



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:
City: Richmond State: VA Zip Code: 23219
Telephone:
Email:
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:
City: Richmond State: VA Zip Code: 23223
Telephone:
Email:
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: [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.



March 27, 2026

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: 1014 and 1016 Russell Street (E0000-470/015-16)

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 a multifamily building presenting as three new single-family attached dwellings on the currently vacant properties known as 1014 and 1016 Russell Street (the "Property").

The Property is located on the western side of Russell Street between Carrington and Venable Streets and lies in Richmond's Union Hill City Old and Historic District. Existing structures in the district are known for a variety of architectural styles and materials as well as a range of land uses. While dwellings in the Union Hill Old and Historic District offer excellent examples of 19th and early 20th century architecture, most properties in the immediate vicinity along Russell, Carrington, and Pink Streets are developed with relatively recent construction or are currently vacant.

The Property owner is proposing to construct a multifamily building presenting as three new single-family attached dwellings on the Property. Each unit would contain 3 bedrooms and 2 ½ bathrooms in around 1,380 square feet of finished floor area. Each unit has been designed with floorplans which offer a modern and open living area on the first floor. Three bedrooms will be located on the second floor including a primary bedroom with walk-in closet and en suite bathroom.

Siting:

The new multifamily building at 1014 and 1016 Russell Street would front onto Russell Street and borders a public alley to the north. The building will be set back from the street consistent with the underlying zoning. The siting of the new building is compatible with others

within the area and will begin to create a consistent and unified street frontage along the currently vacant Russell Street frontage.

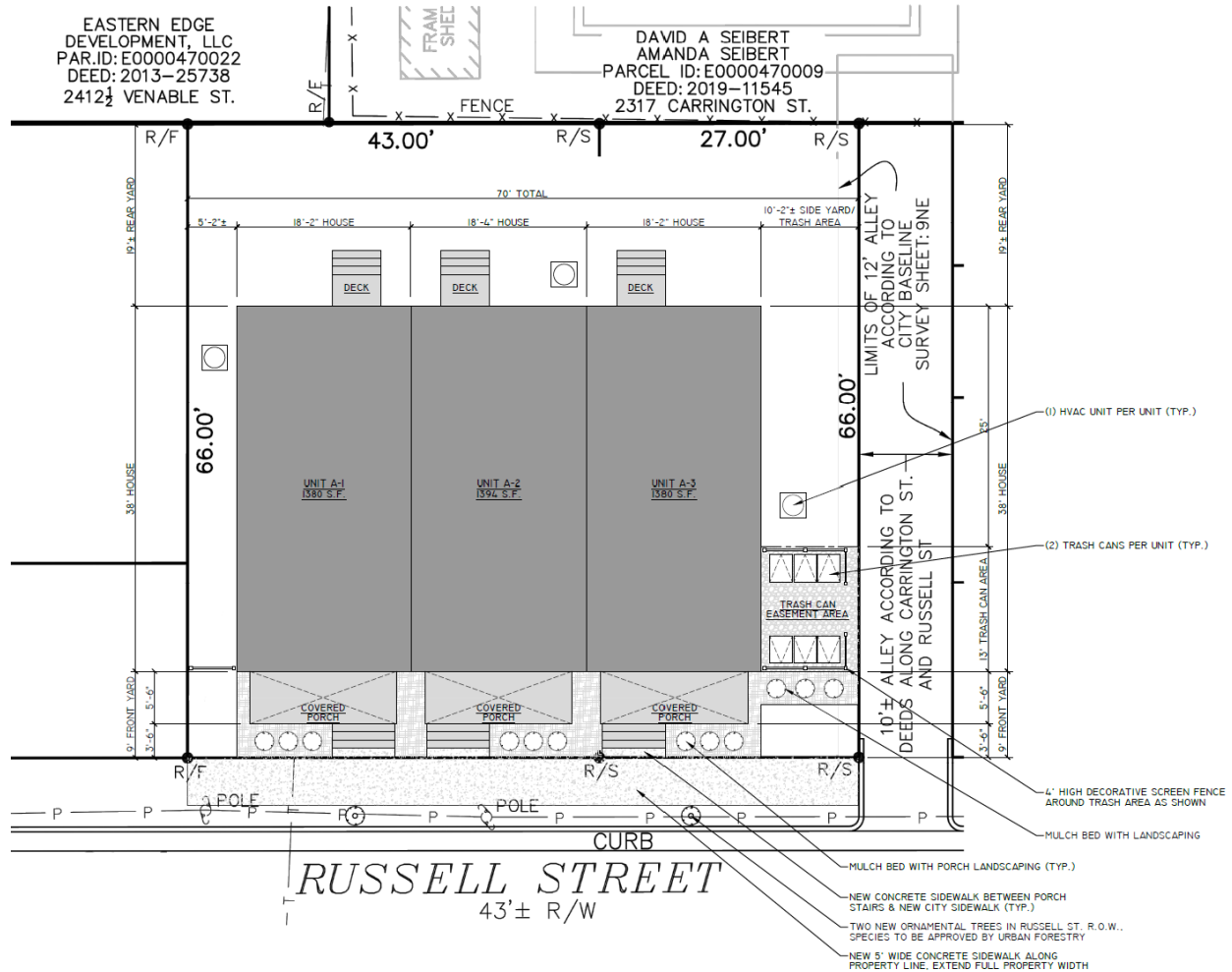


Figure 1: Site plan of proposed multifamily building along Russell Street

Form:

The building at 1014 and 1016 Russell Street has been designed in a manner which is consistent with the form of other existing structures in the neighborhood and those which have been approved by CAR while also contemplating the underlying R-63 zoning requirements and the unique nature of creating a unified block face on a vacant frontage.

Application Narrative
1014 and 1016 Russell Street



Figure 2: Proposed multifamily building at 1014 and 1016 Russell Street.

Single-family attached dwellings can be found within the block and throughout the Union Hill district. The proposed design acknowledges the needs of the modern homebuyer while remaining sensitive to the historic fabric of the neighborhood.



Figure 3: CAR approved dwellings at 2311 Carrington Street

Scale:

The proposed construction of the new multifamily dwelling is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level.



Figure 3: CAR approved dwellings at 962 Pink Street, 2311 and 2421 Carrington Street, within the Union Hill Neighborhood.

Height, Width, Proportion, & Massing

A contextual exhibit is included with this request. The proposed multifamily building is comparable in height with other structures on the block. Existing structures nearby range from two to four stories. Single-family dwellings in the area range in height from one to three stories though two-story dwellings, both detached and attached, are predominant.



Figure 4: Range of forms and heights in dwellings fronting the intersection of Princess Anne Ave. and N 21st Street.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. These items were selected to be consistent with CAR requirements and nearby dwellings which have been recently approved by CAR. A finish schedule including doors and windows is provided for the proposed dwellings.

In conclusion, the proposed design would maintain compatibility with the historical fabric of the neighborhood as it recognizes the siting, scale, form, and massing of the contributing structures in the neighborhood. It would also be compatible with the newly approved dwelling in the area by retaining similar design, features, and materials. 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 dwelling provides traditional architectural style, consistent with the fabric of the historic district, while also offering variations in the types of housing provided in the neighborhood in accordance with the new, award winning, Richmond 300 Master Plan. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Union Hill district. The proposed multifamily building addresses 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 markbaker@bakerdevelopmentresources.com or (804)874-6275.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker

Baker Development Resources, LLC



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

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DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
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AI.1	FIRST FLOOR PLANS
AI.2	SECOND FLOOR PLANS
AI.3	TYPICAL INTERIOR FLOOR PLANS
A2.1	FRONT & LEFT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.2	REAR & RIGHT SIDE EXTERIOR ELEVATIONS

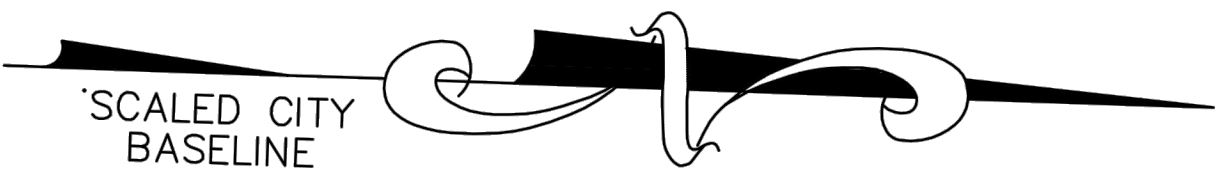


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DATE/MARK:
03.27.2026

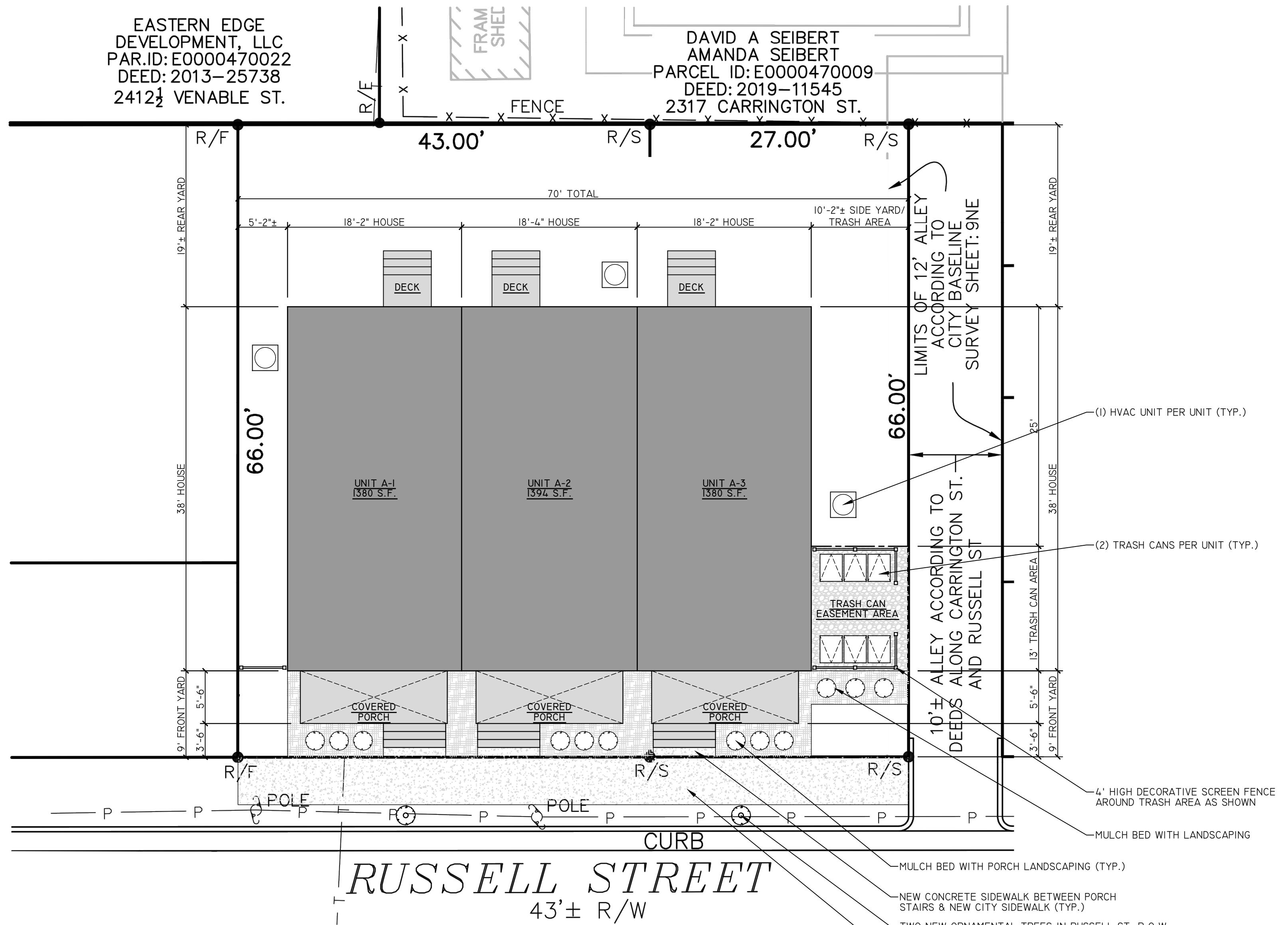
COVER SHEET

CS



EASTERN EDGE
DEVELOPMENT, LLC
PAR.ID: E0000470022
DEED: 2013-25738
2412½ VENABLE ST.

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



RUSSELL STREET
43'± R/W

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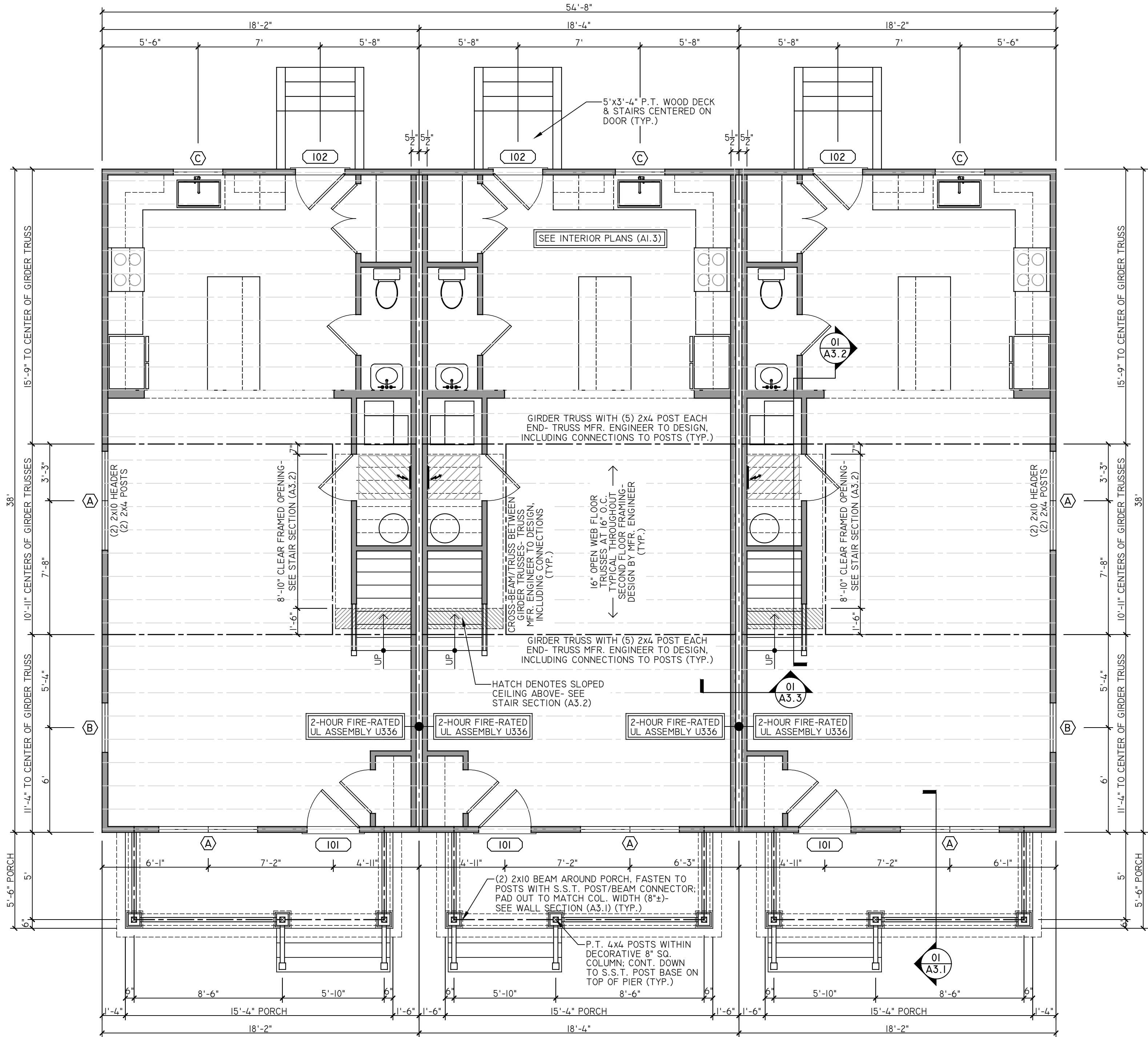
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ARCHITECTURAL
SITE PLAN
SP.1

SEE SHEET AI.3 FOR ENTRY DOOR & WINDOW SCHEDULE & GENERAL PLAN/FRAMING NOTES



UNIT A-1

UNIT A-2

UNIT A-3

01 FIRST FLOOR PLANS

1/4" = 1'

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NOT FOR CONSTRUCTION

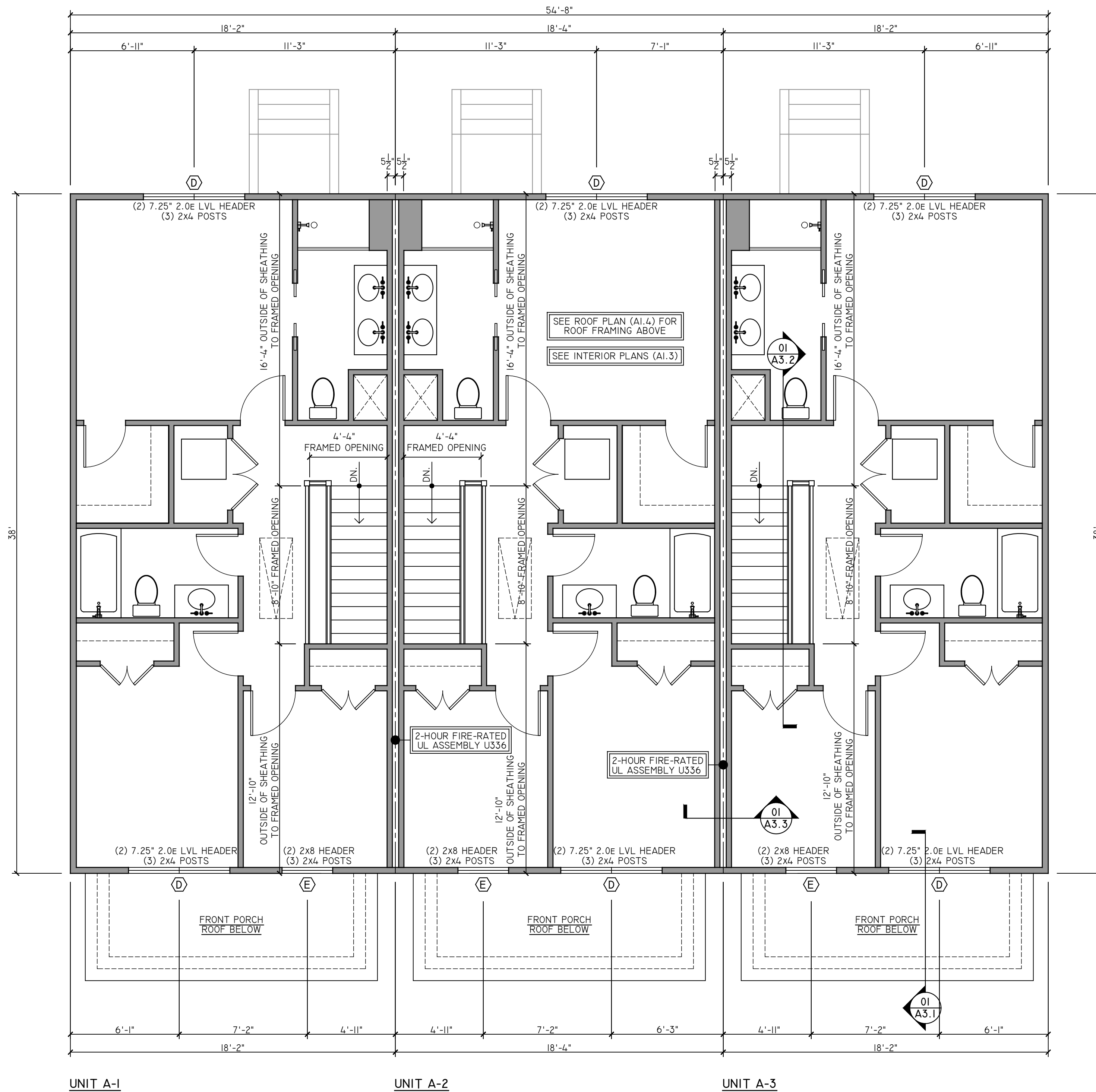
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FIRST FLOOR PLAN

AI.1

SEE SHEET A1.3 FOR ENTRY
DOOR & WINDOW SCHEDULE &
GENERAL PLAN/FRAMING NOTES



UNIT A-1

UNIT A-2

UNIT A-3

01 | SECOND FLOOR PLANS

1/4" = 1'

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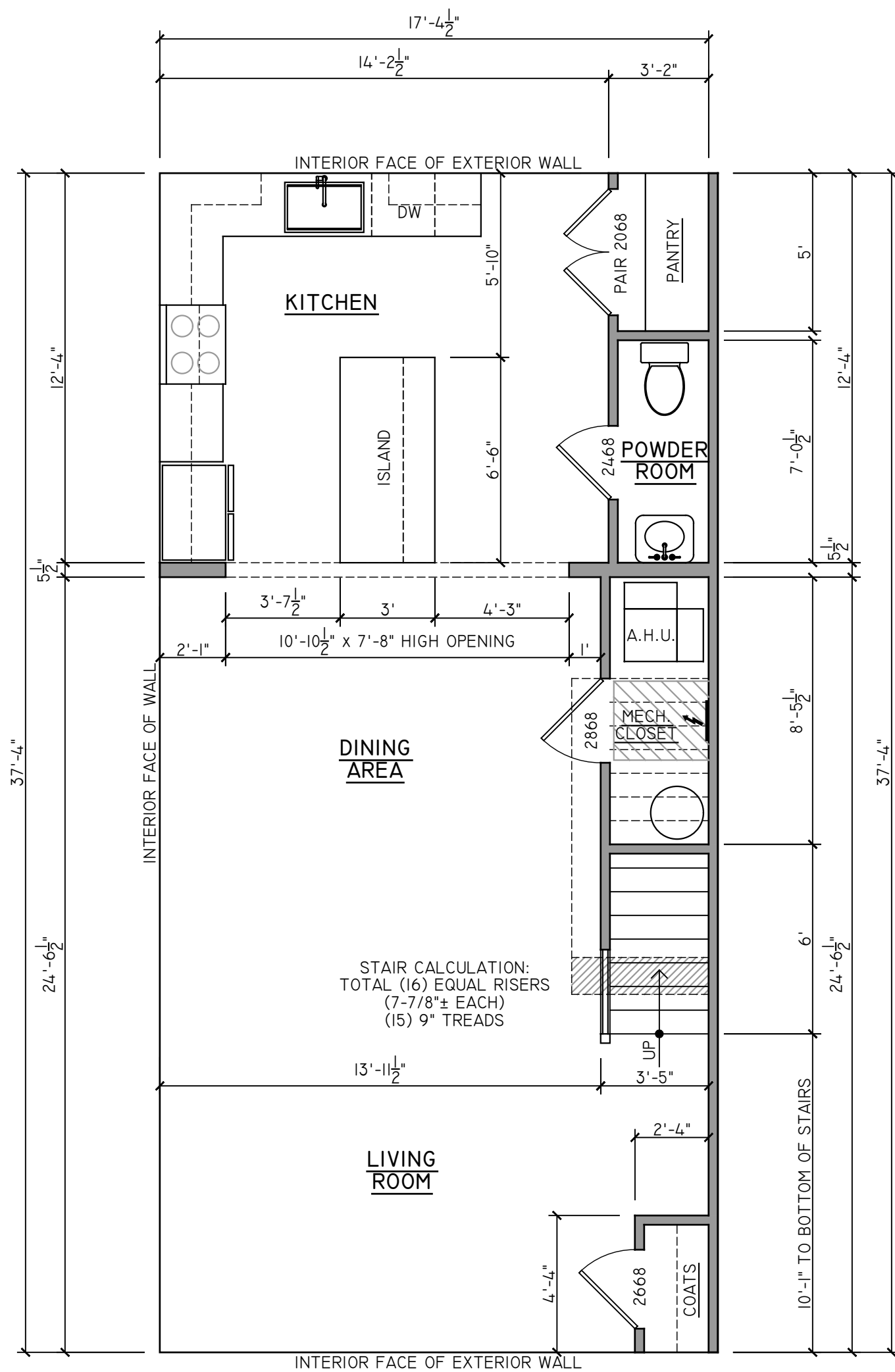
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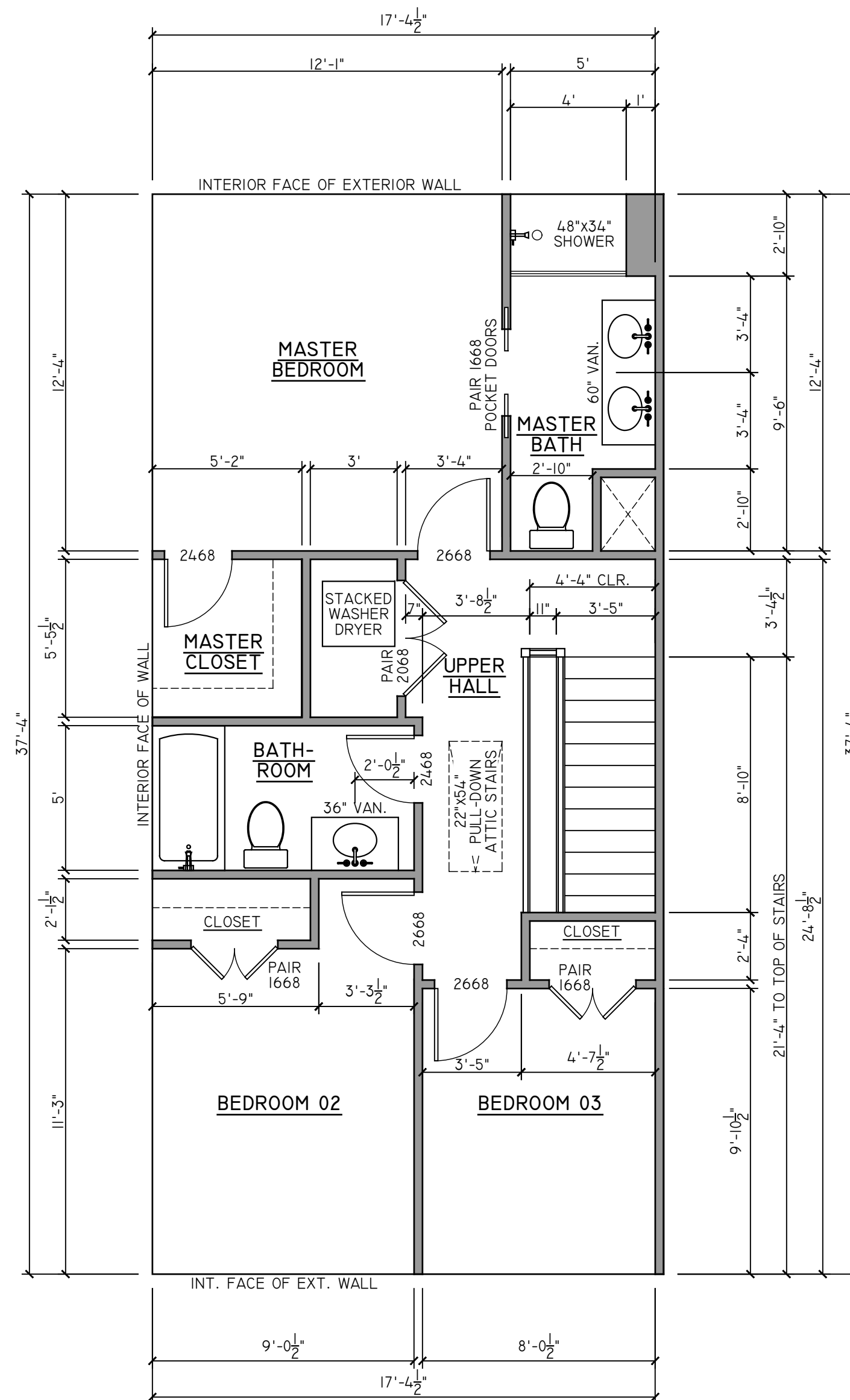
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03.27.2026

SECOND FLOOR PLAN

A1.2



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



02 | INTERIOR SECOND FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
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TYPICAL INTERIOR
FLOOR PLANS

AI.3

MIDSPAN OF ROOF (HOUSE HEIGHT)
 TRUSS BEARING
 WINDOW HEADER HT.
 TOP OF SUBFLOOR
 FLOOR BEARING
 WINDOW HEADER HT.
 TOP OF SUBFLOOR
 TOP OF FOUNDATION
 APPROXIMATE GRADE

5'-11"±
 9'-1/2"
 7'-8"
 28'-6"±
 1'-4 3/4"
 9'-1/2"
 7'-8"
 11/2"
 2"±



01 | FRONT 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 - 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	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 FLOOR FRAMING WRAPPED IN TRIM	PAINTED WHITE
11	FRONT PORCH DECKING - T&G (PAINTED) OR SYNTHETIC	T.B.D.
12	FRONT PORCH RAILING - METAL	PAINTED, COLOR T.B.D.
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

- ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.



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

PROJECT CONTACTS:

DEVELOPER:
 NEST BUILDERS
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FRONT & LEFT
 EXTERIOR ELEVATIONS

A2.1



01 | REAR ELEVATION
1/4" = 1'



02 | RIGHT SIDE ELEVATION
1/4" = 1'

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REAR & RIGHT
EXTERIOR ELEVATIONS

A2.2