



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 harriscantrell@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 Cantrell 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 • 23223-8703
PHONE: 804.644.3323 • 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 DESIGNS HAVE BEEN CREATED TO BE COMPATABLE 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
- ☐ WE HAVE INDICATED THAT ONE OF OUR SCHEMES WILL REQUIRE DEMOLITION OF AN EXISTING STRUCTURE

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 ASPHALT ROOFING SHINGLES AND EPDM ROOFING MEMBRANE, PRE-FINISHED ALUMINUM COPING, PAINTED COMPOSITE FASCIA AND RAKE TRIM, AND "K" STYLE GUTTERS AND DOWNSPOUTS.
- ☐ PROPOSED PORCH MATERIALS TO INCLUDE PAINTED COMPOSITE COLUMNS, BEAMS, RAIL, BALLUSTERS, AND CEILINGS.
- ☐ EXTERIOR SIDING TO BE COMPOSITE SMOOTH FINISH HORIZONTAL 7" EXPOSURE SIDING WITH SMOOTH COMPOSITE CORNER BOARDS SIZED TO BE COMPATABLE 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 COMPATABLE 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.

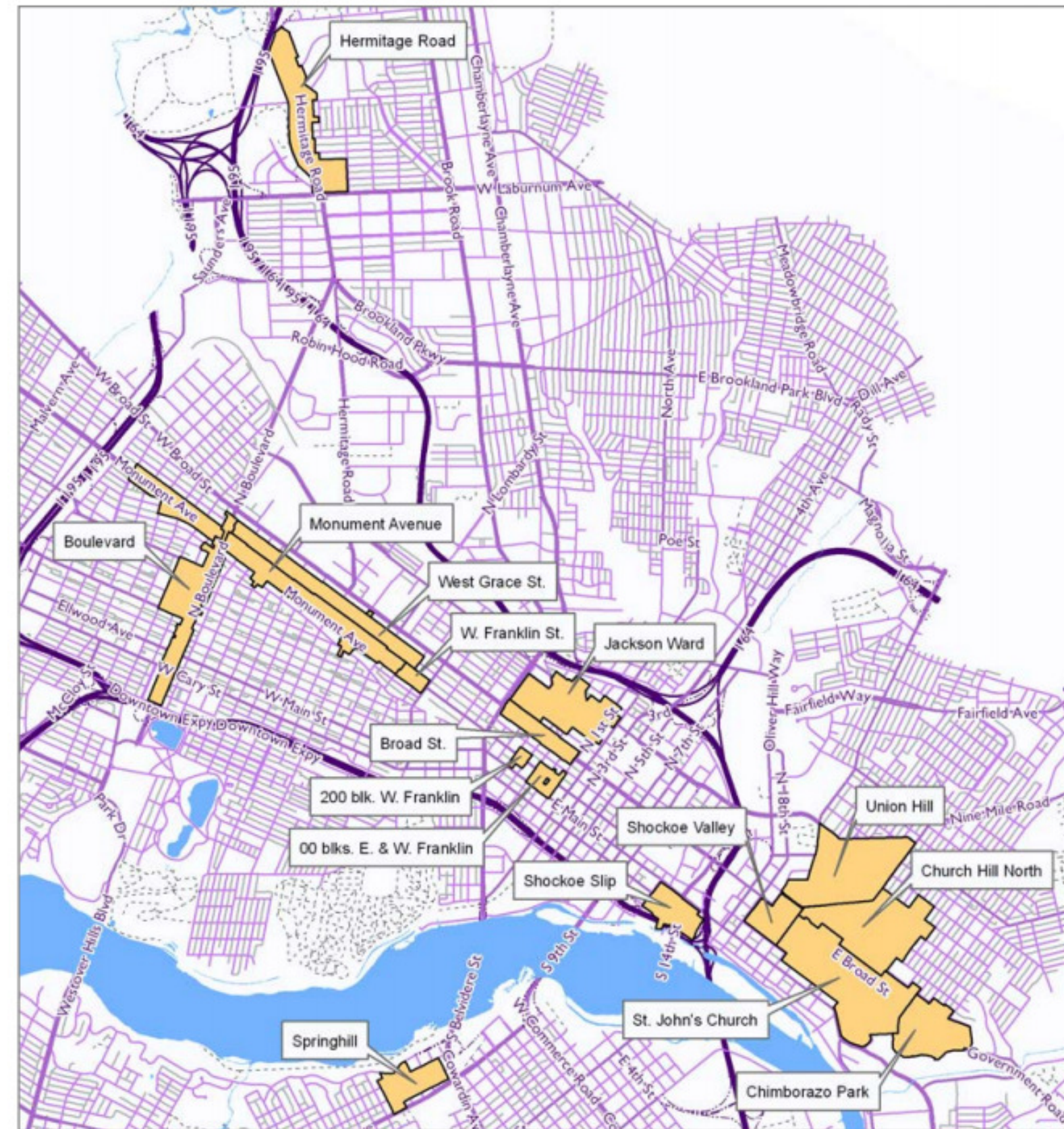
CHEMICAL OR PHYSICAL TREATMENTS, SUCH AS SANDBLASTING, THAT CAUSES DAMAGE TO HISTORIC MATERIALS SHALL NOT BE USED. THE SURFACE CLEANING OF STRUCTURES, IF APPROPRIATE, SHALL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE.

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

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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

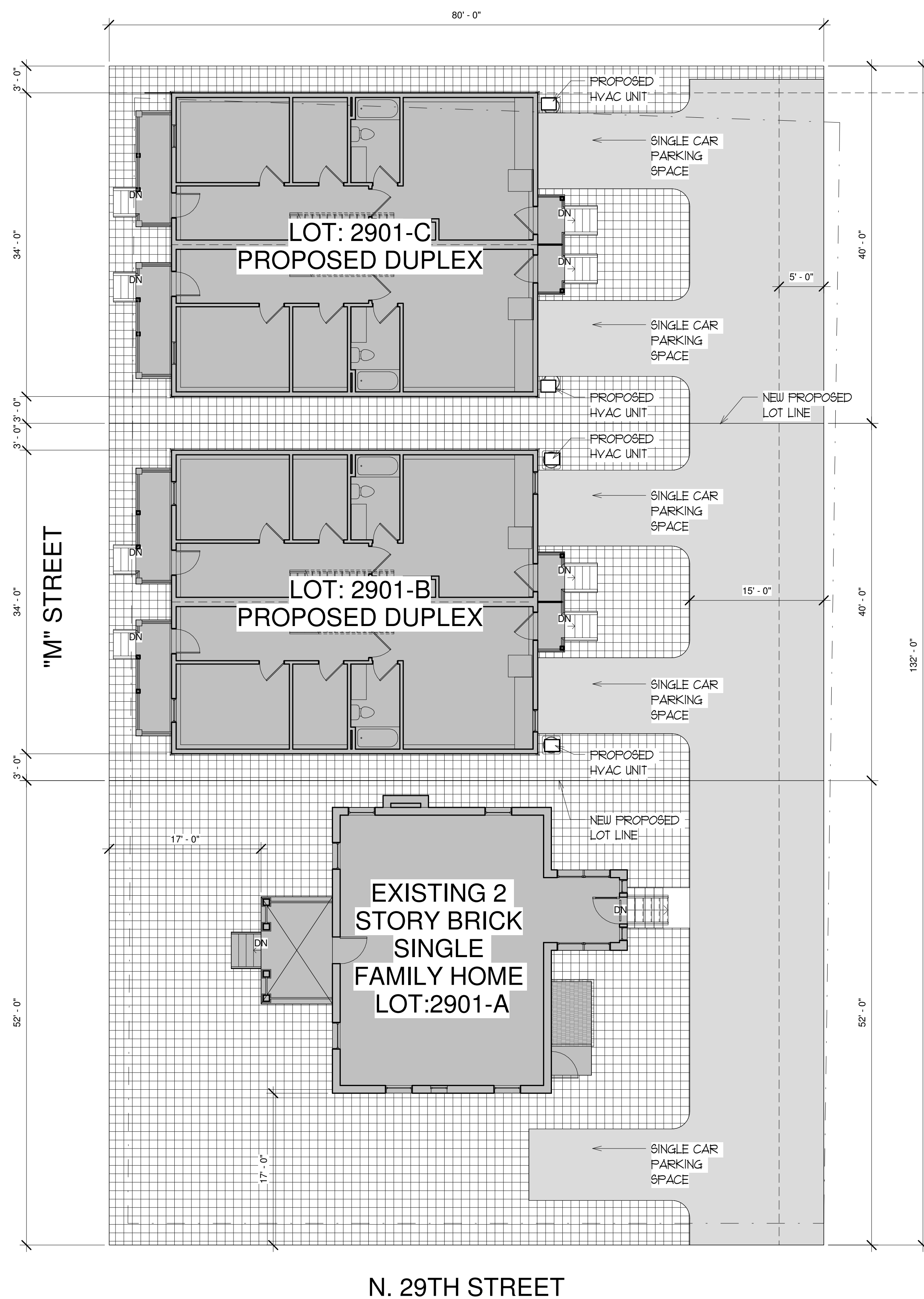
OWNER:
CANTRELL HARRIS
2901 M STREET RICHMOND,
VA 23223

DRAWING NAME:
PROJECT REFERENCE

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

Date: 11 MAR 2019

A100



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 EXISTING	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

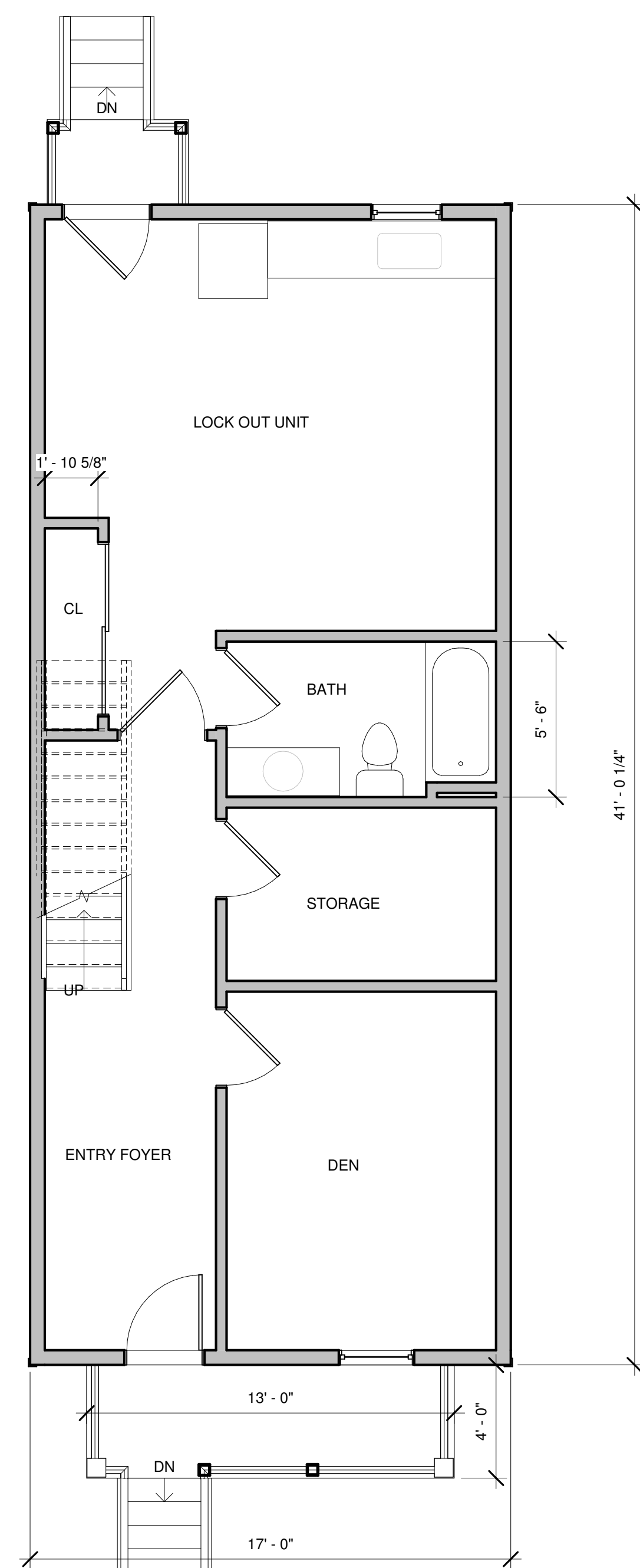
OWNER:
CANTRELL HARRIS
2901 M STREET RICHMOND,
VA 23223

DRAWING NAME:
SITE PLAN

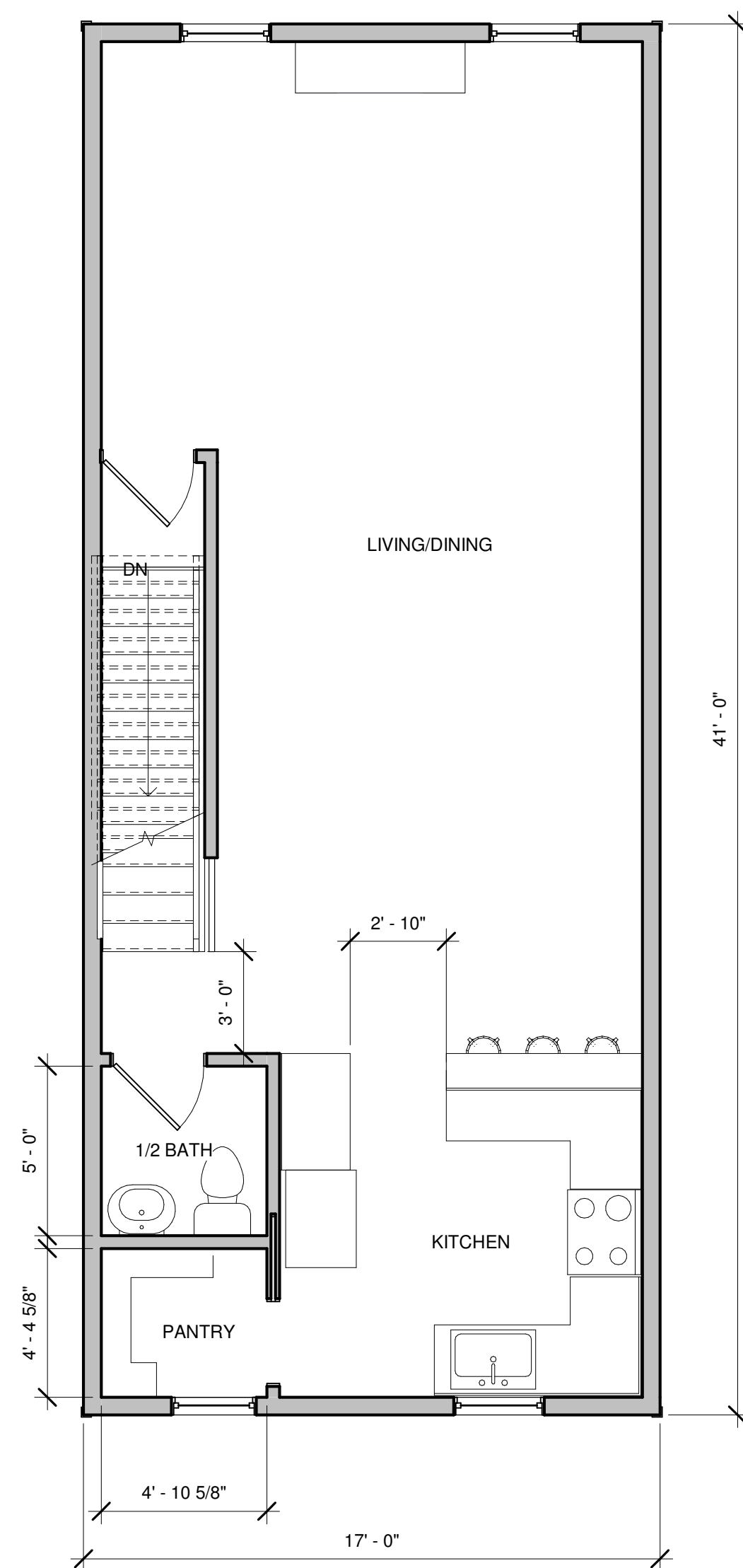
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DRAWN BY: DB
CHECKED BY: PMZ/DB
PROJECT NUM: N/A

Date: 11 MAR 2019

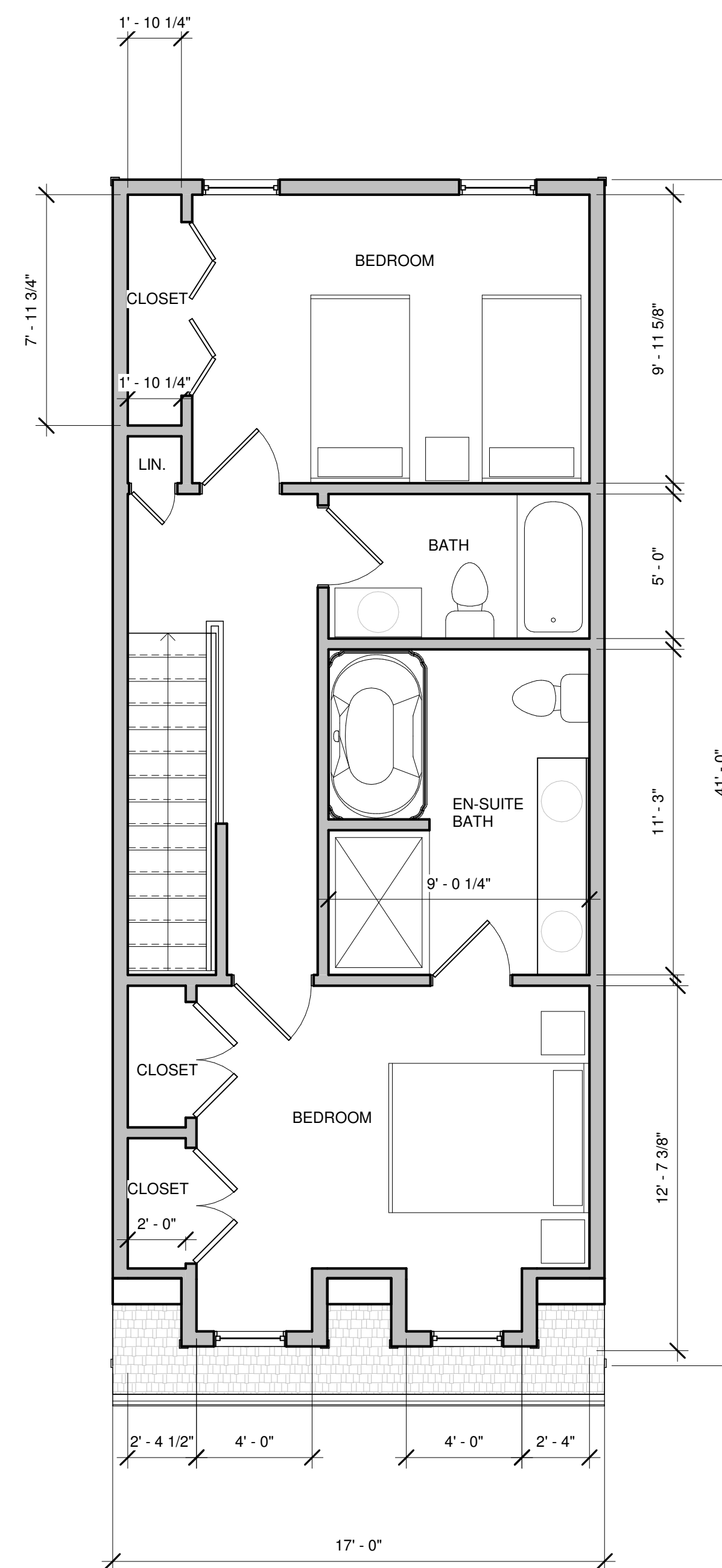
1 SITE PLAN
SCALE: 1/8" = 1'-0"



① FIRST FLOOR
1/4" = 1'-0"



② SECOND FLOOR
1/4" = 1'-0"



③ THIRD FLOOR
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

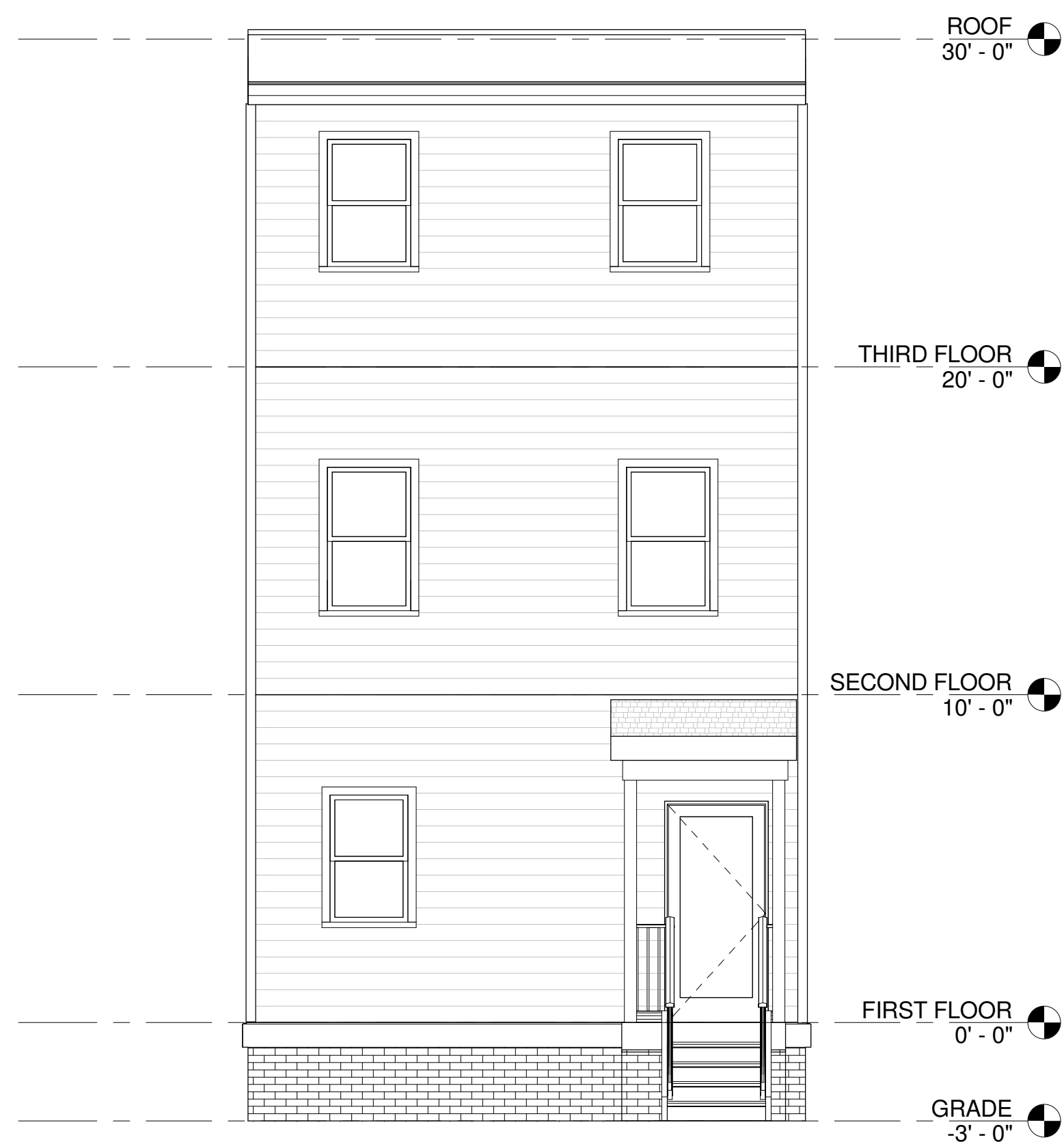
DRAWING NAME:
PLAN

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUM: Project Number

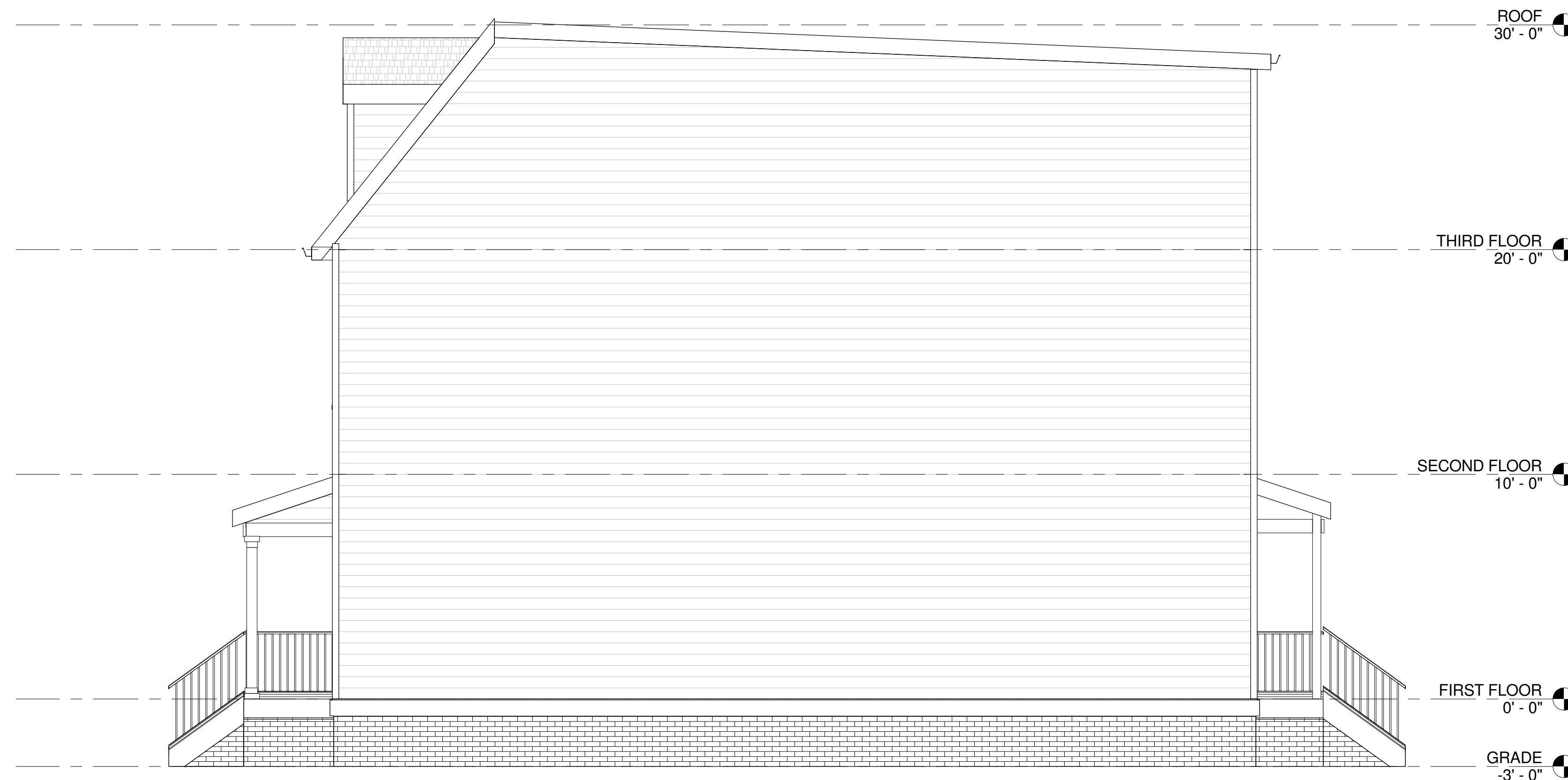
Date: 11 MAR 2019



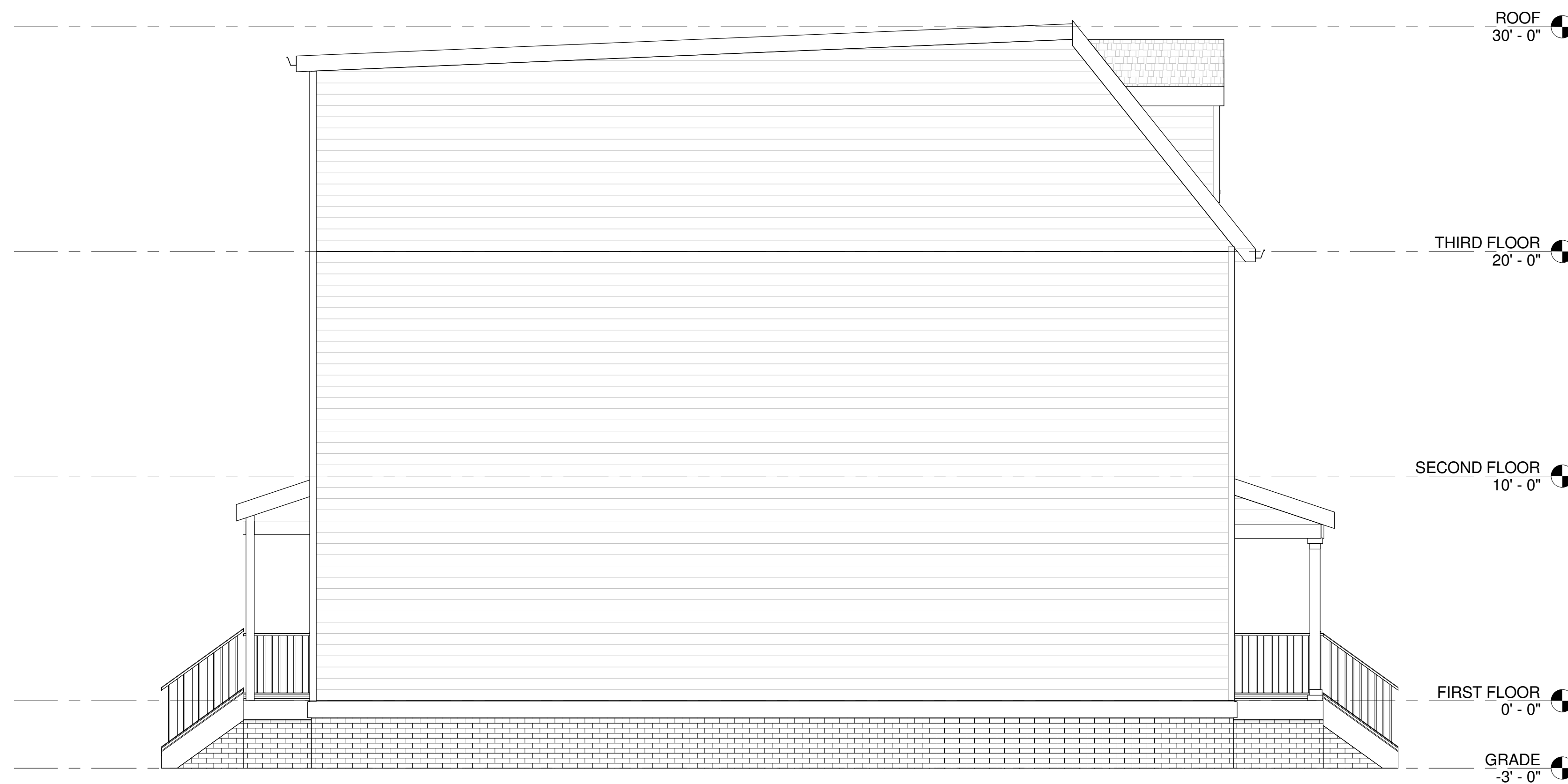
① FRONT
1/4" = 1'-0"



③ REAR
1/4" = 1'-0"



② RIGHT
1/4" = 1'-0"



④ LEFT
1/4" = 1'-0"

REVISIONS:

#	DATE	DESCRIPTION
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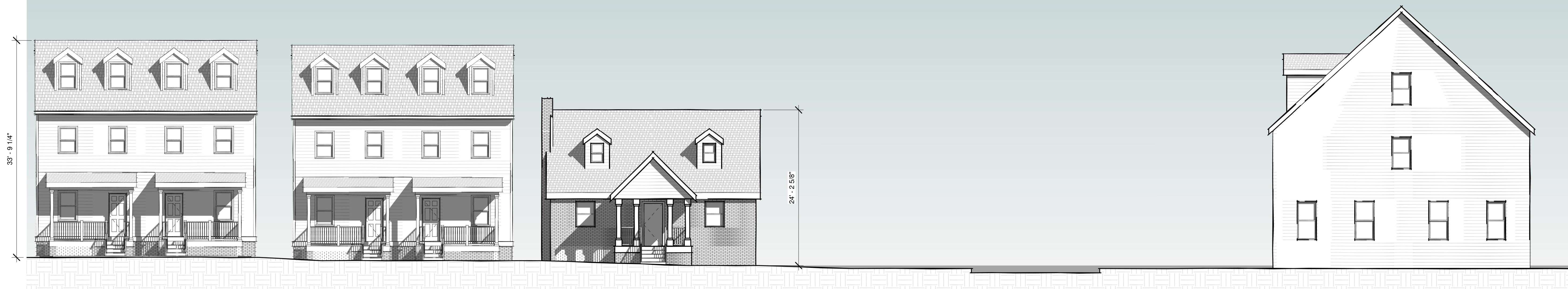
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 2901 M STREET
 RICHMOND, VA 23223

OWNER:
 CANTRELL HARRIS
 2901 M STREET RICHMOND,
 VA 23223

DRAWING NAME:
 UNIT ELEVATIONS

DESIGNED BY: Designer
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT NUM: Project Number

Date: 11 MAR 2019



1 North Elevation
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:
SITE ELEVATIONS

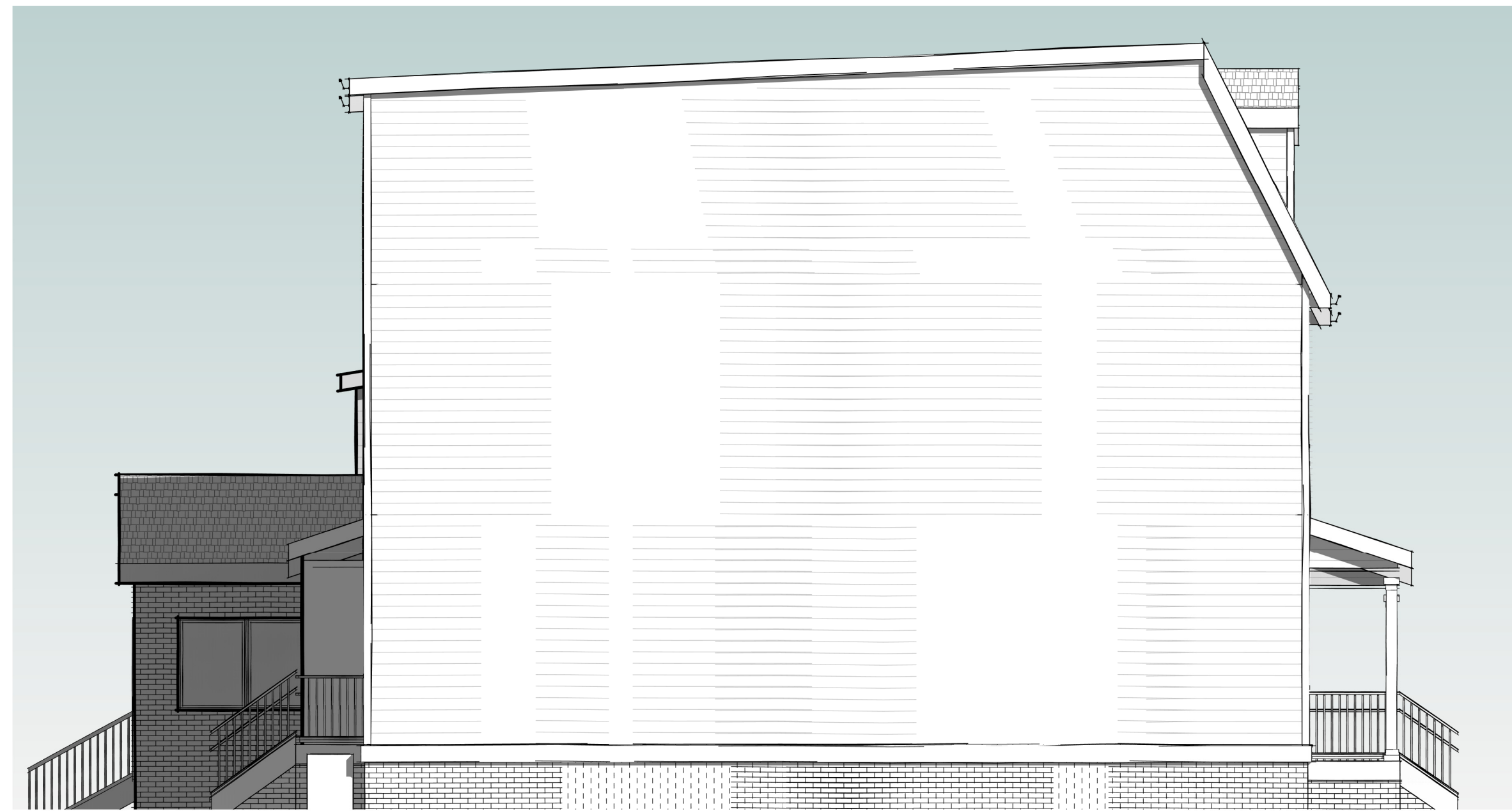
DESIGNED BY: PMZ
DRAWN BY: DB
CHECKED BY: PMZ/DB
PROJECT NUM: N/A

Date: 11 MAR 2019



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

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



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: N/A

Date: 11 MAR 2019



2 3D View, VERSION 1
SCALE:

REVISIONS:

#	DATE	DESCRIPTION
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2901 M STREET
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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: N/A

Date: 11 MAR 2019