



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE: (804) 646-6335 FAX: (804) 646-5789

**12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION**

LOCATION OF WORK: 2325 Venable Ave

DATE: 4.30.15

OWNER'S NAME: Eastern Edge Development

TEL NO.: \_\_\_\_\_

AND ADDRESS: 707 East Main Street #1450

EMAIL: mmzoid@sbcglobal.net

CITY, STATE AND ZIP CODE: Richmond, VA 23219

ARCHITECT/CONTRACTOR'S NAME: Johannas Design

TEL. NO.: 803.358.4993

AND ADDRESS: 1901 West Cary St

EMAIL: dave@johannasdesign.com

CITY, STATE AND ZIP CODE: Richmond, VA 23220

Would you like to receive your staff report via email? Yes  No

## REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

## DETAILED DESCRIPTION OF PROPOSED WORK (Required):

### STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

**PROPOSED.** (Include additional sheets of description if necessary, and **12 copies** of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See *instruction sheet for requirements.*)

Scope of work: New mixed use building.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): David Johannas

**(Space below for staff use only)**

Received by Commission Secretary \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

DATE \_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_

**Note: CAR reviews all applications on a case-by-case basis.**

## **Project report for 2325 Venable Ave**

The scope of this project is to build a new mixed-use building on the southeast corner of Pink and Venable Streets. Facing Venable Street along the first floor will be commercial use with residential use at the rear along Pink Street and on the second and third floors.

### **Siting**

The building will be located on the corner of the site, with no setback at either the Pink or Venable property lines. The commercial space's corner entry will be set back from the property line, similar to other mixed-use buildings in the Union Hill Historic District. This will face Venable, the prominent street bordering the site, while the apartment entry will face Pink.

### **Form, height, width, proportion and massing**

The form of the building will respond to the height of the two-story houses immediately adjacent to the west of the proposed new structure. The third floor will set back to transition from the adjacent two-story residential buildings to the large, four-story historic block of warehouse buildings immediately across Pink.

The scale of the building will be reduced along Pink by dividing the building into two block forms facing Pink. The connecting mid-section between the two blocks will set back minimally delineating the entry and stair.

With two cornice heights on the project, the lower front projection over the storefront will attune with adjacent Venable housing, while the upper cornice capping the front facade will bestow a sense of prominence. The intended use for the commercial space will be a gathering area similar to a coffee shop.

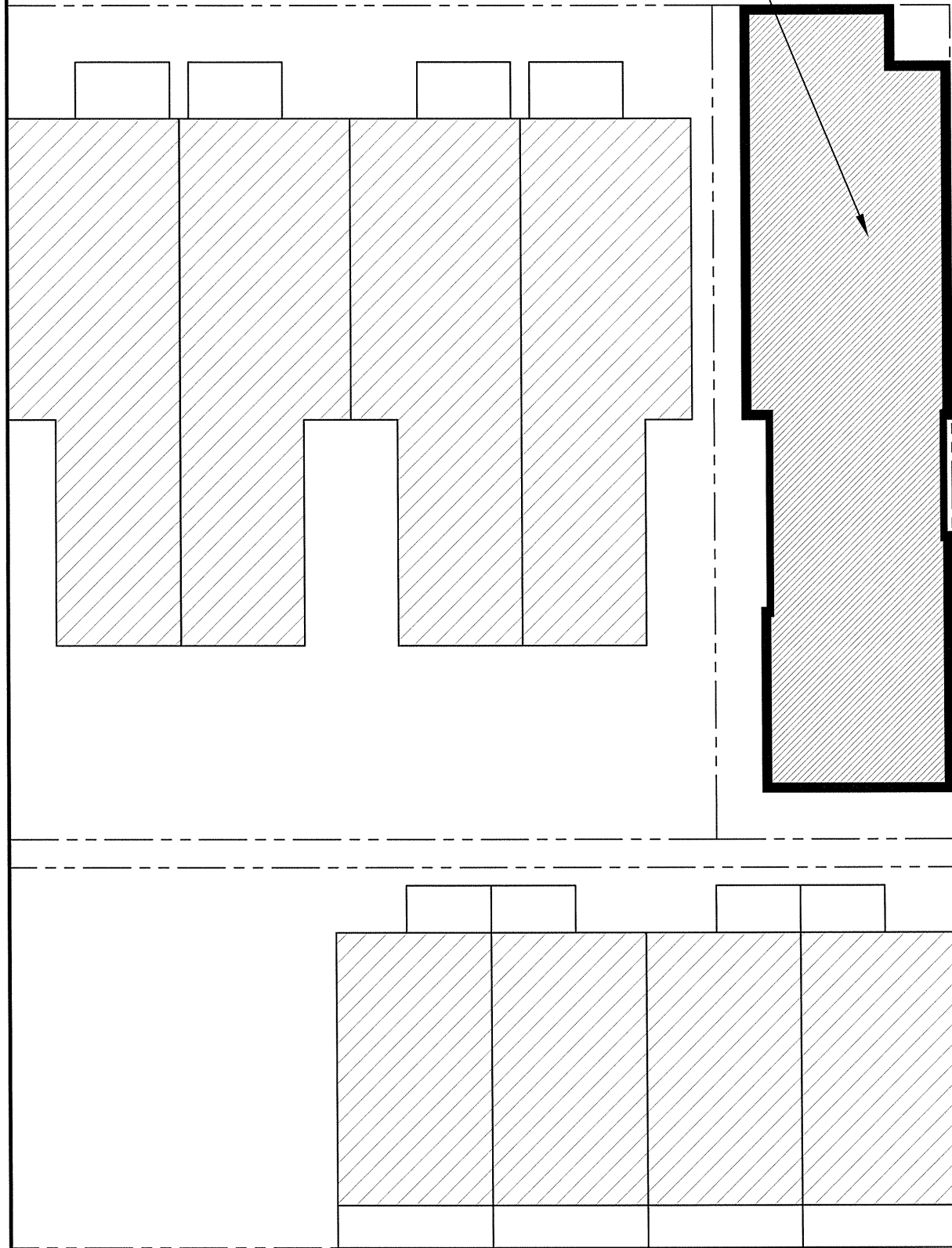
At the corner of Pink and Venable providing human scale elements, the storefront, typically-scaled windows, and setback entry with a supporting column, will emulate the vernacular architectural forms found in the district.

### **Colors and materials**

The building will be composed of light shade brick with masonry accents of ground- or split-faced block, prefinished cementitious siding of indeterminate lap-exposure, commercial aluminum storefront and residential aluminum-clad wood windows.

2325 VENABLE ST

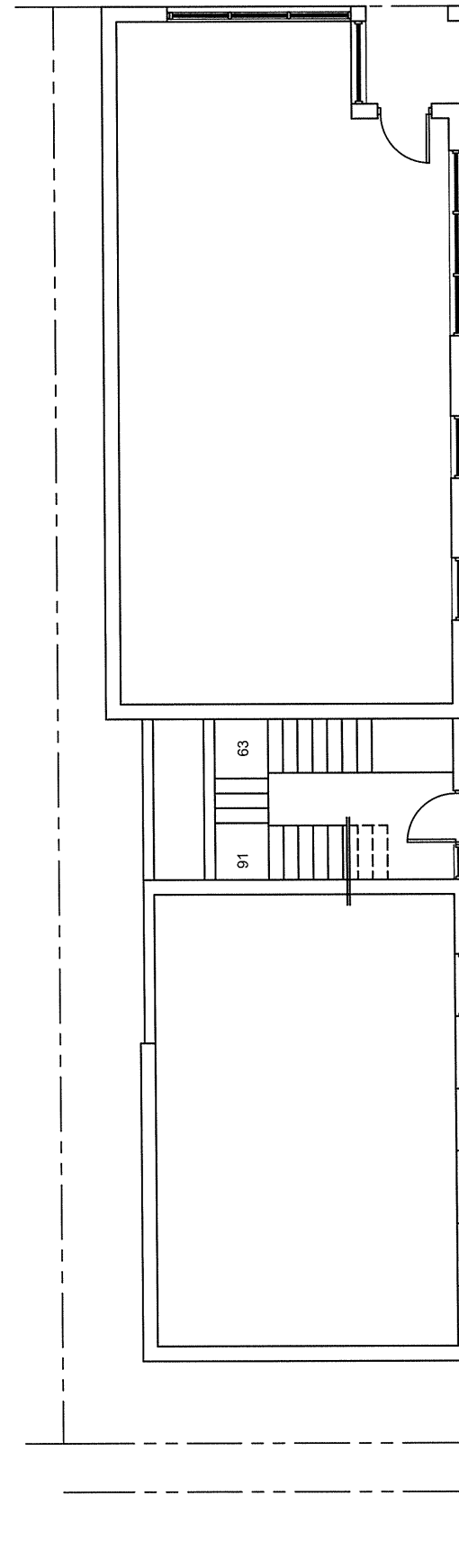
VENABLE STREET



PINK STREET



VENABLE STREET



PINK STREET



REVISIONS

P 804.358.4993  
 F 804.358.8211  
 1901 WEST CARY STREET RICHMOND, VA 23220

**JOHANNAS DESIGN GROUP**

**VENABLE ST MIXED USE**

SHEET TITLE

SITE PLAN

PROJECT NO.

1520

DATE

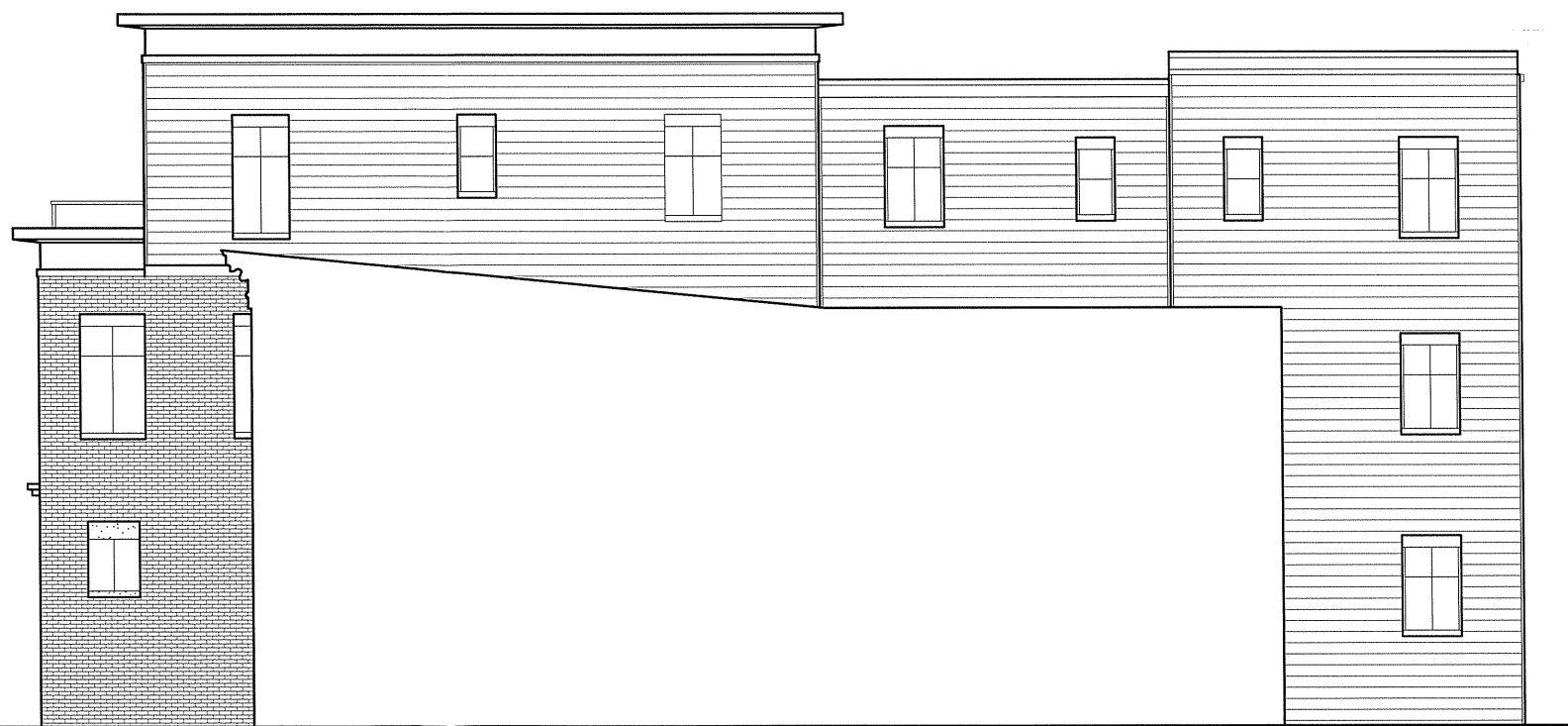
4.30

SHEET NO.

A



VIEW  
LOOKING SOUTH



VIEW  
LOOKING WEST

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VENABLE ST MIXED USE

SHEET TITLE

ELEVATIONS

3/32

PROJECT NO.

1520

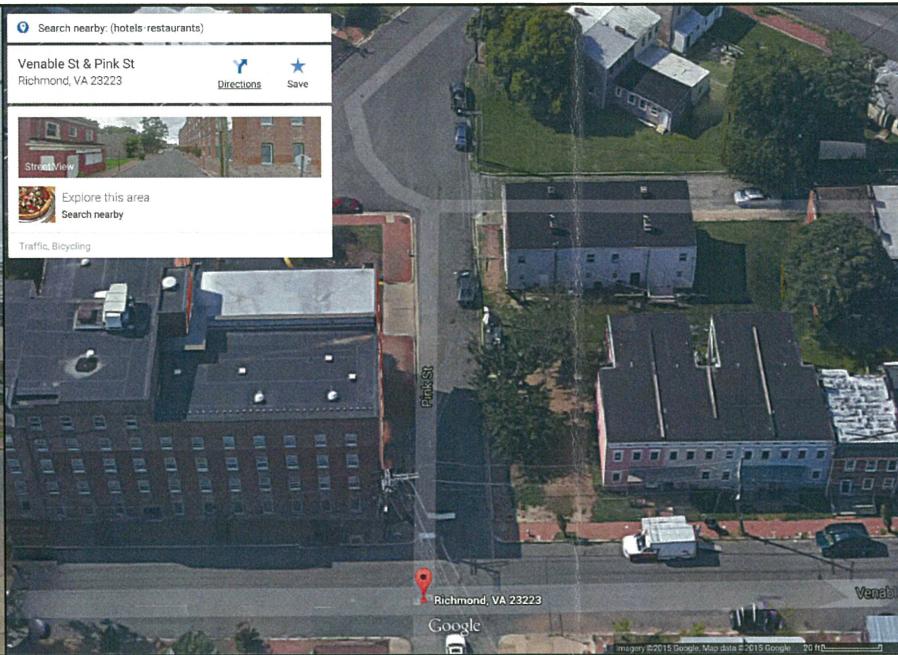
DATE

4.30

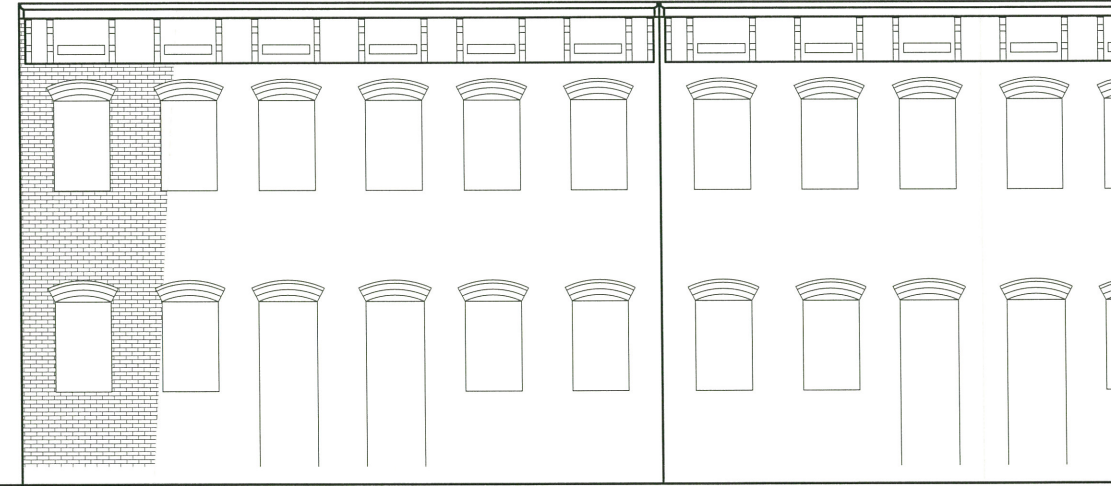
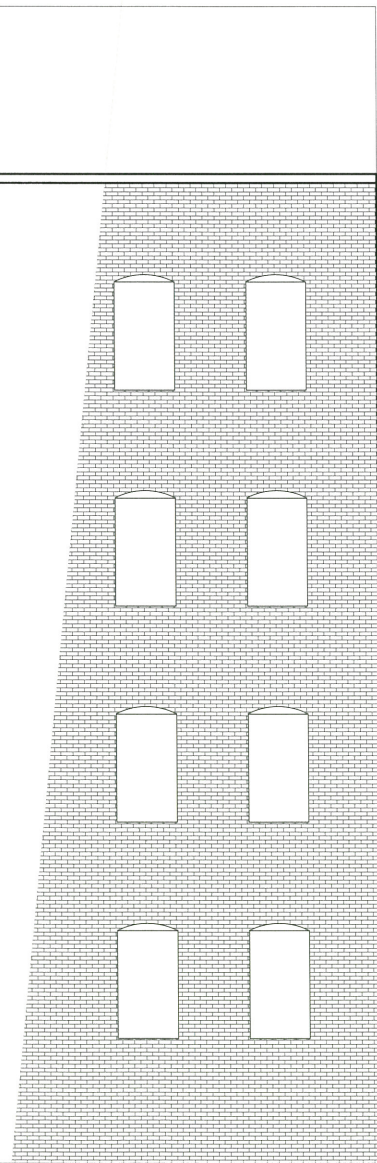
SHEET NO.

B





VENABLE ST VIEW  
LOOKING SOUTH



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REVISIONS
VENABLE ST MIXED USE
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SHEET TITLE
COMPOSITE
3/32
PROJECT NO. 1520
DATE 4.30
SHEET NO. <b>C</b>