



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2901 M. Street, Richmond, VA  
 Historic district Church Hill North 23223

**RECEIVED**  
 Date/time rec'd: AD  
 Rec'd by: JAN 25 2019  
 Application #: \_\_\_\_\_  
 Hearing date: BY: 2-26-19

**APPLICANT INFORMATION**

Name Cantrell Harris  
 Company Opulent Pacific, LLC  
 Mailing Address 9853 Aura Ave,  
Northridge, CA 91324

COA-648387 - 2019  
 Phone 323-898-6686  
 Email harris Cantrell@yahoo.com  
 Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify): Prospective Buyer

**OWNER INFORMATION (if different from above)**

Name Carolyn Harris  
 Mailing Address 6337 Bliley Rd.  
Richmond, VA 23225

Company \_\_\_\_\_  
 Phone 804-337-3438  
 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)

PROPOSED MULTIFAMILY (NEW CONSTRUCTION)  
TWO OPTIONS ARE PROPOSED, THREE NEW UNITS OR SIX  
NEW UNITS. PLEASE SEE ATTACHED DRAWINGS FOR  
ADDITIONAL INFORMATION.

**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 Carolyn Harris Date 1/24/19





# COMMISSION OF ARCHITECTURAL REVIEW APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

## PROPOSED MULTIFAMILY STRUCTURE(S) 2901 M STREET RICHMOND VIRGINIA 23223



# studio z

ARCHITECTURE

3020 SANDY BLUFF PLACE, RICHMOND, VA - 23233-8703  
PHONE: 804.644.3328 • FAX: 804.644.3323  
INFO@STUDIOZONLINE.COM • WWW.STUDIOZONLINE.COM

### STANDARDS FOR EVALUATING APPROPRIATENESS OF PROPOSED REHABILITATION WORK WITHIN OLD AND HISTORIC DISTRICTS

**SUBMISSION MATERIALS CHECKLIST.** THE FOLLOWING CHECKLIST IS DESIGNED TO HELP YOU SUBMIT A COMPLETE APPLICATION, WHICH WILL HELP TO EXPEDITE THE REVIEW PROCESS. NOTE: THIS IS A GENERAL LIST OF INFORMATION THAT CAN OFTEN BE HELPFUL. THE LEVEL OF DETAIL WILL VARY ACCORDING TO THE SIZE AND SCOPE OF THE PROJECT  
DETAILED DESCRIPTION OF PROPOSED WORK.

PLEASE NOTE: OUR PROPOSED DESIGN HAS BEEN CREATED TO BE COMPATIBLE WITH THE SURROUNDING STRUCTURES BUT WE ARE NOT TRYING TO REPLICATE SPECIFIC DETAILS FROM THE PAST.

SITE PLAN OR PLAT SHOWING EXISTING BUILDING(S) AND LOCATION OF APPLICABLE FENCES AND WALLS, ADDITIONS, NEW CONSTRUCTION (INCLUDING GARAGES) AND ANY PLANNED DEMOLITION. PHOTOGRAPHS ARE ALSO HELPFUL.

- WE HAVE INCLUDED AN EXISTING PLAT
- WE HAVE INCLUDED THE PROPOSED SITE PLAN
- WE HAVE INCLUDED PHOTOGRAPHS OF THE SITE AND SURROUNDING STRUCTURES

MATERIALS LIST INCLUDING ALL NEW AND REPLACEMENT MATERIALS. THIS INCLUDES ROOFING, SIDING, DOOR AND WINDOW SIZES AND SPECIFICATIONS, AND EXTERIOR FIXTURES SUCH AS LIGHTING AND SIGNS. CUT SHEETS AND SAMPLES, WHEN AVAILABLE, ARE HELPFUL.

- PROPOSED ROOFING AND RELATED MATERIALS INCLUDE FLAT SEAM METAL ROOFING AND EPDM ROOFING MEMBRANE, PRE-FINISHED ALUMINUM COPING, PAINTED COMPOSITE FASCIA AND RAKE TRIM, AND HALF-ROUND GUTTERS AND DOWNSPOUTS.
- PROPOSED PORCH MATERIALS TO INCLUDE PAINTED COMPOSITE COLUMNS, BEAMS, RAIL, BALLUSTERS, AND CEILING.
- EXTERIOR SIDING TO BE COMPOSITE SMOOTH FINISH HORIZONTAL 7" EXPOSURE SIDING WITH SMOOTH COMPOSITE CORNER BOARDS SIZED TO BE COMPATIBLE WITH THE SURROUNDING STRUCTURES.
- WINDOWS ARE TO BE DOUBLE HUNG, DOUBLE PANE, ALUMINUM CLAD WINDOWS, PAINTED COMPOSITE SMOOTH WINDOW AND DOOR TRIM PROPORTIONED TO BE COMPATIBLE WITH SURROUNDING STRUCTURES.

EXTERIOR ELEVATION DRAWINGS (INCLUDING MEASUREMENTS) OR PHOTOGRAPHS SHOWING ROOF SLOPES, VERTICAL DIMENSIONS, EXTERIOR MATERIALS, WINDOW AND DOOR OPENINGS AND OTHER ARCHITECTURAL FEATURES.

WE HAVE INCLUDED EXTERIOR ELEVATIONS

OTHER DETAILS AS REQUIRED (OR REQUESTED) TO DESCRIBE THE PROJECT □ E.G. PORCH COLUMN AND RAILING DETAILS; CORNICE, SOFFIT AND GUTTER DETAILS; DOOR AND WINDOW DETAILS, ETC.

- ALL OF THESE SPECIFIC DETAILS HAVE BEEN ACCURATELY MODELED IN REVIT AND ARE DEPICTED ON THE DRAWINGS

PHOTOGRAPHS AND ADDRESSES OF SURROUNDING PROPERTIES THAT HAVE ARCHITECTURAL DETAILS YOU WANT TO REFERENCE ARE VERY HELPFUL.

- THESE PHOTOS ARE BEING SUBMITTED SEPARATELY

COLORS: PLEASE INCLUDE PAINT COLOR CHIPS.

- PAINT CHIPS ARE BEING SUBMITTED SEPARATELY

FOR FENCES AND WALLS: PLEASE INCLUDE HEIGHT, DESIGN, MATERIALS AND LOCATION (ON SITE PLAN)

- NO FENCES ARE PROPOSED

CONSULT WITH STAFF AS NECESSARY

- A PRELIMINARY MEETING TO CONSULT WITH STAFF WAS CONDUCTED ON NOVEMBER 19TH AND A SUBSEQUENT PHONE REQUEST FOR ADDITIONAL INFORMATION ON APPROPRIATE DOORS AND TRIM WAS MADE ON DECEMBER 21ST BUT THERE HAS BEEN NO RESPONSE.

### ADDITIONAL NOTES

A PROPERTY SHALL BE USED FOR ITS HISTORIC PURPOSE OR BE PLACED IN A NEW USE THAT REQUIRES MINIMAL CHANGE TO THE DEFINING CHARACTERISTICS OF THE BUILDING AND ITS SITE AND ENVIRONMENT.

THE HISTORIC CHARACTER OF A PROPERTY SHALL BE RETAINED AND PRESERVED. THE REMOVAL OF HISTORIC MATERIALS OR ALTERATION OF FEATURES AND SPACES THAT CHARACTERIZE A PROPERTY SHALL BE AVOIDED.

EACH PROPERTY SHALL BE RECOGNIZED AS A PHYSICAL RECORD OF ITS TIME, PLACE AND USE. CHANGES THAT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ARCHITECTURAL ELEMENTS FROM OTHER BUILDINGS, SHALL NOT BE UNDERTAKEN.

MOST PROPERTIES CHANGE OVER TIME: THOSE CHANGES THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT SHALL BE PRESERVED.

DISTINCTIVE FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY SHALL BE PRESERVED.

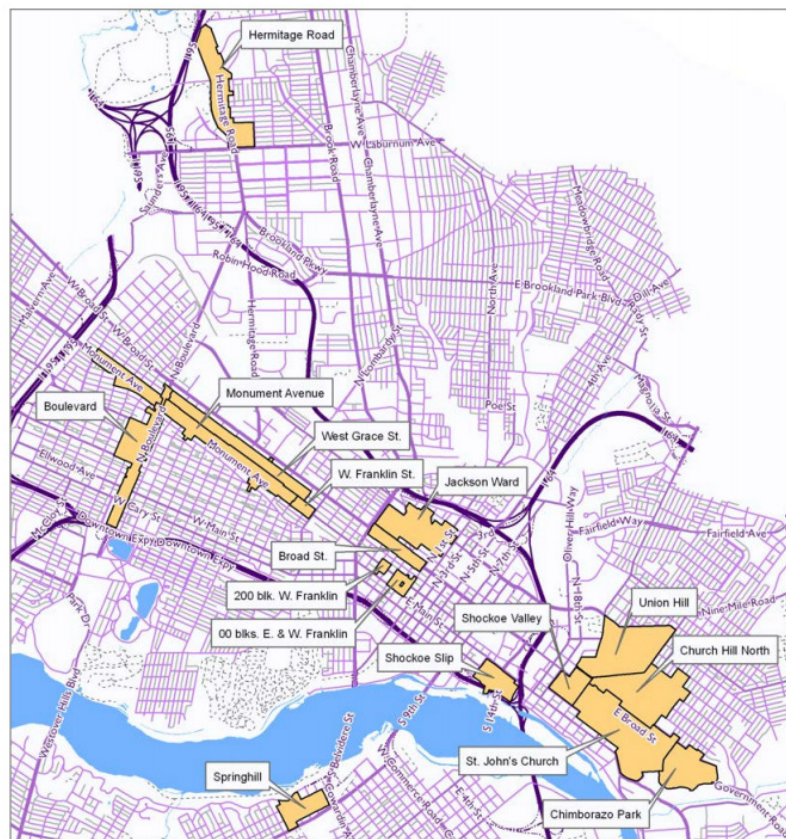
DETERIORATED HISTORIC FEATURES SHALL BE REPAIRED RATHER THAN REPLACED. WHEN THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OR A DISTINCTIVE FEATURE, THE NEW FEATURE SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE AND OTHER VISUAL QUALITIES AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES SHALL BE SUBSTANTIATED BY DOCUMENTARY, PHYSICAL OR PICTORIAL EVIDENCE.

CHEMICAL OR PHYSICAL TREATMENTS, SUCH AS SANDBLASTING, THAT CAUSES DAMAGE TO HISTORIC MATERIALS SHALL NOT BE USED. THE SURFACE CLEANING OF STRUCTURES, IF APPROPRIATE, SHALL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE.

SIGNIFICANT ARCHAEOLOGICAL RESOURCES AFFECTED BY A PROJECT SHALL BE PROTECTED AND PRESERVED. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES SHALL BE UNDERTAKEN.

NEW ADDITIONS, EXTERIOR ALTERATIONS OR RELATED NEW CONSTRUCTION SHALL NOT DESTROY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK SHALL BE DIFFERENTIATED FROM THE OLD AND SHALL BE COMPATIBLE WITH THE MASSING, SIZE, SCALE AND ARCHITECTURAL FEATURES TO PROTECT THE HISTORIC INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.

NEW CONSTRUCTION SHALL BE UNDERTAKEN IN SUCH A MANNER THAT IF REMOVED IN THE FUTURE THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED



### Church Hill North

Year of Designation	Year of Expansion	Total No. of Properties	Total Acreage	District Boundaries
2007	-	587	86.2	Marshall to Cedar Sts. & Jefferson Ave. to N. 29th St.



- Distinctive Features of Church Hill North**
- Remarkably intact residential neighborhood.
  - Wide variety of architectural styles.
  - Substantial number of homes built for the working class during the nineteenth century.

### REVISIONS:

#	DATE	DESCRIPTION

**PROJECT NAME:**  
MULTIFAMILY HOUSING  
2901 M STREET  
RICHMOND, VA 23223

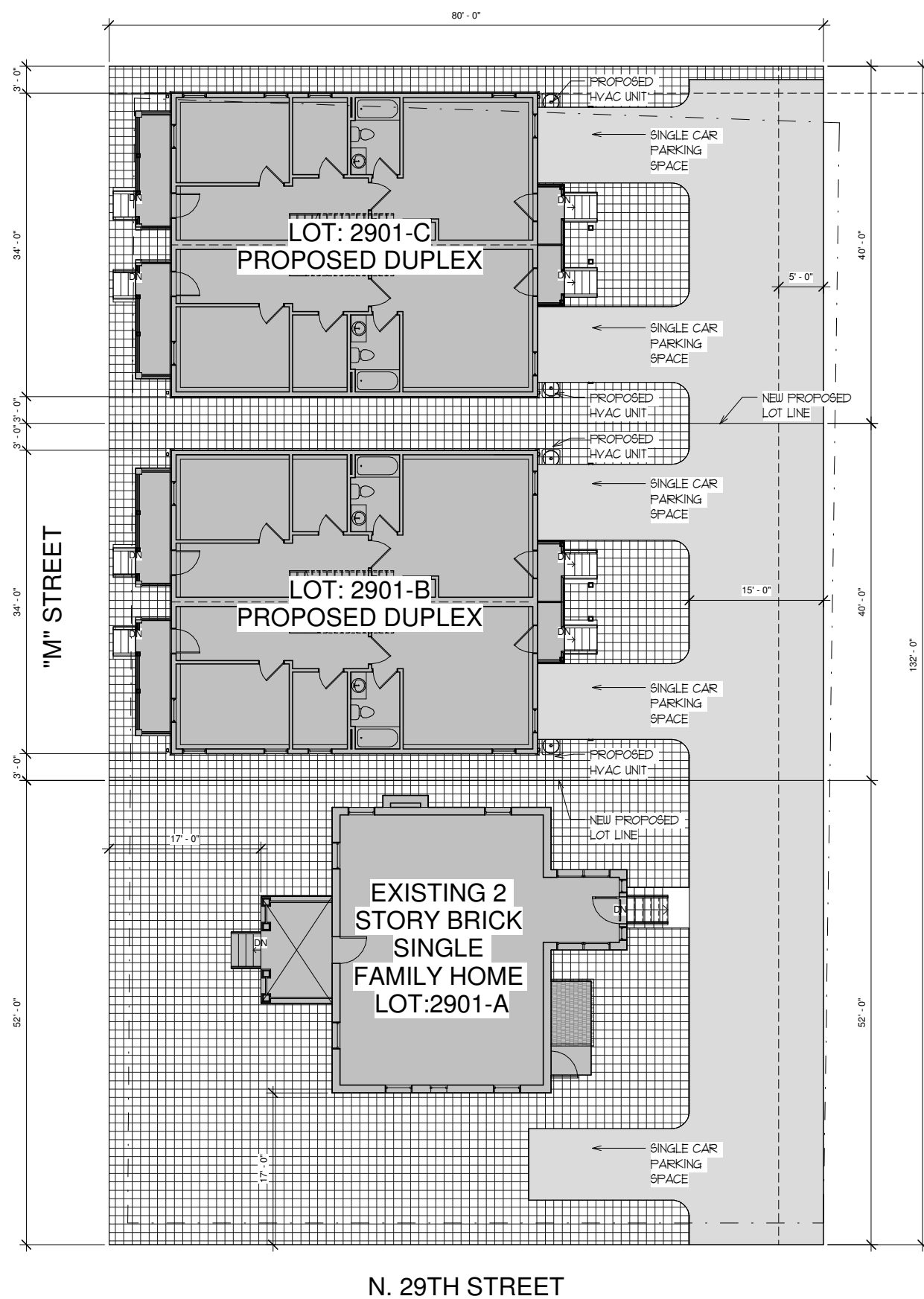
**OWNER:**  
CANTRELL HARRIS  
2901 M STREET RICHMOND,  
VA 23223

**DRAWING NAME:**  
PROJECT REFERENCE

DESIGNED BY: PMZ  
DRAWN BY: DB  
CHECKED BY: PMZ/DB  
PROJECT NUM/A

Date: 1 APR 2019





**ZONING ANALYSIS**

EXISTING LOT TO BE SUBDIVIDED INTO 3 LOTS (2901-A, 2901-B, 2901-C) AS SHOWN. PROPERTY IS LOCATED IN THE CHURCH HILL NORTH HISTORIC DISTRICT AND IS ZONED R-63. BOTH SINGLE FAMILY HOMES AND DUPLEX HOMES ARE PERMITTED USES IN THE R-63 ZONE.

ZONING ORDINANCE	REQUIRED	LOT 2901-A	LOT 2901-B	LOT 2901-C
STRUCTURE TYPE	PER ORDINANCE	SINGLE FAMILY	DUPLEX	DUPLEX
MINIMUM LOT SIZE REQUIRED:	3,200 SF	4,160 SF	3,200 SF	3,200SF
MAXIMUM LOT COVERAGE:	65 %	25%	47%	47%
MINIMUM LOT WIDTH:	27 FT	52 FT	40 FT	40 FT
MINIMUM USABLE OPEN SPACE:	30%	49%	24%	24%
MINIMUM PARKING (OFF STREET):	1/UNIT	1	2	2
FRONT YARD SETBACK:	0-15 FT	17 FT	3 FT	3 FT
SIDE YARD SETBACK:	3 FT.	3 FT.	3 FT.	3 FT.
REAR YARD SETBACK	15 FT.	22 FT.	36 FT.	36 FT.
MAXIMUM HEIGHT:	3 STORIES	2 STORIES	3 STORIES	3 STORIES

**REVISIONS:**

# DATE DESCRIPTION

**PROJECT NAME:**  
MULTIFAMILY HOUSING  
2901 M STREET  
RICHMOND, VA 23223

**OWNER:**  
CANTRELL HARRIS  
2901 M STREET RICHMOND,  
VA 23223

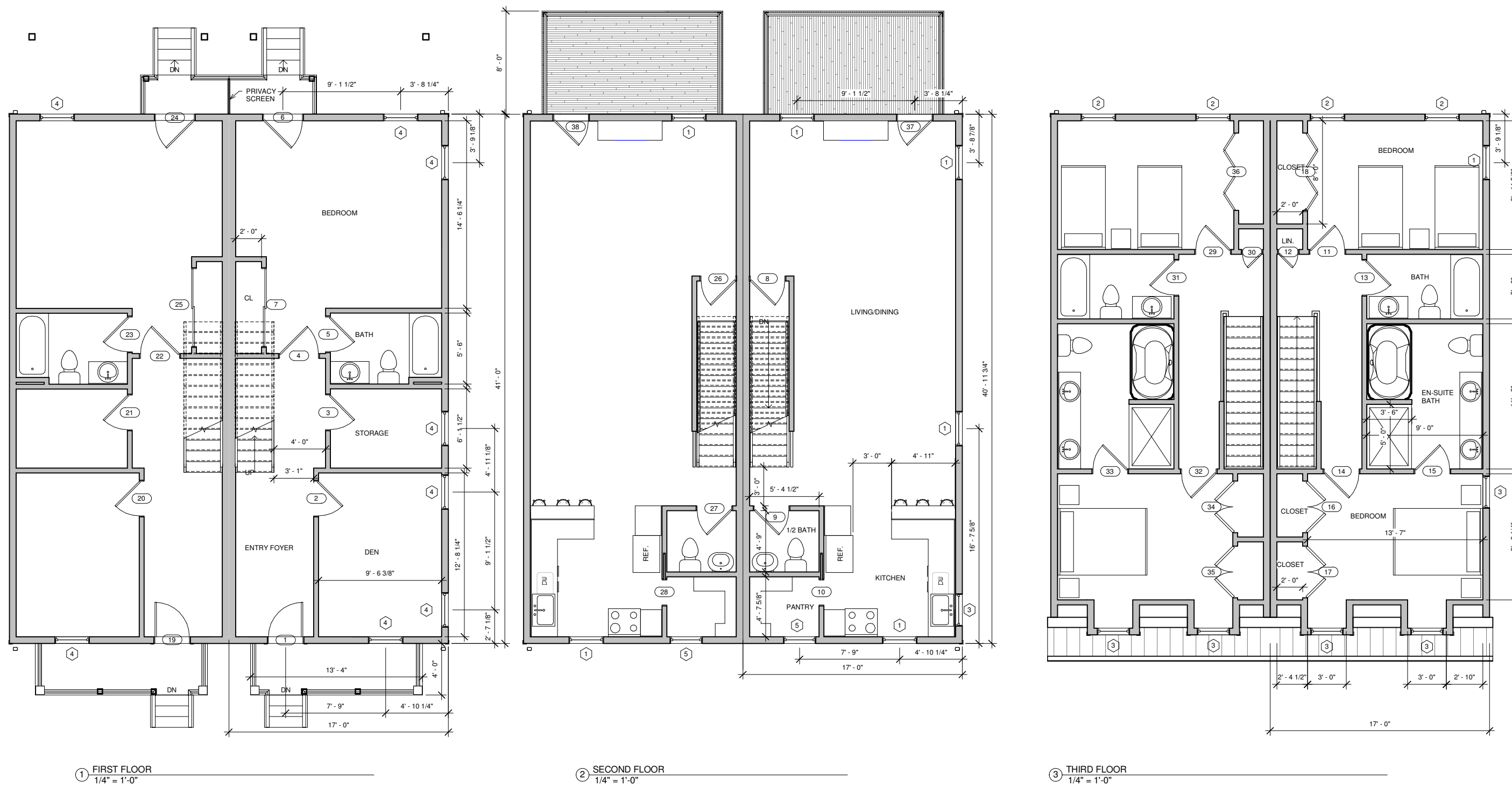
**DRAWING NAME:**  
SITE PLAN

DESIGNED BY: PMZ  
DRAWN BY: DB  
CHECKED BY: PMZ/DB  
PROJECT NUM: A

Date: 1 APR 2019

**1 SITE PLAN**

SCALE: 1/8" = 1'-0"



**REVISIONS:**

#	DATE	DESCRIPTION

**PROJECT NAME:**  
 MULTIFAMILY HOUSING  
 2901 M STREET  
 RICHMOND, VA 23223

**OWNER:**  
 CANTRELL HARRIS  
 2901 M STREET RICHMOND,  
 VA 23223

**DRAWING NAME:**  
 FLOOR PLANS

DESIGNED BY: PMZ  
 DRAWN BY: DB  
 CHECKED BY: PMZ  
 PROJECT NUM: ---

Date: 1 APR 2019





① FRONT  
1/4" = 1'-0"



② RIGHT  
1/4" = 1'-0"



③ REAR  
1/4" = 1'-0"



④ LEFT  
1/4" = 1'-0"

**REVISIONS:**

#	DATE	DESCRIPTION

**PROJECT NAME:**  
MULTIFAMILY HOUSING  
2901 M STREET  
RICHMOND, VA 23223

**OWNER:**  
CANTRELL HARRIS  
2901 M STREET RICHMOND,  
VA 23223

**DRAWING NAME:**  
ELEVATIONS

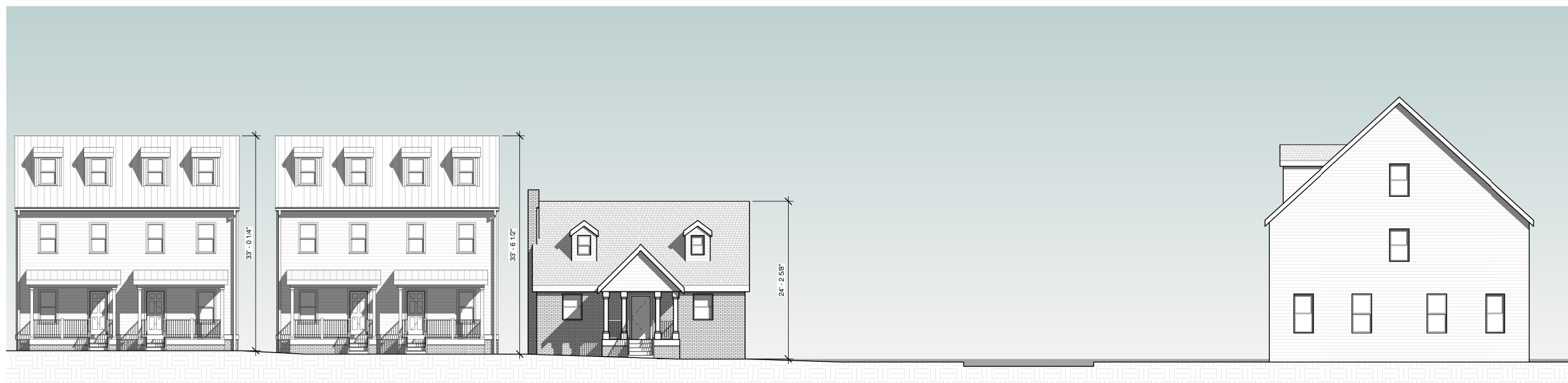
DESIGNED BY: PMZ  
DRAWN BY: DB  
CHECKED BY: PMZ  
PROJECT NUM: ---

Date: 1 APR 2019









**1 North Elevation**  
SCALE: 1/8" = 1'-0"

**REVISIONS:**

#	DATE	DESCRIPTION



**2 South Elevation**  
SCALE: 1/8" = 1'-0"

BUILDING COMPONENT	PAINT COLOR	COMMENT
DOOR	SW2816- ROOKWOOD DARK GREEN	
TRIM/ RAILING	SW0046 - WHITE HYACINTH	
PORCH DECKING	SW2805 - RENWICK BEIGE	
SIDING	SW2845 - BUNLEHOUSE GREY	
PORCH CEILING	SW0059 - FROSTWORK	

**PROJECT NAME:**  
MULTIFAMILY HOUSING  
2901 M STREET  
RICHMOND, VA 23223

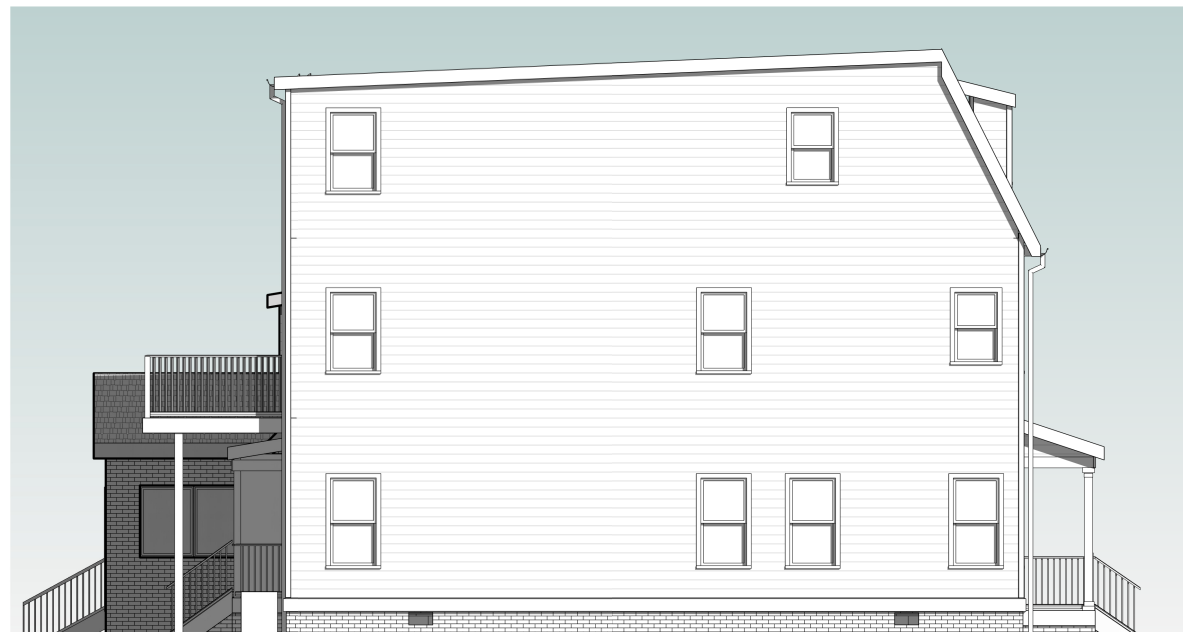
**OWNER:**  
CANTRELL HARRIS  
2901 M STREET RICHMOND,  
VA 23223

**DRAWING NAME:**  
SITE ELEVATIONS

DESIGNED BY: PMZ  
DRAWN BY: DB  
CHECKED BY: PMZ/DB  
PROJECT NUM: A

Date: 1 APR 2019





**1 East Elevation**  
SCALE: 3/16" = 1'-0"



**2 West Elevation**  
SCALE: 3/16" = 1'-0"

**REVISIONS:**

#	DATE	DESCRIPTION

**PROJECT NAME:**  
MULTIFAMILY HOUSING  
2901 M STREET  
RICHMOND, VA 23223

**OWNER:**  
CANTRELL HARRIS  
2901 M STREET RICHMOND,  
VA 23223

**DRAWING NAME:**  
SITE ELEVATIONS

DESIGNED BY: PMZ  
DRAWN BY: DB  
CHECKED BY: PMZ/DB  
PROJECT NUM: A

Date: 1 APR 2019





**2 3D View**  
SCALE:

**REVISIONS:**

# DATE DESCRIPTION

**PROJECT NAME:**  
MULTIFAMILY HOUSING  
2901 M STREET  
RICHMOND, VA 23223

**OWNER:**  
CANTRELL HARRIS  
2901 M STREET RICHMOND,  
VA 23223

**DRAWING NAME:**  
3D VIEWS

DESIGNED BY: PMZ  
DRAWN BY: DB  
CHECKED BY: PMZ/DB  
PROJECT NUM: A

Date: 1 APR 2019