



Property (location of work)

Property Address: 1014 and 1016 Russell 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):

Construction of multifamily dwelling configured as three single-family attached dwellings on a vacant lot

Applicant/Contact Person: Marisa Perez

Company: Baker Development Resources
Mailing Address: [REDACTED]
City: Richmond State: VA Zip Code: 23219
Telephone: [REDACTED]
Email: [REDACTED]
Billing Contact? Applicant Type (owner, architect, etc.): Agent

Property Owner: Nest Builders LLC

If Business Entity, name and title of authorized signee: Amanda Seibert
Mailing Address: [REDACTED]
City: Richmond State: VA Zip Code: 23223
Telephone: ()
Email: [REDACTED]
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: 3/27/26

Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.

Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

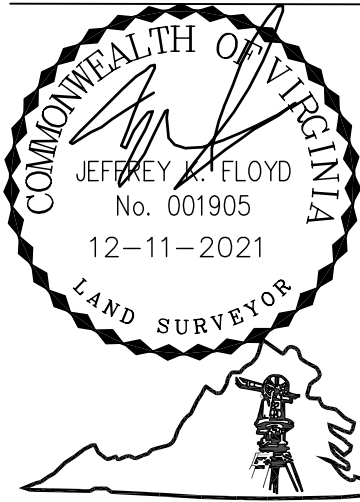
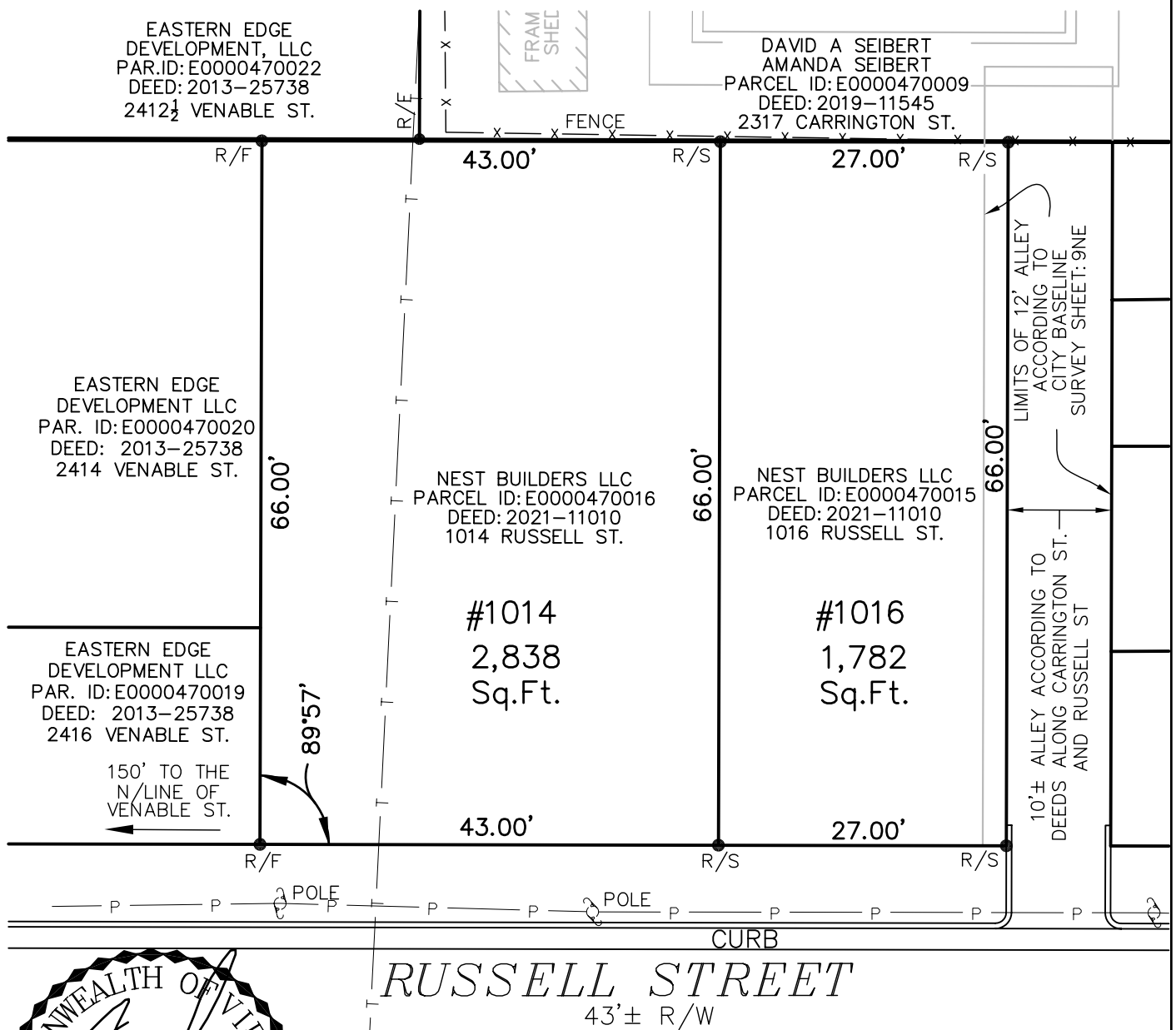
A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 12-11-2021 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E Zone: "X" DATED: 7-16-2014



RUSSELL STREET
43'± R/W

MAP SHOWING THE IMPROVEMENTS ON
No.1014 AND No.1016 RUSSELL STREET
IN THE CITY OF RICHMOND, VA.

Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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DATE: 12-11-2021
CERTIFIED BY JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1"=20'
JOB NO. 211114630



PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

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

NEW THREE-TOWNHOUSE MULTI-FAMILY BUILDING
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

RUSSELL ST. TOWNHOUSES

1014-1016 RUSSELL STREET
RICHMOND, VIRGINIA 23223

NEW THREE-TOWNHOUSE MULTI-FAMILY BUILDING
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

RUSSELL ST. TOWNHOUSES

1014-1016 RUSSELL STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS

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| AI.2 | SECOND FLOOR PLANS |
| AI.3 | TYPICAL INTERIOR FLOOR PLANS |
| A2.1 | FRONT & RIGHT SIDE EXTERIOR ELEVATIONS |
| A2.2 | REAR & LEFT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE |

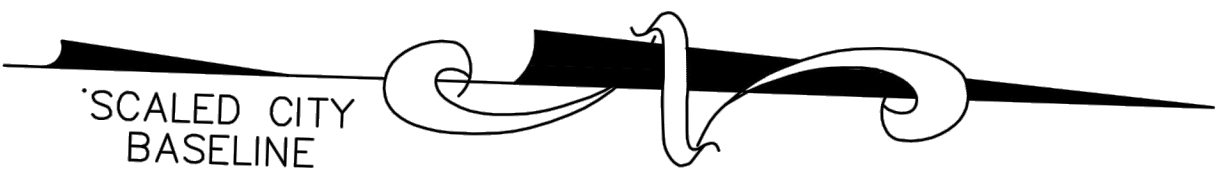


SET/REVISION:
C.A.R. 2ND SUBMITTAL

DATE/MARK:
05.II.2026

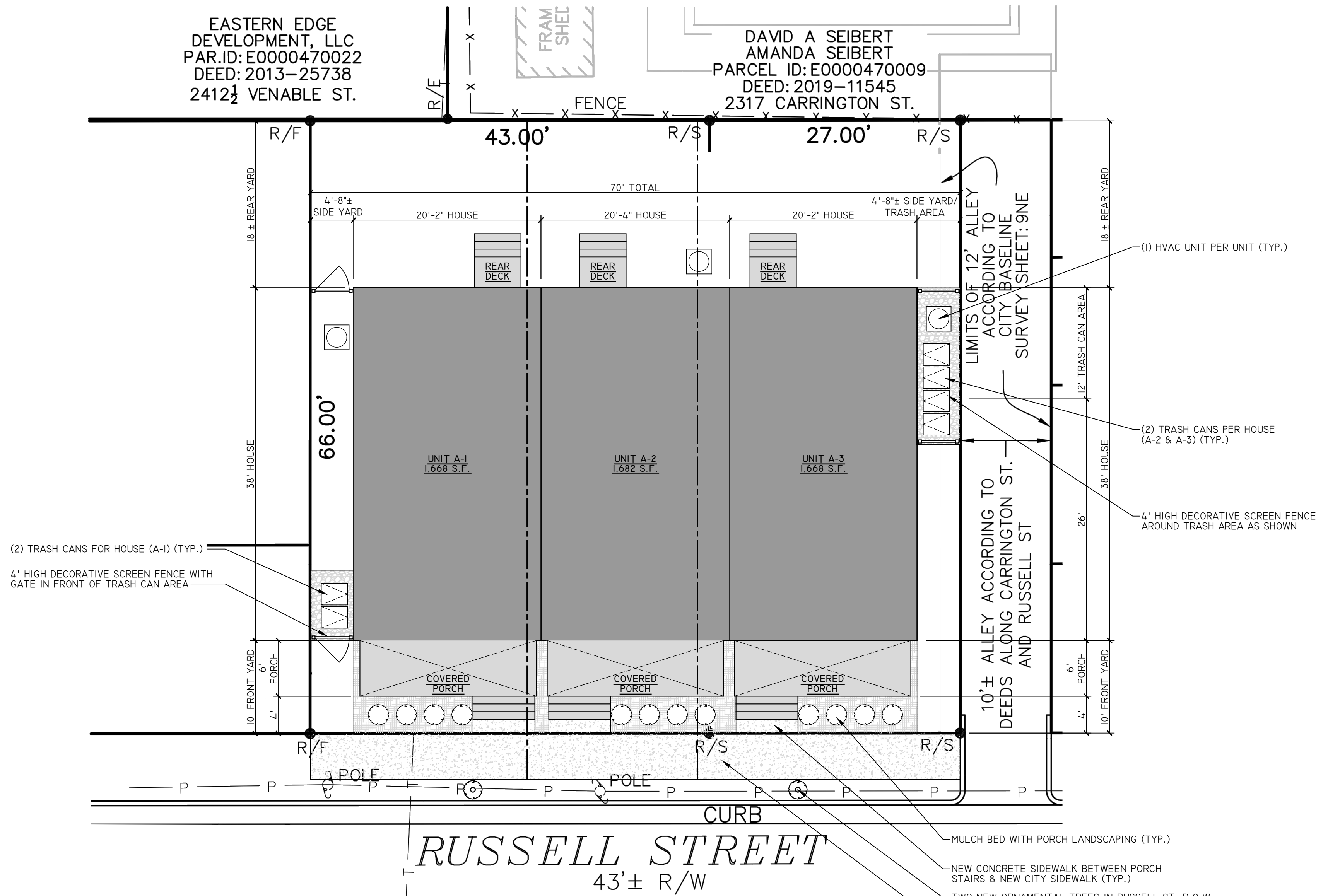
COVER SHEET

CS



EASTERN EDGE
DEVELOPMENT, LLC
PAR.ID: E0000470022
DEED: 2013-25738
2412 1/2 VENABLE ST.

DAVID A SEIBERT
AMANDA SEIBERT
PARCEL ID: E0000470009
DEED: 2019-11545
2317 CARRINGTON ST.



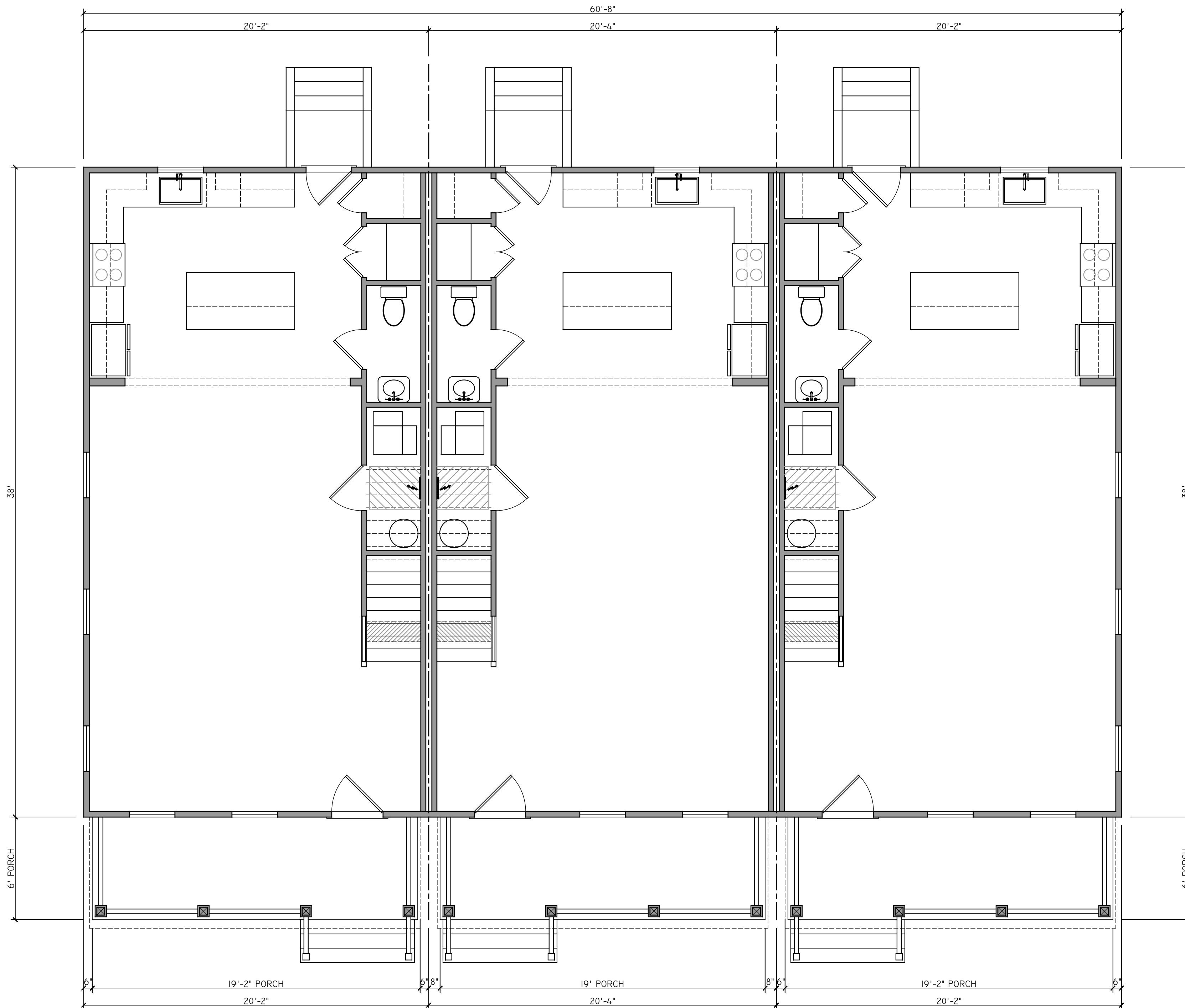
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ARCHITECTURAL
SITE PLAN
SP.1



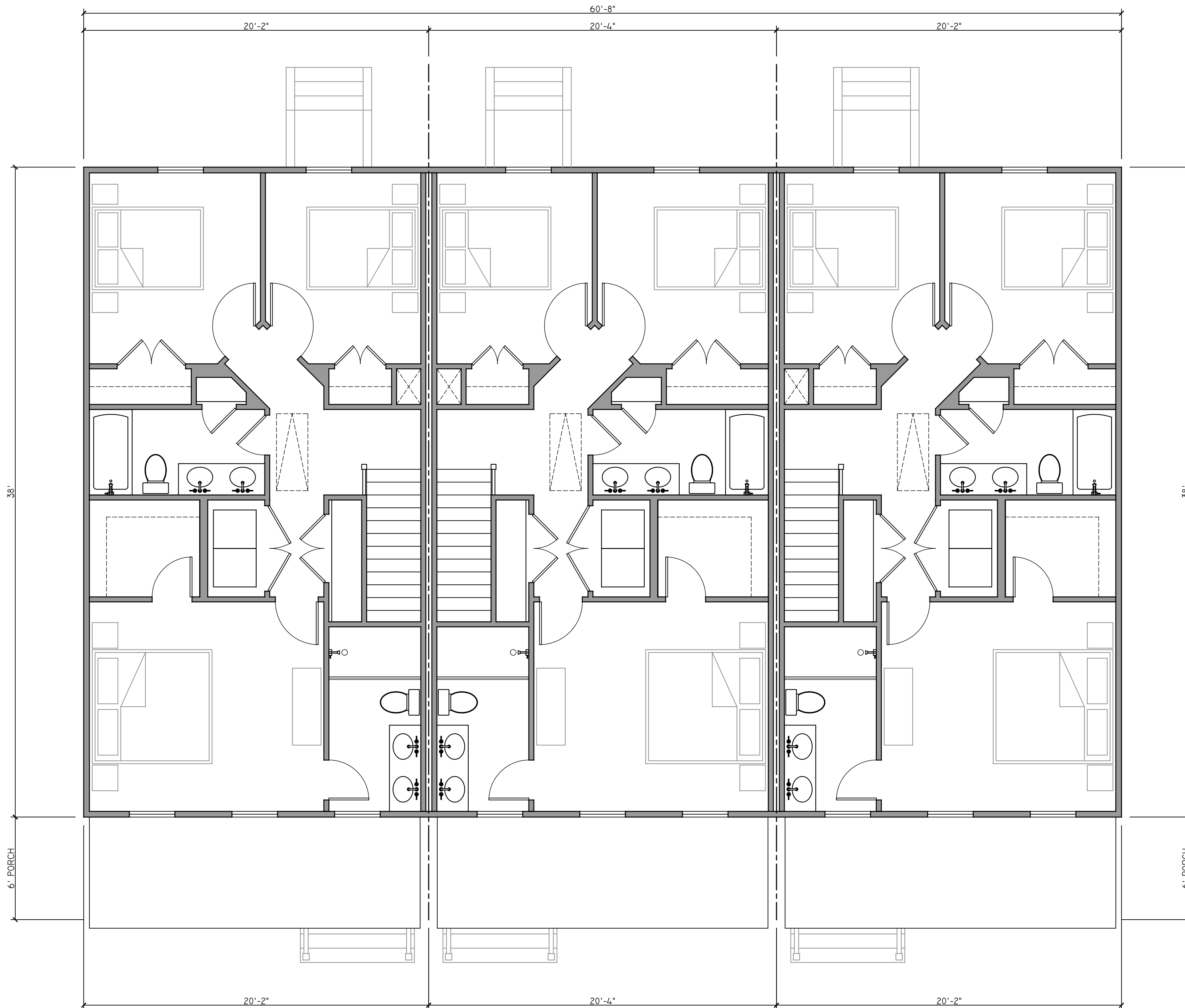
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 DEVELOPER:
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 804-698-9142
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FIRST FLOOR PLAN
AI.1



01 | 2ND FLOOR PLANS
1/4" = 1'

UNIT A-1

UNIT A-2

UNIT A-3

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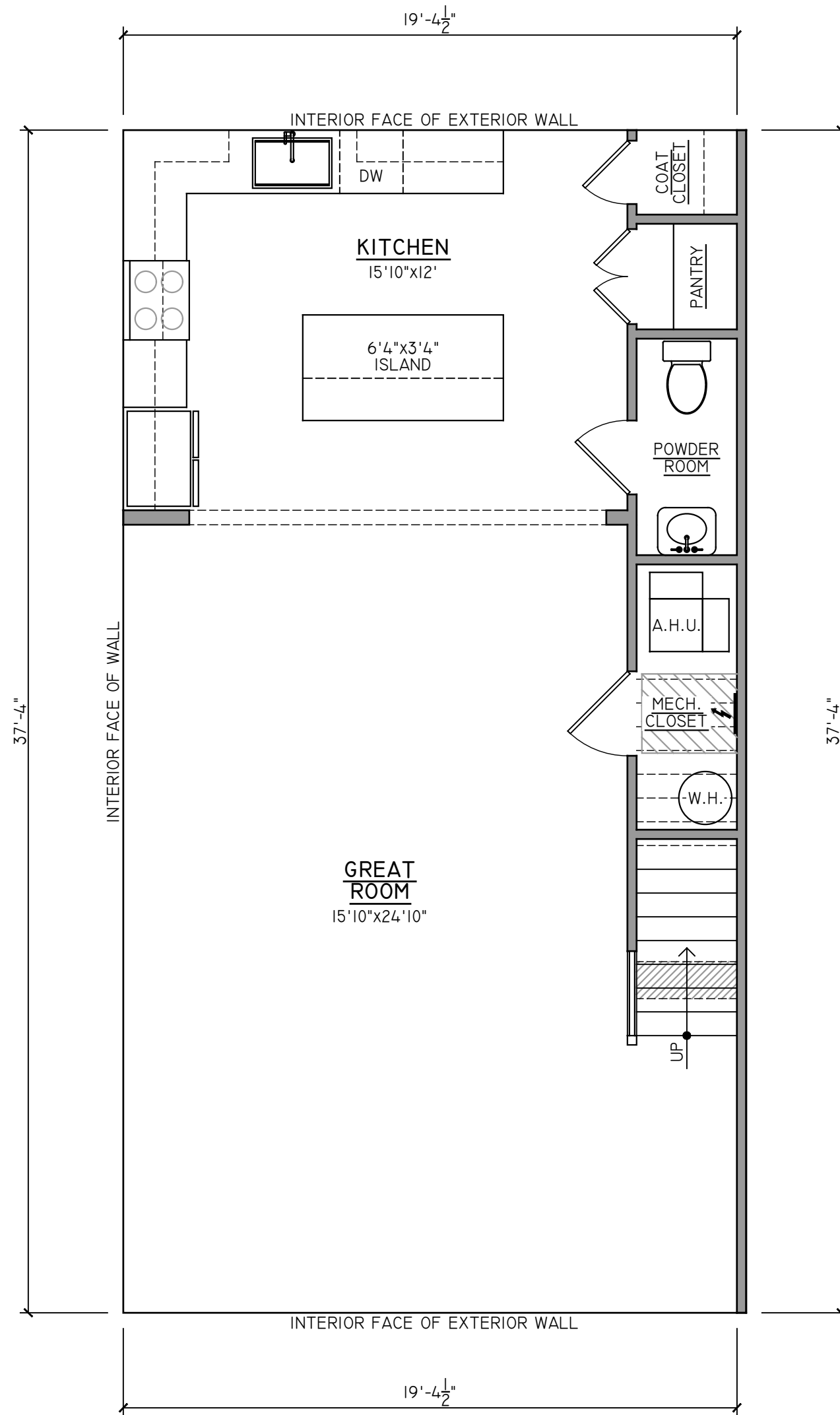
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DATE/MARK:
05.11.2026

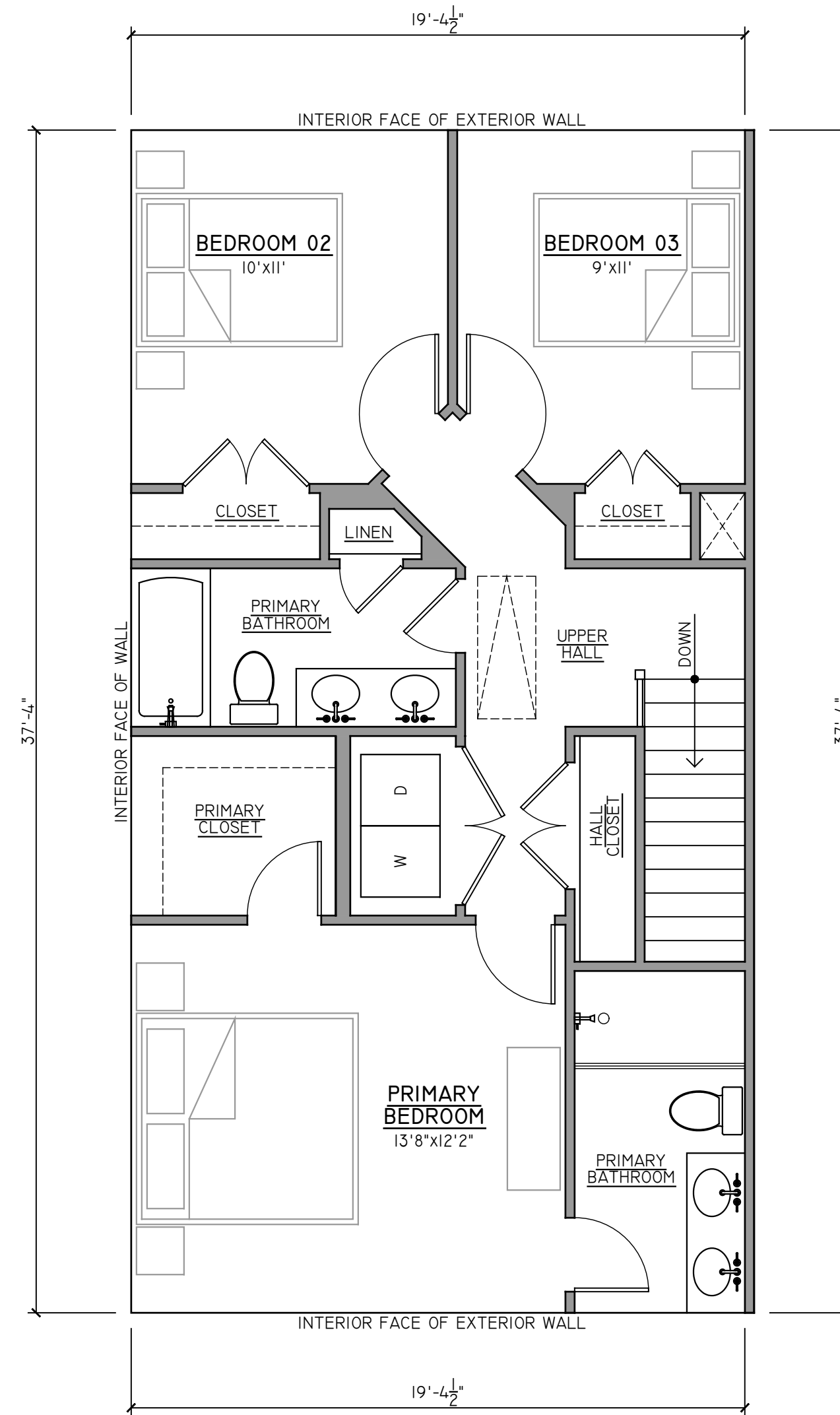
SECOND FLOOR PLAN

AI.2

PROJECT CONTACTS:
 DEVELOPER:
 NEST BUILDERS
 CONTACT- AMANDA SEIBERT
 804-698-9142
 ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644



01 | INTERIOR 1ST FLOOR PLAN
 1/4" = 1'



02 | INTERIOR 2ND FLOOR PLAN
 1/4" = 1'

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TYPICAL INTERIOR
 FLOOR PLANS
AI.3

MIDSPAN OF ROOF
(HOUSE HEIGHT)
 4'-6" \pm
 TRUSS BEARING
 WINDOW HEADER HT.
 9'-1 $\frac{1}{2}$ "
 7'-8"
 TOP OF SUBFLOOR
 FLOOR BEARING
 WINDOW HEADER HT.
 27'-1" \pm
 1'-4 $\frac{3}{4}$ "
 9'-1 $\frac{1}{2}$ "
 7'-8"
 TOP OF SUBFLOOR
 TOP OF FOUNDATION
 APPROXIMATE GRADE
 2" \pm
 1 $\frac{1}{2}$ "



01 FRONT ELEVATION
1/4" = 1'

MIDSPAN OF ROOF
(HOUSE HEIGHT)
 4'-6" \pm
 TRUSS BEARING
 WINDOW HEADER HT.
 9'-1 $\frac{1}{2}$ "
 7'-8"
 TOP OF SUBFLOOR
 FLOOR BEARING
 WINDOW HEADER HT.
 27'-1" \pm
 1'-4 $\frac{3}{4}$ "
 9'-1 $\frac{1}{2}$ "
 7'-8"
 TOP OF SUBFLOOR
 TOP OF FOUNDATION
 APPROXIMATE GRADE
 2" \pm
 1 $\frac{1}{2}$ "



02 RIGHT SIDE ELEVATION
1/4" = 1'

PROJECT CONTACTS:
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 ARCHITECT:
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FRONT & RIGHT SIDE
 EXTERIOR ELEVATIONS

A2.1



01 REAR ELEVATION
1/4" = 1'

EXTERIOR FINISH SCHEDULE

| NO. | COMPONENT/MATERIAL | COLOR/FINISH |
|-----|--|----------------------------|
| 01 | BRICK PIERS | RICHMOND RED |
| 02 | PARGED FOUNDATION | THRU-COLOR GRAY |
| 03 | SYNTHETIC LAP SIDING SIDING - HARDIE OR LP SMARTSIDE | PAINTED, COLOR T.B.D. |
| 04 | SYNTHETIC TRIM - MATCH SIDING MATERIAL | PAINTED, COLOR T.B.D. |
| 05 | SOFFIT (VENTED & UNVENTED) - MATCH SIDING MATERIAL | PAINTED, COLOR T.B.D. |
| 06 | BEADBOARD PORCH CEILING (UNVENTED) | PAINTED, COLOR T.B.D. |
| 07 | SOLID WOOD ENTRY DOORS | PAINTED OR STAINED, T.B.D. |
| 08 | C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD) | PREFINISHED WHITE |
| 09 | 8" DECORATIVE PORCH COLUMN | PAINTED WHITE |
| 10 | FRONT PORCH FLOOR FRAMING WRAPPED IN TRIM | PAINTED WHITE |
| 11 | FRONT PORCH DECKING - T&G (PAINTED) OR SYNTHETIC | T.B.D. |
| 12 | FRONT PORCH RAILING - WOOD "RICHMOND" RAIL | PAINTED WHITE OR BLACK |
| 13 | REAR DECK/RAILINGS - P.T. WOOD | NATURAL TREATED WOOD |
| 14 | ALUMINUM GUTTER & DOWNSPOUTS | PREFINISHED WHITE OR BLACK |
| 14 | MAIN ROOF & PORCH ROOF - ARCHITECTURAL SHINGLES | GRAY/BLACK/BROWN |

1. ALL EXTERIOR MATERIALS & COLORS MUST MEET BE APPROVED BY C.A.R..
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
3. GRADES SHOWN APPROXIMATE. V.I.F.



02 LEFT SIDE ELEVATION
1/4" = 1'

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REAR & LEFT SIDE
EXTERIOR ELEVATIONS

A2.2