



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2209 VENABLE ST.
 Historic District UNION HILL

PROPOSED ACTION

- Alteration (including paint colors)
 Rehabilitation
 Demolition
 Addition
 New Construction (Conceptual Review required)
 Conceptual Review
 Final Review

OWNER

Name SAM TUTTLE
 Company STREETCAR PROPERTIES
 Mailing Address 615 N. 25th ST.
RICHMOND VA 23223
 Phone 757 903 6669
 Email sam.tuttle@gmail.com
 Signature Sam Tuttle
 Date 8.7.17

APPLICANT (if other than owner)

Name DANA MOORE
 Company STUDIO 404
 Mailing Address 404 BEECHWOOD DR.
RICHMOND VA 23229
 Phone 804 301 3149
 Email danamoore.studio404@gmail.com
 Signature Dana Moore
 Date 8.7.17

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

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.

(Space below for staff use only)

Application received:

Date/Time ECE VED
 By AUG 07 2017
3:30

Complete Yes No



Dana Moore | Architect
404 Beechwood Drive
Richmond, Virginia 23229
804.301.3149

August 7, 2017

Written Description for 2209 Venable Street Accessory Structure

The proposed Accessory Structure at 2209 Venable Street is a small one-bedroom apartment that fronts Burton Street. According to the R-63 Zoning District, an accessory dwelling unit is allowed by right with a P.O.D. which the Owner has submitted to the Zoning Department.

The 1905 Sanborn Maps of the Union Hill neighborhood show a much denser neighborhood structure than exists today. In the 2200 block of Venable and Burton Streets, 24 accessory structures existed, 11 of which fronted Burton Street, and 2 of which were 2-story. (The other structures were set back between Burton Street and the main structure on the property.) In the two blocks to the west and east of the site, the 1905 Sanborn Map shows 6 main structures and 51 accessory structures. Of these, 16 were 1½ or 2-story. In Union Hill during this time, there appear to have been 45 2-story and 22 1½ -story accessory structures. Given the historical precedent, we feel that a 1½ to 2-story accessory structure of this size is compatible with the neighborhood though few of the dwellings from this period have survived.

The form of the proposed structure is rectilinear with a simple gable roof, the slope and material of which shall match the main structure. The second floor egress window is double-hung with proportions that match the main structure. The other windows are single fixed or awning windows that match the proportion of the top sash of the double-hung window. (Included in the submittal are precedent images for square and half-size windows found in the neighborhood. Because almost all of the original accessory structures in Union Hill have not survived, the images come from structures that are within one mile of the site.) Many existing accessory structures are garages or prefab sheds that have no windows visible from the right-of-way. Due to the lack of historical images of accessory buildings and the lack of current examples, we have taken proportion cues from the main structure. The first-floor windows facing Burton Street have been grouped together and placed high in the wall to help differentiate our structure from an historic one, most of which have high single half-windows, and to help with security along this roadway. Considering the window shapes in other accessory structures and the historical density of the neighborhood, we feel that the proposed building form will be a good neighbor in Union Hill.

The specific materials proposed are shown in the elevations and match the existing main structure on

the property. We propose to match the siding of the addition and the roofing of main roof and the addition. The entry shed metal roofing will match the roofing of the 1-story rear portion of the main building. (Existing Rear Elevation drawing and photo of the main structure are included in the submittal.) The foundation is proposed to be poured concrete. The foundation for the main structure is brick, and we feel that the proposed concrete is appropriate for an accessory structure and helps differentiate it from an historic building. Due the material continuity from the main house and to the scale and siting of the building, emphasizing that it is a secondary structure on this site, we feel that this proposed structure would be a good neighbor and is compatible with the design of the main structure on the property.

Thank you for taking the time to consider this submittal. Please do not hesitate to call if there are any further questions.

Sincerely,

Dana G. Moore, R.A.



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

April 25, 2017

Sam Tuttle
615 North 25th Street
Richmond, VA 23223

Re: 2209 Venable Street, Richmond
Amendment 2 Response
DHR # 2016-144

Mr. Tuttle,

Thank you for submitting the Continuation/Amendment sheet addressing the changes to the project scope for the proposed work at 2209 Venable Street in Richmond. This Amendment provides information on a change to the bathroom in the second floor, former trunk room and the proposed siding for a separate, new construction on the property. Based on the materials submitted and the revisions noted on the Amendment, the proposed work is consistent with the Secretary of the Interior's *Standards for Rehabilitation*. The project, as described in the original Part 2 application and as revised by the Amendments, is approved as submitted.

As you know, this approval is for the Part 2 application and Amendments as submitted. All new information or changes to the project scope should be sent to the Virginia Department of Historic Resources in the form of an Amendment; you can find the appropriate form through at the National Park Service's website at <http://www.nps.gov/tps/tax-incentives/application.htm>. We have forwarded a copy of Amendment #2 to the National Park Service with our recommendation. You will receive their response in a separate letter.

We look forward to reviewing Part 3 of the application upon the completion of work. In the interim, please feel free to contact me with any questions at 804-482-6084 or andrea.burke@dhr.virginia.gov.

Sincerely,

Andrea Burke
Architectural Historian
Preservation Incentives Division

cc: Ashley Neville

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

2009 Venable Street
Accessory Structure – Existing Site Images



site from the south (Burton Street)



site from southeast (left)

site from southwest (right)



2009 Venable Street
Accessory Structure – Existing Building Images



SOUTH ELEV. - PROPOSED



South Elevation – August 2017



NORTH ELEV. - PROPOSED

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



SOUTH ELEV. - PROPOSED

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

2009 Venable Street – Accessory Structure
Precedent Images for Square or Half-size Windows
(in the same block as the site)



Single & Double
Square Windows
(first floor)

Double Square Windows (closer view)

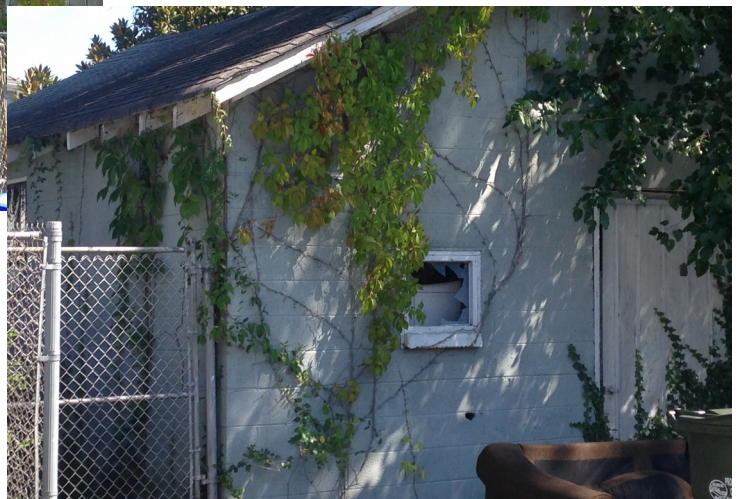


Square Window or
Half-window
facing Burton St.

2009 Venable Street – Accessory Structure
Precedent Images for Square or Half-size Windows
(within 1/2 mile radius of the site)



High Half-windows facing Alley
(left & below)



Half Windows facing Alley & along side of
Accessory Structure (above & right)

2009 Venable Street – Accessory Structure
Precedent Images for Square or Half-size Windows
(within 1/2 mile radius of the site, cont.)



Half-windows covered or barred
(below right side)

High Half-windows (above & below)



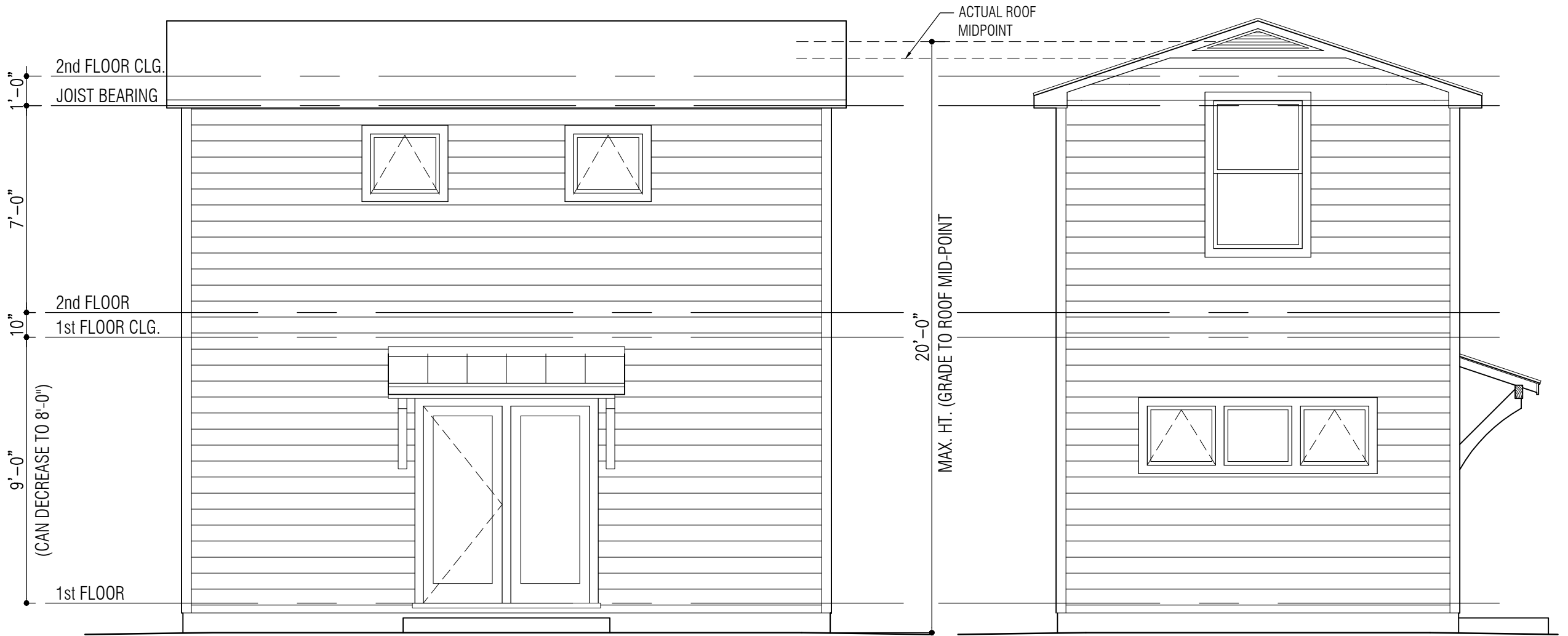
Half-window below eave in gable roof (left)

2009 Venable Street – Accessory Structure
Precedent Images for Square or Half-size Windows
(within 1 mile radius of the site)



High Square & Half-windows along Alley & Side Street





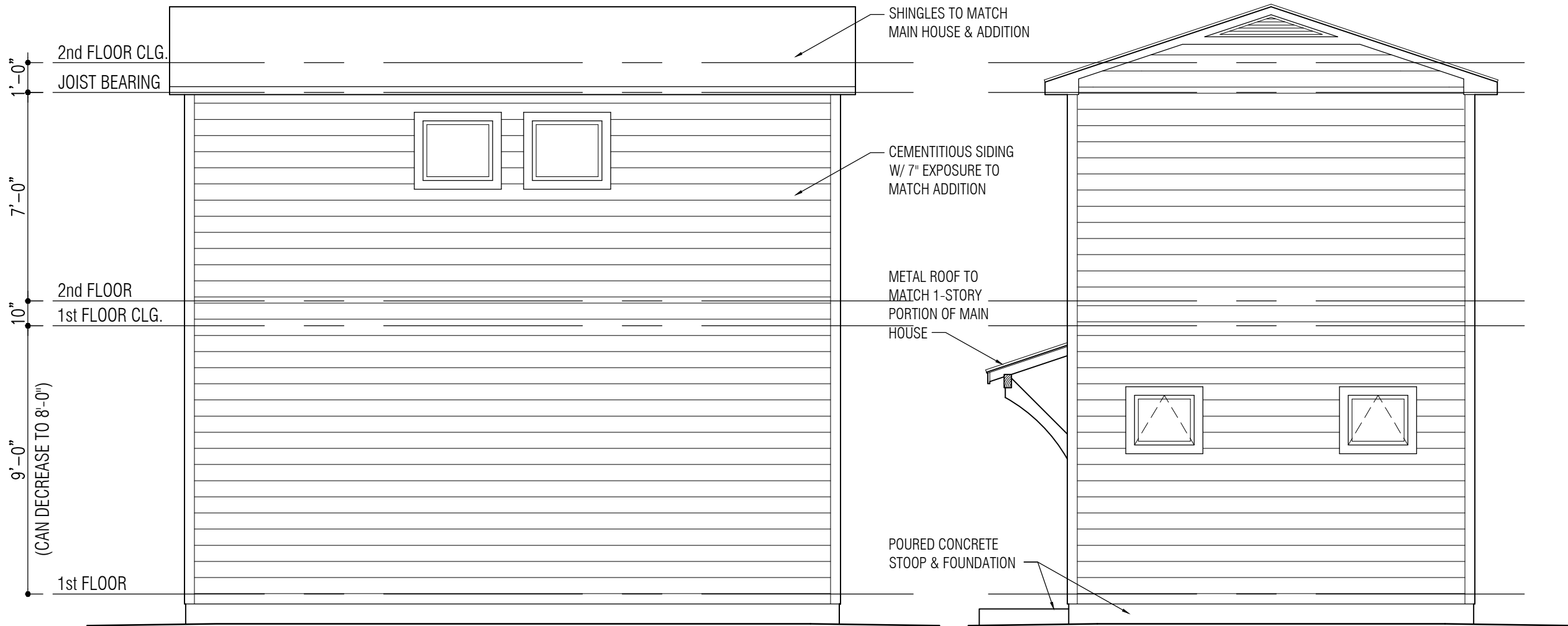
EAST ELEVATION - PROPOSED APARTMENT

ROOF PITCH TO MATCH MAIN HOUSE/ADDITION 4:12

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION - PROPOSED APT.

SCALE: 1/4" = 1'-0"

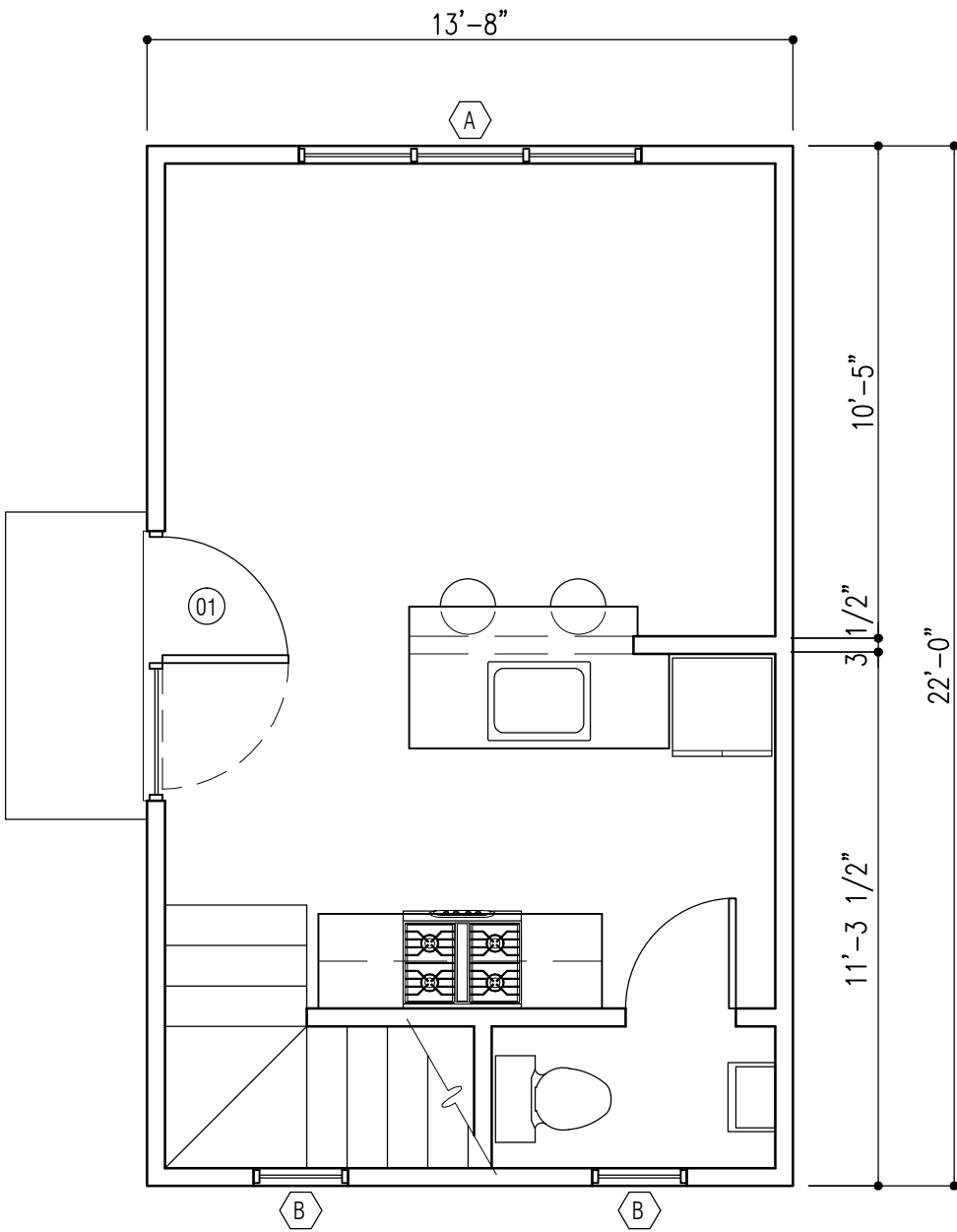


WEST ELEVATION - PROPOSED APARTMENT

ROOF PITCH TO MATCH MAIN HOUSE/ADDITION 4:12 SCALE: 1/4" = 1'-0"

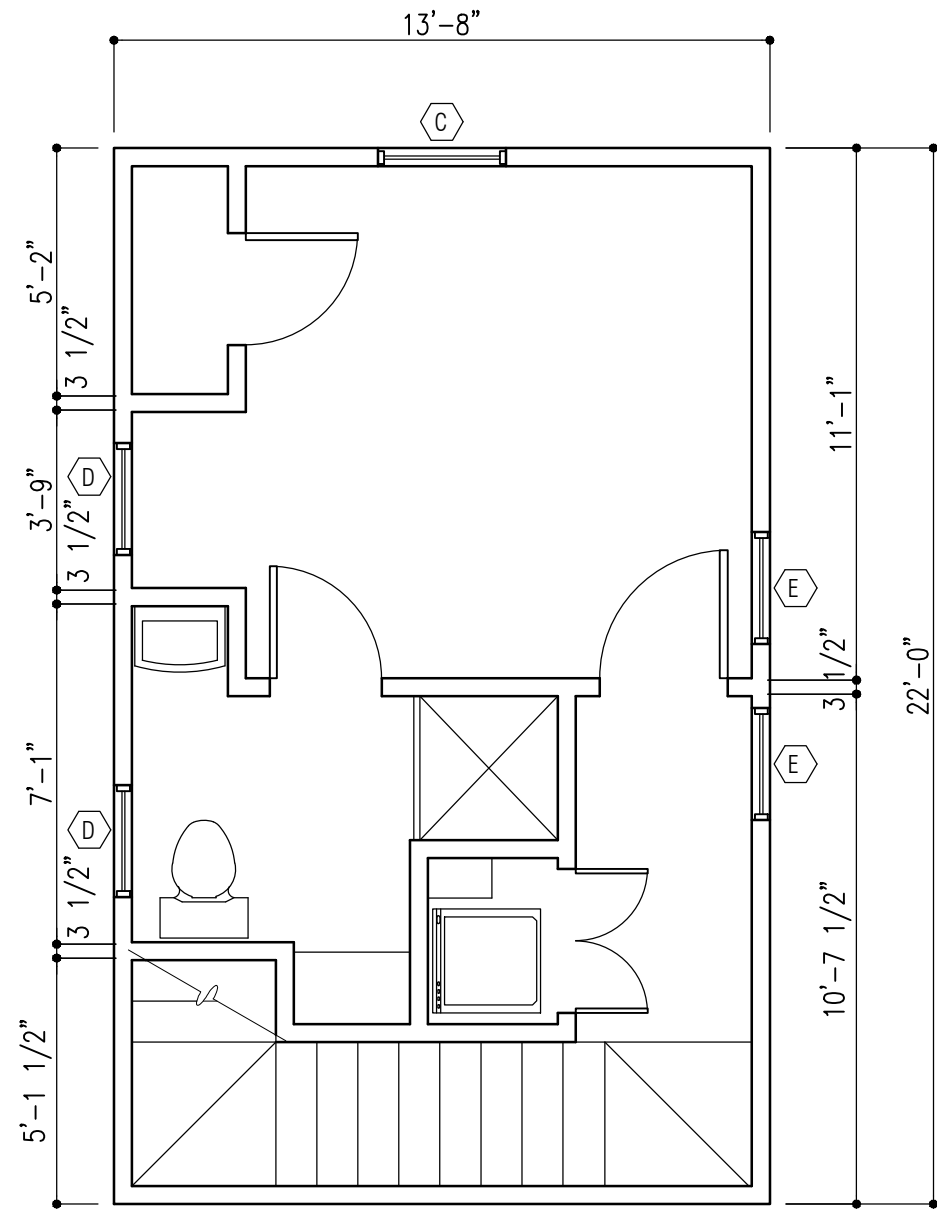
NORTH ELEVATION - PROPOSED APT.

SCALE: 1/4" = 1'-0"



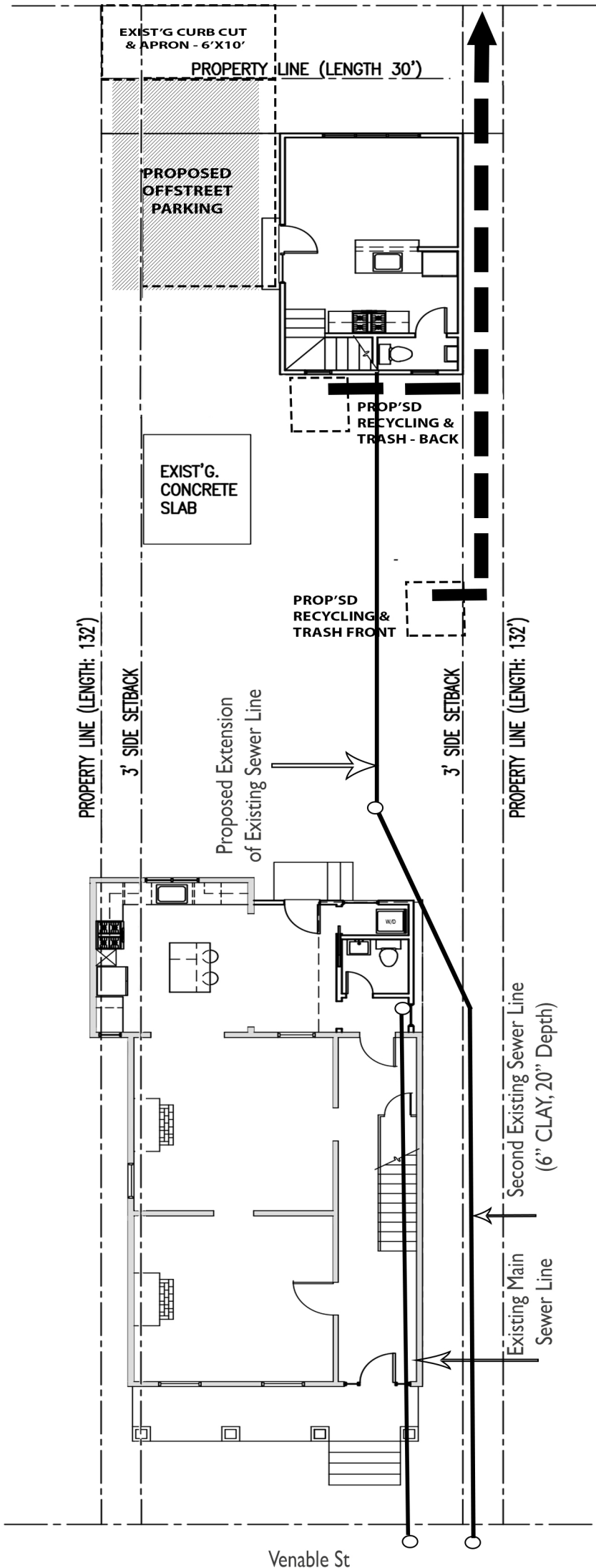
1st FLOOR PLAN
PROPOSED APARTMENT

SCALE: 1/4" = 1'-0"



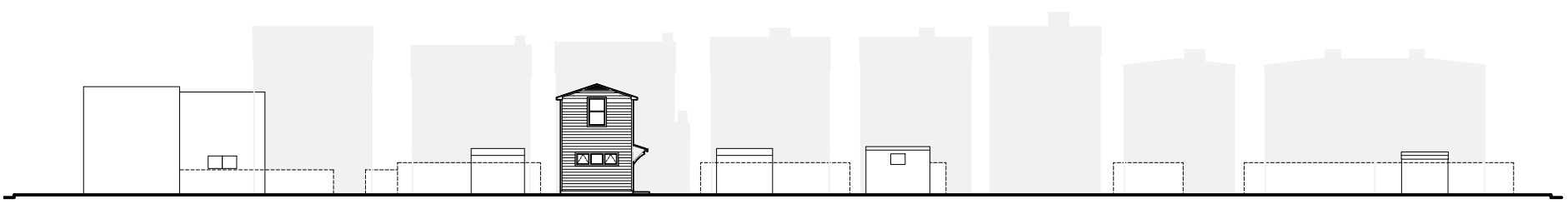
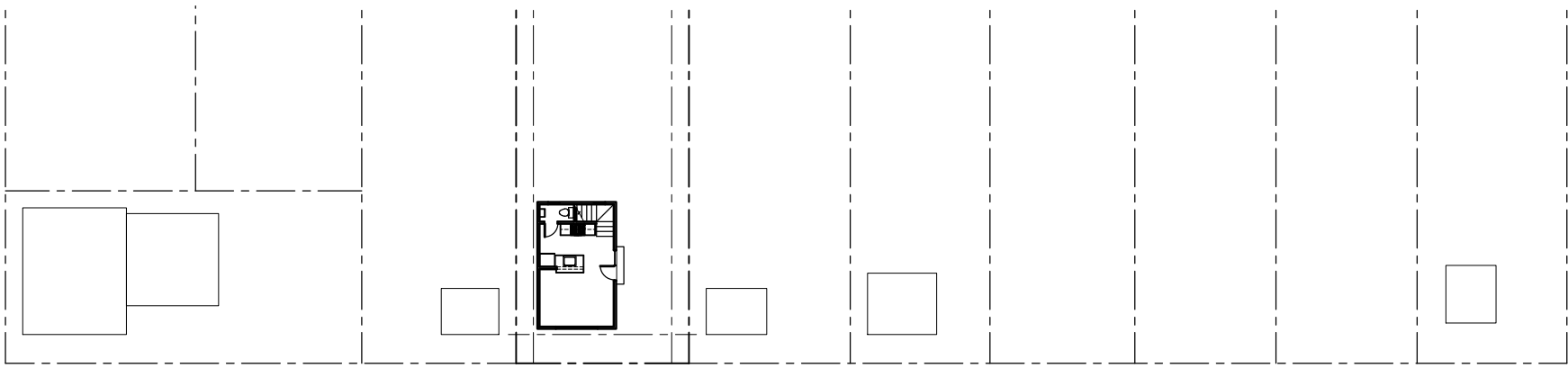
2nd FLOOR PLAN
PROPOSED APARTMENT

SCALE: 1/4" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



New Construction for 2209 Venable St. from Burton/Alley

SCALE: 1" = 30'-0"

Existing structures on Venable shown gray | Existing structures on Burton shown with solid line | Existing fences on Burton shown with dashed line

2209 VENABLE STREET ACCESSORY STRUCTURE
WINDOW SCHEDULE - CAR MTG

	TYPE	APPROX. R.O.	SILL HEIGHT	NOTES
A	AWNING/FIXED	90" W X 24" H	4'-8" AFF (ALIGN HEAD HT W/ DOOR)	FACTORY-MULLED TRIPLE WINDOW
B	AWNING	24" W X 20" H	5'-0" AFF VIF	--
C	DOUBLEHUNG	38" W X 61" H	2'-2" AFF	EGRESS WINDOW
D	AWNING	28" W X 24" H	3'-10" AFF VIF	--
E	FIXED	28" W X 24" H	3'-10" AFF VIF	--

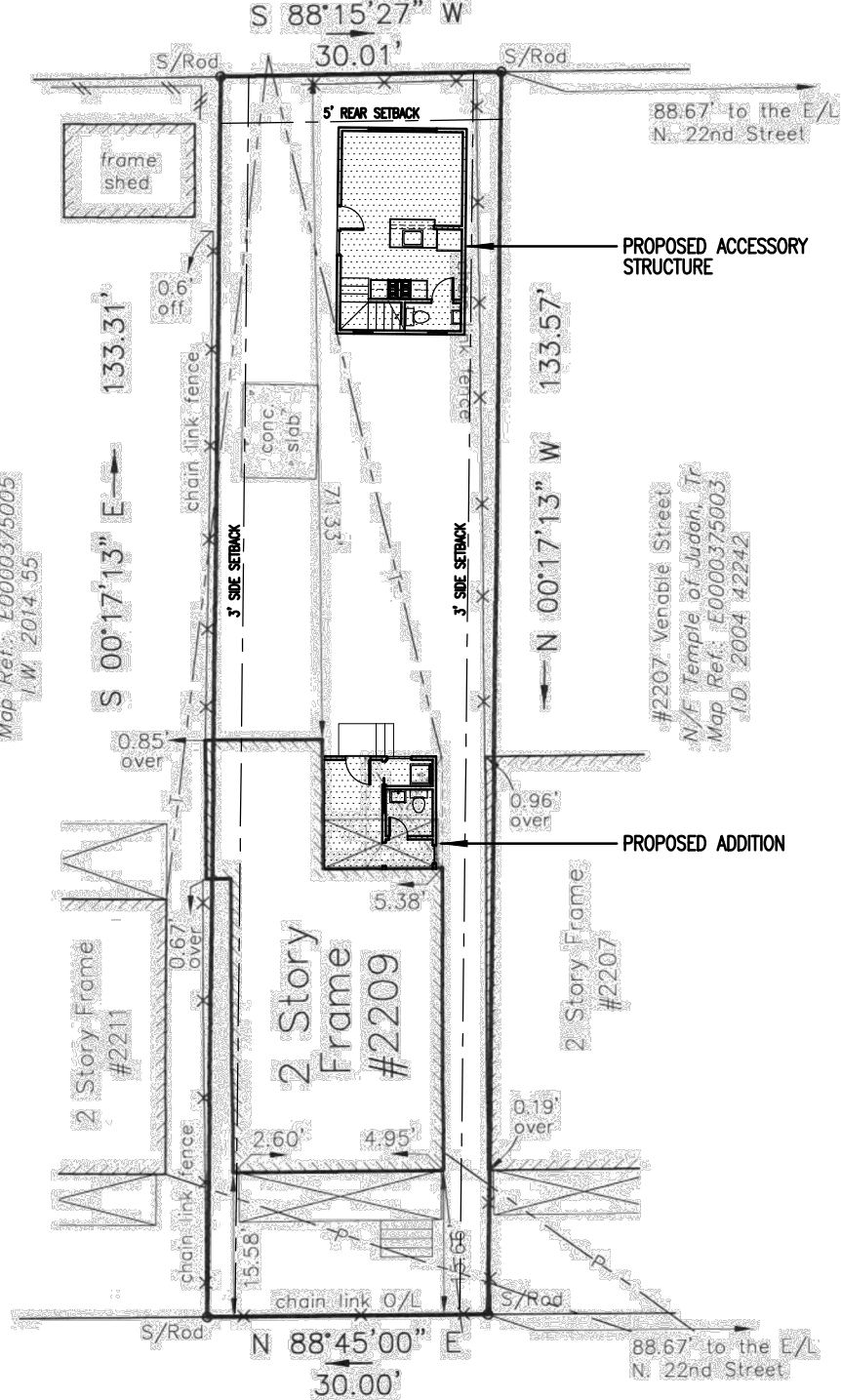
ALL WINDOWS TO BE JELD-WEN W-2500 WOOD WINDOWS

Address: #2209 Venable Street
 Current Owner: Samuel Tuttle
 Map Ref.: E0000375004
 I.D. 2016 5375

Note: Bearings protracted from City
 Baseline sheet 9 NE.

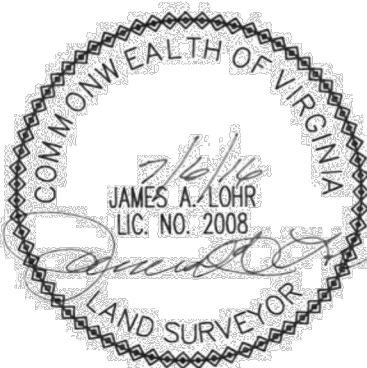


BURTON STREET



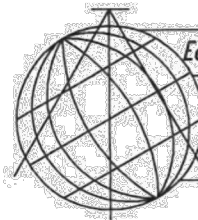
VENABLE STREET

Survey and Plat of
**The Property Known as
 #2209 Venable Street in
 the City of Richmond, VA**



This is to certify that on 07/06/16 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: 1300-16

Date: 07/07/16
 Checked: JAL