



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2242 Venable Street
Historic district Union Hill

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

APPLICANT INFORMATION

Name Phil Cunningham
Company Better Housing Coalition
Mailing Address 23 W Broad St. Ste 100
Richmond, VA 23220

Phone 804-644-05456
Email p.cunningham@betterhousingcoalition.org
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
Mailing Address _____

Company Richmond Affordable Housing
Phone _____
Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

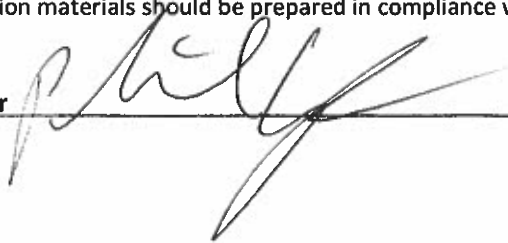
Renovation of historic gas station plus addition of new intersecting commercial space at the rear of the building on the corner of Venable & Tulip. The alteration maintains and highlights the existing historic design while providing a modern addition that complements other new construction within the Historic District. See attached for additional description.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner 

Date 11/20/2019



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2242 Venable Street

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight

CAR Review – Commercial Addition

2242 Venable Street

The property is a historic gas station (1926) located at the corner of Venable and Tulip in the Union Hill Historic District. The existing structure is approximately 320 square feet of masonry/brick construction on slab, including a canopy pull-through of approximately 300 square feet. Two underground gas tanks have previously been filled and capped to mitigate any potential environmental hazards as part of the redevelopment and new construction of the adjacent 52 apartment complex Goodwyn at Union Hill on the same block.

The current structure condition is poor but stabilized. It has most recently been used as storage space during construction of the above mentioned apartments, and in June 2019 received administrative approval to paint the exterior brick (except unpainted chimney), wood trim, and canopy ceiling/soffit in line with *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

The proposed addition contemplates an intersecting structure of 1180 sqft at the rear of the existing building to form a contiguous space, providing a total square footage of 1500 sqft of commercial space. The new addition addresses the Tulip Street sidewalk while allowing the existing station to maintain a primary street presence.

The existing structure would maintain the brick structure and repair the existing non-functioning chimney as necessary for stabilization and preservation. The storefront is proposed to be aluminum to provide updated and functional windows and entryway. Final material selections will align with *Design Review Guidelines*; example is attached to this application. The existing roof (asphalt shingle) is proposed to be altered to a flat seam metal roof.

The addition proposes for vertically oriented dark wood siding along the human scale ground level, with fiber cement panels and glass windows above. The roof is planned to be standing seam metal, with the exterior soffit/ceiling to be wood plank.



Pre-Painting Elevations

1. View from Venable towards Tulip
2. View from Tulip towards Venable
3. View from Corner of Venable & Tulip





Post-painting elevations

1. View from Tulip towards Venable/Goodwyn
2. View from far corner of Venable/Tulip
3. View from Venable sidewalk towards Tulip



Better Housing Coalition
The Station at Venable
December 2019



Zoning Analysis

2242 Venable Street Richmond, VA 23223

District: R-63 Multifamily Urban Residential

Permitted Corner Lot Uses:

- art galleries
- barber shop/beauty salons
- grocery store/bakery
- laundromats/dry cleaning
- video rental stores
- food & beverage service establishments

Lot Coverage: Lot coverage for uses other than multifamily dwellings shall not exceed 65% of the area of the lot.

Existing lot area: 4875 sf
Existing building area: 320 sf
Existing building height: 17'

Yards:

Front yard

- No front yard required
- Front yards cannot be greater than 15'

Side yards

- Side yards shall not be less than 5'

Rear yard

- Rear yard shall not be less than 15'

Distance between buildings on the same lot

- Min 10' for non-residential buildings

Floor Area:

Total floor area not to exceed 1500 sf (additional 5000 sf permitted, pending approval of a conditional use permit and additional parking)

Height (corner lot):

- Max height = 48'
- Min height = 24'
- New buildings - not less than (2) stories
- Story height = 10ft - 14ft

Fenestration: Min 60% building facade between 2-8ft height along street frontage to be glass windows/doors that allow views into interior space.



Better Housing Coalition
The Station at Venable
December 2019



photo credit: Johnathan Spiers (Richmond BizSense)



photo credit: Timmons Group



photo credit: Google Maps Street View



photo credit: Google Maps Street View

CONTEXT ELEVATIONS
REF: TAGGED BUILDINGS (E#) ON PREVIOUS PAGE

Proposed Renovation

The asphalt shingle roof of the existing station will be replaced with a new flat seam metal roof and historic-look windows will be installed in original window openings.

Proposed Addition

The new addition sits just north of the existing structure. A transparent connector ties the existing structure and new addition into one contiguous space via an existing entrance. The new addition maintains the same setback from Tulip street as the existing station and adjacent church allowing the station to maintain a street front presence. The sloped roof and diagonal ridge line enables an open facade to both Venable St and Tulip St.

Square footage

- Existing building = 320 sf
- Proposed building = 1180 sf
- Total area = 1500 sf



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The Station at Venable
December 2019

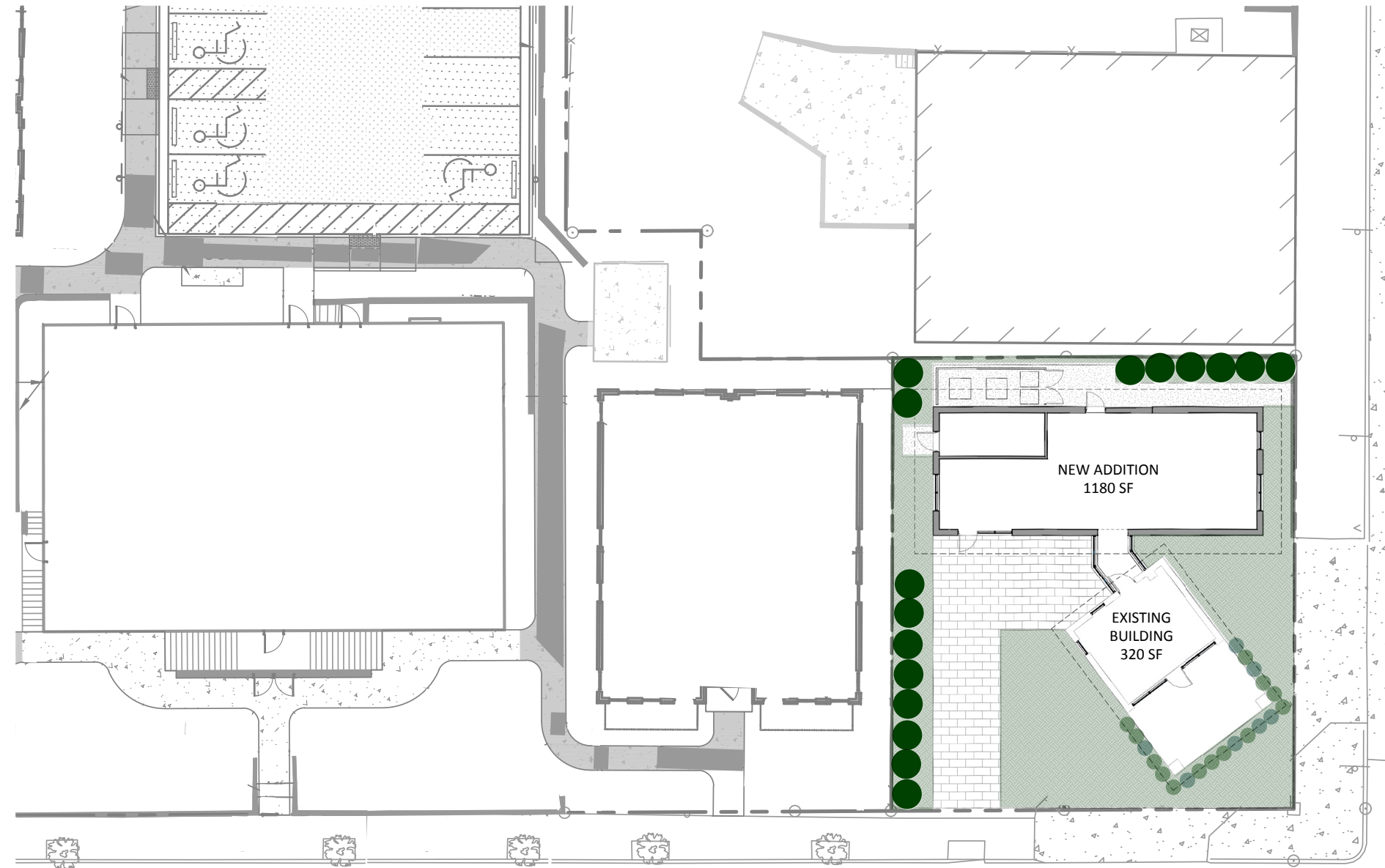


2.1



2.2

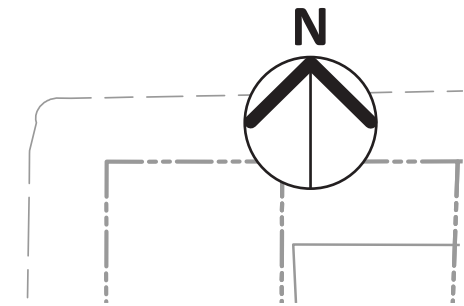
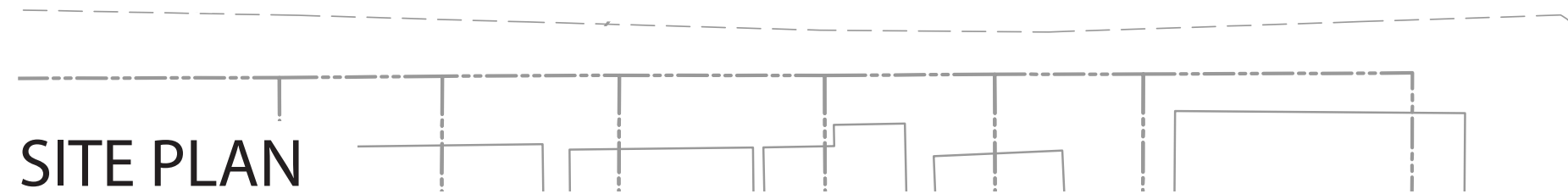
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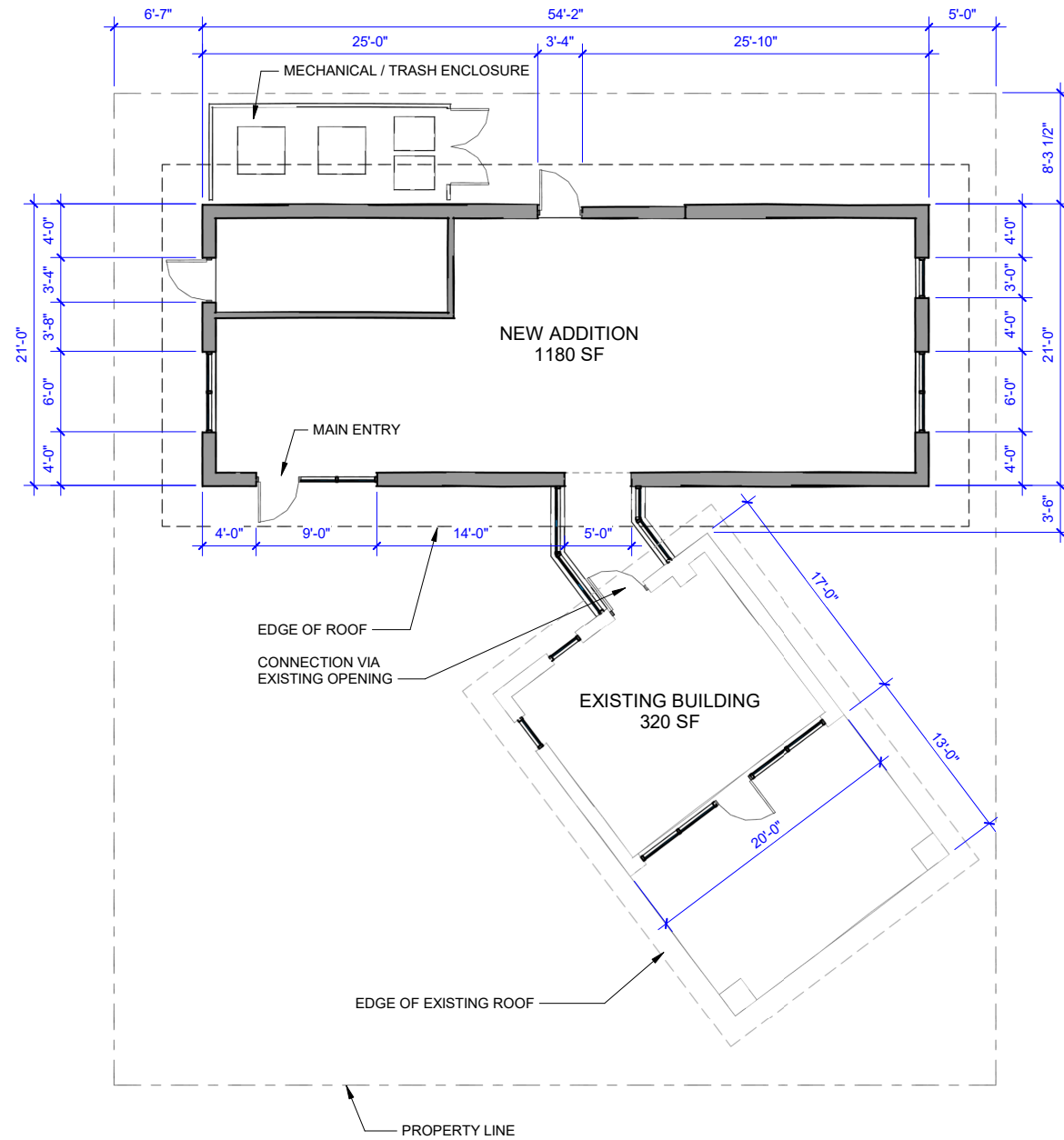


TULIP STREET

VENABLE STREET

SITE PLAN



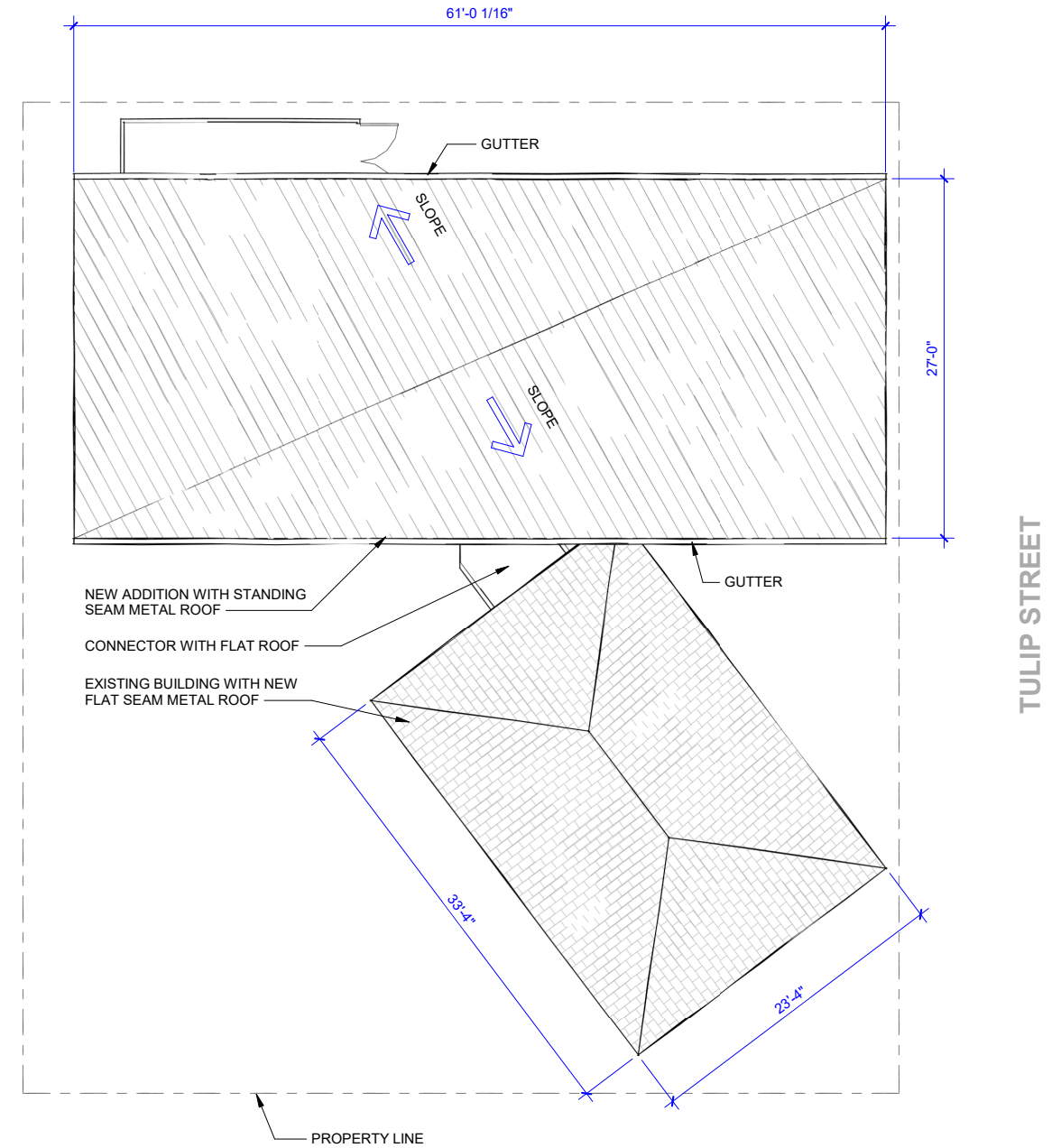


TULIP STREET

VENABLE STREET



FLOOR PLAN



TULIP STREET

VENABLE STREET



ROOF PLAN

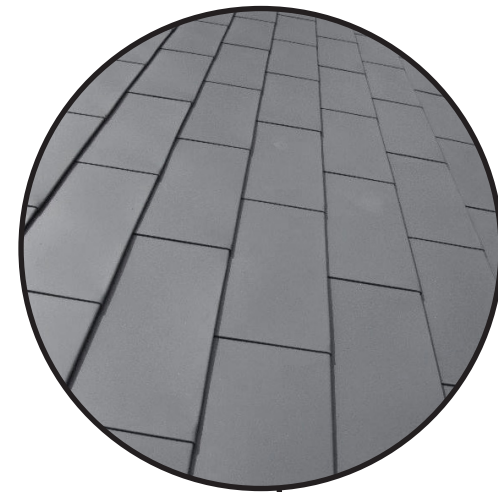
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fiber cement panels



wood shiplap ceiling with break metal gutters and rain chains



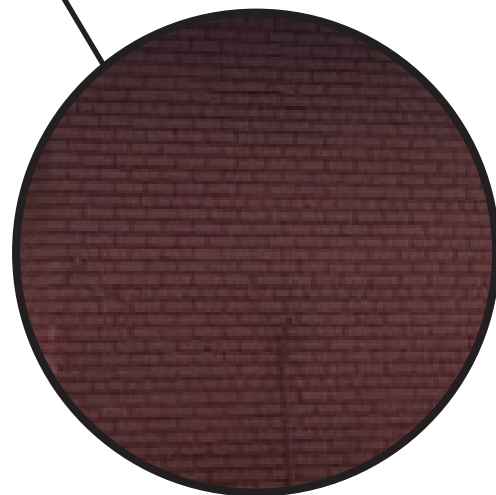
flat seam metal roof



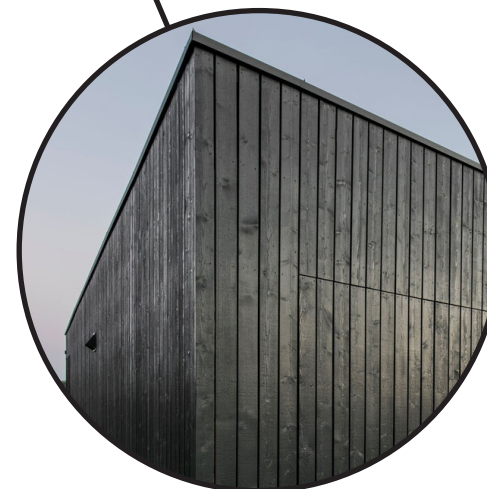
EAST



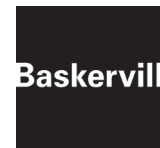
SOUTH



painted brick



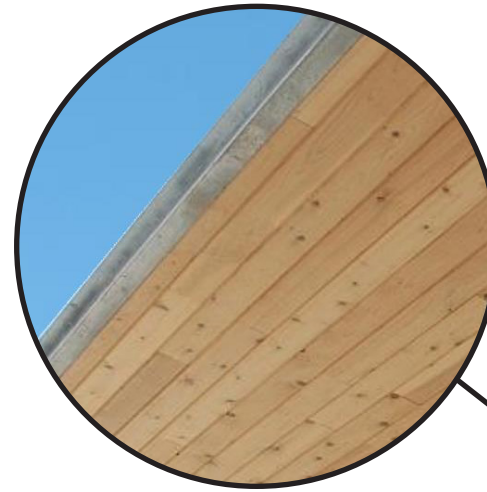
dark wood, vertically oriented siding



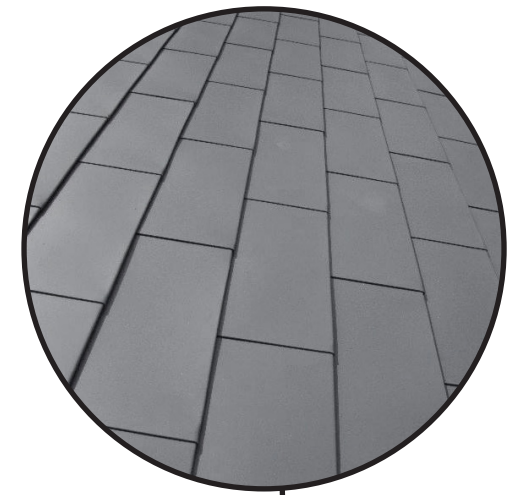
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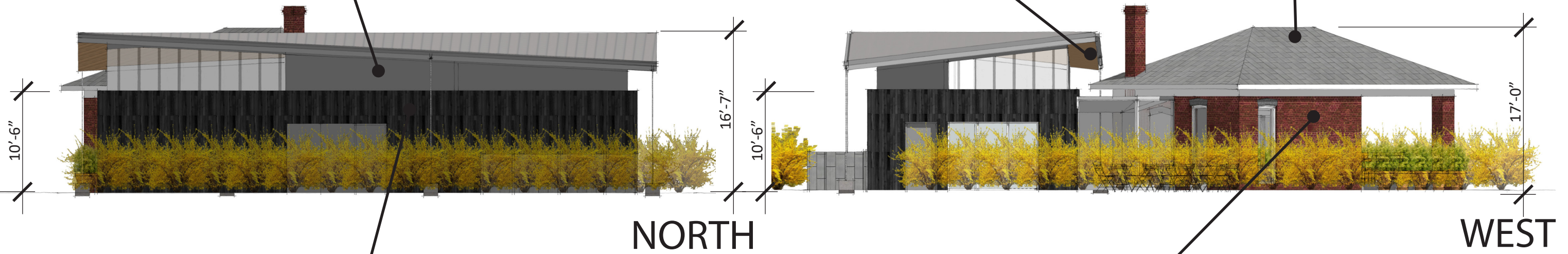
fiber cement panels



wood shiplap ceiling with break metal gutters and rain chains

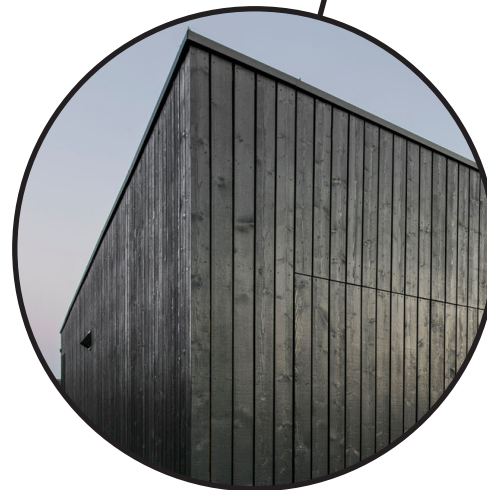


flat seam metal roof

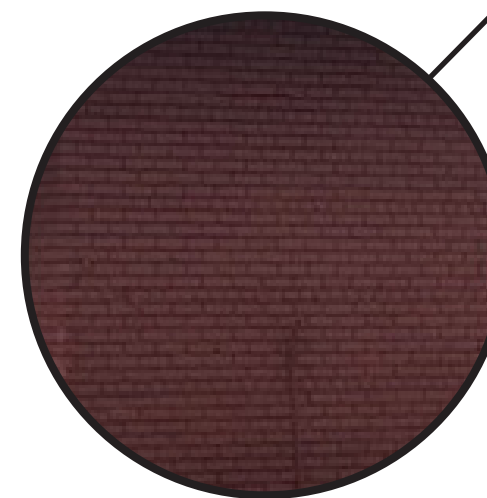


NORTH

WEST



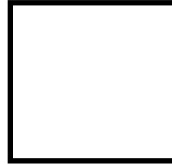
dark wood, vertically oriented siding



painted brick



QUAKER
COMMERCIAL WINDOWS AND DOORS



Historical
SERIES

H600 Series
AW-PG50/AW-PG80
3 1/4" Frame Depth
Picture Window (Fixed)

H600 SERIES PICTURE WINDOW (FIXED)

The Quaker Historical H600 Series Casement window is ideal for a variety of applications including - Historical, Landmarks, Institutions, Education, Apartments and Assisted Living.

FEATURES

- ◇ Commercial Framing System
 - 3 1/4" main frame
 - Sealable corner keys
 - Screw connections
 - 0.094" wall thickness of interior and exterior walls, 0.070" wall thickness elsewhere
- ◇ Enhanced Design
 - Azon pour and debridge thermal break is 1/2" wide in all main frame and vent rail extrusions
 - Clean squared edges
 - 1 7/16" narrow sitalines
- ◇ Glazing
 - 1" insulated glass

OPTIONS

- ◇ Available Configurations
 - Wire frame capabilities
- ◇ Muntin Choices
 - Internal or simulated divided lites available
- ◇ Nailing Fin
- ◇ Glazing
 - Capillary tubes
 - Argon gas
 - Wide variety of glazing, tinting and thickness options
- ◇ Panning & Trim Choices
 - Wide variety of panning, receptor and trim available
- ◇ Mulling
 - Wide variety of structural mulls

BENEFITS

- ◇ The capacity to match exterior colors for unique project facades
- ◇ The ability to facilitate large sizes for taller and wider window openings
- ◇ Historically accurate panning and trim styles to help your project meet Historic Preservation codes

PERFORMANCE

- ◇ Structural & Thermal (test reports or thermal simulations available upon request)

Model	Picture Window (Fixed)	
AAMA/WDMA/CSA 101/IS.2/A440-08 Rating	AW-PG50	AW-PG80
Structural Load P.S.F.	75.19	120.30
Air at 50 MPH (cfm/ft ²)	0.05	-
Water (No Penetration) P.S.F.	10.03	-
U-Value (with Low-E and Argon)	0.24-0.30	
SHGC (with Low-E and Argon)	0.16-0.37	
Window Test Size	60" x 99"	60" x 60"



Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.

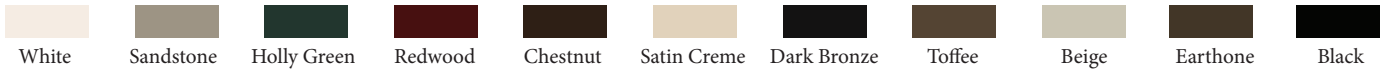


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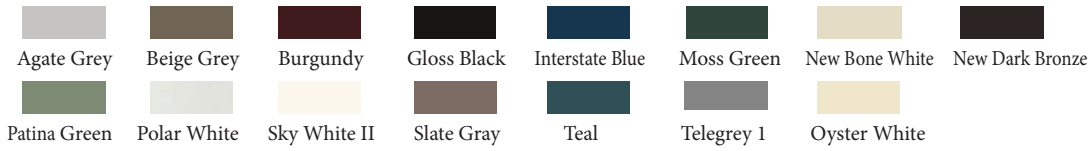
ARCHITECTURAL PAINT COATINGS AND FINISHES

◇ Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in unlimited colors

- 11 Popular Colors



- 15 Impressive Colors



- 7 Resemble Colors (painted finish resembling anodized)



- Unlimited Custom Colors

◇ ANSA/AAMA 2605 powder coat finishes

◇ AAMA 611-98 Class I clear and tinted anodized finishes

* Printed colors shown here may not accurately depict actual painted colors. Color samples are available upon request.

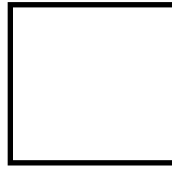
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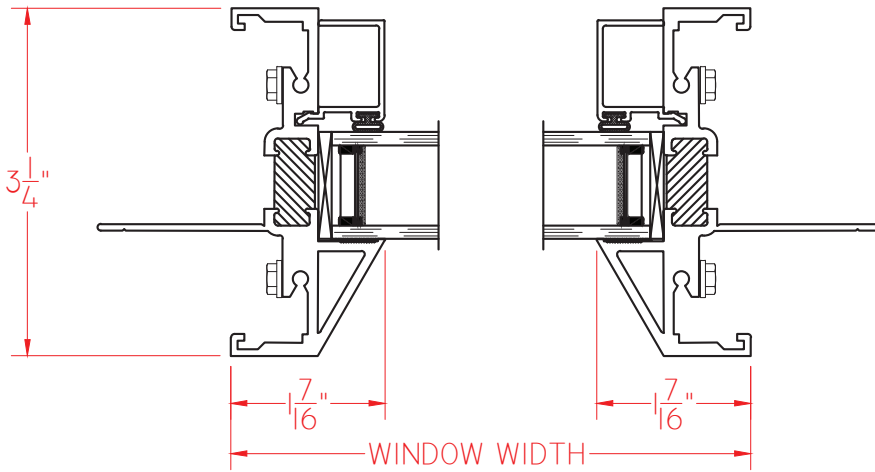


Historical
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H600 Series
AW-PG50/AW-PG80
3 1/4" Frame Depth
Picture Window (Fixed)

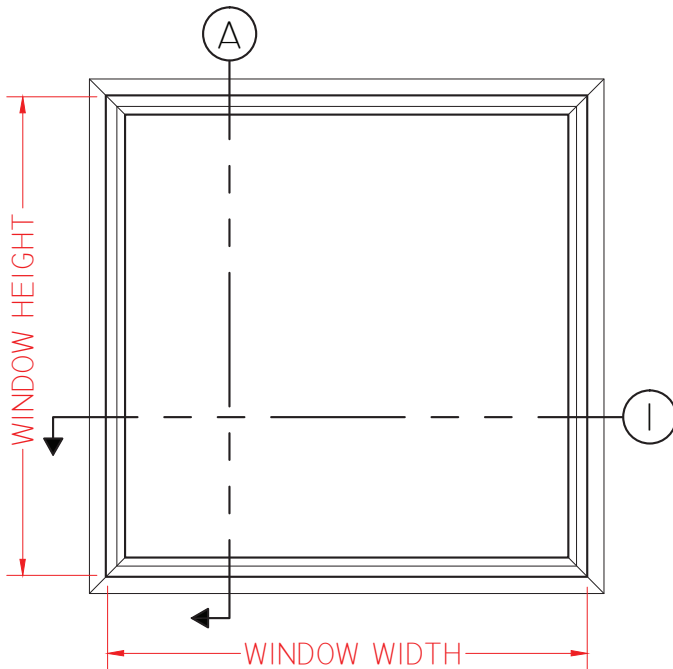
H600 PICTURE WINDOW WITH NAILING FIN

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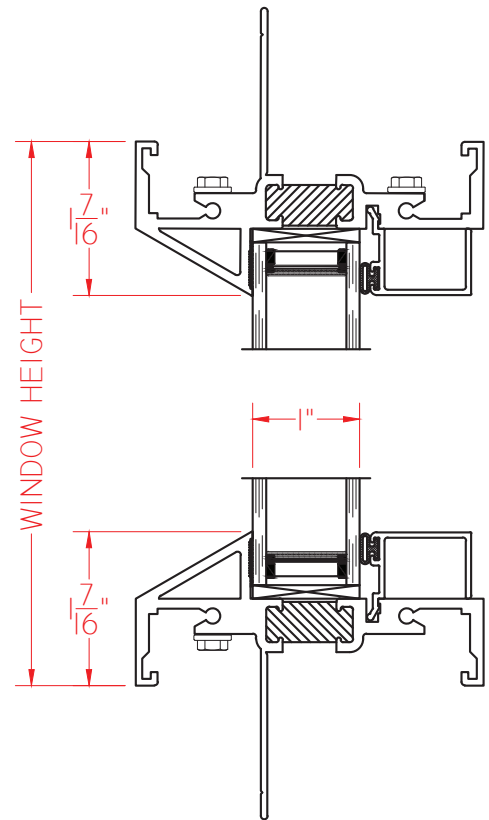


① HORIZONTAL
CROSS SECTION

Ⓐ VERTICAL
CROSS SECTION



ELEVATION SCALE 3/4" = 1'-0"



SCALE 1:3

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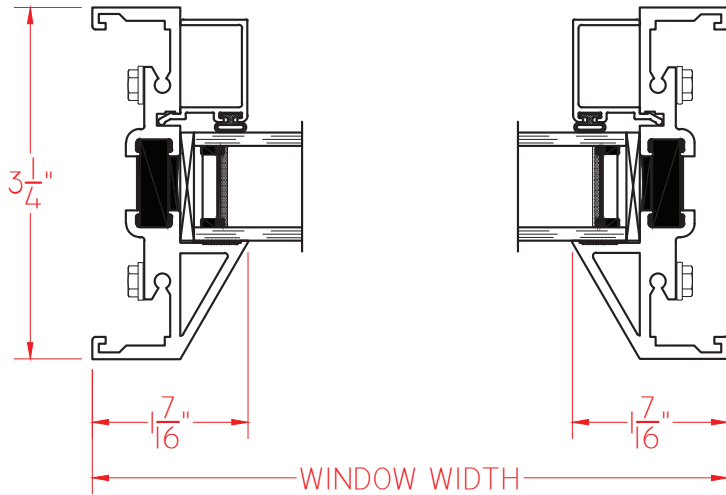


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3 1/4" Frame Depth
Picture Window (Fixed)**

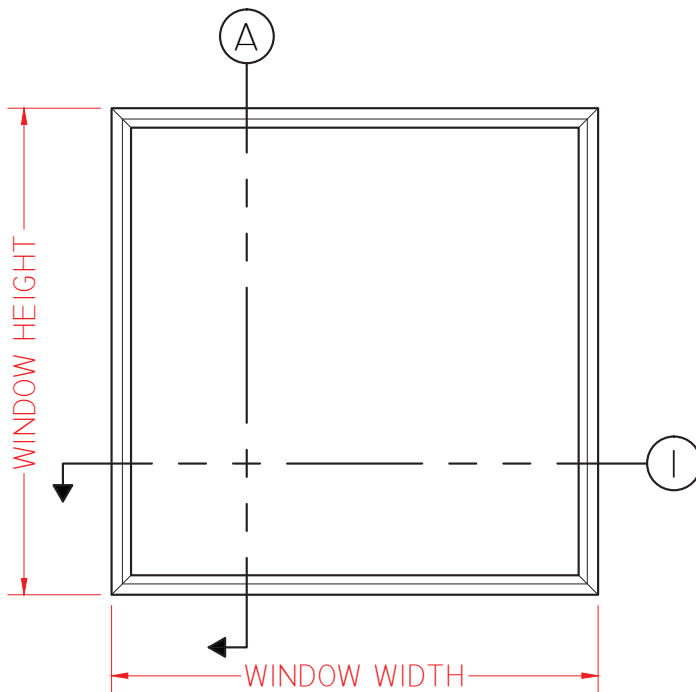
H600 PICTURE WINDOW WITHOUT NAILING FIN

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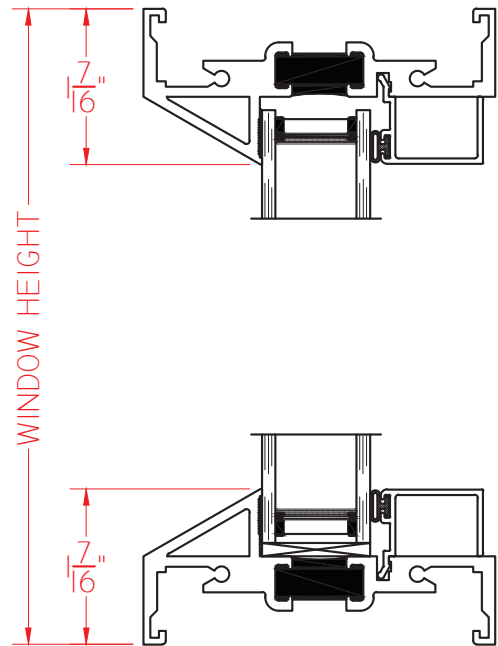
SCALE 1:2

① HORIZONTAL
CROSS SECTION



ELEVATION SCALE 3/4" = 1'-0"

Ⓐ VERTICAL
CROSS SECTION



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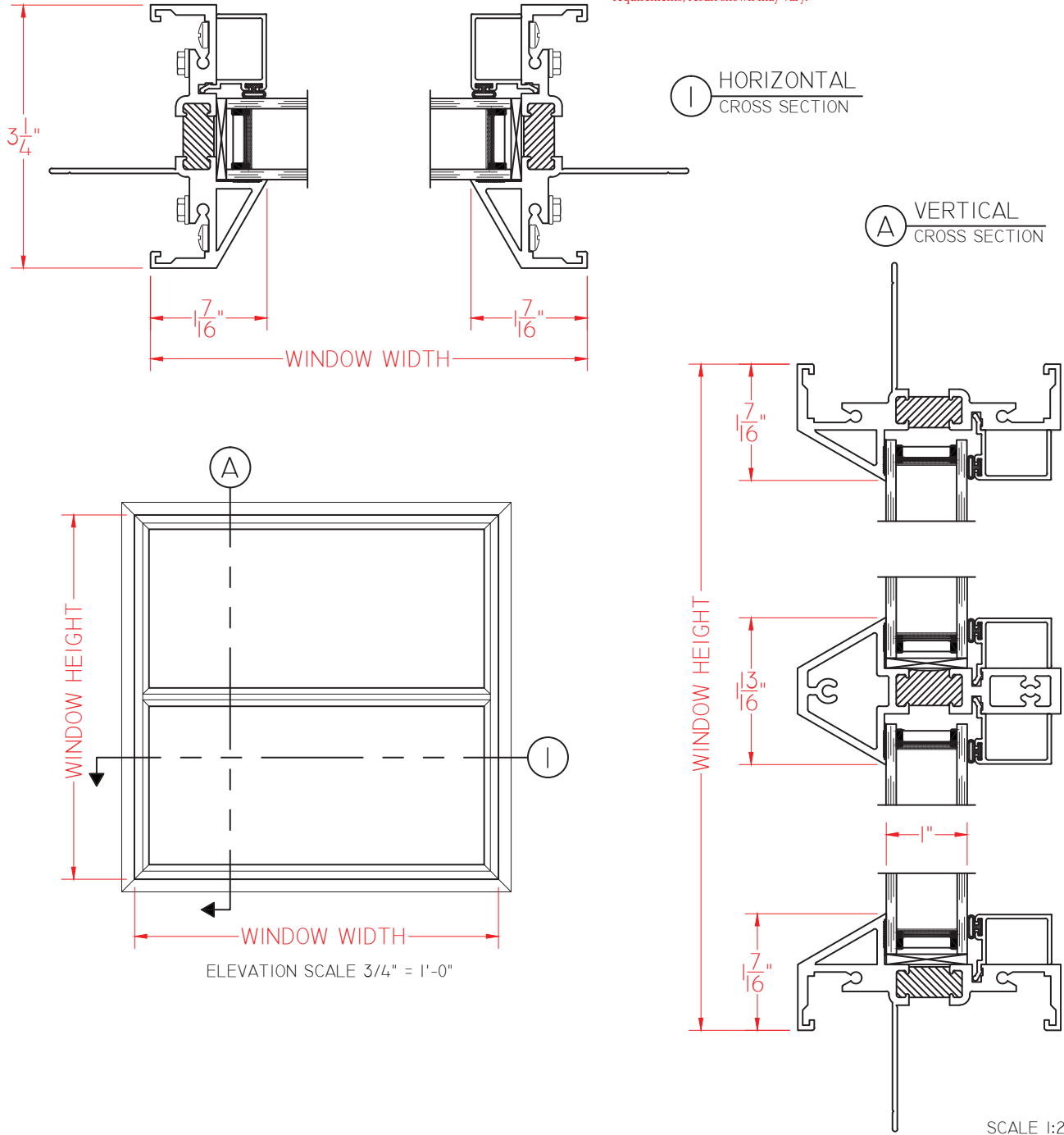


Historical
SERIES

H600 Series
AW-PG50/AW-PG80
3 1/4" Frame Depth
Picture Window (Fixed)

H600 TDL PICTURE WINDOW WITH NAILING FIN

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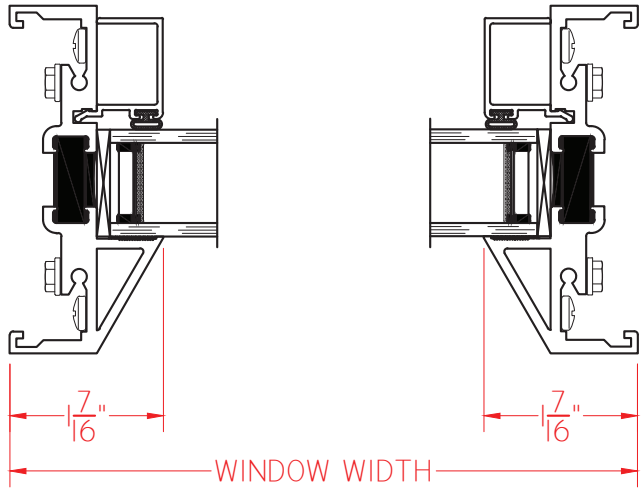
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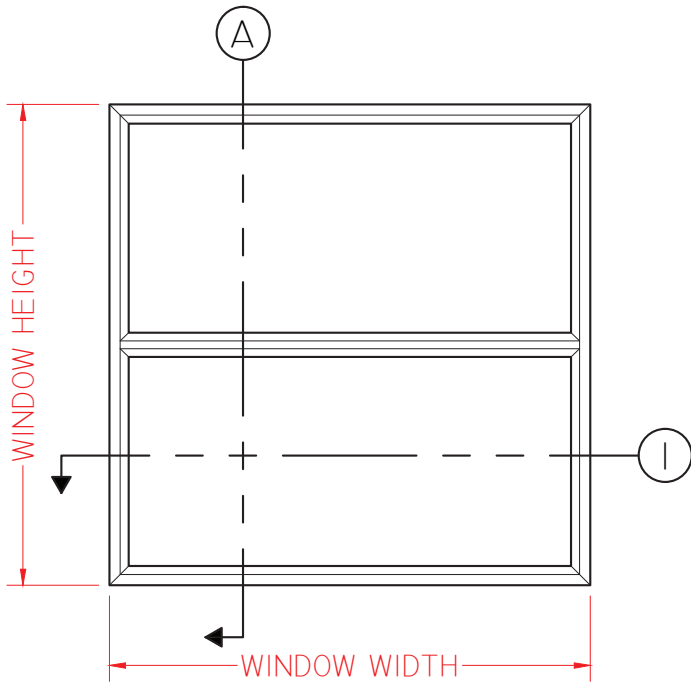
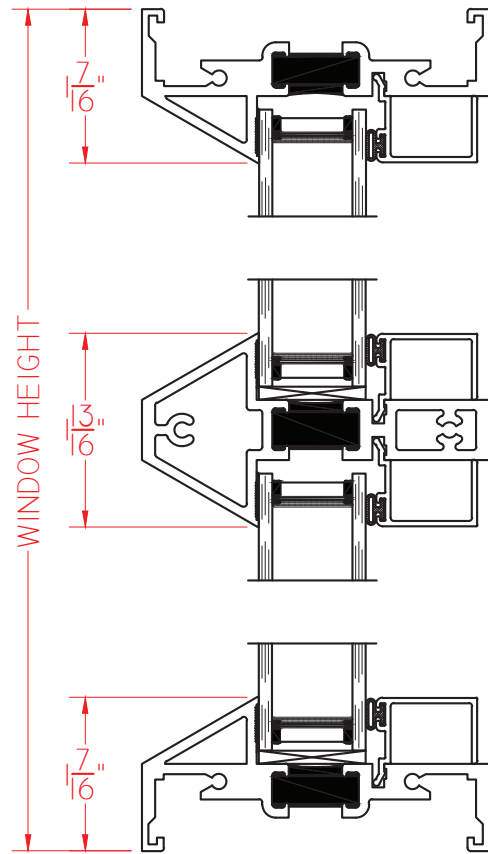
H600 TDL PICTURE WINDOW WITHOUT NAILING FIN

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SCALE 1:2



Ⓐ VERTICAL CROSS SECTION



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