



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

COA-052322-2019

PROPERTY (location of work)

Address 411 North 22nd Street, Richmond, VA 23223

Historic district Church Hill North

Date/time rec'd:	RECEIVED APR 05 2019
Rec'd by:	
Application #:	
Hearing date: BY:	

APPLICANT INFORMATION

Name Enoch Pou, Jr.

Phone 804-482-0806

Company ClaireView Enterprises I, LLC

Email epoujr@cve1.com

Mailing Address 7330 Staples Mill Road, #184
Richmond, VA 23228

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name Robert Ferguson and Magdalen Ferguson

Company _____

Mailing Address 315 Overbrook Road

Phone _____

Richmond, VA 23222

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)

Construction of a new, detached, single-family home on an existing vacant lot. This project had its Conceptual Review conducted at the March 26, 2019 CAR meeting.

Additional project description and changes made to the plans per Commission and Staff comments are contained in the Applicant's Report. The updated plans are enclosed also.

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. 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.

Signature of Owner Robert Ferguson Magdalene Ferguson Date 4/5/19

The Honorable Council of the City of Richmond, Virginia

**c/o The Department of Planning
and Development Review
Commission of Architectural Review
900 East Broad Street
Room 510
Richmond, VA 23219**

**Commission of Architectural Review
Application for Certificate Of Appropriateness**

Applicant's Report for Final Review of New Construction

Subject Property

411 North 22nd Street

Tax Parcel Number

E-000-0257/020

Owner/Contact

Robert Ferguson & Magdalen Ferguson
c/o ClaireView Enterprises I, LLC
Attn: Enoch Pou, Jr.
7330 Staples Mill Rd, #184
Richmond, VA 23228
Office: (804) 482-0806
Fax: (804) 755-6659

Proposed Use

The Applicant is the Owner of the vacant lot at 411 North 22nd Street and is proposing to build a new, detached, single-family home. The project had its Conceptual Review conducted at the March 26, 2019 CAR meeting.

Reason

The Applicant is submitting this application as it is necessary to receive Final Review of the elevations and features in order to build a new single-family home with off-street parking on the existing lot. The purpose of this Application, and revisions to the plans in accordance with the Commission's and Staff Comments, is to request the issuance of a Certificate of Appropriateness based on the submitted plans.

I. Property Description

The lot is zoned R-8, Urban Residential District and has 20.00 feet of frontage along the southern line of North 22nd Street. It has 88.00 feet of depth for a total square footage of 1,760 square feet. The lot rests approximately midway between East Marshall Street and Jefferson Avenue in the Church Hill North neighborhood (see Photos 1 thru 4 submitted with the Conceptual Review Application).

The site slopes slightly from south to north. It is bounded on its northern property line by North 22nd Street, on the east by a public alley 12'0" in width, on the south by the northern property line of the lot at 2208 East Marshall Street, and on the west by the rear property lines of the addresses of 2200 through 2208 East Marshall Street (see the General Parcel Map submitted with the Conceptual Review Application).

II. Concept of Proposed Development

On the existing lot at 411 North 22nd Street, we are proposing to develop a new, detached, single-family home with a zero lot line along the alley in similar fashion to 413 North 22nd Street (see Photos 4 and 6 submitted with the Conceptual Review Application) and other homes in the area. The development as proposed herein has been submitted to the Board of Zoning Appeals (BZA) whom will review this identical set of plans. To be more in line with the appearance of existing properties and to be able to build a wider house, we have applied to the BZA for a variance to allow a zero lot line at the 12'0" public alley.

The proposed home is designed to meet all of the requirements as set forth by the Commission of Architectural Review New Construction Guidelines (the *Guidelines*). It will have a Double Front Porch similar to other properties within a two block radius (see Photos 7 thru 12 submitted with the Conceptual Review Application). The setback and elevation requirements requested in the BZA variance request and that the Commission of Architectural Review *Guidelines* for new construction have been adhered to (see pages A-3 thru A-7, and C-1). The elevations presented for Conceptual Review have been revised per the Commission's and Staff comments and better represent a façade and elevations that will be more congruent with the community in appearance.

The home will contain the following features:

Siding – smooth Hardiplank at all house elevations; To fulfill the Commission's request that the integrated garage be defined as a separate space as best as possible, as shown on the revised plans, smooth Hardiplank Vertical Panels with 2.5" trim placed on the panels to give the appearance of board and batten siding will be installed at the delineated garage space along the east elevation (see page A-6). This treatment fulfills CAR's request while not requiring an indentation on the home thereby resulting in no loss of space inside of the garage or home.

Colors – Evening Blue (Hardiplank stock color) on the body of the home (similar to SW 6244 in the CAR Color Palette); Gray Slate (Hardiplank stock color) on the area of the eastern elevation that delineates the 'garage' (similar to SW 6207 in the CAR Color Palette); Arctic White (Hardiplank trim stock color) on all trim and accent pieces.

Windows – solid wood, aluminum clad at the exterior; the exact brand to be submitted on the Building Permit plans for Staff review.

Doors – entrance doors at both the Lower and Upper Front Porches will be painted, solid wood six panel doors with lights in the upper two panels; rear door at western elevation will be a six panel metal security door; garage door to appear to have antique hinges on its panels.

Railing – Richmond Rail at Lower and Upper Front Porches and at rear door railing system

Gutter – Six inch semi-circle gutter at rear elevation with circular downspouts; two inch circular downspouts at Front Porch English Gutter.

HVAC Units – Condenser units to be mounted on the southwest corner of the roof and will be shielded from view by a wooden lattice enclosure (as shown on the Plans) and painted white.

Per the Commission's recommendation, there will be crossheads without keystones and supporting Corbels above the windows and doors at the front elevation only (see pages A3 and A7). Windows at all other elevations will have simple trim. Corbels will be along the roof line at the frieze board and will line up with the outer edge of each of the 2nd floor windows, as recommended by the Commission, and outer edge of the overall frieze board.

III. Off-Street Parking and Site Improvements

There is no access to the southern (rear) property line of the lot. Also, there is a Dominion Energy power pole with a guy wire that is anchored along the eastern property line of the lot (see Photo 2 submitted with the Conceptual Review Application and Proposed Site Plan, page A-1). The placement of this guy wire prevents vehicular access and therefore negates the possibility of using the rear portion of the lot for off-street parking. In accordance with Article VII, Division 2. Off-Street Parking Regulations of the City of Richmond Zoning Ordinance, a minimum of one (1) parking space is required for a single-family detached dwelling. Therefore, the Applicant has incorporated a one car garage into the design of the house. The garage will be accessed from the 12 foot wide public alley along the eastern property line. Although there is the somewhat unique circumstance of an integrated garage, with the variables given above, the option presented offers the most practical avenue to fulfill a mandated requirement while providing ease to the homeowner and not have a negative impact on the parking available to the immediate neighbors.

Per the Commission's recommendations, 3.5" smooth trim will be on the sides of the defined garage area and 7.5" smooth trim will be at the top of the garage area. A different style of Hardiplank siding, in a board and batten pattern, will be used to give even more definition to the area of the garage and its entrance.

There will be a wooden privacy fence constructed from the rear corner of the house to the rear property line. There will be a wooden fence approximately four feet in height constructed from the front corner of the house and will span the width of the three foot setback to the rear property line of 2200 East Marshall Street. This fence will also be constructed along the western property line as necessary to provide privacy to the future homeowner. Both fences will be constructed with pressure treated wood. Because of the need to cut into the grade to construct the home, a retaining wall will be built, as necessary, along the western and southern property lines.

IV. The Guidelines and CAR Staff Recommendations

The Conceptual Review of the proposed new construction was conducted at the March 26, 2019 CAR meeting. The Commission and CAR Staff recommendations received during that meeting are incorporated in the plans that are included as an enclosure to this Applicant's Report. Those Recommendations and the influence that the Guidelines has had on the design will be addressed in this section.

- 1- Per CAR Staff Recommendations, the design has been changed to narrow the Front Porch steps.
- 2- Per CAR Staff Recommendations, the center Front Porch column has been placed between the 1st Floor front door and window.
- 3- Per CAR Staff Recommendations, the window sizes and alignments have been adjusted to be more congruent in size and alignment on both the east and the west elevations.
- 4- *The Guidelines* – Siting, pg 46. As shown on Page C-1 of the enclosed drawings, both the context setbacks and the context elevations mimic the adjoining properties. Also, per the Guidelines and via this Application, the Applicant is requesting via the COA, CAR's support of it's Board of Zoning Appeals Application for a variance to utilize the zero lot line option as it pertains to the R-8 Zoning. This will allow a wider house, as represented by the Plans, to be constructed.
- 5- *The Guidelines* – Form, pg 46. The building form is compatible with those found elsewhere in the Church Hill North City Old and Historic District and complies with the requirements found in this section of the Guidelines.
- 6- *The Guidelines* – Height, Width, Proportion & Massing, pg 47. The new construction is in line with the typical height of surrounding residential buildings.
- 7- *The Guidelines* – Materials & Colors, pg 47. As shown on the enclosed Plans, the proposed new construction will have smooth Hardiplank in a lap siding configuration at all elevations with the exception of the designated 1st Floor 'garage' façade at the east elevation. The materials used on the exterior will be compliant with all aspects of this section. The siding and trim colors are outlined on page 2 of this Report. The Applicant requests that the final paint colors for the doors be subject to Administrative Review by CAR Staff at the time of construction.
- 8- *The Guidelines* – Doors and Windows, #3, pg 49. The size, proportion, and spacing patterns of doors and window openings have been adjusted per Staff and Commission comments and are compatible with patterns established within the district. All windows will be wood and aluminum clad at the exterior.
- 9- *The Guidelines* – Porch and Porch Details, pg 49; Railings, pg 50. Recommended changes to the Front Porch step width and the 1st Floor column placement have been implemented. Given the Richmond Rail proposed for the Front Porch, the proposed new construction is within the Guidelines.
- 10- *The Guidelines* – Decks, pg 51. The area between the brick piers of the front porch will be screened with wood lattice. The lattice will be painted.
- 11- *The Guidelines* – Rooftop Mechanical Equipment, pg 53. The HVAC mechanical equipment located on the southwest area of the roof will be screened from view by an enclosure composed of pressure treated wooden lattice painted white.

Conclusion

During its planning of the proposed development of the parcel known as 411 North 22nd Street, the Applicant has made significant efforts to address the concerns and desires of the immediate community, the Commission, and CAR Staff while working to be part of the City's revitalization efforts. We have taken into consideration traffic flow, parking, greenspace, esthetics, and the City's desire for infill housing to provide homeownership opportunities within its boundaries. The applicant looks forward to the positive impact this homeownership opportunity will have on the Church Hill North community and the City of Richmond as a whole.

Respectfully submitted,

Robert Ferguson and Magdalen Ferguson

enclosures

Plans:

- Title Page, page T-1
- Proposed Site Plan, page A-1
- Floor Plans, page A-2
- Elevations, page A-3 thru A-6
- Door and Window Details, page A-7
- Context Setback Plans, page C-1
- Context Exterior Elevations, page C-1

C.A.R. FINAL REVIEW

411 N 22ND ST, RICHMOND, VA 23223

DRAWING INDEX:

T-1	TITLE SHEET
A-1	ARCHITECTURAL SITE PLAN
A-2	FIRST & SECOND FLOOR PLAN
A-3	ELEVATION - NORTH
A-4	ELEVATION - WEST
A-5	ELEVATION - SOUTH
A-6	ELEVATION - EAST
A-7	DOOR & WINDOW DETAILS
C-1	CONTEXT DRAWINGS

BUILDING INFORMATION:

1ST FLOOR:	785 S.F.
2ND FLOOR:	1,057 S.F.
TOTAL LIVABLE SPACE:	1,842 S.F.
<hr/>	
GARAGE:	260 S.F.
<hr/>	
TOTAL GROSS SQUARE FOOTAGE	2,102 S.F.
<hr/>	
FRONT ELEVATION HEIGHT:	± 26'

VICINITY MAP



LOCATION MAP



PFV CONSTRUCTION & DESIGN, LLC

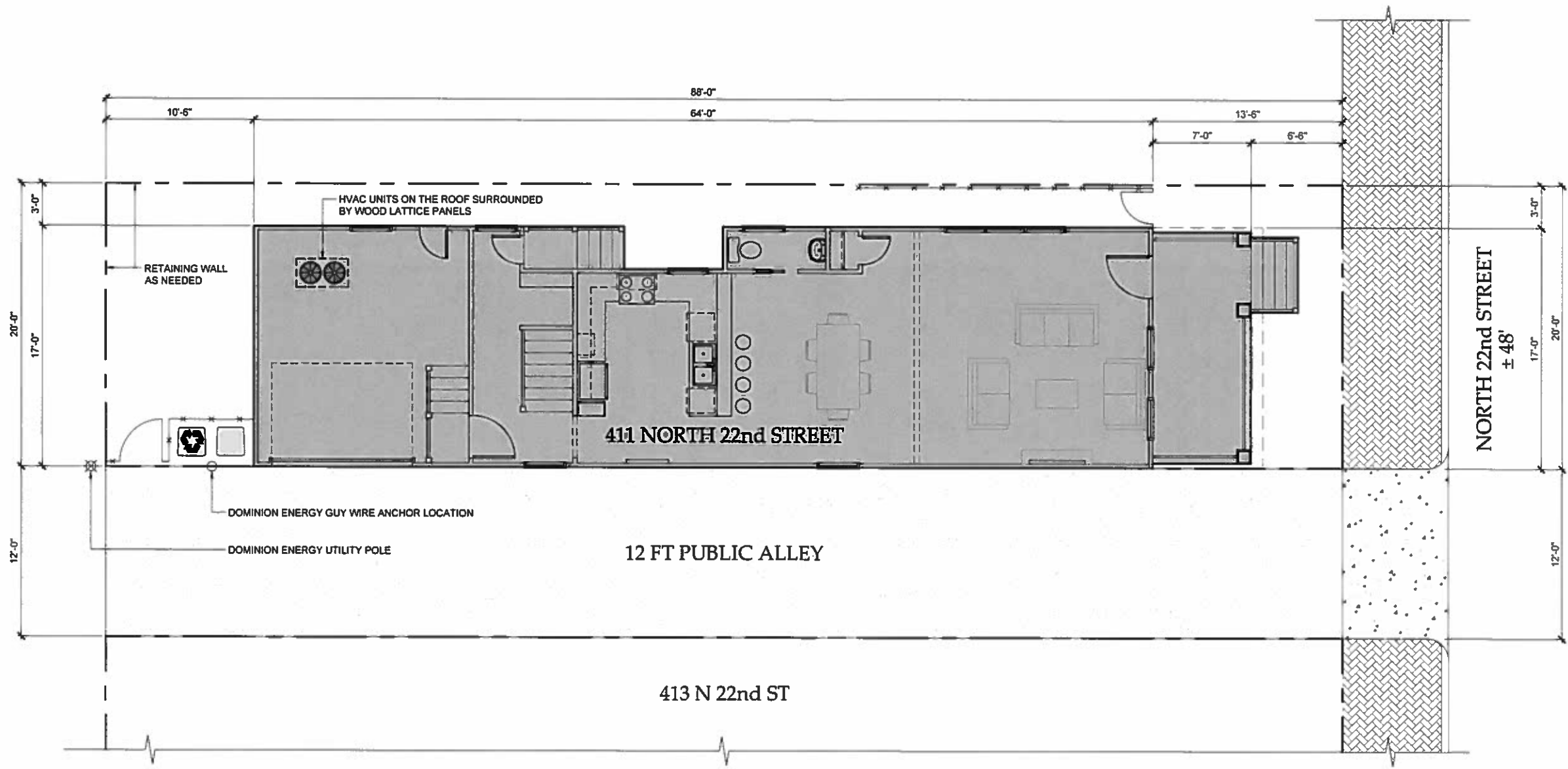
SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

DATE: 04.03.19

T-1



ARCHITECTURAL SITE PLAN

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



PFV CONSTRUCTION & DESIGN, LLC

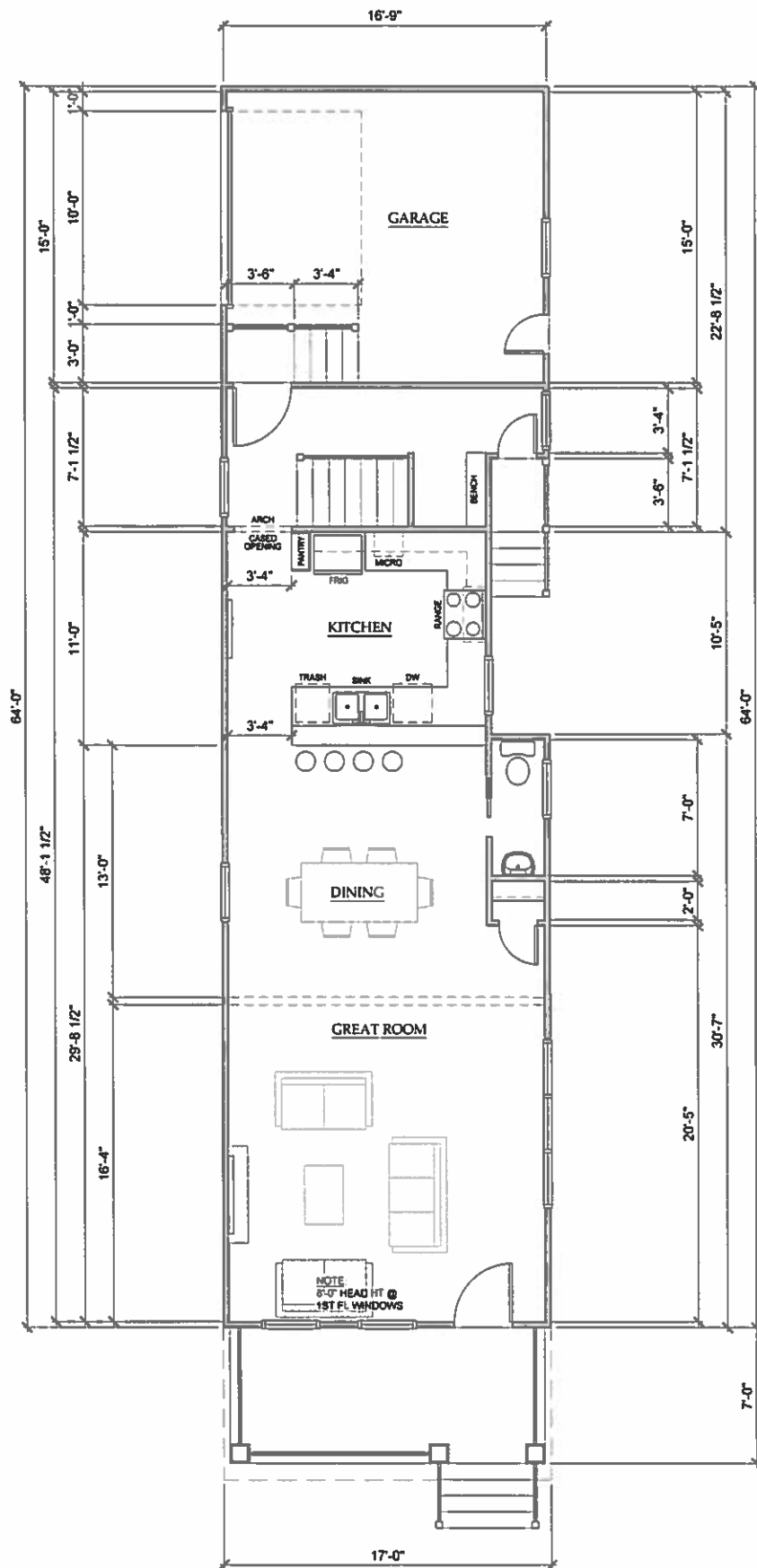
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411 N 22ND STREET

RICHMOND, VA 23223

DATE: 04.03.19

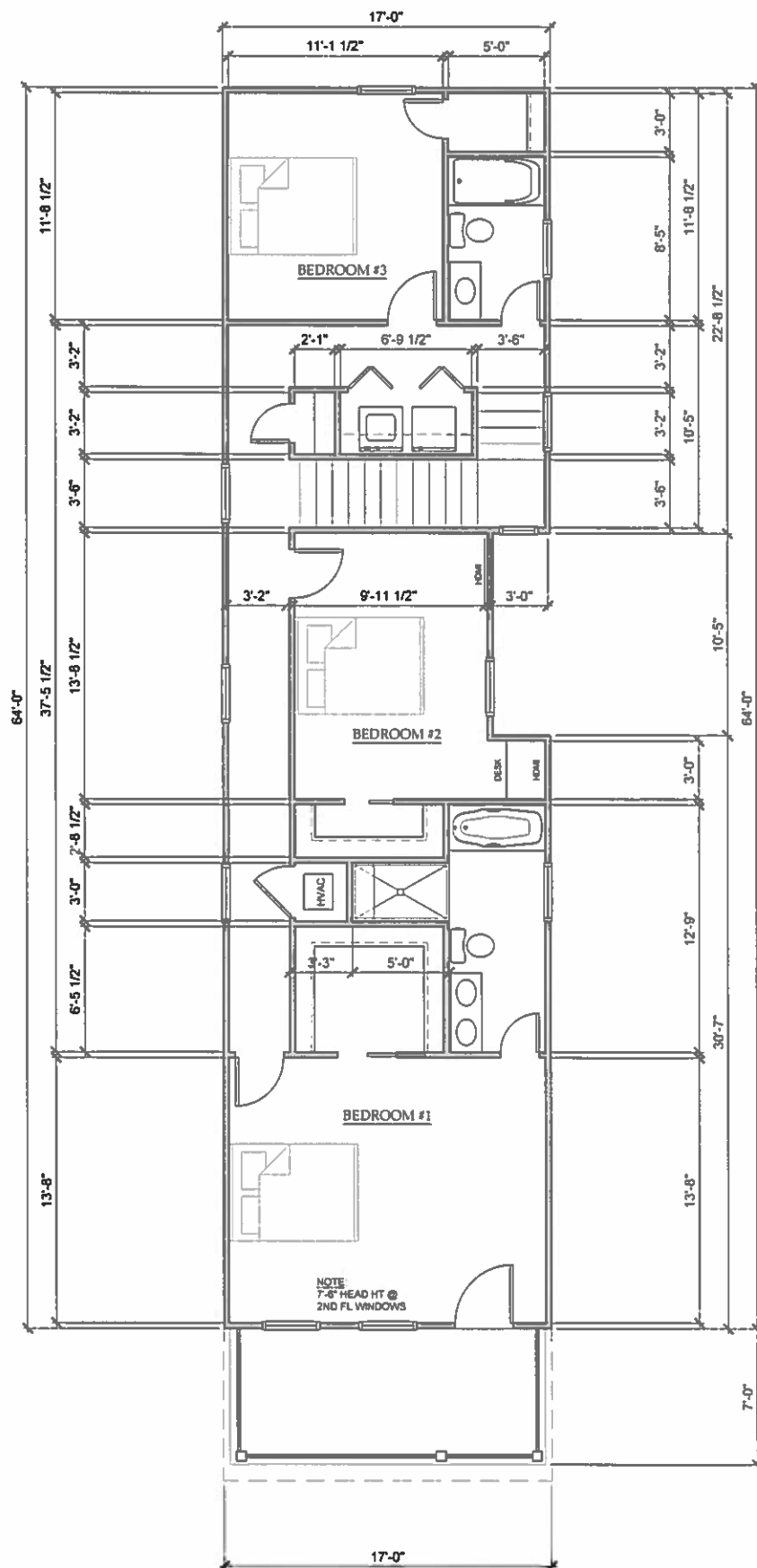
A-1



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

SQUARE FOOTAGE

1ST FLOOR:	785 S.F.
2ND FLOOR:	1,057 S.F.
TOTAL LIVABLE SPACE:	1,842 S.F.
GARAGE:	260 S.F.
TOTAL GROSS SQUARE FOOTAGE	2,102 S.F.



SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

SINGLE FAMILY RESIDENCE
411 N 22ND STREET
RICHMOND, VA 23223

PFV CONSTRUCTION & DESIGN, LLC

DATE: 04.03.19

A-2



NORTH ELEVATION

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

ARCHITECTURAL KEY NOTES: 1

1. FOUNDATION: BRICK EXTERIOR
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: 8X8 SQUARE WOOD COLUMNS, PAINTED
5. WINDOWS: ALUMINUM CLAD WOOD; BLACK
6. DOORS: SEE PLAN & SCHEDULE FOR SIZE
7. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
8. FASCIA BOARD: FIBER-CEMENT, EDWARDS CORBEL (FYPON)
9. WOOD STEPS & RAILING: RICHMOND STYLE
10. PORCH PIER: 16"X16" BRICK PIER. 24"X24"X12" CONCRETE FOOTING. (3) # 4 REBAR HORIZONTAL
11. WOOD LATTICE PANEL (PAINTED)
12. P.T. WOOD PORCH FRAMING, PAINTED
13. 18" x 24" ATTIC VENT
14. CROSSHEAD 6" (FYPON)
15. HARDIE SMOOTH PANELS W/ VERTICAL 2.5" TRIM
16. 6" HALF ROUND GUTTER
17. VENTED SOFFIT
18. 24x36 FOUNDATION ACCESS PANEL
19. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER
20. 10' x 7' OVERHEAD GARAGE DOOR



WEST ELEVATION

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

PFV CONSTRUCTION & DESIGN, LLC

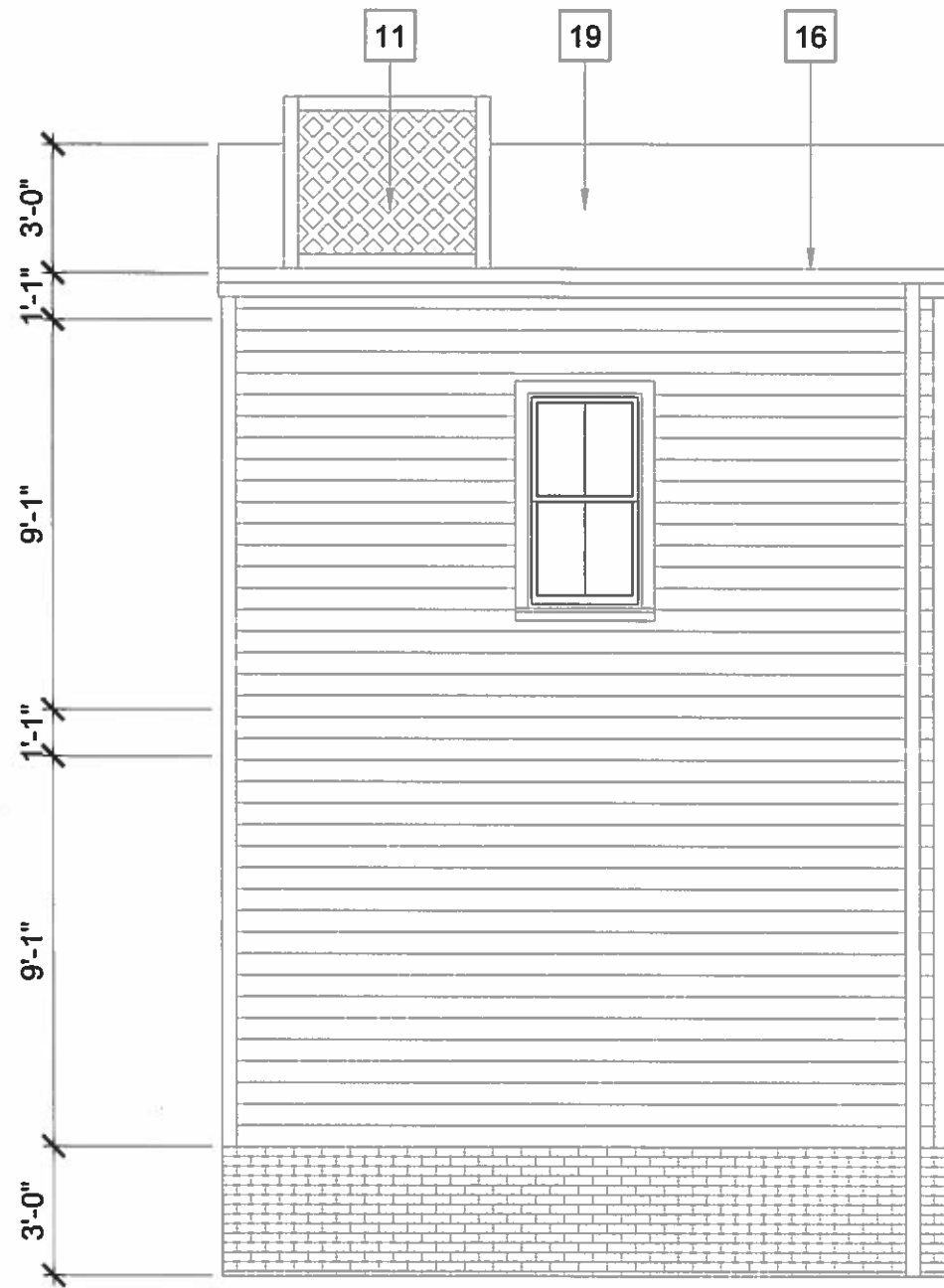
SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

DATE: 04.03.19

A-4



SOUTH ELEVATION

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

ARCHITECTURAL KEY NOTES: 1

1. FOUNDATION: BRICK EXTERIOR
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: 8X8 SQUARE WOOD COLUMNS, PAINTED
5. WINDOWS: ALUMINUM CLAD WOOD; BLACK
6. DOORS: SEE PLAN & SCHEDULE FOR SIZE
7. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
8. FASCIA BOARD: FIBER-CEMENT, EDWARDS CORBEL (FYRON)
9. WOOD STEPS & RAILING: RICHMOND STYLE
10. PORCH PIER: 16"X16" BRICK PIER. 24"X24"X12" CONCRETE FOOTING. (3) # 4 REBAR HORIZONTAL
11. WOOD LATTICE PANEL (PAINTED)
12. P.T. WOOD PORCH FRAMING, PAINTED
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15. HARDIE SMOOTH PANELS W/ VERTICAL 2.5" TRIM
16. 6" HALF ROUND GUTTER
17. VENTED SOFFIT
18. 24x36 FOUNDATION ACCESS PANEL
19. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER
20. 10' x 7' OVERHEAD GARAGE DOOR

PFV CONSTRUCTION & DESIGN, LLC

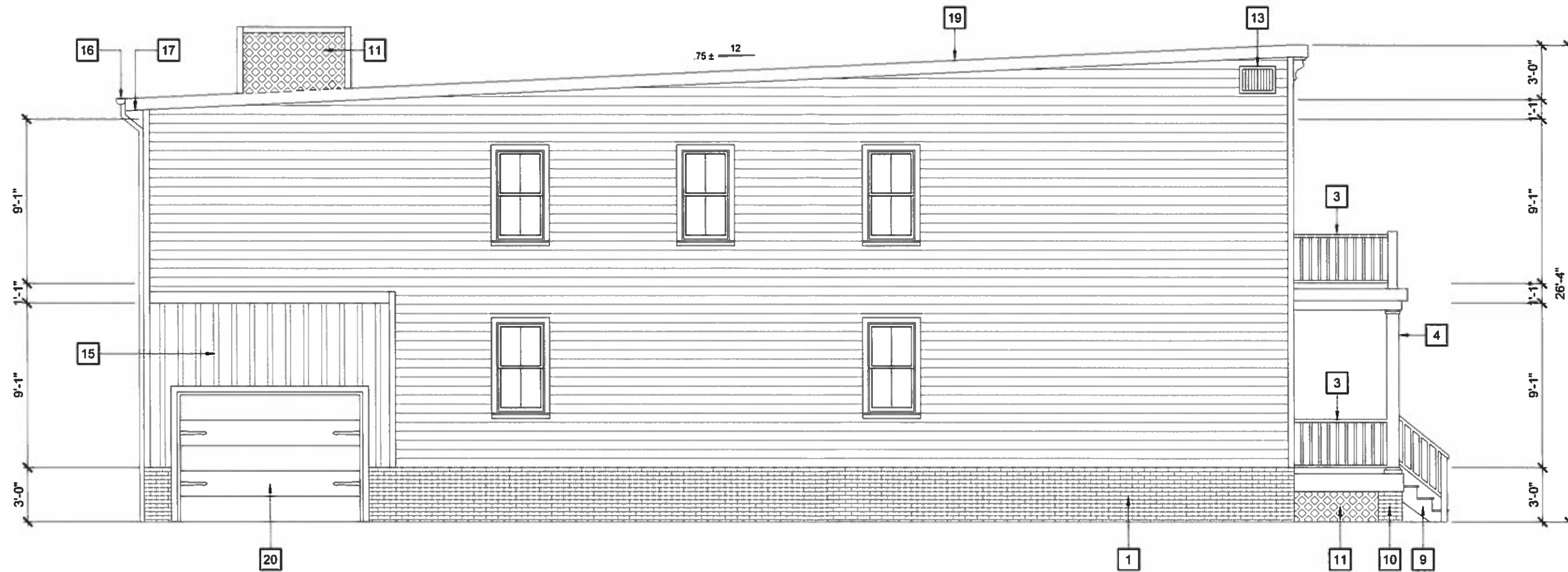
SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

DATE: 04.03.19

A-5



EAST ELEVATION

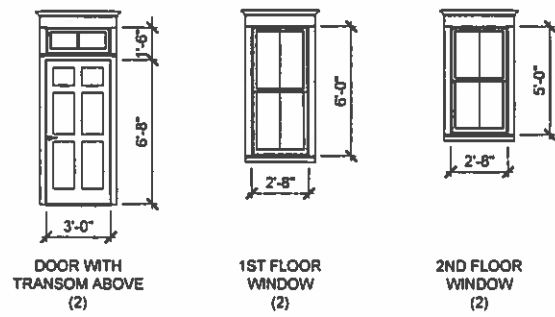
SCALE: 1/4"=1'-0"

PFV CONSTRUCTION & DESIGN, LLC

SINGLE FAMILY RESIDENCE
 411 N 22ND STREET
 RICHMOND, VA 23223

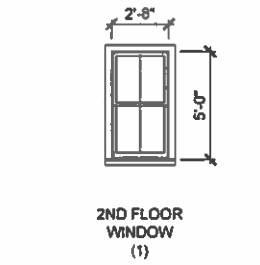
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A-6



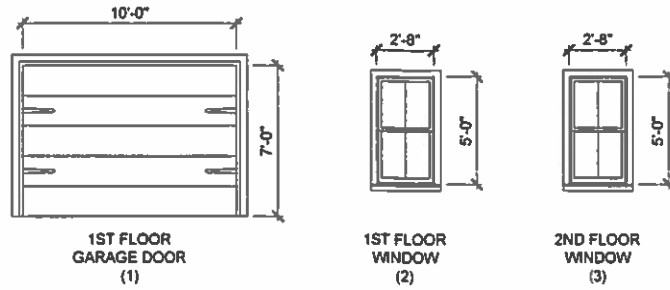
NORTH FACADE

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



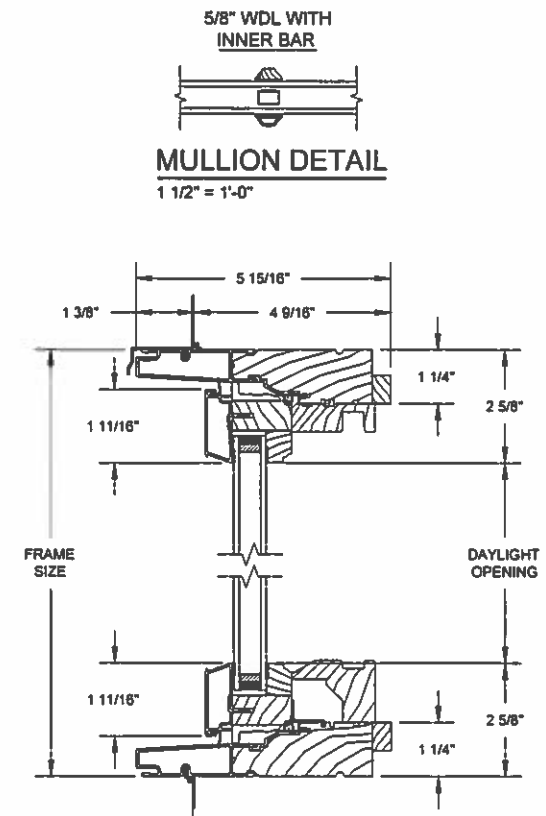
SOUTH FACADE

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



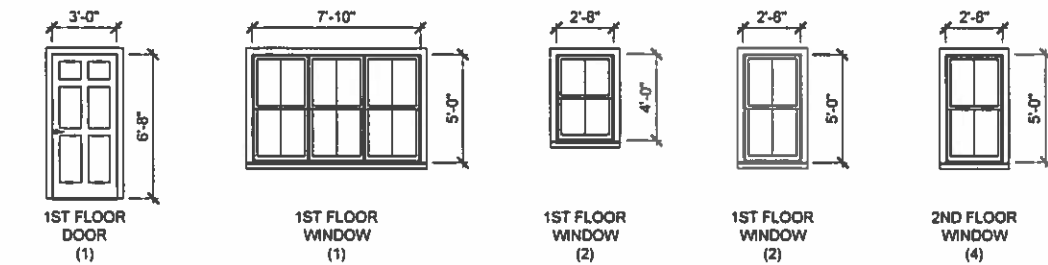
EAST FACADE

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



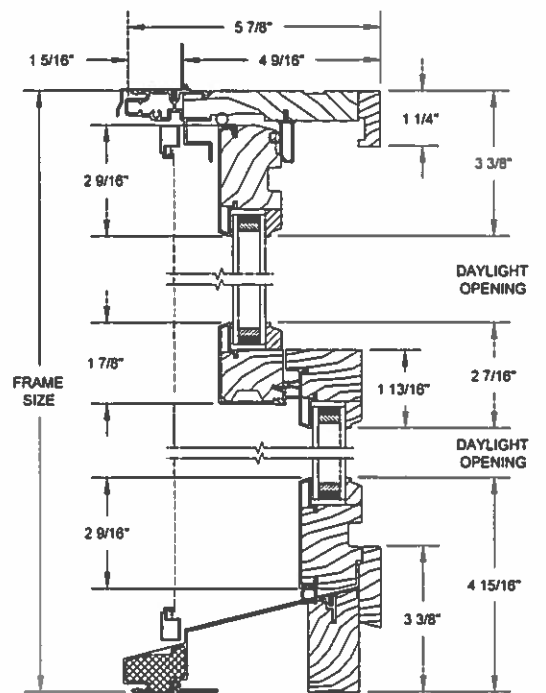
HEAD JAMB & SILL CASEMENT WINDOW DETAIL

1 1/2" = 1'-0"



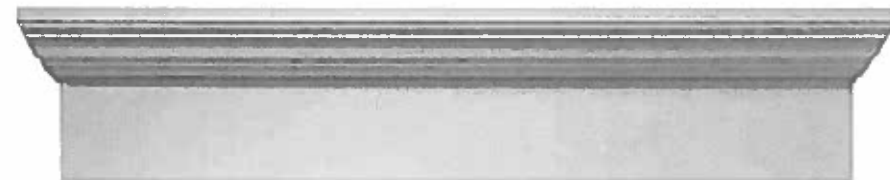
WEST FACADE

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



HEAD JAMB & SILL DOUBLE HUNG WINDOW DETAIL

1 1/2" = 1'-0"



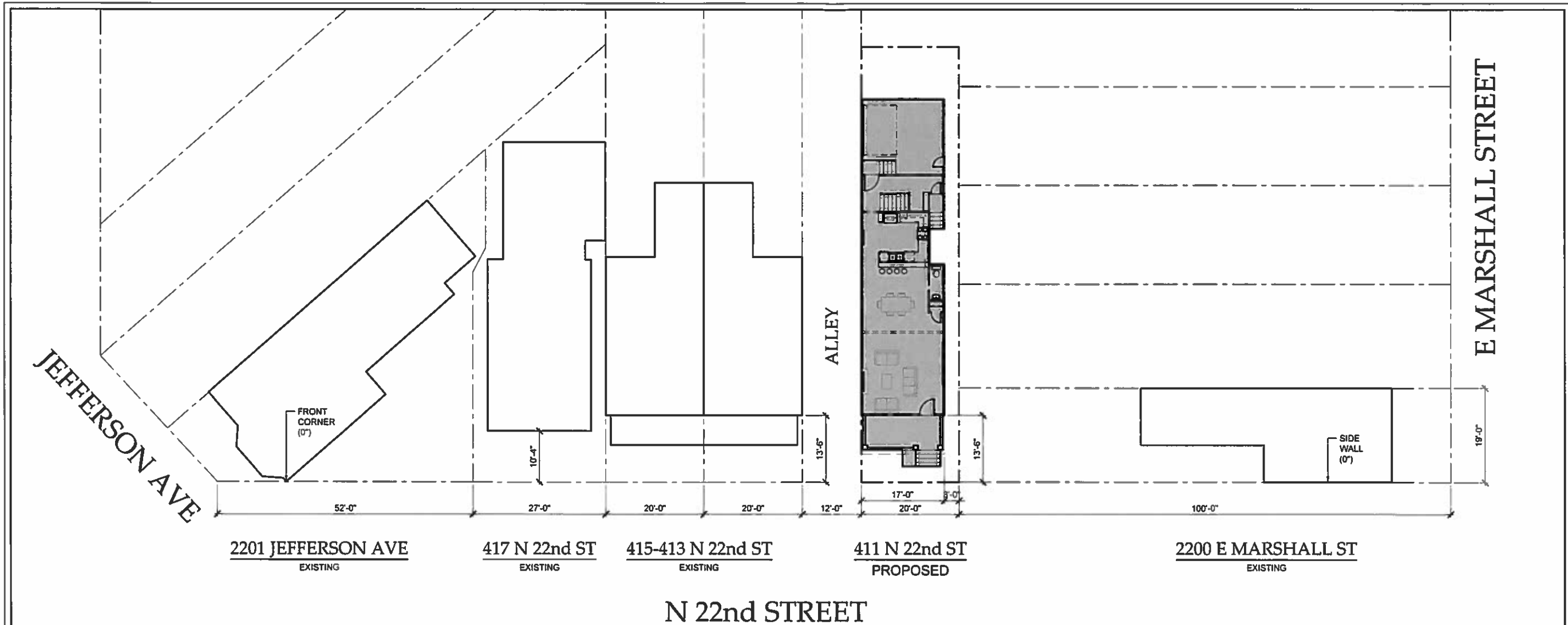
40" W x 43 1/2" OW x 7" H x 3 7/8" P

1 CROSSHEAD



7 1/2" W x 8 1/8" D x 15 3/4" H

2 EDWARDS CORBEL



CONTEXT SETBACK PLANS

SCALE: 1"=10'-0"



CONTEXT ELEVATIONS

SCALE: 1"=10'-0"

PFV CONSTRUCTION & DESIGN, LLC

SINGLE FAMILY RESIDENCE

411 N 22ND STREET

RICHMOND, VA 23223

DATE: 04.03.19

C-1