



**Property** (location of work)

Property Address: 2201 Venable Street & 817 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 one single-family detached and two single-family attached 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:** WBB Homes

If Business Entity, name and title of authorized signee: \_\_\_\_\_

Mailing Address: 2120 STAPLES MILL RD #200

City: HENRICO State: VA Zip Code: 23230

Telephone: ( )

Email: \_\_\_\_\_

Billing Contact? No

**\*\*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: \_\_\_\_\_



October 25<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: Certificate of Appropriateness at 2201 Venable Street & 817 N 22<sup>nd</sup> 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 three new single-family dwellings configured as one single-family detached dwelling on the property known as 2201 Venable Street and two single-family attached dwellings on the property known as 817 N 22<sup>nd</sup> Street (the "Property"). This project was previously reviewed at the July 23<sup>rd</sup> and September 24<sup>th</sup> meetings of the CAR.

The Property is located at the corner of Venable and N 22<sup>nd</sup> 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 undeveloped and is adjacent to a single-family detached dwelling to the west along Venable Street and a two-family detached ("duplex") dwelling to the rear fronting N 22<sup>nd</sup> Street.

The Property owner is proposing to construct a total of three, single-family dwellings on the Property. A single-family detached dwelling, addressing the corner of Venable and N 22<sup>nd</sup> Street would be located on the parcel at 2201 Venable while two, single-family attached dwellings would front onto N 22<sup>nd</sup> Street at 817 N 22<sup>nd</sup>. These would each be three stories in height with a two-story porch fronting Venable Street at the corner of Venable and N 22<sup>nd</sup> on the detached dwelling.



Figure 1: November 2024 revised elevations fronting N 22nd St.

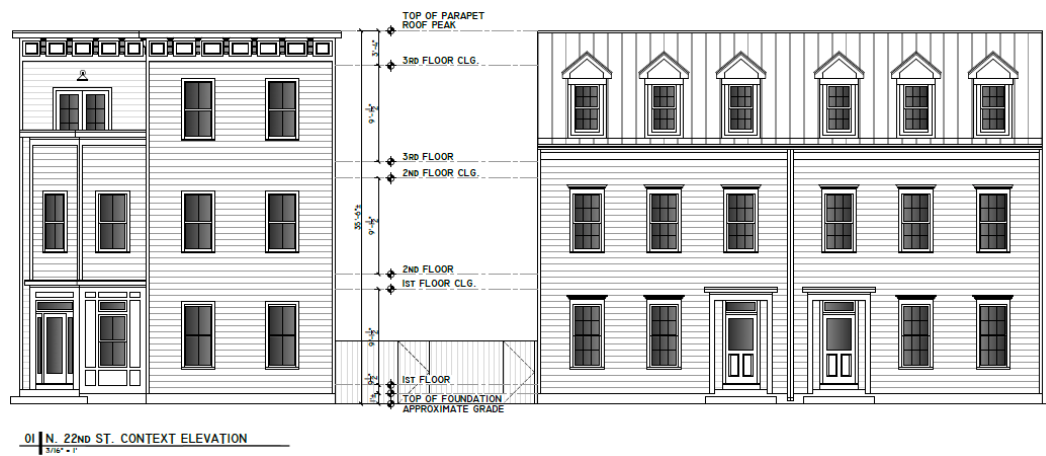


Figure 2: September revised elevations fronting N 22nd St.



Figure 3: Initial elevations along N 22nd Street

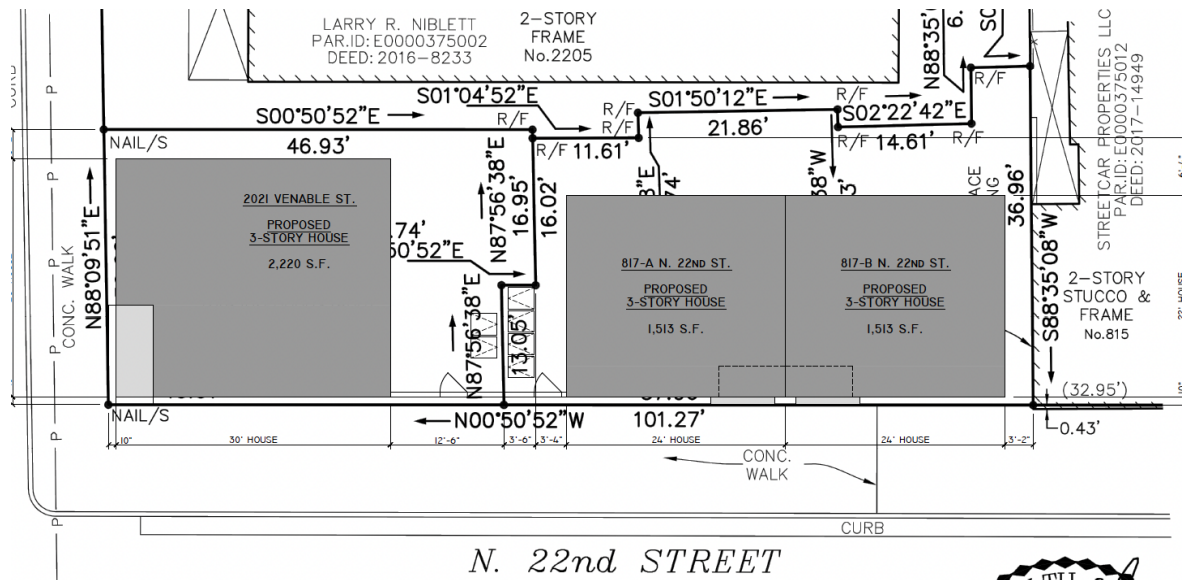
## Conceptual Review and Changes:

This project was previously reviewed at the July and September 2024 CAR meetings. Based on the comments from Staff and Commissioners, the applicant has revised the design to address the comments. The proposed changes include:

The dwelling at 2201 was previously revised based on the conceptual review to meet the comments which generally suggest a design which is compatible with the commercial building located at the southwest corner of Venable and 21<sup>st</sup> Streets, currently occupied by Fat Rabbit Bakery. Based on comments from the Commission at the September meeting, the angled corner entrance and third floor terrace have been removed and replaced with a entrance fronting Venable Street within a two-story porch at the corner of Venable and N 22<sup>nd</sup>. The tow-story porch is a feature found in both historic and newer dwellings which have been approved by CAR. The proposed design allows for desirable outdoor living space while both addressing the primary frontage and providing a secondary, but distinctive, feature along the N 22<sup>nd</sup> frontage. Further, the proposed design allows for the full use of the small lot while also creating the visual appearance of a traditional three-bay dwelling along Venable Street.

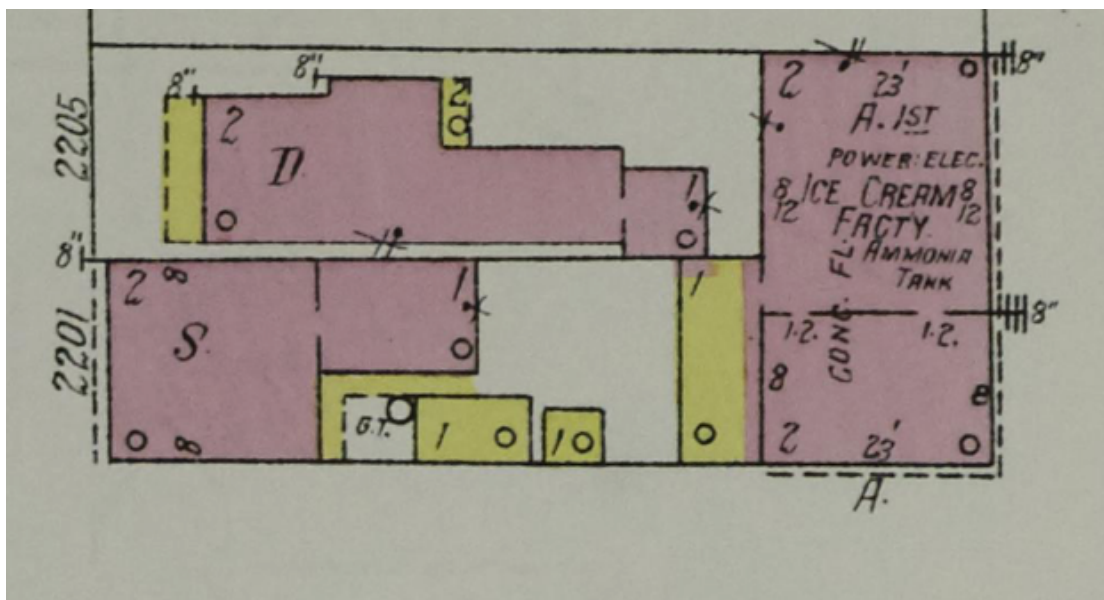
Based on the conceptual review, the two single-family attached dwellings fronting N 22<sup>nd</sup> Street were revised from an Italianate design to utilize a false mansard roof and dormer windows at the third floor. Lentils were also proposed above the windows on both dwellings to provide additional variation on the façade and gates were depicted on the fence located along the N 22<sup>nd</sup> frontage as requested by the Commission. Based on comments from the September meeting, additional detailing was added to the entrance of the dwellings and additional information was provided on the gabled windows, cornices, and other features.

Each of these dwellings would each contain 3 bedrooms and 2 ½ bathrooms with roughly 2,220 square feet of finished floor area at 2201 Venable and 1,513 square feet (reduced from 1,560 square feet on the initial proposal) of finished floor area for the dwellings fronting N 22<sup>nd</sup> Street. The dwellings have been designed with a floorplan which offers a living area and kitchen on the first floor and have been designed to meet the needs of the market with primary bedrooms with walk-in closets and en suite bathrooms.

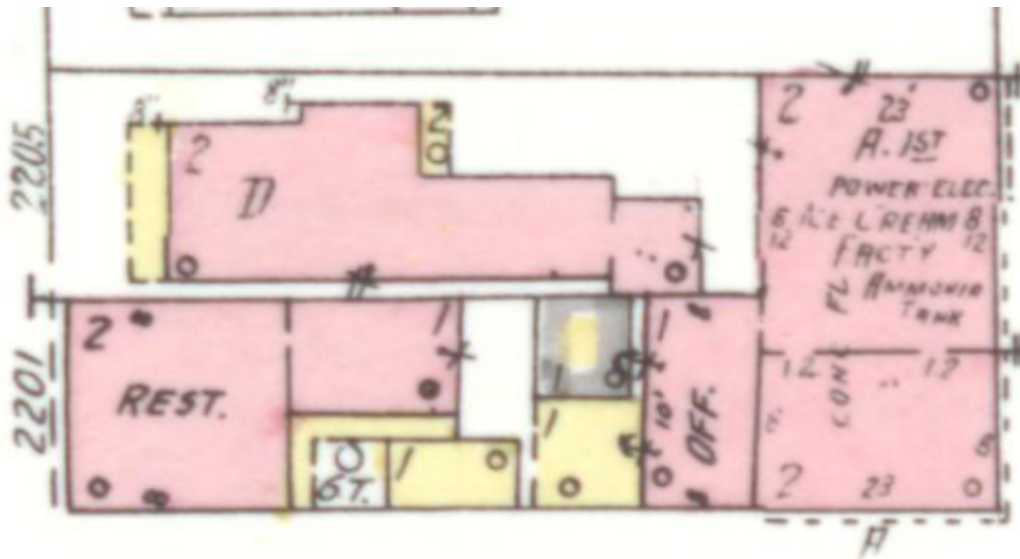


**Siting:**

According to the 1925 Sanborn Map, the Property was historically a single lot occupied with a two-story building located at the Venable and N 22<sup>nd</sup> property lines.



The 1952 Sanborn map shows the parcel being further improved with a series of frame and brick buildings along the N 22<sup>nd</sup> Street Frontage.



The siting of the proposed dwellings is consistent with the historic use of the Property and the development pattern in the area. The dwelling located at the corner of Venable and N 22<sup>nd</sup> with the front entrance facing the corner and dwellings located to the rear fronting N 22<sup>nd</sup> is consistent with the historical use of the Property.

**Form:**

The proposed dwellings have been designed to reflect the historic lot configuration of the Property and to be consistent with traditional row house forms found in 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 dwellings feature a design which appeals to the current homebuyer along with details which reflect the historic nature of the neighborhood.

**Scale:**

The proposed construction of the new dwellings are 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 nearby along Cedar Street.

The proposed density is also consistent with the historic use of corner parcels within Union Hill. For example, the 1952 Sanborn map shows the property across N 22<sup>nd</sup> Street (2121 Venable/816 N 22<sup>nd</sup>) as being occupied with a dwelling fronting Venable Street, a “duplex’ fronting N 22<sup>nd</sup> Street, and accessory outbuildings.

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

At three stories, the proposed dwellings are comparable in height with other structures on the block. The massing provides an appropriate transition from the single family attached and detached dwellings fronting Venable to the duplex located to the rear of the subject parcel at 815 N 22<sup>nd</sup>.

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

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. The 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 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, flowing style.

William Gillette, *AICP*  
Baker Development Resources, LLC





**PROJECT CONTACTS:**

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

ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

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

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

# NEW HOUSES AT 2201 VENABLE ST. AND 817 N. 22ND ST.

2201 VENABLE ST. & 817 N. 22ND ST.  
RICHMOND, VIRGINIA 23223

NEW HOUSES AT 2201 VENABLE ST.  
AND 817 N. 22ND ST.

2201 VENABLE ST. & 817 N. 22ND ST.  
RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN & VENABLE CONTEXT ELEVATION
CI.2	N. 22ND ST CONTEXT ELEVATION
AI.1	FLOOR PLANS
A2.0	STREET ELEVATIONS
A2.1	2201 VENABLE ST. EXTERIOR ELEVATIONS
A2.2	817 N. 22ND ST. EXTERIOR ELEVATIONS

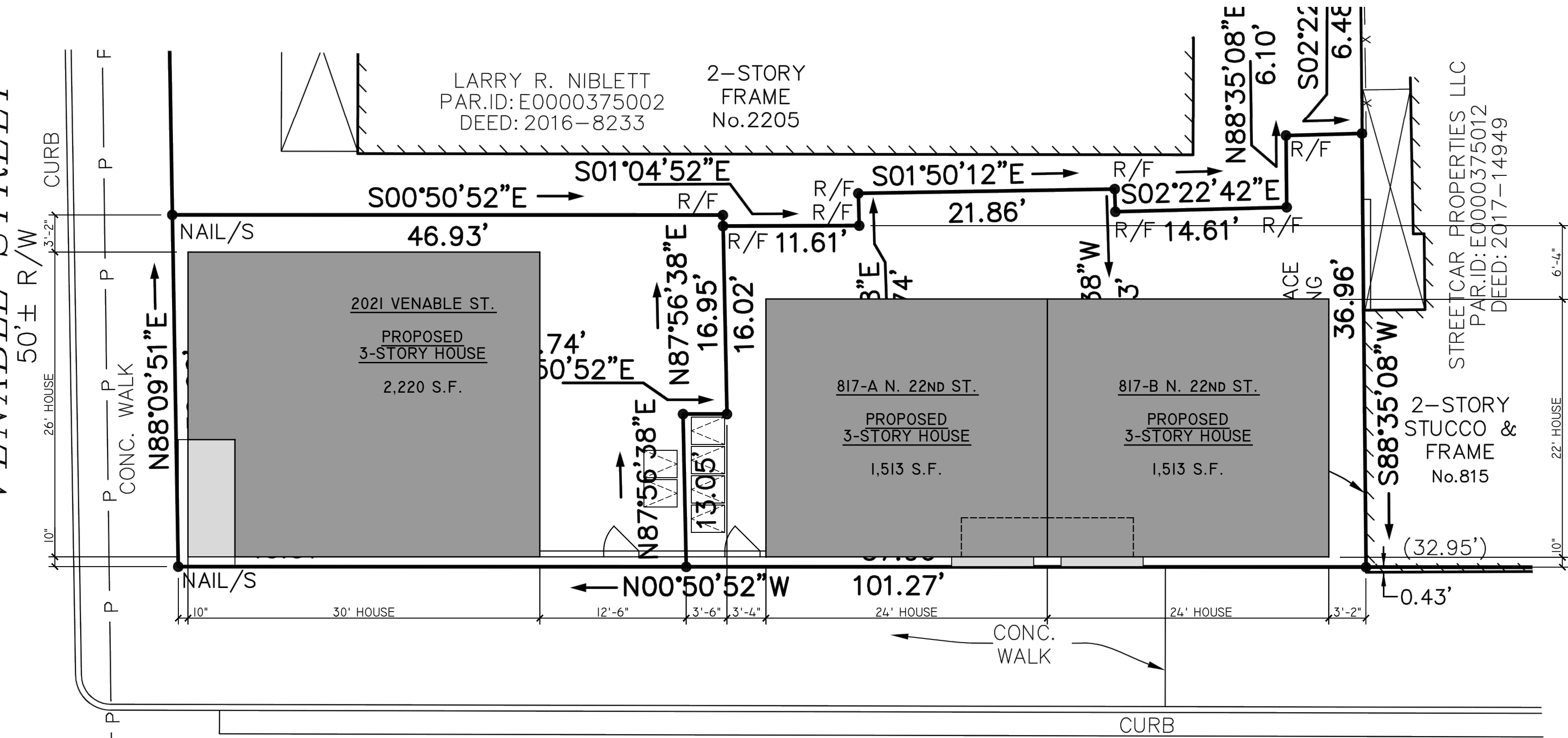


SET/REVISION:  
C.A.R. 3RD SUBMITTAL

DATE/MARK:  
10.25.2024

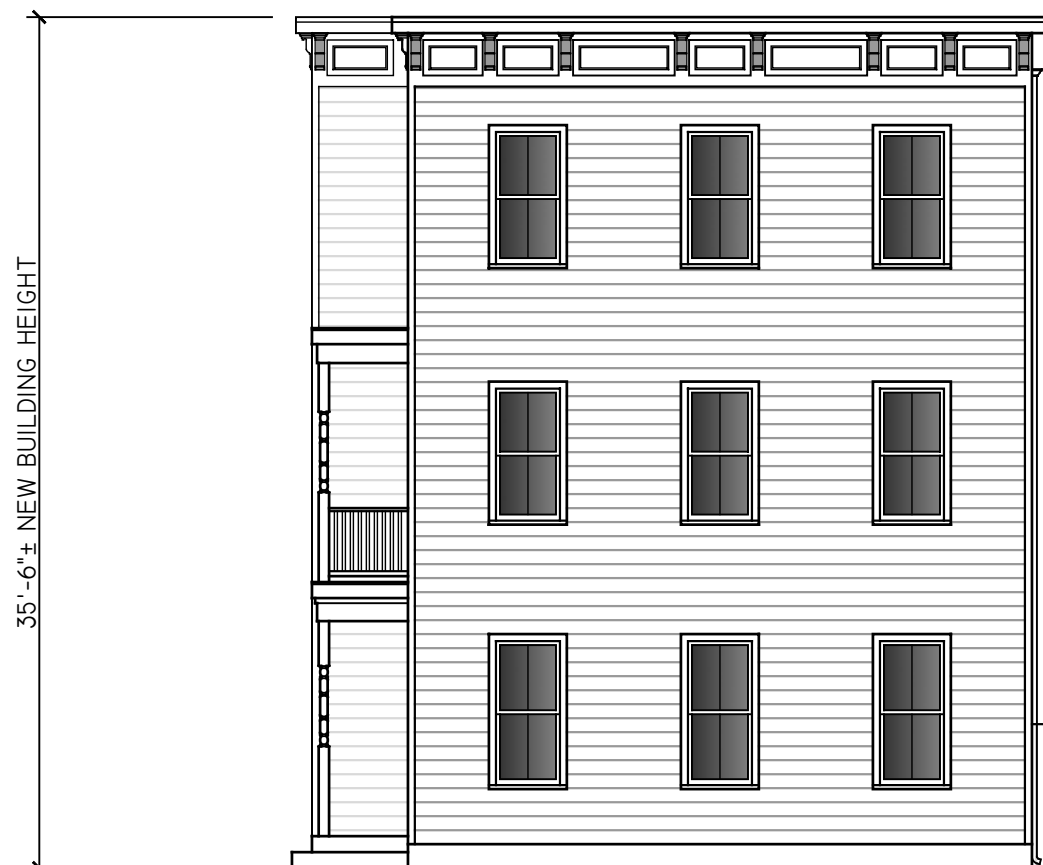
COVER SHEET  
**CS**

VENABLE STREET



N. 22nd STREET

01 ARCHITECTURAL SITE PLAN  
1/8" = 1'



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



PROJECT CONTACTS:  
DEVELOPER:  
KEEL CUSTOM HOMES  
CONTACT: CASEY WHITE  
804-869-8600  
ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

THREE NEW 3-STORY SINGLE-FAMILY HOUSES  
IN RICHMOND'S UNION HILL NEIGHBORHOOD  
**NEW HOUSES AT 2201 VENABLE ST.  
AND 817 N. 22ND ST.**  
2201 VENABLE ST. & 817 N. 22ND ST.  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. 3RD SUBMITTAL  
DATE/MARK:  
10.25.2024

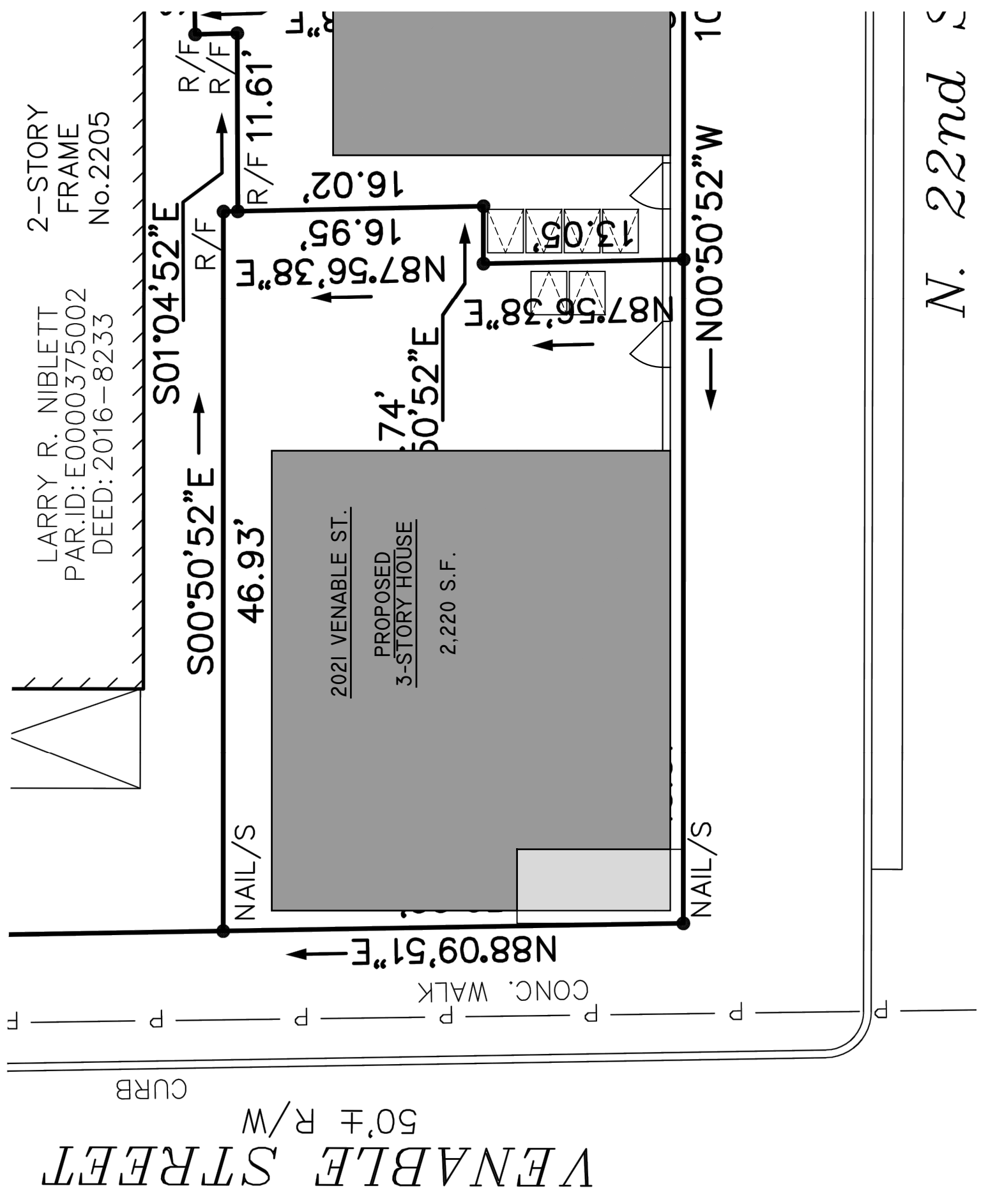
SITE PLAN & VENABLE  
ST. CONTEXT ELEV.

CI.I





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



PROJECT CONTACTS:  
DEVELOPER:  
KEEL CUSTOM HOMES  
CONTACT: CASEY WHITE  
804-869-8600  
ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

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

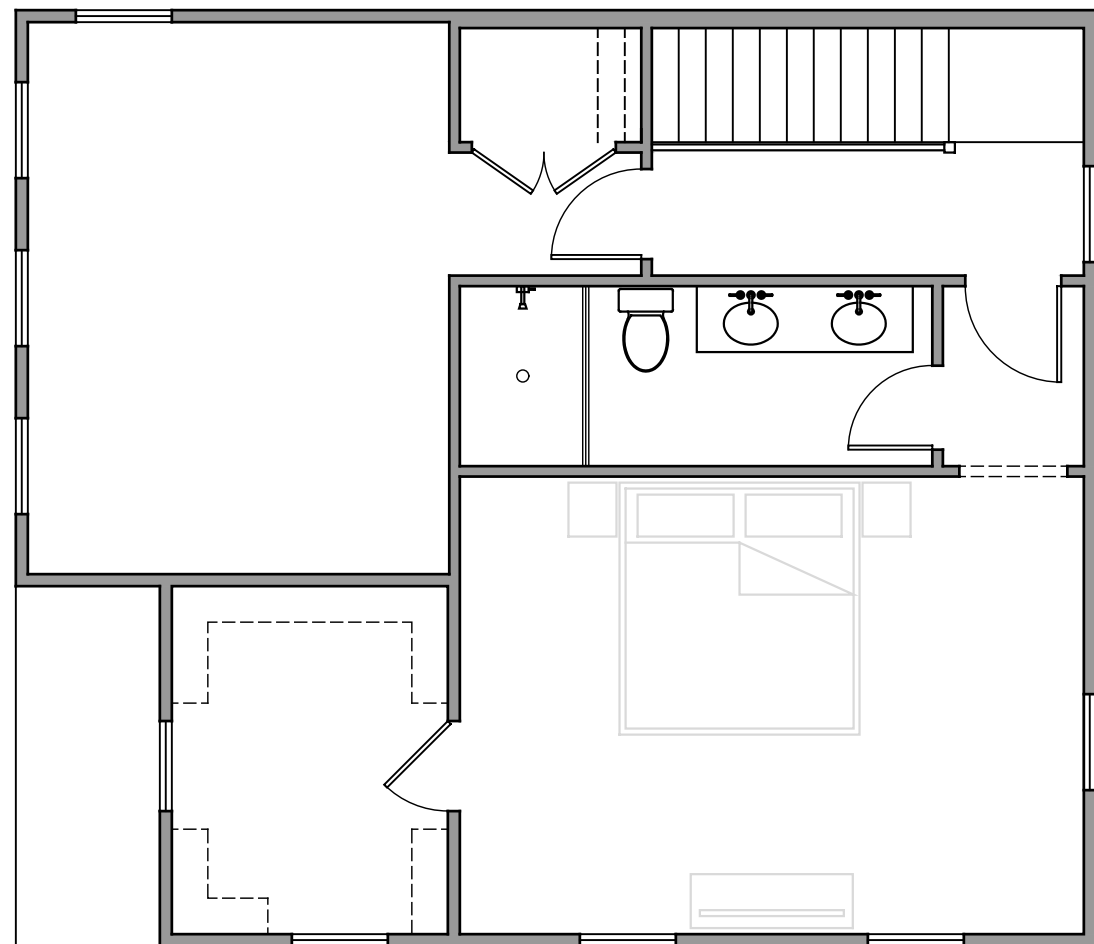
**NEW HOUSES AT 2201 VENABLE ST.  
AND 817 N. 22ND ST.**

2201 VENABLE ST. & 817 N. 22ND ST.  
RICHMOND, VIRGINIA 23223

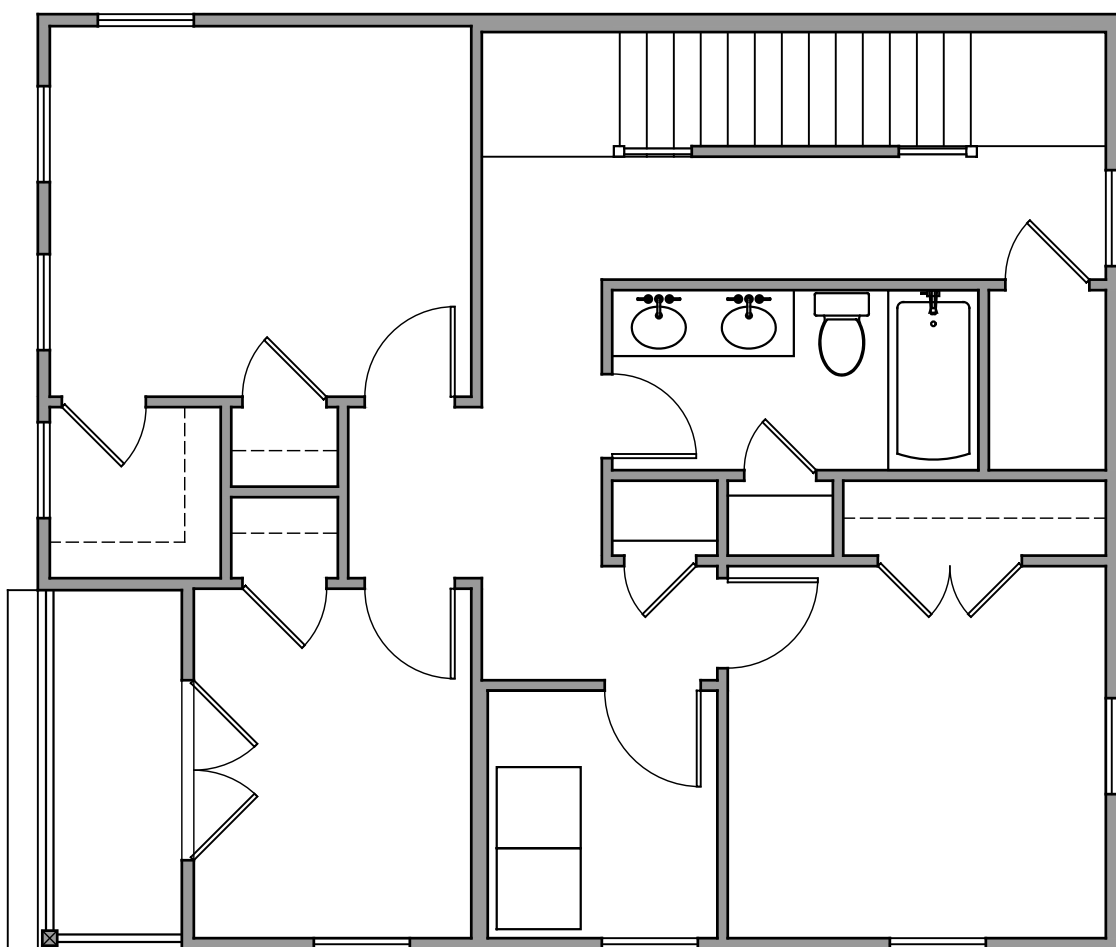
NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. 3RD SUBMITTAL  
DATE/MARK:  
10.25.2024

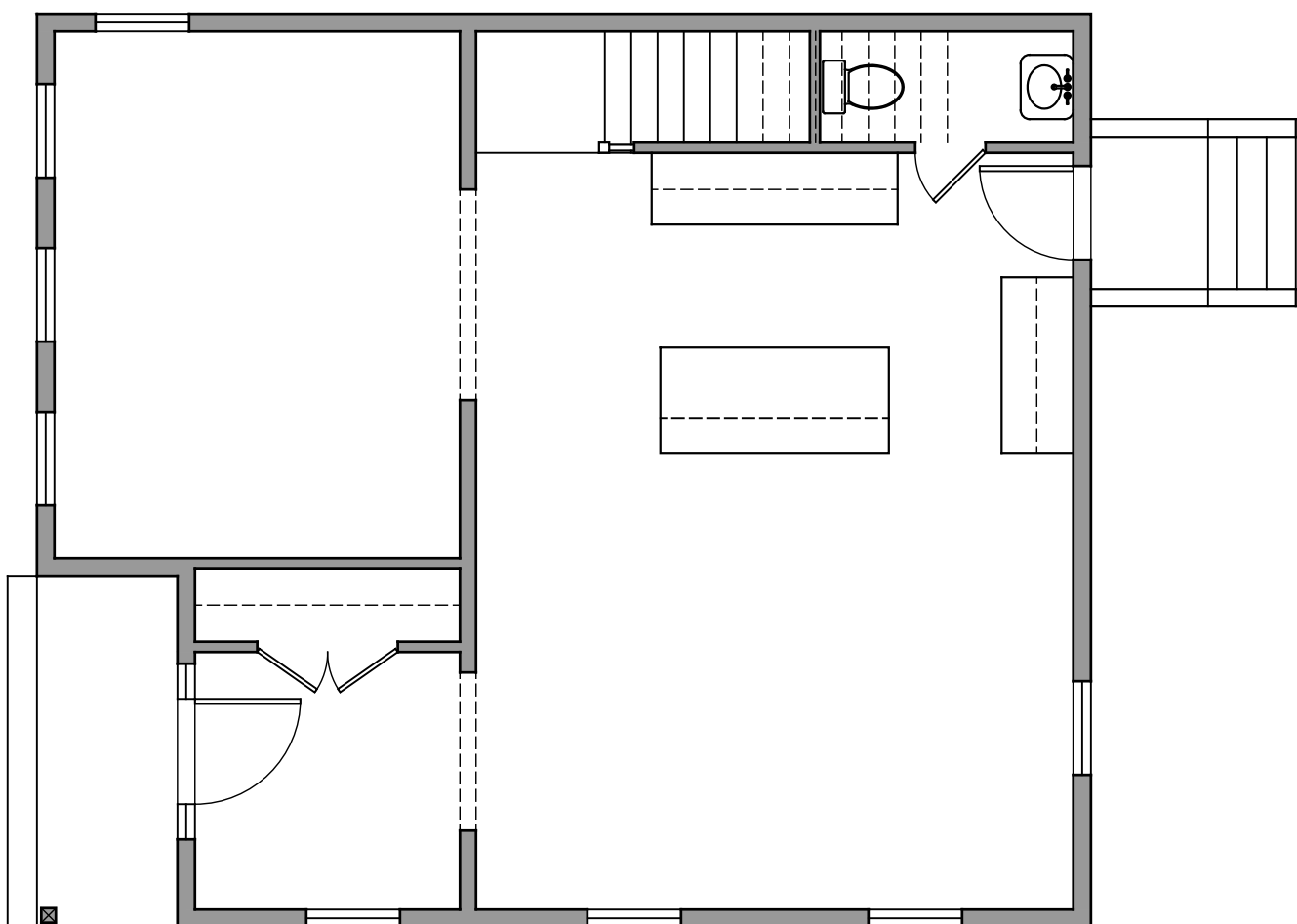
N. 22ND STREET  
CONTEXT ELEVATION  
**CI.2**



3RD FLOOR PLAN

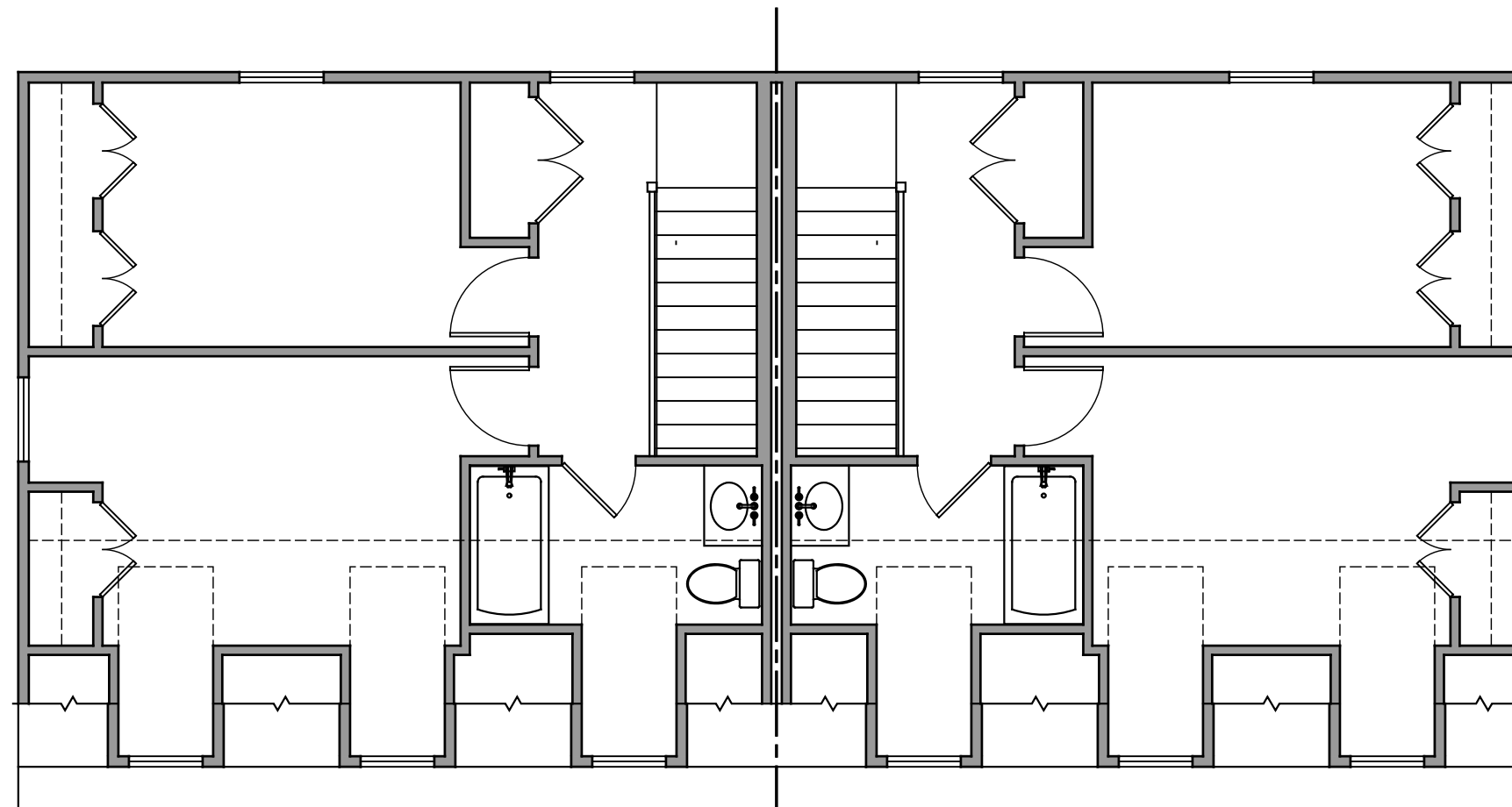


2ND FLOOR PLAN

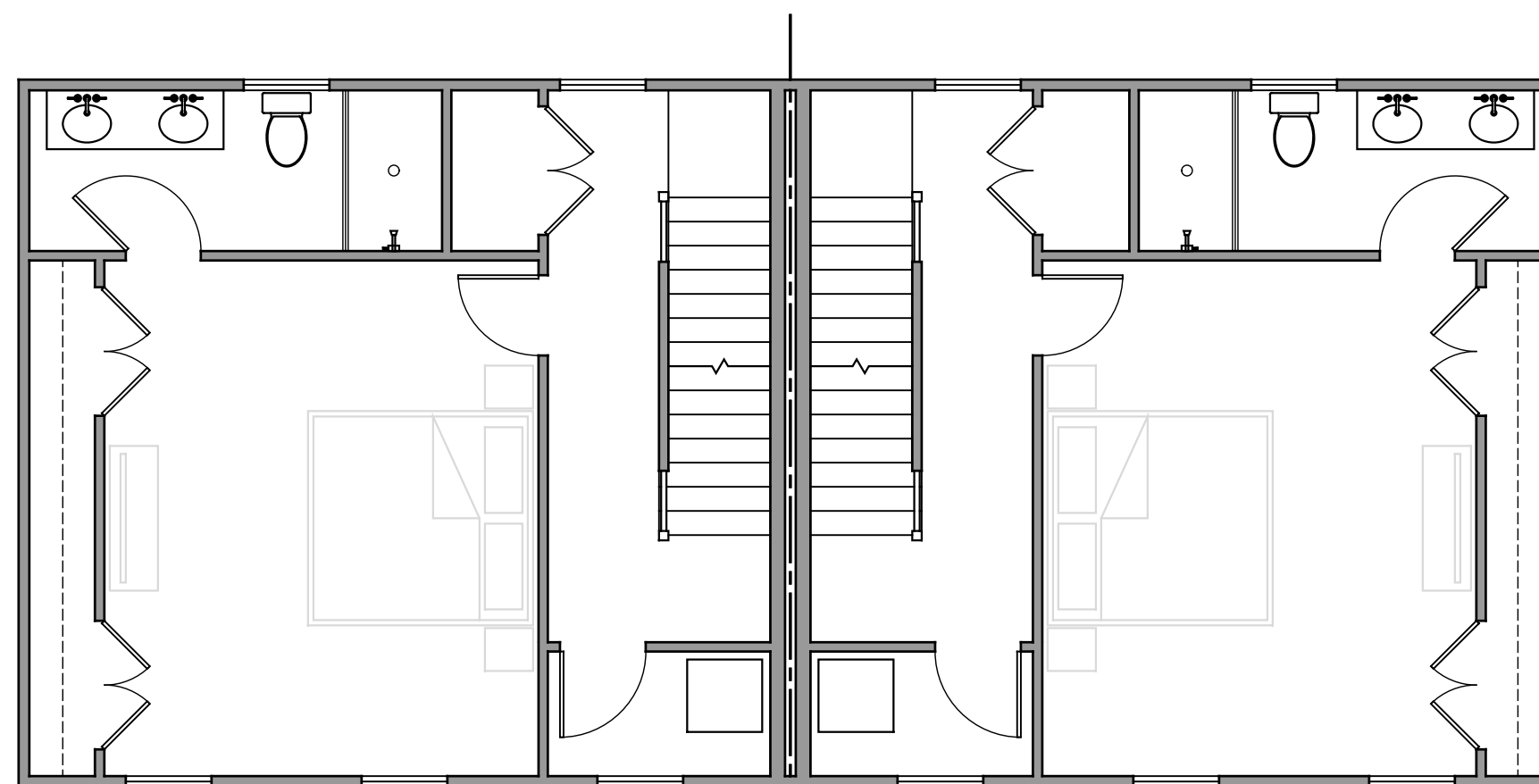


1ST FLOOR PLAN

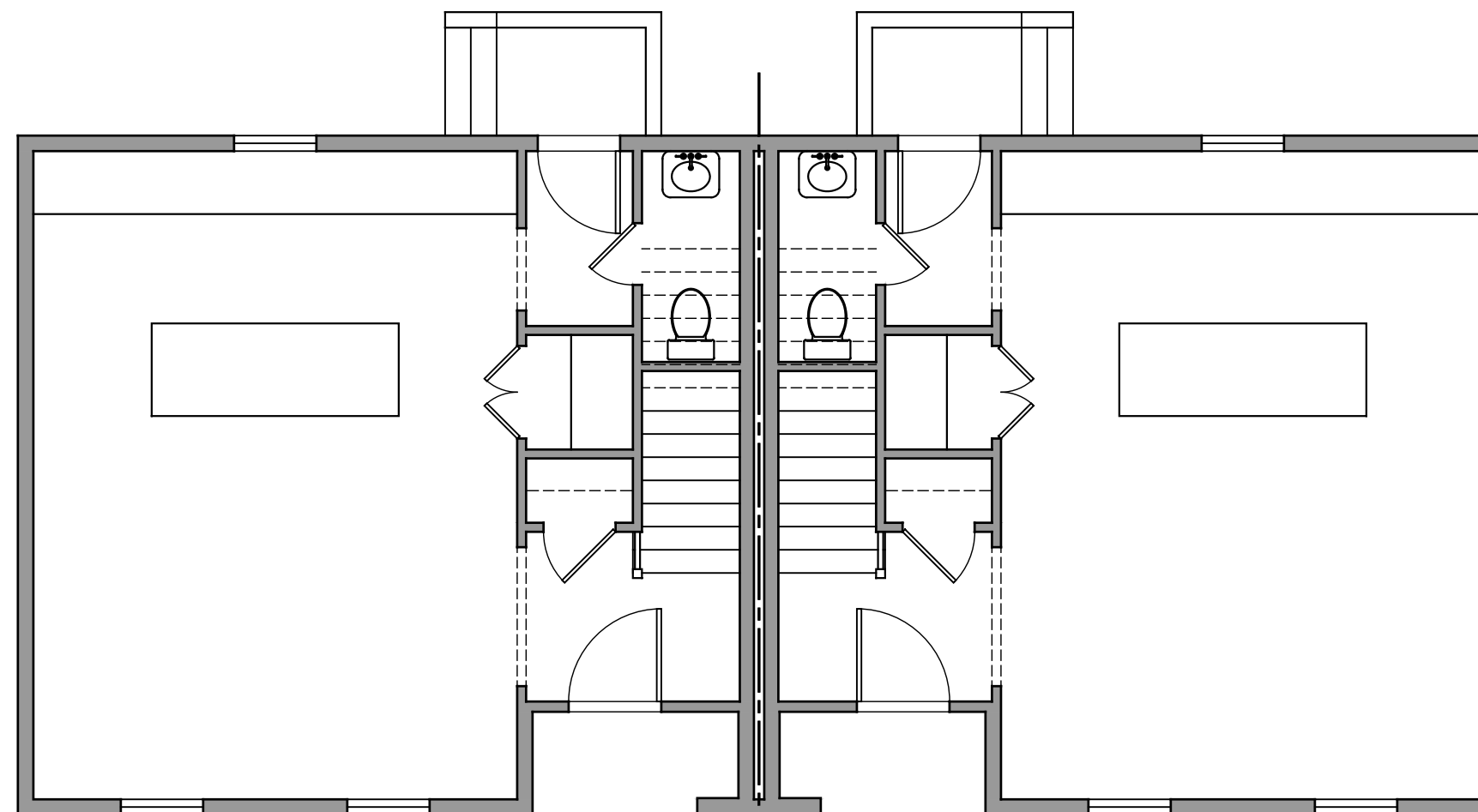
01 | 2201 VENABLE ST. FLOOR PLANS  
3/16" = 1'



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

02 | 817 N. 22ND ST. FLOOR PLANS  
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

THREE NEW 3-STORY SINGLE-FAMILY HOUSES  
IN RICHMOND'S UNION HILL NEIGHBORHOOD  
**NEW HOUSES AT 2201 VENABLE ST.  
AND 817 N. 22ND ST.**

2201 VENABLE ST. & 817 N. 22ND ST.  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. 3RD SUBMITTAL

DATE/MARK:  
10.25.2024

FLOOR PLANS

**AI.I**



02 | VENABLE ST. ELEVATION

3/16" = 1'

2201 VENABLE ST. - EXTERIOR FINISH SCHEDULE

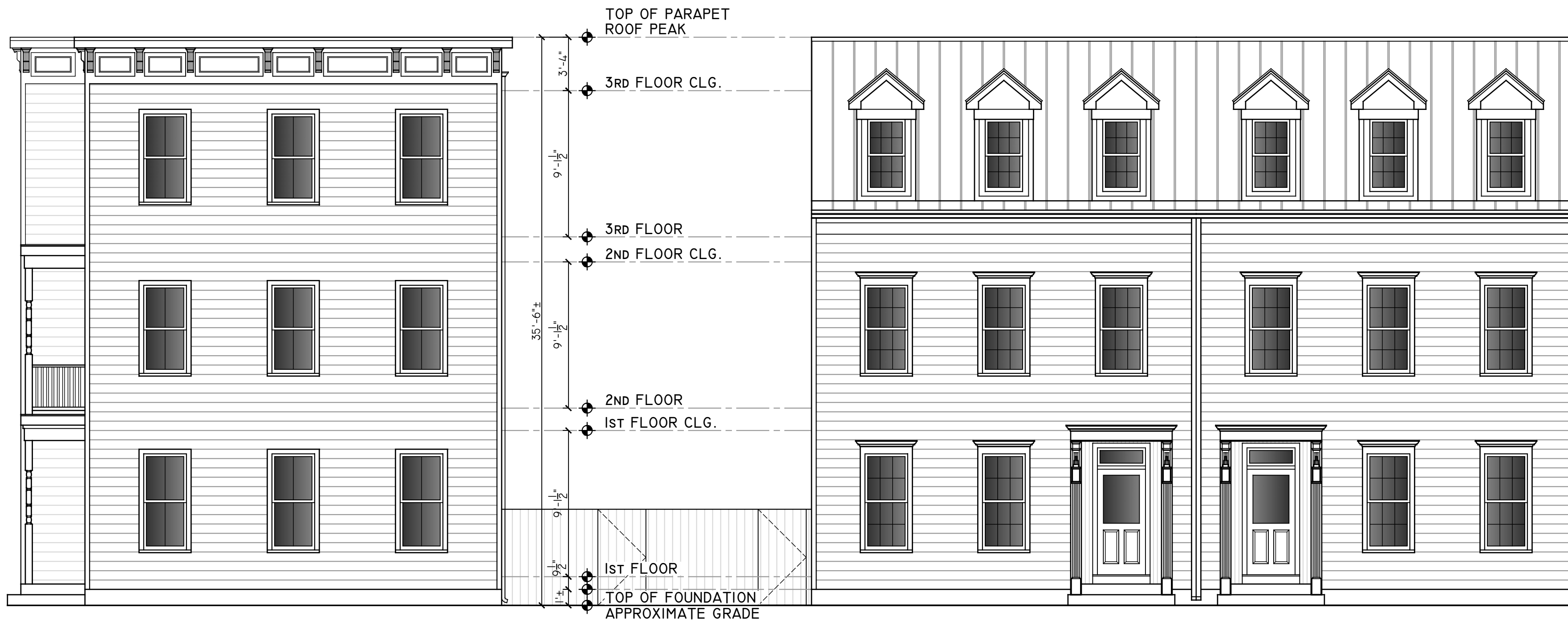
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02	CONCRETE FRONT PORCH STAIRS/LANDINGS	NATURAL CONCRETE
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	FRONT DOOR FEATURE AREA - HARDIE FLAT PANEL/TRIM	COLOR T.B.D.
05	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
06	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
07	WOOD DOORS	PAINTED   COLOR T.B.D.
08	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
09	ITALIANATE CORNICE & BRACKETS	PAINTED ARCTIC WHITE
10	UPPER ROOF - TPO	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	REAR DECK/RAILINGS TO MATCH FRONT PORCH	-
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.
3. GRADES SHOWN APPROXIMATE. V.I.F.

817 N. 22ND ST. - EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02		
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.



01 | N. 22ND ST. CONTEXT 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

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

**NEW HOUSES AT 2201 VENABLE ST.  
 AND 817 N. 22ND ST.**

2201 VENABLE ST. & 817 N. 22ND ST.  
 RICHMOND, VIRGINIA 23223

NOT FOR  
 CONSTRUCTION

SET/REVISION:  
 C.A.R. 3RD SUBMITTAL

DATE/MARK:  
 10.25.2024

STREET ELEVATIONS  
**A2.0**



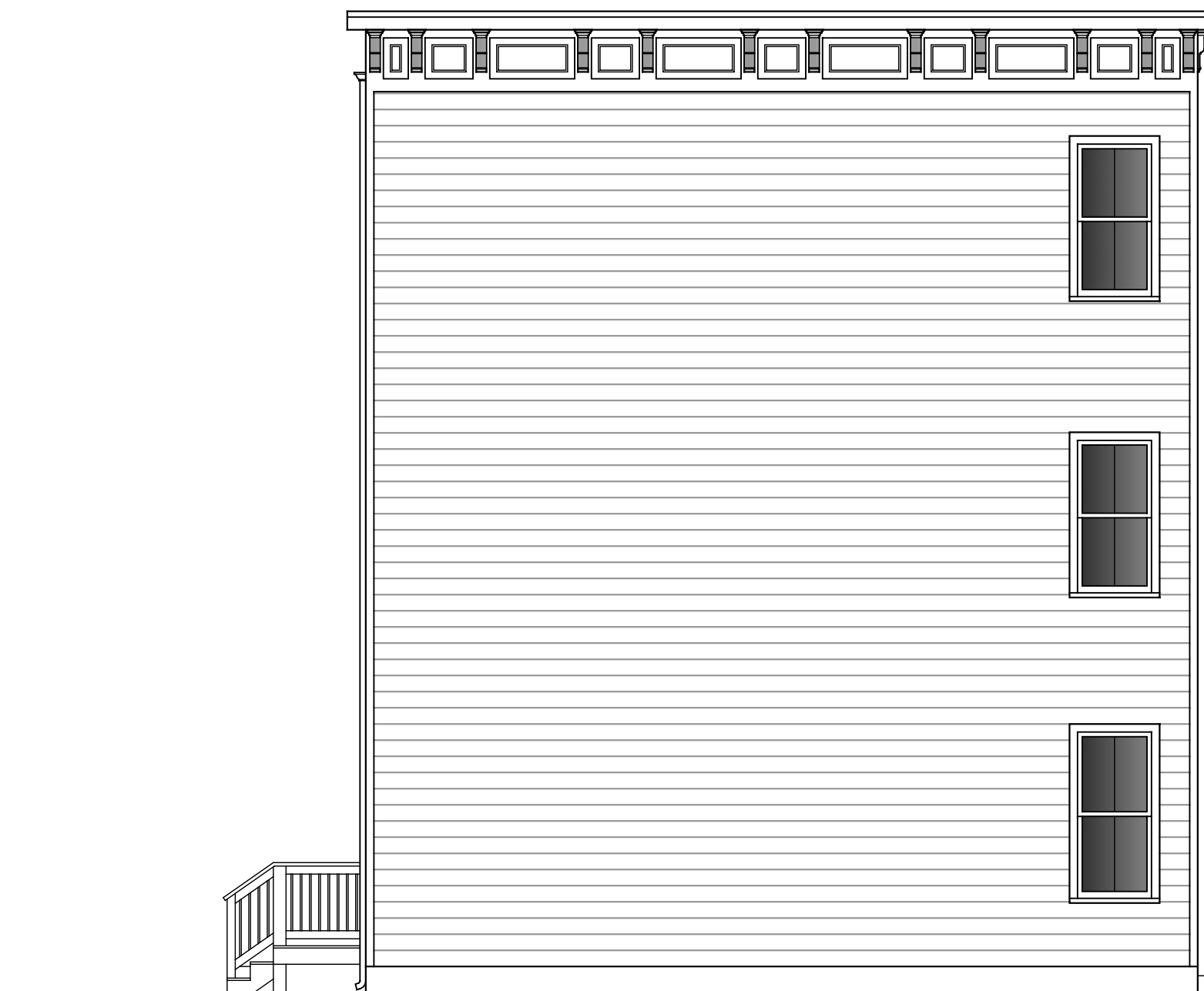
02 | VENABLE ST. ELEVATION  
3/16" = 1'



01 | N. 22ND ST. ELEVATION  
3/16" = 1'



04 | REAR ELEVATION  
3/16" = 1'



03 | LEFT 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

THREE NEW 3-STORY SINGLE-FAMILY HOUSES  
IN RICHMOND'S UNION HILL NEIGHBORHOOD  
**NEW HOUSES AT 2201 VENABLE ST.  
AND 817 N. 22ND ST.**

2201 VENABLE ST. & 817 N. 22ND ST.  
RICHMOND, VIRGINIA 23223

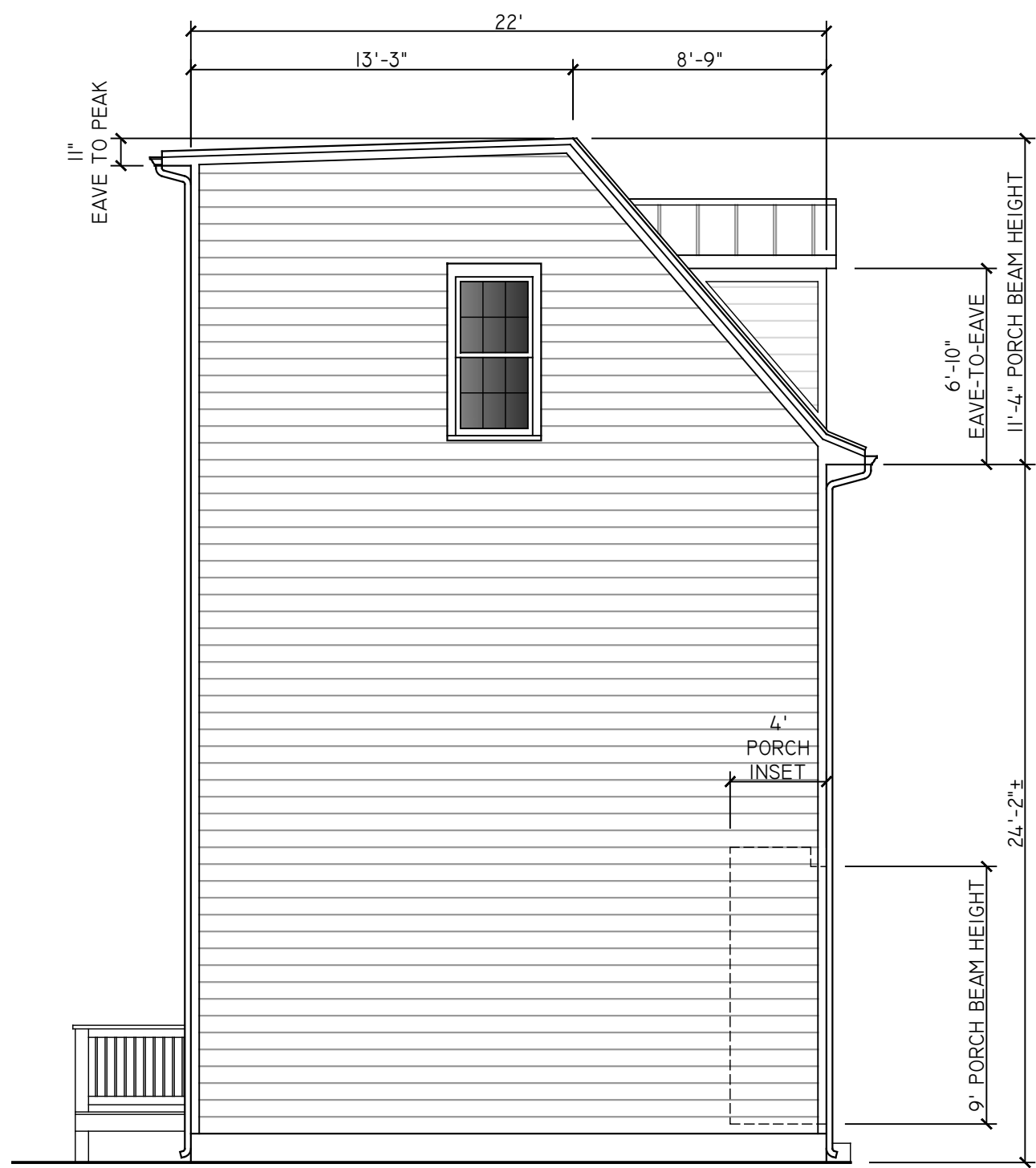
NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. 3RD SUBMITTAL

DATE/MARK:  
10.25.2024

2201 VENABLE ST.  
EXTERIOR ELEVATIONS

**A2.1**



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



01 | FRONT (N. 22ND ST.) ELEVATION  
3/16" = 1'



04 | ENTRY DETAIL  
3/8" = 1'

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



03 | REAR 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

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

**NEW HOUSES AT 2201 VENABLE ST.  
AND 817 N. 22ND ST.**

2201 VENABLE ST. & 817 N. 22ND ST.  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. 3RD SUBMITTAL

DATE/MARK:  
10.25.2024

817 N. 22ND ST.  
EXTERIOR ELEVATIONS

**A2.2**