



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 Seibert

Phone 804-678-9142

Company Nest Builders Development Co.

Email Amanda.B.Seibert@gmail.com

Mailing Address 2317 Carrington St.
Richmond VA 23223

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

Date

2/28/19



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2311 Carrington St. Richmond, VA 23223

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

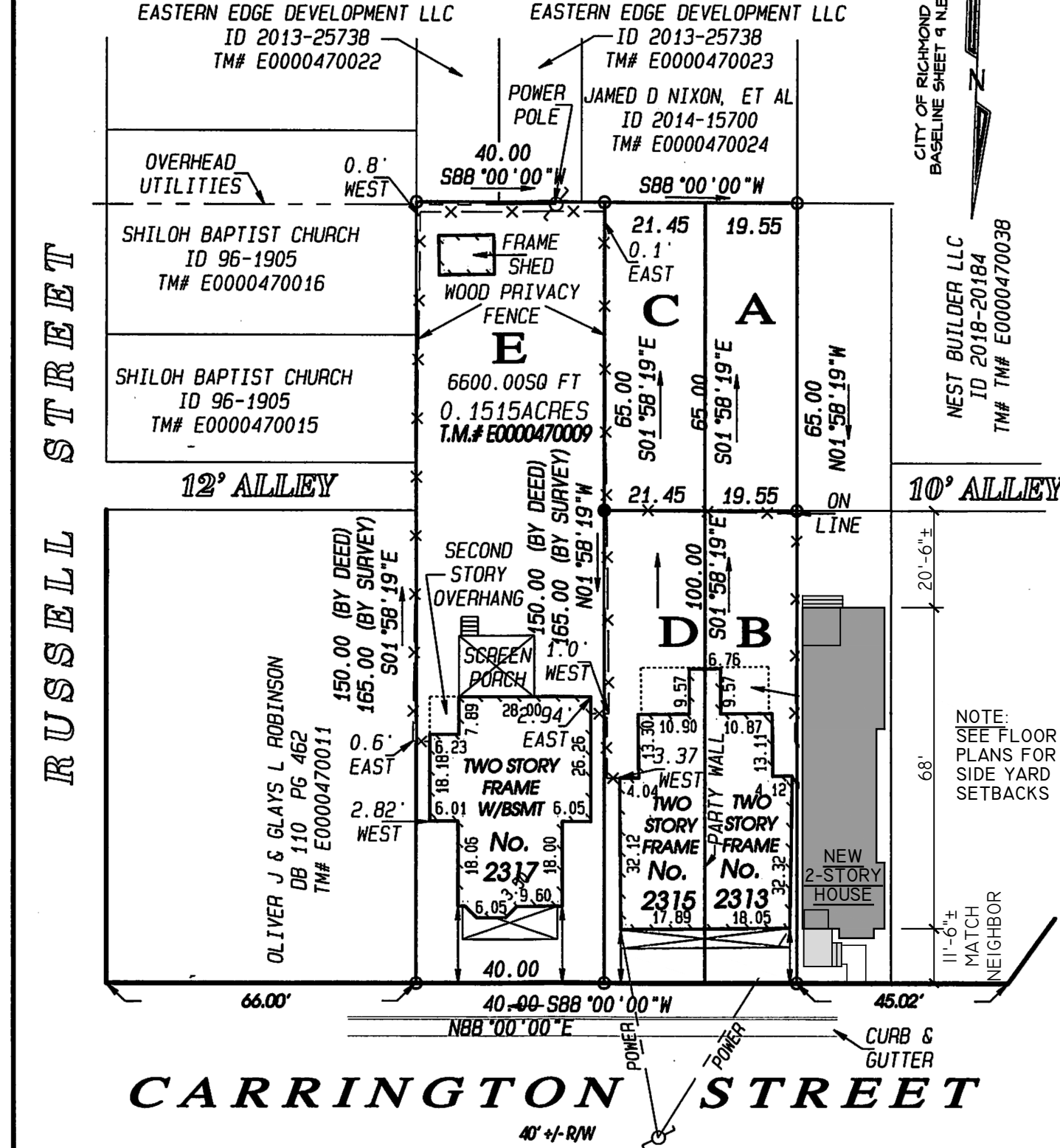
PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

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

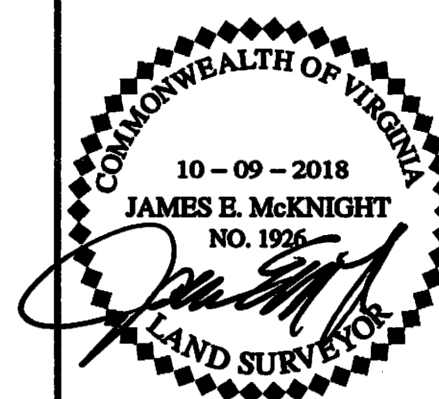
PARCEL E HAS UNDERGROUND UTILITIES

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

2311 CARRINGTON HOUSE
 NEW THREE-STORY SINGLE-FAMILY RESIDENCE
 IN THE HISTORIC UNION HILL NEIGHBORHOOD
 2311 CARRINGTON STREET
 RICHMOND, VIRGINIA 23223

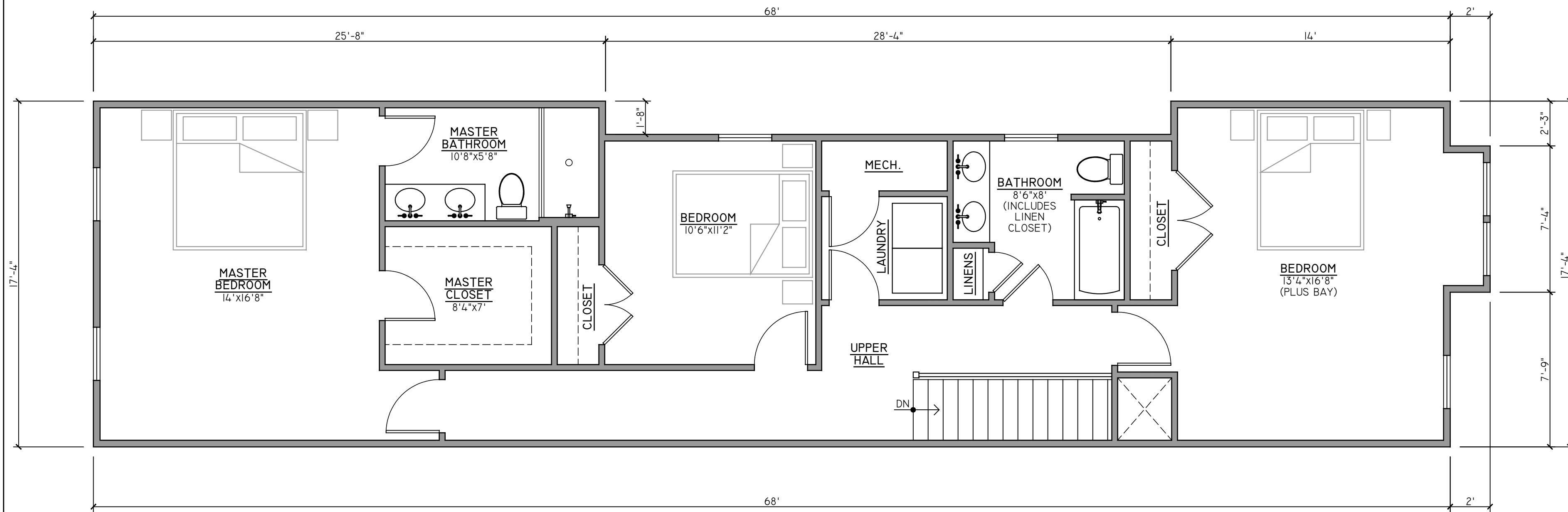


SET/REVISION:
 C.A.R. INITIAL SUBMITTAL
 DATE/MARK:
 03.01.2019

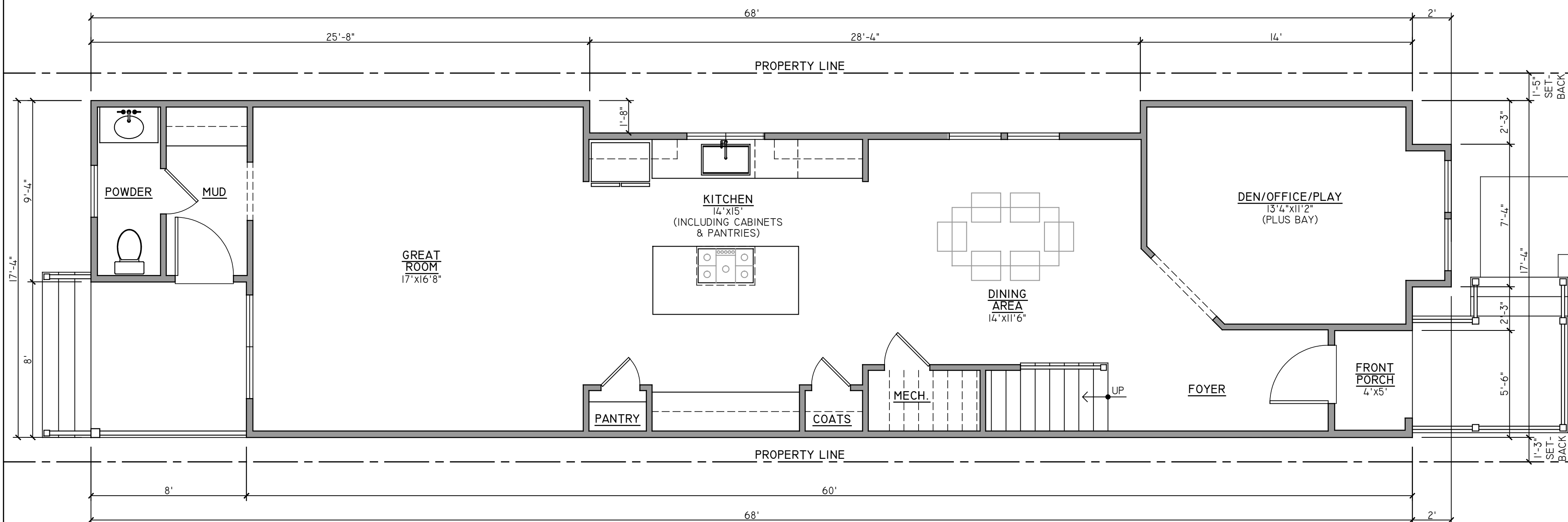
ARCHITECTURAL
 SITE PLAN
CI.1

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

CONDITIONED SQUARE FOOTAGE:
 FIRST FLOOR: 1,060 S.F.
 SECOND FLOOR: 1,145 S.F.
 TOTAL: 2,205 S.F.



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



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

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 804-698-9142

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2311 CARRINGTON STREET
 RICHMOND, VIRGINIA 23223



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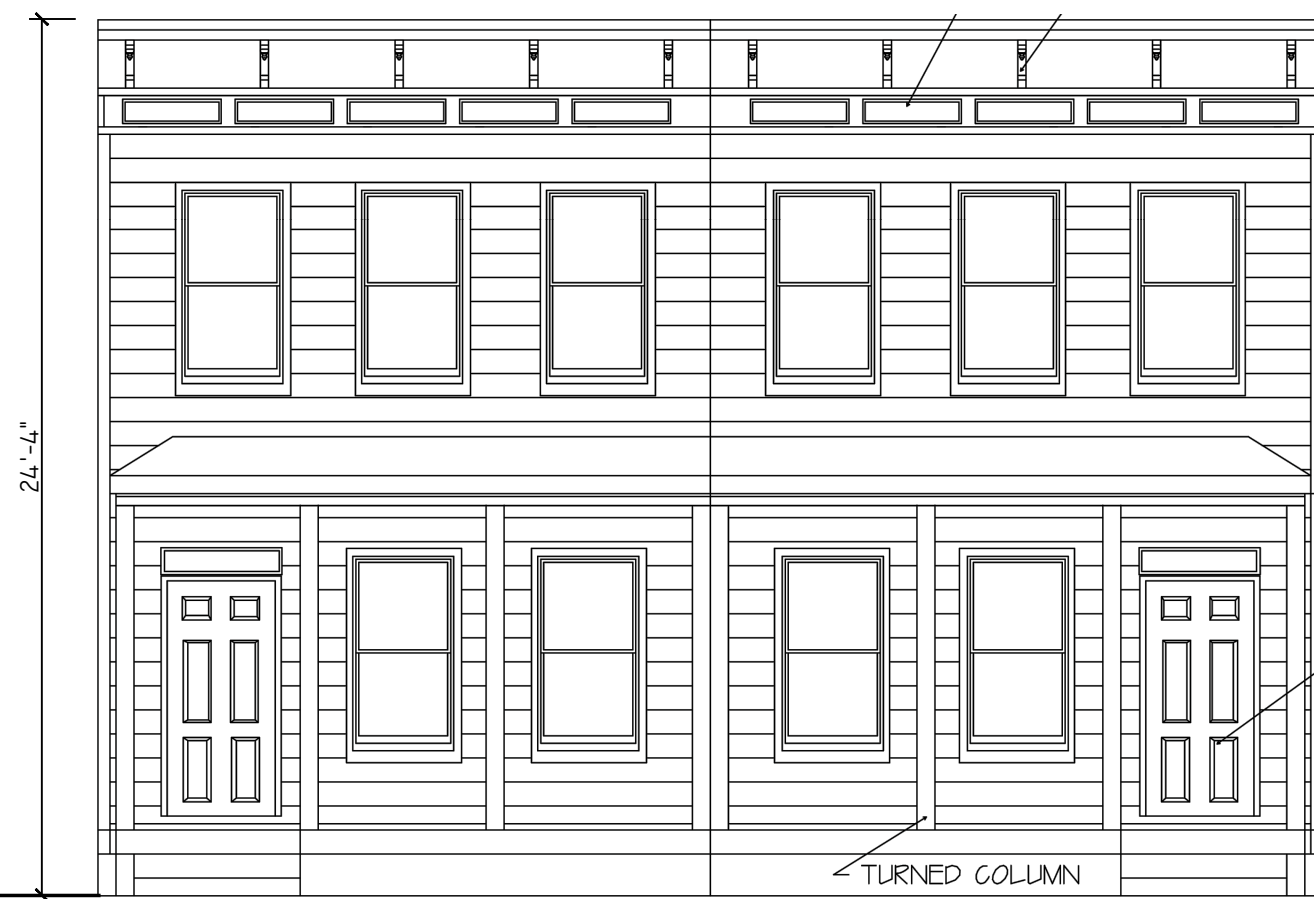
DATE/MARK:
 03.01.2019

FLOOR PLANS

AI.1



2317



2315



2311

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

PROJECT CONTACTS:
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 IN THE HISTORIC UNION HILL NEIGHBORHOOD
2311 CARRINGTON HOUSE
 2311 CARRINGTON STREET
 RICHMOND, VIRGINIA 23223

NOT FOR
 CONSTRUCTION

SET/REVISION:
 C.A.R. INITIAL SUBMITTAL
 DATE/MARK:
 03.01.2019

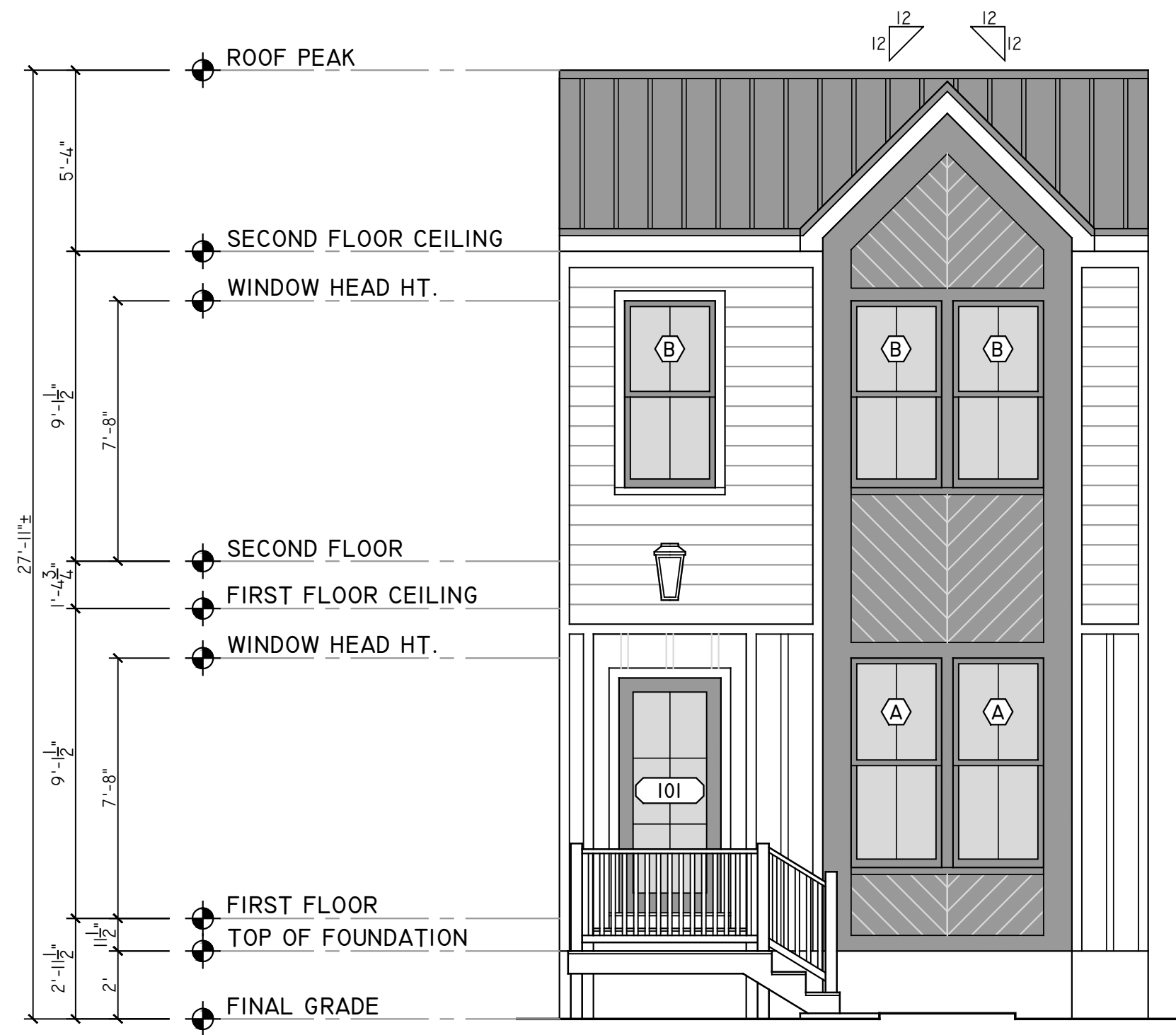
CONTEXT ELEVATION
A2.0

EXTERIOR FINISH SCHEDULE

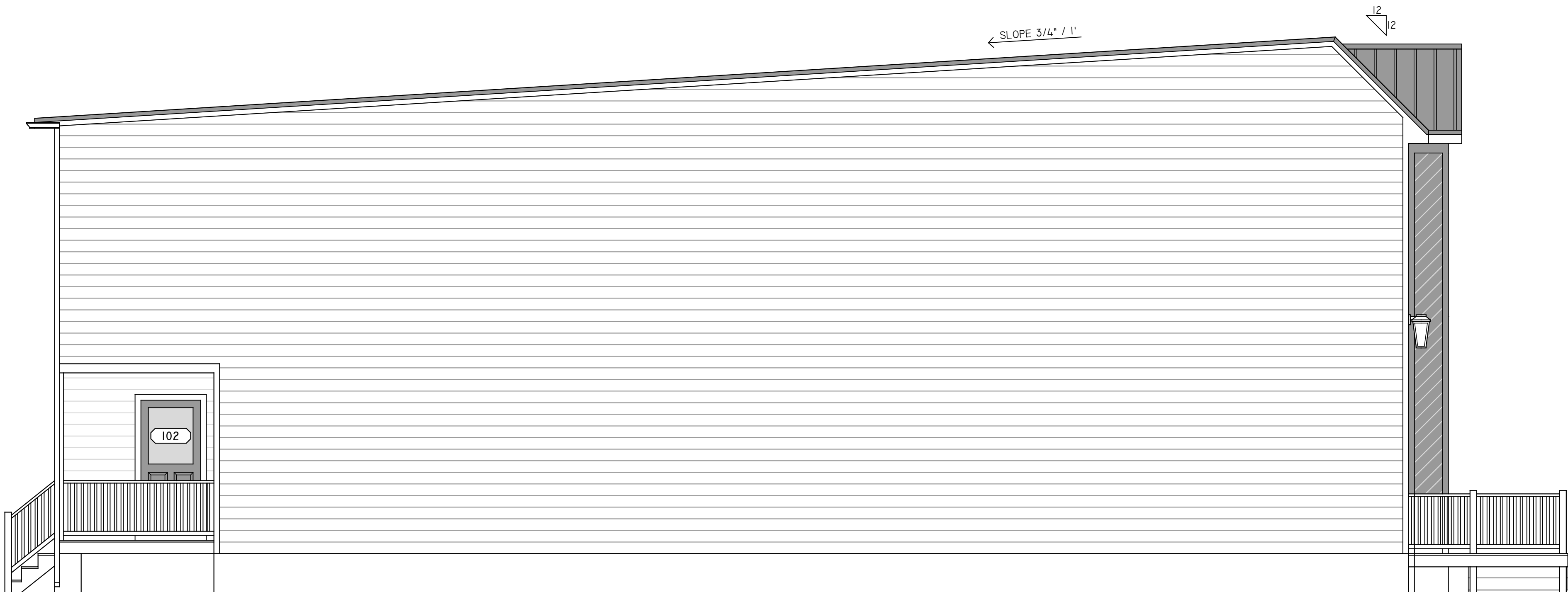
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	WHITE
02	HARDIEPLANK LAP SIDING	ARCTIC WHITE
03	HARDIE BOARD & BATTEN SIDING	ARCTIC WHITE
04	HARDIE/COMP. TRIM - PRIMARY	ARCTIC WHITE
05	HARDIE/COMP. TRIM - FRONT BAY	IRON GRAY
06	HARDIE/COMP. DIAGONAL SHIP-LAP (FRONT BAY)	IRON GRAY
07	MANSARD/BAY 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 300, BLACK
11	SIDE & REAR WINDOWS- PVC WRAPPED WOOD	PLYGEM 300, WHITE
12	FRONT PORCH WOOD FRAMING WITH T&G DECKING	FRAME WRAP PAINTED WHITE
13	REAR PORCH WOOD FRAMING WITH P.T. DECKING	FRAME WRAP PAINTED WHITE
14	FRONT & BACK PORCH RAILINGS - 'RICHMOND' RAIL	PAINTED WHITE
15	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

DOOR/WINDOW SCHEDULE

DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	-	3'x6'8" WITH 16" TRANSOM (8')	FULL GLASS	PAINTED BLACK
102	-	3'x6'8"	HALF GLASS	PAINTED BLACK
A	-	2'8"x6'2"	DOUBLE HUNG	PAINTED WHITE
B	-	3'x5'6"	DOUBLE HUNG	PAINTED WHITE
C	-	2'8"x4'2"	DOUBLE HUNG	PAINTED WHITE
D	-	2'8"x5'2"	DOUBLE HUNG	PAINTED WHITE
E	-	PAIR 2'x4'2"	DOUBLE HUNG	PAINTED WHITE



01 FRONT ELEVATION
1/4" = 1'



02 LEFT SIDE ELEVATION
1/4" = 1'

PROJECT CONTACTS:

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804-698-9142

ARCHITECT:
CHRIS WOLF ARCHITECTURE, PLLC
CONTACT- CHRISTOPHER WOLF
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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

**NOT FOR
CONSTRUCTION**

SET/REVISION:
C.A.R. INITIAL SUBMITTAL

DATE/MARK:
03.01.2019

FRONT ELEVATION

A2.1



01 | REAR ELEVATION
1/4" = 1'



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

PROJECT CONTACTS:

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CONTACT- CHRISTOPHER WOLF
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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
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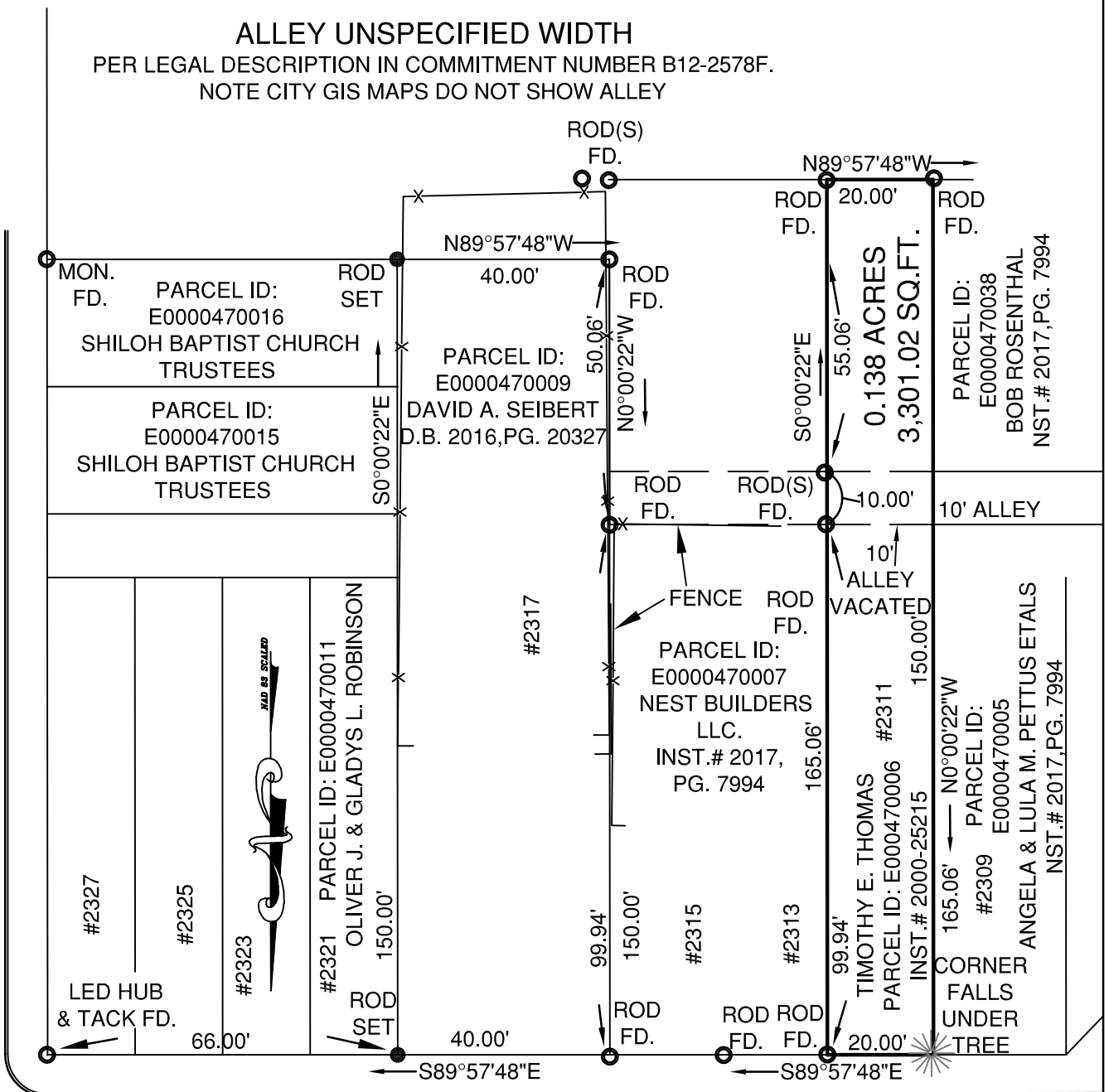
RIGHT SIDE
EXTERIOR ELEVATION

A2.2

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.

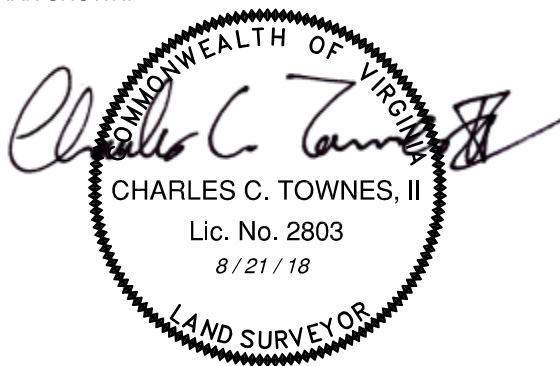
THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD OR OTHER PERTINENT FACTS THAT A CURRENT TITLE REPORT MIGHT IDENTIFY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



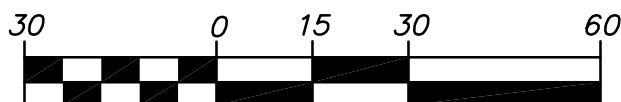
RUSSELL STREET
VARIABLE WIDTH R/W

CARRINGTON STREET
VARIABLE WIDTH R/W

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.



GRAPHIC SCALE



1 inch = 30 feet

**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

DRAWN BY: CCT, II

CHECKED BY:

ATTN: DAVID SEIBERT

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 25th 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 many Federal style homes in the district, the front stairs approach the entry from the side.



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

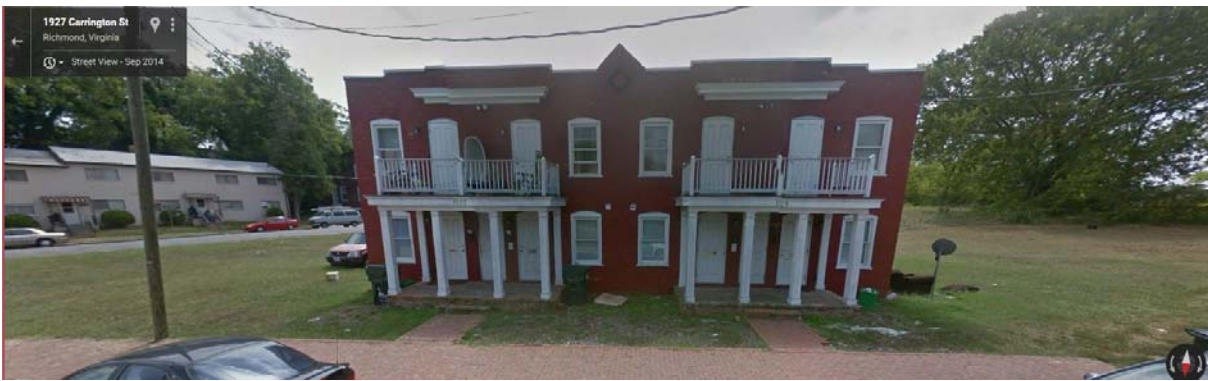


Two older homes just West of 25th Street as well as one new infill design.



Historic Duplex immediately East of proposed dwelling.

Queen Anne Style Two Doors Down



Historic Multi-Family Building between Mosby and 21st Street.

NEIGHBORHOOD INSPIRATION:



Front elevation M St. with boxed Bay



Front Elevation N 23rd St. with similar peak on bay



Front Elevation 24th St. with stairs also approaching from the side



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
3/10/11

MATERIALS, COLORS & DETAILS:

Exterior Cladding:

The proposed dwelling will be clad with HardiePlank fiber cement smooth lap siding with a 7" reveal. The color will be Arctic White, which is similar to colors listed in the CAR color palette.



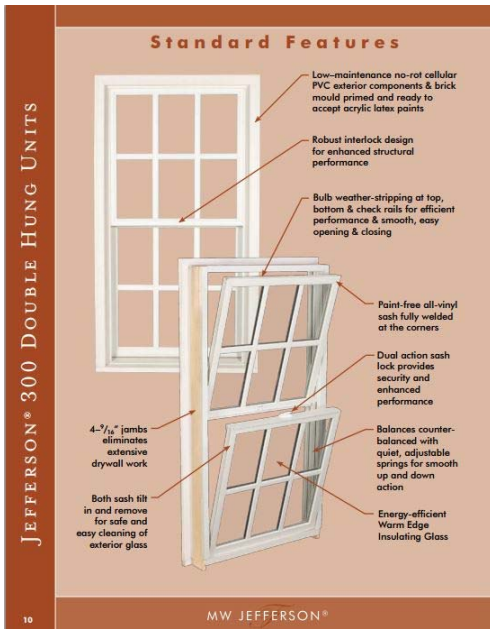
* US Markets: Midwest, Northeast and Mid Atlantic
* Canada Markets: Ontario, Quebec

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 MW Jefferson 300 Series cellular PVC 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.



Front Door



Rear Door



Front door to be 3/4 light MMI fiberglass door with smooth finish and 6 lite. Glass will be clear, door color to be BM Black Soot. ***This is the only piece that is incorrectly displayed on the plans. The plans show a full lite door.

Rear door to be 3/4 light MMI fiberglass door with smooth finish and 6 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.



* 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.



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 gray SW 0055 which is a color from the CAR paint pallet. ***Plans say white but this incorrect.

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 black powder coated metal.

Soffits:

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

