



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 2311 Carrington St.  
 Historic district Union Hill

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

**APPLICANT INFORMATION**

Name Amanda Selbert  
 Company Nest Builders Development Co.  
 Mailing Address 2317 Carrington St.  
Richmond, VA 23223

Phone 804-678-9142  
 Email Amanda.B.Selbert@gmail.com  
 Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify): \_\_\_\_\_

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

Name \_\_\_\_\_ Company \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ 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

**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.

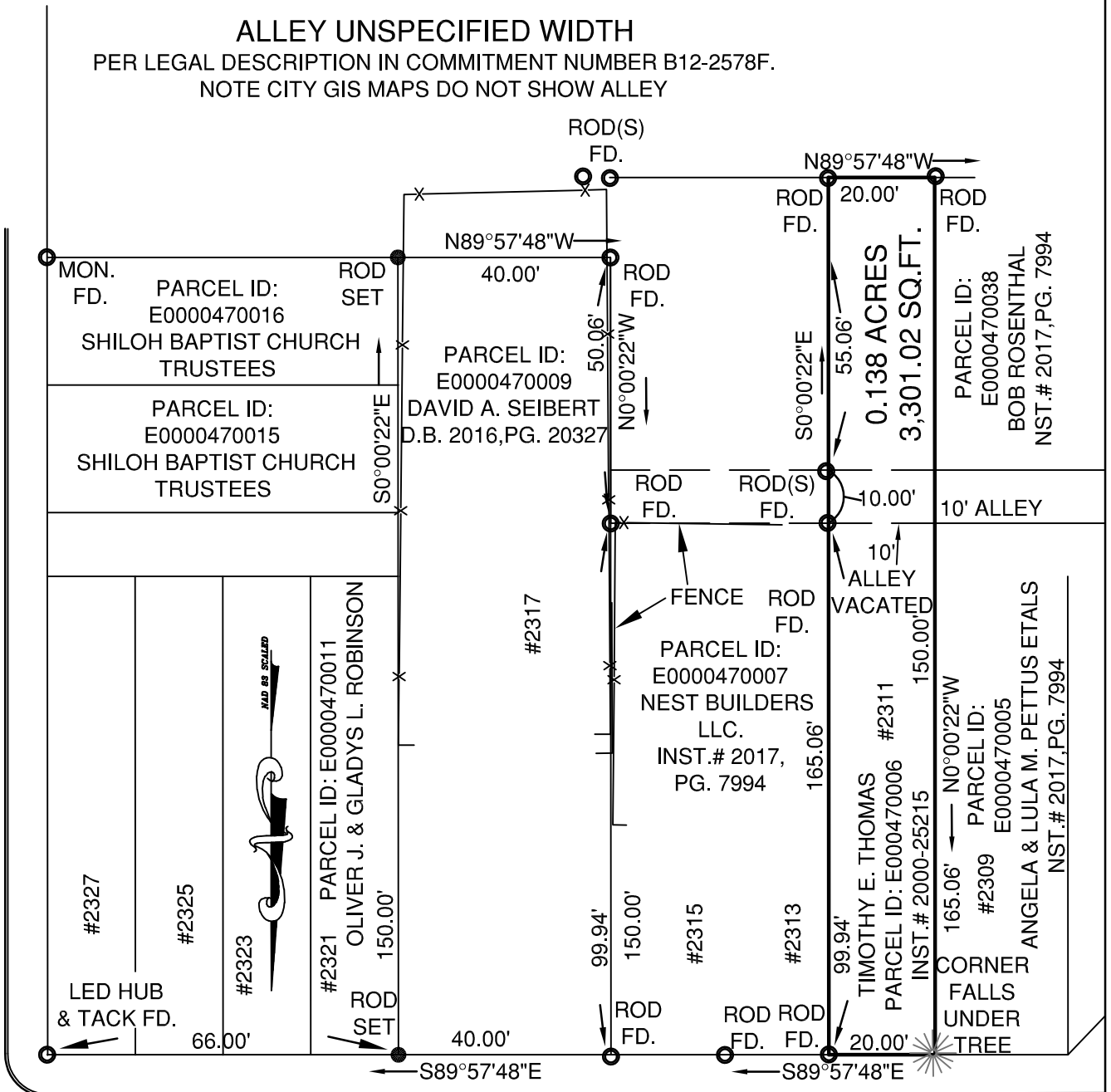
**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner [Signature] Date 4/8/19

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #51012900041D, EFFECTIVE DATE: APRIL 2, 2009

THIS SURVEY WAS MADE FOR THE PURPOSE OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL ASSESSMENT MIGHT IDENTIFY.

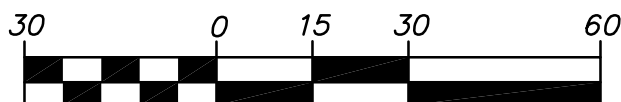
THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



THIS IS TO CERTIFY THAT I MADE AN ACCURATE FIELD SURVEY ON JULY 30, 2018. ALL VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.

*Charles C. Townes, II*  
 COMMONWEALTH OF VIRGINIA  
 CHARLES C. TOWNES, II  
 Lic. No. 2803  
 8/21/18  
 LAND SURVEYOR

**GRAPHIC SCALE**



1 inch = 30 feet

CARRINGTON STREET  
 VARIABLE WIDTH R/W

PLAT  
 SHOWING  
 PHYSICAL IMPROVEMENTS OF  
 #2311 CARRINGTON STREET  
 FOR  
 NEST BUILDERS AND  
 DEVELOPERS, LLC  
 CITY OF RICHMOND, VIRGINIA

DATE: AUGUST 21, 2018 SCALE: 1"= 30'



**townes**

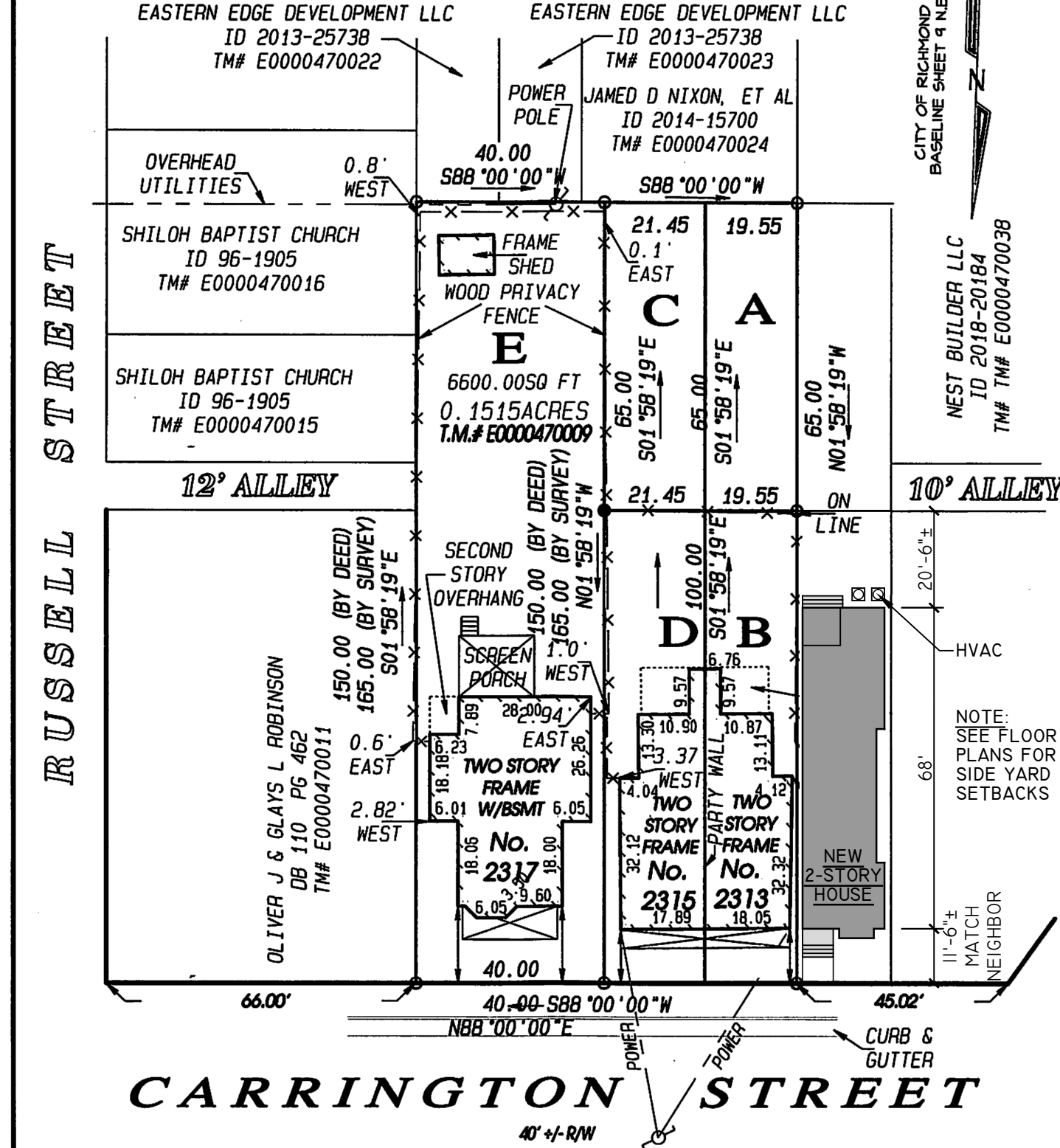
consulting engineers, planners, and land surveyors

2463 boulevard  
 colonial heights, va 23834  
 telephone: 804.520.9015  
 facsimile: 804.520.9016  
 email: cctownes@townespc.com

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
 CURRENT OWNER: PARCEL E: DAVID A SEIBERT ID 2016-20327 ○ = ROD FOUND  
 PARCEL A & B: NEST BUILDERS LLC ID 2017-5580 ● = ROD SET  
 PARCEL C & D: NEST BUILDERS LLC ID 2017-7994

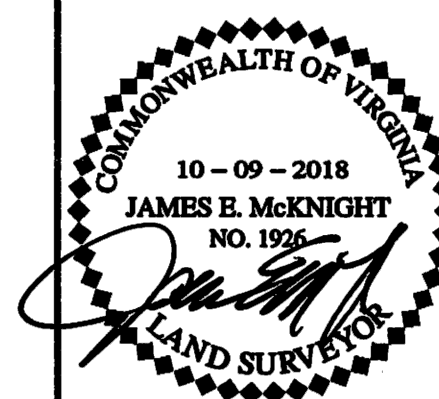
PARCEL E HAS UNDERGROUND UTILITIES

PARCEL A: PART OF TM# E0000470007 1270.75 SqFt; 0.0292 Acres TO BE CONVEYED TO PARCEL E  
 PARCEL B: PART OF TM# E0000470007 1955.00 SqFt; 0.0741 Acres  
 PARCEL C: PART OF TM# E0000470039 3349.25 SqFt; 0.0741 Acres TO BE CONVEYED TO PARCEL E  
 PARCEL D: PART OF TM# E0000470039 5494.25 SqFt; 0.1261 Acres



**CARRINGTON STREET**

PLAT SHOWING IMPROVEMENTS ON 5 PARCELS  
 SITUATED ON THE SOUTH LINE OF CARRINGTON STREET,  
 BETWEEN RUSSELL STREET AND PINK STREET,  
 IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON OCTOBER 09, 2018, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS. SCALE: 1" = 30'

**McKNIGHT & ASSOCIATES, P.C.**  
 LAND SURVEYORS PLANNERS  
 201 TWIN RIDGE LANE  
 RICHMOND, VIRGINIA 23235  
 TELEPHONE (804) 320-2646  
 JOB NUMBER: 90045317

PROJECT CONTACTS:  
 DEVELOPER:  
 NEST BUILDERS  
 CONTACT- AMANDA SEIBERT  
 804-698-9142  
 ARCHITECT:  
 CHRIS WOLF ARCHITECTURE, PLLC  
 CONTACT- CHRISTOPHER WOLF  
 804-514-7644

NEW THREE-STORY SINGLE-FAMILY RESIDENCE  
 IN THE HISTORIC UNION HILL NEIGHBORHOOD

# 2311 CARRINGTON HOUSE

2311 CARRINGTON STREET  
 RICHMOND, VIRGINIA 23223

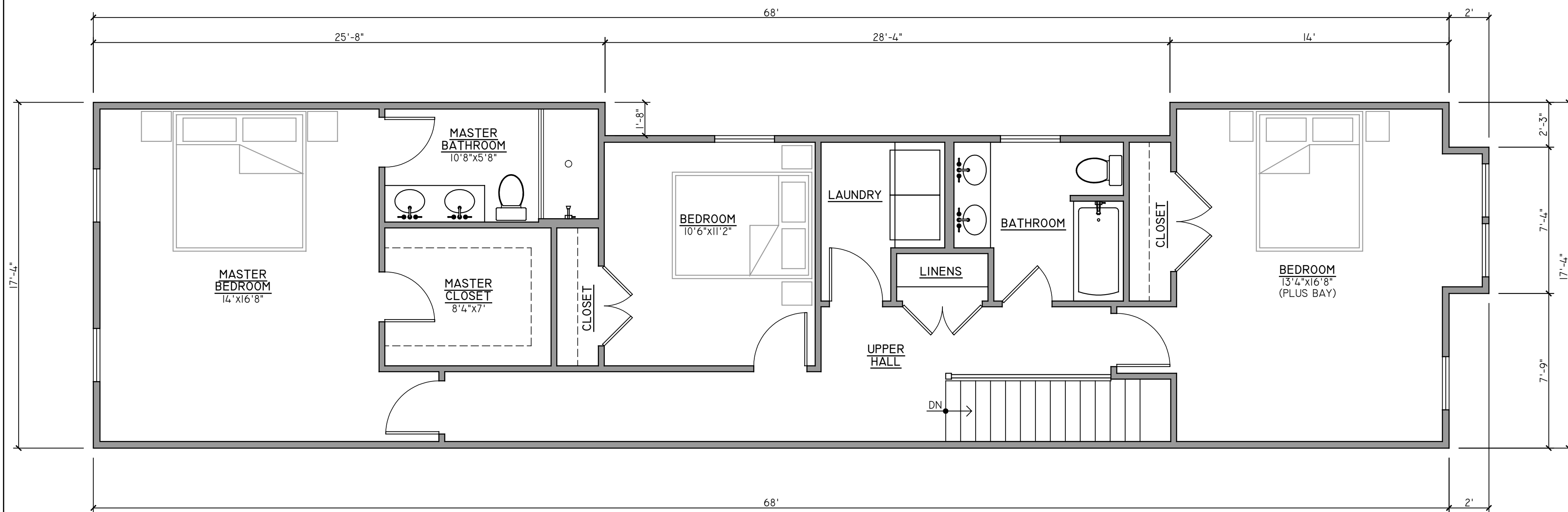


SET/REVISION:  
 C.A.R. REVISION 01  
 DATE/MARK:  
 04.05.2019

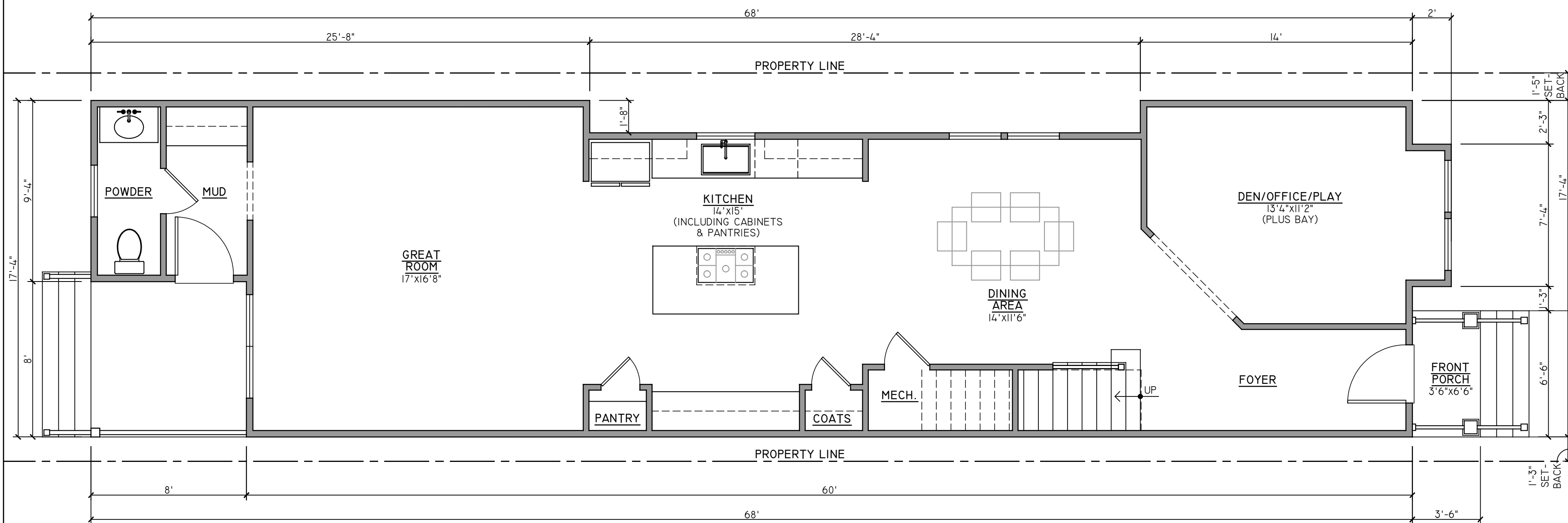
ARCHITECTURAL  
 SITE PLAN  

# CI.I

PROPOSED CONSTRUCTION  
 OVERLAID ON PLAT BY  
 OTHERS- PROFESSIONAL  
 STAMP DOES NOT APPLY



02 | SECOND FLOOR PLAN  
1/4" = 1'



01 | FIRST FLOOR PLAN  
1/4" = 1'

**PROJECT CONTACTS:**  
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 804-698-9142  
 ARCHITECT:  
 CHRIS WOLF ARCHITECTURE, PLLC  
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**NEW THREE-STORY SINGLE-FAMILY RESIDENCE  
 IN THE HISTORIC UNION HILL NEIGHBORHOOD**  
**2311 CARRINGTON HOUSE**  
 2311 CARRINGTON STREET  
 RICHMOND, VIRGINIA 23223

**NOT FOR  
 CONSTRUCTION**

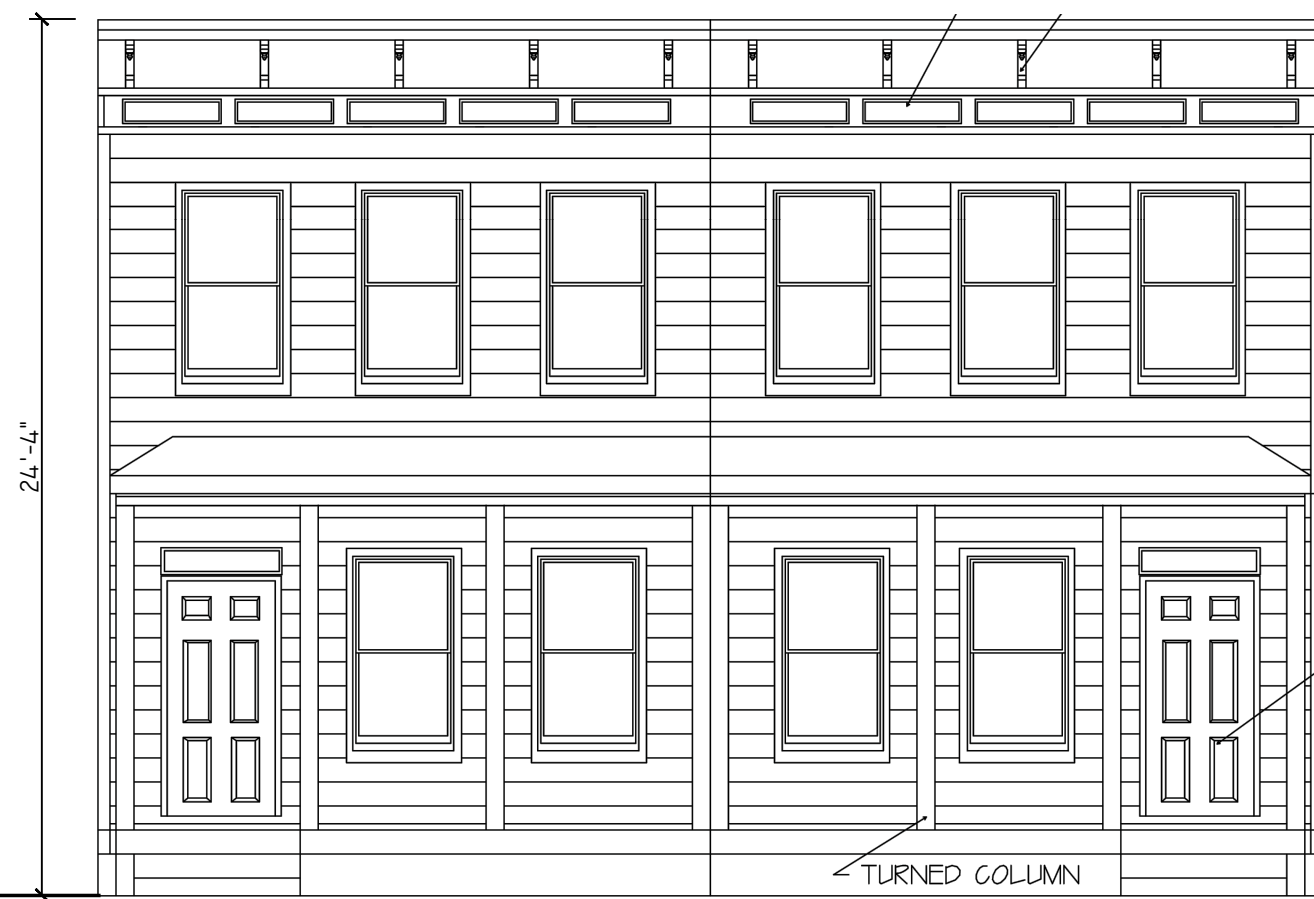
SET/REVISION:  
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FLOOR PLANS  
**AI.1**



10'-8"  
32'-5"  
21'-9"

2317



24'-4"

TURNED COLUMN

2315

2313



5'-4"  
22'-7"  
27'-11"

2311

01 | CARRINGTON ST. CONTEXT ELEVATION  
3/16" = 1'

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NOT FOR  
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SET/REVISION:  
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04.05.2019

CONTEXT ELEVATION  
**A2.0**

**EXTERIOR FINISH SCHEDULE**

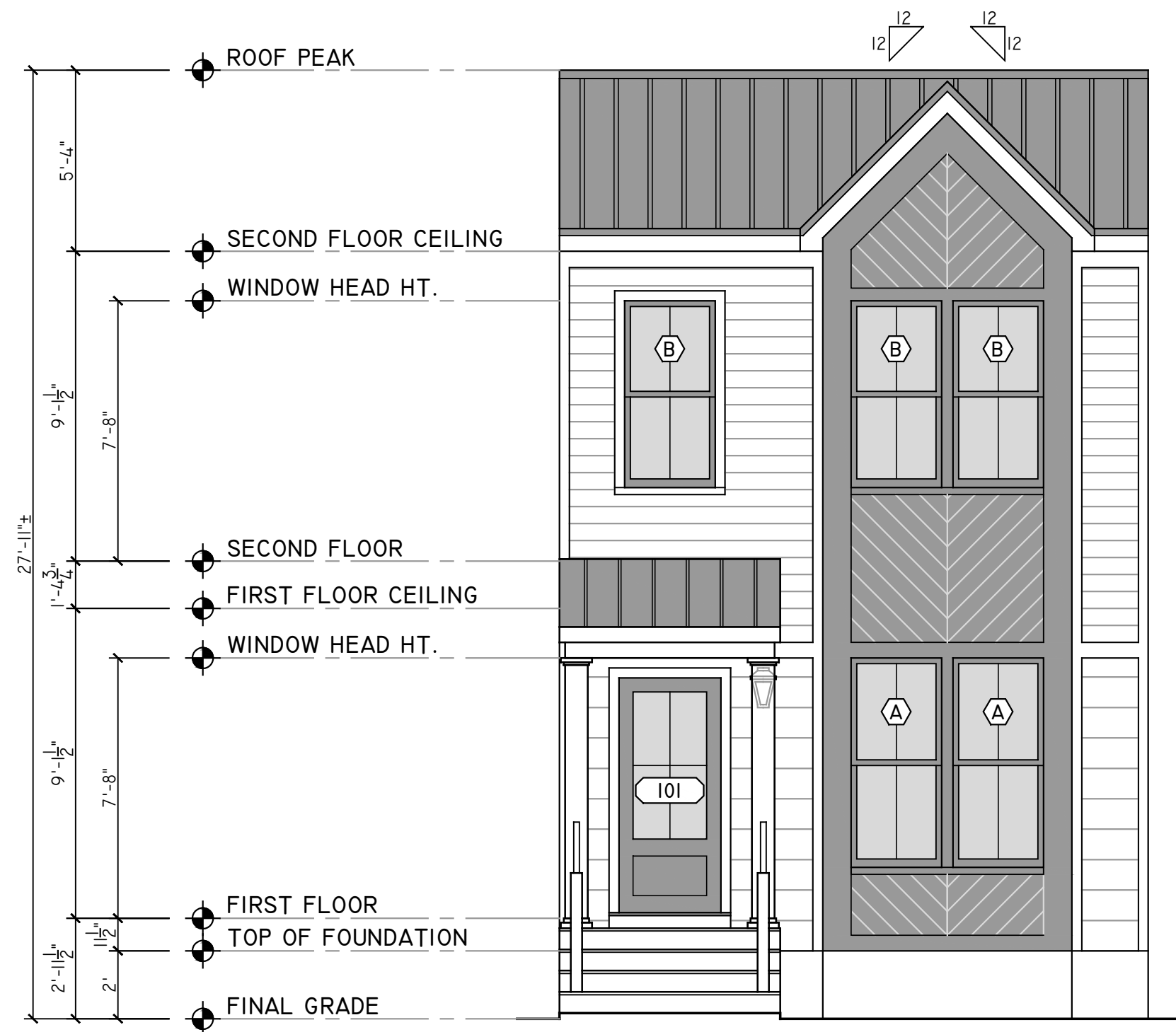
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	WHITE
02	HARDIEPLANK LAP SIDING	ARCTIC WHITE
03	NICHIHA 12" LAP SIDING SIDING (LOWER FRONT)	ARCTIC WHITE
04	HARDIE/COMP. TRIM - PRIMARY	ARCTIC WHITE
05	HARDIE/COMP. TRIM - FRONT BAY	IRON GRAY
06	HARDIE/COMP. DIAGONAL SHIP-LAP (FRONT BAY)	IRON GRAY
07	MANSARD/BAY/PORCH ROOF - STANDING SEAM METAL	FACTORY WHITE
08	MAIN ROOF - EPDM	FACTORY BLACK
09	SOLID WOOD & GLASS DOOR	PAINTED BLACK
10	FRONT WINDOWS- PVC WRAPPED WOOD	PLYGEM 200, BLACK
11	SIDE & REAR WINDOWS- PVC WRAPPED WOOD	PLYGEM 200, WHITE
12	FRONT PORCH WOOD FRAMING WITH COMPOSITE T&G DECKING	FRAME WRAP PAINTED WHITE DECKING PAINTED LIGHT GRAY
13	FRONT PORCH 8" SQUARE ARCHITECTURAL COLUMNS (2)	FRAME WRAP PAINTED WHITE
14	REAR PORCH WOOD FRAMING WITH P.T. DECKING	FRAME WRAP PAINTED WHITE
15	FRONT & BACK PORCH RAILINGS - 'RICHMOND' RAIL	PAINTED WHITE
16	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.

**DOOR/WINDOW SCHEDULE**

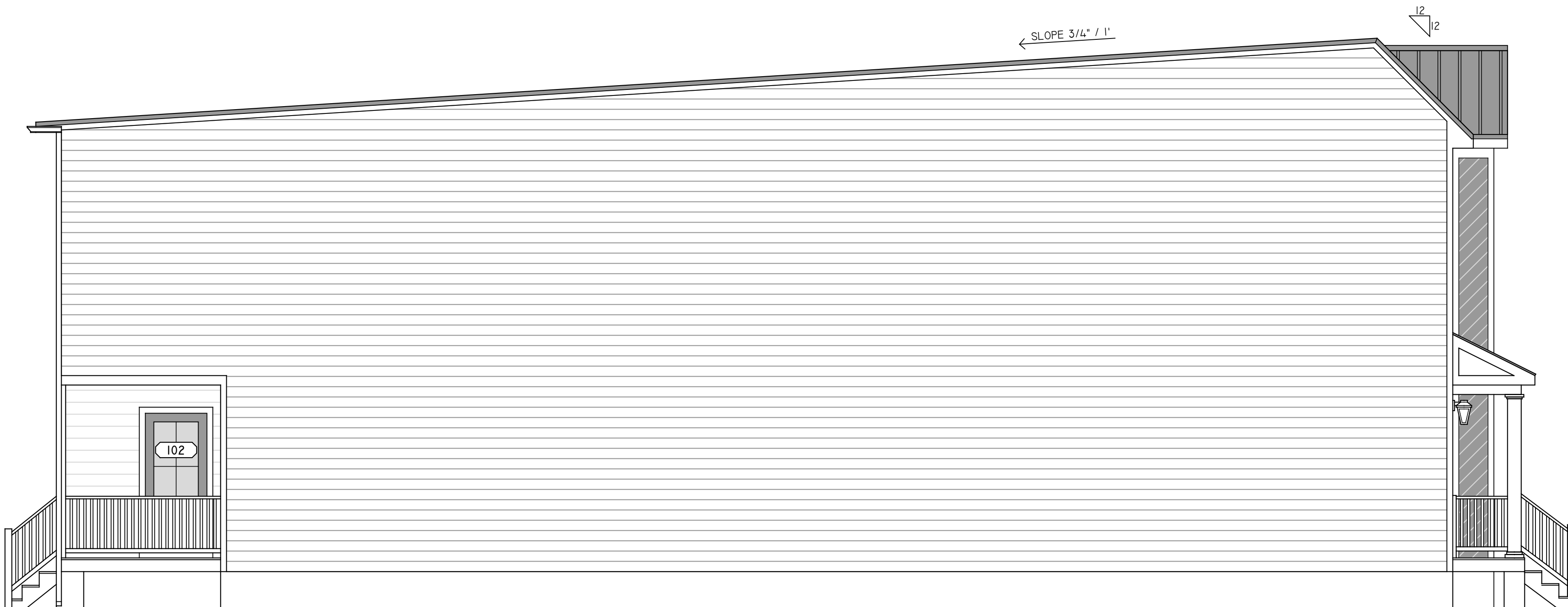
DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	-	3'x7'	3/4 GLASS	SOLID WOOD, PAINTED BLACK
102	-	3'x6'8"	3/4 GLASS	SOLID WOOD, PAINTED BLACK
A	-	2'8"x6'2"	DOUBLE HUNG	BLACK FRONT, WHITE SIDE/REAR
B	-	2'8"x5'6"	DOUBLE HUNG	BLACK FRONT, WHITE SIDE/REAR
C	-	2'8"x4'2"	DOUBLE HUNG	WHITE
D	-	3'x5'2"	DOUBLE HUNG	WHITE
E	-	3'x4'2"	DOUBLE HUNG	WHITE

ALL WINDOWS PLYGEM 200 SERIES.  
ALL WINDOWS & DOORS MUST MEET GENERAL C.A.R. REQUIREMENTS.



01 FRONT ELEVATION

1/4" = 1'



02 LEFT SIDE ELEVATION

1/4" = 1'

**PROJECT CONTACTS:**

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**2311 CARRINGTON HOUSE**

NEW THREE-STORY SINGLE-FAMILY RESIDENCE  
IN THE HISTORIC UNION HILL NEIGHBORHOOD

2311 CARRINGTON STREET  
RICHMOND, VIRGINIA 23223



SET/REVISION:  
C.A.R. REVISION 01

DATE/MARK:  
04.05.2019

FRONT & LEFT SIDE  
EXTERIOR ELEVATIONS

**A2.1**



01 | REAR ELEVATION  
1/4" = 1'



02 | RIGHT SIDE ELEVATION  
1/4" = 1'

**PROJECT CONTACTS:**

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NOT FOR  
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REAR & RIGHT SIDE  
EXTERIOR ELEVATIONS

# A2.2

## **DETAILED DESCRIPTION OF WORK PROPOSED AT 2311 CARRINGTON STREET:**

The applicant proposes to construct a single family home on the vacant lot at 2311 Carrington Street located in the Union Hill Old Historic District.

### **SITING:**

There are only two existing structures on the block immediately east of the proposed dwelling. Front porch for the proposed dwelling to be aligned with the front porch of the existing structures and shall share the same setback from the sidewalk.



View of lot looking West showing context of neighboring properties





View of 2311 from street



**2311 Carrington view looking East**

**CARRINGTON STREET CONTEXT:**

There are only a few structures on the Union Hill side of Carrington Street. Carrington runs seven blocks between Mosby Street and 25<sup>th</sup> Street. Images of all structures are attached below. Most of these homes have been significantly altered over the years and a few of them are infill construction. The architecture for the proposed dwelling mimics several styles that you find in Union Hill. As seen on page 39 of the Richmond Old and Historic Districts Handbook and Design Review Guidelines, the Italianate is one of the predominate

styles that you find in Union Hill. The False Mansard roof at 2311 Carrington is similar to other Italianate homes found on the 3200 block of Burton St. as well as other places in Union Hill. The boxed bay also compliments many various Italianate home in the neighborhood. And similar to the homes on the same block, the porch steps come out straight from the house.



Newer infill construction, older infill construction, and the historic home on the corner have all been greatly altered.

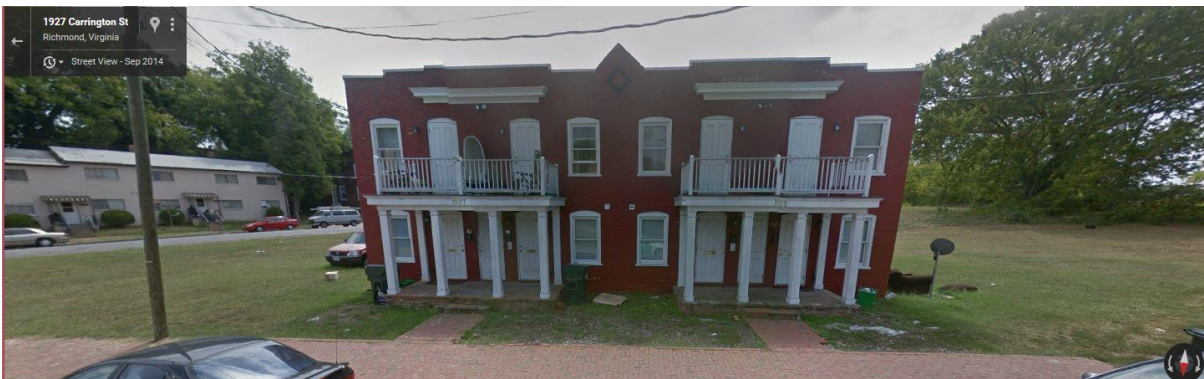


Two older homes just West of 25<sup>th</sup> Street as well as one new infill design.



Historic Duplex immediately East of proposed dwelling.

Queen Anne Style Two Doors Down



Historic Multi-Family Building between Mosby and 21<sup>st</sup> Street.

**NEIGHBORHOOD INSPIRATION:**



Front elevation M St. with boxed Bay



Front Elevation N 23<sup>rd</sup> St. with similar peak on bay



Front Elevation 24<sup>th</sup> St. with similar porch roof.





Front Elevation Barton St. with similar "false mansard" roof.

**SCALE:**

Per page 47 of the Richmond Old and Historic Districts Handbook and Design Review Guidelines, the proposed dwelling maintains the existing human scale of the neighborhood and should not overwhelm the surrounding structures.

**HEIGHT, PROPORTION, & MASSING:**

The proposed dwelling respects the height of the neighboring structure which is 24 feet tall as well as the structure further East which is 33 feet tall at the front peak. The proposed dwelling stands at 27' 11" ft. The roof height lowers slightly in the rear which compliments the roof style of the existing structure next door.



01 | CARRINGTON ST. CONTEXT ELEVATION  
3/10 • 1

## **MATERIALS, COLORS & DETAILS:**

### **Exterior Cladding:**

The proposed dwelling will be clad with HardiePlank fiber cement smooth lap siding with a 6" reveal on the majority of the structure and Nichiha NichiBoard smooth lap siding with a 12" reveal on the lower section of the front elevation painted white to match the hardi siding.



The color will be Artic White, which is similar to colors listed in the CAR color palette.



\* US Markets: Midwest, Northeast and Mid-Atlantic:  
 \* Canada Markets: Ontario, Quebec

The following James Hardie® Siding products are available in these ColorPlus® Colors: HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding, HardieTrim® Batten Boards and Artisan® Lap Siding.

					
	Arctic White JH10-20	Navajo Beige JH30-10	Cobble Stone JH40-10	Soft Green JH60-10	Light Mist JH70-10
					
Tuscan Gold JH80-20	Sail Cloth JH20-10	Sandstone Beige JH30-20	Monterey Taupe JH40-20	Heathered Moss JH50-20	Boothbay Blue JH70-20
					
Chestnut Brown JH80-30	Woodland Cream JH10-30	Autumn Tan JH20-20	Woodstock Brown JH30-30	Mountain Sage JH50-30	Evening Blue JH70-30
					
Countrylane Red JH90-20	Harris Cream JH80-10	Khaki Brown JH20-30	Timber Bark JH40-30	Parkside Pine JH60-30	Iron Gray JH90-30

### Doors & Windows:

Windows will be Plygem 200 Series wood composite double-hung 2/2 simulated divided light. Sills and window trim will be Arctic White and exterior sashes will be painted black on front and remain white on all other sides.

PLY GEM

# 200 Series Windows

NEW CONSTRUCTION — WOOD COMPOSITE

Choose 200 series wood composite windows for the traditional beauty of a clear wood interior with the low-maintenance benefits of exterior cellular PVC frame and brickmould that can withstand the elements.

## 2 Interior Color Options



NATURAL WOOD  
(STAIN READY)

## 1 Exterior Color Options



Front Door



Rear Door



Front door to be 3/4 light MMI fiberglass door with smooth finish and 4 lite. Glass will be clear, door color to be BM Black Soot.

Rear door to be 3/4 light MMI fiberglass door with smooth finish and 4 lite. Glass will be clear, door color to be BM Black Soot.

**Trim:**

All of the window and door trim will be Hardie trim prefinished 4.5" smooth in the color Arctic White.

**James Hardie® ColorPlus® Palette** **NORTH**  
Effective: November 2012



The following James Hardie® Siding products are available in these ColorPlus® Colors: HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding, HardieTrim® Batten Boards and Artisan® Lap Siding.

\* US Markets: Midwest, Northeast and Mid Atlantic  
\* Canada Markets: Ontario, Quebec

Arctic White JH10-20	Navajo Beige JH30-10	Cobble Stone JH40-10	Soft Green JH60-10	Light Mist JH70-10	
Tuscan Gold JH80-20	Sail Cloth JH20-10	Sandstone Beige JH30-20	Monterey Taupe JH40-20	Heathered Moss JH50-20	Boothbay Blue JH70-20



**Decking:**

The front porch will be Azek tongue and groove cellular PVC in the color Slate Gray.

# AZEK PORCH

- AZEK Porch is designed for homeowners who want:
- A more traditional porch look with a narrower board profile
  - Hidden fastening installation offered with a tongue and groove system
  - A limited lifetime warranty from the leader in Capped PVC Deck
  - Five charming color options that look great with any housing exterior

01 Brownstone 02 Slate Gray 03 Morado® 04 Silver Oak® 05 Oyster®



All AZEK Porch boards are tongue & groove and measure 1" x 3 1/8"  
Brownstone and Slate Gray are available in 10', 12' and 16' lengths  
Morado, Silver Oak and Oyster are available in 12' and 16' lengths



**Foundation:**

Foundation to be parged and painted white which is a color from the CAR paint pallet.

**Roofing:**

The bump out roof as well as the mansard roof seen from the front elevation will be a standing seam black metal roof.

The main shed roof will be EPDM.

**Boxed Bay:**

We'd like to add something a little special to the boxed bay. We are proposing a wood detail in a chevron pattern below the windows as shown in the picture below. We would be painting the boxed bay a similar color as seen in the hardi picture as well as the photo below.



**Porch Railings:**

Porch railings will be Richmond Rail and painted white.

**Soffits:**

The soffits will be Hardie vented prefinished smooth in the color Arctic White.

