



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)
2304 Venable Street
Address _____
Union Hill
Historic district _____

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

APPLICANT INFORMATION

Name Sam Tuttle
Company Streetcar Properties
Mailing Address 615 N 25th St, Richmond, VA 23223

Phone (757) 903-6669
Email sam@streetcarproperties.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
Mailing Address _____

Company _____
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)
Please see attached description.

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 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 2/28/2020

DESCRIPTION OF PROPOSED WORK

February 24, 2020

2304 Venable Street
Richmond, Virginia 23223

An addition is proposed for the side (west) façade of 2304 Venable. The existing historic structure is being renovated per approval and conditions of the Commission on May 28, 2019. The site and floor plan of 2304 Venable does not lend itself to a rear addition. Therefore a side addition is proposed. The existing parcel of 2302 Venable will be joined with 2304 to allow for the addition to be built. The proposed addition will not result in any additional residential units therefore there will be no additional trash or recycling bins required or outdoor condenser units. The proposed addition will be *subordinate, compatible yet contemporary and constructed with high quality materials*.

Subordinate:

- The proposed addition will be narrower than the primary structure. The existing structure is 22' in width and the addition is 16'.
- The proposed addition has a 2-bay façade compared the 3-bay façade of the primary structure.
- The proposed addition's cornice will be approximately 15" lower than the cornice of the primary structure.
- The proposed addition is sited 5' behind the front façade and an additional 5' from the front of the porch. It will be located 17' from the sidewalk.
- The siding material will be cementitious siding as compared to the masonry façade of the primary structure.
- A screen of three skip laurels is proposed along the front of the addition.

Compatible:

- The proposed cornice will be the same width (as measured from top to bottom) as the primary structure.
- The windows will be the same width as the primary structure. Likewise, the first floor windows will be taller than the second floor windows.
- The exterior paint colors will be the same as that which is administratively approved for the primary structure.
- The addition has been located in such a way that existing historic window openings on the side elevation can be used as door openings, therefore altering very little of the historic masonry openings.
- The horizontal windows will be located on the side elevation and not (or barely) visible from the right-of-way. These windows will be located 28' from the sidewalk and only 4' from the adjacent building (2300 Venable), which has no front yard setback.
- The 4' side yard setback is compatible with other setbacks along the block.

Contemporary:

- The cornice will be of a simpler design while maintaining some ornamentation.
- The windows will be 1/1 wood windows.

Materials:

- Siding will be hardi plank.
- Windows will be 1/1 wood windows.
- Window trim will be 1x4" fiber cement board.
- Cornice will be fiber cement board.
- Foundation will be parged block.

Please refer to the attachments included in the submission. Thank you for taking the time to review this project.

Sincerely,

Sam Tuttle

Sam Tuttle, Owner

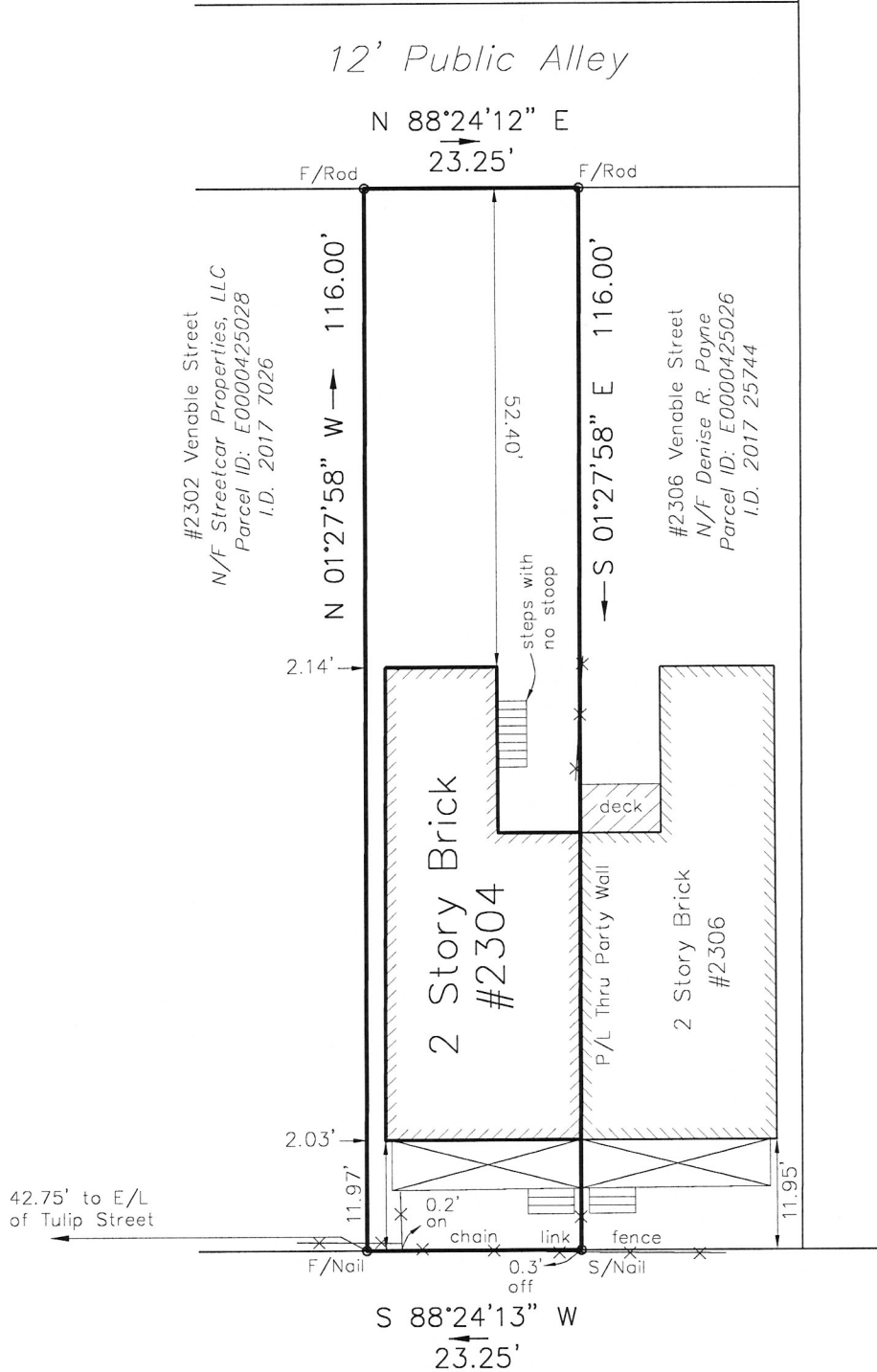
Attachments:

1. Current site plan
2. Proposed site plan
3. Proposed floor plan
4. Front Elevation
5. Rear Elevation
6. Side Elevation
7. Cornice Detail
8. Window detail

Address: #2304 Venable Street
 Current Owner: Streetcar Properties, LLC
 Parcel ID: E0000425027
 I.D. 2017 23145

Note: Bearings protracted from City
 Baseline sheet 9 NE.

No apparent utilities servicing
 property at time of survey.



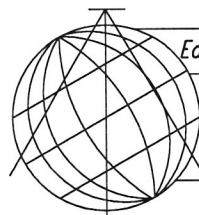
VENABLE STREET

Survey and Plat of
**The Property Known as
 #2304 Venable Street in
 the City of Richmond, VA**



This is to certify that on 02/01/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

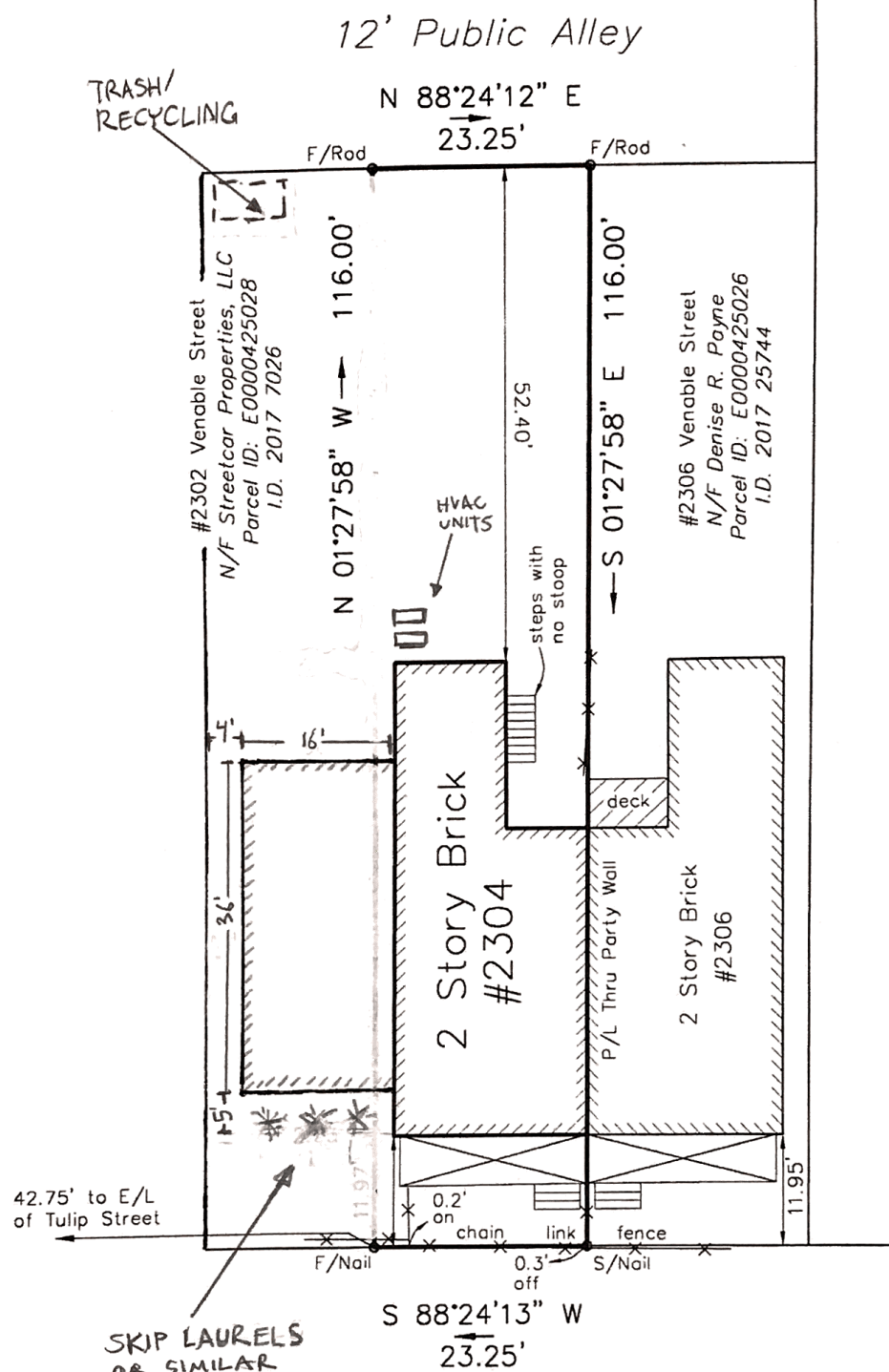
Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=20'
 Drawn: TCJ
 Job: 1005-18

Date: 02/22/18
 Checked: JAL



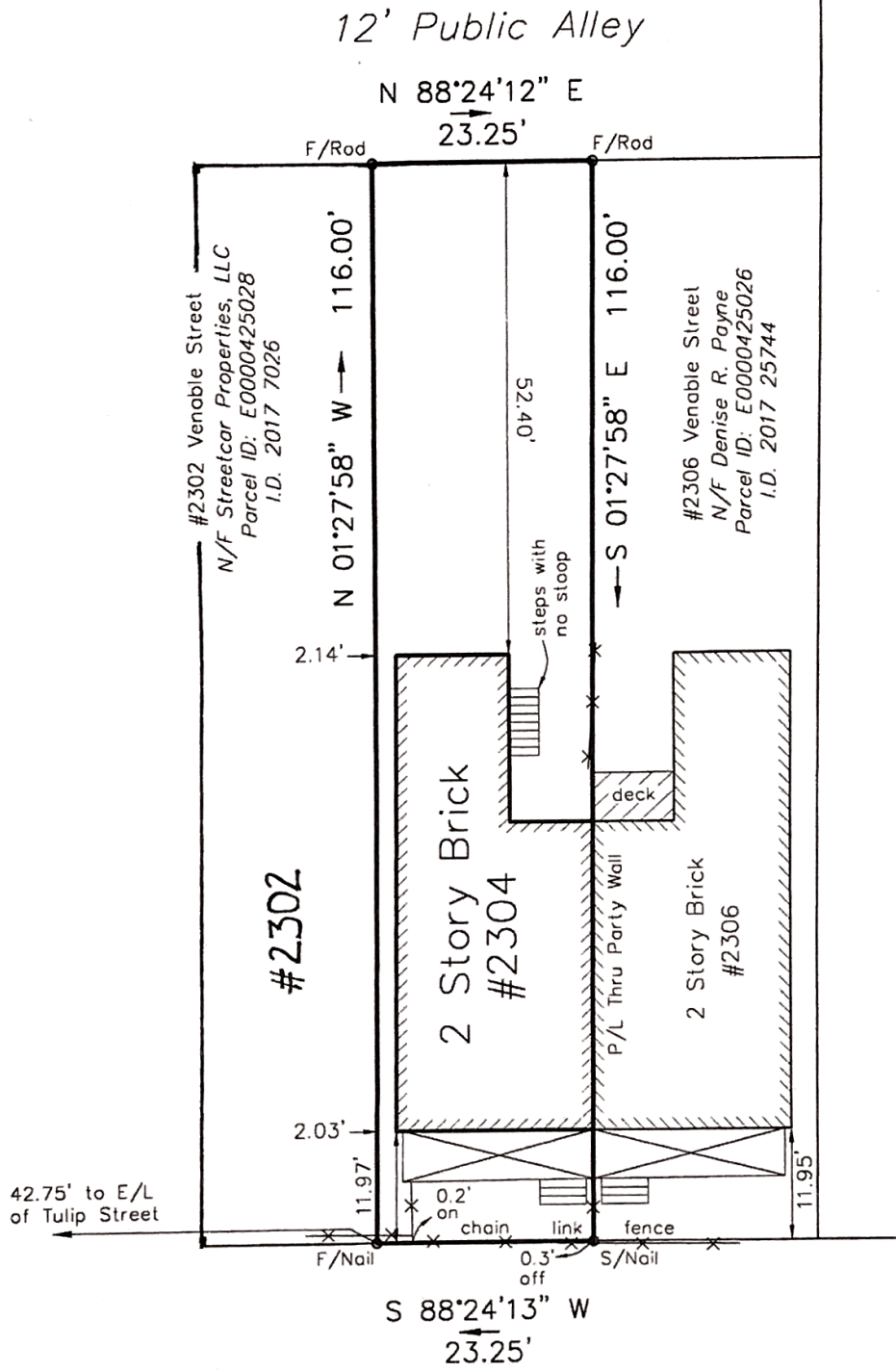
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 1900 Byrd Avenue, Suite 103



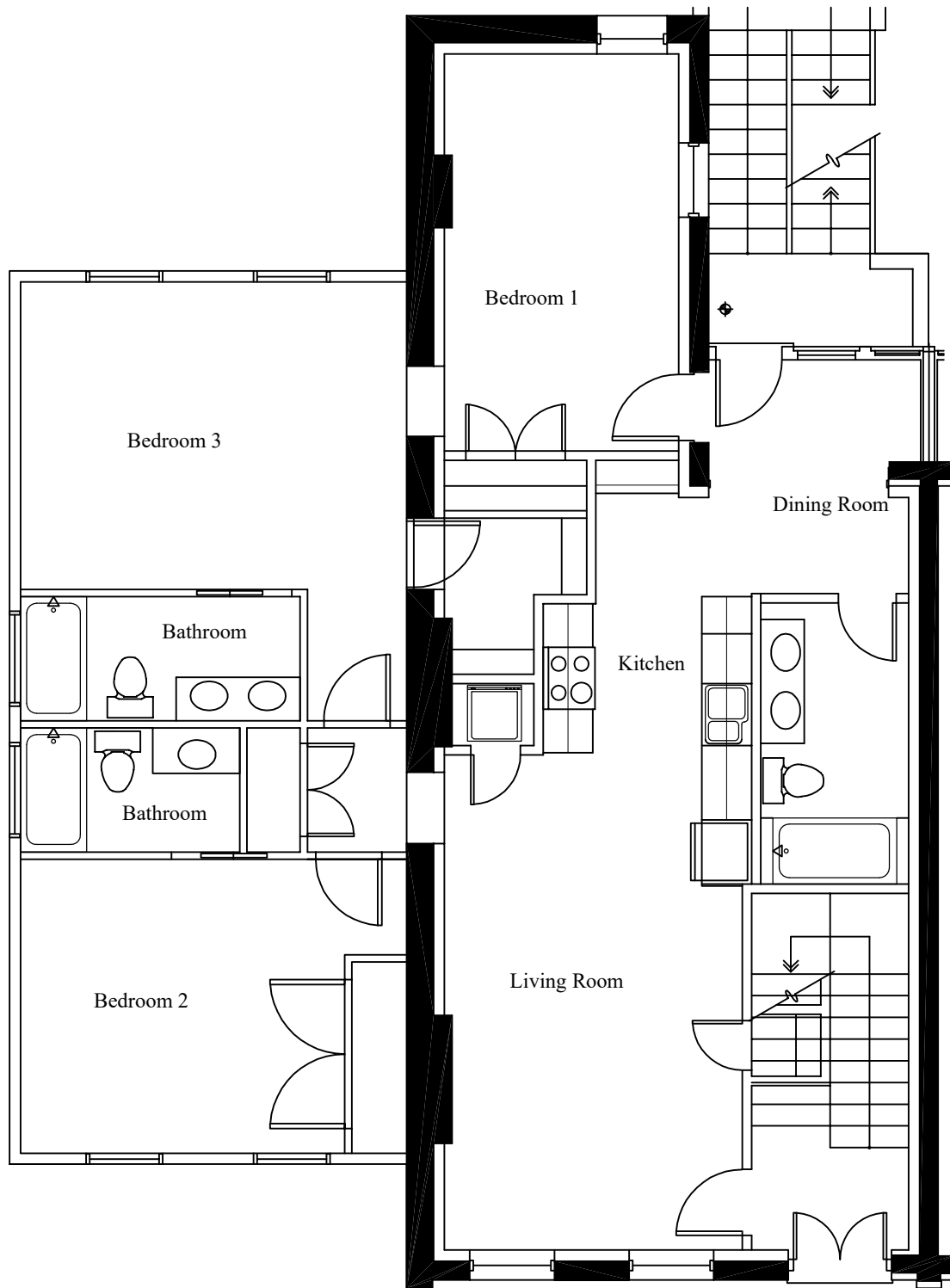
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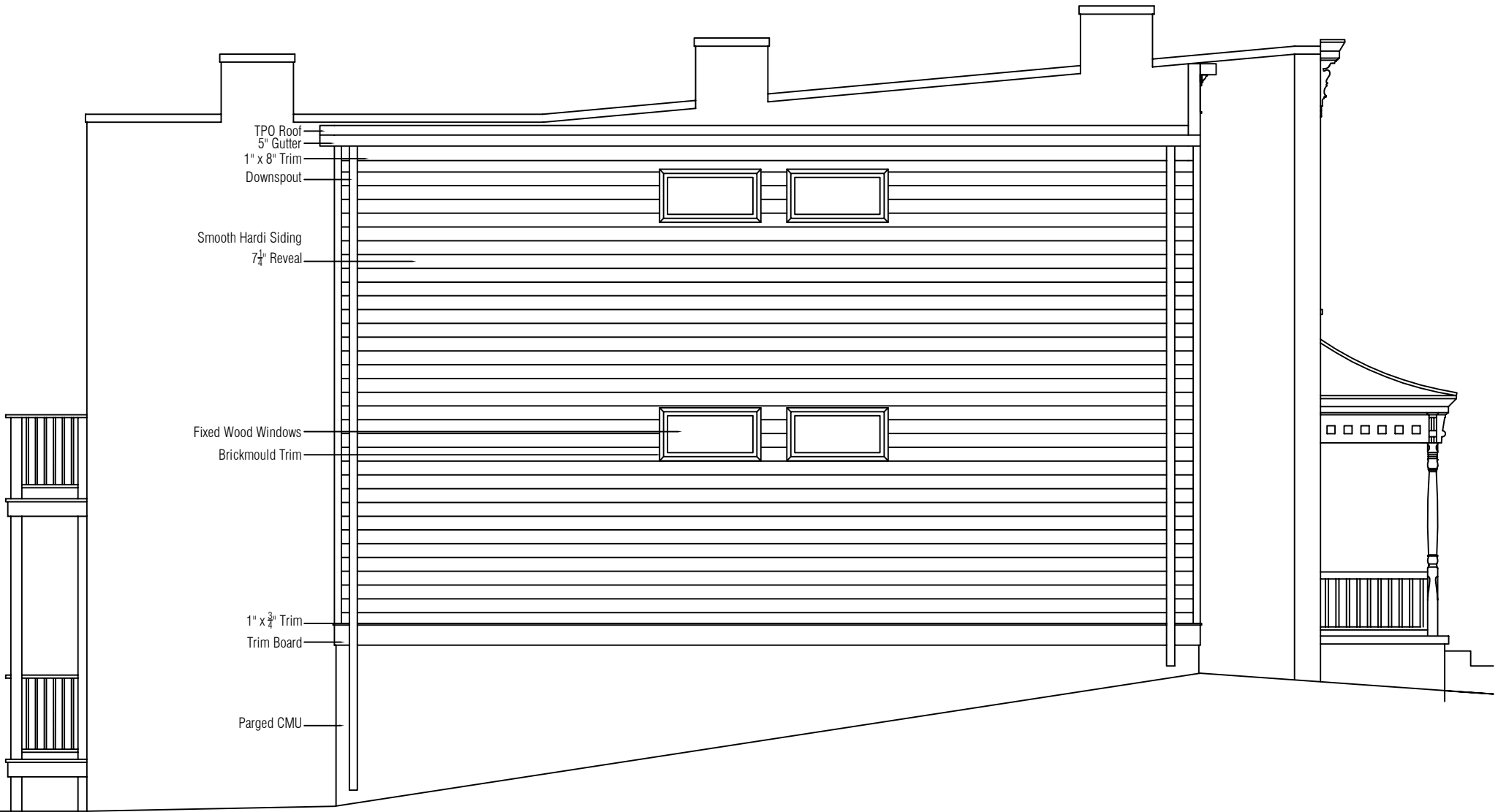
Edwards, Kretz, Lohr & Associates, PLLC
 Land Surveyors-Planners
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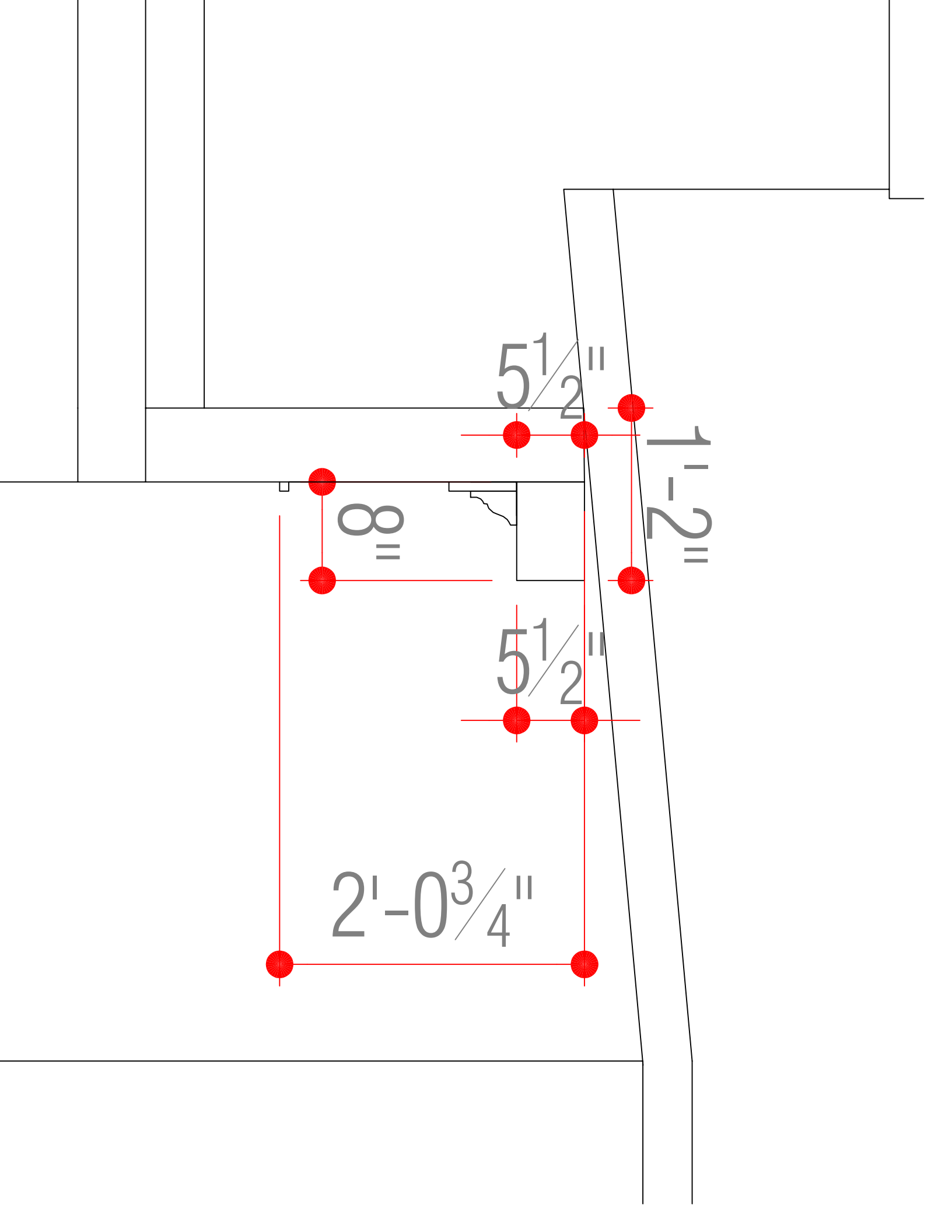






2304 Venable St. Addition February 26, 2020





$5\frac{1}{2}''$

$1'-2''$

$8''$

$5\frac{1}{2}''$

$2'-0\frac{3}{4}''$

SIEWERS



LUMBER & MILLWORK
SINCE 1884

Prep By	Bid No	Rev	Job Reference
SAM	575	1	

Customer / Client Name		
2304 Venable--Addition		
Quote Date	Job / Site Name	
2/25/2020		
Phone #	Fax #	
Mobile Phone #	Other Phone #	Email Address



Quality Craftsmanship Since 1947

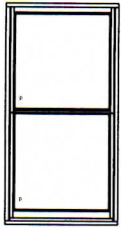
LINCOLN WOOD PRODUCTS, INC.



R.O. Width Allowance = 1/2" R.O. Height Allowance = 1/2"

SHOWN AT NET PRICE

Line # 1



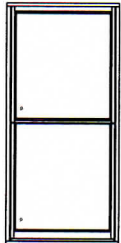
R.O. 37-7/8" x 73"
O.A. Box Size 37-3/8x72-1/2"

- DBLH-1; Primed Wood Exterior; 490.00
- LoE-272
- Box Size: 37-3/8x72-1/2 N/C
- 1 Full White Screen(s) Boxed 27.13
- BETTERVUE Mesh N/C
- Screens May Not Fit Due To N/C
- Loose/No Brickmould
- Preserve Glass (Top) N/C
- Silver Spacer N/C
- Preserve Glass (Bottom) N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- No Brickmould N/C
- PVC Sill Nosing 9.63
- 4" Extended Sill Horns 14.00
- White Hardware N/C
- White Jambliners N/C
- Primed Interior 9.63
- Wide Rail Double Hung (Glass Size:32x32) N/C

- Sash 1
- U-Factor=0.3
- SHGC=0.3
- Visible Transmittance=0.52
- PG=LC-PG35-H
- Single Unit Rating Only

2 Each @ \$550.38 \$1,100.75

Line # 2



R.O. 37-7/8" x 81"
O.A. Box Size 37-3/8x80-1/2"

- DBLH-1; Primed Wood Exterior; 508.38
- LoE-272
- Box Size: 37-3/8x80-1/2 N/C
- 1 Full White Screen(s) Boxed 29.75
- BETTERVUE Mesh N/C
- Screens May Not Fit Due To N/C
- Loose/No Brickmould
- Preserve Glass (Top) N/C
- Silver Spacer N/C
- Preserve Glass (Bottom) N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- No Brickmould N/C
- PVC Sill Nosing 9.63
- 4" Extended Sill Horns 14.00
- White Hardware N/C
- White Jambliners N/C
- Primed Interior 10.50
- Wide Rail Double Hung (Glass Size:32x36) N/C

- Sash 1
- U-Factor=0.3
- SHGC=0.3
- Visible Transmittance=0.52
- PG=LC-PG35-H
- Single Unit Rating Only

2 Each @ \$572.25 \$1,144.50



Line # 3



R.O. 48-1/2" x 24-1/2"
O.A. Box Size 48x24"

- AWN-11; Primed Wood Exterior; 421.75
- LoE-272
- Box Size: 48x24 N/C
- White Screen(s) Applied N/C
- BETTERVUE Mesh N/C
- Preserve Glass N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- PVC Sill Nosing 12.25
- PVC Brickmould 22.75
- White Hardware N/C
- Primed Interior 6.13
- (Glass Size: 43x19) N/C

- Sash 1
- U-Factor=0.29
- SHGC=0.28
- Visible Transmittance=0.49
- PG=CW-PG50-AP
- Single Unit Rating Only

2 Each @ \$462.88 \$925.75

Line # 4



R.O. 48-1/2" x 24-1/2"
O.A. Box Size 48x24"

- AWN-11; S Primed Wood 421.75
- Exterior; LoE-272
- Box Size: 48x24 N/C
- 1 Vent Deduct (43x19) -87.50
- 1 Screen Deduct -13.13
- Preserve Glass N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- PVC Sill Nosing 12.25
- PVC Brickmould 22.75
- Primed Interior 6.13
- (Glass Size: 43x19) N/C

- Sash 1
- U-Factor=0.28
- SHGC=0.33
- Visible Transmittance=0.57
- PG=CW-PG60-FW
- Single Unit Rating Only

2 Each @ \$362.25 \$724.50

Quoted prices are good for 30 days (Expires: 3/26/2020)
and are subject to correction of computational errors.

TOTAL NET PRICE	\$3,895.50
VA SALES TAX (Taxable Amt: \$3,895.50)	<u>\$206.46</u>
TOTAL QUOTATION PRICE	\$4,101.96