



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 620 N 21st Street

Historic district Union Hill

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

APPLICANT INFORMATION

Check if Billing Contact

Name Ryan Patterson

Phone (703)-867-7531

Company Fultz & Singh Architects

Email ryan@fultzsingharchitects.c

Mailing Address 2414 Park Avenue, Richmond VA 23220

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name Paulo Benavides

Company Pepe's

Mailing Address 3217 Rosewood Avenue, Richmond VA 23221

Phone (804) 721-0843

Email paulo@pepesva.com

PROJECT INFORMATION

Project Type:

Alteration

Demolition

New Construction

(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

The proposal is a 2-story single-family residence at the corner of 21st and Cedar, totaling 2,424 gross square feet indoors, with attached deck area totalling 624 square feet. The architectural character of the house intends to mimic key building features of the adjacent homes on the block (as shown on sheet A2.02 of the enclosed drawings). The front facade is ptd. horizontal plank siding with a covered porch. The sides and rear of the house are horizontal plank siding with window openings in a trim to match the front facade.

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 payment of the application fee. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner

Date 01/04/2021



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: _____

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



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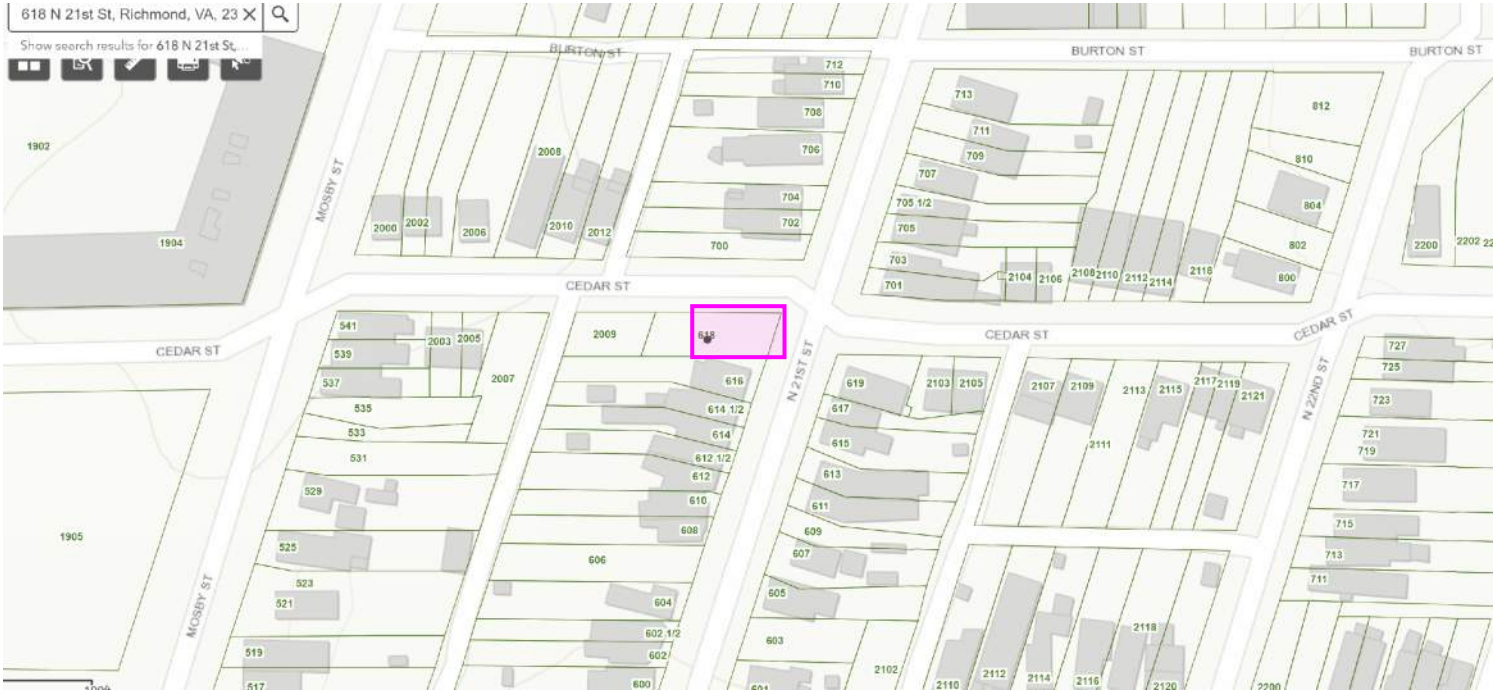


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NEIGHBORHOOD CONTEXT PHOTOGRAPHY FOR 620 N 21ST STREET





OWNER
NELSON AND PAULO BENAVIDES

ARCHITECT
FULTZ & SINGH ARCHITECTS
3412 WEST LEIGH STREET
SUITE 200
RICHMOND, VA 23230

STRUCTURAL ENGINEER
TBD

MEP ENGINEER
TBD

GENERAL CONTRACTOR
TBD

PROJECT DESCRIPTION

'UNION HILL HOUSE' IS A NEW CONSTRUCTION SINGLE-FAMILY HOUSE LOCATED AT 620 N 21ST STREET IN RICHMOND VIRGINIA'S UNION HILL NEIGHBORHOOD. THE HOUSE IS AT THE CORNER OF 2ST STREET AND CEDAR ST. AND THE PROPOSED STRUCTURE IS A 2-LEVEL HOME WITH A TOTAL OF 2,424 SF INTERIOR SPACE.

THE ARCHITECTURAL CHARACTER OF THE HOUSE IS DISTINCTLY CONTEXTUAL IN THAT IT SEEKS TO PULL HISTORICAL DESIGN REFERENCES FROM THE NEIGHBORING HOMES ON THE BLOCK ON NORTH 21ST STREET, INTO THE NEW DESIGN OF THE PROPOSED 21ST STREET FACADE. SUCH DESIGN REFERENCES INCLUDE: A BRICK FACADE ON THE 21ST STREET FRONTAGE; AN ELEVATED COVERED ENTRY PORCH TO MIMIC THE HOUSE AT THE OTHER SIDE OF THE ROW OF HOUSES; A WRAP-AROUND CONDITION OF TIERED PORCHES TO MIMIC HISTORICAL CORNER HOMES AROUND THE UNION HILL NEIGHBORHOOD; A WINDOW OPENING STYLE THAT MIMICS SIZE AND PROPORTION OF ADJACENT WINDOWS IN WOOD-CLAD FRAMED WALLS; A HIGH ROOF OVERHANG ON THE FRONT FACADE WITH PROPORTIONS TO MATCH CORNICES ON OTHER HOMES ON THE BLOCK; A MODULE OF WINDOW HEIGHTS THAT IS CONSISTENT ACROSS THE BLOCK ON THE 21ST STREET FRONTAGE; DOUBLE HUNG WINDOWS TO MATCH MOST OF THE WINDOWS ON THE BLOCK; A SIDE-ENTRY STAIRCASE TO ECHO THE IMMEDIATE NEIGHBOR'S ENTRANCE; AND ON THE NON-PRIMARY FACADES- HORIZONTAL SIDING IN KEEPING WITH THE LOOK AND FEEL OF THE NEIGHBORHOOD HISTORICAL SIZE AND COLOR.

SHEET	DRAWING TITLE	01/04/2021 CAR REVIEW SET
CS.00	COVER SHEET	●
AS.00	SITE SURVEY	●
AS.01	SITE PLAN - TRUE NORTH	●
A1.01	PLAN LEVEL 01	●
A1.02	PLAN LEVEL 02	●
A2.01	EXTERIOR ELEVATIONS	●
A2.02	ELEVATION DRAWINGS	●
A7.01	3D VIEWS	●



fultzsingharchitects.com
3412 W LEIGH STREET
SUITE 200
RICHMOND VA 23230

UNION HILL HOUSE

01/04/2021 CAR REVIEW SET

620 N 21ST STREET, RICHMOND VA

UNION HILL HOUSE
620 N 21ST STREET

DRAWING SYMBOL LEGEND

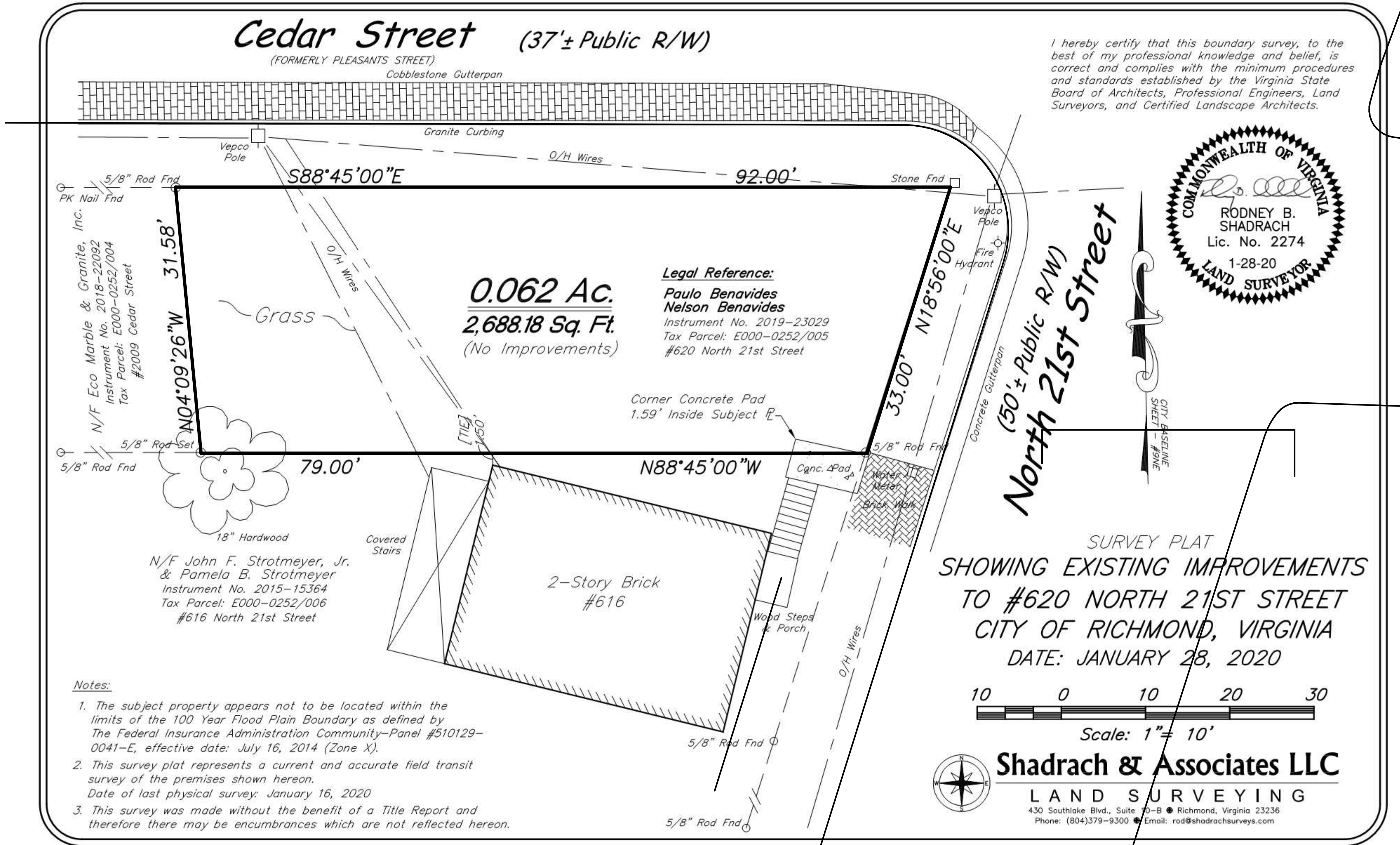
SYMBOL	ELEVATION CALLOUT	LEVEL / ELEVATION REFERENCE	LEVEL / ELEVATION REFERENCE	WALLTYPE INDICATION
XX/XXX	ELEVATION CALLOUT	LEVEL ELE: XX' - XX"		
XX/XXX	SECTION CALLOUT	XXX-XX	DOOR TAG	
XX/XXX	WALL SECTION CALLOUT	XXX-XX	ROOM TAG	
XXXXXX	ENLARGED PLAN / SECTION CALLOUT		DRAWING NOTE	
XXXXXX	DETAIL CALLOUT		REVISION NOTE	
XX	GRIDLINE REFERENCE		DEMOLITION NOTE	

VICINITY MAP



#	REVISION	DATE

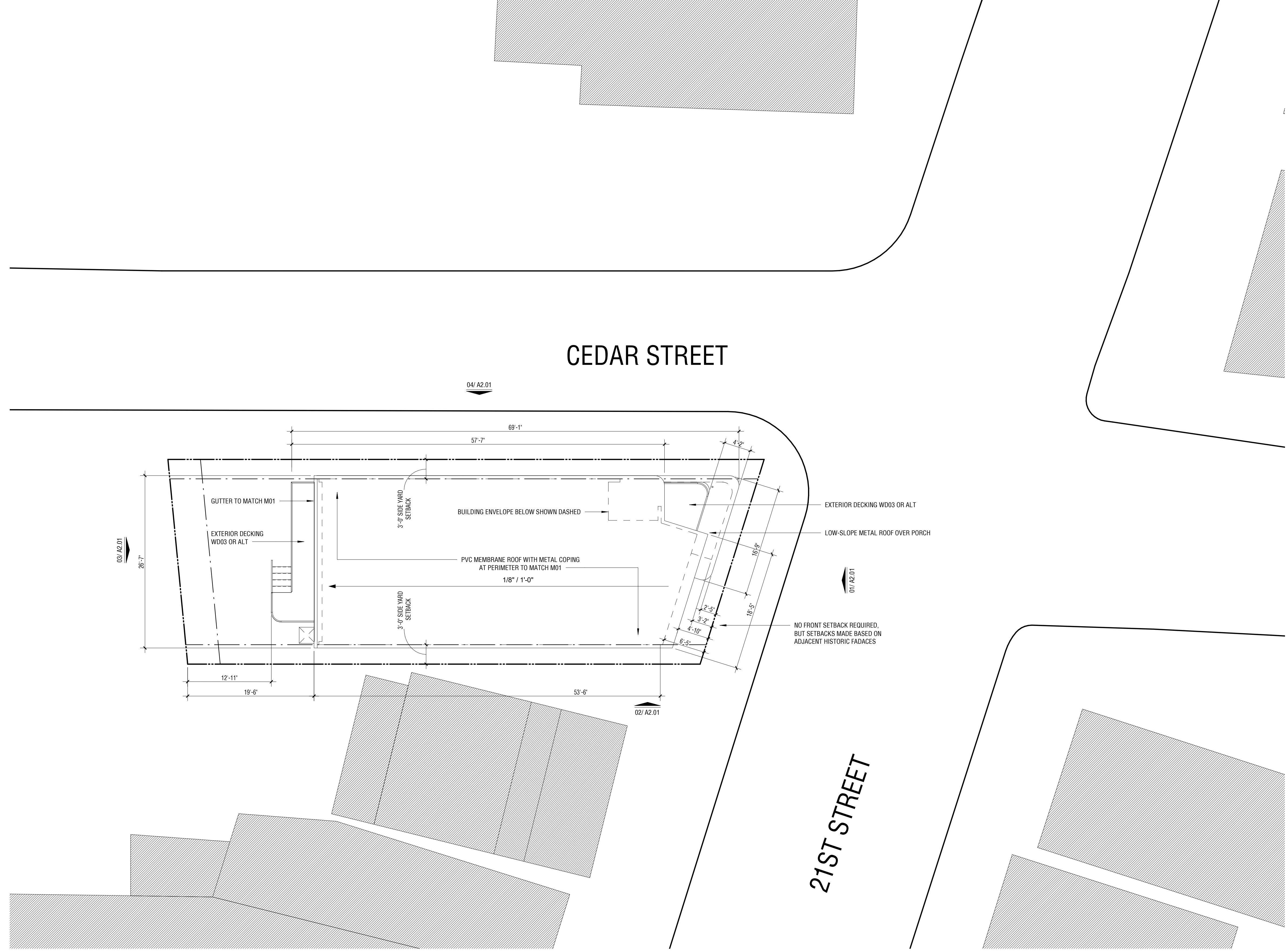
JOB NUMBER / (PENDING)	ISSUE DATE / 01/04/2020	SCALE / 12" = 1'-0"	DRAWN /	CHECKED /
SHEET /	COVER SHEET			
CS.00				



20003BEN.JOB -- 20003-BNDY.DWG

1 EXISTING SITE PLAT
SCALE: 1/8" = 1'-0"

JOB NUMBER / (PENDING)	ISSUE DATE / 01/04/2020	SCALE / 1/8" = 1'-0"	DRAWN / CHECKED /	# REVISION		DATE
				FS		
SHEET / AS.00	SITE SURVEY					



1 SITE PLAN - PROPOSED NEW CONSTRUCTION
SCALE: 1/8" = 1'-0"

JOB NUMBER / (PENDING)	ISSUE DATE / 01/04/2020	SCALE / 1/8" = 1'-0"	DRAWN /	FS	DATE
			CHECKED /	Checker	
SHEET / AS.01	SITE PLAN - TRUE NORTH				

UNION HILL HOUSE
620 N 21ST STREET



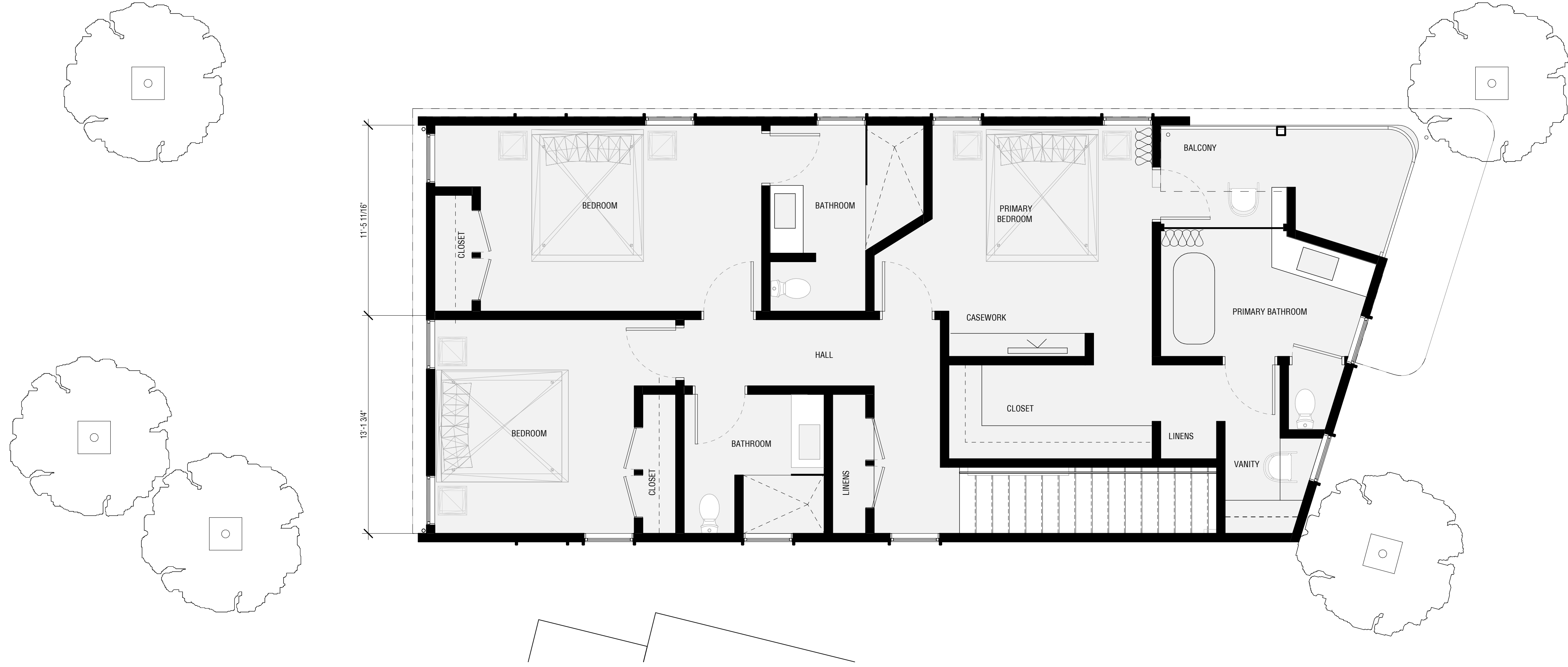
01 FIRST FLOOR 01
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

JOB NUMBER / (PENDING)	ISSUE DATE / 01/04/2021	SCALE / 1/4" = 1'-0"	DRAWN /	FS	# REVISION	DATE
			CHECKED /			
SHEET / A1.01	PLAN LEVEL 01					

UNION HILL HOUSE

620 N 21ST STREET

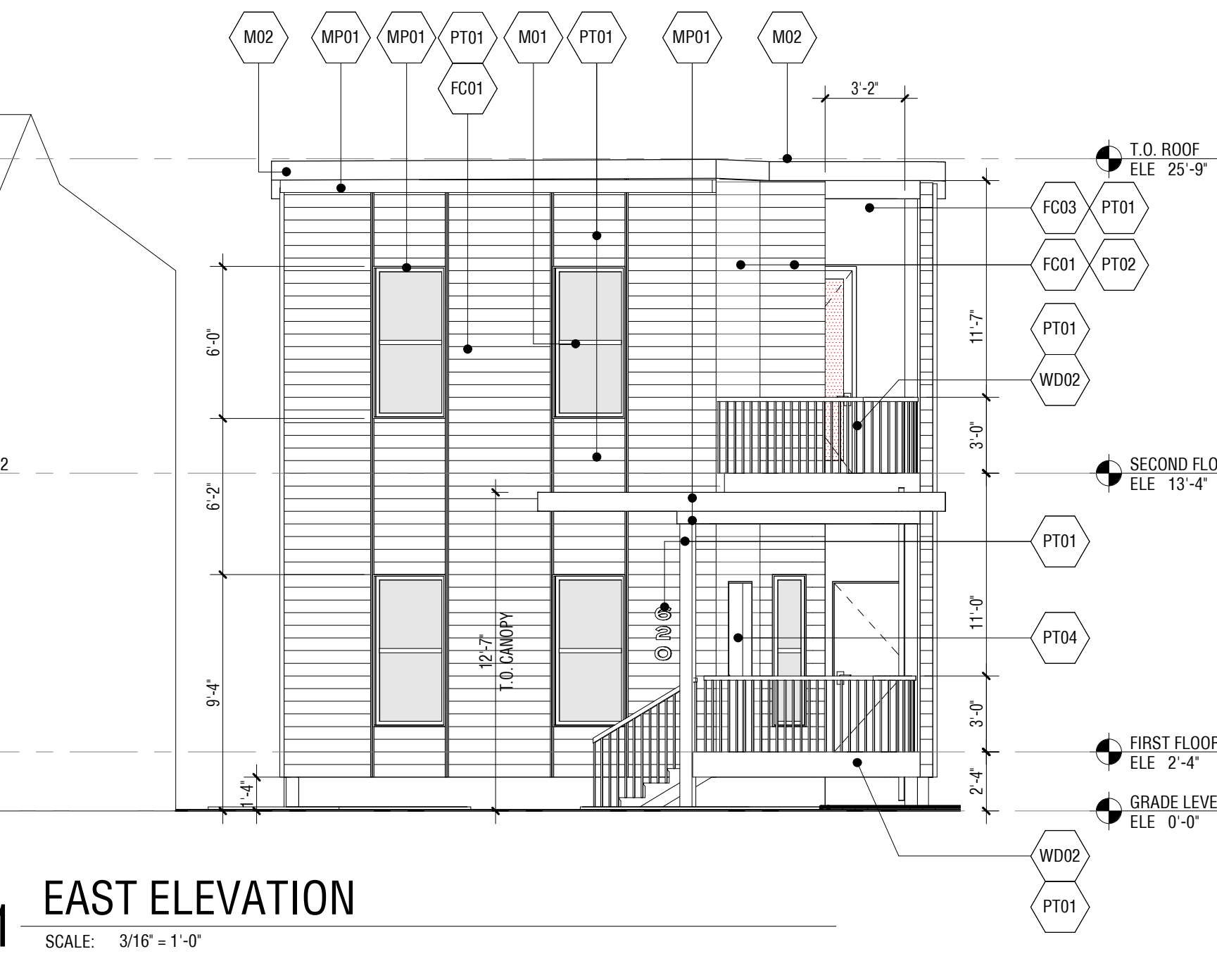
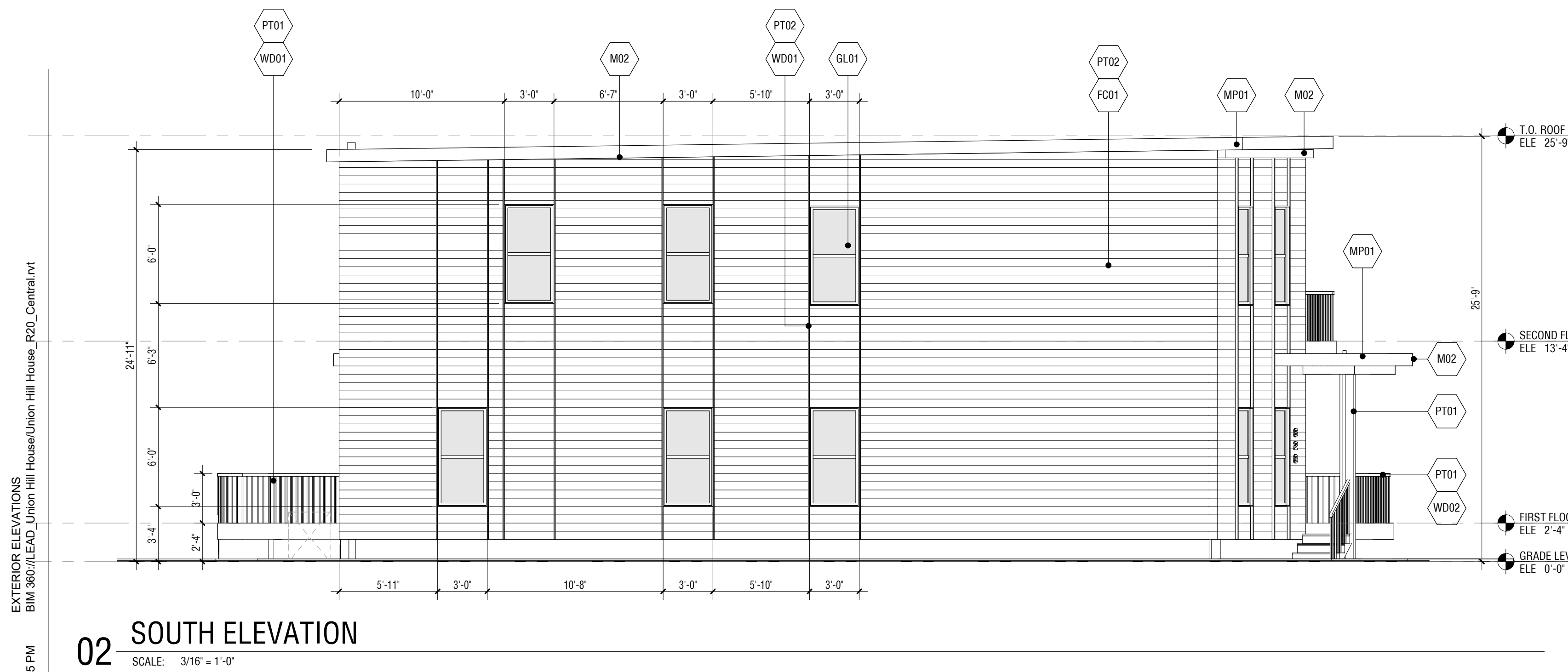
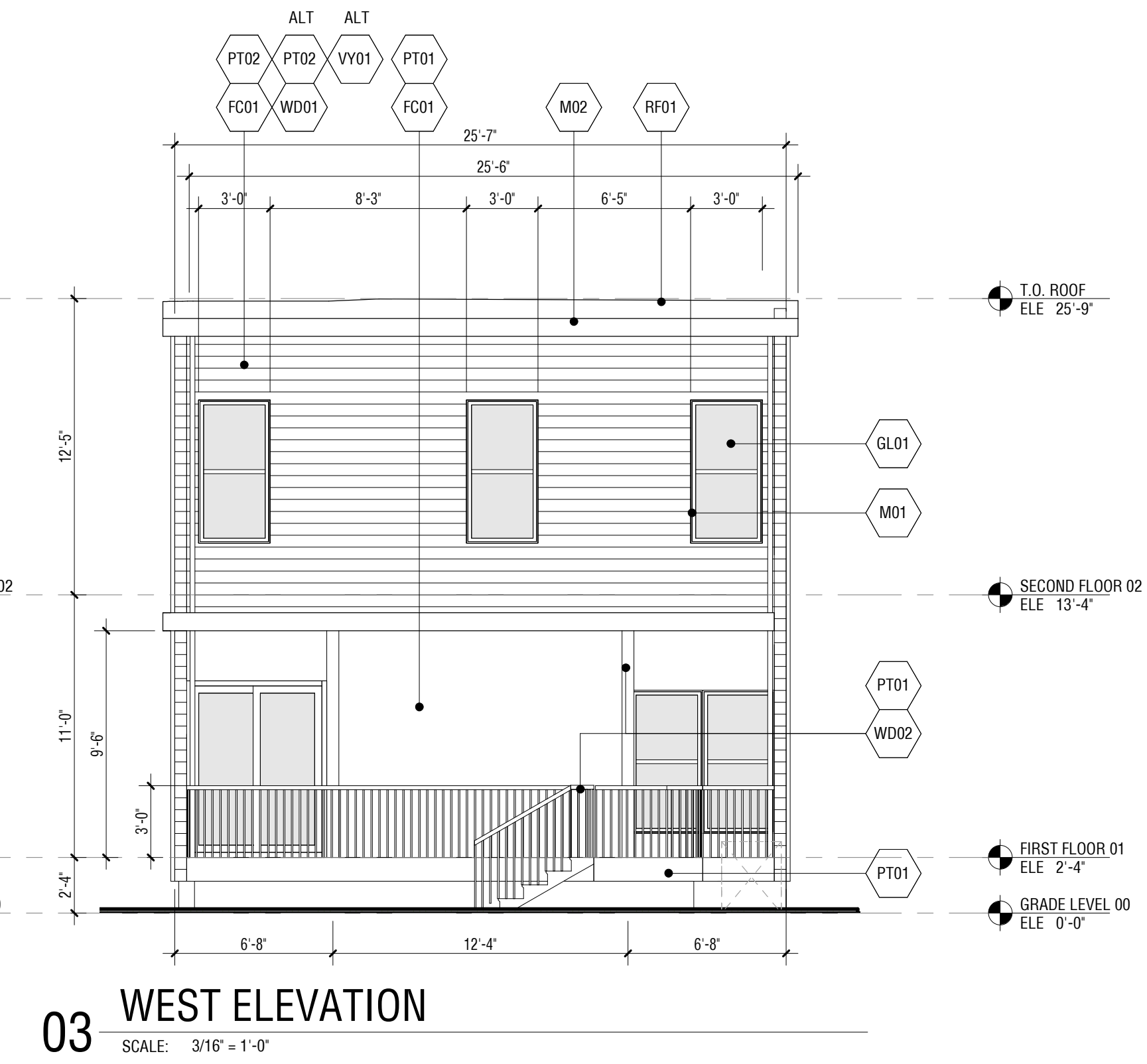
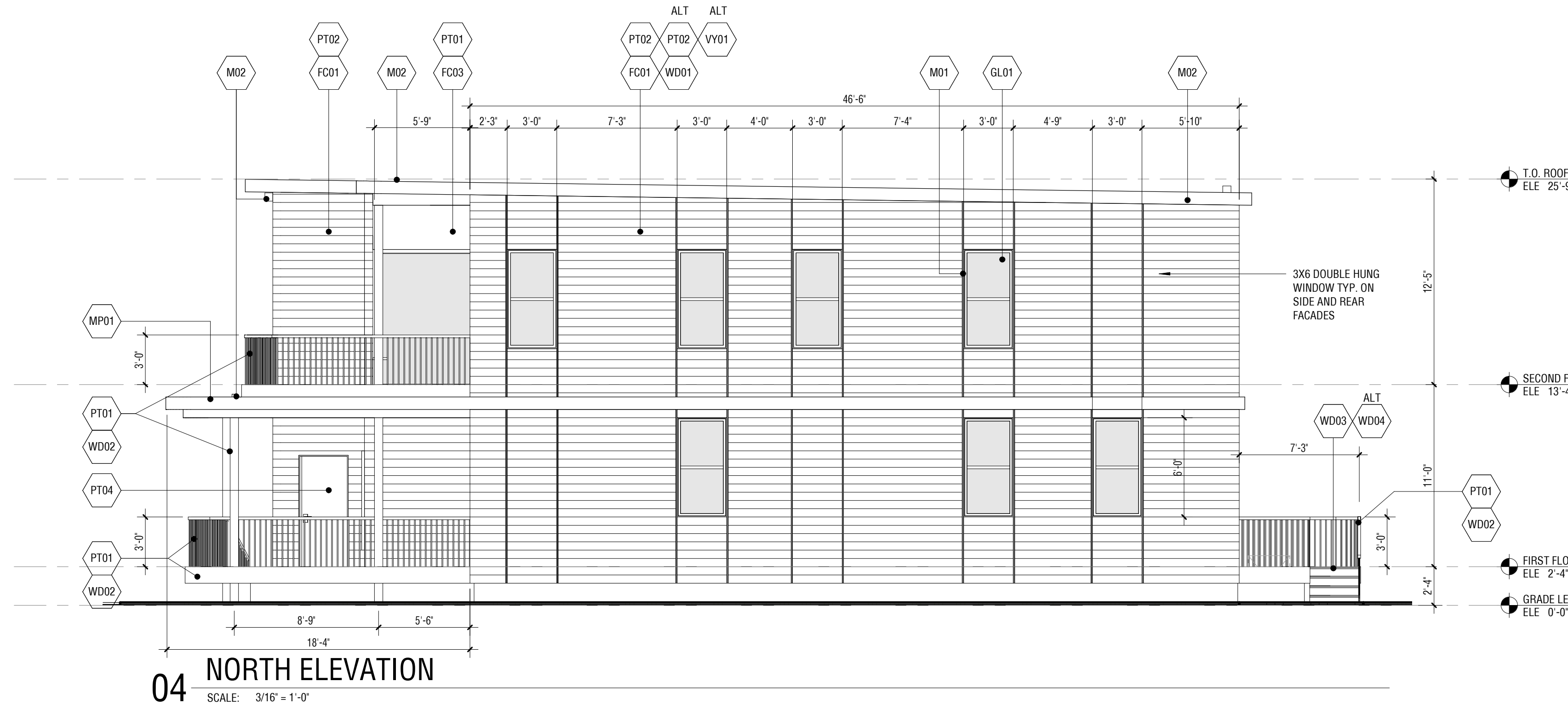


01 SECOND FLOOR 02
SCALE: 1/4" = 1'-0"

GENERAL SHEET NOTES

JOB NUMBER / (PENDING)	ISSUE DATE / 01/04/2021	SCALE / 1/4" = 1'-0"	DRAWN /	FS	# REVISION	DATE
			CHECKED /			
PLAN LEVEL 02						
SHEET / A1.02						

UNION HILL HOUSE
620 N 21ST STREET



MATERIALS LEGEND

- GLASS
- LAMINATED INSULATED LOW IRON EXTERIOR GLASS:
8MM [3/8"] FULLY TEMPERED LOW-IRON OUTSIDE LITE
LOW E COATING PER ARCHITECT AND OWNER REVIEW @ SURF #2
12MM [1/2"] STAINLESS STEEL WARM EDGE AIR SPACER - BLACK
4MM + .030 SGP + 4MM [3/8"] LOW-IRON LAMINATE INSIDE LITE
- GL01
- METAL
- MISCELLANEOUS EXTERIOR METAL HARDWARE AND WINDOW
MULLIONS - DARK FINISH TO MATCH PT01 SAMPLE
- M01
- EXTERIOR PARAPET COPING AND FASCIA - DARK FINISH TO
MATCH PT01 SAMPLE
- M02
- RIBBED ROOF PANEL WITH INTEGRATED FACTORY-APPLIED
SILVER/GREY FINISH
- MP01
- FIBER-CEMENT PANEL
- HORIZONTAL 9" PAINTED FIBER CEMENT PLANK
RAINSCREEN CLADDING, JAMES HARDIE "ARTISAN ASPYRE"
PAINTED TO MATCH ARCHITECT SAMPLE
- FC03
- HARDIE PLANK H25 5/16" IN x 8 25 IN x 144 IN FIBER
CEMENT CEDARMILL LAP SIDING, PAINTED TO MATCH
ARCHITECT SAMPLE
- ALT 01 FC02
- LARGE FORMAT HARDIE PANEL, REVEAL JOINTS AS REQ'D,
PAINTED TO MATCH ARCHITECT SAMPLE
- FC03
- VINYL
- CEDARBOARDS™ SINGLE 7" CLAPBOARD VINYL SIDING, IN
"COLONIAL WHITE" COLOR
- ALT 02 VY01
- PVC
- 50-MIL SINGLE PLY PVC ROOF MEMBRANE, WHITE COLOR
- RF01
- WOOD
- HORIZONTAL PAINTED WOOD LAP SIDING RAINSCREEN
PLANKS - PAINTED TO MATCH ARCHITECT SAMPLE
- ALT 03 WD01
- PAINTED WOOD COLUMNS TRIM, RAILINGS, AND
FASCIA BOARD, PAINT IN ACCENT COLOR TO
MATCH ARCHITECT SAMPLE
- WD02
- COMPOSITE WOOD DECKING, AZEK "TIMBERTEK" OR SIMILAR,
COLOR TO MATCH ARCHITECT SAMPLE
- WD03
- HARDWOOD DECKING, MASSARANDUBA OR SIMILAR, COLOR
TO MATCH ARCHITECT SAMPLE
- ALT 01 WD04
- PAINT
- SHERWIN WILLIAMS' SW 7068 GRIZZLE GREY - TO MATCH
ARCHITECT SAMPLE
- PT01
- SHERWIN WILLIAMS' SW 6519 HINTING BLUE - TO MATCH
ARCHITECT SAMPLE
- PT02
- SHERWIN WILLIAMS' SW 7668 MARCH WIND - TO MATCH
ARCHITECT SAMPLE
- PT03
- SHERWIN WILLIAMS' SW 6503 BOSPORUS - TO MATCH ARCHITECT
SAMPLE
- PT04

JOB NUMBER / (PENDING)	ISSUE DATE / 01/04/2021	SCALE / As indicated	DRAWN / CHECKED /	# REVISION	
				FS	DATE
EXTERIOR ELEVATIONS					
A2.01					



1 EAST ELEVATION CONTEXT

SCALE: 3/16" = 1'-0"

UNION HILL HOUSE

620 N 21ST STREET



2 EAST ELEVATION CONTEXT REFERENCE CUES

SCALE: 3/16" = 1'-0"

JOB NUMBER / (PENDING)	ISSUE DATE / 01/04/2021	SCALE / 3/16" = 1'-0"	DRAWN /	FS	# REVISION	DATE
SHEET /			CHECKED /			
A2.02	ELEVATION DRAWINGS					



09 3D REPRESENTATION
SCALE: N/A



06 3D REPRESENTATION
SCALE: N/A



03 3D REPRESENTATION
SCALE: N/A



08 3D REPRESENTATION
SCALE: N/A



05 3D REPRESENTATION
SCALE: N/A



02 3D REPRESENTATION
SCALE: N/A



07 3D REPRESENTATION
SCALE: N/A



04 3D REPRESENTATION
SCALE: N/A



01 3D REPRESENTATION
SCALE: N/A

GENERAL SHEET NOTES

3D REPRESENTATION NOTES

- 1 INFORMATION IS PROVIDED FOR REFERENCE ONLY - NOT FOR CONSTRUCTION
- 2 IN ALL CONDITIONS OR CASES WHERE CONFLICTING INFORMATION MAY OCCUR, 2D DRAWINGS TAKE PRECEDENCE.
- 3 ALL RENDERED INFORMATION SHALL BE CONSIDERED A VISUAL PLACEHOLDER FOR SPECIFIED MATERIALS, OPACITIES, PATTERNS, ETC. MATERIAL SELECTIONS AND CONFIRMATIONS SHALL ALWAYS BE MADE USING PHYSICAL SAMPLES

JOB NUMBER / (PENDING)	ISSUE DATE / 10/2/2020	SCALE /	DRAWN /		CHECKED /		DATE
			FS	Checker	FS	Checker	
(PENDING)	10/2/2020						
3D VIEWS							
A7.01							