



October 10, 2025

WBB Homes LLC 2120 Staples Mill Road #200 Henrico, VA 23230

Baker Development Resources 530 East Main Street, Suite 600 Richmond, VA 23219 Attn: Mark Baker

To Whom It May Concern:

RE: BZA 39-2025

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, November 5, 2025** at **1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a new single-family (detached) dwelling at 2201 VENABLE STREET (Tax Parcel Number E000-0375/001), located in an R-63 (Multifamily Urban Residential) District. This meeting will be open to inperson participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code 487 311 878#. video access by computer, smart phone or https://richmondva.legistar.com/Calendar.aspx. Select the Board of Zoning Appeals dropdown and 2025 drop-down, click meeting details for November 5, 2025 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at <a href="mailto:Chuck.Davidson@rva.gov">Chuck.Davidson@rva.gov</a> for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 39-2025 Page 2 October 10, 2025

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <a href="https://www.rva.gov/planning-development-review/civic-groups">https://www.rva.gov/planning-development-review/civic-groups</a>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

Roy W. Benbow, Secretary Phone: (804) 240-2124

E-mail: Roy.Benbow@rva.gov

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cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Bailey Morgan Elizabeth 816 Jessamine St Richmond, VA 23223 Bhargava Vishwa M 1511 Harborough Court Henrico, VA 23238 Cedar Street Baptist Church Of God The Trs 2301 Cedar St Richmond, VA 23223

Freeman Moore Isabella S & Julie & Freeman Aaron Lee
2118 Venable St
Richmond, VA 23223

Gibbs Kara & Thorne Kyle 2211 Venable St Richmond, VA 23223 Lunsford Caleb B 2208 Venable St Richmond, VA 23223

Niblett Larry 2205 Venable St Richmond, VA 23223 Niblett Larry R 8724 Wadebrook Ter Springfield, VA 22153 Pilcher Carl And Manivone 2210 Venable St Richmond, VA 23223

Prosisie Cynthia 2116 Venable Street Richmond, VA 23223 Randolph Homes Llc 107 S First St Richmond, VA 23219 Rhone Audrey And Stevens Carlton C Sr 10105 Contessa Dr Glen Allen, VA 23060

Streetcar Properties Llc 615 N 25th St Richmond, VA 23223 True Apostolic Church Of Our Lord Jesus Christ Tr 2120 Venable St Richmond, VA 23223 Venable St Living Llc 2416 Jefferson Ave Unit C-d Richmond, VA 23223 PIN: E0000375001 PID: 17934

As of: 10/9/2025 9:30:40 PM

## City of Richmond, VA Report

### **Property Owner**

Name: WBB HOMES LLC

2120 STAPLES MILL RD #200 Mailing Address: HENRICO, VA 23230

Parcel Use: R Single Family Vacant (R1-R7)

Neighborhood: 332

### **Property Information**

Property Address: 2201 Venable St

PIN E0000375001

**Size:** 0.030 Acres, 1299.300 Square Feet

**Property Description:** 0030.00X0043.31 0000.000

### **Additional Information**

### **Area Tax**

6.74

| _     |      | _   |      |      |
|-------|------|-----|------|------|
| Curre | nt / | Δςς | essm | lent |

| Year | Land     | Improvements | Total    |
|------|----------|--------------|----------|
| 2026 | \$62,000 | \$0          | \$62,000 |

### **Deed Transfers**

| Recordation Date | Book   | Page  | Deed Type | Consideration | <b>②</b> Grantee             |
|------------------|--------|-------|-----------|---------------|------------------------------|
| 3/28/2024        | ID2024 | 4772  | BS        | \$71,250      | WBB HOMES LLC                |
| 8/25/2008        | ID2008 | 23046 | BS        | \$24,000      | THREE STRANDS MANAGEMENT LLC |
| 8/8/1990         | 00243  | 1904  | N/A       | \$35,000      | WILLIAMS MELVIN JR           |
| 8/8/1983         | 000816 | 00421 | N/A       | \$0           | Not Available                |
| 8/16/1982        | 000800 | 00160 | N/A       | \$7,000       | Not Available                |
| 5/14/1982        | 000796 | 00423 | N/A       | \$0           | Not Available                |
| 1/1/1900         | 000796 | 00423 | N/A       | \$0           | Not Available                |

| Assessment History |          |              |          |  |
|--------------------|----------|--------------|----------|--|
| Year               | Land     | Improvements | Total    |  |
| 2025               | \$62,000 | \$0          | \$62,000 |  |
| 2024               | \$59,000 | \$0          | \$59,000 |  |
| 2023               | \$59,000 | \$0          | \$59,000 |  |
| 2022               | \$39,000 | \$0          | \$39,000 |  |
| 2021               | \$30,000 | \$0          | \$30,000 |  |
| 2020               | \$30,000 | \$0          | \$30,000 |  |
| 2019               | \$20,000 | \$0          | \$20,000 |  |
| 2018               | \$15,000 | \$0          | \$15,000 |  |
| 2017               | \$15,000 | \$0          | \$15,000 |  |
| 2016               | \$15,000 | \$0          | \$15,000 |  |
| 2015               | \$15,000 | \$0          | \$15,000 |  |
| 2014               | \$15,000 | \$0          | \$15,000 |  |
| 2013               | \$15,000 | \$0          | \$15,000 |  |
| 2012               | \$22,000 | \$0          | \$22,000 |  |
| 2011               | \$22,000 | \$0          | \$22,000 |  |
| 2010               | \$22,000 | \$0          | \$22,000 |  |
| 2009               | \$21,600 | \$0          | \$21,600 |  |
| 2008               | \$10,000 | \$0          | \$10,000 |  |
| 2007               | \$10,000 | \$0          | \$10,000 |  |
| 2006               | \$6,300  | \$0          | \$6,300  |  |
| 2005               | \$3,700  | \$0          | \$3,700  |  |

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# **Not a Legal Document**

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# RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



### THE RICHMOND ZONING ADMINISTRATION OFFICE ROOM 110, CITY HALL, 900 EAST BROAD STREET RICHMOND, VIRGINIA 23219 (804) 646-6340

| TO BE COMPLETED BY THE APPLICANT   |  |  |  |  |
|--|--|--|--|--|
| PROPERTY WBB Homes LLC   | PHONE: (Home) ((Mobile) (                                      |  |  |  |
| OWNER: 2120 Staples Mill Rd #200   | FAX: ()(Work) ()   |  |  |  |
| (Name/Address) Henrico, VA 23230   | E-mail Address:  |  |  |  |
| OWNER'S REPRESENTATIVE:  |  |  |  |  |
| (Name/Address) Baker Development Resources   | PHONE: (Home) () (Mobile) ( 804 ) 874-6275                     |  |  |  |
| Will Gillette  | FAX: ((Work) (   |  |  |  |
| 530 East Main Street, Ste 600  | E-mail Address: will@bakerdevelopmentresources.com             |  |  |  |
| Richmond, VA 23219   |  |  |  |  |
| TO BE COMPLETED BY TH  | E ZONING ADMINISTRATION OFFICE                                 |  |  |  |
| PROPERTY ADDRESS(ES): 2201 Venable Street  |  |  |  |  |
| TYPE OF APPLICATION:   | SPECIAL EXCEPTION □ OTHER                                      |  |  |  |
| ZONING ORDINANCE SECTION NUMBERS(S): 30-3  | 00, 30-630,2(a)(2)   |  |  |  |
| APPLICATION REQUIRED FOR: A building permit to   |  |  |  |  |
| TAX PARCEL NUMBER(S): E000-0375/001 ZONING DISTRICT: R-63 (Multifamily Urban Residential)  |  |  |  |  |
| REQUEST DISAPPROVED FOR THE REASON THAT: The front yard (setback) requirement is not met. No front yard shall  |  |  |  |  |
| be required. A front yard of 15.89 feet exists for the adjacent main building at 2205 Venable Street. A front yard of fifteen feet (15') is required; 1.01' is proposed. |  |  |  |  |
| , , , , , , , , , , , , , ,  |  |  |  |  |
| DATE REQUEST DISAPPROVED: September 12, 2025   | FEE WAIVER: YES □ NO: ☒  |  |  |  |
|  | .m. PREPARED BY: Madison Sobczak RECEIPT NO. BZAR-172759-      |  |  |  |
| AS CERTIFIED BY:   | (ZONING ADMINISTRATOR)   |  |  |  |
| I BASE MY APPLICATION ON:  |  |  |  |  |
|  | OF THE CHARTER OF THE CITY OF RICHMOND                         |  |  |  |
| SECTION 15.2 -2309.2 OF THE CODE OF VI   | RGINIA [OR] HE ZONING ORDINANCE OF THE CITY OF RICHMOND        |  |  |  |
| of II  | E ZONING ORDEVANCE OF THE CITT OF RICHMOND                     |  |  |  |
| TO BE COMP   | LETED BY APPLICANT   |  |  |  |
| I have received the handouts, Suggestions for Presenting   | Your Case to the Board & Excerpts from the City Charter        |  |  |  |
| I have been notified that I, or my representative, must be   | present at the hearing at which my request will be considered. |  |  |  |
| SIGNATURE OF OWNER OR AUTHORIZED AGENT   | :DATE:_09/26/2025  |  |  |  |

\*\*\* TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS \*\*\*

CASE NUMBER: BZA 39-2025 HEARING DATE: November 5, 2025 AT 1:00 P.M.

### BOARD OF ZONING APPEALS CASE BZA 39-2025 150' Buffer

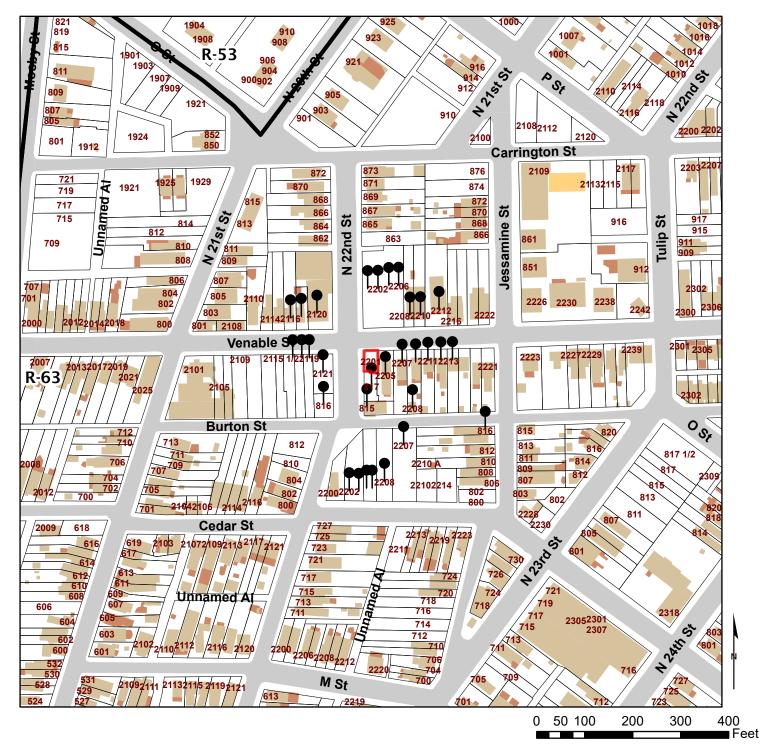
APPLICANT(S): WBB Homes LLC

PREMISES: 2201 Venable Street (Tax Parcel Number E000-0375/001)

SUBJECT: A building permit to construct a new single-family (detached) dwelling.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-419.6(1) & 30-630.2(b)(2) of the Zoning Ordinance for the reason that:

The front yard (setback) requirement is not met.





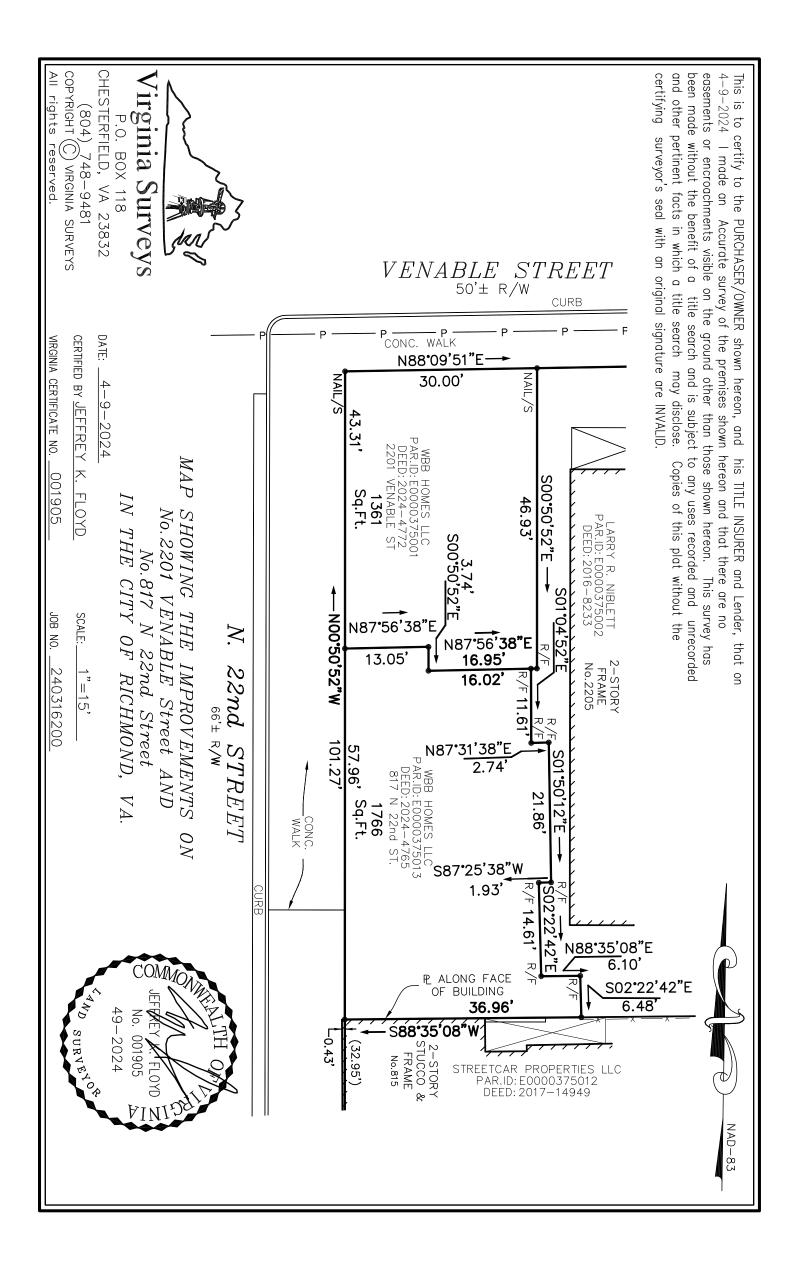
# BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

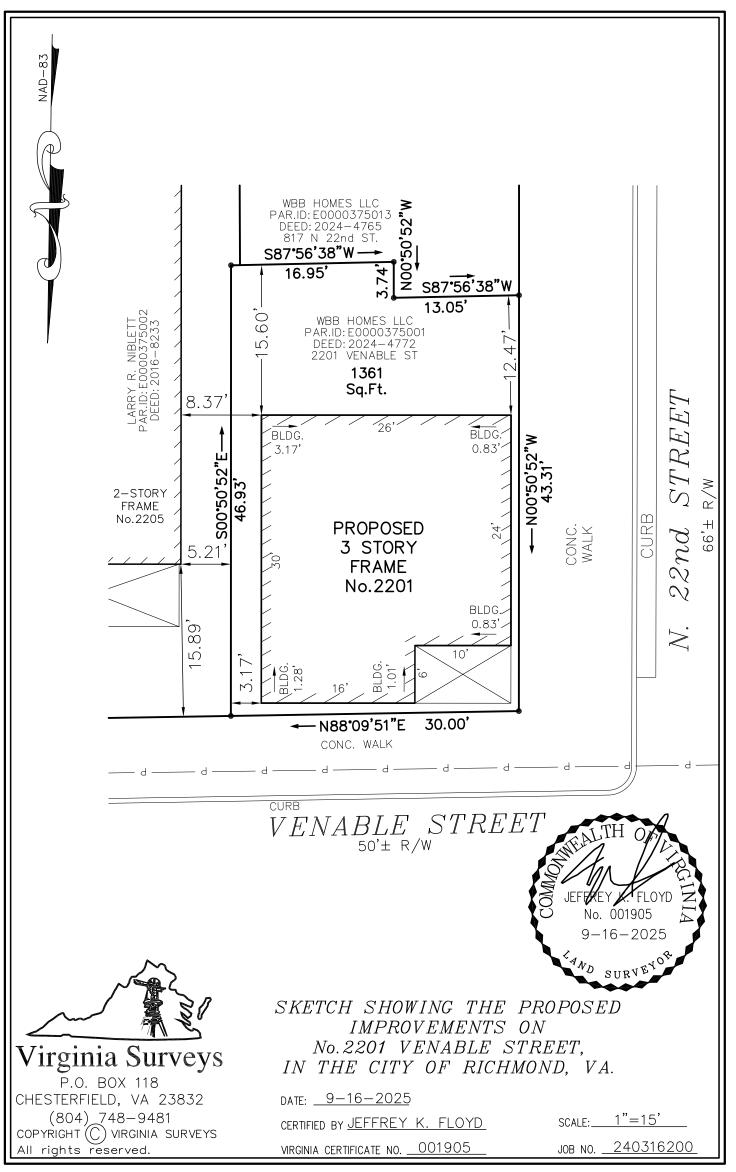
### CITY OF RICHMOND, VIRGINIA

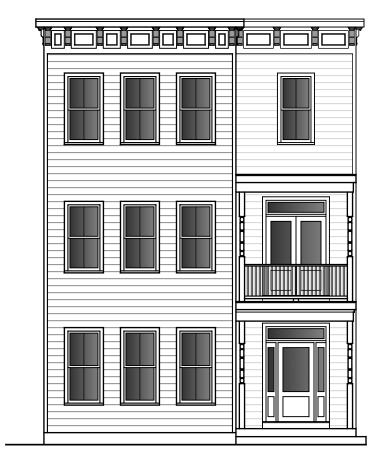
When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

- 1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at <a href="mailto:PDRZoningAdministration@Richmondgov.com">PDRZoningAdministration@Richmondgov.com</a>. Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
- 2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
- 3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained here. Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.
  - Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).
- 4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
- 5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
- 6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
- 7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_\_\_







NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE IN RICHMOND'S UNION HILL NEIGHBORHOOD

# 2201 VENABLE ST. HOUSE

2201 VENABLE STREET RICHMOND, VIRGINIA 23223

DRAWING INDEX DRAWINGS NO. SHEET TITLE CI.I ARCHITECTURAL SITE PLAN & N. 22ND ST. CONTEXT ELEVATION
CI.2 VENABLE ST. CONTEXT ELEVATION AI.I FLOOR PLANS A2.0 STREET ELEVATIONS & EXTERIOR FINISH SCHEDULE A2.I EXTERIOR ELEVATIONS

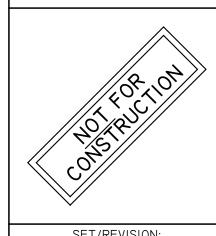
PROJECT CONTACTS:

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

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

2201 VENABLE STREET RICHMOND, VIRGINIA 23223

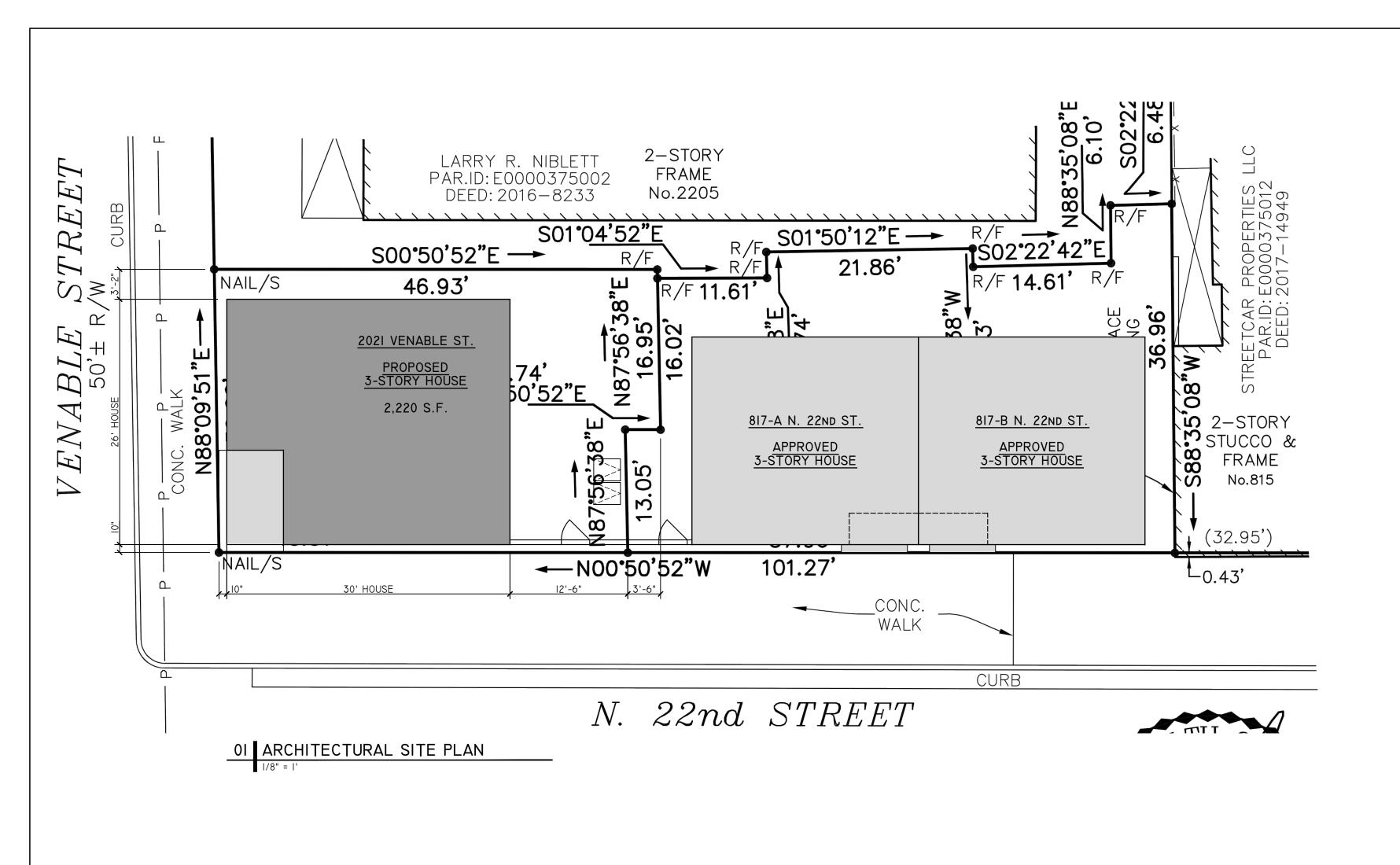
NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE IN RICHMOND'S UNION HILL NEIGHBORHOOD



B.Z.A. SUBMITTAL

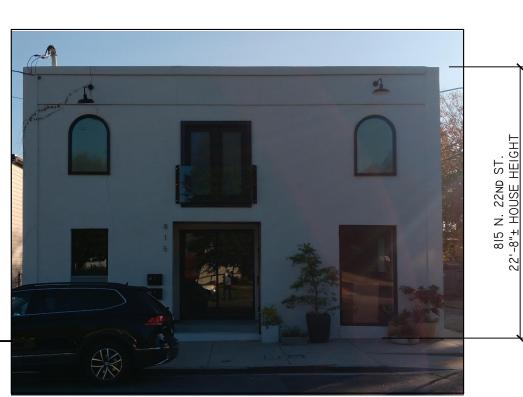
DATE/MARK: 09.12.2025

COVER SHEET





02 N. 22ND ST. CONTEXT ELEVATION



2201 VENABLE STREET RICHMOND, VIRGINIA 23223

PROJECT CONTACTS:

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

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

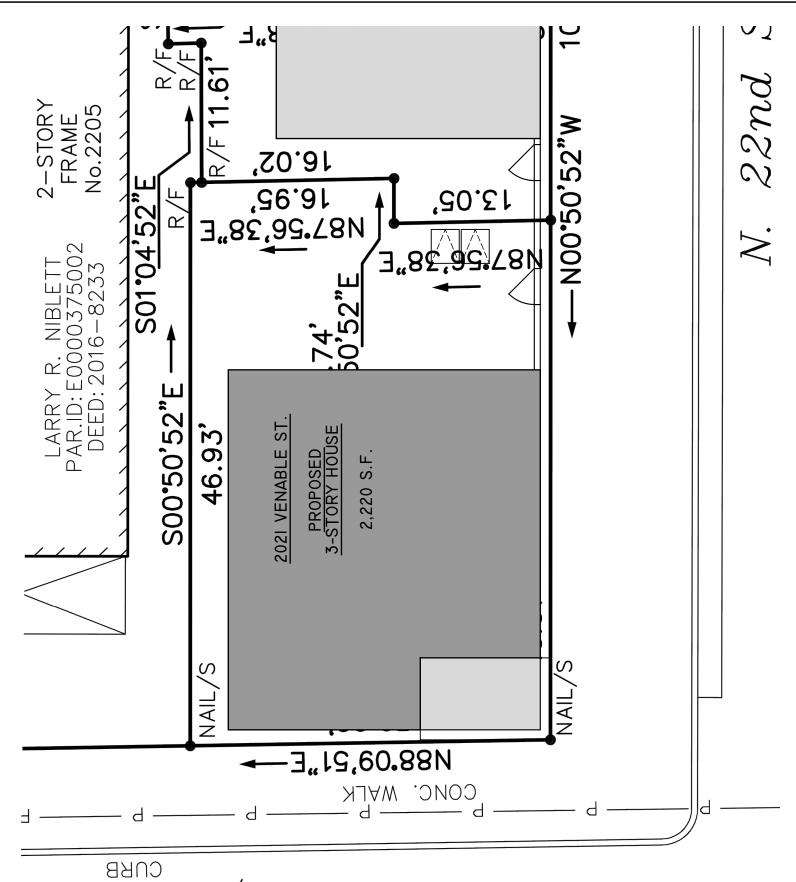
2

SET/REVISION: B.Z.A. SUBMITTAL

DATE/MARK: 09.12.2025

SITE PLAN & VENABLE ST. CONTEXT ELEV.

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE IN RICHMOND'S UNION HILL NEIGHBORHOOD



N/A  $\pm 0.05$  LIJJUS SLISELL



OI VENABLE ST. CONTEXT ELEVATION

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE IN RICHMOND'S UNION HILL NEIGHBORHOOD

2201 VENABLE ST. H

2201 VENABLE STREET RICHMOND, VIRGINIA 23223

PROJECT CONTACTS:

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

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

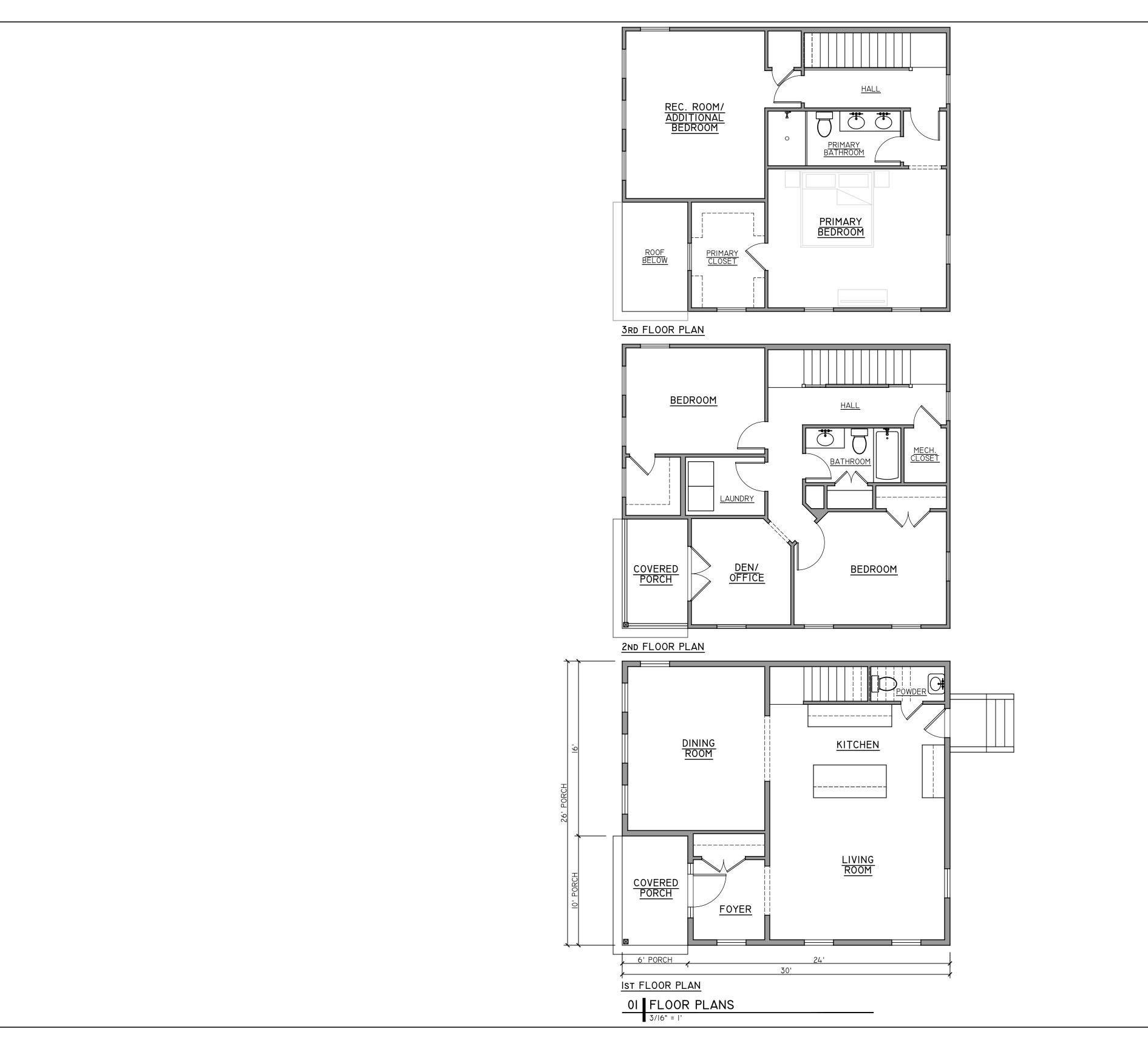
OH RIGHT

<u>SET/REVISION:</u>
B.Z.A. SUBMITTAL

DATE/MARK: 09.12.2025

N. 22ND STREET CONTEXT ELEVATION

CI 2



# PROJECT CONTACTS:

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

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

2201 VENABLE STREET RICHMOND, VIRGINIA 23223

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE IN RICHMOND'S UNION HILL NEIGHBORHOOD

7

SET/REVISION: B.Z.A. SUBMITTAL

DATE/MARK: 09.12.2025

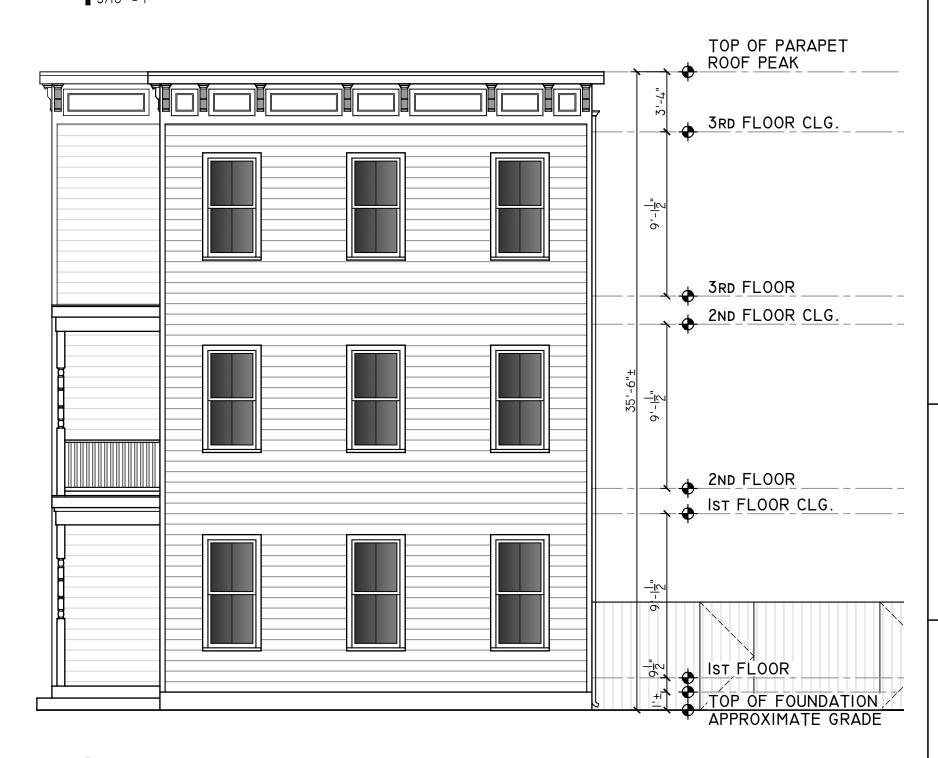
FLOOR PLANS

| 2201 | 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.RCOMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)   | PREFINISHED            |  |  |  |  |
| 09   | ITALIANATE CORNICE & BRACKETS                    | PAINTED ARCTIC WHITE   |  |  |  |  |
| 10   | UPPER ROOF - TPO                                 | FACTORY WHITE          |  |  |  |  |
| П    | ALUMINUM GUTTER & DOWNSPOUTS                     | PREFINISHED WHITE      |  |  |  |  |
| 12   | REAR DECK/RAILINGS TO MATCH FRONT PORCH          | -                      |  |  |  |  |
| 13   | WALL-MOUNTED LANTERNS AT DOORS                   | PREFINISHED 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 VENABLE ST. ELEVATION



OI N. 22ND ST. CONTEXT ELEVATION

PROJECT CONTACTS:

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

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

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE IN RICHMOND'S UNION HILL NEIGHBORHOOD

2201 VENABLE STREET RICHMOND, VIRGINIA 23223

7

SET/REVISION: B.Z.A. SUBMITTAL

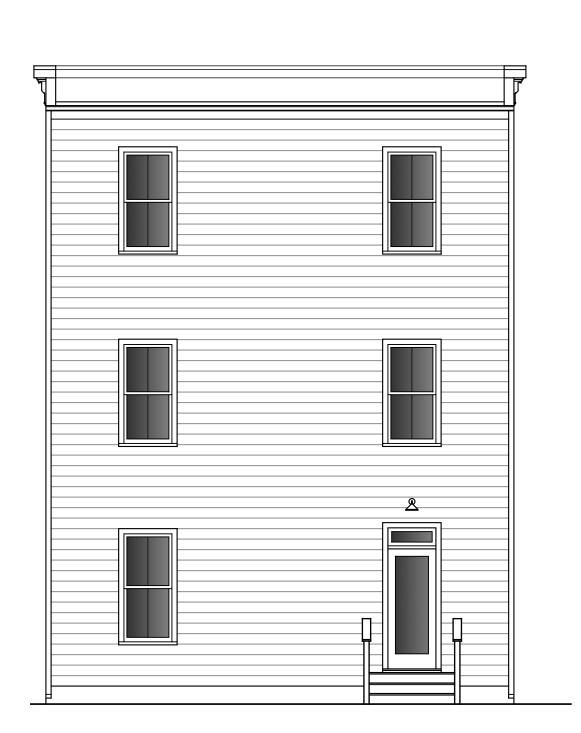
DATE/MARK: 09.12.2025

STREET ELEVATIONS A2.0

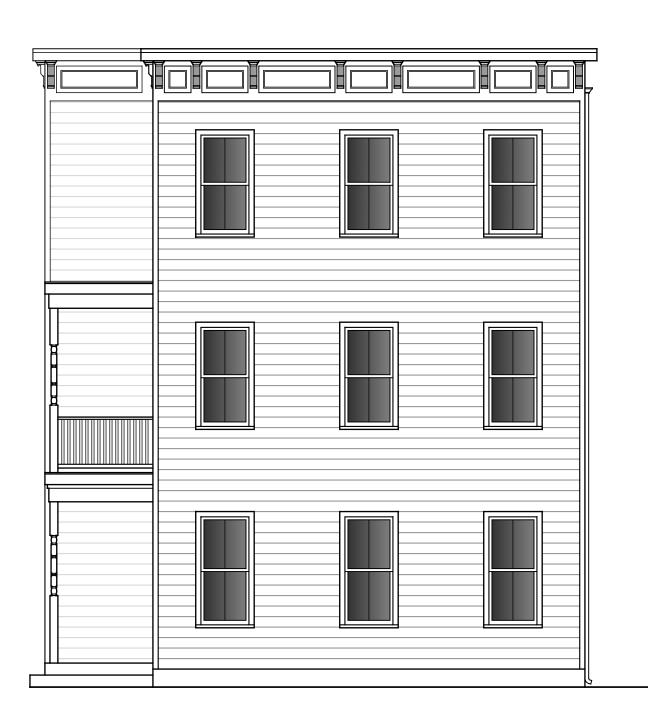


02 VENABLE ST. ELEVATION

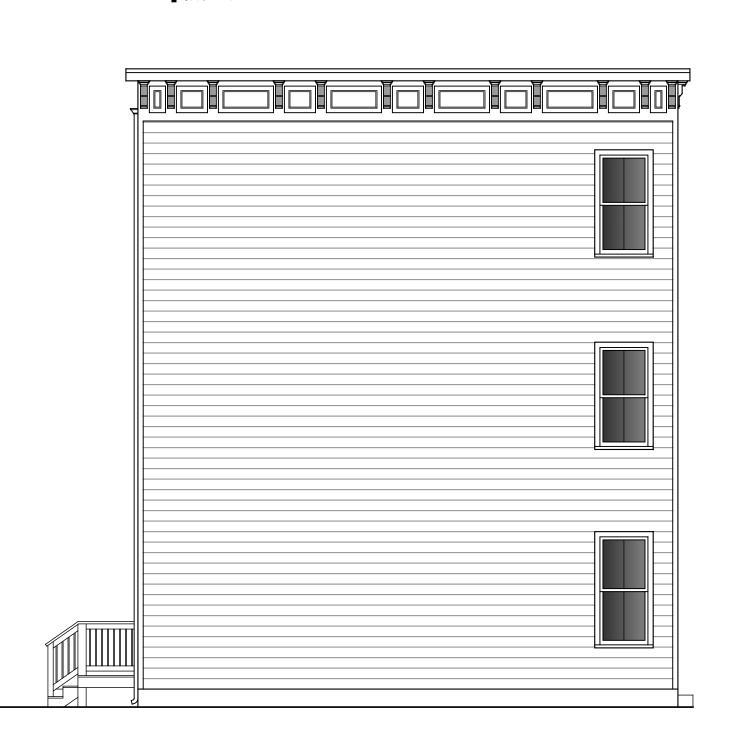
3/16" = 1'



04 REAR ELEVATION
3/16" = 1'



01 N. 22ND ST. 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

2201 VENABLE STREET RICHMOND, VIRGINIA 23223

NEW 3-STORY SINGLE-FAMILY DETACHED HOUSE IN RICHMOND'S UNION HILL NEIGHBORHOOD

7

SET/REVISION: B.Z.A. SUBMITTAL

DATE/MARK: 09.12.2025

EXTERIOR ELEVATIONS



# Staff Report City of Richmond, Virginia



# Commission of Architectural Review

| 10.COA-156648-2024   | Final Review   | Meeting Date: 11/26/2024   |  |
|--|--|--|--|
| Applicant/Petitioner   | Will Gillette, Baker Development Resource  | es   |  |
| Project Description  | Construct a new three-story dwelling.  |  |  |
| Project Location  Address 2201 Venable Street  | 1929   608   509   887   882   895 |  |  |
| Historic District: Union Hill  | 810<br>802<br>803<br>809<br>809<br>2120<br>2200<br>2200<br>2210<br>2210<br>2210<br>2210<br>2210<br>2210<br>2210<br>2210  | 10 2212 2216 22  |  |
| The applicant proposes to construct a detached dwelling on the corner of Venable and North 22nd streets.   | • 803 2118 2118 • • • • • • • • • • • • • • • • • •  |  |  |
| The dwelling will be three stories in height. There will be a multi-story covered porch on the corner.   | e 2119 2201  | 2211 2213 2216 2217 2219 2221 2223 2225  |  |
| The dwelling will be clad with lap siding and have vertically aligned windows and doors. There will be a decorative cornice and brackets at the roof line. | 2200   | 816 • 815 • 815 • 815 • 817 • 810 • 810 • 810 • 810 • 810 • 810 • 807  |  |
| Staff Recommendation   | Approval, with Conditions  |  |  |
| Staff Contact  | Alex Dandridge, alex.dandridge@rva.gov   | v, (804) 646-6569  |  |
| Previous Reviews   | The Commission reviewed this application meeting. The Commission deferred the applicant additional time to revise the des massing and characteristics of other cornelistrict.  | oplication to allow the ign to better reflect the  |  |
|  | The Commission conceptually reviewed the 2024 meeting. Commissioners noted that height was taller than most historic reside be acceptable with a "tweaked design" and property. Discussion around the overall do included pushing the design farther to be more reflective of a corner commercial storage that was the form the building was taking Brick was mentioned as being a more constory corner building. The front balcony we element not common in the district.   | the new construction's ential development; but could ad because it is a corner esign of the building more eclectic and to be prefront at the ground floor, ng despite being residential. In mpatible material for a three- |  |
| Conditions for Approval  | <ul> <li>The porches have a depth of at let be labeled on the plans prior to all Any changes in design to accommodate must be submitted to staff for Chamber The underside of the second story appearance such as a breadboar</li> </ul>   | pplying for a building permit.<br>modate the six-foot depth<br>air and Vice Chair approval.<br>y porch have a finished   |  |

| • | The decking boards be installed perpendicular to the face of the building.               |
|---|--|
| • | Downspouts be round.   |
| • | Gutter and downspout specifications be submitted for administrative review and approval. |
| • | Details on any proposed fencing be submitted for<br>Administrative Review                |

# Staff Analysis

| Guideline<br>Reference                        | Reference Text  | Analysis  |
|---|---|---|
| Standards For New<br>Construction, page<br>46 | All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting. | The new construction will be located on the southwest corner of a largely intact block primarily composed of two-story, Italianate, and Victorian-influenced, detached frame dwellings. The two-story, frame dwelling immediately to the east, and a single, two-story, brick dwelling near the eastern end of the block are set over English basements close to the sidewalk. The small front yards are enclosed by fences. The houses all have full façade front porches except for a pair of attached earlier Greek Revival dwellings on the eastern corner that have porticoes at the entrances. The block directly north across Venable Street, while not as intact, is composed of pairs of brick and frame, two-story Victorian-inspired dwellings with full façade porches. |
|   |   | The new construction will be three stories in height and set close to the sidewalk. The previous design features a recessed, two-story, three-sided bay, that addressed the corner, with a roof top terrace. The Commissioned found that this element was not compatible with other historic building features that characterize the district.  |
|   |   | The applicant has revised the plans, removing the chamfered corner. The design now includes a multi-story corner porch. This porch is a feature that is seen on other buildings within the city's Old and Historic Districts.   |
|   |   | The dwelling will be frame, with ranked windows and a decorative cornice - features that reference the neighboring buildings.   |
|   |   | During the last review, the Commission found that the building was taking on a more commercial form, but not including the ground-floor transparency that a traditional mixed-use building would typically have.  |
|   |   | The applicant has revised the plans to eliminate the faux, paneled storefront feature, and now includes porches that address the sidewalk and the corner of Venable and North 22 <sup>nd</sup> Street. Staff supports this alteration.  |

| Standards For New<br>Construction:<br>Siting, page 46                                    | 2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall. | The site plan provided indicates that there will be a 10" front yard setback from the property line. The application also refers to the prior development pattern for the property which was a brick commercial building set close to the street with a transparent storefront wrapping the corner. Corner brick commercial buildings in Union Hill do sit closer to the property lines and proud of their residential neighbors. They also feature large transparent sections at the corner.  The applicant has not revised the setback of the |
|--|---|---|
|  |   | building, which sits proud of its immediate neighbor to<br>the east. This is in-keeping with the historic development<br>of the site; however, not as typical, given the building is<br>not a commercial mixed-use building.  |
| Standards For New<br>Construction:<br>Form, page 46                                      | New construction should use a building form compatible with that found elsewhere in the historic district.  Building form refers to the specific  | Massing: The massing of the proposed new dwelling is taller than what is seen on the subject block. The recessed, two-story, three-sided bay on the corner with a roof top terrace is a form not found in the district.   |
|  | combination of massing, size,<br>symmetry, proportions, projections, and<br>roof shapes that lend identity to a<br>building.  | Symmetry: The new construction is generally symmetrical. The applicant has removed the roof terrace from the design.  |
|  |   | Proportions: The proposed dwelling is taller than existing historic residential buildings on this subject block in Union Hill.  |
|  |   | Roof shapes: The roof shape of the proposed new construction is in-keeping with roof shapes and forms found in the Union Hill City Old and Historic District.   |
| Standards For New<br>Construction:<br>Form, page 46                                      | 2. New residential construction should maintain the existing human scale of nearby historic, residential construction in the district.  | Common human scale features in the Union Hill City Old and Historic District include front porches and low front yard picket fences or transparent storefronts. The applicant has revised the plans to include a side porch.  |
|  |   | The porch will feature a flat roof on the second story and will be supported by turned posts and have Richmond Rial. The depth of the porch was not provided in the application.  |
|  |   | To be in-keeping with the typical depth of historic porches found in the district, Staff recommends that the porches have a depth of at least six feet, and that depth be labeled on the plans prior to applying for a building permit. Any changes in design to accommodate the six-foot depth must be submitted to staff for Chair and Vice Chair approval.   |
|  |   | Staff recommends that the underside of the second story porch have a finished appearance such as a breadboard ceiling or other covering.  |
|  |   | Staff recommends that the decking boards be installed perpendicular to the face of the building.  |
| Standards for New<br>Construction:<br>Height, Width,<br>Proportion &<br>Massing, page 47 | New residential construction should respect the typical height of surrounding residential buildings.      New residential construction should   | Most of the historic dwellings in this block of Venable Street, on both the north and south sides, are two stories in height except for two-dwellings that are set on English basements. Staff recommends that the applicant reduce the height of the dwelling by one story to better   |
|  | respect the vertical orientation typical of other residential properties in   |   |

|   | surrounding historic districts. New designs that call for wide massing should look to the project's local district for precedent. For example, full-blocklong row house compositions are rare in Richmond. New residential buildings that occupy more than one third of a block face should still employ bays as an organizational device, but the new building should read as a single piece of architecture.  3. The cornice height should be compatible with that of adjacent historic buildings. | reference the typical height of residential buildings on the subject block.  The historic dwellings on the block are three-bays wide with ranked windows on the façade. There is a notable absence of projecting bays in this area. The proposed recessed, two-story, three-sided bay on the corner with a roof top terrace is a form not found in the district. Staff recommends that the two-story, three-sided bay on the corner be eliminated, and a compatible, transparent porch element be introduced.  During the last review, the Commission emphasized the importance of including a dimensioned context drawing.  |
|---|--|--|
| Standards for New<br>Construction:<br>Materials & Colors,<br>page 47            | 2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.  | The proposed building will be clad in horizontal siding, which generally resembles other types of horizontal siding found within the district.  The foundations will be parged and painted, trim and soffits will be composite, exterior doors will be wooden, windows will be aluminum clad wood, front rails will be Richmond Rail, and the rear landing and steps will be treated wood.  Windows will have a two-over-two pane configuration with simulated divided lights. Staff recommends that final window specifications be submitted for administrative review and approval.  Gutter and downspout information was not provided in the application. Staff recommends that the downspouts be round. Staff recommends that gutter and downspout specifications be submitted for administrative review and approval. |
| Standards For New<br>Construction:<br>Doors and<br>Windows, page 56             | 2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district.   | The dwellings will have single, ranked windows in a three-bay arrangement on the façade. Staff finds that the fenestration pattern is generally in keeping with the pattern found in the district.  Staff recommends that final window and door specifications be submitted for administrative review and approval.  |
| Standards for New<br>Construction,<br>Residential,<br>Fences & Walls,<br>pg. 51 | 2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.  | The context elevation provided appears to indicate that a board fence will be installed along 22 <sup>nd</sup> Street between the new dwelling on Venable Street and the proposed new dwellings at 817 N. 22 <sup>nd</sup> Street. Staff recommends that details on any proposed fencing be submitted for Administrative Review.  The proposed fencing will screen the trash receptacles.  |

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

# **Figures**



Figure 1. 2201 Venable Street, ca. 1880s commercial building demolished in 1977. The infill along 22<sup>nd</sup> Street to the factory building is visible.

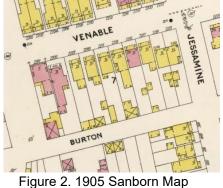




Figure 3. 1952 Sanborn Map



Figure 4. Northeast corner of N. 22<sup>nd</sup> Street and Cedar Street.



Figure 5. Southeast corner of Venable Street and N. 22<sup>nd</sup> Street.



Figure 6. Southeast corner of Venable Street and N. 22<sup>nd</sup> Street.