



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION / CERTIFICATE OF APPROPRIATENESS

### PROPERTY (Location of Work)

Address 2415 VENABLE STREET

Historic District UNION HILL

### PROPOSED ACTION

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

### OWNER

Name Sam Tuttle  
 Company Streetcar Properties  
 Mailing Address 615 N 25th St  
Richmond, VA 23223  
 Phone (757) 903-6669  
 Email Sam@streetcarproperties.com  
 Signature [Signature]  
 Date 5-24-17

### 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 [Signature]  
 Date 5.24.17

### 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 \_\_\_\_\_  
 By MAY 23 2017

9:21 am Complete  Yes  No

COA-018235-2017



# CERTIFICATE OF APPROPRIATENESS

## ALTERATION AND ADDITION 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.**

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 Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

**PROPERTY ADDRESS:** 2415 VENABLE ST., RICHMOND VA 23223

### BUILDING TYPE

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

### ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

### WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

### PHOTOGRAPHS place on 8 1/2 x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work - NO KNOWN

### DRAWINGS (refer to required drawing guidelines)

- current site plan } CURRENT TO REMAIN
- proposed site plan } CURRENT TO REMAIN
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan } CURRENT TO REMAIN
- proposed roof plan } CURRENT TO REMAIN
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight



Dana Moore | Architect  
404 Beechwood Drive  
Richmond, Virginia 23229  
804 301 3149

May 24, 2017

## DESCRIPTION OF PROPOSED WORK

2415 Venable Street  
Richmond, Virginia 23223

for the Commission of Architectural Review

### General

The structure at 2415 Venable Street is an attached Italianate town house in the Union Hill Historic District. It appears on the 1905 Sanborn Map, but there are no known photographs of the house in its original condition. The Owner has submitted the project for State and Federal Rehabilitation Tax Credits through the Commonwealth of Virginia Department of Historic Resources.

### Existing Conditions

The current condition of the house is poor to fair. The original wood siding is covered in faux brick asphalt wall shingles on the front and side elevations. The original cornice and the majority of the original brackets remain on these elevations. The trim on the front elevation was painted prior to the sale of the building, but the side and rear elevations have little to no intact paint. The rear elevation is clad in vinyl siding, and there is a two-story rear porch that appears to retain no historic fabric beyond its footprint and roofline. Please refer to the attached Existing Conditions Photographs, Floor Plans and Elevations.

### Proposed Work

The Owner proposes to remove the various siding materials to expose the original German lap wood siding underneath. It will be painted a color from the palette of paint colors appropriate for use on historic Italianate properties and will be approved administratively during construction if possible.

The trim will be painted a white or off-white to match the existing trim color on the front elevation.

The brick foundation wall will be repaired and the mortar joints repaired or repointed as necessary.

DESCRIPTION OF PROPOSED WORK, continued  
2415 Venable Street  
Richmond, Virginia 23223

The roof will need to be replaced. The Owner proposes to use a TPO roof with the gray side out on the low slopes of the main hip roof, front porch hip roof and the rear porch shed roof. Because the proposed work remains inside the footprint of the existing building, no roof plan is included in the drawing package.

The rear elevation has a two-story porch which the Owner proposes to enclose, keeping within the original footprint and roofline of the existing porch. The horizontal and vertical porch lines will be maintained by the application of simple pilasters and trim work that will cast shadows and give a porch-like impression at this part of the structure. On the rear elevation, double and triple windows are proposed to help maintain the open look of a porch, and it is proposed to paint the new panels above the "handrail" trim a slightly darker color than the panels below it. Because no ornamentation from the front or side of the house continues to the rear elevation, because the existing elements of the porch seem to have no original character and any historic fabric on the porch seems to have been lost in the passage of time, and because the porch is located on a secondary elevation, we feel that the proposed changes are in keeping with the Old and Historic Districts Design Review Guidelines.

A new stoop is proposed at the new rear door. It is proposed to be pressure treated wood and will be low enough not to require a handrail. An opaque stain may be used at this stoop, the color for which will be approved administratively if possible.

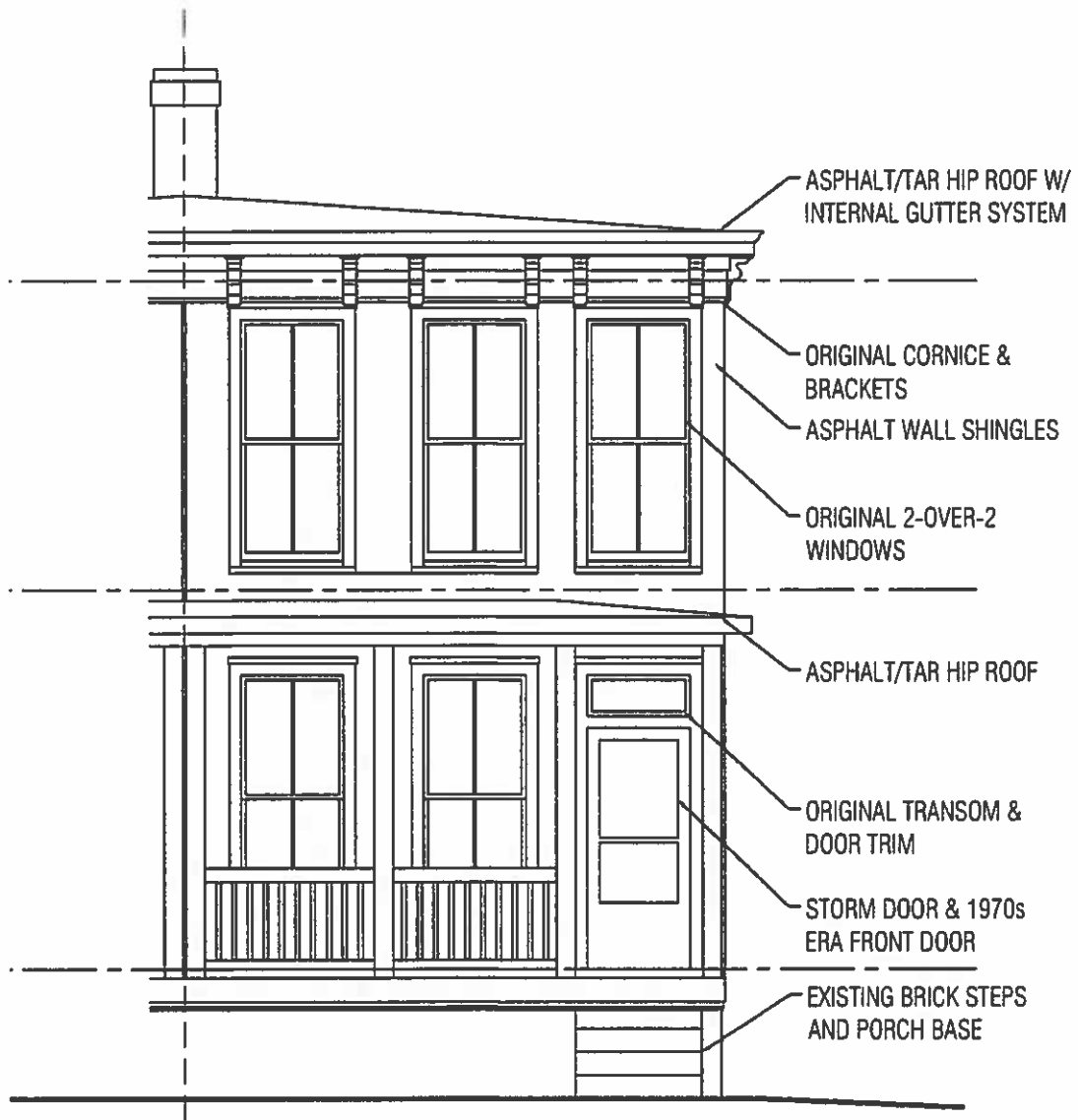
Please refer to the attached Proposed Floor Plans and Elevations in reference to the descriptions above. Also, window and door specification cut sheets are included with this submittal to show the general intent for the materials to be used in construction. If the specific product or manufacturer is not used, a product with similar or equal properties will be substituted.

Thank you for taking the time to review this project. Please do not hesitate to call with any questions.

Sincerely,

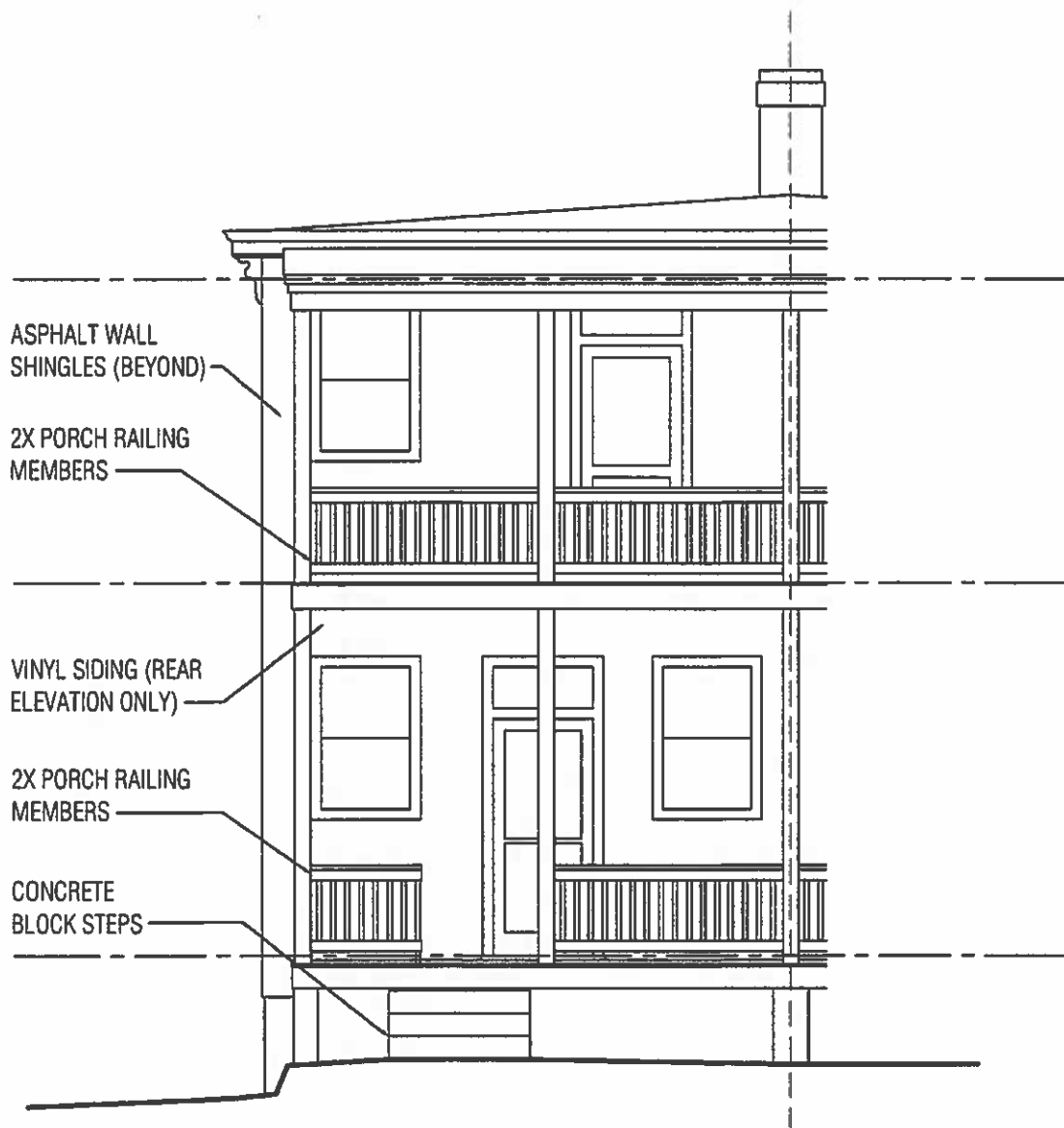


Dana G. Moore, R.A.



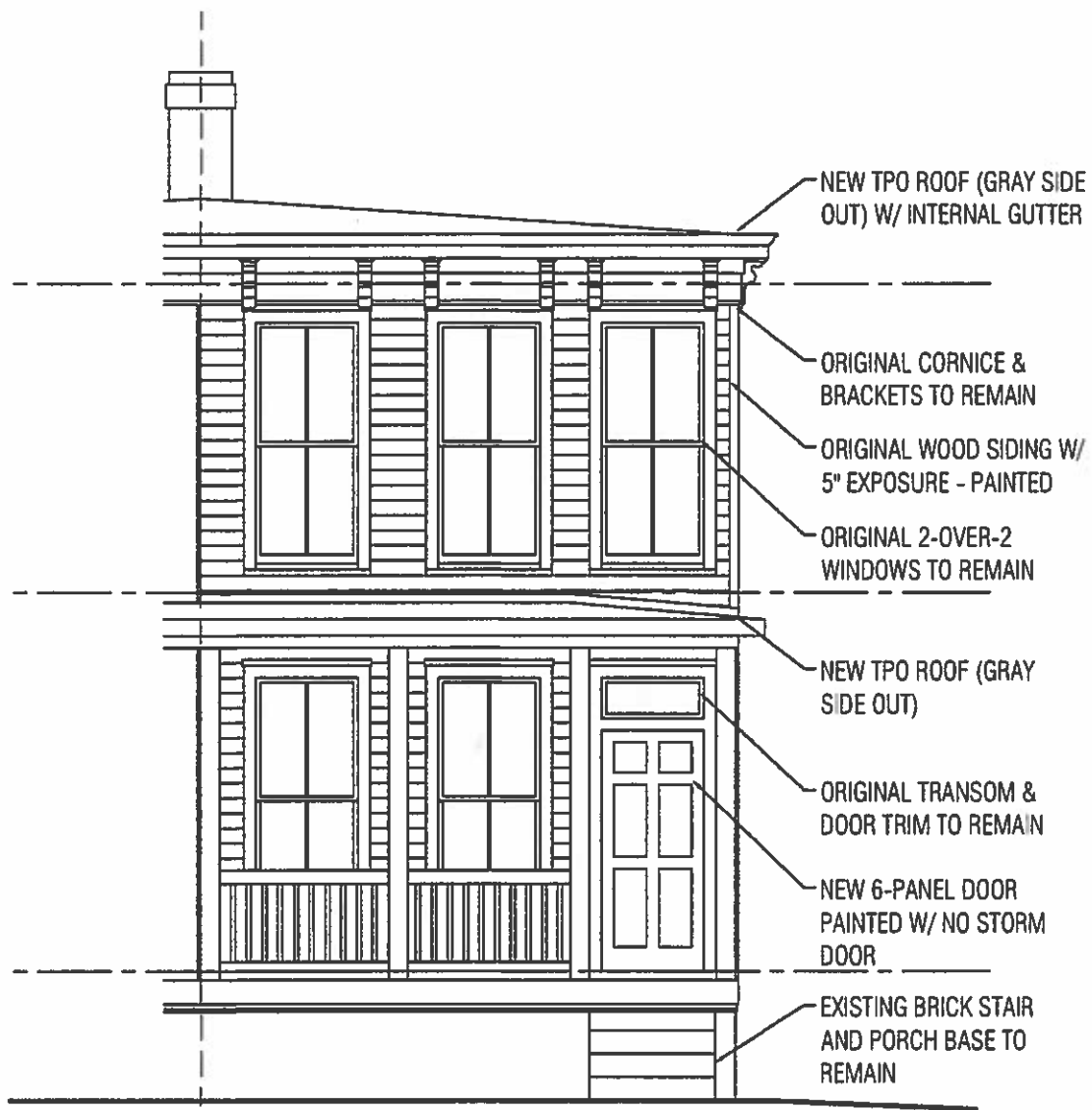
## EXIST. FRONT ELEVATION

SCALE: 3/16" = 1'-0"



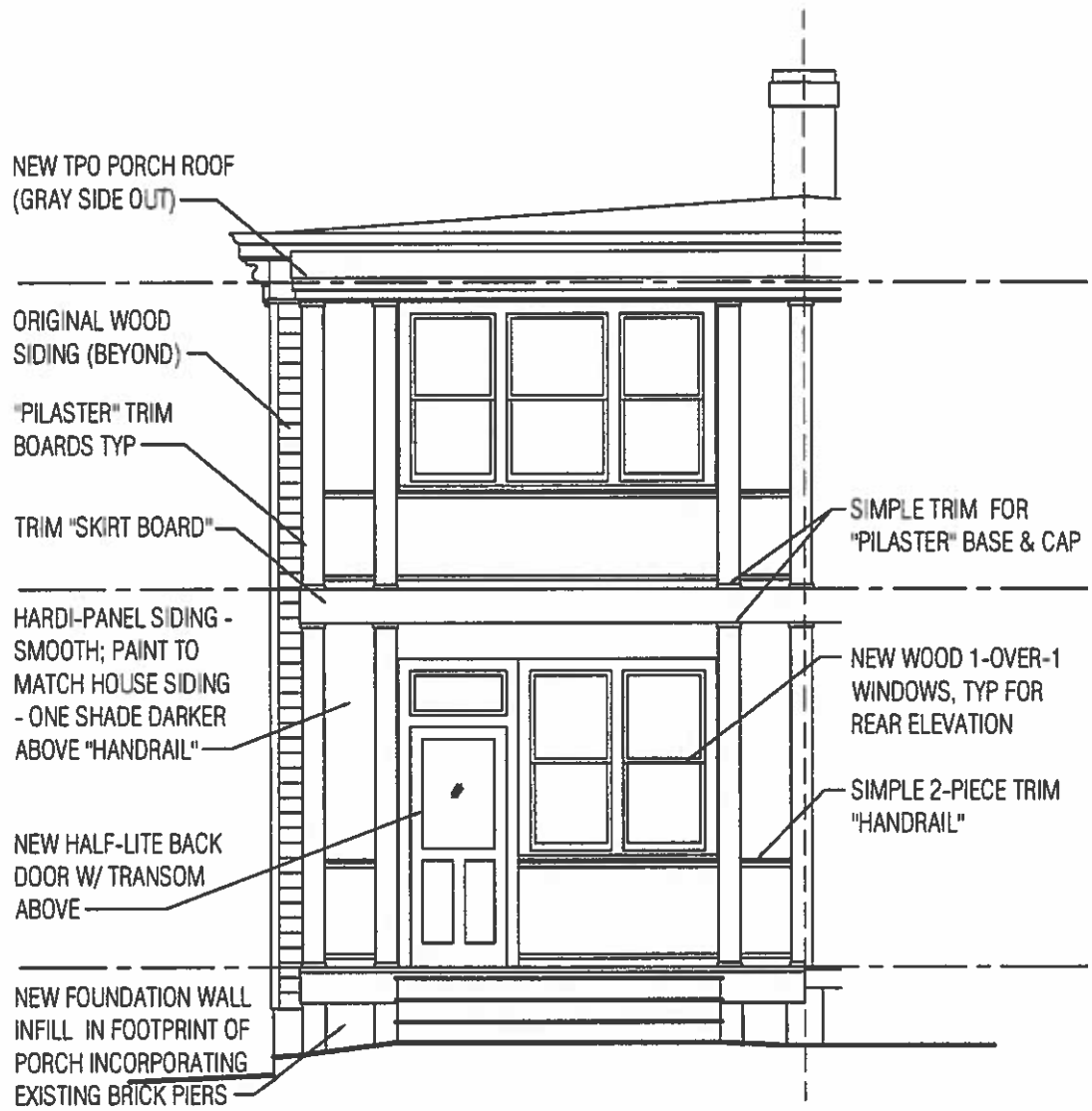
## EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"



## PROPOSED FRONT ELEVATION

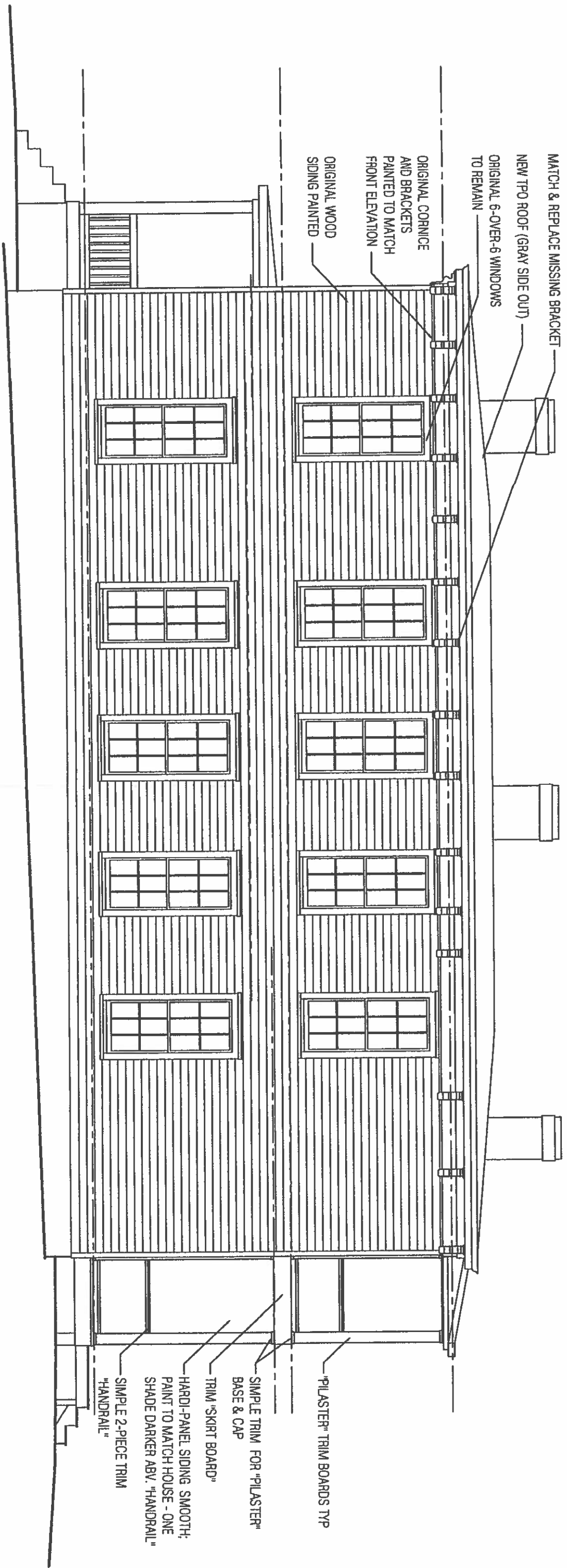
SCALE: 3/16" = 1'-0"



# PROPOSED REAR ELEVATION

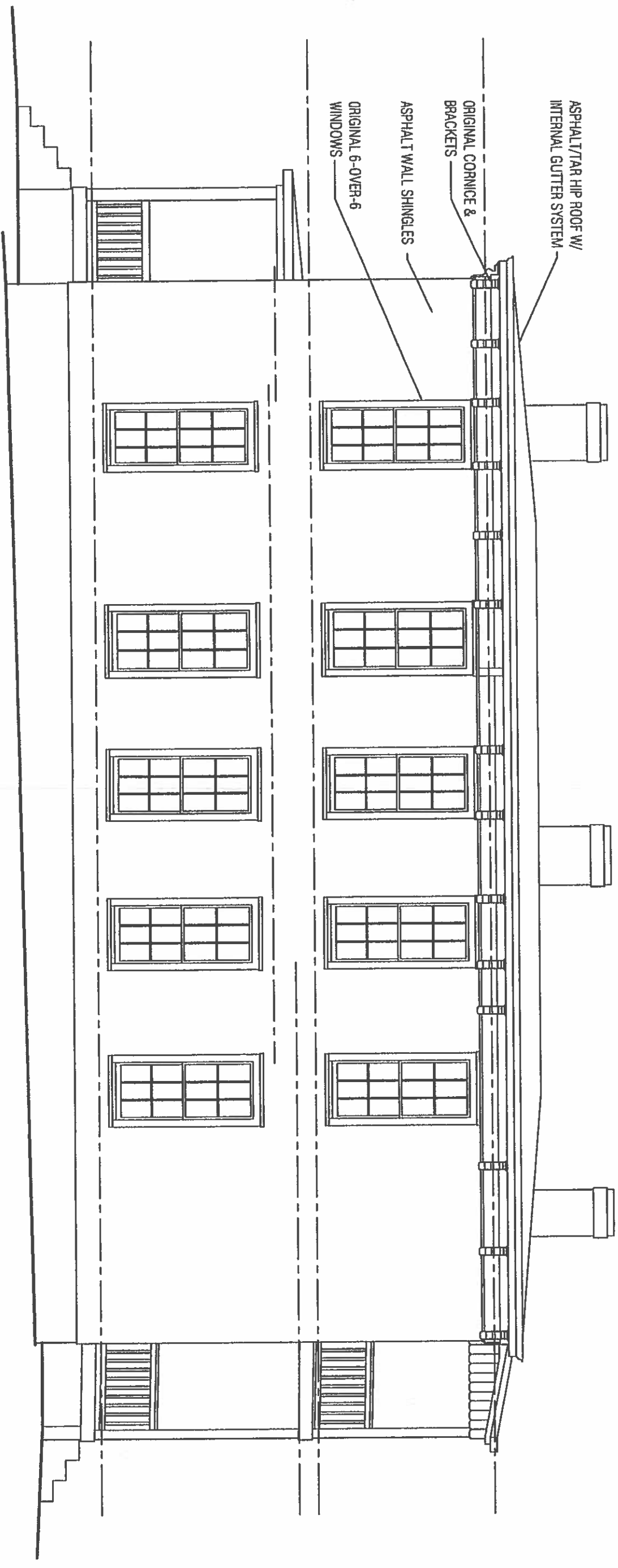
SCALE: 3/16" = 1'-0"





**PROPOSED SIDE ELEVATION**

**SCALE: 3/16" = 1'-0"**



ASPHALT/TAR HIP ROOF W/  
INTERNAL GUTTER SYSTEM

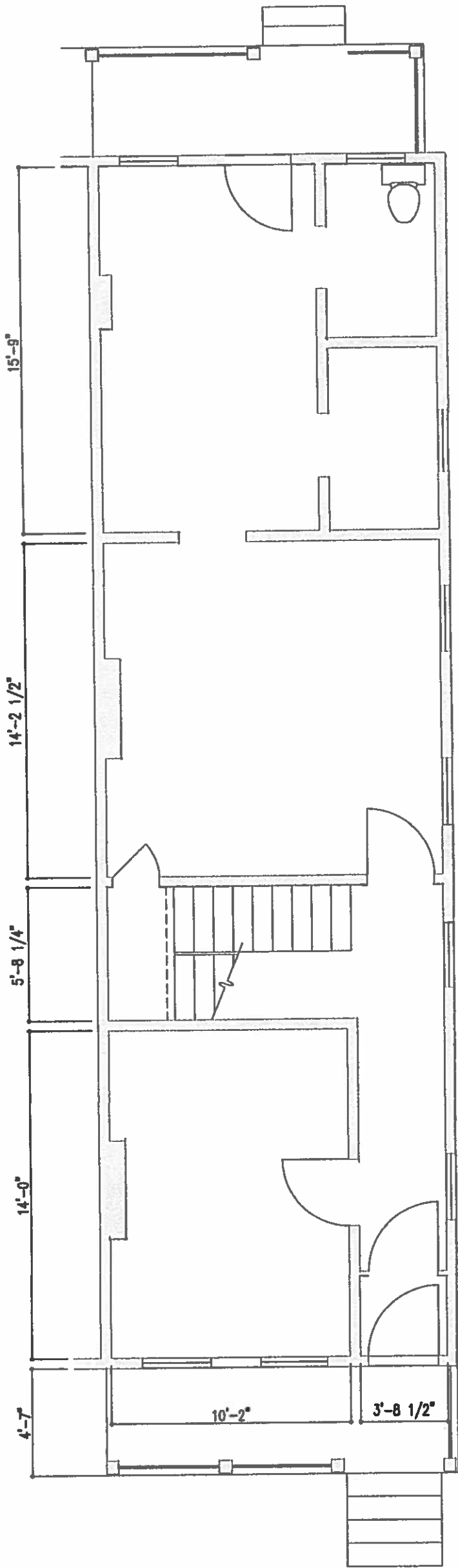
ORIGINAL CORNICE &  
BRACKETS

ASPHALT WALL SHINGLES

ORIGINAL 6-OVER-6  
WINDOWS

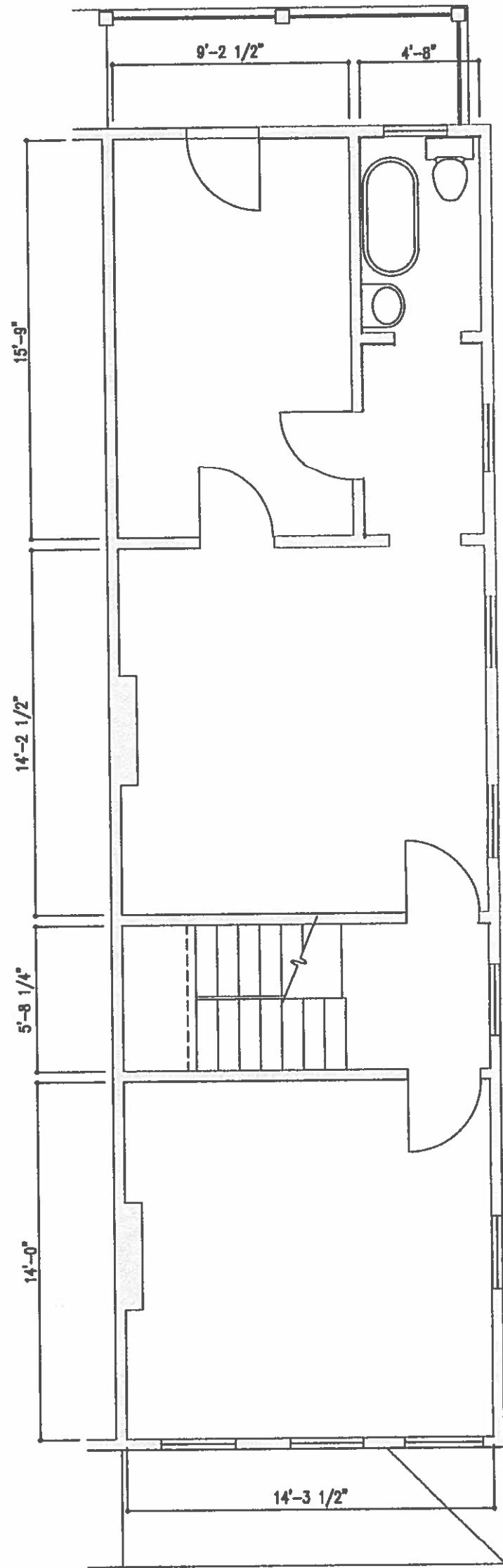
**EXISTING SIDE ELEVATION**

SCALE: 3/16" = 1'-0"



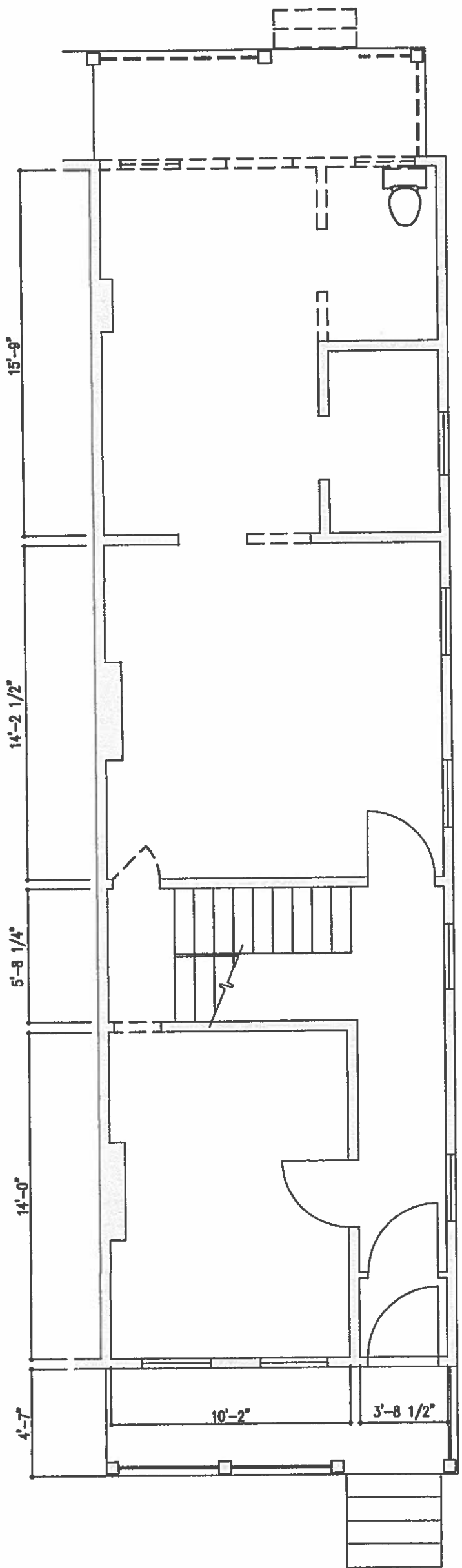
**EXIST. 1st FLOOR PLAN**

SCALE: 3/16" = 1'-0"



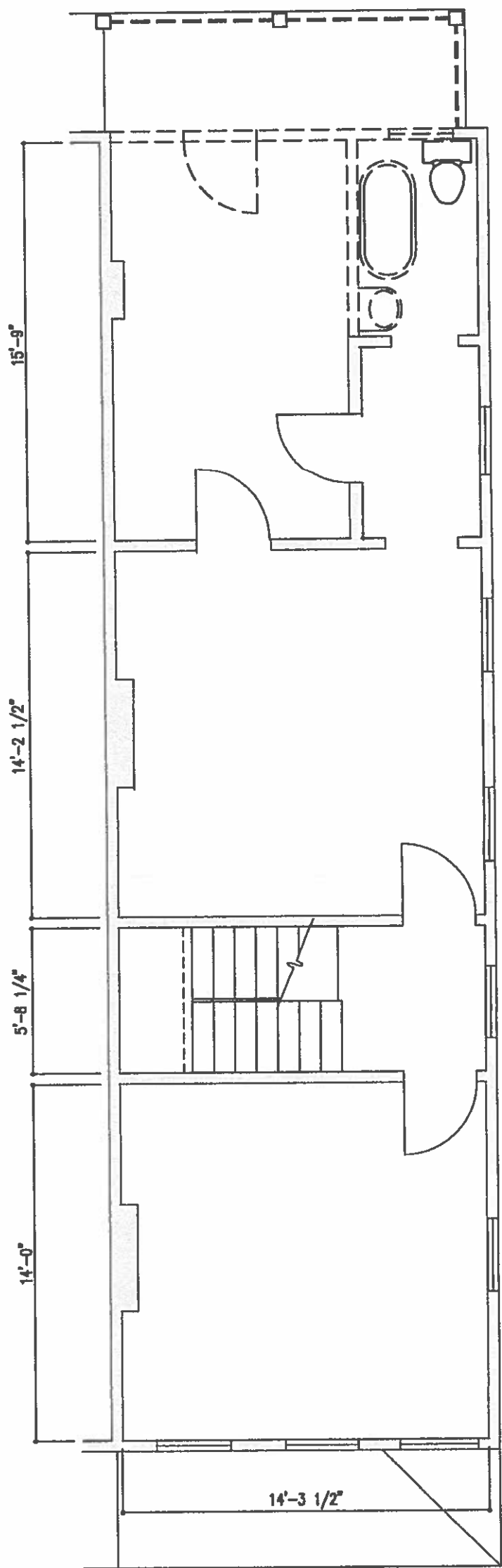
**EXIST. 2nd FLOOR PLAN**

SCALE: 3/16" = 1'-0"



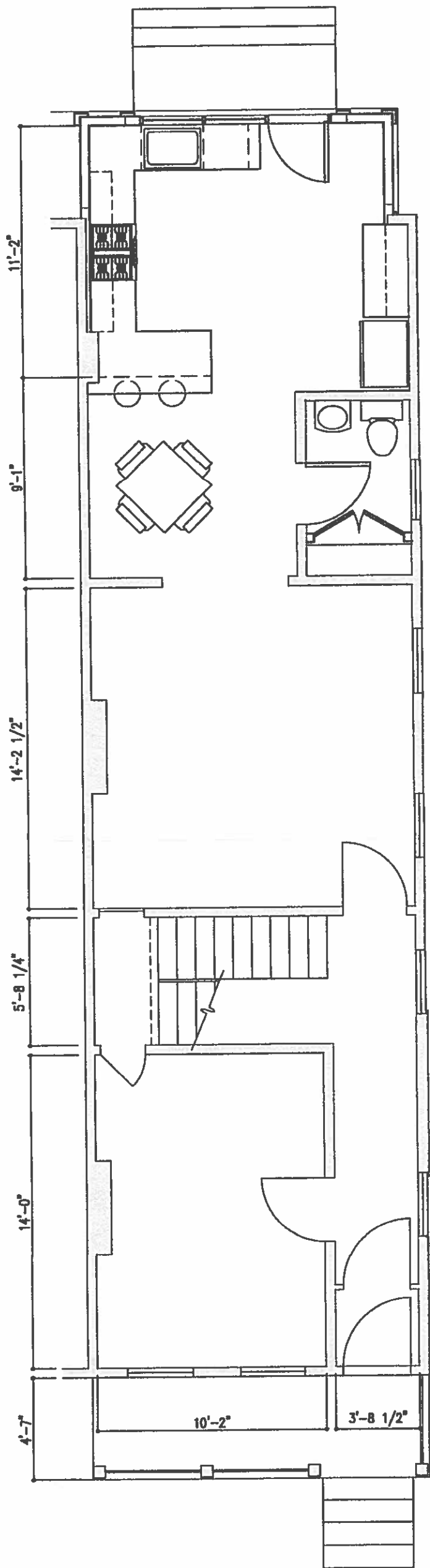
**DEMOLITION PLAN**

1st FLOOR SCALE: 3/16" = 1'-0"



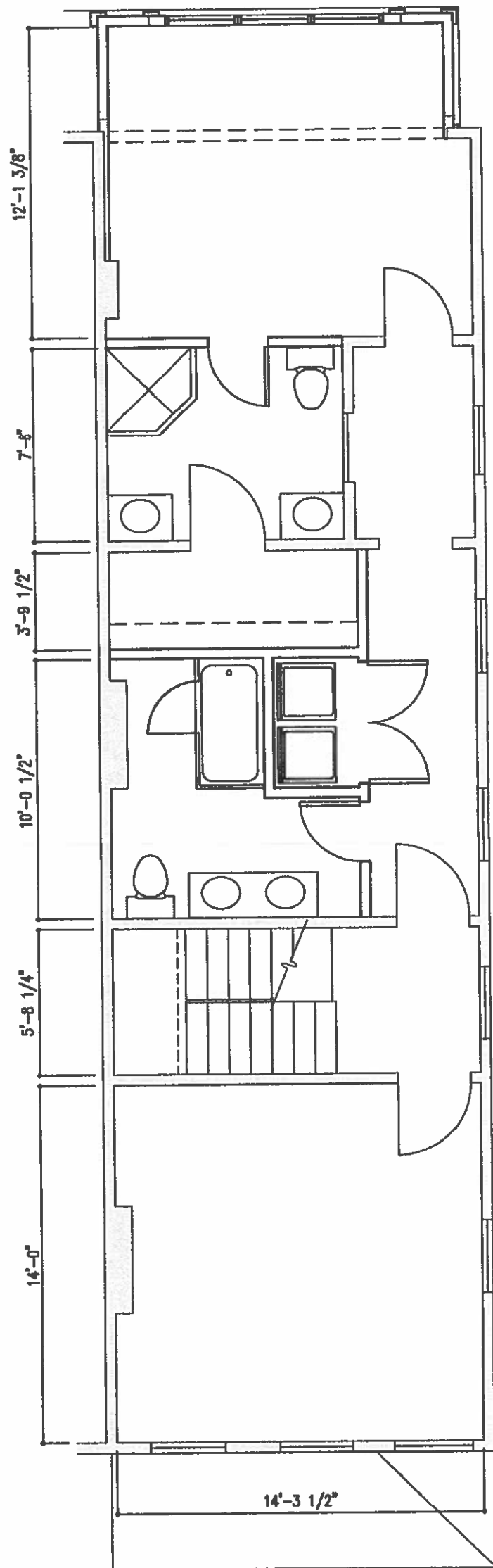
**DEMOLITION PLAN**

2nd FLOOR SCALE: 3/16" = 1'-0"



**PROPOSED FLOOR PLAN**

1st FLOOR SCALE: 3/16" = 1'-0"



**PROPOSED FLOOR PLAN**

2nd FLOOR SCALE: 3/16" = 1'-0"

2415 VENABLE STREET  
PROPOSED NEW REAR DOOR  
(PAINTED) OR EQUAL

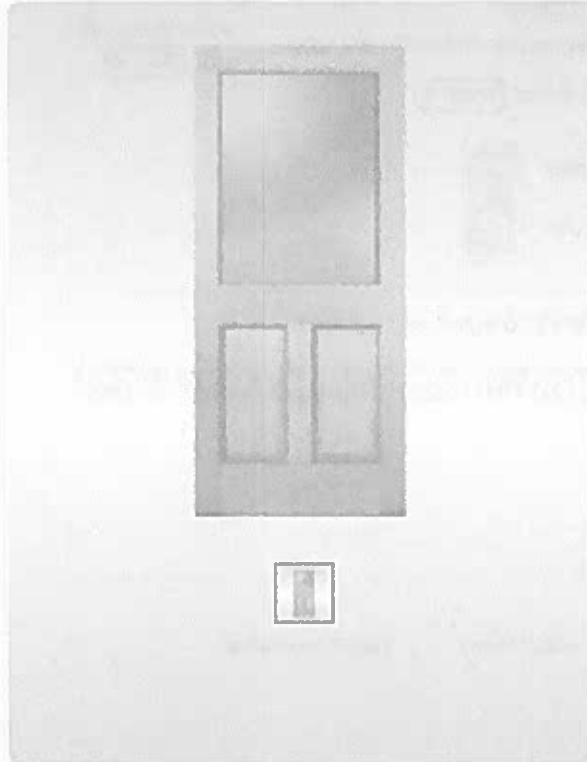
United States Find A Store



PRODUCTS PLANNING & PROJECTS PROFESSIONAL PRODUCT SUPPORT INVESTOR RELATIONS

Home » Exterior Doors » Glass Panel » Authentic Wood Glass Panel Exterior Door

### AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR



Options  
View product details for more options Price Range: \$\$  
Group ALL

Model 5201

Model 5201

Hemlock

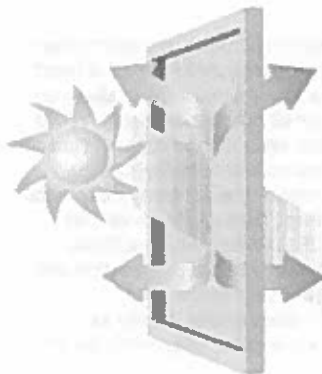
WAYS TO BUY THIS PRODUCT

REQUEST A CONSULTATION FIND A STORE

Product Overview Design Options Glass Options Build & Installation  
Tech Documents

#### GLASS OPTIONS

Energy Efficient Privacy Ratings



#### Energy Efficient

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Optional clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.

2514 VENABLE STREET  
PROPOSED FRONT DOOR - PAINTED  
OR EQUAL




United States Fine A Score

PRODUCTS PLANNING & PROJECTS PROFESSIONAL PRODUCT SUPPORT INVESTOR RELATIONS

Home » Exterior Doors » All Panel » Authentic Wood All Panel Exterior Door

### AUTHENTIC WOOD ALL PANEL EXTERIOR DOOR




Options

View product details for more options

Price Range: \$\$  
Group **ALL**

Model **5066**

Model   
5066

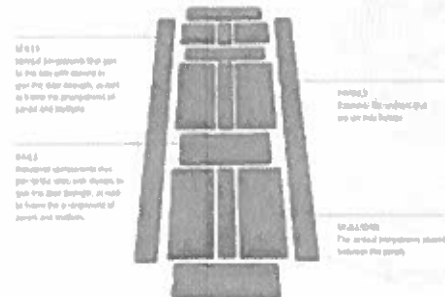
WAYS TO BUY THIS PRODUCT

[REQUEST A CONSULTATION](#) [FIND A STORE](#)

Product Overview Design Options **Build & Installation** Tech Documents

### CONSTRUCTION

#### Construction



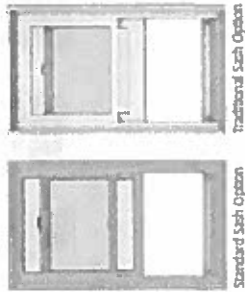
#### Construction

A wood door is not just a slab of wood. Wood doors are often called stile and rail because of the individual components that come together to make up the door. Stiles, rails, panels and mullions are machined with great accuracy and attention to detail to ensure a perfect fit. It takes skilled craftsmen many hours to build doors that live up to our quality and aesthetical standards.

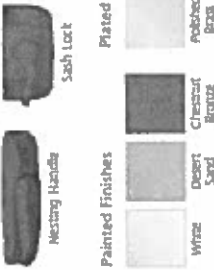
JELD-WEN® Authentic Wood Doors are constructed with beauty in mind and lasting performance at heart. Traditionally, wood doors were made using stile and rail components machined out of solid lumber. Wood is a living organism that expands and contracts based on changes in temperature and humidity, and the bigger the piece, the more it moves. Many older wood doors show signs of these "changes" with warped stiles or split panels. JELD-WEN Authentic Wood Doors feature an "engineered" core construction with premium wood veneers on top for the best performance and stain finish quality, as well as matching solid wood stiling and edgebands for an even stain match.

## HARDWARE & SCREEN OPTIONS

### Double-Hung Sash Options



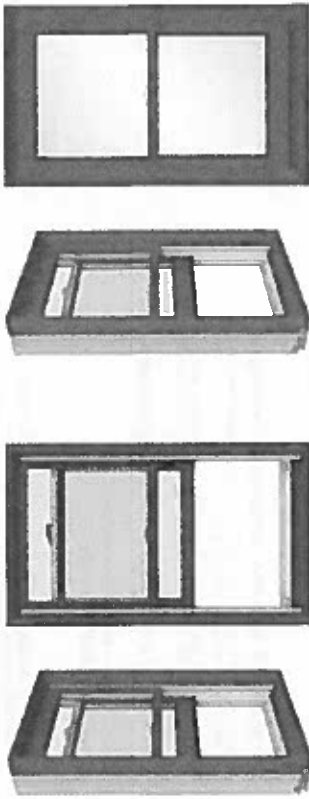
### Window Hardware



### Painted Finishes



### Double-Hung Jamb Liner Options



### Screen Options\*

These screens are designed to keep insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light glass finish. BetterVue® insect screens are standard for awning, casement and double-hung windows.



Regular screen  
View through regular fiberglass insect screen

BetterVue insect screen (standard)  
View through BetterVue insect screen

UltraVue Insect screen  
View through optional UltraVue Insect screen

\*These images are for illustration purposes only. Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

## PERFORMANCE GLASS OPTIONS

### Low-E, LoE2-366 and Low-E EC Insulating Glass

High-performance Low-E insulating glass comes standard to help lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than insulating glass. We also offer optional LoE2-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money, and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and SHGC contributions that provide significant energy efficiency for a given climate zone. Just tell your JELD-WEN® dealer you want

JELD-WEN windows that are ENERGY STAR qualified for your climate zone. For even more protection, choose Low-E EC for an "extra coating" that improves the thermal performance of our windows and is the optimal solution for meeting ENERGY STAR criteria in certain regions of the country. For more information, visit [www.jeld-wen.com/energyefficiency](http://www.jeld-wen.com/energyefficiency).



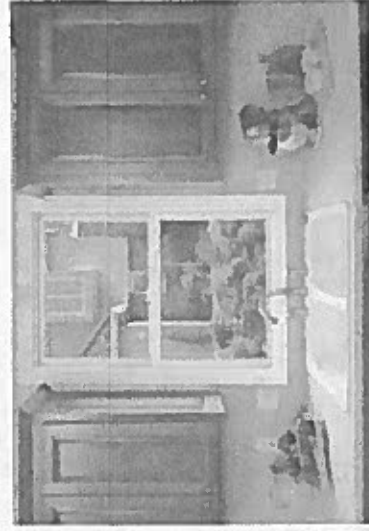
### ENERGY STAR®

The W-2500 line meets ENERGY STAR criteria in all four climate zones in the United States. ENERGY STAR criteria are achieved in North, North Central, and South Central climate zones with the standard glass package of LoE2-2770 with argon, and in the Southern zone when grilles are used. Without grilles, Southern zone ENERGY STAR criteria are achieved with LoE2-366 and argon.



### Tax Credits, Rebates and Incentives

The JELD-WEN website is a great source of information for Tax Credits, Rebates and Incentives on energy efficient products. Visit [www.jeld-wen.com](http://www.jeld-wen.com) for more information. Because the windows in our W-2500 window line are so energy efficient, replacing old windows can mean money in your pocket.





2415 VENABLE STREET

REAR WINDOWS @ PROPOSED ENCLOSED PORCH  
(ALL FRONT & SIDE WINDOWS TO BE REPAIRED OR REPLACED IN KIND)

\* DOUBLE HUNG WINDOWS TO BE ORDERED WITHOUT CLADDING\*

The JELD-WEN® website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at [jeld-wen.com](http://jeld-wen.com) today.



**JELD-WEN**  
WINDOWS & DOORS  
W-2500  
Clad-Wood Window Features  
Asym | Cement | Double-Hung | Fixed, Radius and Geometric



### THE JELD-WEN PROMISE

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our W-2500 Clad-Wood Windows, that each one carries our industry-leading warranty. Here are just some of the highlights of our warranty...

#### The Window & Patio Door Limited Warranty includes:

- Lifetime limited warranty on Auralex® Wood, protects against wood rot for as long as you own and occupy your home
- 20-year coverage against defects in material and workmanship for most product components (such as insulating glass, metal and wood components, and hardware)
- 20-year coverage on Kynar® clad finish; 10-year coverage on polyester clad finishes
- Skilled labor coverage for warranty repairs for 2 years
- Coverage is transferable for 10 years

NOTE: The above information is a summary of key provisions of the JELD-WEN Window & Patio Door Limited Warranty effective February 1, 2014. For a complete copy of the current warranty, see your sales associate or refer to [www.jeld-wen.com](http://www.jeld-wen.com).



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Existing Conditions  
2415 Venable Street  
Richmond Virginia 23223



Front Elevation (North)

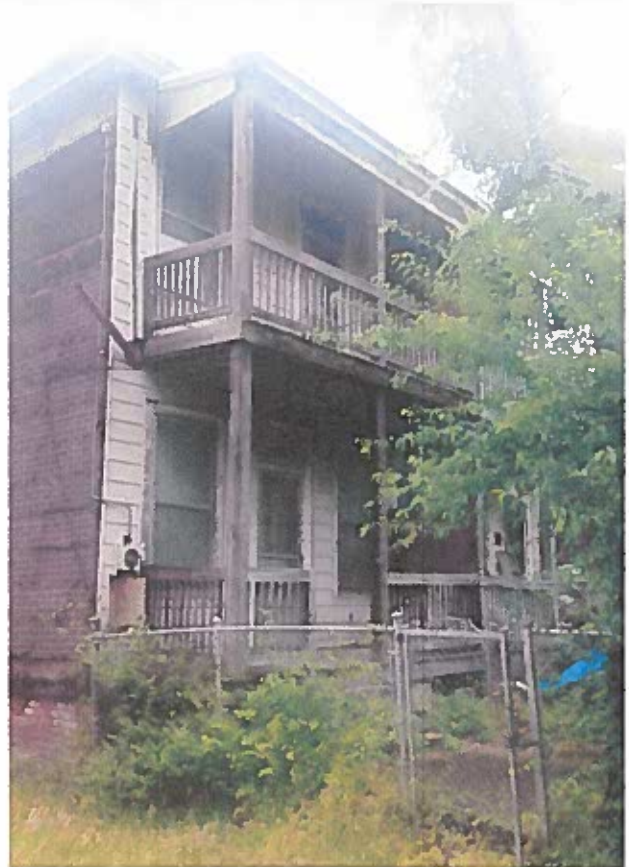


Side Elevation (from Northwest)

Existing Conditions p.2  
2415 Venable Street  
Richmond Virginia 23223



Side & Rear Elevations (from Southwest)



Rear Elevation (from South-southwest)

Existing Conditions p.3  
2415 Venable Street  
Richmond Virginia 23223



Asphalt Wall Shingle with Original Wood Siding underneath



6 over 6 Side Window