



**Property** (location of work)

Property Address: 700 North 21st Street Current Zoning: R-63  
Historic District: Union Hill Historic District

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

**Project Description** (attach additional sheets if needed):

The proposed development, located at 700 North 21st Street in the Union Hill Historic District, is a two-story structure with one dwelling units over 1,000 SF of ground floor retail.  
The project is located within R- 63 zoning requirements and the project team is in the process of re-establishing +

**Applicant/Contact Person:** Casey Stone

Company: Obsidian Engineering

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23223

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? No Applicant Type (owner, architect, etc.): Architect

**Property Owner:** Ed Fendley

If Business Entity, name and title of authorized signee: [REDACTED]

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23223

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? No

**\*\*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: [REDACTED] Date: 8-29-2025

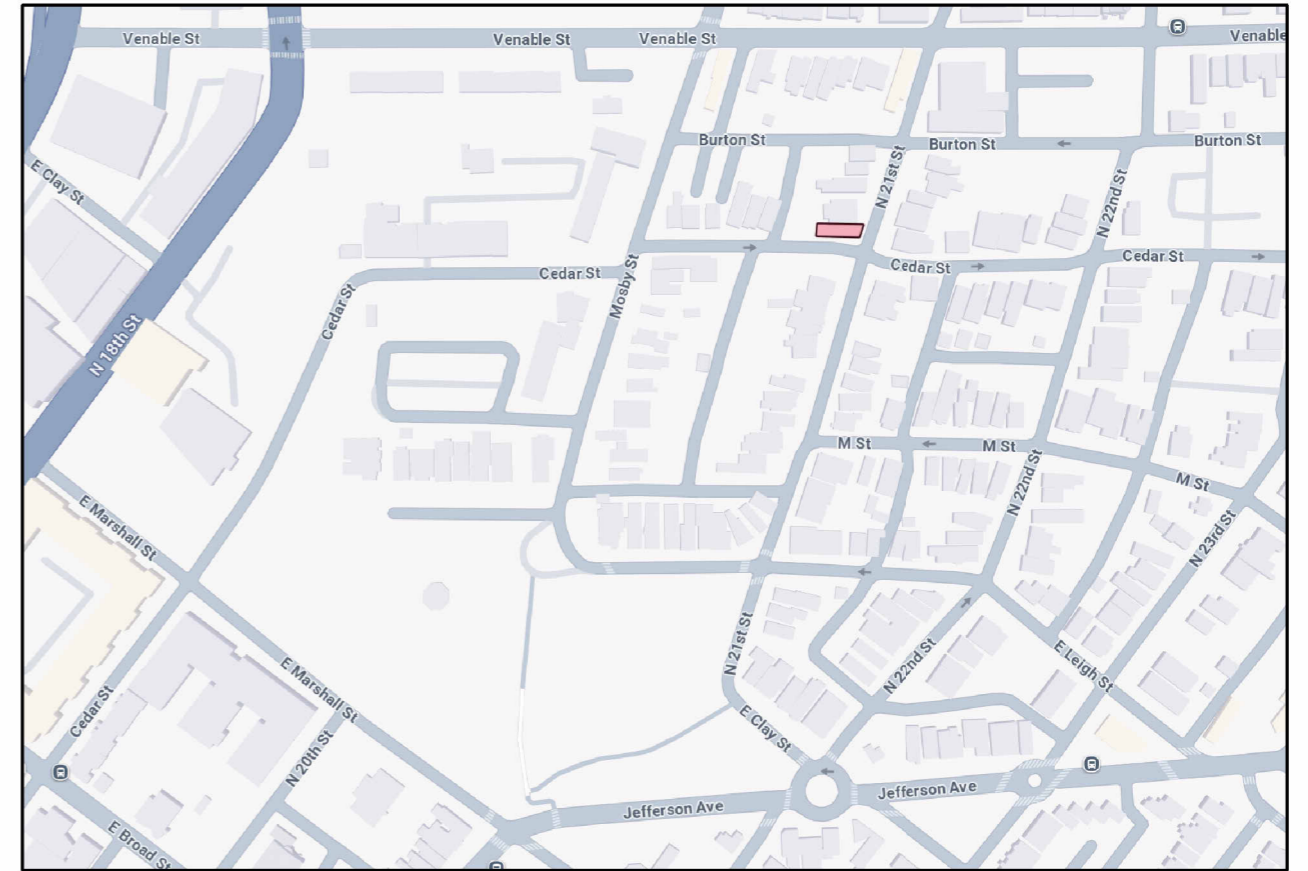
The proposed development, located at 700 North 21st Street in the Union Hill Historic District, is a two-story structure with one dwelling units over 1,000 SF of ground floor retail.

The project is located within R- 63 zoning requirements and the project team is in the process of re-establishing the lot lines between the 700 and 702 North 21st Street parcels, in order to establish two parcels that meet zoning requirements and setbacks. Both lots (700 and 702 North 21st Street) are owned by Ed Fendley.

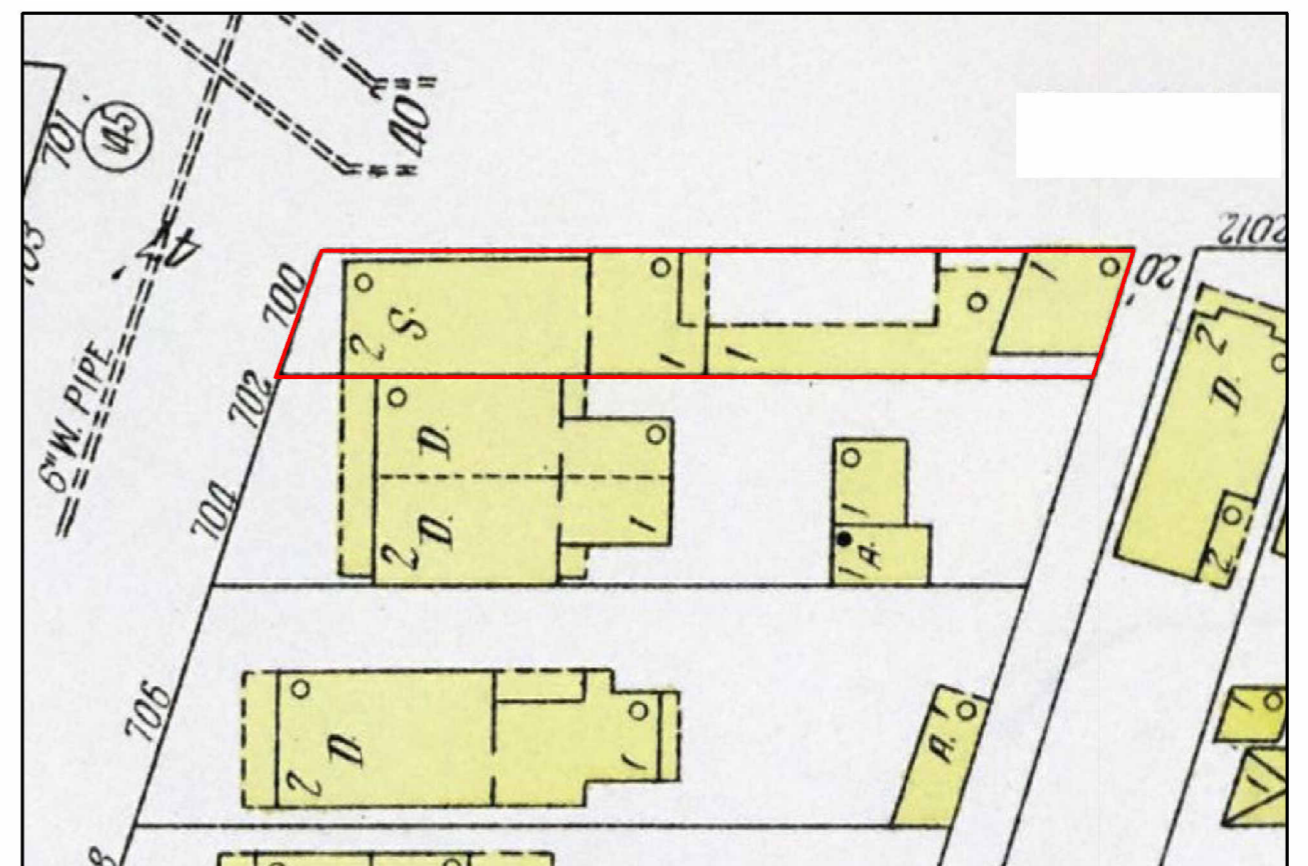
The 2000 block of Cedar St has single-family dwellings and duplexes. Along the south side of Cedar Street, the two story duplexes have elevated stoops and entrances above the street level to accommodate the site topography. At the end of the block, where Cedar St meets Mosby St, there is a large three and four story multi-family dwelling building. Along 21st Street there are attached single-family dwellings, with the dwellings on the east side of the street having elevated stoop entries. One block north on 21st Street, at the intersection with Venable Street, there are commercial storefronts with residential units above.

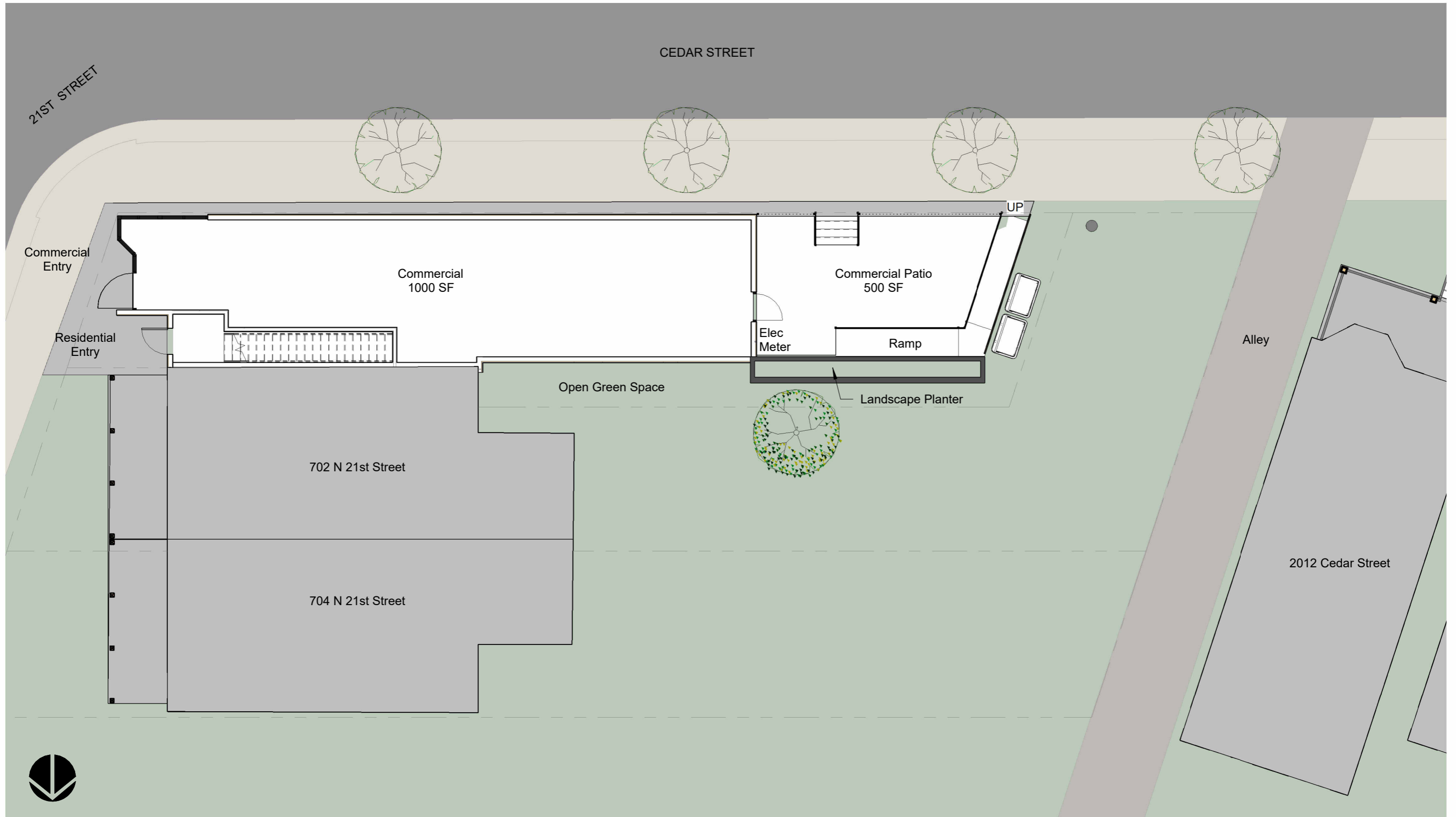
The proposed project has frontage on both North 21st Street and Cedar Street. The Residential entry faces N. 21st St. and is stepped back to be in line with the entry porches of the existing single family dwellings on the street. The main commercial entry is at the corner of N 21st St. and Cedar St, with an entry awning above. And there is a secondary commercial entrance from Cedar Street, with open green space and a patio. The building facade at the first level has storefront between large fiber cement board siding, wrapping from the main entry corner on N 21st St, down the length of Cedar St, and continuing to the rear facade at the patio - with the intention that both the main entry and the rear patio entry resonate with the look and feel of typical Union Hill commercial corner storefronts. Similar to the historic clapboard siding typical in Union Hill, the residential unit above will be clad with horizontal lap siding.

VICINITY MAP



HISTORIC SITE MAP







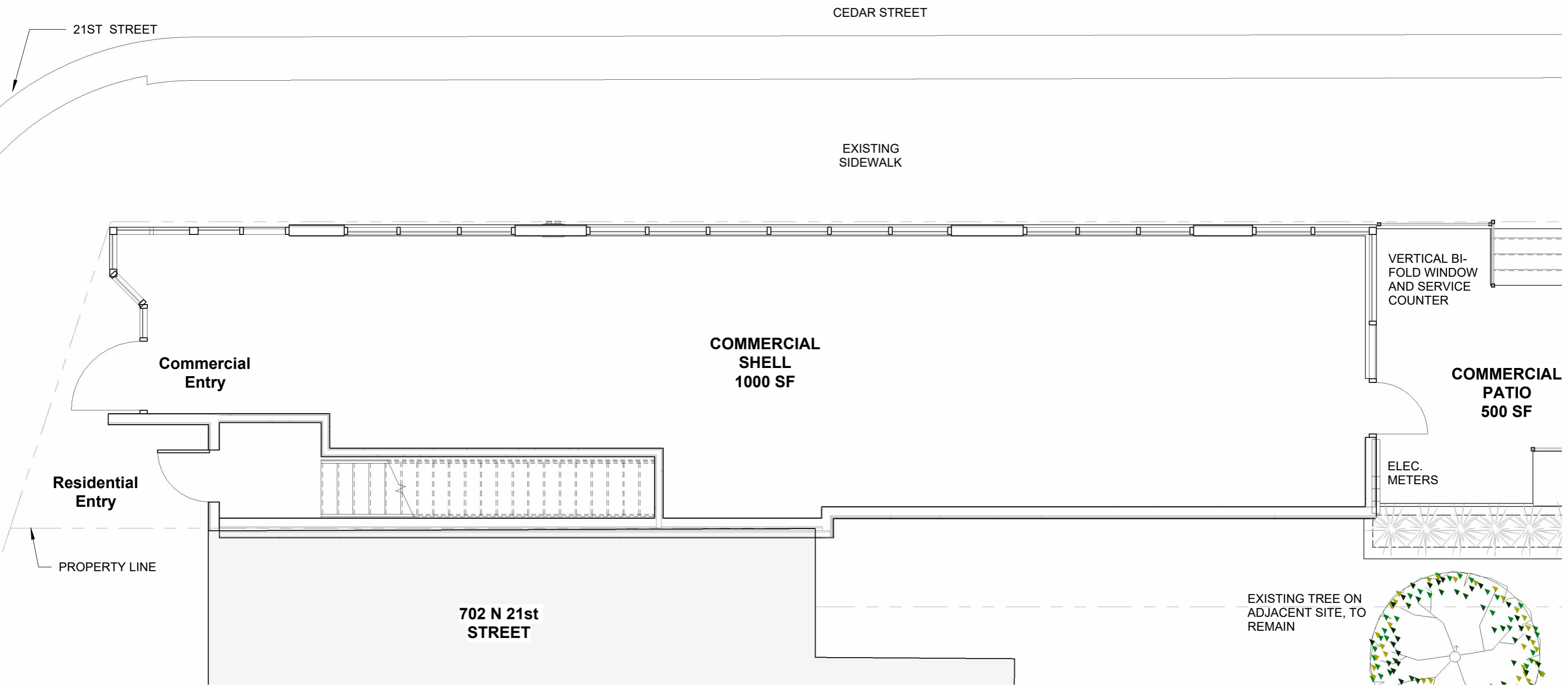
Rear Commercial Patio  
with Service Window

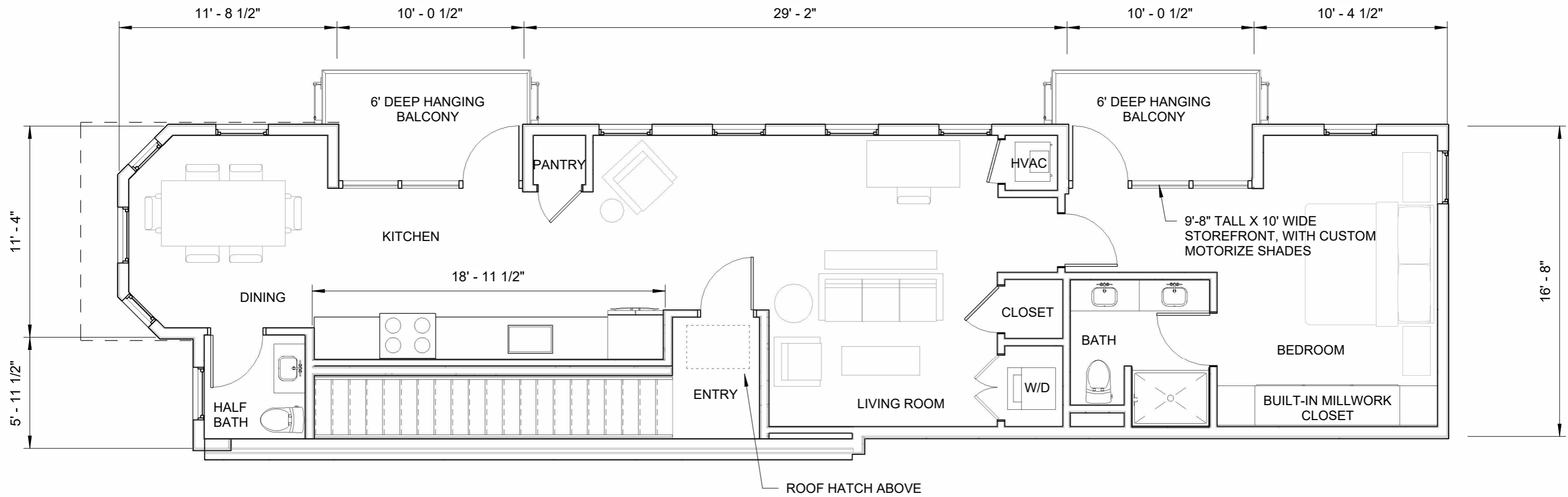


21st Street View



Cedar Street View





1 RESIDENTIAL UNIT: 920 NET SF  
3/16" = 1'-0"

**PROPOSED ELEVATION DESIGN**

- ① STANDING SEAM METAL ROOF WITH MATCHING FASCIA AND GUTTER. ENGINEERED WOOD SOFFIT BELOW
- ② FIBER CEMENT LAP SIDING - PAINTED
- ③ FIBER CEMENT PANEL SIDING - PAINTED
- ④ PARGED FOUNDATION WALL
- ⑤ DOUBLE HUNG WINDOWS
- ⑥ HUNG METAL BALCONY WITH ENGINEERED WOOD SOFFIT BELOW
- ⑦ METAL RAILING
- ⑧ STOREFRONT ASSEMBLY

- ⑨ HOLLOW METAL DOOR, PAINTED
- ⑩ VERTICAL BI-FOLD WINDOW
- ⑪ WOOD PANEL
- ⑫ ROOF GABLE VENT
- ⑬ FIBERGLASS CORNICE, PAINTED
- ⑭ METAL CANOPY WITH ENGINEERED WOOD SOFFIT BELOW
- ⑮ ELECTRICAL METER BANK, TO BE COORDINATED WITH DOMINION
- ⑯ TRASH ENCLOSURE

- ⑰ CONDUCTOR BOX AND DOWNSPOUT PIPED TO LANDSCAPING PLANTER
- ⑱ ADJACENT SINGLE FAMILY HOUSE
- ⑲ ELECTRICAL METERS
- ⑳ LANDSCAPING PLANTER
- ㉑ COMMERCIAL PATIO
- ㉒ STOREFRONT WITH SPANDREL PANEL



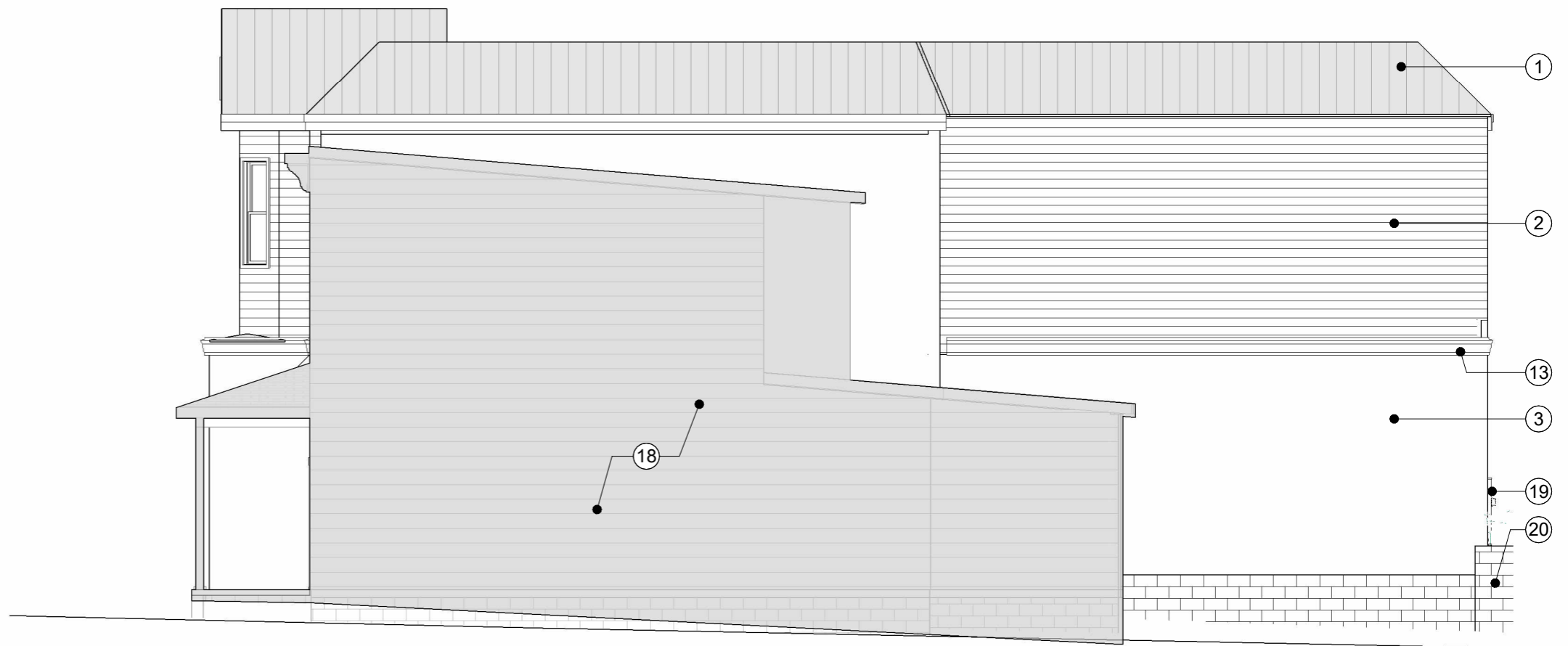
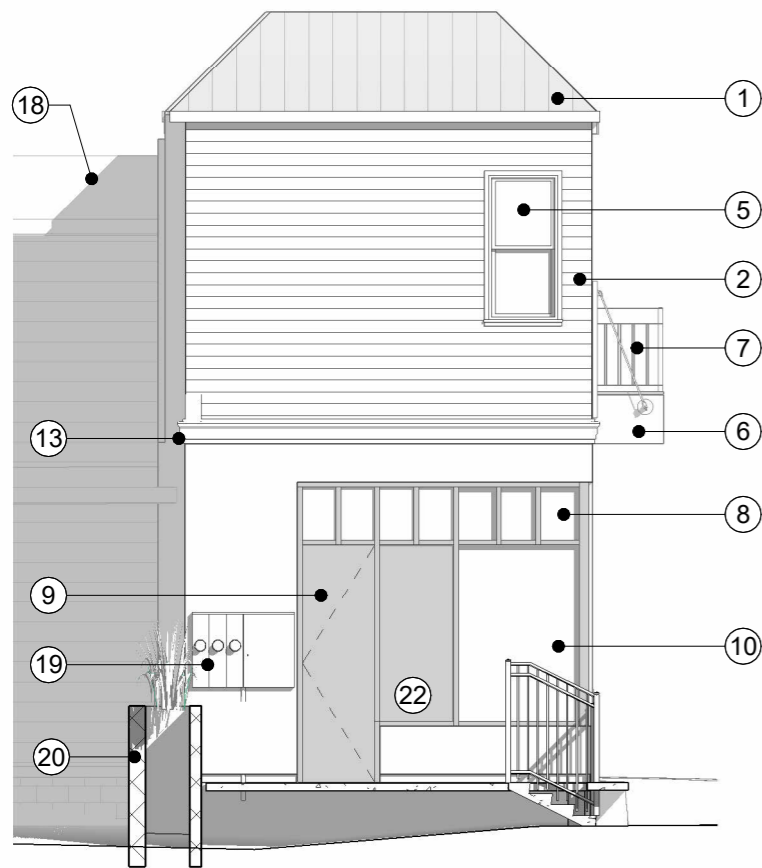
**1 ENTRY ELEVATION**  
1/8" = 1'-0"



**2 CEDAR STREET**  
1/8" = 1'-0"

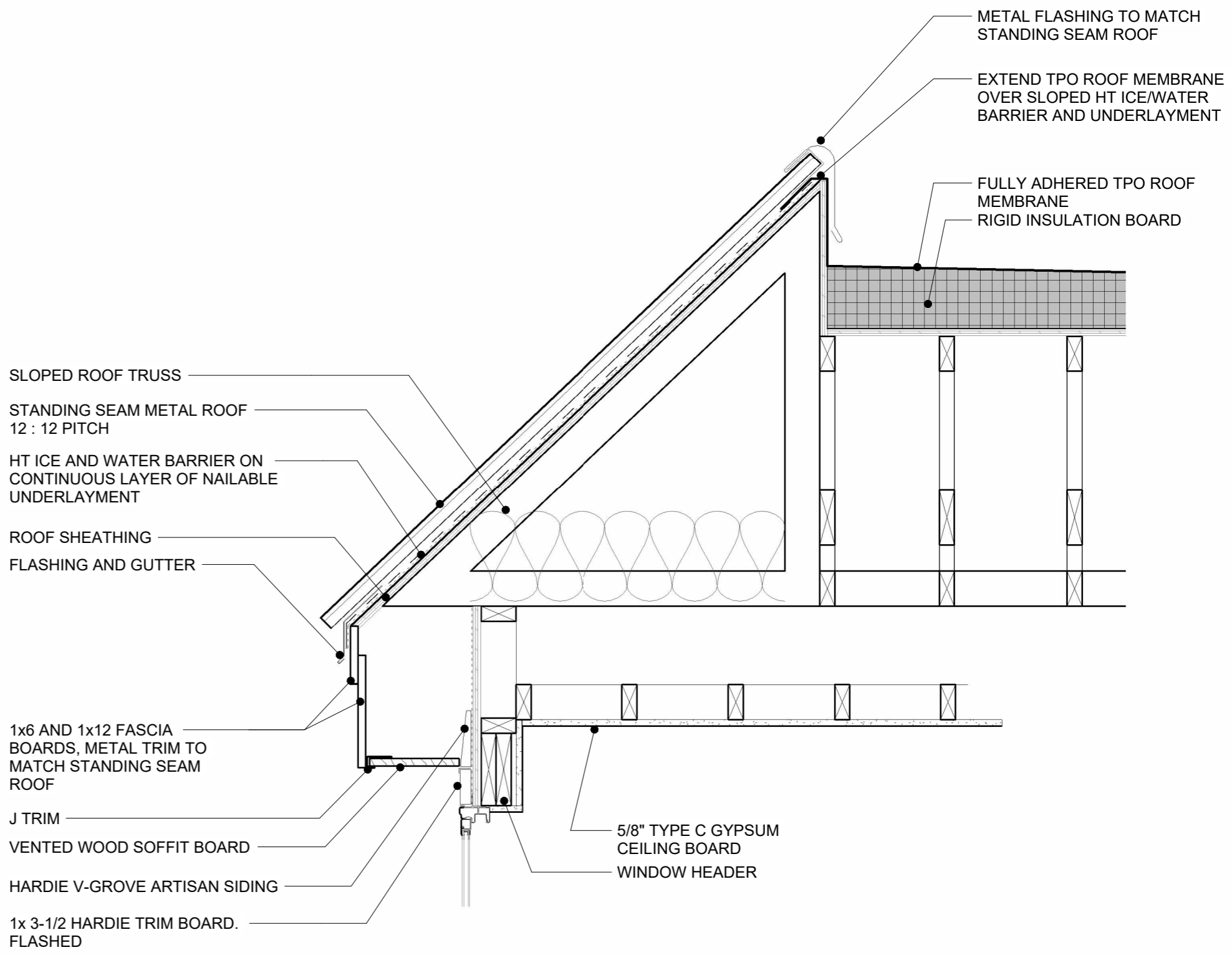
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**1 REAR PATIO**  
1/8" = 1'-0"

**2 SIDE ELEVATION**  
1/8" = 1'-0"



② SLOPED STANDING SEAM ROOF AND GUTTER  
1" = 1'-0"

