



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2242 Venable Street

Historic district Union Hill

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

### APPLICANT INFORMATION

Name Phil Cunningham

Phone 804-644-05456

Company Better Housing Coalition

Email p.cunningham@betterhousingcoalition.org

Mailing Address 23 W Broad St. Ste 100

Richmond, VA 23220

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

### OWNER INFORMATION (if different from above)

Name \_\_\_\_\_

Company Richmond Affordable Housing

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

Phone \_\_\_\_\_

Email \_\_\_\_\_

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review

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

Project Description: (attach additional sheets if needed)

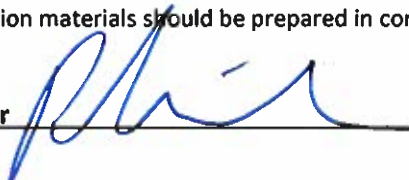
Renovation of historic gas station plus addition of new intersecting commercial space at the rear of the building on the corner of Venable & Tulip. The alteration maintains and highlights the existing historic design while providing a modern addition that complements other new construction within the Historic District. See attached for additional description.

### 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. 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 

Date 8/30/2019



# 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:** 2242 Venable Street

### 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

## CAR Review – Commercial Addition

2242 Venable Street

The property is a historic gas station (1926) located at the corner of Venable and Tulip in the Union Hill Historic District. The existing structure is approximately 320 square feet of masonry/brick construction on slab, including a canopy pull-through of approximately 300 square feet. Two underground gas tanks have previously been filled and capped to mitigate any potential environmental hazards as part of the redevelopment and new construction of the adjacent 52 apartment complex Goodwyn at Union Hill on the same block.

The current structure condition is poor but stabilized. It has most recently been used as storage space during construction of the above mentioned apartments, and in June 2019 received administrative approval to paint the exterior brick (except unpainted chimney), wood trim, and canopy ceiling/soffit in line with *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

The proposed addition contemplates an intersecting structure of 1460 sqft at the rear of the existing building to form a contiguous space with a mezzanine in the northeast corner, providing a total square footage of 1780 sqft of commercial space. The new addition sits back from the Tulip Street sidewalk allowing the existing station to maintain a street front presence.

The existing structure would maintain the brick structure and repair the existing non-functioning chimney as necessary for stabilization and preservation. The storefront is proposed to be aluminum to provide updated and functional windows and entryway. The existing roof (asphalt shingle) is proposed to be altered to a flat seam metal roof.

The addition proposes for vertically oriented dark wood siding along the human scale ground level, with fiber cement panels and glass windows above. The roof is planned to be standing seam metal, with the exterior soffit/ceiling to be wood plank. The addition's western edge overhang would be supported by two columns, likely steel with concrete bases.



**Pre-Painting Elevations**

1. View from Venable towards Tulip
2. View from Tulip towards Venable
3. View from Corner of Venable & Tulip





**Post-painting elevations**

1. View from Tulip towards Venable/Goodwyn
2. View from far corner of Venable/Tulip
3. View from Venable sidewalk towards Tulip



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August 2019



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## Zoning Analysis

2242 Venable Street Richmond, VA 23223

**District:** R-63 Multifamily Urban Residential

### Permitted Corner Lot Uses:

- art galleries
- barber shop/beauty salons
- grocery store/bakery
- laundromats/dry cleaning
- video rental stores
- food & beverage service establishments

**Lot Coverage:** Lot coverage for uses other than multifamily dwellings shall not exceed 65% of the area of the lot.

Existing lot area: 4875 sf  
Existing building area: 320 sf  
Existing building height: 17'

### Yards:

Front yard

- No front yard required
- Front yards cannot be greater than 15'

Side yards

- Side yards shall not be less than 5'

Rear yard

- Rear yard shall not be less than 15'

Distance between buildings on the same lot

- Min 10' for non-residential buildings

### Floor Area:

Total floor area not to exceed 1500 sf (additional 5000 sf permitted, pending approval of a conditional use permit and additional parking)

### Height (corner lot):

- Max height = 48'
- Min height = 24'
- New buildings - not less than (2) stories
- Story height = 10ft - 14ft

**Fenestration:** Min 60% building facade between 2-8ft height along street frontage to be glass windows/doors that allow views into interior space.



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### Proposed Addition

The new building abuts the existing structure forming one contiguous space with a mezzanine in the northeast corner of the new addition. The new addition sits back from the Tulip street sidewalk allowing the existing station to maintain a street front presence.

#### Square footage

- Existing building = 320 sf
- Proposed building = 1460 sf
- Total area = 1780 sf





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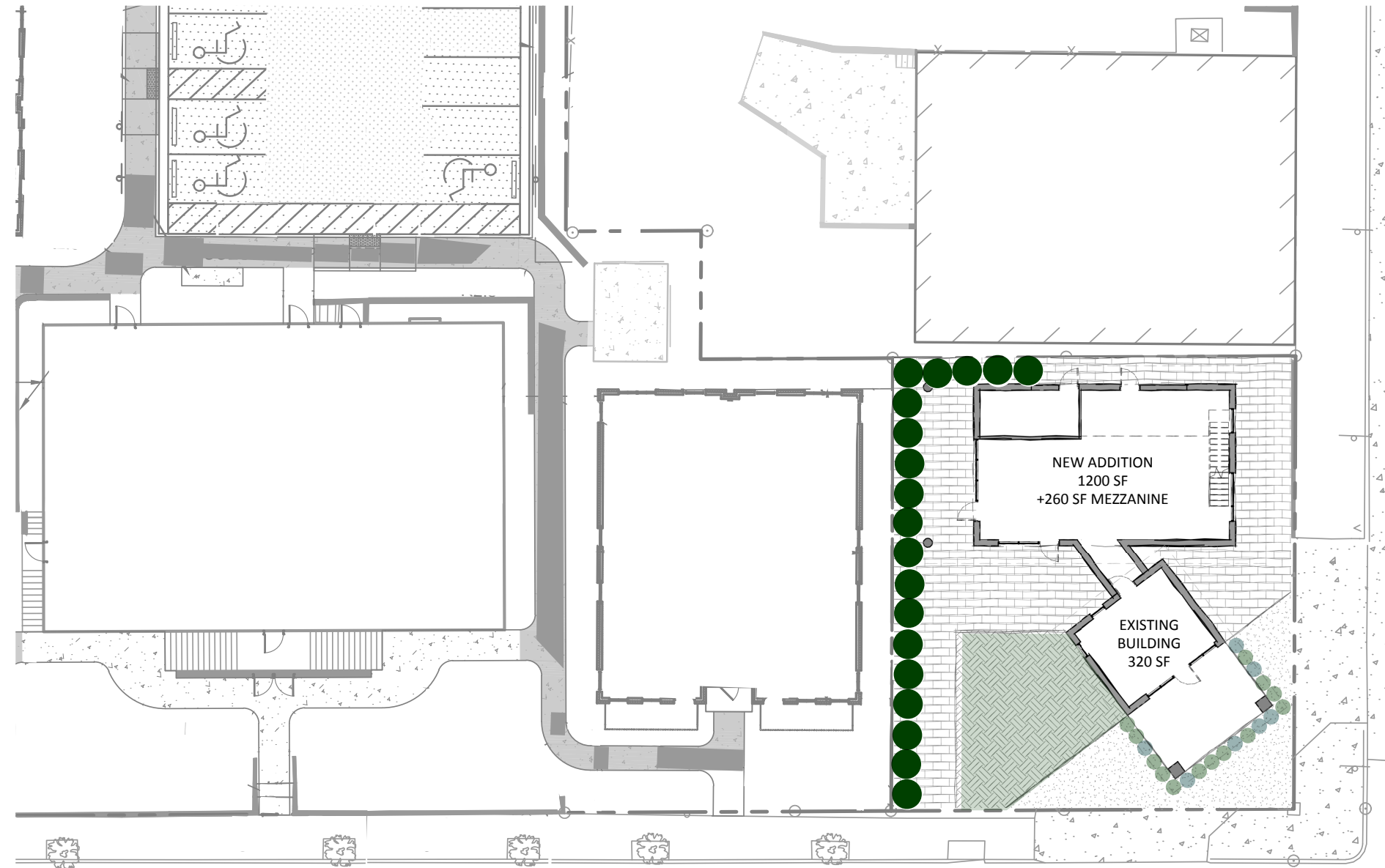


2.1



2.2

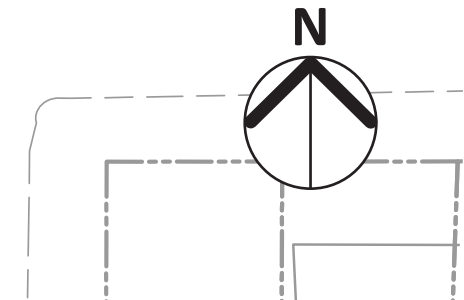
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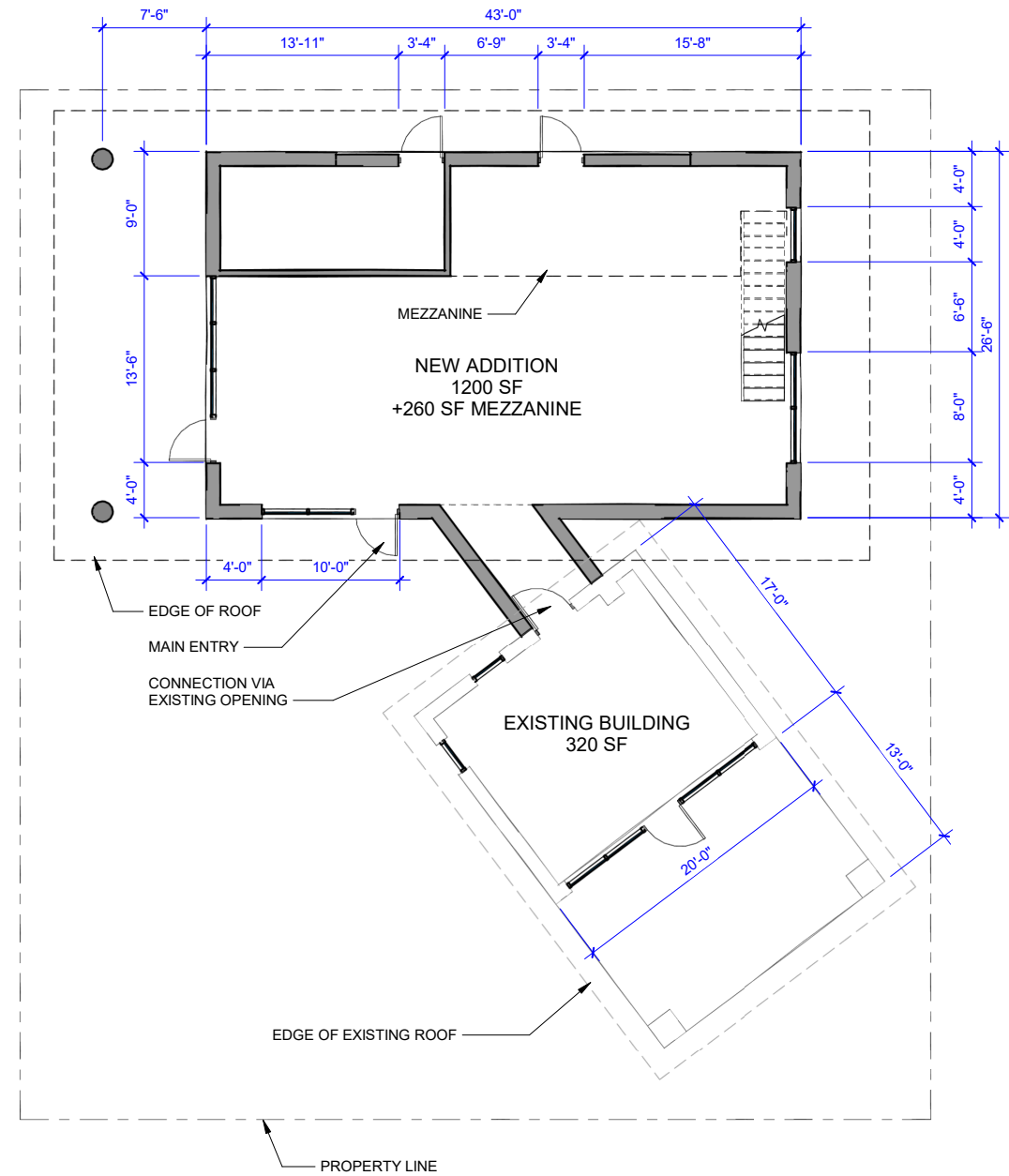
TULIP STREET

VENABLE STREET

**SITE PLAN**



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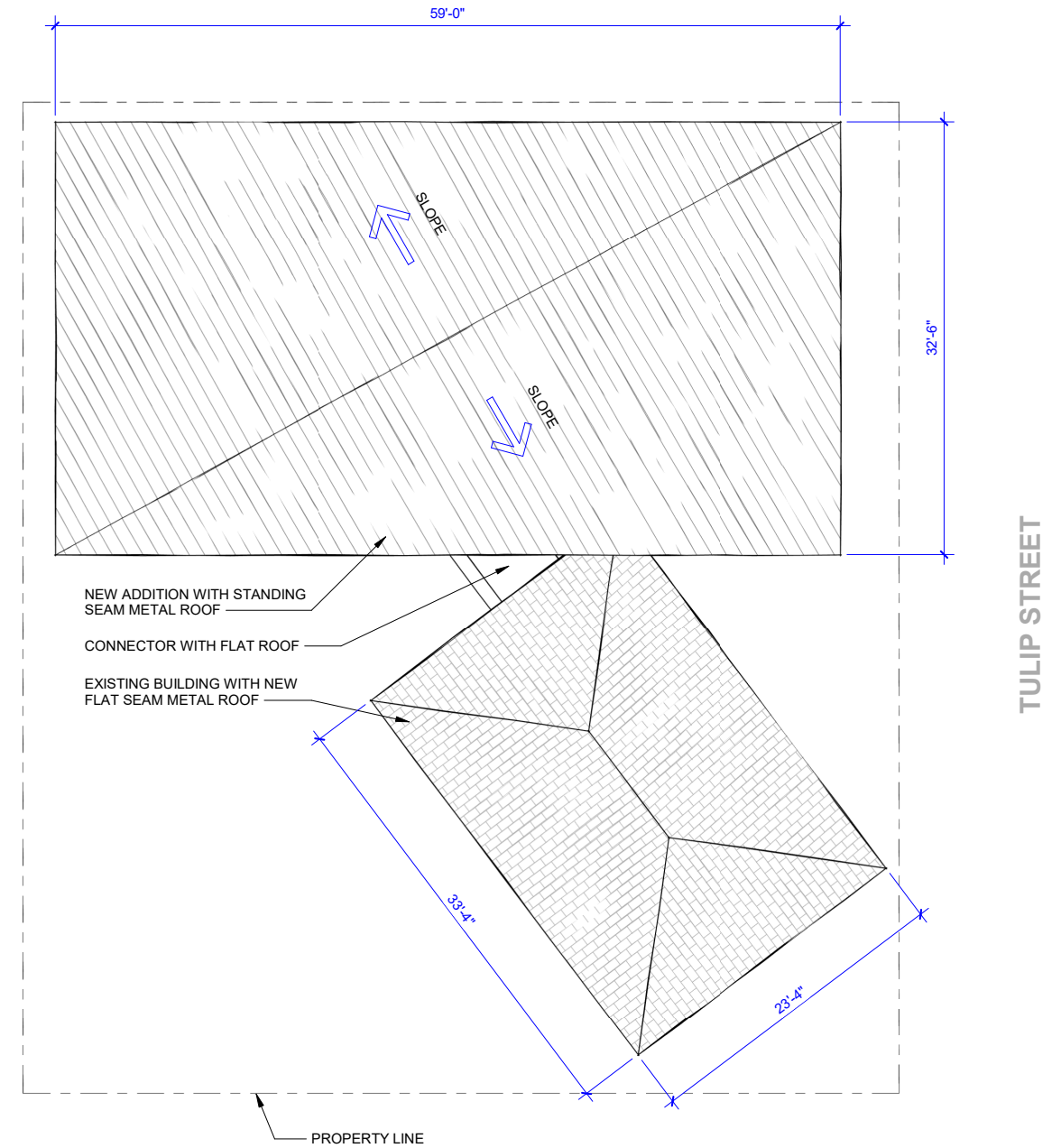


TULIP STREET

VENABLE STREET



**FLOOR PLAN**



TULIP STREET

VENABLE STREET



**ROOF PLAN**

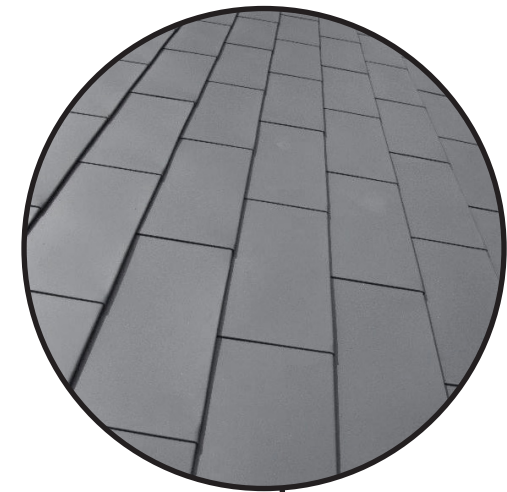
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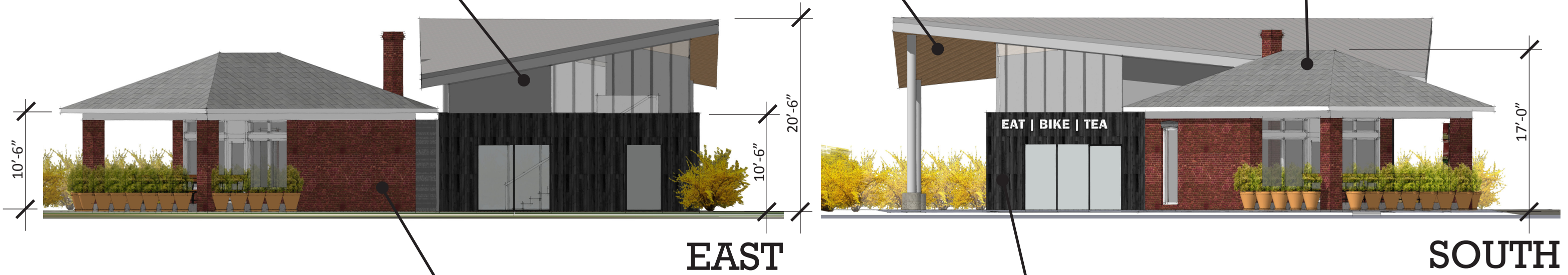
fiber cement panels



wood shiplap ceiling  
painted metal columns

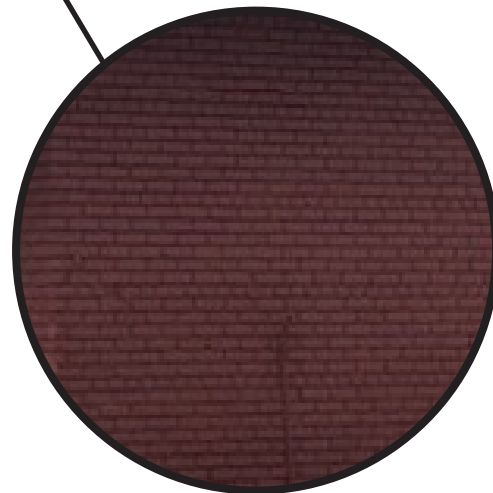


flat seam metal roof

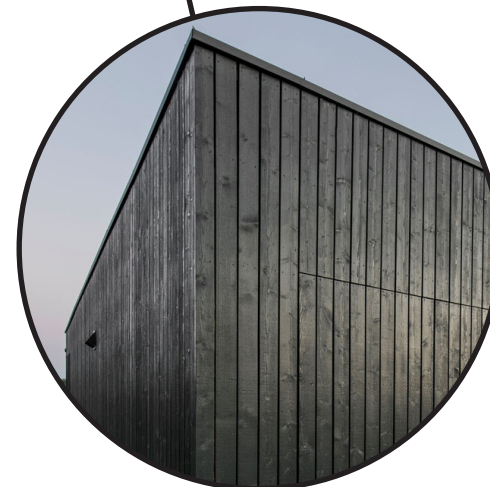


**EAST**

**SOUTH**



dark red  
painted  
brick



dark wood, vertically  
oriented siding

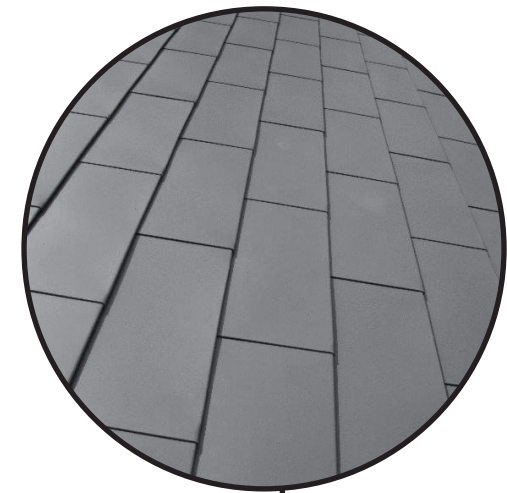
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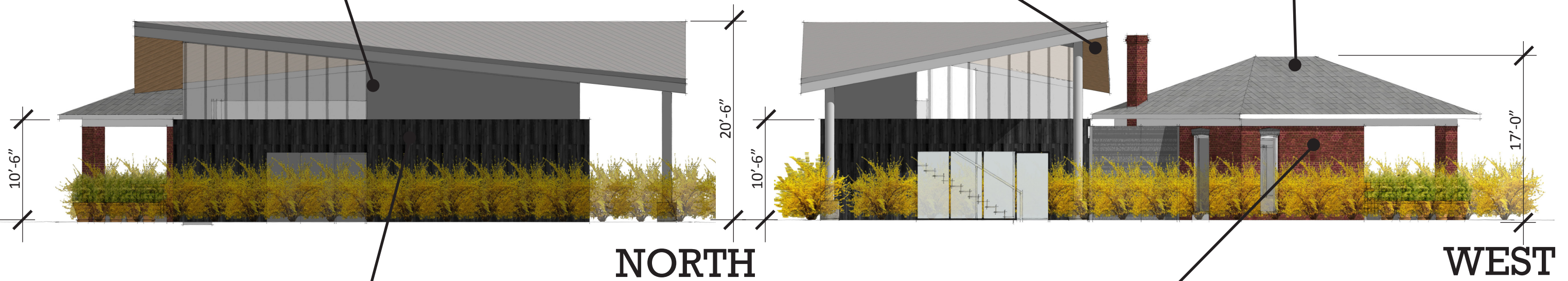
fiber cement panels



wood shiplap ceiling  
painted metal columns

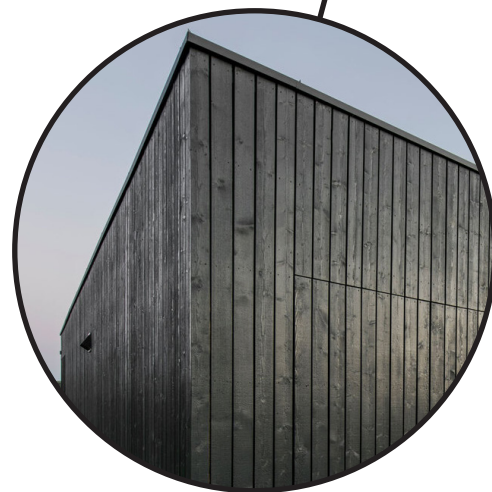


flat seam metal roof

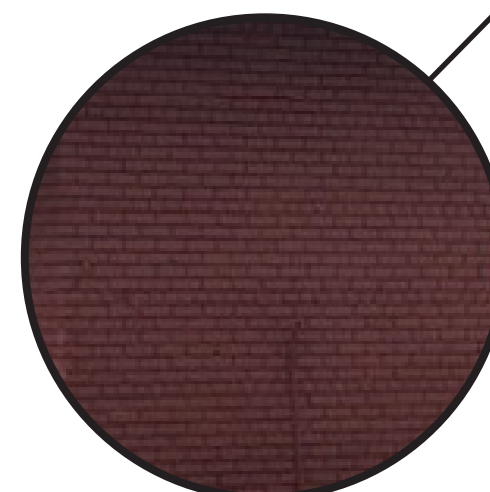


**NORTH**

**WEST**



dark wood, vertically oriented siding



painted brick