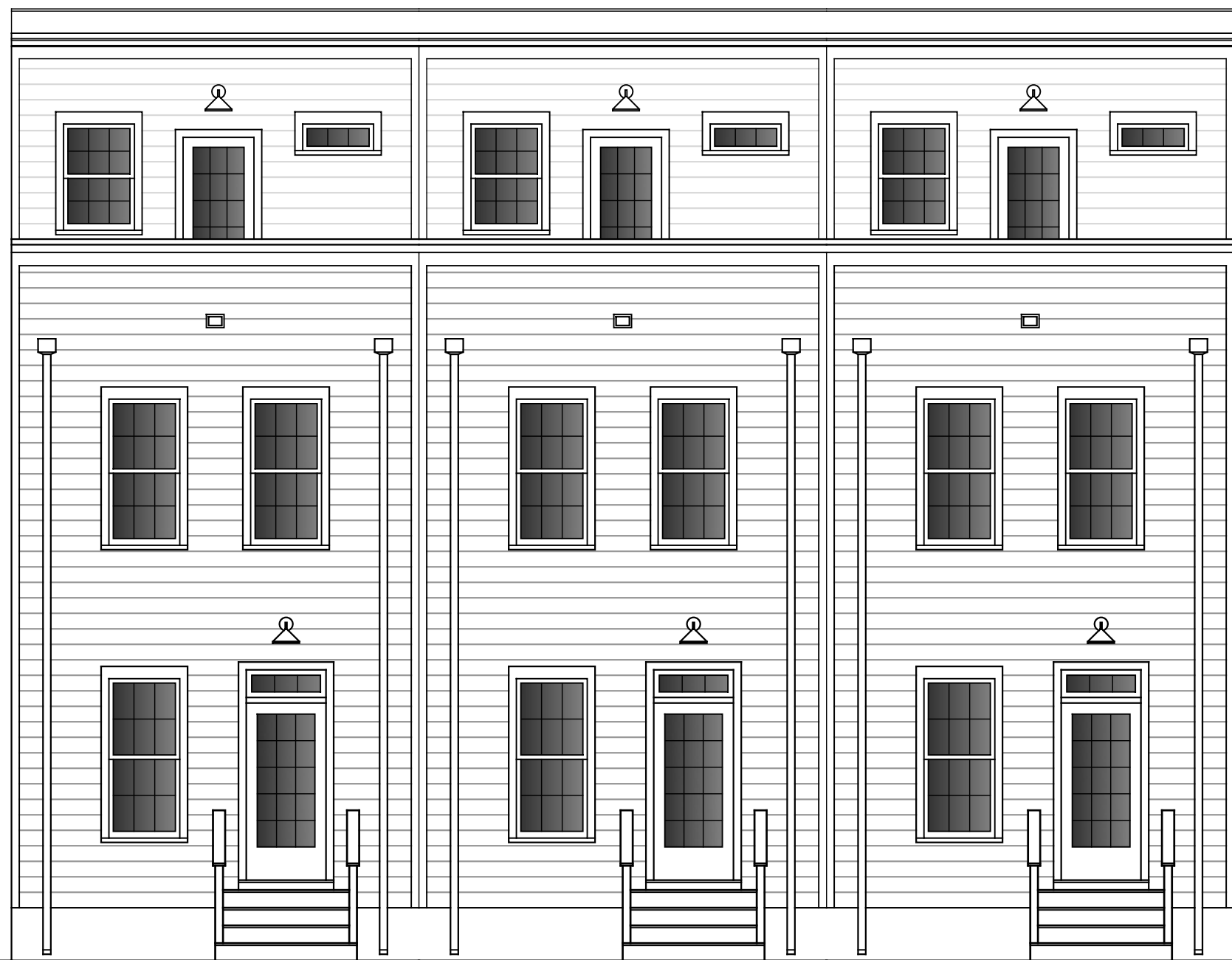
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UNITS 1-2-3, 6-7-8, &
9-10-11 FRONT ELEV.

A2.1



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 1-2-3, 6-7-8, &
9-10-11 FRONT ELEV.

A2.2

EXTERIOR FINISH SCHEDULE

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01 | FRONT ELEVATION
1/4" = 1'

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

NOT FOR CONSTRUCTION

SET/REVISION:
C.A.R. 2ND SUBMITTAL SET

DATE/MARK:
04.29.2024

UNITS 14-15
FRONT ELEVATION

A2.3



01 | REAR ELEVATION
3/16" = 1'



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



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

PROJECT CONTACTS:

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

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
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

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UNITS 14-15
REAR & SIDE ELEV.

A2.4

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
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	FRONT MANSARD ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - EPDM	FACTORY BLACK
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

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.

PROJECT CONTACTS:

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

ARCHITECT:
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01 | FRONT ELEVATION
1/4" = 1'

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

VENABLE DEVELOPMENT

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UNITS 12-13
FRONT ELEVATION

A2.5



01 | REAR ELEVATION
3/16" = 1'



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



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

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
804-869-8600

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

VENABLE DEVELOPMENT

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

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04.29.2024

UNITS 12-13
REAR & SIDE ELEVATIONS

A2.6

EXTERIOR FINISH SCHEDULE

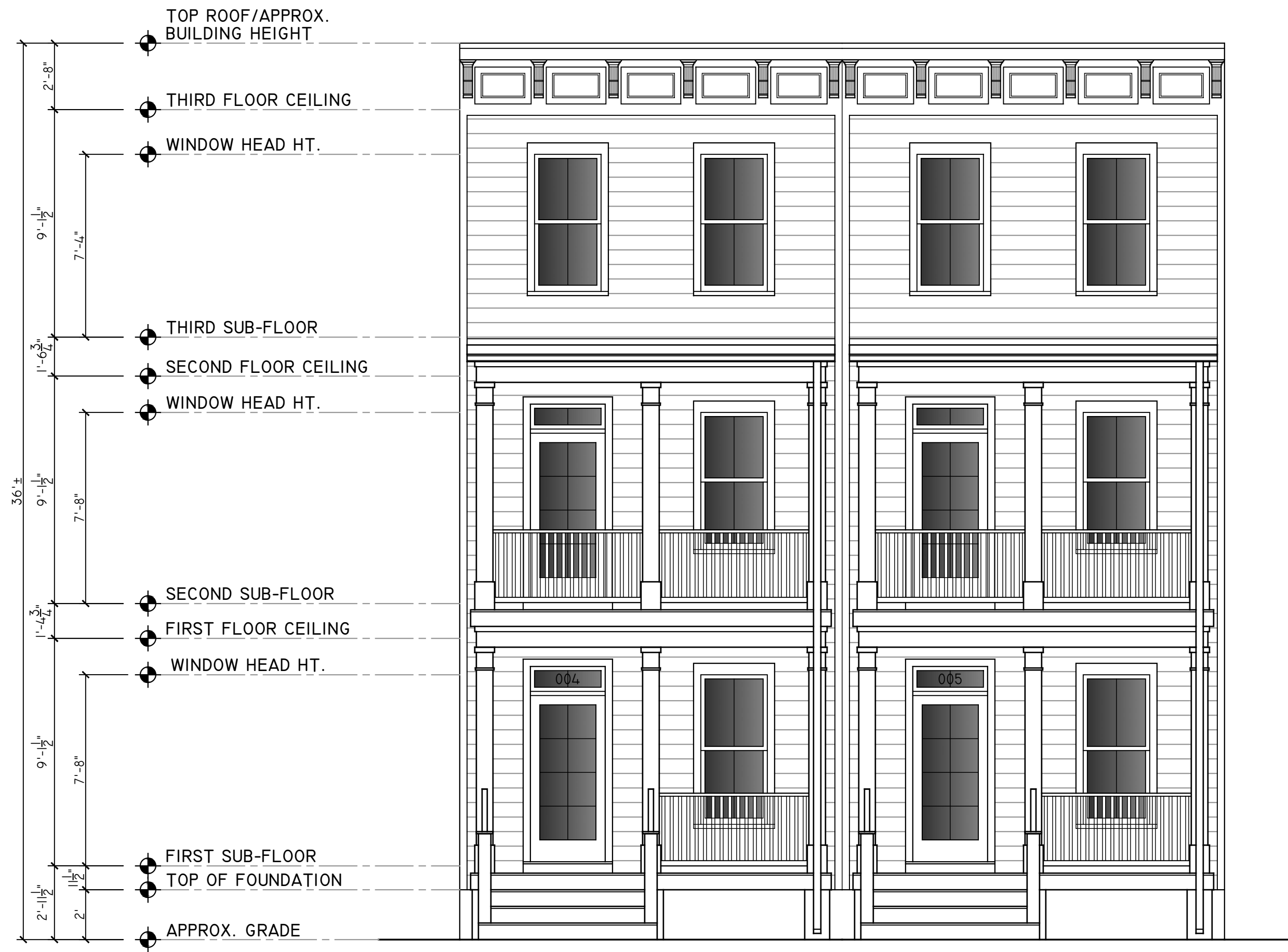
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
02	BRICK FRONT PORCH PIERS	RICHMOND RED
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	MAIN ROOF - TPO	FACTORY WHITE
09	ITALIANATE CORNICE & BRACKETS	PAINTED ARCTIC WHITE
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
11	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
12	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
13	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.
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01 | FRONT ELEVATION
1/4" = 1'

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

VENABLE DEVELOPMENT

VENABLE/BURTON/N. 22ND STREETS
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04.29.2024

UNITS 4-5
FRONT ELEVATION

A2.7



01 REAR ELEVATION
3/16" = 1'



02 LEFT SIDE ELEVATION
3/16" = 1'



03 RIGHT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
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ARCHITECT:
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NEW 3-STORY, SINGLE-FAMILY ATTACHED HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

VENABLE DEVELOPMENT

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UNITS 4-5
REAR & SIDE ELEV.

A2.8

