



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 804 N 22nd Street

Historic district Union Hill

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

APPLICANT INFORMATION

Name Mark Baker

Company Baker Development Resources

Mailing Address 11 S 12th Street, Suite 500
Richmond, VA 23219

Phone (804)874-6275

Email markbaker@bakerdevelopmentresources.com

Applicant Type: Owner Agent

Lessee Architect Contractor

Other (please specify): consultant

OWNER INFORMATION (if different from above)

Name 722 724 Jessamine St LLC

Mailing Address 517 N 26th St
Richmond, VA 23223

Company _____

Phone (804) 306-9019

Email mattj@htrsi.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

The scope of work is as such: the client would like to construct a new two-story single family detached home. The home will be approximately 1,860 SF in size, featuring three bedrooms, two whole bathrooms, and one half bath. Hardieplank will be used as the cladding material. All windows will be PVC-clad. The main roof will be TPO membrane, the mansard roof asphalt shingles, and the porch roof EPDM. The massing and design will be in accordance with the Union Hill neighborhood, and it's unique lot configurations and topography. The project will follow the Old & Historic District Design Review Guidelines where applicable.

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. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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 Matt Jarreau K.T.A.M.A. Date 7/27/2018

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. Visit the Commission of Architectural Review website for project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation 804.646.6335 Marianne.Pitts@Richmondgov.com

SUBMISSION INSTRUCTIONS

Submit applications to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street

- One (1) signed and completed application – property owners signature required
- Twelve (12) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled

MEETING SCHEDULE

- Applications are due by 12 PM (noon) on the deadline date. Exception: revisions to items deferred, denied or presented conceptually at the previous CAR meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following CAR 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 the agenda.
- CAR 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.
- CAR monthly meetings are held at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

2018 Meeting Dates (Tuesdays unless noted otherwise)	Application Deadlines (Fridays unless noted otherwise)
January 23	December 22, 2017
February 27	January 26
March 27	March 2
April 24	March 30
May 22	April 27
June 26	May 25
July 24	June 29
August 28	July 27
September 25	August 24
October 23	September 28
November 27	October 26
December 18	November 26 (Monday)



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION 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 in the office or on site.

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 802 N 22nd Street

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- 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)

- site as seen from street, from front and corners, include neighboring properties



July 27th, 2018

Chelsea Jeffries

City of Richmond Department of Planning and Development Review

Commission of Architectural Review

City Hall, 900 East Broad Street

Richmond, VA 23219

RE: Commission of Architectural Review: 802 and 804 N 22nd St (E0000329005)

Ms. Jeffries,

I represent 722 724 Jessamine St LLC in its application for review by the Commission of Architectural Review (“CAR Review”) of proposed new construction at 802 and 804 North 22nd Street (Parcel #E0000329005) (the “Property”). The Property is located on the west side of N 22nd Street between Cedar Street and Burton Street and is improved with a 2 story multi-family dwelling including four dwelling units. This request, and a companion special use permit would authorize the split of the existing lot in order to accommodate the construction of a new single-family dwelling on the vacant portion of the lot.

This property lies in the Union Hill Old and Historic District. The tone of this District is primarily established by its varying topography, which encouraged its diagonally gridded street pattern and steep porch entrances. Early residential buildings in the area reflect the country-like environment from whence they were established. It was after the Civil War that Union Hill changed from a suburban periphery to an urban neighborhood, during which period the commonplace modest Greek-revival architectures were augmented by narrower rowhomes that were Italianate, Queen Anne, and Colonial Revival in style.

Generally, the single-family detached home will be 1,860 square feet, in area and would feature three (3) bedrooms, two (2) full bathrooms, and one (1) half bathroom. The massing and architecture proposed is inspired by the vernacular style found within the neighborhood. The proposed new single-family dwelling would be in keeping with the surrounding context. The project will follow the Design Guidelines where applicable, per the Handbook and Design

Review Guidelines for Building in Old and Historic Districts as authorized by Section 930.7 of the City Code.

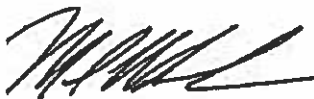
Regarding form, the street elevation will complement the neighboring dwelling at 800 N 20th Street. The front porch will match its neighbor's, being three bays wide and full-width. Three windows on the second story will align, in width and location, with the single door and two windows on the first story, respectively. The shape of the home is meant to best cooperate with its lot and neighboring homes.

The proposed building materials include:

- Parged tan/gray foundation, Hardie plank® lap siding throughout;
- Hardie trim products (or comparable);
- TPO membrane on the main roof, asphalt shingles for the mansard roof, EPDM for the porch roof;
- Solid wood exterior doors;
- Four (4) double-hung two-over-two Plygem® 300 windows;
- Three (3) fixed Plygem® 300 windows;
- 8" square front porch columns;
- Wood framing and tongue-and-groove decking at front and rear porch; and
- Iron/steel handrails at front stairs.

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 (804)874-6275.

Sincerely,



Mark R. Baker

Baker Development Resources, LLC

PROJECT CONTACTS:
 DEVELOPER:
 RVA SUGAR, LLC
 804-306-9010
 CONTRACTOR:
 KIWI DEVELOPMENT
 804-869-8600
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-314-7644

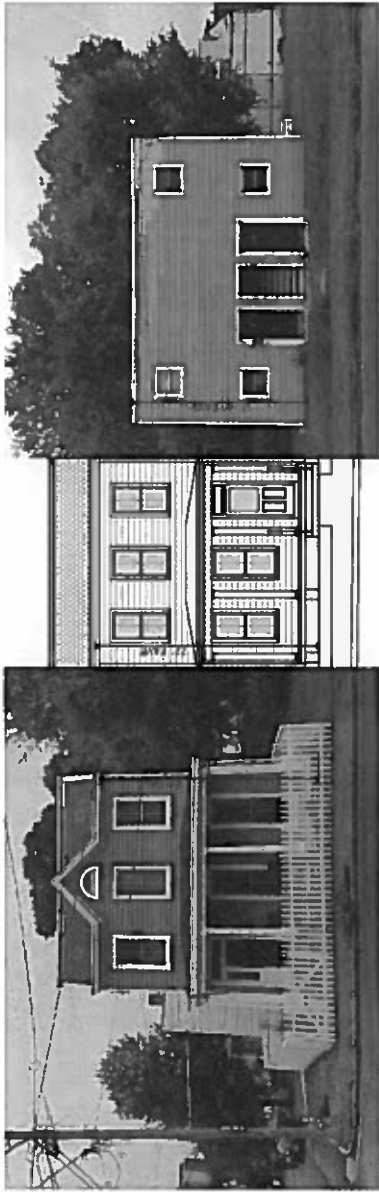
802 NORTH 22ND STREET

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
 IN HISTORIC CHURCH HILL
 802 NORTH 22ND STREET
 RICHMOND, VIRGINIA 23223

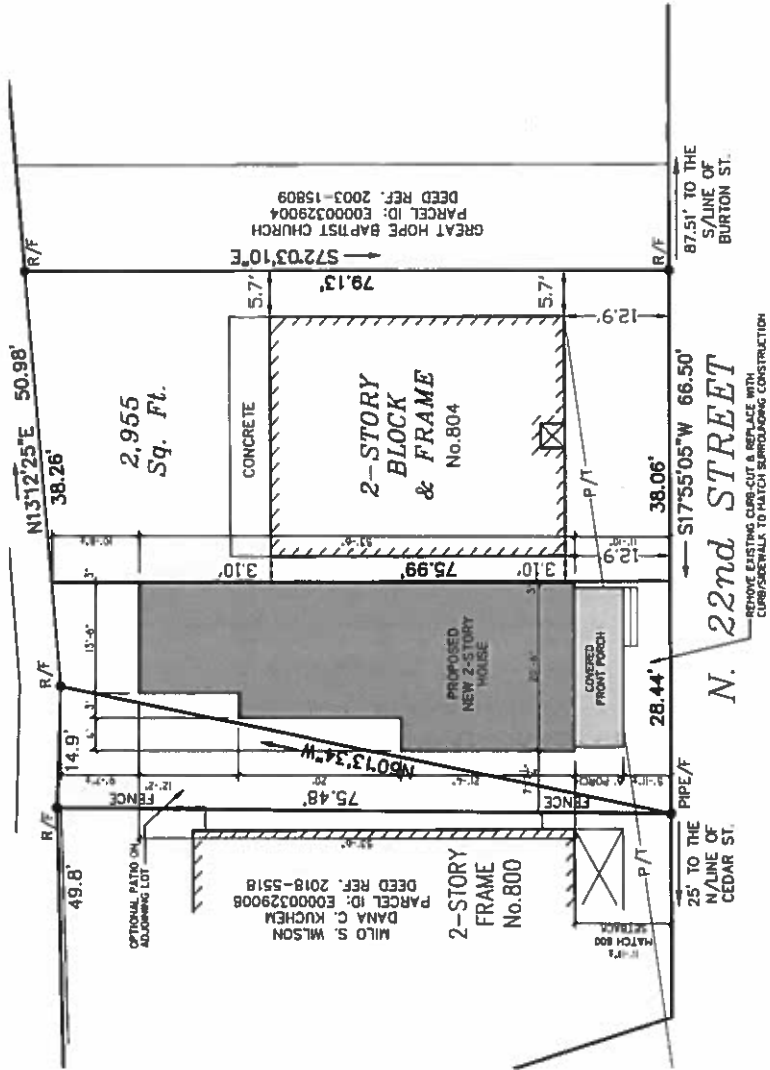
NOT FOR CONSTRUCTION

SETTERSON
 C. AIR 15/16 P
 FIRST SUBMITTAL
 DATE/SCALE:
 07.27.2018

ARCHITECTURAL
 SITE PLAN



02 | CONTEXT ELEVATION
 1/8" = 1'



01 | ARCHITECTURAL SITE PLAN
 1/8" = 1'

PROJECT CONTACTS:
 DEVELOPER:
 RVA SUGAR, LLC
 804-366-9019
 CONTRACTOR:
 RHM DEVELOPMENT
 804-869-8600
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-381-7044

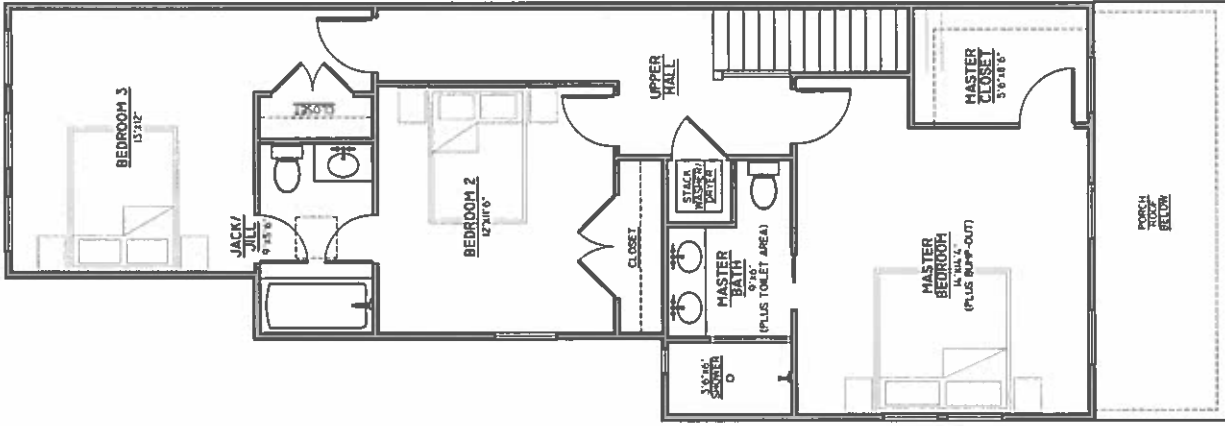
802 NORTH 22ND STREET
 IN HISTORIC CHURCH HILL
 NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
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 CONSTRUCTION

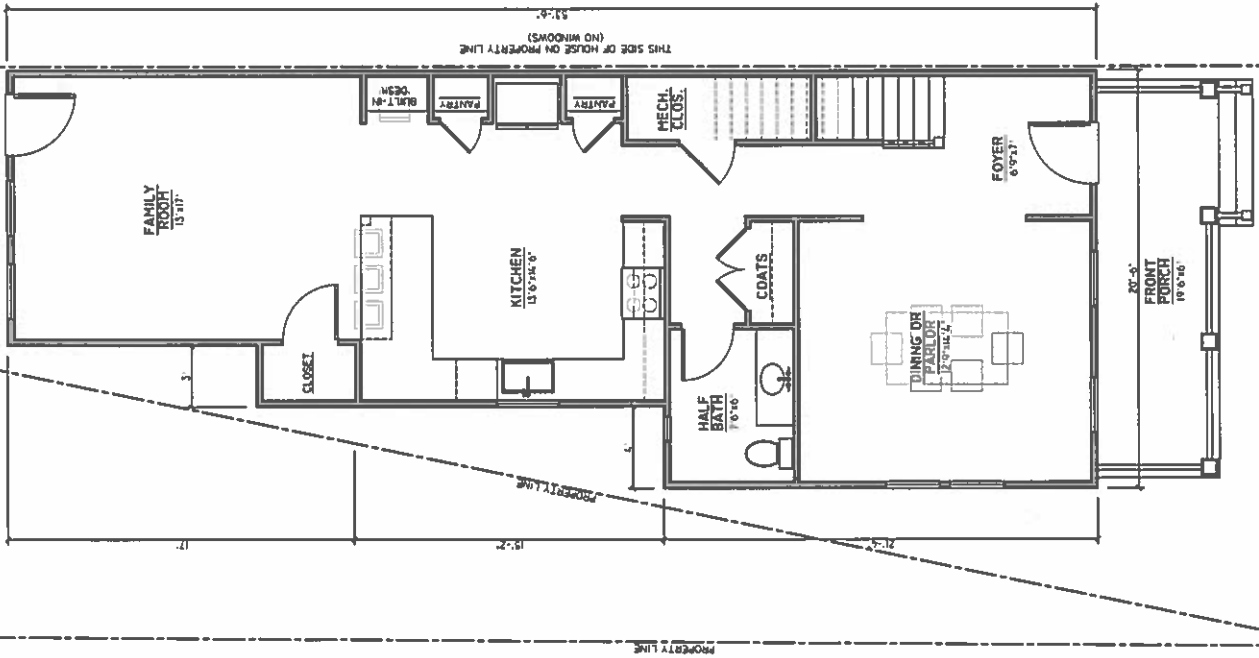
SELEWICKSON
 C.A.R./S.L.P.
 FIRST SUBMITTAL
 DATE/MARK:
 07.27.2018

FIRST & SECOND
 FLOOR PLANS

AI.1



02 | SECOND FLOOR PLAN
 1/4" = 1'-0"



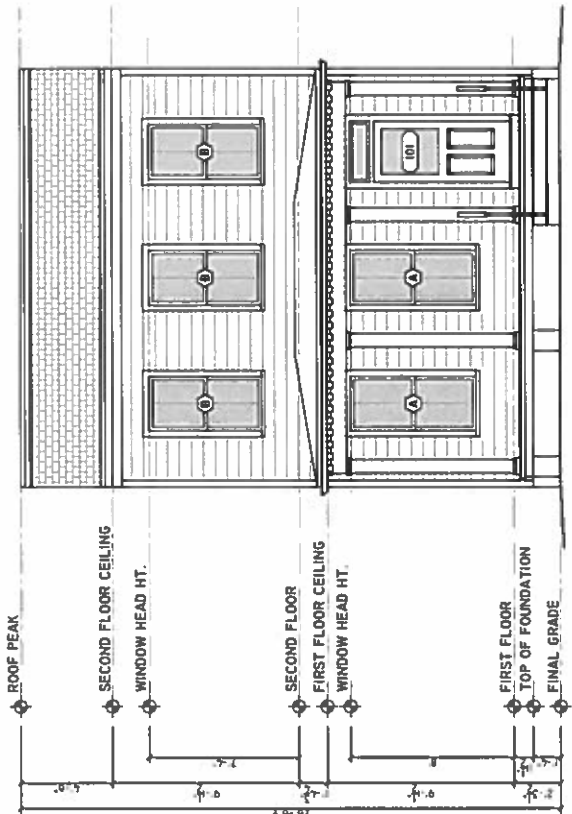
01 | FIRST FLOOR PLAN
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

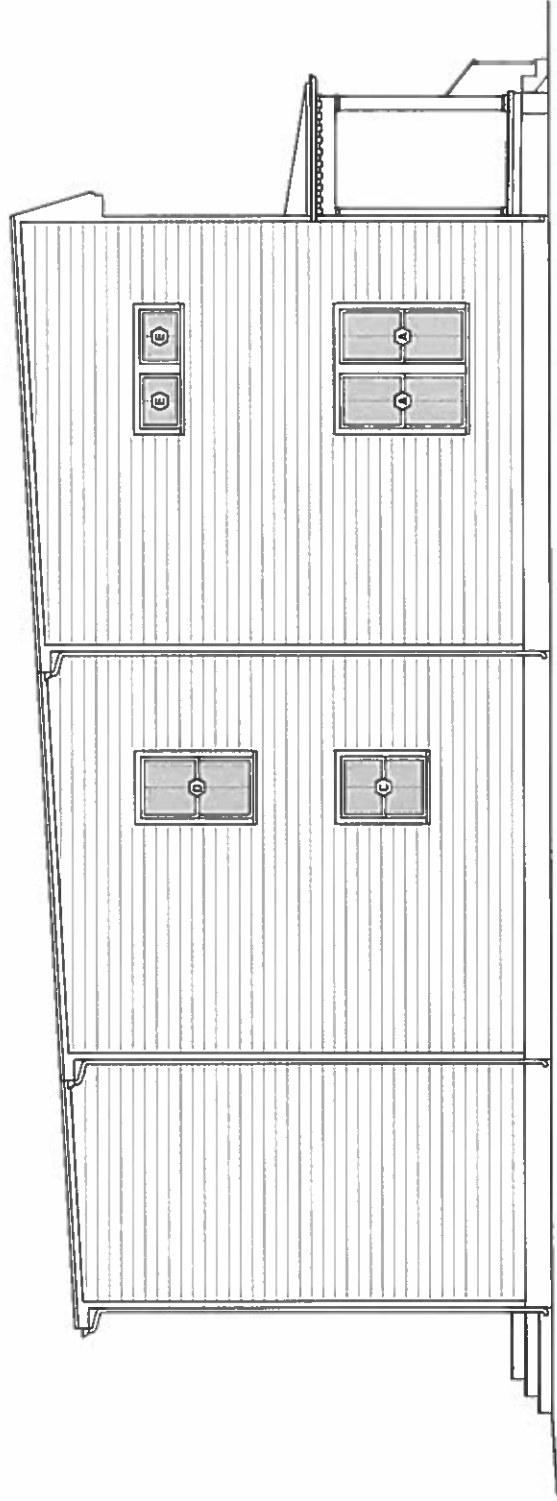
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BASEMENT FOUNDATION	PAINTED
02	CONCRETE	PAINTED
03	ASPHALT SHINGLES	FACTORY FINISH
04	ASPHALT SHINGLES	FACTORY FINISH
05	ASPHALT SHINGLES	FACTORY FINISH
06	ASPHALT SHINGLES	FACTORY FINISH
07	ASPHALT SHINGLES	FACTORY FINISH
08	ASPHALT SHINGLES	FACTORY FINISH
09	ASPHALT SHINGLES	FACTORY FINISH
10	ASPHALT SHINGLES	FACTORY FINISH
11	ASPHALT SHINGLES	FACTORY FINISH
12	ASPHALT SHINGLES	FACTORY FINISH
13	ASPHALT SHINGLES	FACTORY FINISH

DOOR/WINDOW SCHEDULE

NO.	QTY	SIZE (WxH)	TYPE	REMARKS
01	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
02	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
03	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
04	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
05	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
06	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
07	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
08	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
09	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
10	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
11	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
12	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE
13	1	3'-0" x 7'-0"	DOUBLE HUNG	PAINTED WHITE



01 | FRONT ELEVATION
1/4" = 1'-0"



02 | LEFT SIDE ELEVATION
1/4" = 1'-0"

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN HISTORIC CHURCH HILL
802 NORTH 22ND STREET
RICHMOND, VIRGINIA 23223

802 NORTH 22ND STREET

PROJECT CONTACTS:
DEVELOPER:
RVA SUGAR, LLC
804-306-9099
CONTRACTOR:
RWI DEVELOPMENT
804-369-8600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE PLLC
804-316-7644

NOT FOR CONSTRUCTION

SELECTION
C.A.R./S.U.P.
FIRST SUBMITTAL
DATE/NOV
07 27 2018

FRONT & LEFT SIDE
EXTERIOR ELEVATIONS

A2.1

PROJECT CONTACTS:
DEVELOPER:
RYA SUGAR, LLC
804.306-9619
CONTRACTOR:
KIWI DEVELOPMENT
804-869-8600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804.311.7844

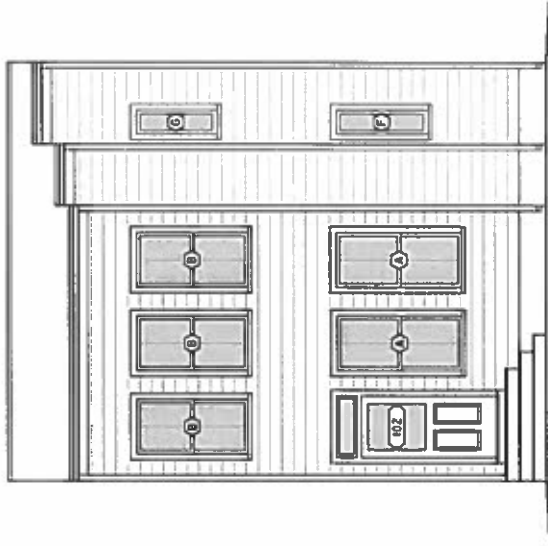
NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN HISTORIC CHURCH HILL
802 NORTH 22ND STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

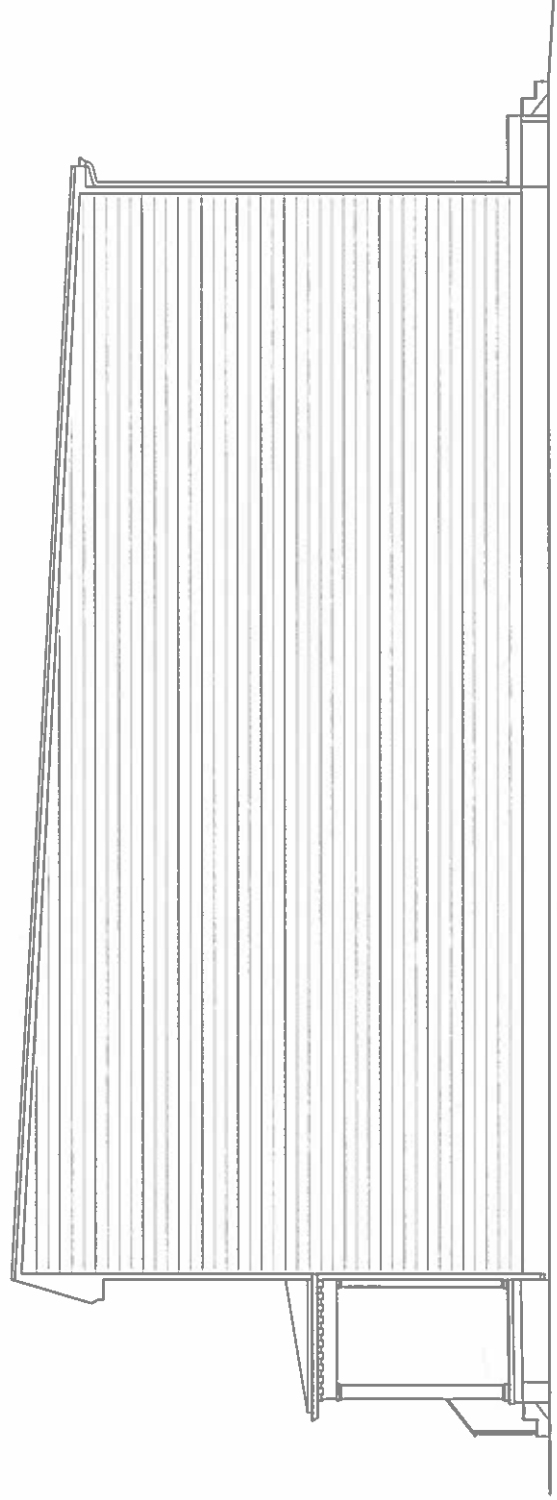
SELECTION
C.A.R./S.U.P.
FIRST SUBMITTAL
DATE/ISSUE
07.27.2016

REAR & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2



01 | REAR ELEVATION
1/4" = 1'-0"



02 | RIGHT SIDE ELEVATION
1/8" = 1'-0"

