



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE (804) 646-6335 FAX (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 808 N. 21ST ST. RVA

DATE: 08.20.16

OWNER'S NAME: DANIIL KLEYTMAN

TEL NO.: 804 991 4111

AND ADDRESS: 808 N. 21ST ST

EMAIL: duk5f@yahoo.com

CITY, STATE AND ZIPCODE: RVA

ARCHITECT/CONTRACTOR'S NAME: MICHAEL PELLIS ARCHITECTURE

TEL NO.: 804 212.9024

AND ADDRESS: 201 W. 7TH ST.

EMAIL: MICHAEL@MICHAELPELLIS.COM

CITY, STATE AND ZIPCODE: RVA 23224

Would you like to receive your staff report via email? Yes  No

## REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

## DETAILED DESCRIPTION OF PROPOSED WORK (Required):

### STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

**PROPOSED.** (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

TO BUILD AN 8-UNIT MULTI-FAMILY STRUCTURE. FACING THE STREET WILL BE A 2 STORY PORTION WITH A FRONT PORCH/COLUMNS AND PROPORTIONS & CORNICE DETAIL TO MATCH THE EXISTING NEIGHBORHOOD. THE REAR PORTION WILL BE 3 STORIES AND BE CONNECTED BY A COMMON STAIR BETWEEN. THE REAR PORTION WILL HAVE A MORE MODERN AESTHETIC.

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): MICHAEL PELLIS

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. \_\_\_\_\_

DATE \_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_

Note: CAR reviews all applications on a case-by-case basis.

October 28, 2016

Commission of Architectural Review  
Planning and Preservation Division  
Department of Planning and Development Review  
City Hall, Room 510  
900 East Broad Street  
Richmond, Virginia 23219-1907

Re: CAR No. 16-141 808 N. 21<sup>st</sup> Street

Please find included a revised design submission for this project as described in exhibits CAR 1, CAR 2, CAR 3.

Street Context - We have reduced the front façade to a 3-bay type layout to match the neighborhood. All other previously proposed items for the façade remain in this proposal. The front façade is similar to the adjacent brick building in height and proportions.

Building Mass - CAR 3 has been added and shows the street context view of the project from all four sides superimposed within the context of the neighborhood. A roof plan is shown in the key. As you can see, we have kept the footprint of the building rather small and in keeping with the adjacent structures.

3<sup>rd</sup> floor Views - In order to minimize the effect of the 3<sup>rd</sup> story, but capitalize on the view, the entire 1<sup>st</sup> 2 floors are clad in the smooth fiber cement lapped siding w/ 7" exposure. The 3<sup>rd</sup> floor element front façade is slanted in order to have the 3<sup>rd</sup> floor read more like a mansard. The third floor will be painted a darker grey and changed to a smooth fiber cement panel arrangement in order to further diminish its appearance.

Windows - The clerestories have been eliminated except over exterior doors. 2/2 PVC windows will be on the entire 1<sup>st</sup> & 2<sup>nd</sup> floors w/ casements on the 3<sup>rd</sup> floor only.

Fencing - Elevations of the dog eared fence for the trash enclosures and condenser screens are shown on CAR 2.

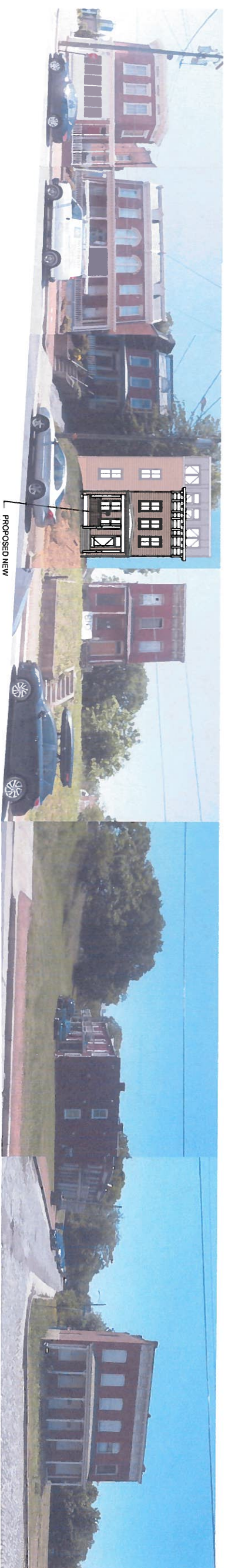
Thank you for your consideration,

Michael Pellis, RA, LEED AP  
Michael Pellis Architecture, PLC  
201 w. 7<sup>th</sup> Street  
Richmond, Va 23224  
804.212.9024  
[michael@michaelpellis.com](mailto:michael@michaelpellis.com)

RECEIVED

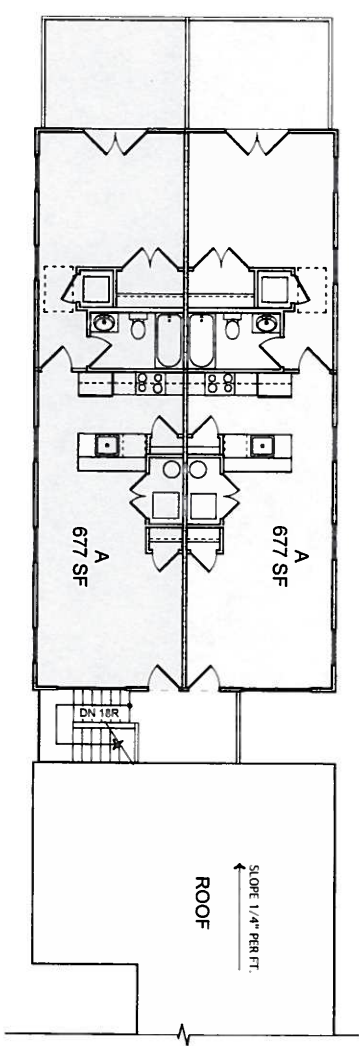
OCT 28 2016

11:40 KC

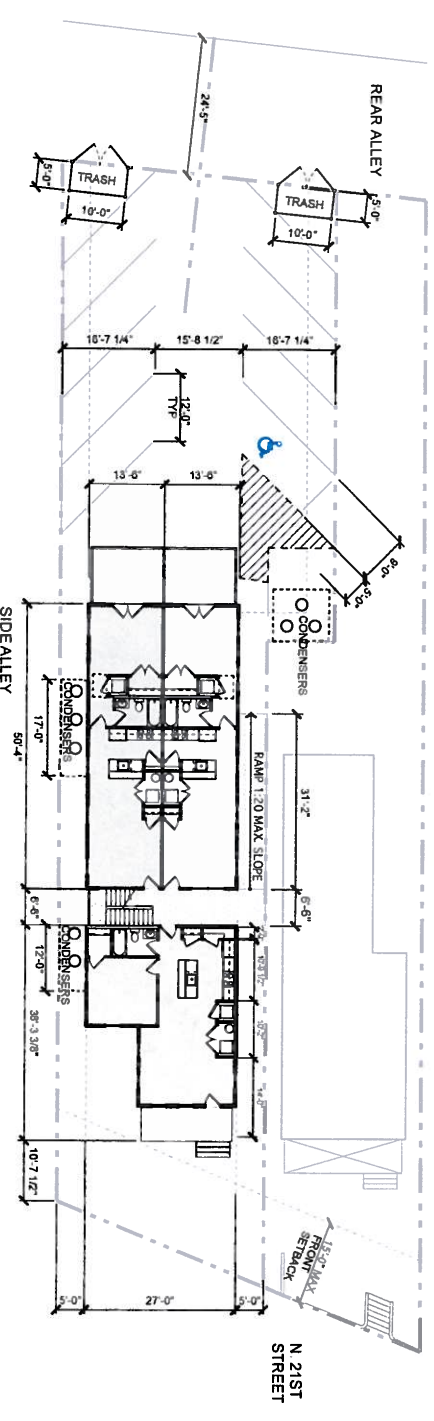


PROPOSED NEW MULTI-FAMILY STRUCTURE

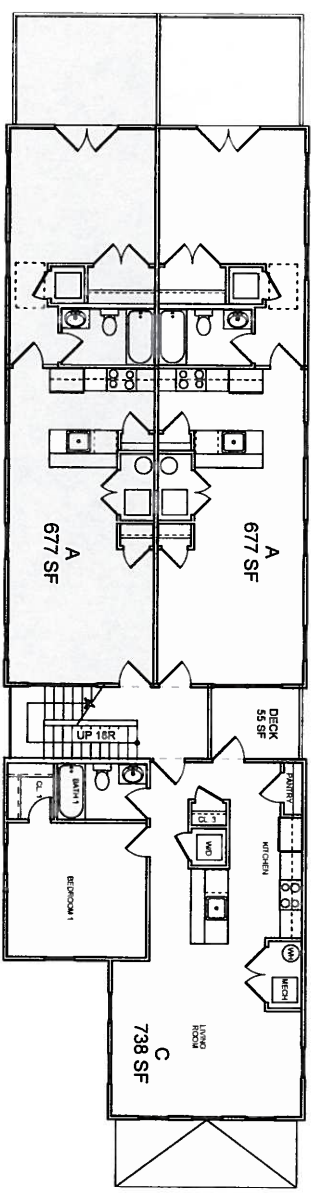
STREETSCAPE ELEVATION  
N.T.S. 6



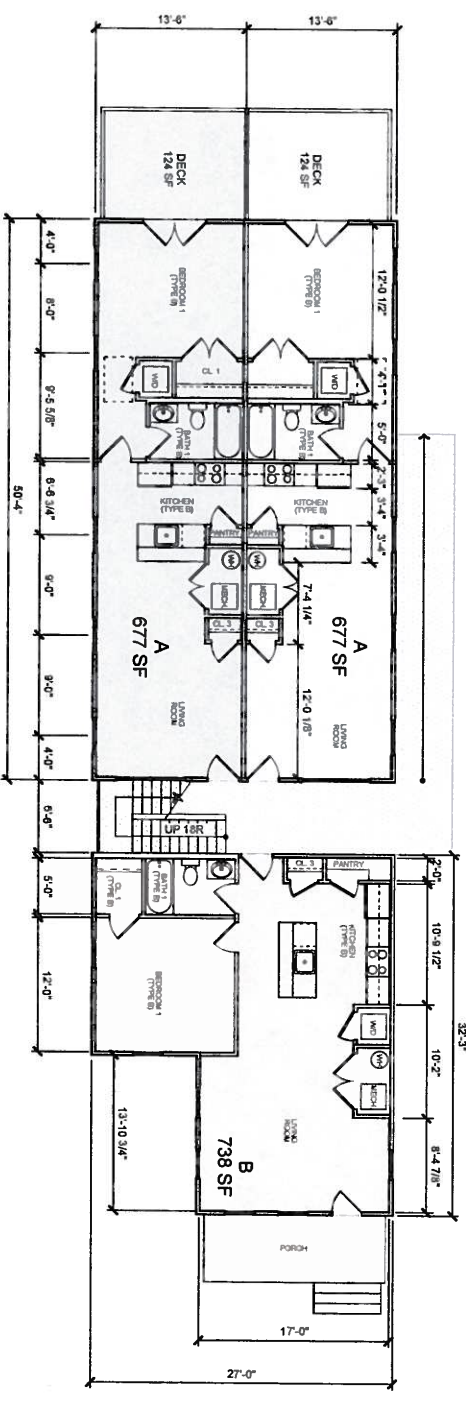
3RD FLOOR PLAN 5  
1,354 SF  
1/8\"/>



SITE PLAN 2  
1/16\"/>



2ND FLOOR PLAN 4  
2,092 SF  
1/8\"/>



1ST FLOOR PLAN 3  
2,092 SF  
1/8\"/>



LOCATION MAP 1  
N.T.S.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
CAR 1	COVER SHEET, PLANS, LOCATION MAP, SITE PLAN
CAR 2	STREETSCAPE ELEVATION, PROJECT SCOPE, PROPOSED ELEVATIONS

SCOPE OF PROJECT

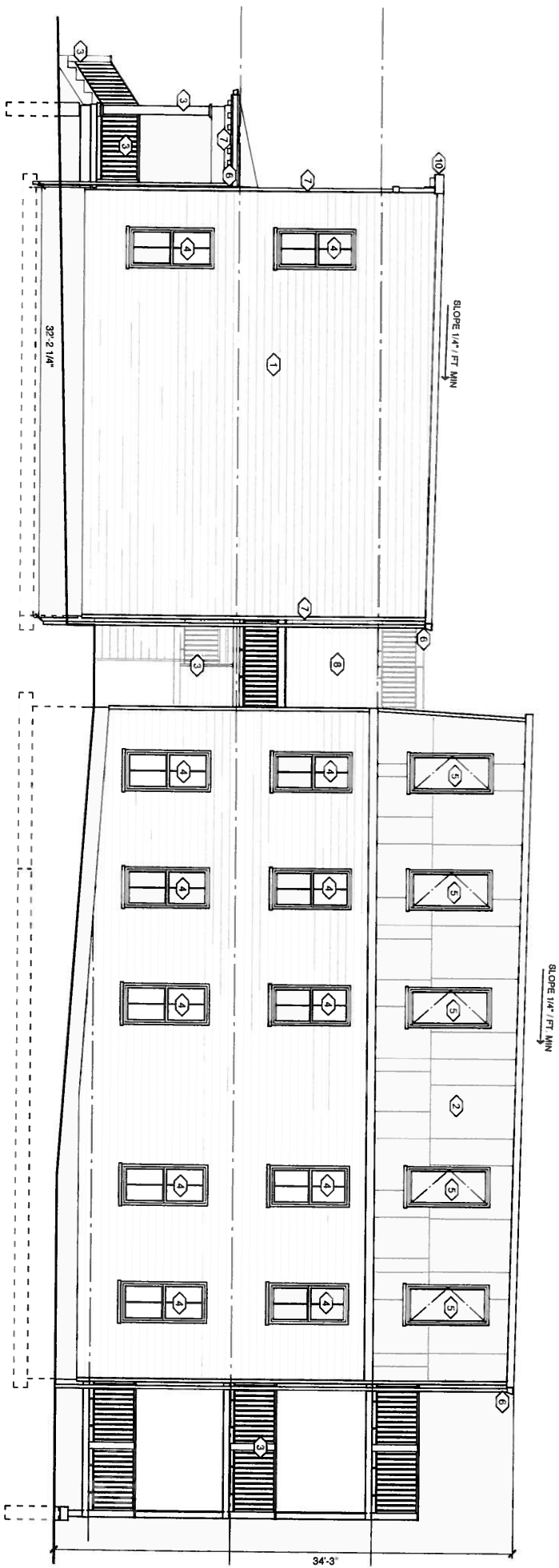
THE SCOPE OF WORK FOR THIS PROJECT IS TO BUILD AN 11 UNIT, 3 STORY STRUCTURE FACING THE STREET WILL BE A 2 STORY PORTION (SEPARATED BY A CENTRAL STAIR) WHICH WILL ALSO SERVE A 3 STORY PORTION TO THE REAR. THE PROJECT WILL FOLLOW THE DESIGN GUIDELINES WHERE APPLICABLE. PER THE HANDBOOK AND DESIGN REVIEW IN THE CITY CODE. THE PROJECT IS SITUATED IN AN OLD AND HISTORIC DISTRICT AS AUTHORIZED BY SECTION 90.7 (D) OF THE CITY CODE.

FINISHES: FINISHES WILL CONFORM TO ALL 943 ZONING REQUIREMENTS, INCLUDING 5' SIDE YARD SETBACKS, BE NO FURTHER THAN 1'5\"/>

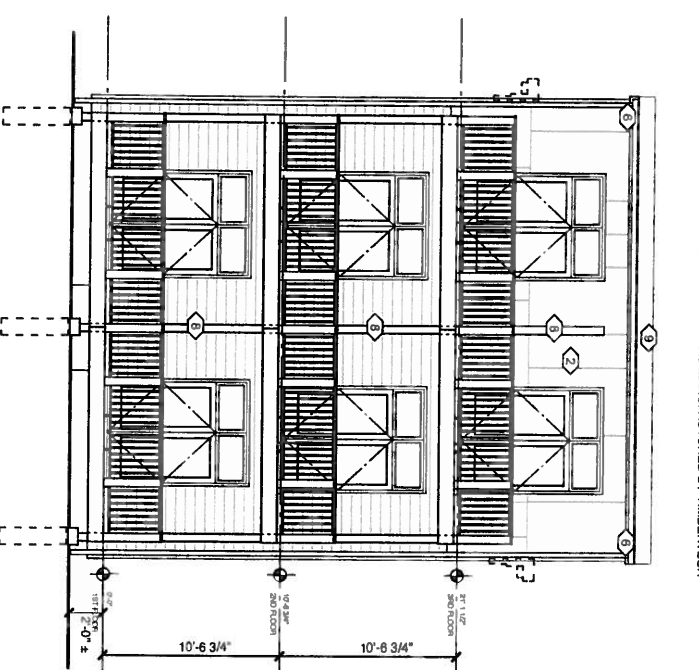
SCALE: SEE ABOVE COMMENT  
HEIGHT: WIDTH, PROPORTION AND MASSING. SEE COMMENT UNDER FORM. 1ST FLOOR WILL BE 30\"/>

MATERIALS, COLORS & DETAILS: MATERIALS TO BE REMOVED FOR THIS PROJECT. THE EXTERIOR SIDING FOR THE 2-3 STORY PORTION FACING THE STREET WILL BE OF A CEMENTITIOUS FIBER-CEMENT LAPPED SIDING (GRADE CERTAINTED OR EQUAL) WITH A SMOOTH FINISH TO BE 7\"/>

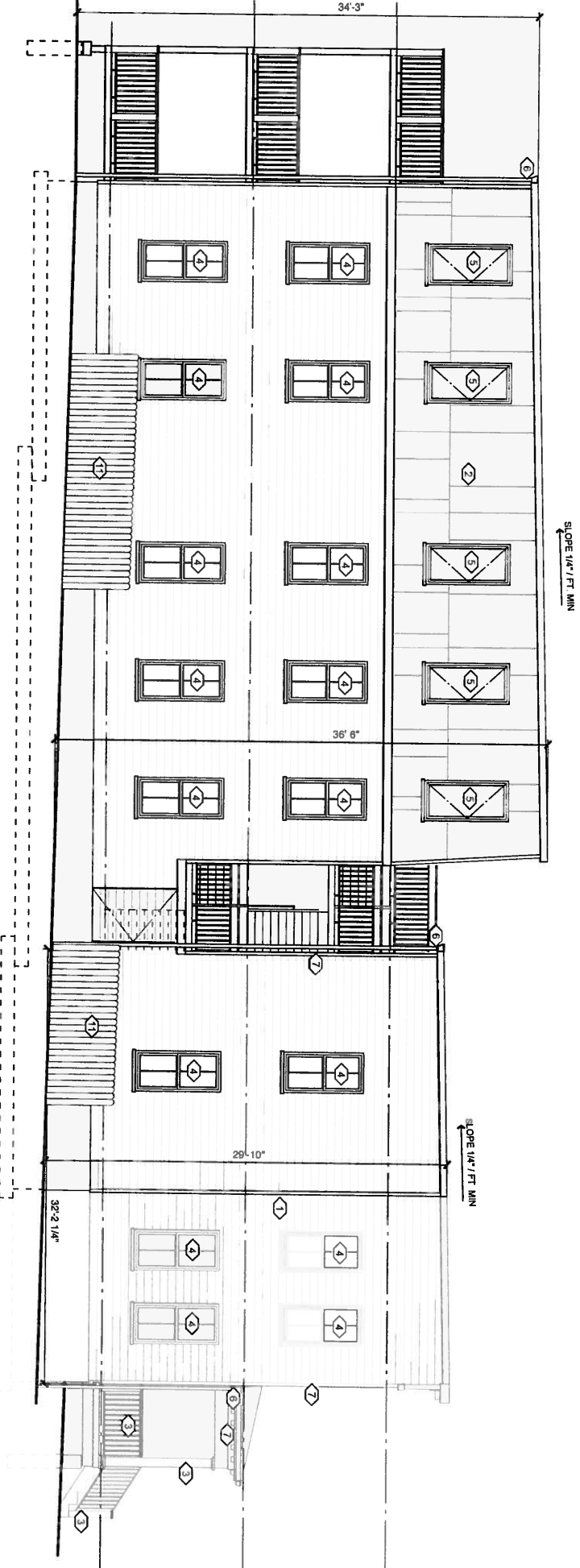
<p>COMMISSION OF ARCHITECTURAL REVIEW SUBMISSION APPLICATION</p> <p>REVISIONS</p> <table border="1"> <tr><td>N/A</td></tr> <tr><td>N/A</td></tr> <tr><td>N/A</td></tr> <tr><td>N/A</td></tr> <tr><td>N/A</td></tr> </table>	N/A	N/A	N/A	N/A	N/A	<p>PROJECT: NEW MULTI-FAMILY: 808 NORTH 21ST STREET, RICHMOND, VIRGINIA</p> <p>OWNER: EVOLVE DEVELOPMENT, LLC 808 NORTH 21ST STREET, RICHMOND, VIRGINIA</p>	<p>4815 RADFORD AVENUE SUITE 203 PO BOX 11755 RICHMOND, VA 23230</p> <p><b>KETNER DESIGN GROUP, INC.</b> ARCHITECTS SPACES PLANNING DESIGN</p>
	N/A						
N/A							
N/A							
N/A							
N/A							
<p>CAR 1</p> <p>DATE: OCTOBER 27, 2018</p>	<p>MICHAEL PELLIS ARCHITECTURE www.michaelpellis.com 804 212 9024 201 W. 7th St., Richmond, VA 23224</p>						



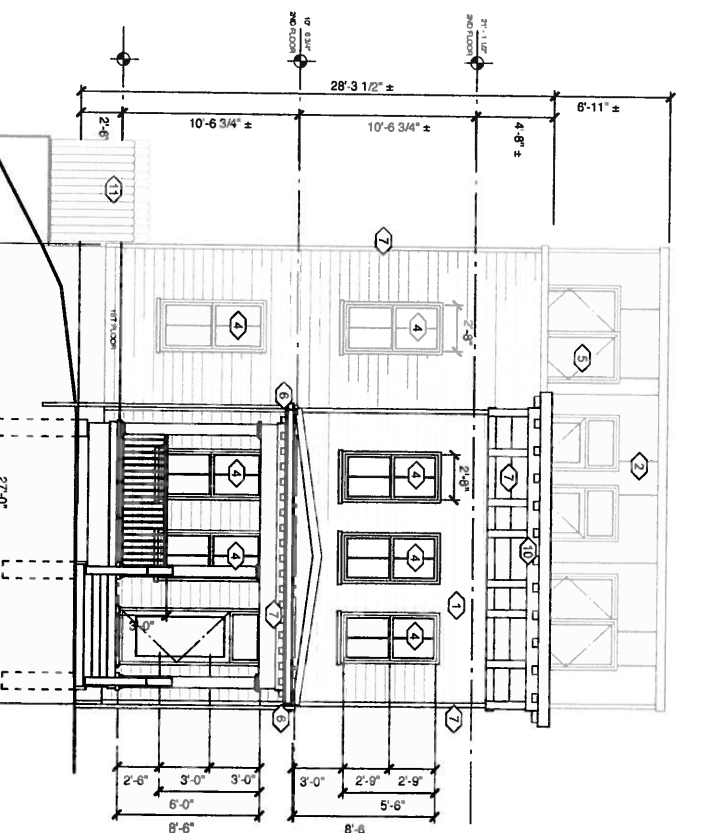
4 NORTH ELEVATION  
3/16" = 1'-0"



3 WEST ELEVATION (REAR)  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"



1 EAST ELEVATION (FRONT)  
3/16" = 1'-0"

- ELEVATION KEYNOTES**
- 1 CEMENTITIOUS FIBER-CEMENT LAPPED SIDING (HARDIE CERTAINTED OR EQUAL) WITH A SMOOTH FINISH
  - 2 CEMENTITIOUS FIBER-CEMENT BOARD (HARDIE CHANNEL STYLE) EQUALS ALL EDGES
  - 3 FRONT PORCH COLUMNS, RAILINGS AND STEPS WILL BE RED OAK EXTERIOR GRADE WOOD WITH A ROT RESISTANT FINISH AND PAUL CASE'S
  - 4 WINDOWS - JEFFERSON MW 300 SERIES - DBL HUNG
  - 5 WINDOWS - CASEMENT FULL LITE
  - 6 PAINTED ALUMINUM GUTTER & DOWNSPOUT
  - 7 CEMENTITIOUS FIBER-CEMENT TRIM (HARDIE CERTAINTED OR BORA) WITH A SMOOTH FINISH
  - 8 PRIVACY WALL
  - 9 MEMBRANE ROOF - SLOPED 1/4" / FT. MIN
  - 10 CORNICE - DENTILS - GRC OR EQUAL ROT RESISTANT 810 N 21ST STREET CORNICE MATCH ROOF CORNICE AT 810 N 21ST STREET
  - 11 CONDENSER SCREENS - 5 1/2" W X 5" TALL WOODEN DOG EARED PICKET FENCING
- GENERAL NOTES**
- PAINT FINISH TO BE AN PARTITIONED PALETTE PER THE DUKON EXTERIOR PRESERVATION PALETTE
  - RAILINGS TO BE THE ROT RESISTANT EVOLUTIONS RAIL - CONTEMPORARY AS MANUFACTURED BY TIMBERTECH

**BUILDING ELEVATIONS**

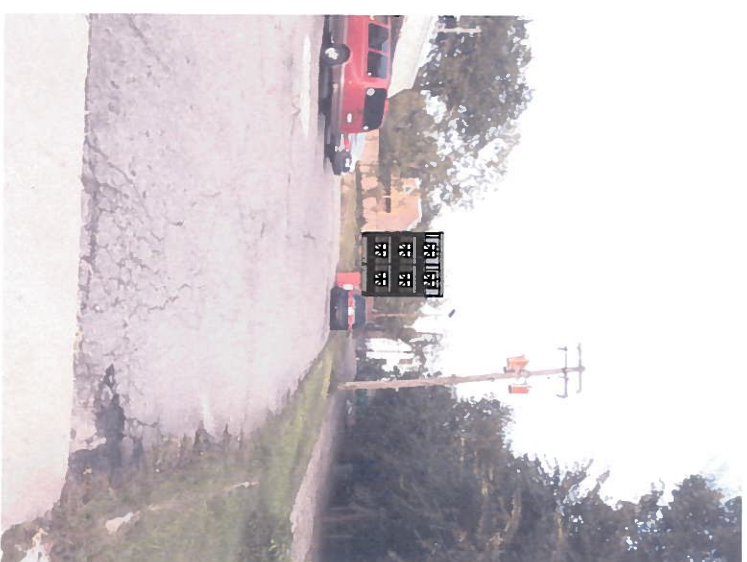
REVISIONS
N/A
N/A
N/A
N/A
N/A
N/A

DATE	DESCRIPTION
	CAR 2

PROJECT: NEW MULTI-FAMILY: 808 NORTH 21ST STREET, RICHMOND, VIRGINIA

OWNER: EVOLVE DEVELOPMENT, LLC  
808 NORTH 21ST STREET, RICHMOND, VIRGINIA

THE KETNER DESIGN GROUP, INC.  
ARCHITECTURAL DESIGNER  
4815 RADFORD AVENUE  
P.O. BOX 11755  
RICHMOND, VA 23230



FROM MOSBY STREET  
WEST ELEVATION 3  
NTS



FROM CARRINGTON STREET  
WEST ELEVATION 4  
NTS



FROM VENABLE STREET  
SOUTH ELEVATION 2  
NTS



EAST ELEVATION (FRONT) 1  
NTS

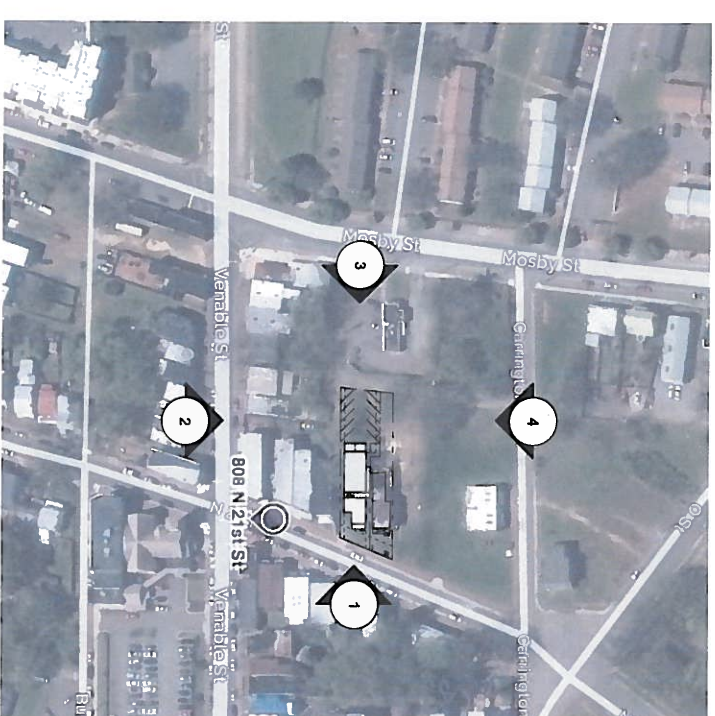


PHOTO KEY

**KETNER  
DESIGN  
GROUP, INC.**  
ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
PLANNING

4815 RAPPOFORD AVENUE  
SUITE 203  
P.O. BOX 11755  
RICHMOND, VA 23230

PROJECT:  
**NEW MULTI-FAMILY:** 808 NORTH 21ST STREET, RICHMOND, VIRGINIA

OWNER:  
**EVOLVE DEVELOPMENT, LLC**  
808 NORTH 21ST STREET, RICHMOND, VIRGINIA

**SITE PERSPECTIVES**

MICHAEL PELLIS ARCHITECTURE  
www.michaelpellis.com  
804 212 9024  
201 W. 7th St., Richmond, VA 23224

**REVISIONS**

N/A
N/A
N/A
N/A
N/A
N/A

**CAR 3**

DATE: OCTOBER 27, 2018