

INTRODUCED: September 8, 2025

Expedited Consideration

A RESOLUTION No. 2025-R035

To reverse the decision of the Commission of Architectural Review denying an application for a certificate of appropriateness for the property located at 2201 Venable Street in the city of Richmond, regarding construction of a three-story, detached single-family dwelling, by fully approving such application.

Patron – President Newbille

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 8 2025 AT 6 P.M.

WHEREAS, on January 28, 2025, the Commission of Architectural Review denied an application identified as Certificate of Appropriateness Application No. COA-160010-2024 and dated January 14, 2025, for approval of plans, if modified to satisfy certain staff conditions, for the construction of a three-story, detached single-family dwelling on the property located at 2201 Venable Street, which is situated within the Union Hill Old and Historic District; and

WHEREAS, on February 11, 2025, pursuant to section 30-930.8 of the Code of the City of Richmond (2020), as amended, the owner of the property located at 2201 Venable Street filed an appeal with the City Clerk asking that the Council reverse the Commission of Architectural

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 22 2025 REJECTED: _____ STRICKEN: _____

Review’s decision denying approval of the application identified as Certificate of Appropriateness Application No. COA-160010-2024 to instead grant approval of Certificate of Appropriateness Application No. COA-160010-2024; and

WHEREAS, pursuant to section 30-930.8 of the Code of the City of Richmond (2020), as amended, the Council may reverse or modify the decision appealed, in whole or in part, by resolution when it is satisfied that the decision of the Commission of Architectural Review is in error; and

WHEREAS, the Council, in accordance with Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended, is satisfied, in consideration of the evidence before it and contrary to the decision of the Commission of Architectural Review, that the aforementioned plans, if modified to satisfy certain staff conditions, to construct a three-story, detached single-family dwelling on the property located at 2201 Venable Street, would be architecturally compatible with the buildings, structures, sites and general character of the Union Hill Old and Historic District;

NOW, THEREFORE,

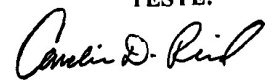
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby reverses the decision of the Commission of Architectural Review denying plans, to be modified to satisfy certain staff conditions, described in Certificate of Appropriateness Application No. COA-160010-2024, attached hereto and made a part hereof, for the construction of a three-story, detached single-family dwelling at the property located at 2201 Venable Street by fully approving such plans, if modified to satisfy staff conditions set forth in underlined text in the Commission of Architectural Review Staff Report attached hereto, which conditions, hereinafter referred to as the “Staff Conditions,” are made a part hereof.

BE IT FURTHER RESOLVED:

That the Council hereby directs that a Certificate of Appropriateness sufficient to show the Council's full approval of plans, if modified to satisfy the Staff Conditions, described in Certificate of Appropriateness Application No. COA-160010-2024 for the construction of a three-story, detached single-family dwelling at the property located at 2201 Venable Street, be issued to the owner of the property located at 2201 Venable Street.

A TRUE COPY:
TESTE:

A handwritten signature in black ink, appearing to read "Camille D. Reil".

City Clerk

DATE: July 31, 2025
TO: The Honorable Members of City Council
THROUGH: Cynthia Newbille, President and 7th District Councilmember
THROUGH: RJ Warren, Council Chief of Staff
THROUGH: Will Perkins, Senior Legislative Services Manager
FROM: Steven Taylor, Council Policy Analyst
RE: **Reversing the Decision of the Commission of Architectural Review – regarding the property at 2201 Venable Street (CAR Application No. COA-160010-2024).**

CNL - 2025 - 0016

PURPOSE:

Reversing the January 28, 2025, decision by the Commission of Architectural Review (CAR) to deny a certificate of appropriateness for the property at for the construction of a detached, single-family dwelling unit at 2201 Venable Street.

BACKGROUND:

The owner/owner's representative of the property at 2201 Venable Street, has filed an appeal with City Council requesting that the denial of his request for a certificate of appropriateness to construct a home, by CAR be reversed. A timely appeal, with all necessary fees, was filed with the City Clerk on February 3, 2025.

FISCAL IMPACT: None.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 22, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use

AFFECTED AGENCIES: City Council, PDR. CAR

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: CAR Decision, Appeal of Applicant

STAFF: Steven Taylor, Council Policy Analyst, (804-646-2780)



Property (location of work)

Property Address: _____ Current **Zoning**: _____

Historic District: _____

Application is submitted for: (check one)

- ☐ **Alteration**
☐ **Demolition**
☐ **New Construction**

Project Description (attach additional sheets if needed):

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____

Email: _____

Billing Contact? Applicant Type (owner, architect, etc.):

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

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:  _____ Date: _____

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.



January 13th, 2025

City of Richmond Department of Planning and Development Review
Commission of Architectural Review
Mr. Alex Dandridge, Secretary
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Certificate of Appropriateness at 2201 Venable Street & 817 N 22nd Street

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 three new single-family dwellings configured as one single-family detached dwelling on the property known as 2201 Venable Street and two single-family attached dwellings on the property known as 817 N 22nd Street (the "Property"). This project was previously reviewed at the July 23rd and September 24th meetings of the CAR.

The Property is located at the corner of Venable and N 22nd Streets and lies in Richmond's Union Hill City Old and Historic District. Existing structures in the district are noted as being known for a variety of architectural styles and materials as well as a range of land uses. The Property is currently undeveloped and is adjacent to a single-family detached dwelling to the west along Venable Street and a two-family detached ("duplex") dwelling to the rear fronting N 22nd Street.

The Property owner is proposing to construct a total of three, single-family dwellings on the Property. A single-family detached dwelling, addressing the corner of Venable and N 22nd Street would be located on the parcel at 2201 Venable while two, single-family attached dwellings would front onto N 22nd Street at 817 N 22nd. These would each be three stories in height with a two-story porch fronting Venable Street at the corner of Venable and N 22nd on the detached dwelling.



Figure 1: November 2024 revised elevations fronting N 22nd St.

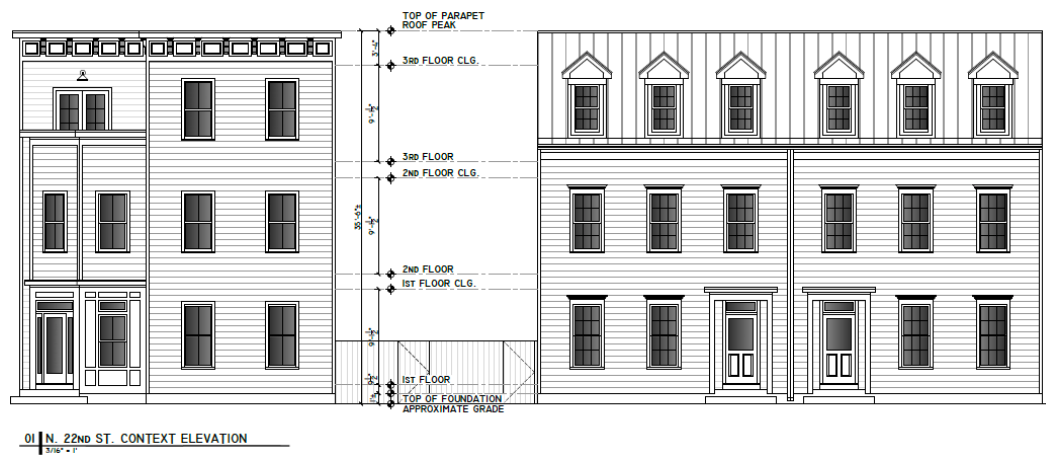


Figure 2: September revised elevations fronting N 22nd St.



Figure 3: Initial elevations along N 22nd Street

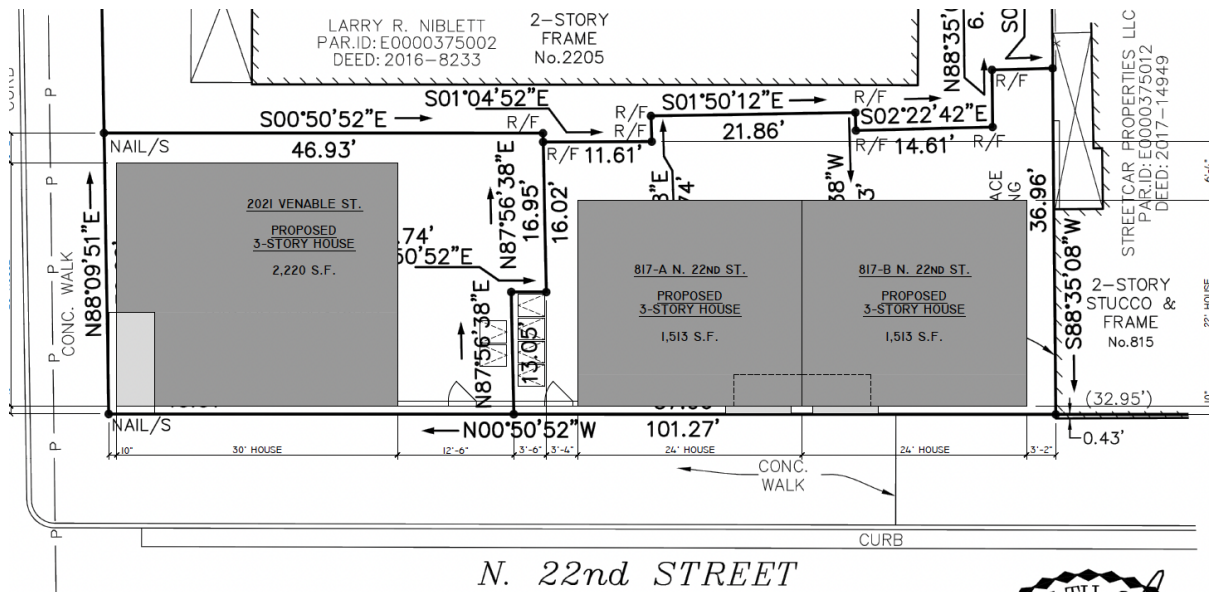
Conceptual Review and Changes:

This project was previously reviewed at the July, September, and November 2024 CAR meetings. Based on the comments from Staff and Commissioners, the applicant has revised the design to address the comments.

The dwelling at 2201 Venable was initially submitted as a three-story residential design fronting the corner of Venable and N 22nd Streets. The design was revised based on the conceptual review to meet the comments which generally suggest a design which is compatible with the commercial building located at the southwest corner of Venable and 21st Streets, currently occupied by Fat Rabbit Bakery. However, comments from the Commission at the September final review meeting suggested a more traditional residential look was more appropriate.

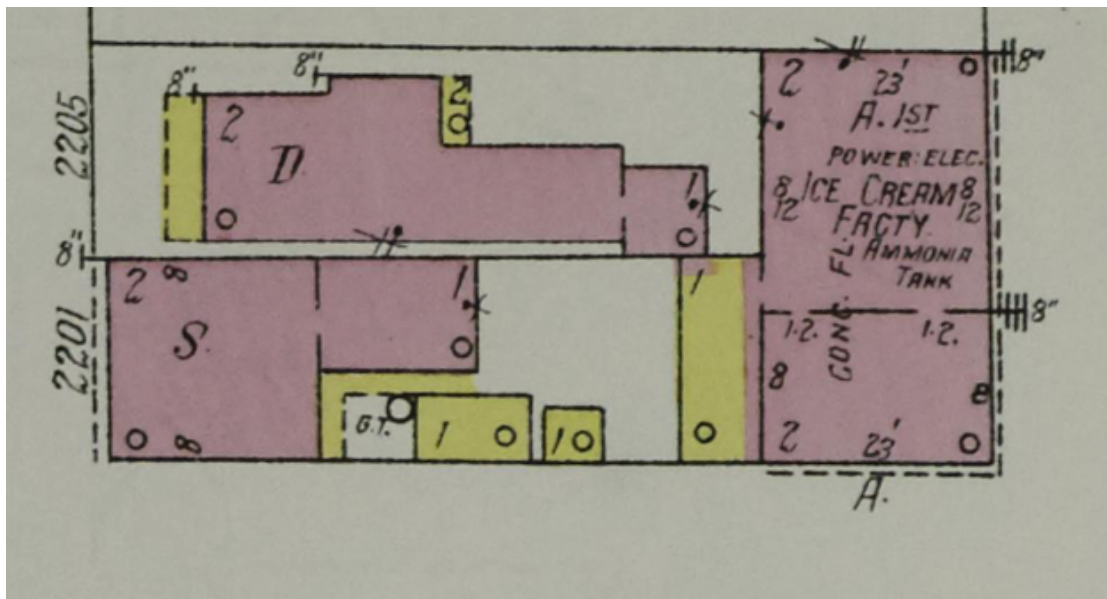
As the applicant had received a wide range of suggested design changes which seemed to be conflicting, a meeting was setup with CAR Staff and a revised design was submitted based on that discussion. This led to the most recent design which included the removal of the angled corner entrance and third floor terrace and replacement with an entrance fronting Venable Street within a two-story porch at the corner of Venable and N 22nd. The two-story porch is a feature found in both historic and newer dwellings which have been approved by CAR. The proposed design allows for desirable outdoor living space while both addressing the primary frontage and providing a secondary, but distinctive, feature along the N 22nd frontage. Further, the proposed design allows for the full use of the small lot while also creating the visual appearance of a traditional three-bay dwelling along Venable Street.

The most recent design was recommended for approval with Staff conditions at the November CAR meeting. At that meeting however, Commissioners made a wide range of comments and deferred the proposal again. These comments were varied and when pressed by the Chairman to create conditions as part of the deferral of the project, the Commission was unable to do so. As Sec. 30-930.6(g) of the Code of the City of Richmond states that *"The Commission of Architectural Review shall state clearly its reasons for approval, denial, modification, or deferral of an application..."* the applicant is now resubmitting the previously submitted application and requesting approval with Staff conditions.

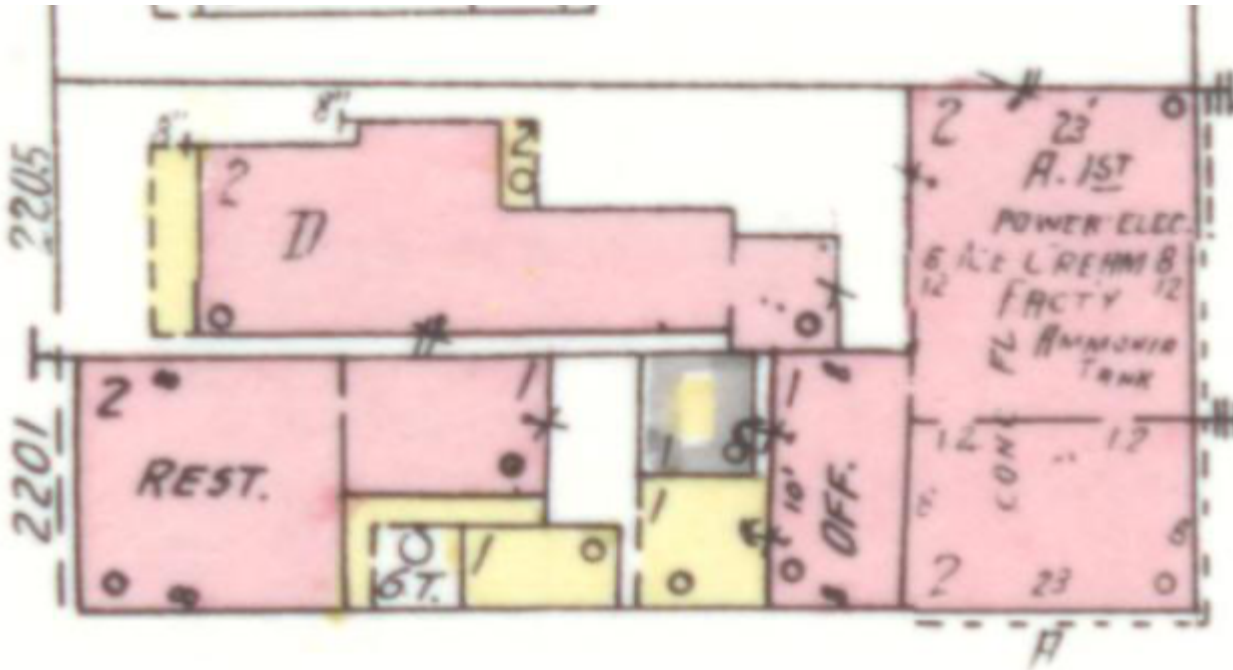


Siting:

According to the 1925 Sanborn Map, the Property was historically a single lot occupied with a two-story building located at the Venable and N 22nd property lines.



The 1952 Sanborn map shows the parcel being further improved with a series of frame and brick buildings along the N 22nd Street Frontage.



The siting of the proposed dwelling is consistent with the historic use of the Property and the development pattern in the area. The dwelling located at the corner of Venable and N 22nd with the siting along the Venable and N 22nd Street frontages is consistent with the historical use of the Property.

Form:

The proposed dwelling has been designed to reflect the historic lot configuration of the Property and to be consistent with traditional row house forms found in the area. The proposed design was created to meet the CAR Guidelines and have been approved elsewhere in the Union Hill and other City Old and Historic Districts. The proposed dwelling features a design which appeals to the current homebuyer along with details which reflect the historic nature of the neighborhood.

Scale:

The proposed construction of the new dwelling is consistent with the scale and character of the proposed site layout and existing neighborhood and will appear appropriate from street level. Dwellings in the area are of a range of heights with three story dwellings

located nearby along Cedar Street. The proposed density is also consistent with the historic use of corner parcels within Union Hill.

Height, Width, Proportion, & Massing

At three stories, the proposed dwelling is comparable in height with other structures on the block. The massing provides an appropriate transition from the single family attached and detached dwellings fronting Venable to the recently approved three-story dwellings at 2111-2119 Venable.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. The items were selected to be consistent with CAR requirements and other dwellings within the Union Hill Old and Historic District. A finish schedule including doors and windows is provided for the proposed dwellings.

The proposed design is compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the structures on the block and the recommendation of Approval with conditions from CAR Staff. 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 modern architectural style offering a new and desirable housing opportunity within the area while remaining consistent with the fabric of the historic district. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family dwelling 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 will@bakerdevelopmentresources.com or (864) 377-9140.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Gillette', written in a cursive style.

William Gillette, *AICP*
Baker Development Resources, LLC



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

2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223

THREE NEW 3-STORY SINGLE-FAMILY HOUSES IN RICHMOND'S UNION HILL NEIGHBORHOOD

NOT FOR CONSTRUCTION

SET/REVISION:
C.A.R. 3RD SUBMITTAL

DATE/MARK:
0.25.2024

COVER SHEET

CS

THREE NEW 3-STORY SINGLE-FAMILY HOUSES IN RICHMOND'S UNION HILL NEIGHBORHOOD

NEW HOUSES AT 2201 VENABLE ST.
AND 817 N. 22ND ST.

2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223

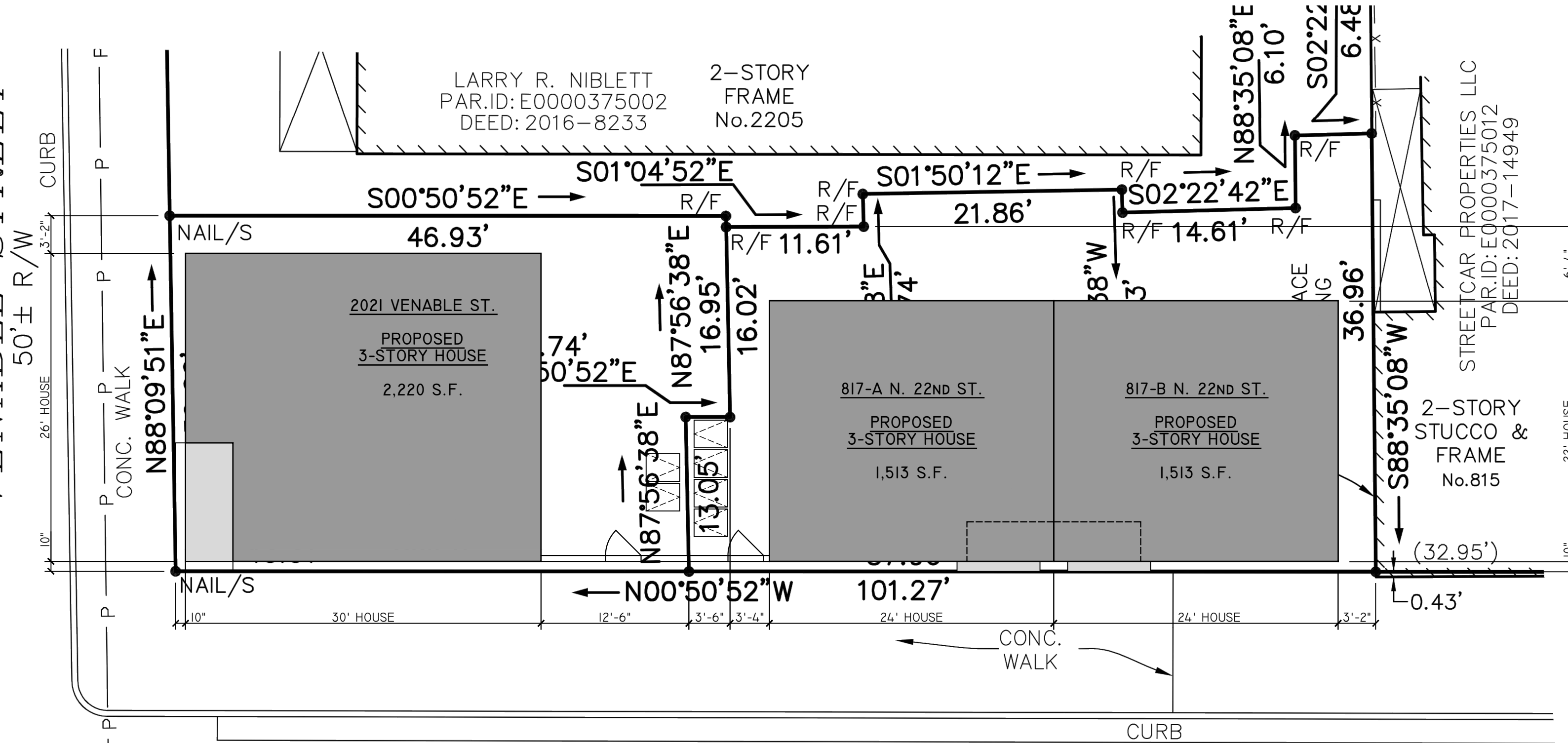
DRAWING INDEX

DRAWINGS

[illegible]

COVER SHEET

VENABLE STREET



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



02 | N. 22ND ST. CONTEXT ELEVATION
1/8" = 1'



815 N. 22ND ST.
22'-8"± HOUSE HEIGHT

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 3RD SUBMITTAL

DATE/MARK:
10.25.2024

SITE PLAN & VENABLE
ST. CONTEXT ELEV.

CI.I

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

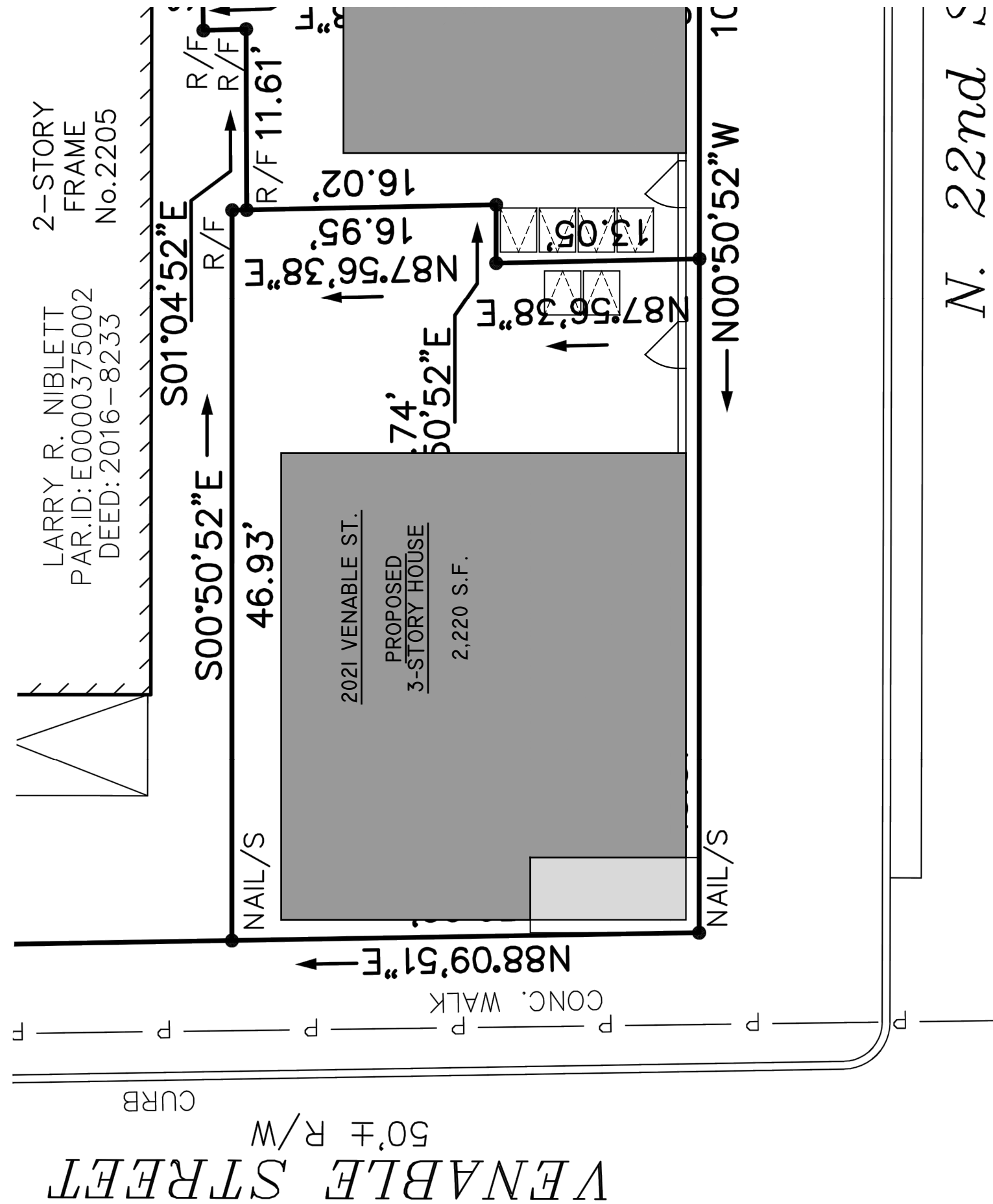
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

THREE NEW 3-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD
**NEW HOUSES AT 2201 VENABLE ST.
AND 817 N. 22ND ST.**

2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223



01 | VENABLE ST. CONTEXT ELEVATION
1/8" = 1'



NOT FOR
CONSTRUCTION

SET/REVISION:
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N. 22ND STREET
CONTEXT ELEVATION
CI.2

THREE NEW 3-STORY SINGLE-FAMILY HOUSES
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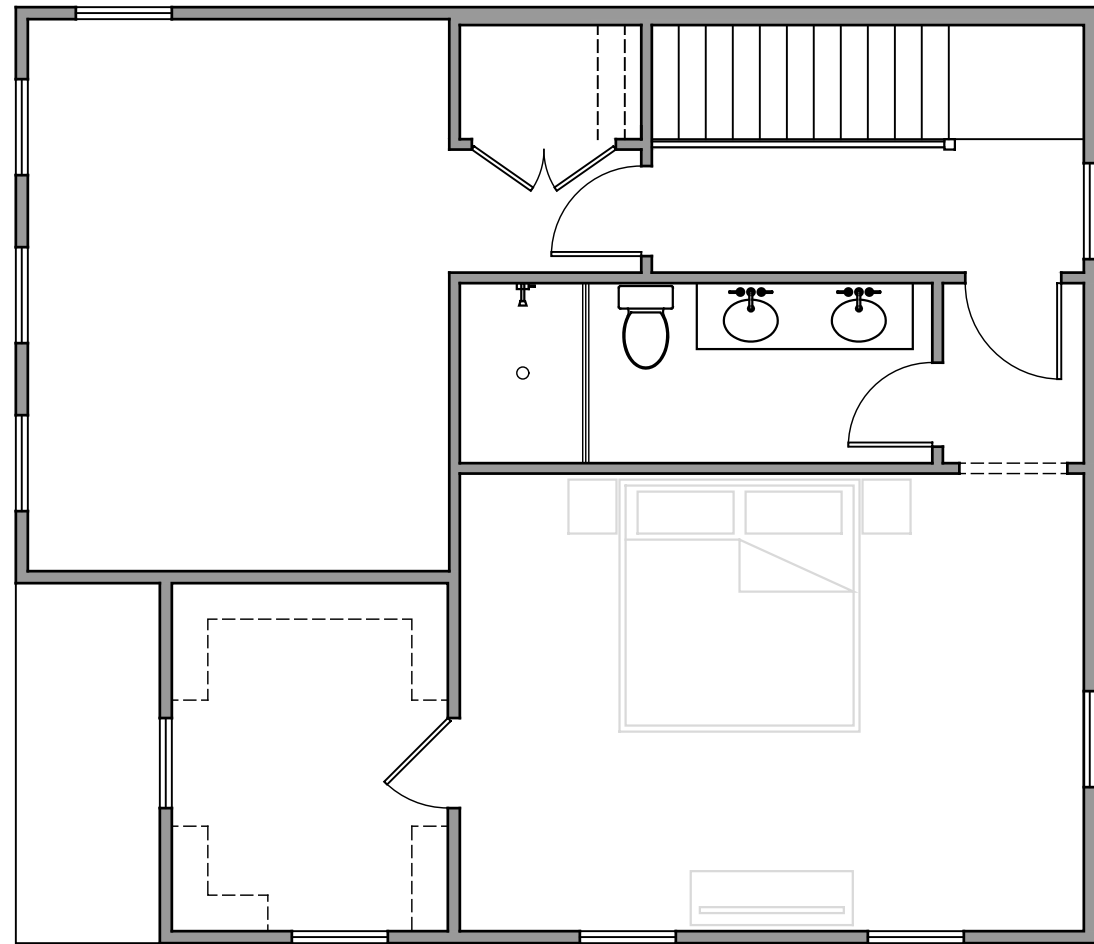
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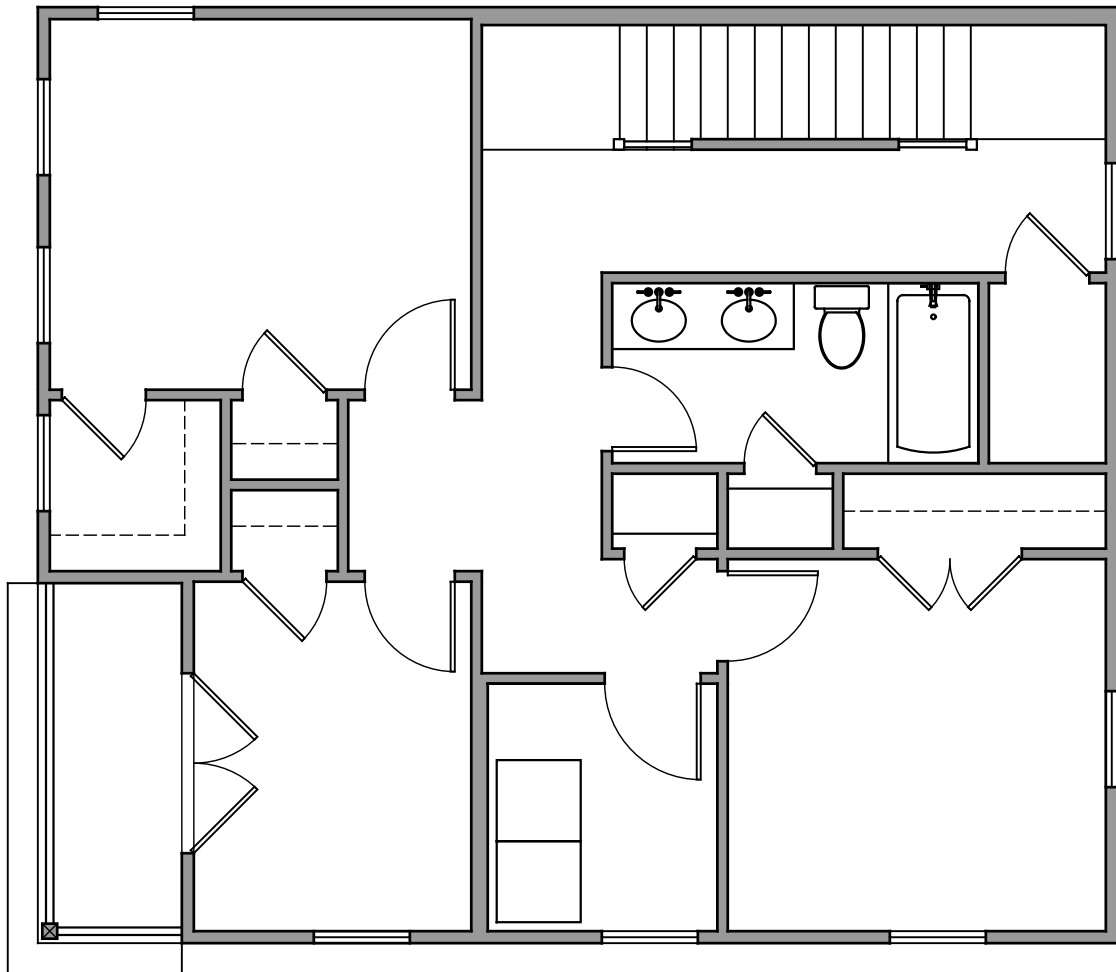
PROJECT CONTACTS:

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

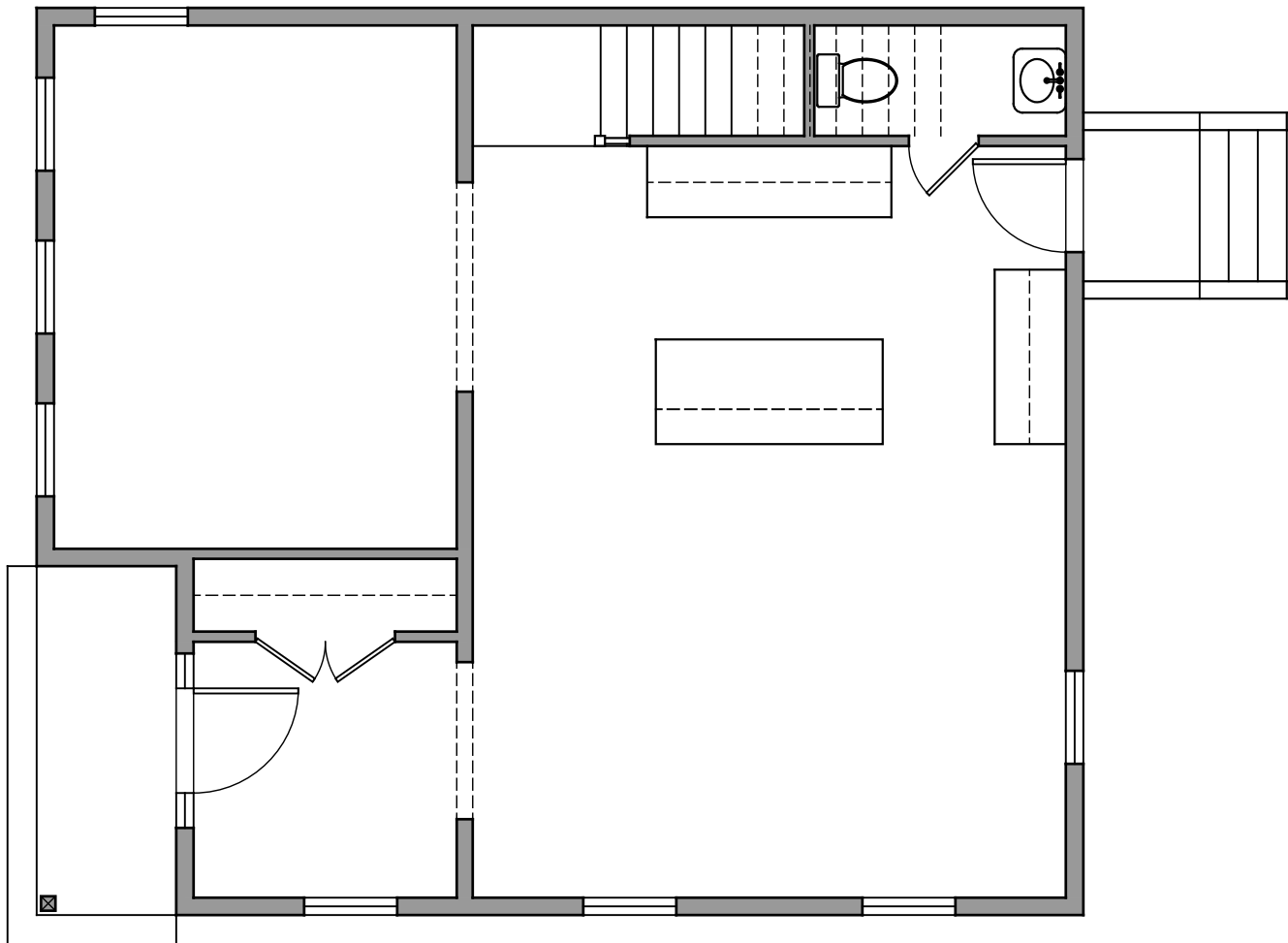
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3RD FLOOR PLAN

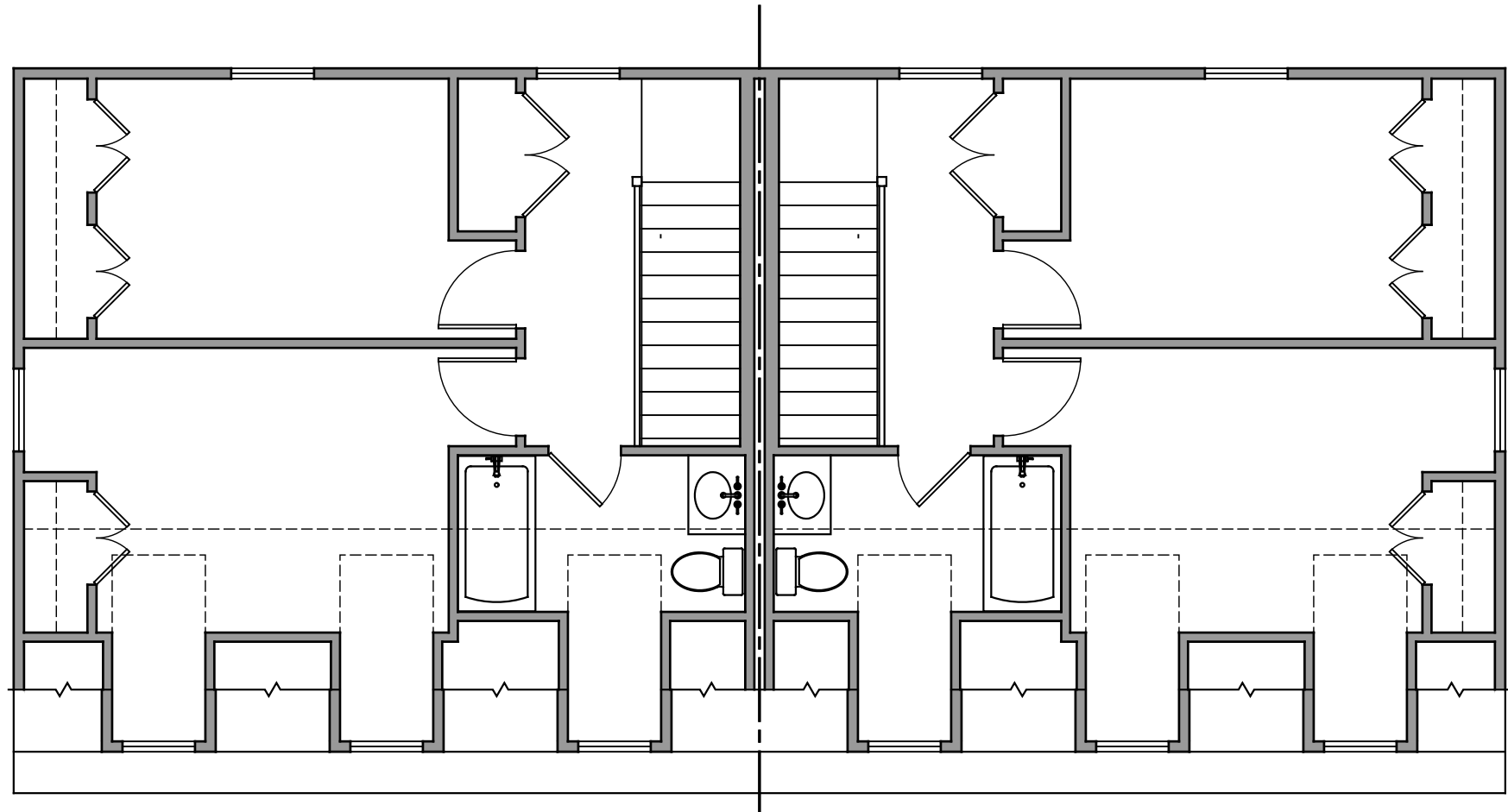


2ND FLOOR PLAN

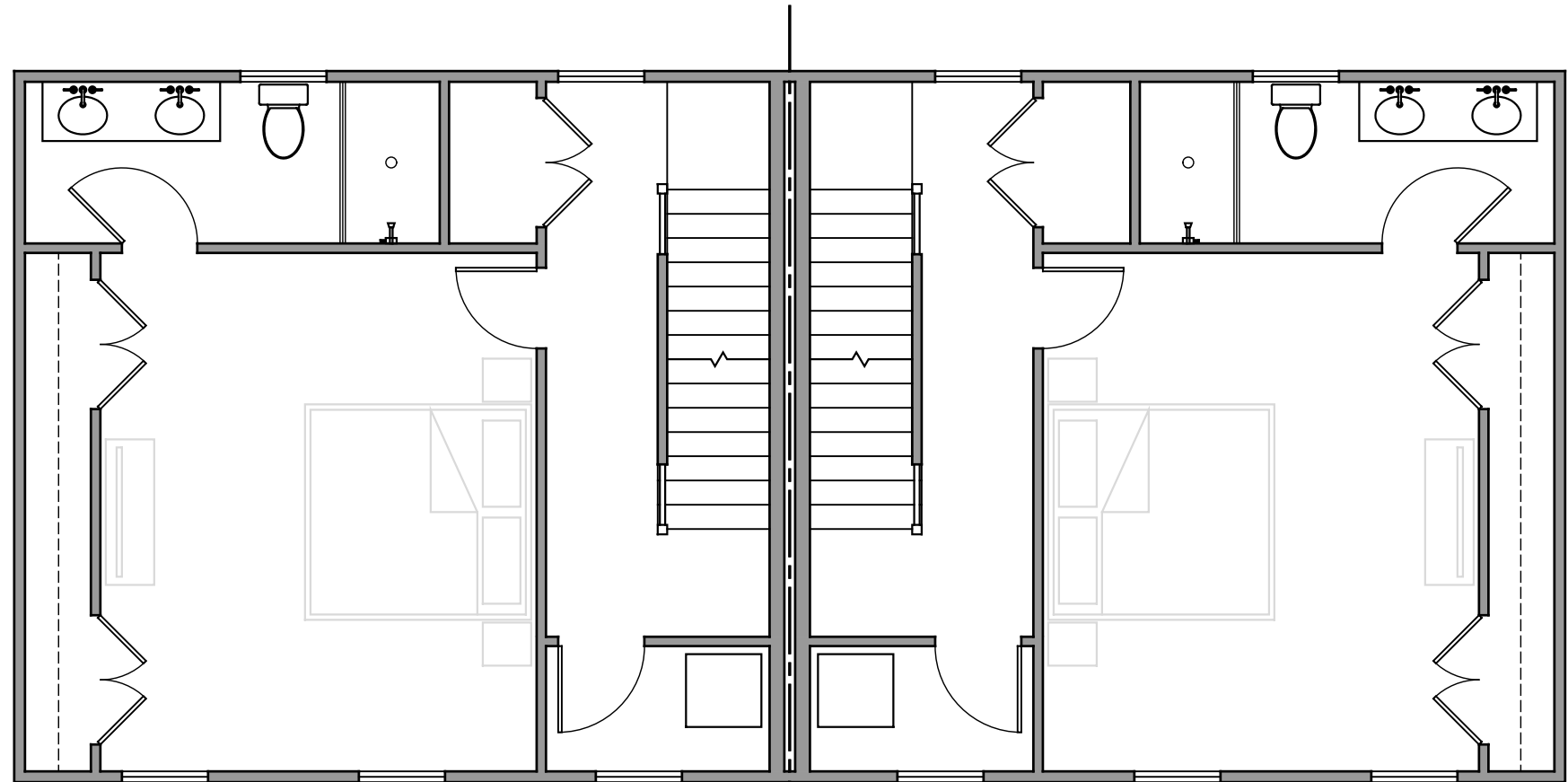


1ST FLOOR PLAN

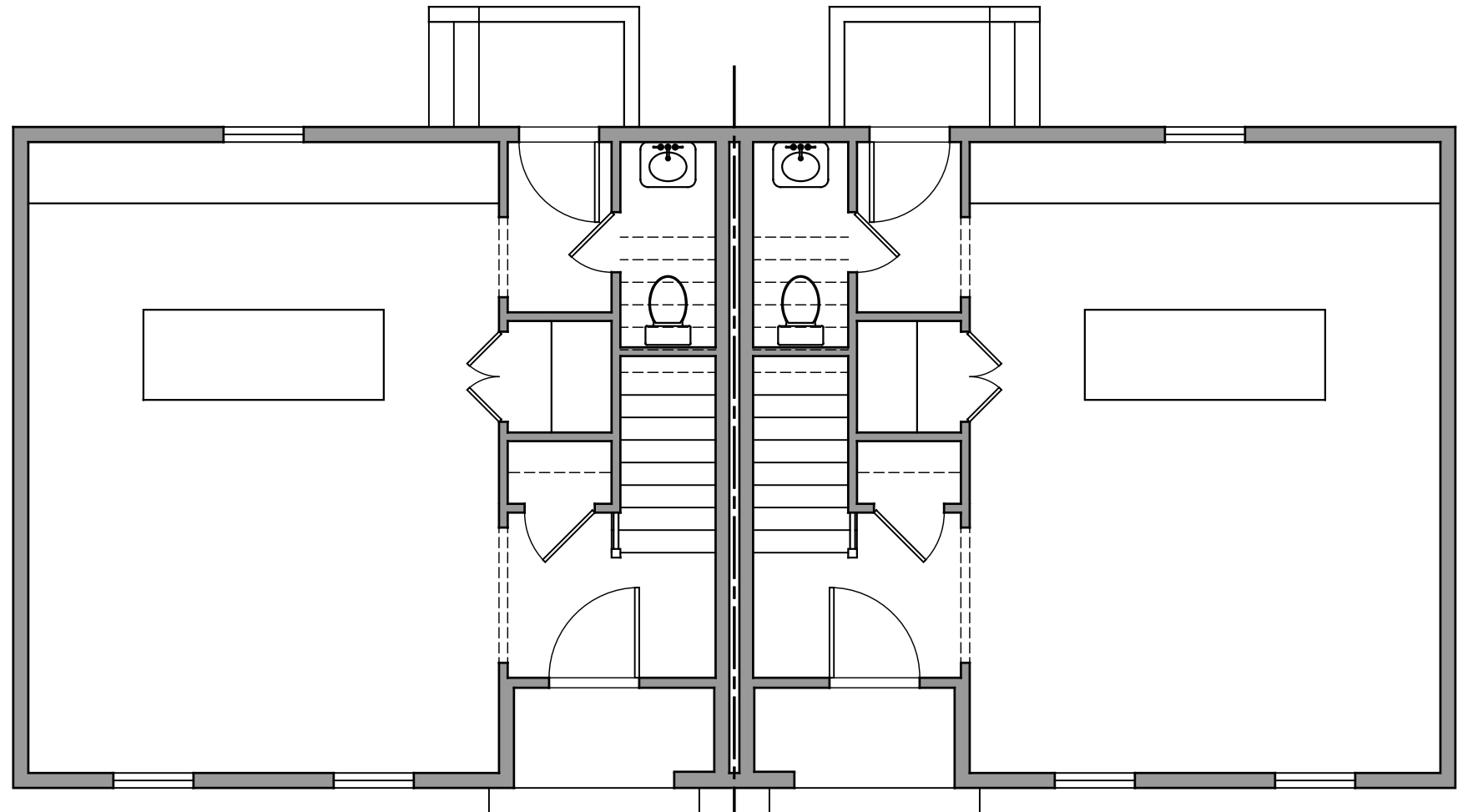
01 | 2201 VENABLE ST. FLOOR PLANS
3/16" = 1'



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

02 | 817 N. 22ND ST. FLOOR PLANS
3/16" = 1'

PROJECT CONTACTS:

DEVELOPER:
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CONTACT: CASEY WHITE
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NOT FOR
CONSTRUCTION

SET/REVISION:
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10.25.2024

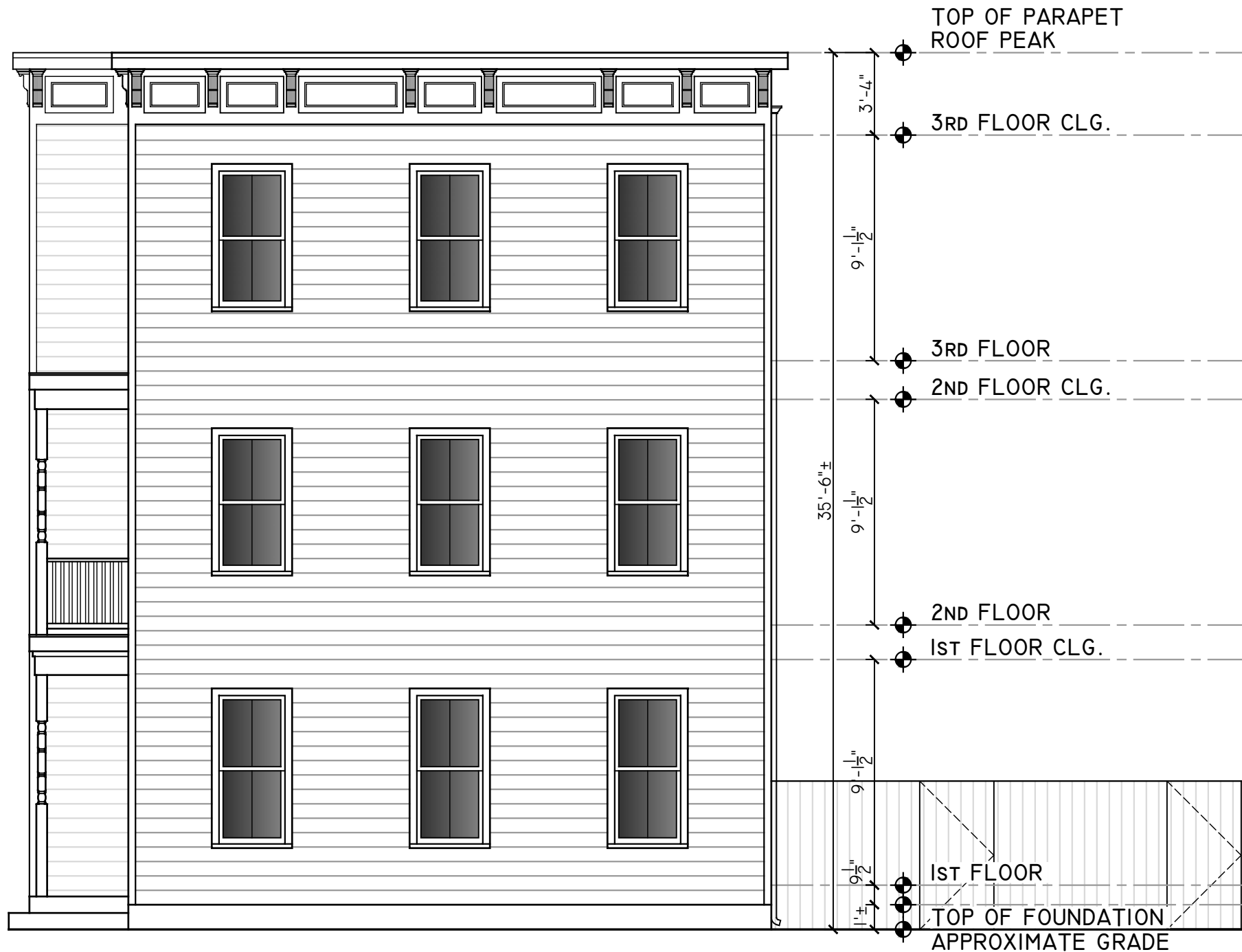
FLOOR PLANS

AI.1



02 | VENABLE ST. ELEVATION

3/16" = 1'



01 | N. 22ND ST. CONTEXT ELEVATION

3/16" = 1'

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.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
09	ITALIANATE CORNICE & BRACKETS	PAINTED ARCTIC WHITE
10	UPPER ROOF - TPO	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	REAR DECK/RAILINGS TO MATCH FRONT PORCH	-
13	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

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

817 N. 22ND. ST. - EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/TAN
02		
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS (S.D.L. ALUM-CLAD WOOD)	PREFINISHED
08	FRONT MANSARD ROOF - 16" STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - EPDM	FACTORY BLACK
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	FRONT PORCH RAILINGS - WOOD 'RICHMOND RAIL'	PAINTED ARCTIC WHITE
13	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

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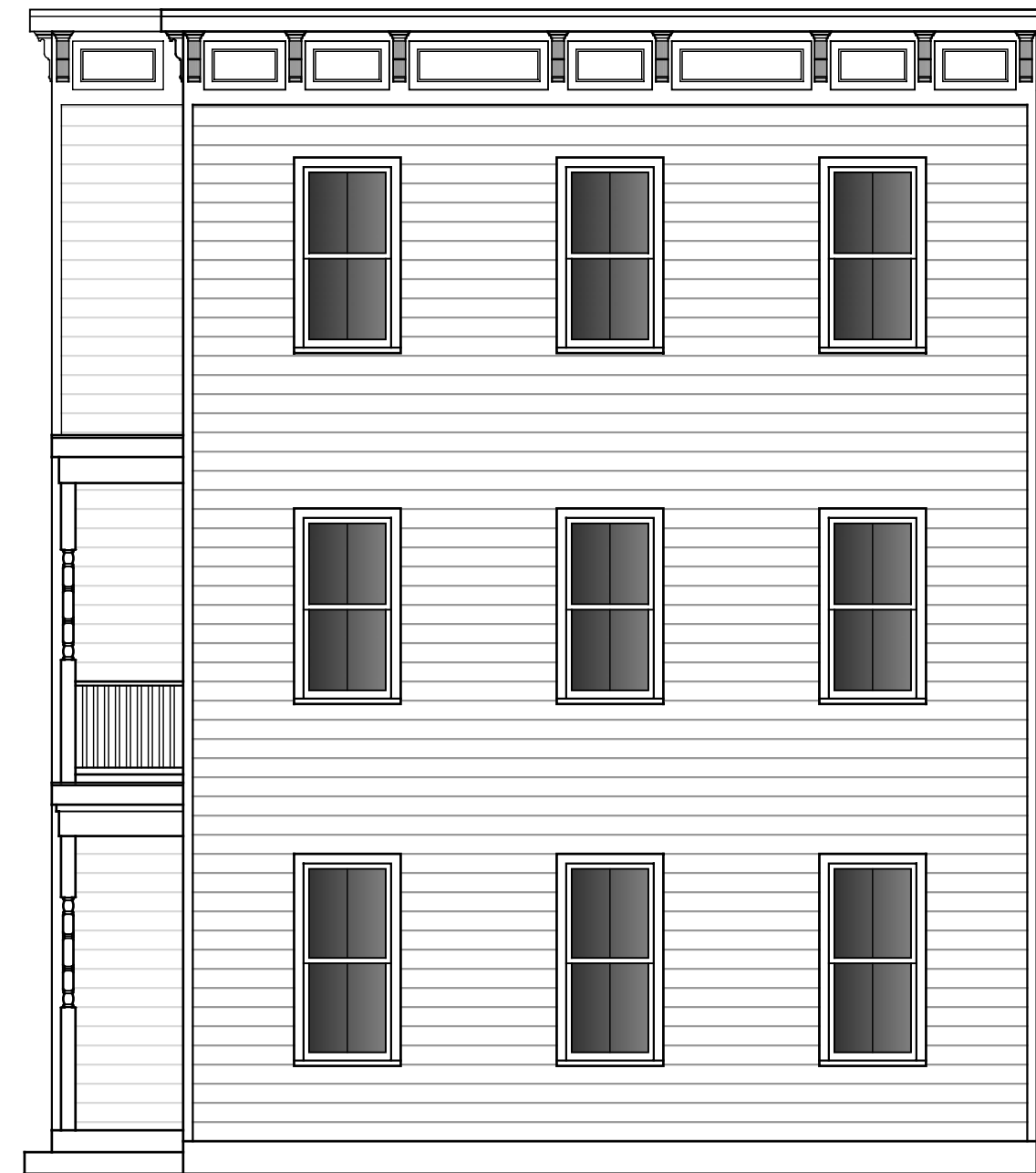
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STREET ELEVATIONS

A2.0



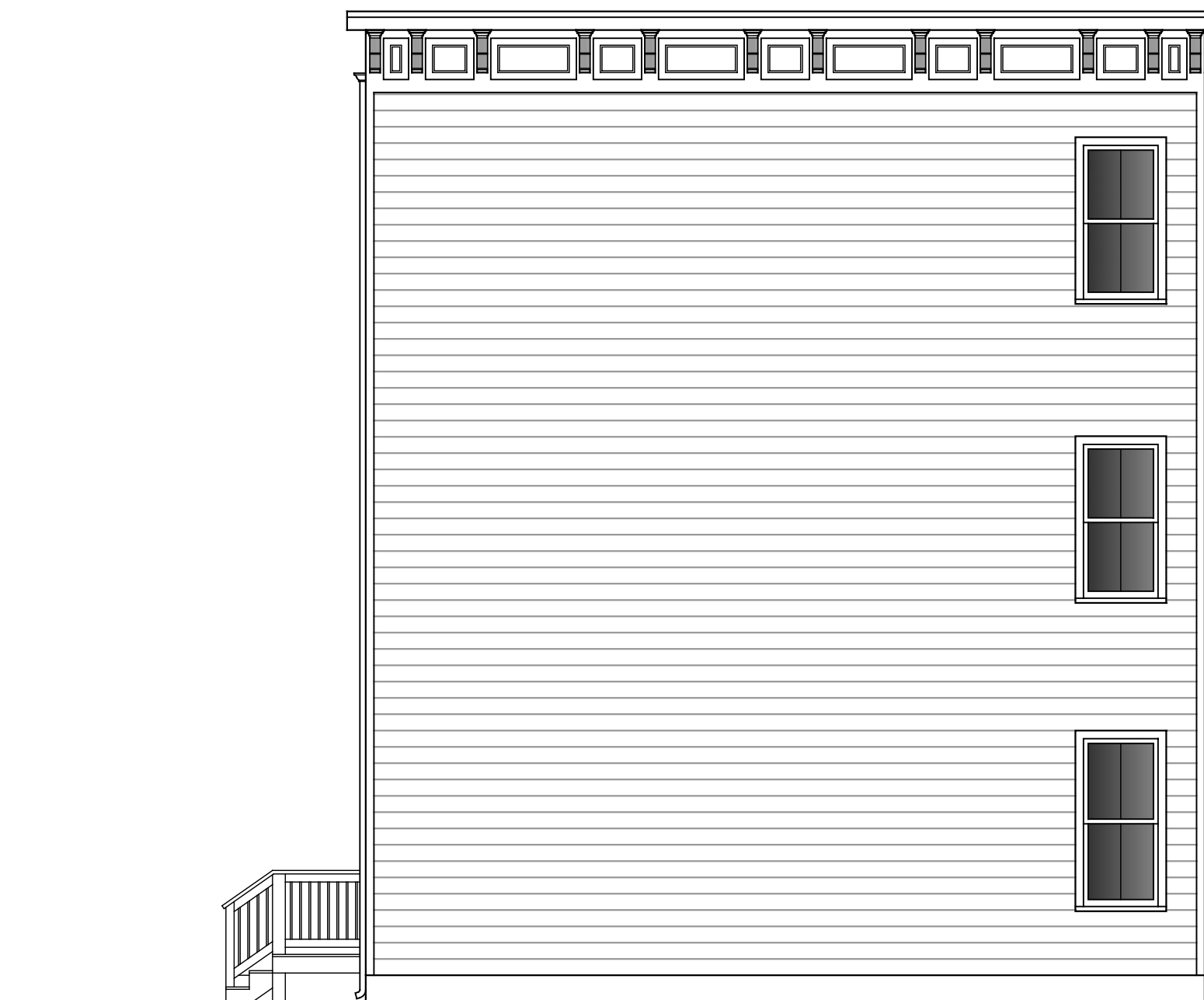
02 | VENABLE ST. ELEVATION
3/16" = 1'



01 | N. 22ND ST. ELEVATION
3/16" = 1'



04 | REAR ELEVATION
3/16" = 1'



03 | LEFT SIDE ELEVATION
3/16" = 1'

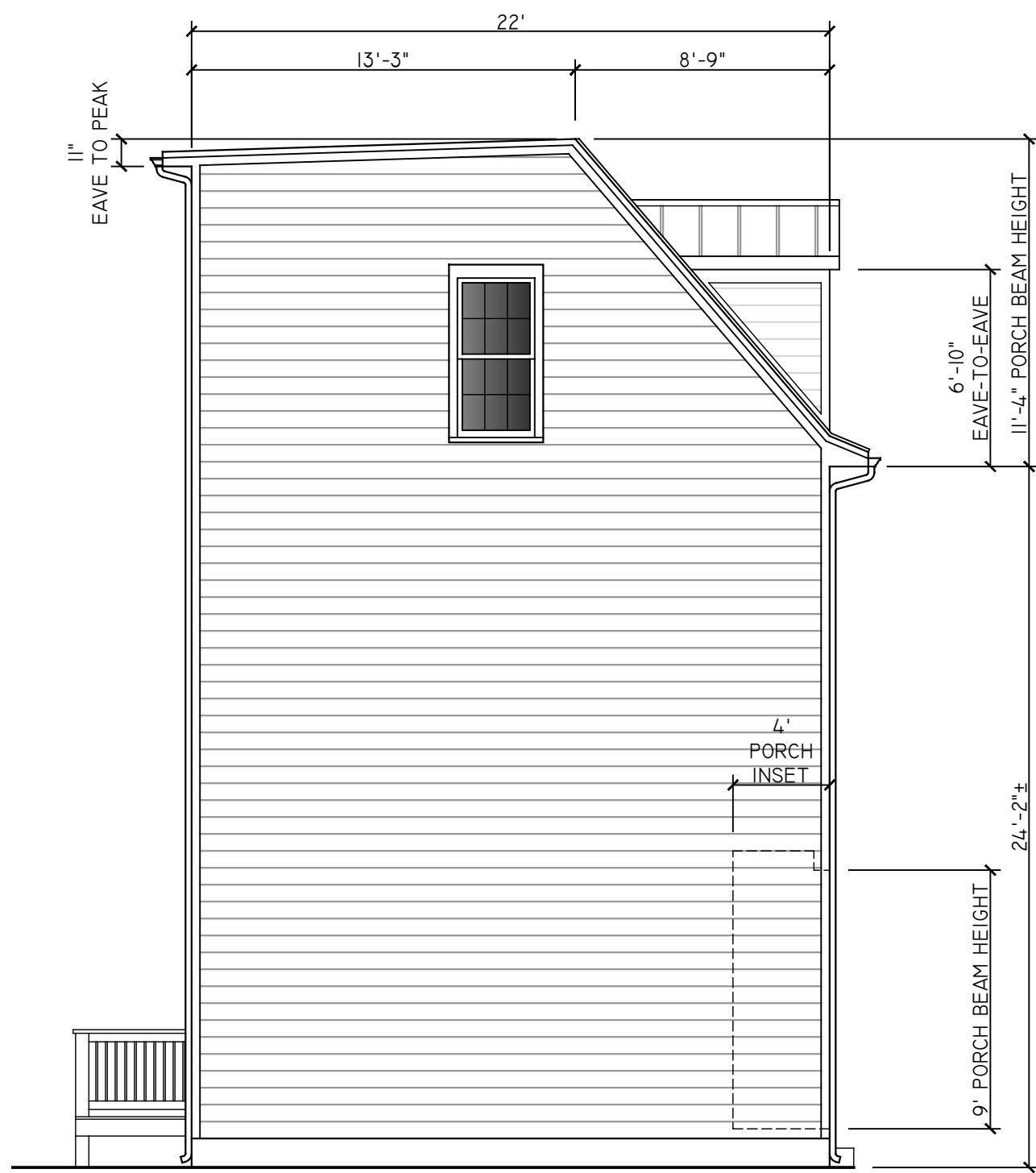
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2201 VENABLE ST.
EXTERIOR ELEVATIONS
A2.1



02 | LEFT SIDE ELEVATION
3/16" = 1'



01 | FRONT (N. 22ND ST.) ELEVATION
3/16" = 1'



04 | RIGHT SIDE ELEVATION
3/16" = 1'

04 | ENTRY DETAIL
3/8" = 1'



03 | REAR 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

THREE NEW 3-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

NEW HOUSES AT 2201 VENABLE ST.
AND 817 N. 22ND ST.

2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. 3RD SUBMITTAL

DATE/MARK:
10.25.2024

817 N. 22ND ST.
EXTERIOR ELEVATIONS

A2.2



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4.COA-160010-2025	Final Review	Meeting Date: 1/28/2025
Applicant/Petitioner	Will Gillette, Baker Development Resources	
Project Description	Construct a new three-story dwelling.	
Project Location		
Address 2201 Venable Street		
Historic District: Union Hill		
<p>The applicant proposes to construct a detached dwelling on the corner of Venable and North 22nd streets.</p> <p>The dwelling will be three stories in height. There will be a multi-story covered porch on the corner.</p> <p>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.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	<p>The Commission reviewed and deferred this application at the November 2024 meeting. The Commission deferred that application as there were still concerns with the overall design of the building. There was a consensus that the building either needed to read as residential or commercial but was somewhere in between. The Commission thought there were a few designs solutions that could help ground the building on the corner, but the porch included in the design needed to have a depth closer to historic porches of six feet and have more of a presence. Cladding the building in brick was discussed as well as setback. Overall, the main points raised by the Commission were 1) creating a usable porch depth that better reflects the dimensions of historic porches in the district, 2) the setback, 3) using architectural elements that address/wrap the corner with a greater presence, 4) materiality, and 5) if built to the lot line, a more substantial building be designed. These elements were all ways that the building design could be revised, but it was stated by the Commission that all these suggestions may not need to be implemented to create an appropriate design.</p> <p>The Commission reviewed this application at the September 2024 meeting. The Commission deferred the application to allow the applicant additional time to revise the design to better reflect the massing and characteristics of other corner buildings within the district.</p>	

	<p>The Commission conceptually reviewed this application at the July 2024 meeting. Commissioners noted that the new construction's height was taller than most historic residential development; but could be acceptable with a "tweaked design" and because it is a corner property. Discussion around the overall design of the building included pushing the design farther to be more eclectic and to be more reflective of a corner commercial storefront at the ground floor, as that was the form the building was taking despite being residential. Brick was mentioned as being a more compatible material for a three-story corner building. The front balcony was discussed as being an element not common in the district.</p>
Conditions for Approval	<ul style="list-style-type: none"> • 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. • The underside of the second story porch have a finished appearance such as a breadboard ceiling or other covering. • 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 Administrative Review

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction, page 46	<p><i>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.</i></p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>The dwelling will be frame, with ranked windows and a decorative cornice - features that reference the neighboring buildings.</p>

		<p>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.</p> <p>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 22nd Street. Staff supports this alteration.</p>
Standards For New Construction: Siting, page 46	<i>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.</i>	<p>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.</p> <p>The applicant has not revised the setback of the building, which sits proud of its immediate neighbor to the east. This is in-keeping with the historic development of the site; however, not as typical, given the building is not a commercial mixed-use building.</p>
Standards For New Construction: Form, page 46	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building.</i>	<p>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.</p> <p>Symmetry: The new construction is generally symmetrical. The applicant has removed the roof terrace from the design.</p> <p>Proportions: The proposed dwelling is taller than existing historic residential buildings on this subject block in Union Hill.</p> <p>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.</p>

<p>Standards For New Construction: Form, page 46</p>	<p><i>2. New residential construction should maintain the existing human scale of nearby historic, residential construction in the district.</i></p>	<p>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.</p> <p>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.</p> <p>To be in-keeping with the typical depth of historic porches found in the district, <u>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.</u></p> <p><u>Staff recommends that the underside of the second story porch have a finished appearance such as a breadboard ceiling or other covering.</u></p> <p><u>Staff recommends that the decking boards be installed perpendicular to the face of the building.</u></p>
<p>Standards for New Construction: Height, Width, Proportion & Massing, page 47</p>	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should 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-block-long 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.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>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 reference the typical height of residential buildings on the subject block.</p> <p>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.</p> <p>During the last review, the Commission emphasized the importance of including a dimensioned context drawing.</p>

Standards for New Construction: Materials & Colors, page 47	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The proposed building will be clad in horizontal siding, which generally resembles other types of horizontal siding found within the district.</p> <p>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.</p> <p>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.</p> <p>Gutter and downspout information was not provided in the application. <u>Staff recommends that the downspouts be round. Staff recommends that gutter and downspout specifications be submitted for administrative review and approval.</u></p>
Standards For New Construction: Doors and Windows, page 56	<p><i>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.</i></p>	<p>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.</p> <p><u>Staff recommends that final window and door specifications be submitted for administrative review and approval.</u></p>
Standards for New Construction, Residential, Fences & Walls, pg. 51	<p><i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p>	<p>The context elevation provided appears to indicate that a board fence will be installed along 22nd Street between the new dwelling on Venable Street and the proposed new dwellings at 817 N. 22nd Street. <u>Staff recommends that details on any proposed fencing be submitted for Administrative Review.</u></p> <p>The proposed fencing will screen the trash receptacles.</p>

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 22nd Street to the factory building is visible.

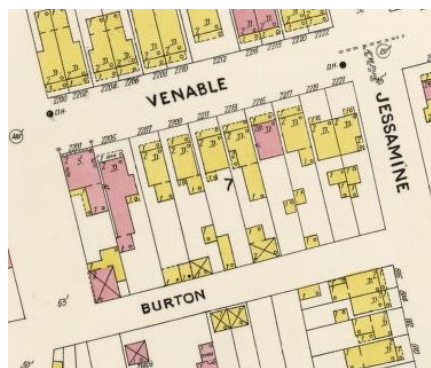


Figure 2. 1905 Sanborn Map



Figure 3. 1952 Sanborn Map



Figure 4. Northeast corner of N. 22nd Street and Cedar Street.



Figure 5. Southeast corner of Venable Street and N. 22nd Street.

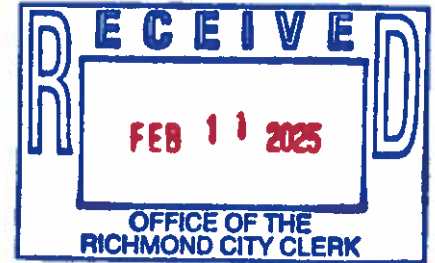


Figure 6. Southeast corner of Venable Street and N. 22nd Street.



February 3, 2025

City of Richmond
Office of the City Clerk
Candice Reid, CMC
City Hall, 900 East Broad Street
Richmond, VA 23219



RE: Petition of Appeal - 2201 Venable Street Certificate of Appropriateness Decision (COA-160010-2024)

Dear Ms. Reid,

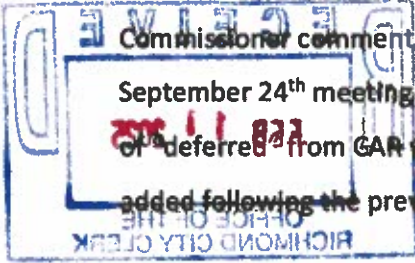
This memorandum shall serve as the Petition of Appeal of the above-referenced Commission of Architectural Review decision dated January 30th, 2025, pursuant to City Code Sec. 30-930.8.

Requested Relief:

The owner of 2201 Venable Street (the "Property") is respectfully requesting that Richmond City Council overturn the decision of "denied" dated January 30, 2024, by the Commission of Architectural Review (the "CAR") relating to the proposed single-family detached dwelling on the Property and approve the design as submitted with the Staff conditions as presented at the November 26th CAR meeting. Pursuant to Sec. 30-930.6(g) of the Code of the City of Richmond, *'[t]he Commission of Architectural Review shall state clearly its reasons for approval, denial, modification, or deferral of an application for a certificate of appropriateness in the records of the Commission proceedings.'*

The proposed dwelling was designed by an architect familiar with CAR standards and was initially submitted for conceptual review by CAR with the proposed single-family attached dwellings at 817 N 22nd Street which have since been approved by CAR. The dwelling was

conceptually reviewed at the July 23rd CAR meeting and based on that discussion, where the Commissioners suggested a building which referenced other corner buildings nearby, specifically the building at 2025 Venable Street, the design was revised to reflect Staff and Commissioner comments with more ground floor commercial detailing on the façade. At the September 24th meeting of CAR, the project went through a final review and received a decision of "deferred" from CAR with Commissioner comments suggesting the commercial appearance added following the previous review based on Commission comments was not appropriate.



Following this meeting, the applicant met with CAR Staff and revised the design based on that conversation and CAR Commissioner comments from the September meeting. The revised design was submitted for a second final review at the November 26th CAR meeting and received an initial recommendation of "approval with conditions" from Staff. However, despite Staff's recommendation, the project again received a decision of "deferred" from CAR. At this meeting, the Commission provided a wide range of suggestions, many of which were incompatible with each other, and was unable to state or come to a consensus as to the needed modifications to the project which necessitated the deferral and would create an approvable project.

As, deferred projects cannot be appealed to the City Council, the applicant again presented the project at the January 28, 2025, meeting of the CAR requesting approval with Staff conditions. The initial motion put forward and seconded by the Board was approval with Staff conditions except for the condition requesting the extension of the front porch. However, that motion failed, and a motion of denial was passed. While the Commission did at this point note its reasons for denial, these are not consistent with the previous comments from the Commission

- *Standards for New Construction, Height, Width, Proportion & Massing, #1 & #3, pg. 47, "1. New residential construction should respect the typical height of surrounding residential buildings. 3. The cornice height should be compatible with that of adjacent historic buildings." The Commission found that the proposed three stories was incompatible as designed with the height of neighboring two story historic buildings.*

- The Commission has approved a total of 21 new three-story dwellings on parcels within 264' (.05 miles) within the past year including the two three story dwellings on the adjacent parcel to the south which was initially submitted with this proposal. This includes three-story dwellings on slab foundations and with similar "Italianate-style" cornice lines like what is proposed here. Further, it must be noted that the three-story height was not a determining factor in previous discussion and that if "three stories was incompatible as designed" than the applicant should have been given clear and concise guidance as to what that means and what would be considered approvable.
- *New Construction: Corner Properties – Residential, #5, pg. 48, "For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation." The Commission found that the proposed building did not adequately address the corner in the ways that are recommended by the Guidelines. They found that there was not adequate treatment that created architecturally important, street-facing elevations.*
 - The applicant has submitted three separate designs with differing elevations on both street frontages including the most recent design which was designed with CAR Staff input and received a recommendation of approval with Staff conditions. Had the applicant received appropriate guidance on this detail, like on the adjacent dwelling at 817 N 22nd which was approved after receiving guidance on roof, window, and door surround details, the applicant would have gladly attempted to address these comments. However, after four rounds of review, the applicant still does not have a clear understanding as to what would be an approvable design here.

The Property owner filed their initial application with every intention of receiving CAR approval as shown by their willingness to go through three meetings and receiving CAR

approval for the abutting parcel to the south at 817 N 22nd Street, fully respects CAR Commissioners decisions, and would be remiss not to note the assistance and communicativeness of CAR Staff. However, the lack of consensus from the CAR on changes which would create an approvable design and the lack of clear direction for future redesigns during previous deferrals has led to a point where after four presentations to the Commission, the applicant is unaware as to what would be an approvable design. Based on those factors, the applicant is requesting that that City Council overturn the ruling of “denied” from the January 28, 2025 CAR meeting and approve the project as submitted with Staff conditions below.

- 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.
- The underside of the second story porch have a finished appearance such as a breadboard ceiling or other covering.
- 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 Administrative Review.

Background:

The proposed dwelling was initially part of an application of three new single-family dwellings configured as one single-family detached dwelling on the property known as 2201 Venable Street and two single-family attached dwellings on the property known as 817 N 22nd Street. The project at 817 N 22nd Street was conceptually reviewed at the July 23rd meeting of CAR, went to the CAR meeting on September 24th for final review and received a decision of “deferred” and was approved at the November 26th CAR meeting.

The Property is located at the corner of Venable and N 22nd Streets and lies in Richmond’s Union Hill City Old and Historic District. Existing structures in the district are noted

as being known for a variety of architectural styles and materials as well as a range of land uses. The Property is currently undeveloped and is adjacent to a single-family detached dwelling to the west along Venable Street and a two-family detached (“duplex”) dwelling to the rear fronting N 22nd Street.

The Property owner is proposing to construct a single-family detached dwelling, addressing the corner of Venable and N 22nd Streets. This would be three stories in height with a two-story porch fronting Venable Street at the corner of Venable and N 22nd Streets.

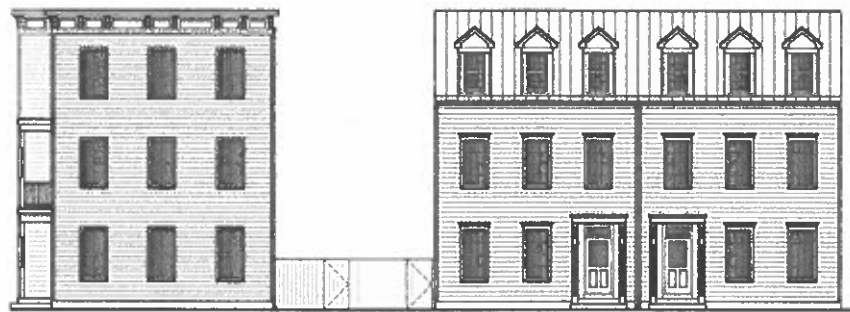


Figure 1: Nov. 2024 revised elevations of the 2201 Venable (left) and 817 N 22nd Street dwellings fronting N 22nd St.

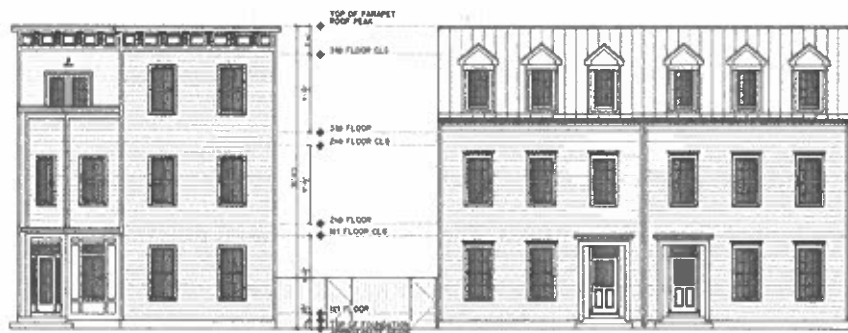


Figure 2: Sept. revised of the 2201 Venable (left) and 817 N 22nd Street dwellings elevations fronting N 22nd St.

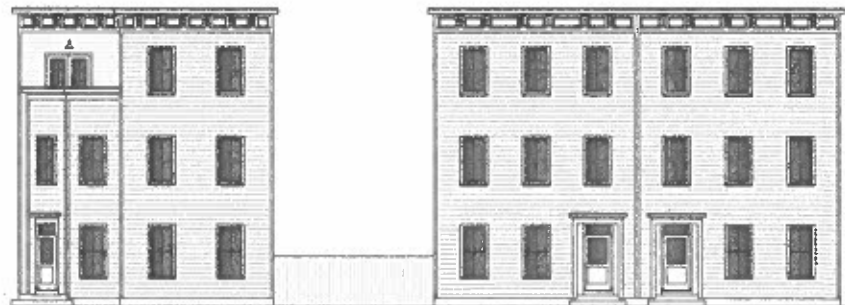


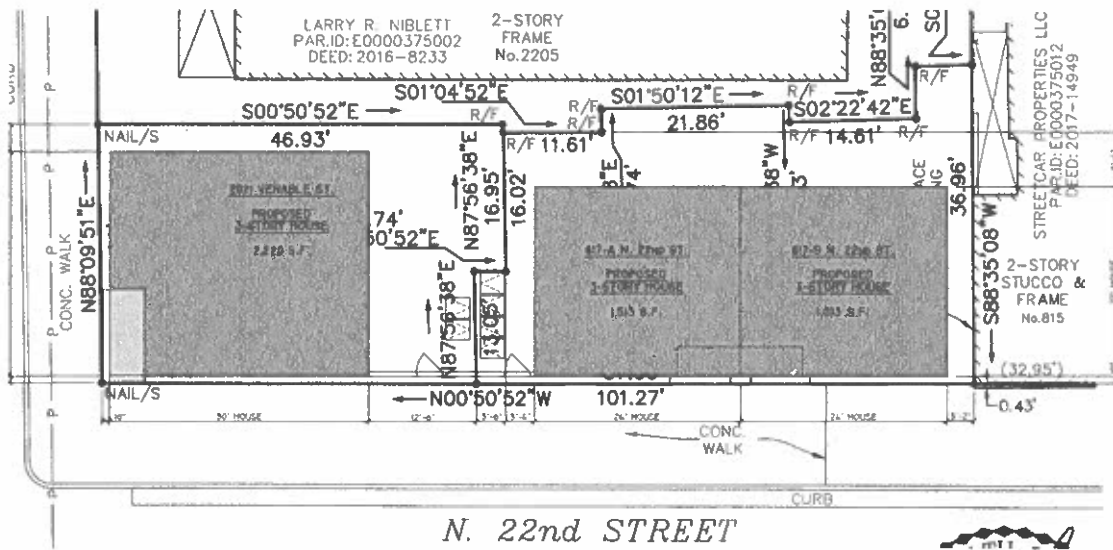
Figure 3: Initial elevations of the 2201 Venable (left) and 817 N 22nd Street dwellings along N 22nd Street

Conceptual Review and Changes:

This project was reviewed at the July, September and November 2024 CAR meetings. Based on the comments from Staff and Commissioners, the applicant has revised the design to address the comments.

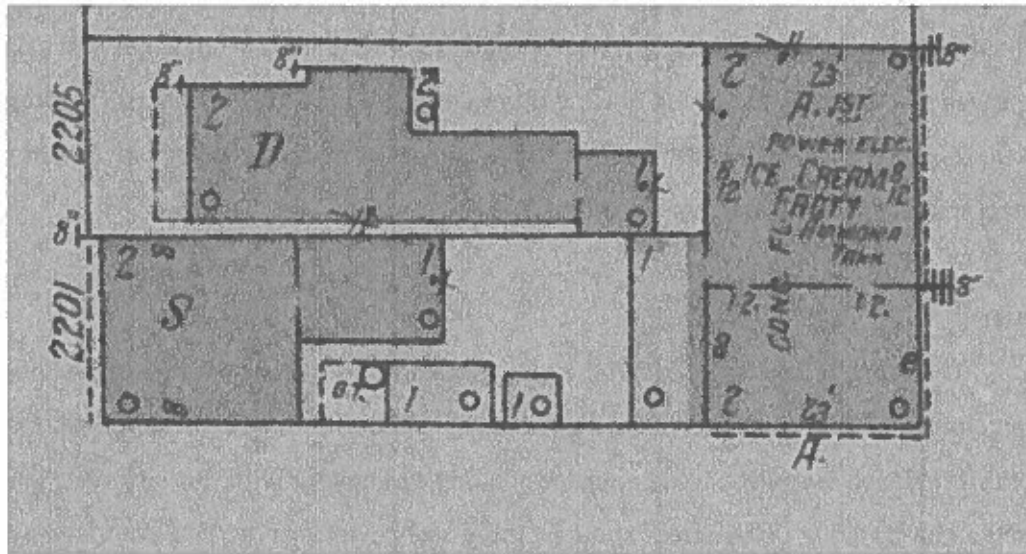
The dwelling at 2201 was previously revised based on the conceptual review to meet the comments which generally suggest a design which is compatible with the commercial building located at the southwest corner of Venable and 21st Streets, currently occupied by Fat Rabbit Bakery. Based on comments from the Commission at the September meeting, the angled corner entrance and third floor terrace have been removed and replaced with an entrance fronting Venable Street within a two-story porch at the corner of Venable and N 22nd. The two-story porch is a feature found in both historic and newer dwellings which have been approved by CAR. The proposed design allows for desirable outdoor living space while both addressing the primary frontage and providing a secondary, but distinctive, feature along the N 22nd frontage. Further, the proposed design allows for the full use of the small lot while also creating the visual appearance of a traditional three-bay dwelling along Venable Street.

The proposed dwelling would contain 3 bedrooms and 2 ½ bathrooms with roughly 2,220 square feet of finished floor area. The dwelling has been designed with a floorplan which offers a living area and kitchen on the first floor and have been designed to meet the needs of the market with primary bedrooms with walk-in closets and en suite bathrooms.

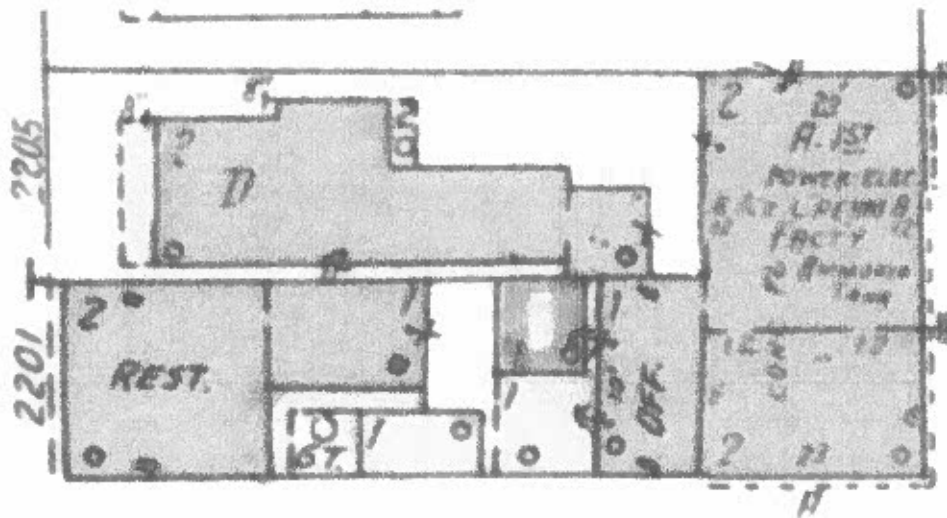


Siting:

According to the 1925 Sanborn Map, 2201 Venable and 817 N 22nd Street were historically a single lot occupied with a two-story building located at the Venable and N 22nd property lines.



The 1952 Sanborn map shows the parcel being further improved with a series of frame and brick buildings along the N 22nd Street Frontage.



The siting of the proposed dwelling is consistent with the historic use of the Property and the development pattern in the area.

Form:

The proposed dwelling has been designed to reflect the historic lot configuration of the Property and to be consistent with traditional row house forms found in the area. The proposed Italianate and false mansard designs were created to meet the CAR Guidelines and have been approved elsewhere in the Union Hill and other City Old and Historic Districts. The proposed dwellings feature a design which appeals to the current homebuyer along with details which reflect the historic nature of the neighborhood.

Scale:

The proposed construction of the new dwelling is consistent with the scale and character of the proposed site layout and existing neighborhood and will appear appropriate from street level. Dwellings in the area are of a range of heights with three story dwellings located nearby along Cedar Street and new three-story dwellings recently approved by CAR nearby along Venable and N 22nd Streets.

The proposed density is also consistent with the historic use of corner parcels within Union Hill. For example, the 1952 Sanborn map shows the property across N 22nd Street (2121

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

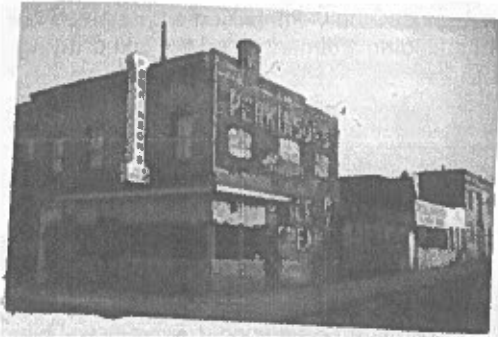


Figure 1. 2201 Venable Street, ca. 1880s commercial building demolished in 1977. The infill along 22nd Street to the factory building is visible.

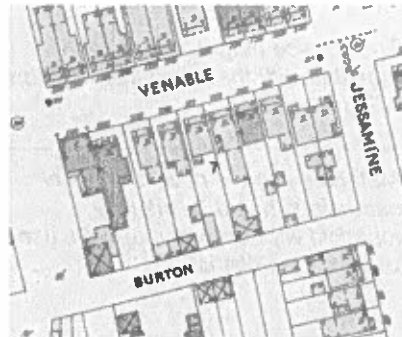


Figure 2. 1905 Sanborn Map

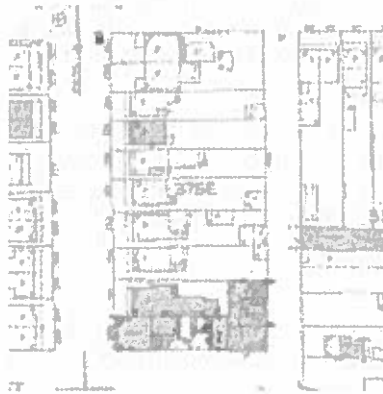


Figure 3. 1952 Sanborn Map

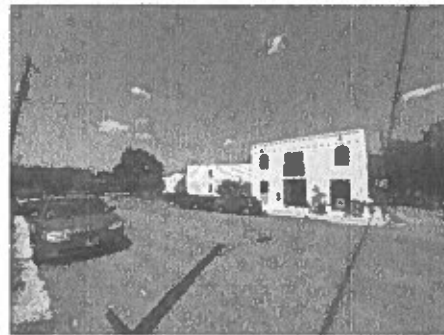


Figure 4. Northeast corner of N. 22nd Street and Cedar Street.

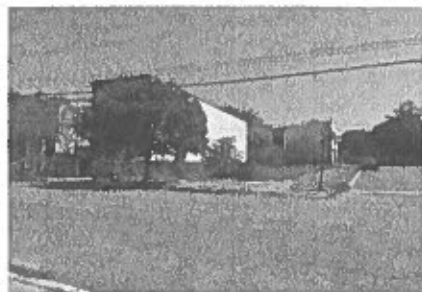


Figure 5. Southeast corner of Venable Street and N. 22nd Street.

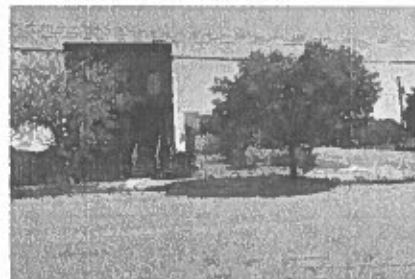


Figure 6. Southeast corner of Venable Street and N. 22nd Street.

	<p><i>surrounding historic districts. New designs that call for wide massing should look to the project's local district for precedent. For example, full-block-long 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.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>reference the typical height of residential buildings on the subject block.</p> <p>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.</p> <p>During the last review, the Commission emphasized the importance of including a dimensioned context drawing.</p>
Standards for New Construction: Materials & Colors, page 47	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The proposed building will be clad in horizontal siding, which generally resembles other types of horizontal siding found within the district.</p> <p>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.</p> <p>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.</p> <p>Gutter and downspout information was not provided in the application. <u>Staff recommends that the downspouts be round. Staff recommends that gutter and downspout specifications be submitted for administrative review and approval.</u></p>
Standards For New Construction: Doors and Windows, page 56	<p><i>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.</i></p>	<p>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.</p> <p><u>Staff recommends that final window and door specifications be submitted for administrative review and approval.</u></p>
Standards for New Construction, Residential, Fences & Walls, pg. 51	<p><i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p>	<p>The context elevation provided appears to indicate that a board fence will be installed along 22nd Street between the new dwelling on Venable Street and the proposed new dwellings at 817 N. 22nd Street. <u>Staff recommends that details on any proposed fencing be submitted for Administrative Review.</u></p> <p>The proposed fencing will screen the trash receptacles.</p>



City of Richmond Commission of Architectural Review

RICHMOND PLANNING &
DEVELOPMENT REVIEW



January 30, 2025

Will Gillette
530 E. Main Street, Suite 730
Richmond, VA 23219

RE: 2201 Venable Street
Application No. COA-160010-2024

Dear Applicant:

At the January 28, 2025 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **Denied**.

The Commission found that the application did not meet the City of Richmond's City Old and Historic District Design and Review Guidelines for New Construction, specifically,

- **Standards for New Construction, Height, Width, Proportion & Massing, #1 & #3, pg. 47, "1. New residential construction should respect the typical height of surrounding residential buildings. 3. The cornice height should be compatible with that of adjacent historic buildings."** The Commission found that the proposed three stories was incompatible as designed with the height of neighboring two story historic buildings.
- **New Construction: Corner Properties – Residential, #5, pg. 48, "For residential corner properties, we strongly encourage the use of architectural elements that are typical of residential corner properties in Richmond's historic districts: porches that turn from primary to secondary elevations, corner towers, projecting bay windows, side entrances (including porticos, and shed roofs, where appropriate), side porches, lighting related to that on the primary elevation, and other similar treatments that treat the secondary corner elevation as an architecturally important elevation."** The Commission found that the proposed building did not adequately address the corner in the ways that are recommended by the Guidelines. They found that there was not adequate treatment that created architecturally important, street-facing elevations.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at alex.dandridge@rva.gov.

Sincerely,

Alex Dandridge
Secretary, Commission of Architectural Review

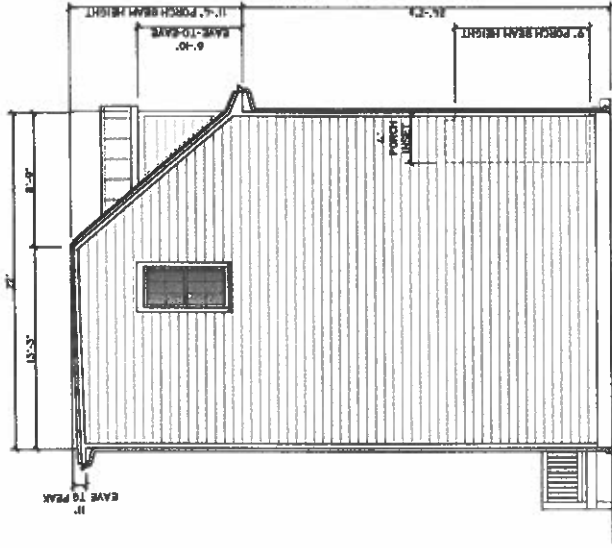


Staff Report
City of Richmond, Virginia

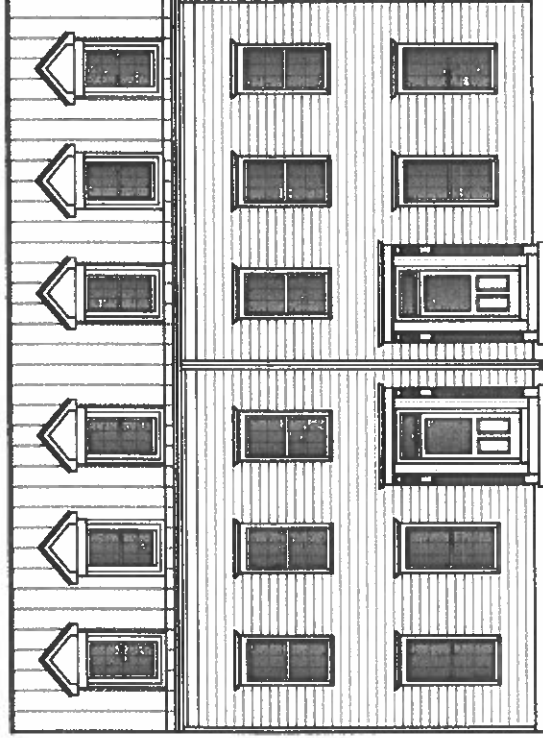


Commission of Architectural Review

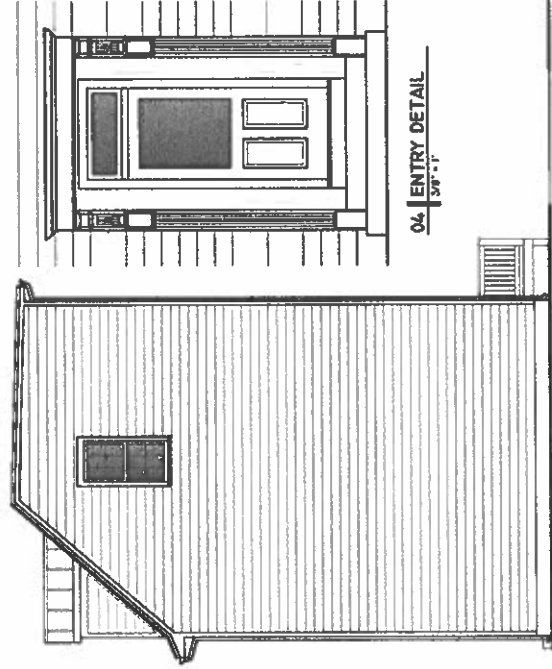
10.COA-156648-2024	Final Review Meeting Date: 11/26/2024
Applicant/Petitioner	Will Gillette, Baker Development Resources
Project Description	Construct a new three-story dwelling.
Project Location	
Address 2201 Venable Street	
Historic District: Union Hill	
<p>The applicant proposes to construct a detached dwelling on the corner of Venable and North 22nd streets.</p> <p>The dwelling will be three stories in height. There will be a multi-story covered porch on the corner.</p> <p>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.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569
Previous Reviews	<p>The Commission reviewed this application at the September 2024 meeting. The Commission deferred the application to allow the applicant additional time to revise the design to better reflect the massing and characteristics of other corner buildings within the district.</p> <p>The Commission conceptually reviewed this application at the July 2024 meeting. Commissioners noted that the new construction's height was taller than most historic residential development; but could be acceptable with a "tweaked design" and because it is a corner property. Discussion around the overall design of the building included pushing the design farther to be more eclectic and to be more reflective of a corner commercial storefront at the ground floor, as that was the form the building was taking despite being residential. Brick was mentioned as being a more compatible material for a three-story corner building. The front balcony was discussed as being an element not common in the district.</p>
Conditions for Approval	<ul style="list-style-type: none"> 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. The underside of the second story porch have a finished appearance such as a breadboard ceiling or other covering.



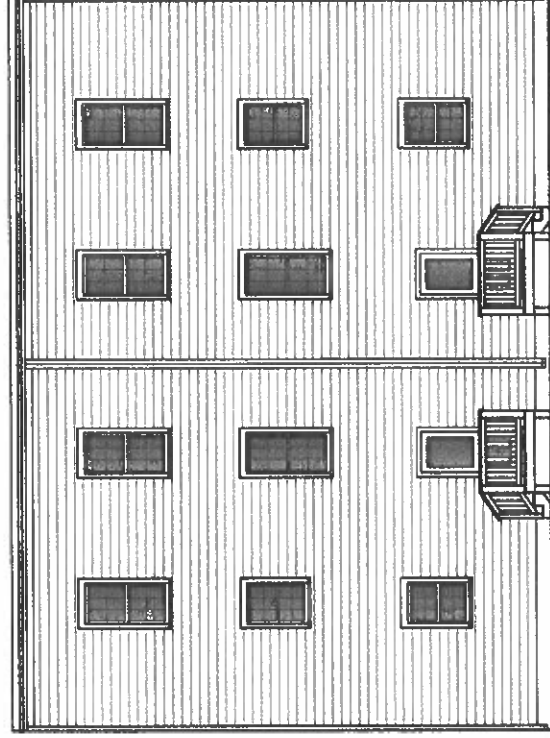
02 | LEFT SIDE ELEVATION
3/16" = 1'



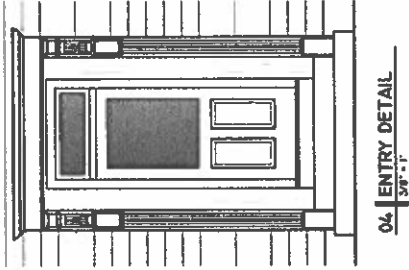
01 | FRONT (N. 22ND ST.) ELEVATION
3/16" = 1'



04 | RIGHT SIDE ELEVATION
3/16" = 1'



03 | REAR ELEVATION
3/16" = 1'



04 | ENTRY DETAIL
3/8" = 1'

NEW HOUSES AT 2201 VENABLE ST.
AND 817 N. 22ND ST.
THREE NEW 3-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD
2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223

PROJECT CONTACTS:
DEVELOPER:
KEEL CUSTOM HOMES
CONTACT: CASEY WHITE
804-469-6600
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7044

NOT FOR
CONSTRUCTION

SEAL/REVISION
C.A.R. 300 SUBMITTAL
DATE/ISSUE:
10.26.2024

817 N. 22ND ST.
EXTERIOR ELEVATIONS

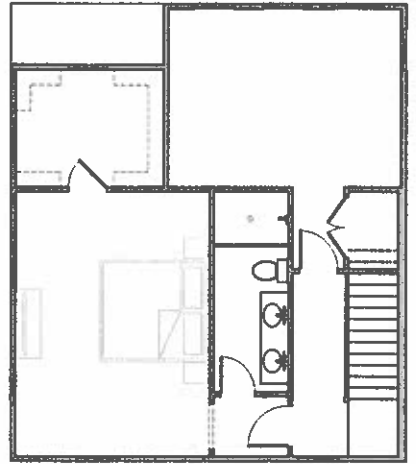
A2.2

	<ul style="list-style-type: none"> • 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 Administrative Review
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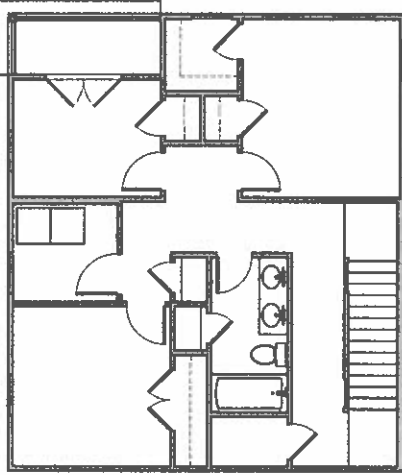
Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction, page 46	<i>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.</i>	<p>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.</p> <p>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.</p> <p>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.</p> <p>The dwelling will be frame, with ranked windows and a decorative cornice - features that reference the neighboring buildings.</p> <p>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.</p> <p>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 22nd Street. Staff supports this alteration.</p>

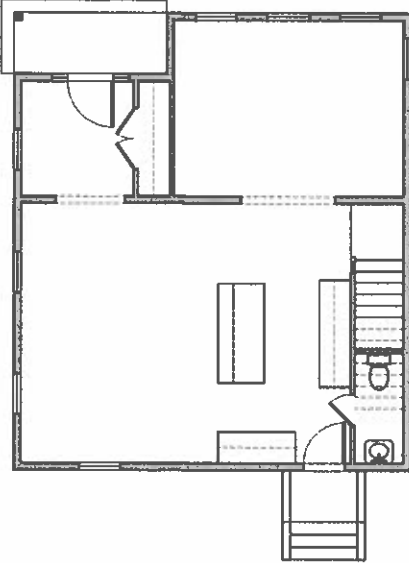
Standards For New Construction: Siting, page 46	<i>2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.</i>	<p>The site plan provided indicates 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.</p> <p>The applicant has not revised the setback of the building, which sits proud of its immediate neighbor to the east. This is in-keeping with the historic development of the site; however, not as typical, given the building is not a commercial mixed-use building.</p>
Standards For New Construction: Form, page 46	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections, and roof shapes that lend identity to a building.</i>	<p>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.</p> <p>Symmetry: The new construction is generally symmetrical. The applicant has removed the roof terrace from the design.</p> <p>Proportions: The proposed dwelling is taller than existing historic residential buildings on this subject block in Union Hill.</p> <p>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.</p>
Standards For New Construction: Form, page 46	<i>2. New residential construction should maintain the existing human scale of nearby historic, residential construction in the district.</i>	<p>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.</p> <p>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.</p> <p>To be in-keeping with the typical depth of historic porches found in the district, <u>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.</u></p> <p><u>Staff recommends that the underside of the second story porch have a finished appearance such as a breadboard ceiling or other covering.</u></p> <p><u>Staff recommends that the decking boards be installed perpendicular to the face of the building.</u></p>
Standards for New Construction: Height, Width, Proportion & Massing, page 47	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in</i></p>	<p>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</p>



3RD FLOOR PLAN

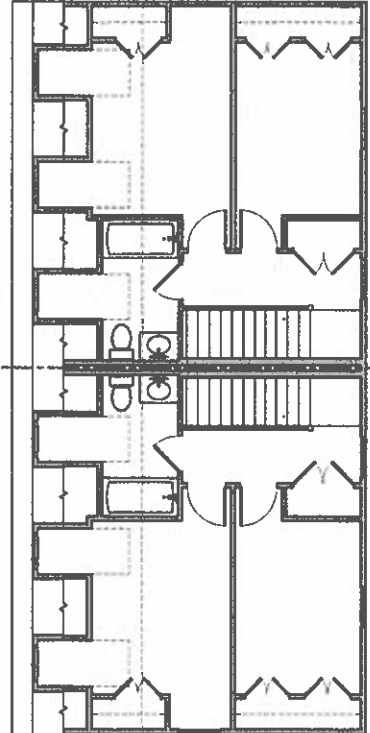


2ND FLOOR PLAN

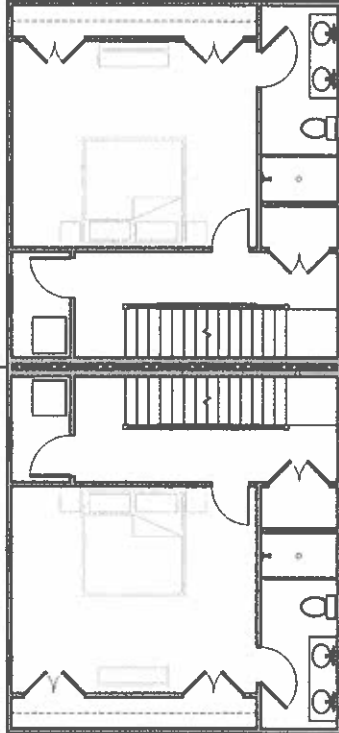


1ST FLOOR PLAN

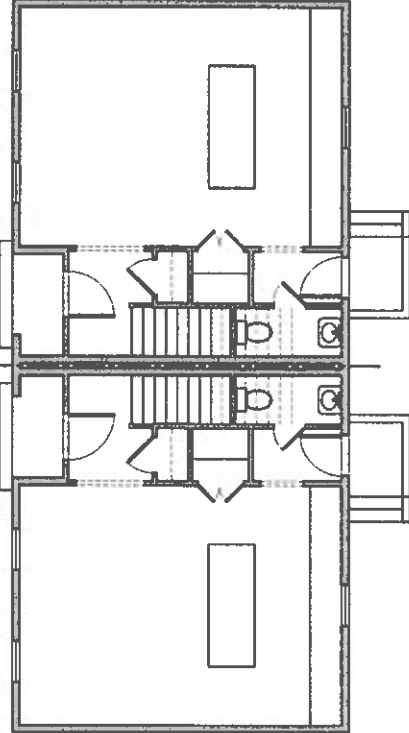
01 | 2201 VENABLE ST. FLOOR PLANS
3/24/22



3RD FLOOR PLAN



2ND FLOOR PLAN



1ST FLOOR PLAN

02 | 817 N. 22ND ST. FLOOR PLANS
3/24/22

PROJECT CONTACTS:
DEVELOPER:
KEEL, CUSTOM HOMES
CONTACT: CASEY WHITE
804-459-8000
ARCHITECT:
CHRISTOPHER WOLF
804-514-7244

THREE NEW 3-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD
**NEW HOUSES AT 2201 VENABLE ST.
AND 817 N. 22ND ST.**

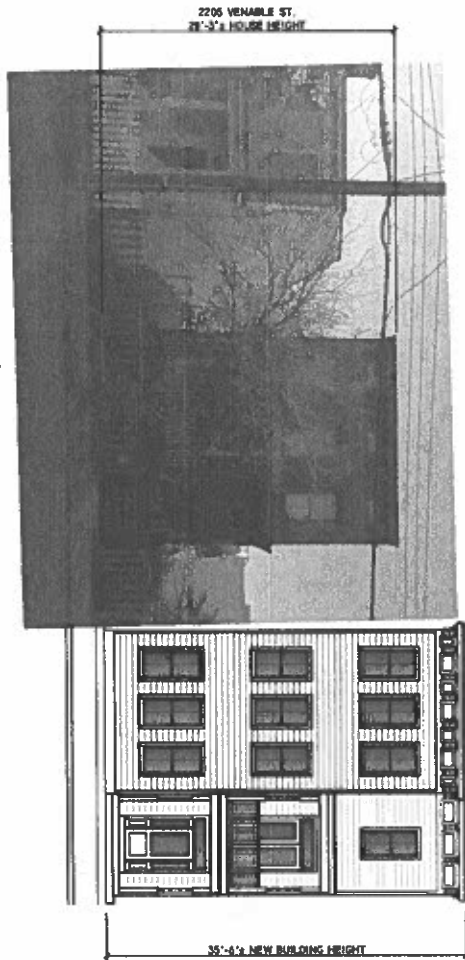
2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

SE/REVISION
C.A.R. 3RD SUBMITTAL

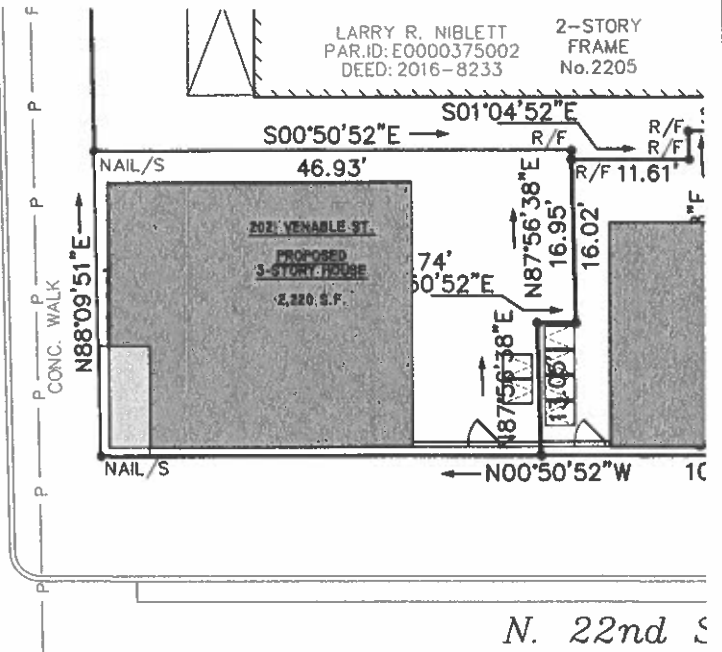
DATE/ISSUE:
10.26.2023

FLOOR PLANS
A.I.1



01 | VENABLE ST. CONTEXT ELEVATION
1/8" = 1'

VENABLE STREET
50'± R/W CURB



C1.2
N. 22nd STREET
CONTEXT ELEVATION

DATE: 10/28/2025
C.A.R. SUBMITTAL

NOT FOR
CONSTRUCTION

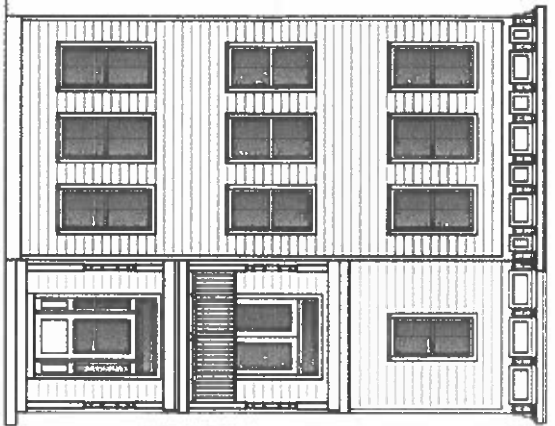
THREE NEW 3-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

**NEW HOUSES AT 2201 VENABLE ST.
AND 817 N. 22ND ST.**

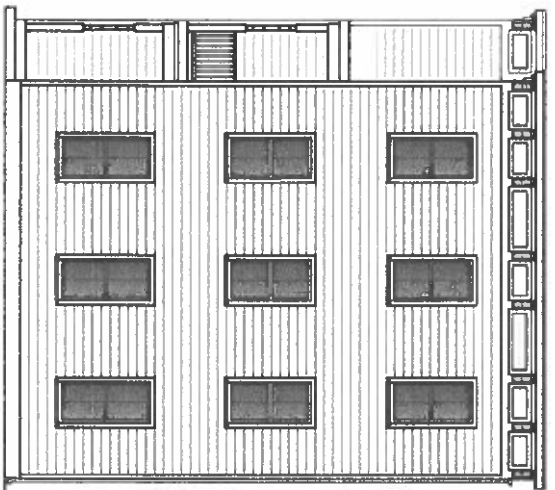
2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223

PROJECT CONTACTS:
DEVELOPER:
NEEL KUMAR
CONTACT: CASEY WHITE
804-669-8600

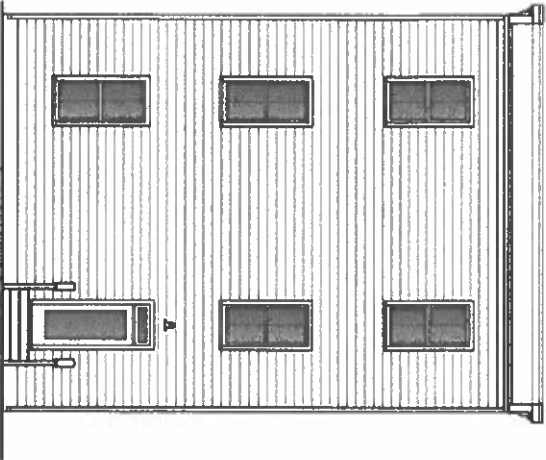
ARCHITECT:
CHRISTOPHER WOLF
CONTACT: CHRISTOPHER WOLF
804-514-7044



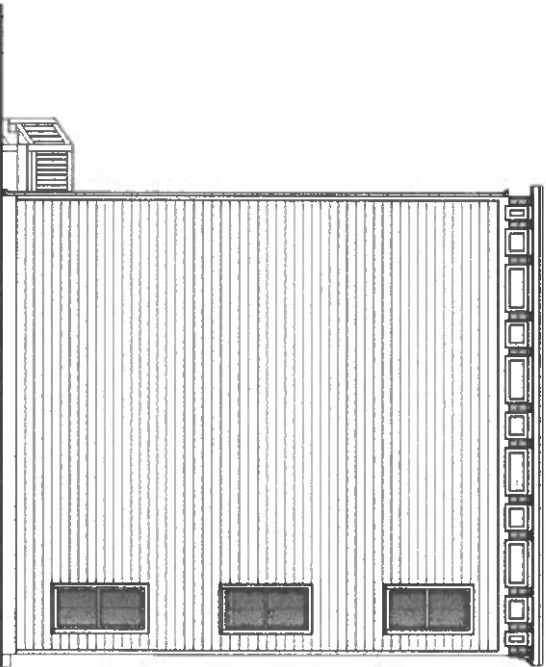
02 | VENABLE ST. ELEVATION
SWS - 1'



01 | N. 22ND ST. ELEVATION
SWS - 1'



04 | REAR ELEVATION
SWS - 1'



03 | LEFT SIDE ELEVATION
SWS - 1'

PROJECT CONTACTS:
DEVELOPER:
KEEL, CLAYTON HOMES
CONTACT: CLAYTON WHITE
855-459-8800
ARCHITECT:
CHRISTOPHER WOLF
CHRISTOPHER WOLF ARCHITECT, PLLC
904-514-1744

THREE NEW 3-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD
**NEW HOUSES AT 2201 VENABLE ST.
AND 817 N. 22ND ST.**

2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223

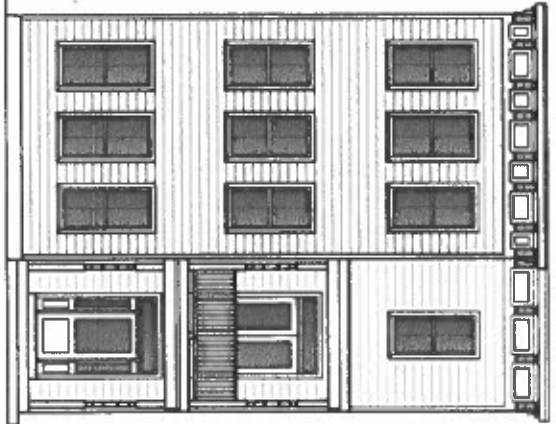
NOT FOR
CONSTRUCTION

REVISIONS:
C.A.R. 3RD SUBMITTAL

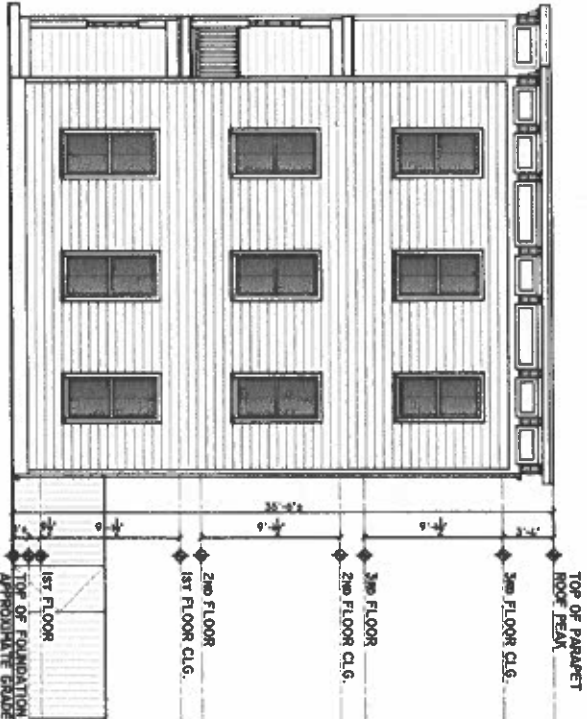
DATE:
10/23/2023

2201 VENABLE ST.
EXTENSION ELEVATIONS

A2.1



02 | VENABLE ST. ELEVATION



01 | N. 22ND ST. CONTEXT ELEVATION

2201 VENABLE ST. - EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COL. OR FINISH
1	PAVED FOUNDATION	GRAY/TAH
2	2ND FLOOR	GRAY/TAH
3	1ST FLOOR	GRAY/TAH
4	ROOF	GRAY/TAH
5	WALLS	GRAY/TAH
6	CEILING	GRAY/TAH
7	DOORS	GRAY/TAH
8	WINDOWS	GRAY/TAH
9	TRIM	GRAY/TAH
10	LANDSCAPE	GRAY/TAH
11	PAINT	GRAY/TAH
12	ROOFING	GRAY/TAH
13	WALL CHIMNEY LANTERNS AT DOORS	REFINISHED BLACK

817 N. 22ND ST. - EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COL. OR FINISH
1	PAVED FOUNDATION	GRAY/TAH
2	2ND FLOOR	GRAY/TAH
3	1ST FLOOR	GRAY/TAH
4	ROOF	GRAY/TAH
5	WALLS	GRAY/TAH
6	CEILING	GRAY/TAH
7	DOORS	GRAY/TAH
8	WINDOWS	GRAY/TAH
9	TRIM	GRAY/TAH
10	LANDSCAPE	GRAY/TAH
11	PAINT	GRAY/TAH
12	ROOFING	GRAY/TAH
13	WALL CHIMNEY LANTERNS AT DOORS	REFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
 2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 3. GRADED SLOPE APPROXIMATE 1:1.5.

PROJECT CONTACTS:
 DEVELOPER
 KEEL CUSTOM HOMES
 1000 N. 22ND ST.
 RICHMOND, VA 23223
 804-699-6600

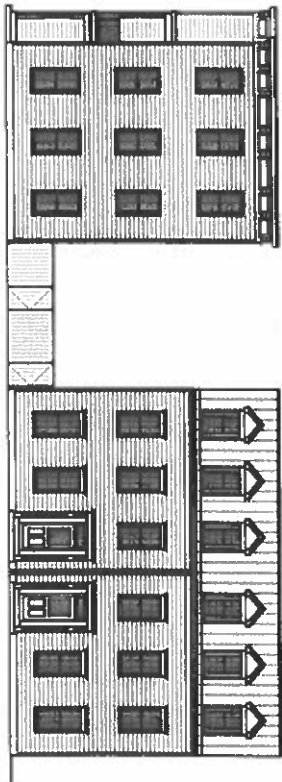
ARCHITECT:
 CURTIS WOLF ARCHITECTURE, PLLC
 1000 N. 22ND ST.
 RICHMOND, VA 23223
 804-514-7644

THREE NEW 3-STORY SINGLE-FAMILY HOUSES
 IN RICHMOND'S UNION HILL NEIGHBORHOOD
**NEW HOUSES AT 2201 VENABLE ST.
 AND 817 N. 22ND ST.**
 2201 VENABLE ST. & 817 N. 22ND ST.
 RICHMOND, VIRGINIA 23223

**NOT FOR
 CONSTRUCTION**

REVISIONS:
 C.A.R. 3RD SUBMITTAL
 10/26/2023

STREET ELEVATIONS
A2.0



THREE NEW 3-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

NEW HOUSES AT 2201 VENABLE ST. AND 817 N. 22ND ST.

2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223

DRAWING INDEX

NO.	SHEET TITLE
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76	IN 22ND ST. CORNER ELEVATION
77	POOR PLAN
78	3-DIMENSIONAL ELEVATION
79	2201 VENABLE ST. ELEVATION
80	817 N. 22ND ST. ELEVATION
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PROJECT CONTACTS:
DEVELOPER:
NEEL CUSTON HOMES
CONTACT: CUSTON WHITE
804-609-8600
ARCHITECT:
CURTIS WILSON ARCHITECTURE, PLLC
804-514-7644

THREE NEW 3-STORY SINGLE-FAMILY HOUSES
IN RICHMOND'S UNION HILL NEIGHBORHOOD

NEW HOUSES AT 2201 VENABLE ST. AND 817 N. 22ND ST.

2201 VENABLE ST. & 817 N. 22ND ST.
RICHMOND, VIRGINIA 23223



SKETCHES
C.A.R. 3RD SUBMITTAL
DATE: 10/26/2024

COVER SHEET
CS

Venable/816 N 22nd) as being occupied with a dwelling fronting Venable Street, a “duplex” fronting N 22nd Street, and accessory outbuildings.

Height, Width, Proportion, & Massing

At three stories, the proposed dwelling is comparable in height with other structures on the block. The massing provides an appropriate transition from the single family attached and detached dwellings fronting Venable to the duplex located to the rear of the subject parcel at 815 N 22nd.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. The items were selected to be consistent with CAR requirements and other dwellings within the Union Hill Old and Historic District. A finish schedule including doors and windows is provided for the proposed dwellings.

The proposed design is compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the contributing structures on the block. 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 modern architectural style offering a new and desirable housing opportunity within the area while remaining consistent with the fabric of the historic district. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family dwelling 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 this petition and would again like to specifically note the communicativeness of City Planning Staff throughout this process.

Should you have any questions after reviewing this request, please feel free to contact me at will@bakerdevelopmentresources.com or (864) 377-9140.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Gillette', written in a cursive style.

William Gillette, AICP
Baker Development Resources, LLC

BAKER DEVELOPMENT RESOURCES

530 EAST MAIN STREET, SUITE 730
RICHMOND, VA 23219

5340

68-54/514 9896

DATE FEBRUARY 11, 2025

PAY
TO THE
ORDER OF

CITY OF RICHMOND, VA

\$ 150.00

ONE HUNDRED FIFTY AND 00/100

DOLLARS



Photo
Safe
Deposit
Details on back



Wells Fargo Bank, N.A.
Virginia
wellsfargo.com

[Signature]

FOR

CAR AERIAL 2201 VARIABLE

⑈0000005340⑈ ⑆051400549⑆ 2000024609359⑈



City Of Richmond, Virginia

Office of the City Clerk

Candice D. Reid
City Clerk

CERTIFIED MAIL & EMAIL

February 14, 2025

William Gillette, AICP
Baker Development Resources, LLC
530 East Main Street, Suite 730
Richmond, Virginia 23219

Re: Commission of Architectural Review Appeal
(2201 Venable Street - Application No. COA-160010-2025)

Mr. Gillette:

This letter is to acknowledge receipt of your petition, appealing a decision made by the Commission of Architectural Review (CAR) on January 28, 2025, concerning an application for a Certificate of Appropriateness for the property located at 2201 Venable Street. This letter also acknowledges receipt of your check #5340 on February 11, 2025, for one hundred and fifty dollars (\$150.00) to process the appeal, as required by Section 30-930.8(a) of the *Code of the City of Richmond, Virginia, 2020*.

Pursuant to Section 30-930.8 of the City Code, a copy of your appeal petition has been forwarded to members of City Council and Alex Dandridge, CAR Secretary. The Code requires CAR to file certified or sworn copies of the record of its action and documents considered by CAR in making the decision being appealed to this office within fifteen (15) days. This information, along with any affidavit providing supplemental information, will be forwarded to all members of Council.

Upon receipt of this communication, you are encouraged to contact your Council representative or any City Council member directly to discuss your appeal or share information related to the appeal process. Contact information for all members of the City Council is enclosed with this letter.

Either the mayor or a member of Council may introduce a resolution to modify or reverse CAR's decision considering your appeal. If the Council has not adopted such a resolution within 75 days, excluding city holidays and days on which the city government is closed due to a local emergency properly declared, from the date on which you filed your petition with my office, CAR's decision will be deemed to have been affirmed, unless both you and CAR agree in writing to extend this 75-day period.

If you need additional information, I may be reached at 646-7955, option 3.

Sincerely,

Candice D. Reid
City Clerk

Encl.

c: The Honorable Richmond City Council
Alex Dandridge, Secretary, Commission of Architectural Review



City Of Richmond, Virginia

City Council

District 7

Cynthia I. Newbille, President
646-3012
cynthia.newbille@rva.gov

District 1

Andrew S. Breton
646-5935
andrew.breton@rva.gov

District 4

Sarah Abubaker
646-5646
sarah.abubaker@rva.gov

District 6

Ellen F. Robertson
646-7964
ellen.robertson@rva.gov

District 9

Nicole Jones
646-2779
nicole.jones@rva.gov

District 2

Katherin L. Jordan, Vice President
646-6532
katherine.jordan@rva.gov

District 3

Kenya Gibson
646-6055
kenya.gibson@rva.gov

District 5

Stephanie A. Lynch
646-5724
stephanie.lynch@rva.gov

District 8

Reva M. Trammell
646-6591
reva.trammell@rva.gov

Addressing mail to City Council

The Honorable (Councilmember's Name)
Representative, District (Councilmember's
District)

900 East Broad Street, Suite 305
Richmond, Virginia 23219