



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**RECEIVED**  
AUG 30 2019

**PROPERTY** (location of work)

Address 706 North 21st Street, Richmond, VA 23223

Historic district Union Hill

Date/time rec'd: \_\_\_\_\_  
Rec'd by: ME  
Application #: \_\_\_\_\_ BY: \_\_\_\_\_  
Hearing date: \_\_\_\_\_

**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 Maurice Oliver

Company Xtreme Homes, LLC

Mailing Address 7288 Hanover Green Drive  
Mechanicsville, VA 23111

Phone 804-301-7195  
Email maurice.oliver@yahoo.com

**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 an attached double house. Construction of a new single car garage along the rear property line for each house.

Additional project description is contained in the Applicant's Report.

**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 Maurice Oliver

Date 8/30/19

**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 Conceptual Review of New Construction and Separate Garage**

**Subject Property**

706 North 21<sup>st</sup> Street (and proposed 706.5 North 21<sup>st</sup> Street)

**Tax Parcel Number**

E-000-0328/017

**Owner/Contact**

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

**Proposed Use**

The Applicant has acquired the existing property at 706 North 21st Street and is submitting this application as it is necessary to construct a new double house. The Applicant also desires to construct a one car garage at the rear of the site along the alley for each proposed house.

**Reason**

Although a Certificate of Appropriateness has been granted by the Commission for rehabilitation of the existing structure along with construction of a new detached garage (COA-045814-2018), a request for a Certificate of Appropriateness along with the necessary supporting documents has been submitted to the Commission for demolition of the existing structure. The existing property (706 North 21st Street) is zoned R-63, Multifamily Urban Residential District which allows for single family attached houses. The Applicant desires to construct a new double house on the

site. The Applicant also desires to construct two, new, attached, one-car garages at the rear of the site along the public alley.

### **I. Property Description**

The existing property, 706 North 21<sup>st</sup> Street, is located on North 21<sup>st</sup> Street between Cedar and Burton Streets (Photos 5 & 6). It is bounded on its northern and southern property line by single family homes and on the east by a public alley. A chain link fence encloses the parcel. The site is located within the Union Hill City Old and Historic District and the Union Hill National Historic District. The site contains 5,330 square feet of lot area (41.0' x 130.0'), slightly slopes from the North 21<sup>st</sup> Street right of way to the public alley at the rear, and, is currently occupied solely by a single-family home. A Certificate of Appropriateness requesting authorization to demolish the property has been submitted to the Commission.

### **II. Concept of Proposed New Construction and Garage**

We are proposing to build an attached, double house with a party wall. Each house will have a one car garage constructed at the rear of the site along the alley. The setback and elevation requirements mandated by the current zoning and the Commission of Architectural Review mandates have been adhered to. The proposed new construction represents a façade and elevations that will be congruent with the community in appearance and scale. The attached houses will be similar in style to its immediate neighbor at 702-704 North 21<sup>st</sup> Street (see Context Elevations, page C-3).

### **III. The Guidelines**

The influence that the Guidelines has had on the design will be addressed in this section.

- 1- *The Guidelines* – Siting, pg 46. As shown on the enclosed Context Setbacks, the setbacks of the new construction will be congruent with neighboring properties.
- 2- *The Guidelines* – Form, pg 46. The building form is compatible with those found in close proximity and elsewhere in the Union Hill City Old and Historic District. The attached house form complies with the requirements found in this section of the Guidelines.
- 3- *The Guidelines* – Height, Width, Proportion & Massing, pg 47. As shown on the enclosed Context Elevations, the new construction is in line with the typical height of surrounding residential buildings.
- 4- *The Guidelines* – Materials & Colors, pg 47. As shown on the enclosed Plans, the houses will have a TPO roof placed upon them. All other elevations, to include the garages, will be covered with smooth Hardiplank. The materials used on the exterior will be compliant with all aspects of this section of the Guidelines. The Applicant will submit the desired exterior paint colors when the application for Final Review is submitted.

- 5- *The Guidelines* – Doors and Windows, #3, pg 49. The size, proportion, and spacing patterns of doors and window openings are compatible with patterns established within the District. The front doors will be wood. The rear doors will be metal with full glass panes. Both the garage roll up door and the single leaf entry door will be metal. The windows will be aluminum clad wood windows. The nomenclature of the windows will be submitted on the Building Permit set of plans.
- 6- *The Guidelines* – Porch and Porch Details, pg 49; Railings, pg 50. Richmond Rail will be used for the front porch and rear deck. Half round gutters and historic circular downspouts will be installed at the rear elevation.
- 7- *The Guidelines* – Decks, pg 51. The area between the brick piers of the rear deck will be screened with wood lattice. The lattice will be painted or stained with an opaque stain.
- 8- *The Guidelines* – Rooftop Mechanical Equipment, Materials & Colors, #5, pg 53. In accordance with this section and paragraph of *The Guidelines*, the Applicant has chosen to locate the HVAC mechanical equipment on the rooftop. The HVAC mechanical equipment located midroof will be screened from view by an enclosure composed of perforated metal panels, a treatment the Commission has been presented in the recent past. Upon the submission of the Application for Final Review, an example of the screening material and Line of Sight Station Points will be submitted. These Points will show that the rooftop mechanical equipment cannot be viewed from the North 21<sup>st</sup> Street right of way nor from the public alley.

#### **IV. Off-Street Parking and Site Improvements**

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. This will be accomplished by the construction of the one car garages at the alley. The garage will have smooth Hardiplank siding and an asphalt shingle roof. The chain link fence will be removed and a wooden fence of similar height will be installed.

#### **Conclusion**

During its planning of the proposed new construction an attached double house and corresponding garages at 706 North 21<sup>st</sup> Street (and 706.5 North 21<sup>st</sup> Street), the applicant has made significant efforts to address the needs 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 community's desire for improvements of properties within its boundaries. The applicant looks forward to the positive impact this infill housing and homeownership opportunity will have on the Union Hill community and the City of Richmond as a whole.

Respectfully submitted,

Xtreme Homes, LLC

706 North 21<sup>st</sup> Street (New Construction & Garage)  
Applicant's Report, Conceptual Review  
August 30, 2019  
Page 4 of 4

enclosures

1-Photos

2- Plans:

Title Page, page T-1

Context Site Plan-Existing/Demolition, page C-1

Context Site Plan-Proposed, page C-2

Context Setbacks & Context Elevations, page C-3

Floor Plans, page A-1 thru A-2

Exterior Elevations, page A-3 thru A-4

Door and Window Details, page A-1

Garage Plans, page A-5

706 North 21st Street  
Richmond, VA 23223-6312  
Union Hill - City Old and Historic District  
Proposed New Construction, August 2019  
(all photos taken September 2018)

Photo 1. Perspective of proposed Front Elevations, Site



Photo 2. Southern alley view from unimproved Burton Street; location of proposed Garages at alley



706 North 21st Street  
Richmond, VA 23223-6312  
Union Hill - City Old and Historic District

Photo 3. Northern alley view from Cedar Street, pressure treated fence belongs to neighboring property at 704 North 21<sup>st</sup> Street



Photo 4. Location of proposed Garages at alley, gravel parking and pressure treated fence belong to property at 704 North 21<sup>st</sup> Street



706 North 21st Street  
Richmond, VA 23223-6312  
Union Hill - City Old and Historic District

Photo 5. Streetscape, subject on left, northern view toward Burton St and Venable St



Photo 6. Streetscape, subject on right behind tree, southern view toward Cedar Street





# C.A.R. REVIEW

(2) SINGLE FAMILY - ATTACHED  
 706 N 21st ST, RICHMOND, VA 23223

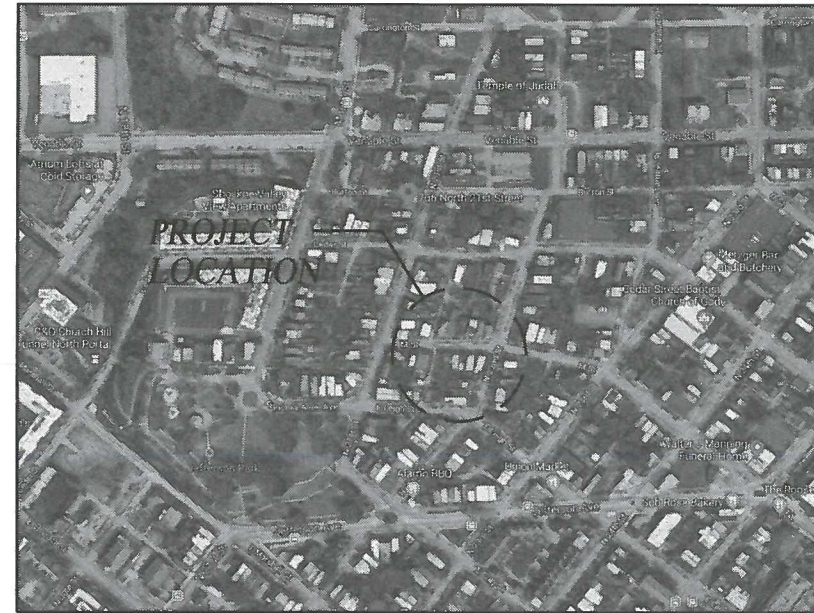
## DRAWING INDEX:

T-1	TITLE SHEET
C-1	CONTEXT SITE PLAN - EXISTING / DEMO
C-2	CONTEXT SITE PLAN - PROPOSED
C-3	CONTEXT PLAN & ELEVATION
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	GARAGE PLANS

## BUILDING INFORMATION:

UNIT - 1		UNIT - 2	
1ST FLOOR:	1,085 S.F.	1ST FLOOR:	1,085 S.F.
2ND FLOOR:	1,085 S.F.	2ND FLOOR:	1,085 S.F.
TOTAL	2,170 S.F.	TOTAL	2,170 S.F.
<b>TOTAL COMBINED: 4,340 S.F.</b>			
<b>FRONT ELEVATION HEIGHT:</b>		<b>± 27'</b>	

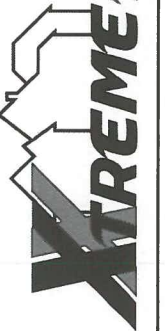
## VICINITY MAP



## LOCATION MAP



Contact@XtremeHomesLLC.com  
 804.301.7195



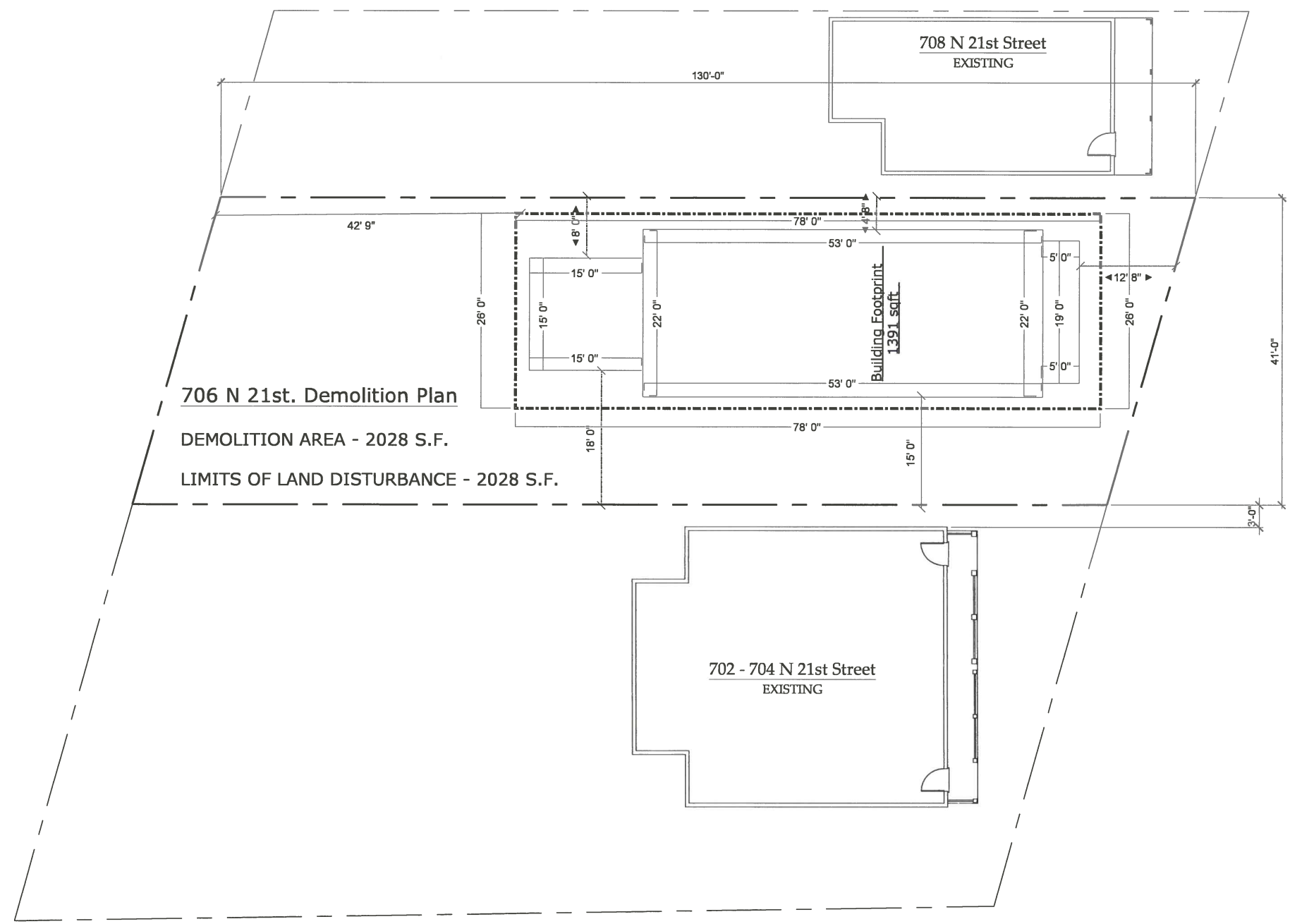
(2) SINGLE FAMILY - ATTACHED

706 N 21st STREET

RICHMOND, VA 23223

DATE: 08.29.19

**T-1**



706 N 21st. Demolition Plan  
 DEMOLITION AREA - 2028 S.F.  
 LIMITS OF LAND DISTURBANCE - 2028 S.F.

CONTEXT SITE PLAN - EXISTING / DEMO

Contact@XtremeHomesLLC.com  
 804.301.7195

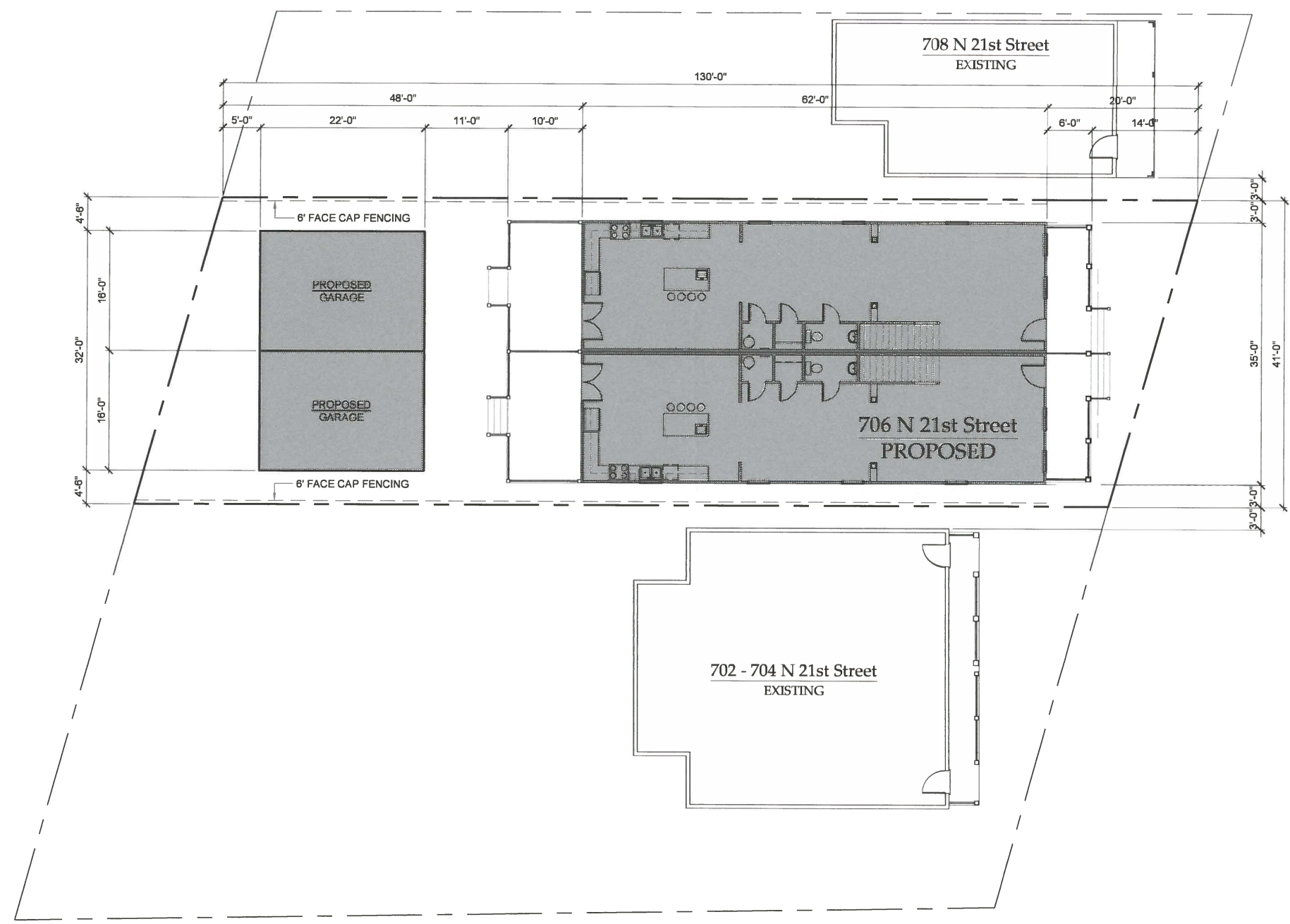
**XTREME HOMES, L.L.C.**

(2) SINGLE FAMILY - ATTACHED

706 N 21st STREET  
 RICHMOND, VA 23223

DATE 08.29.19

C-1



CONTEXT SITE PLAN - PROPOSED

Contact@XtremeHomesLLC.com  
804.301.7195

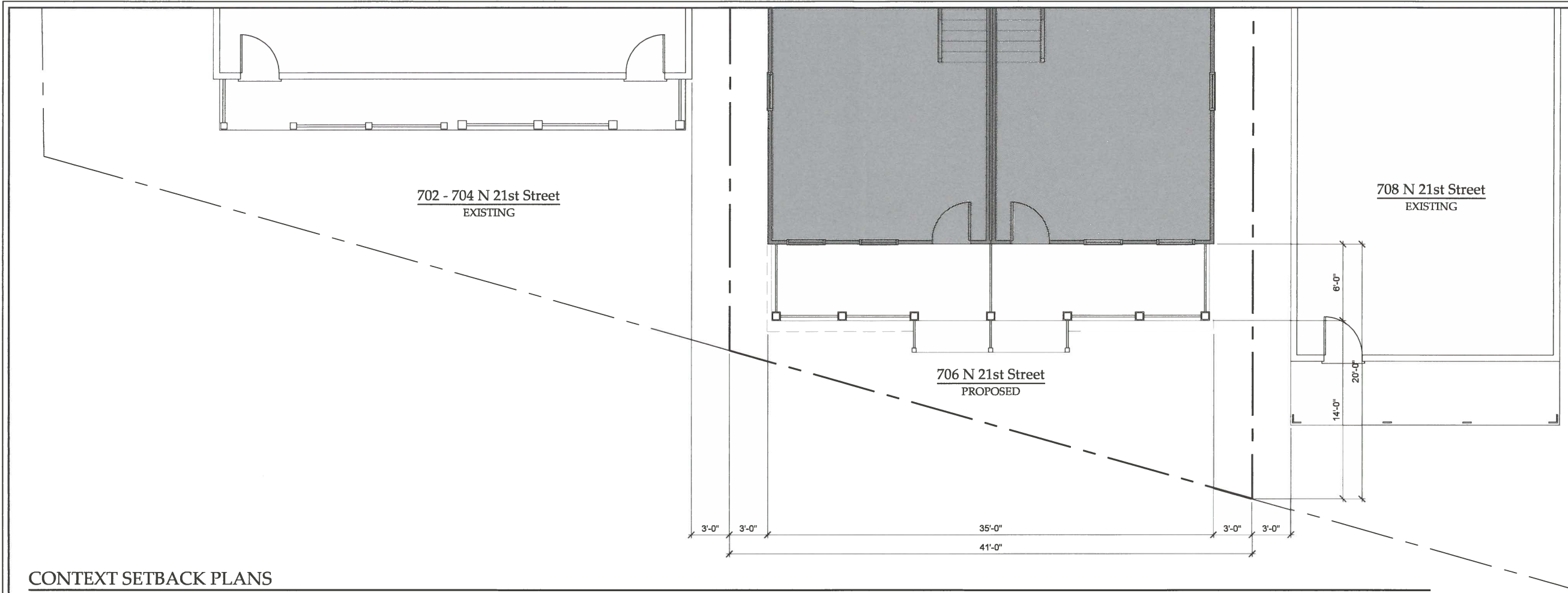
**XTREME HOMES, L.L.C.**

(2) SINGLE FAMILY - ATTACHED

706 N 21st STREET  
RICHMOND, VA 23223

DATE: 08.29.19

C-2



CONTEXT SETBACK PLANS



CONTEXT ELEVATIONS

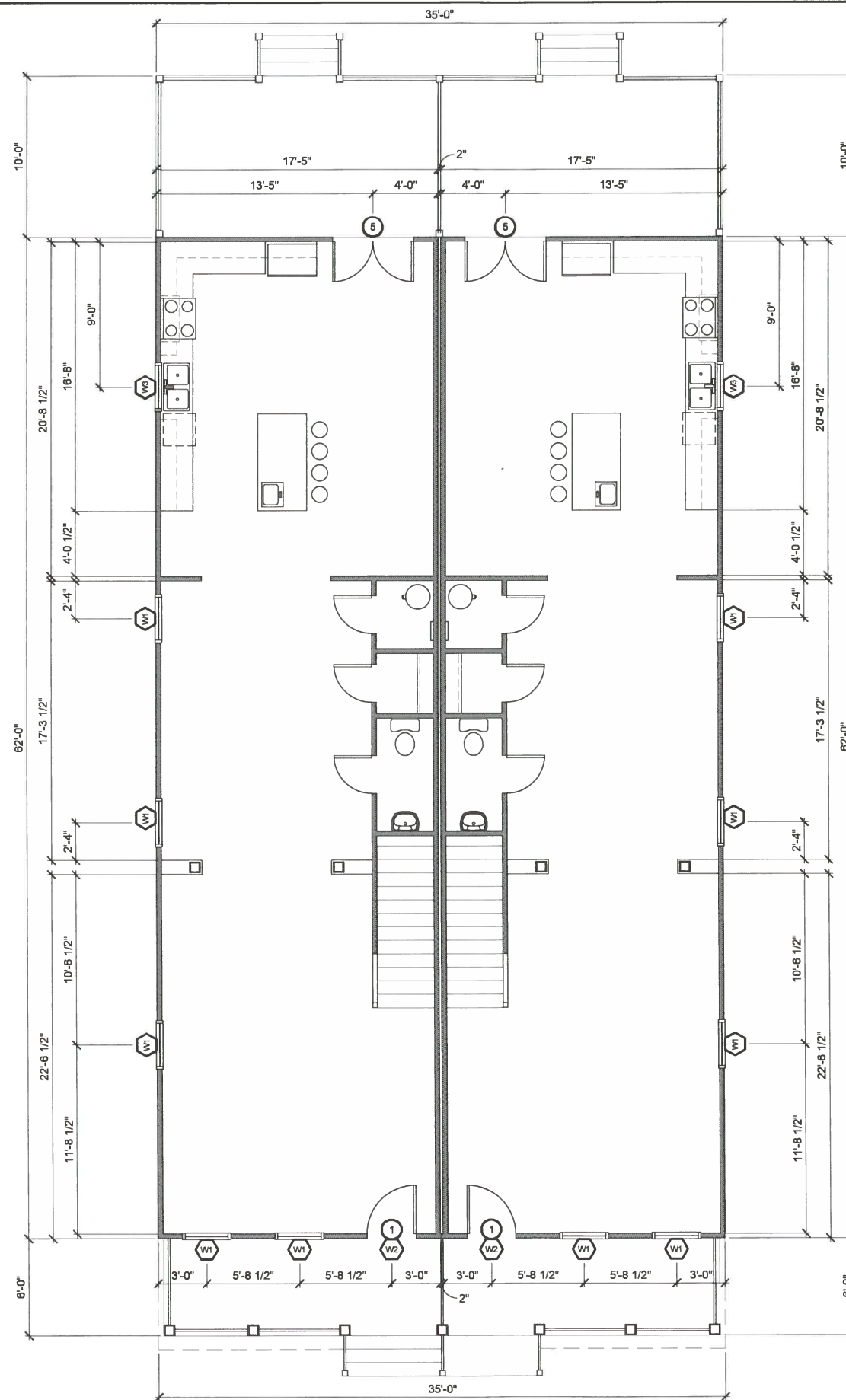
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**XTREME HOMES, L.L.C.**

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706 N 21st STREET  
RICHMOND, VA 23223

DATE: 08.29.19

C-3



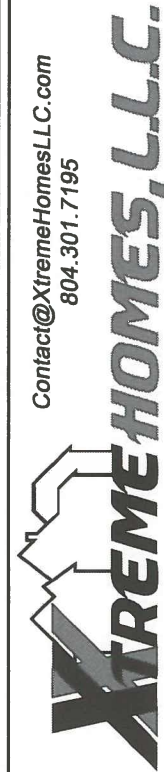
SQUARE FOOTAGE			
UNIT - 1		UNIT - 2	
1ST FLOOR:	1,085 S.F.	1ST FLOOR:	1,085 S.F.
2ND FLOOR:	1,085 S.F.	2ND FLOOR:	1,085 S.F.
TOTAL	2,170 S.F.	TOTAL	2,170 S.F.
TOTAL COMBINED: 4,340 S.F.			

DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
1	3'-0"	6'-8"		EXTERIOR WOOD
2	2'-6"	6'-8"		INTERIOR
3	2'-4"	6'-8"		INTERIOR
4	(2) 2'-6"	6'-8"		INTERIOR
5	(2) 2'-6"	6'-8"		EXTERIOR FRENCH DOOR
6	(2) 2'-6"	6'-8"		INTERIOR

WINDOW SCHEDULE				
NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
W1	3'-0"	6'-0"	2/2	
W2	3'-0"	1'-4"	TRANSOM	
W3	3'-0"	4'-0"	2/2	
W4	3'-0"	4'-0"	TRANSOM	

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

Contact@XtremeHomesLLC.com  
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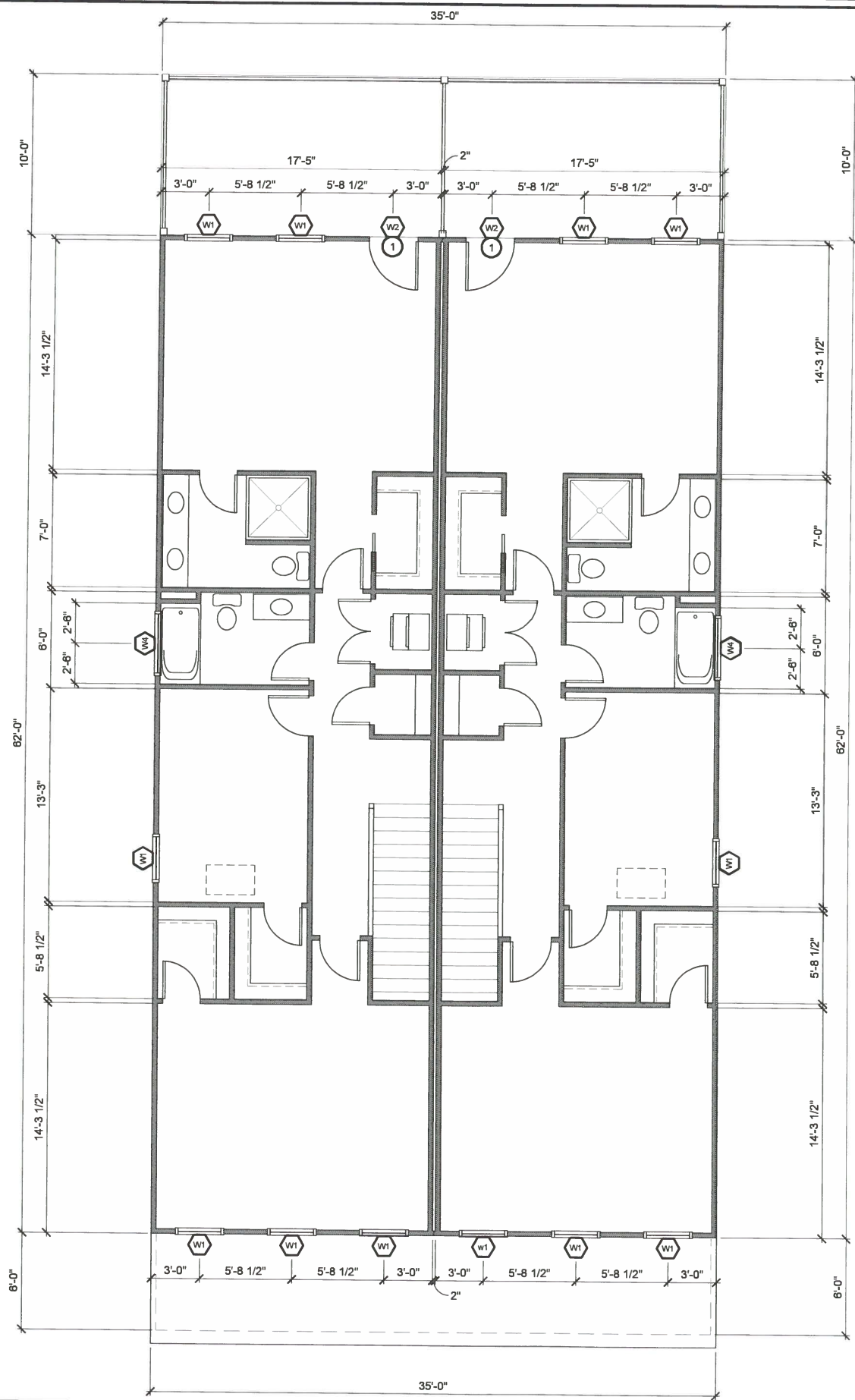
(2) SINGLE FAMILY - ATTACHED

706 N 21st STREET

RICHMOND, VA 23223

DATE: 08.29.19

**A-1**



SQUARE FOOTAGE			
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WINDOW SCHEDULE				
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W3	3'-0"	4'-0"	2/2	
W4	3'-0"	4'-0"	TRANSOM	

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



(2) SINGLE FAMILY - ATTACHED

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RICHMOND, VA 23223

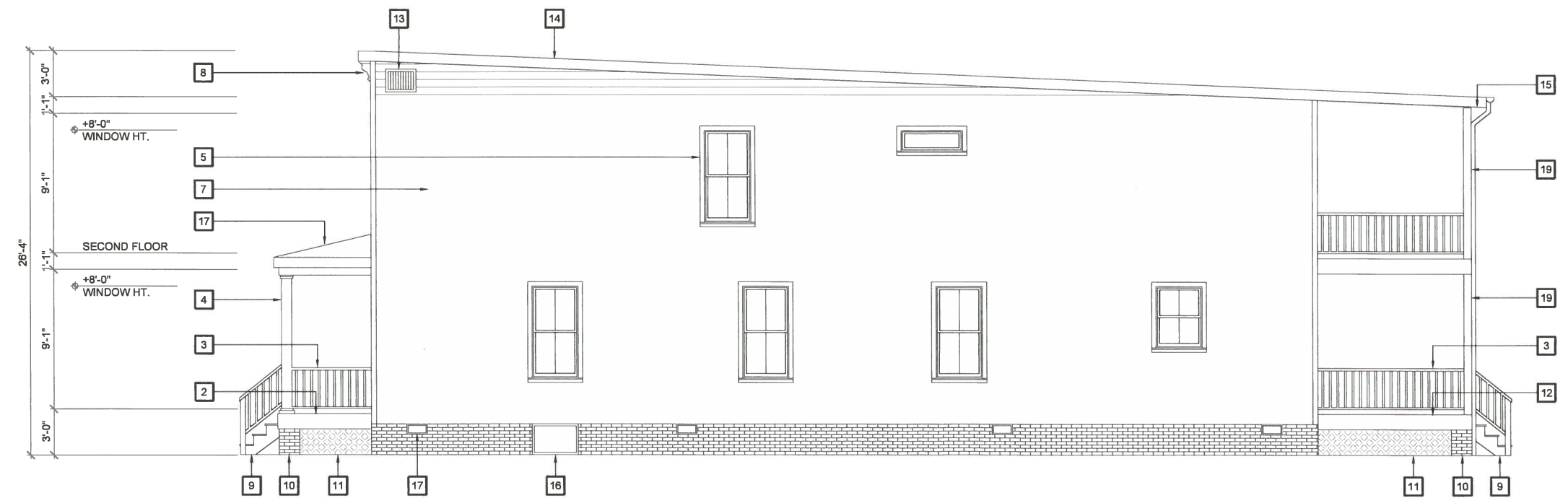
DATE: 08.29.19

A-2

- ARCHITECTURAL KEY NOTES: 1
1. FOUNDATION: 8" CMU W/ 4" BRICK EXTERIOR
  2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
  3. RAILING: RICHMOND RAIL, PAINTED
  4. ADJUSTABLE METAL POSTS WRAPPED W/ WOOD BOARD FOR 8x8 APPEARANCE
  5. WINDOWS: MW JEFFERSON SERIES
  6. DOORS: SEE PLAN & SCHEDULE FOR SIZE
  7. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
  8. FASCIA BOARD: FIBER-CEMENT, EDWARDS CORBEL (FYFON)
  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 DECK FRAMING, PAINTED
  13. 18" x 24" ATTIC VENT
  14. UPPER ROOF: MEMBRANE ROOFING OVER 5/8" OSB SHEATHING ON TRUSSES PER MANUFACTURER
  15. VENTED SOFFIT
  16. 24x36 FOUNDATION ACCESS PANEL
  17. TPO MEMBRANE
  18. FOUNDATION VENT
  19. REAR PORCH STRUCTURE: PRESSURE TREATED PAINTED, VERTICAL 8x6 POSTS



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

Contact@XtremeHomesLLC.com  
804.301.7195  
**XTREME HOMES, L.L.C.**

(2) SINGLE FAMILY - ATTACHED  
**706 N 21st STREET**  
RICHMOND, VA 23223

DATE: 08.29.19

**A-3**

- ARCHITECTURAL KEY NOTES: 1
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  4. ADJUSTABLE METAL POSTS WRAPPED W/ WOOD BOARD FOR 8x8 APPEARANCE
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  6. DOORS: SEE PLAN & SCHEDULE FOR SIZE
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  13. 18" x 24" ATTIC VENT
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  15. VENTED SOFFIT
  16. 24x38 FOUNDATION ACCESS PANEL
  17. TPO MEMBRANE
  18. FOUNDATION VENT
  19. REAR PORCH STRUCTURE: PRESSURE TREATED PAINTED, VERTICAL 6X6 POSTS



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

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**XtremeHOMES, L.L.C.**

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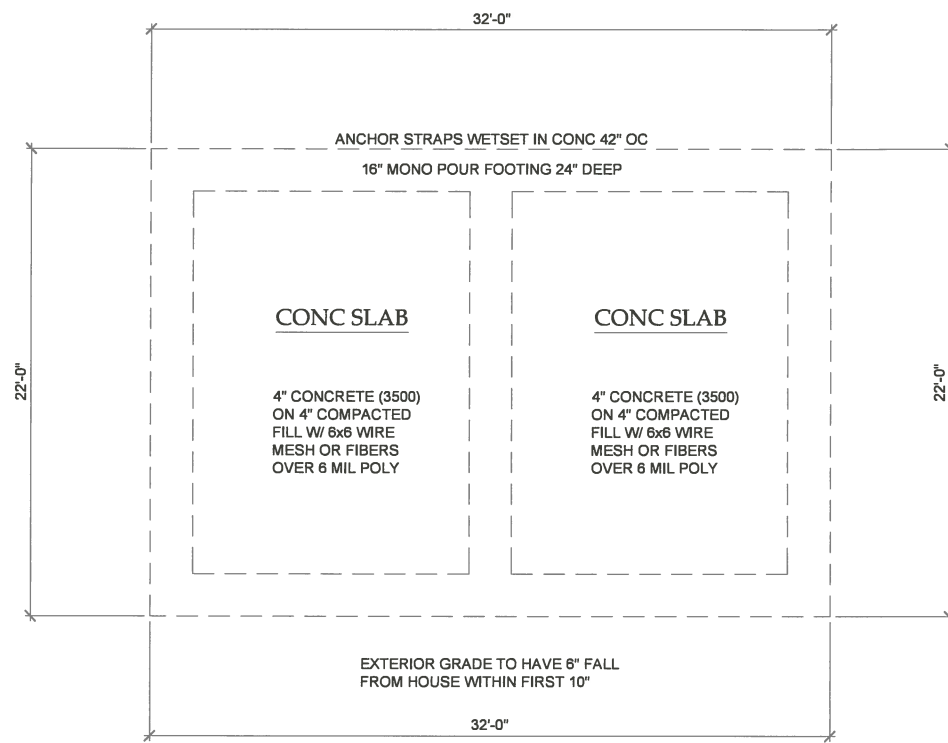
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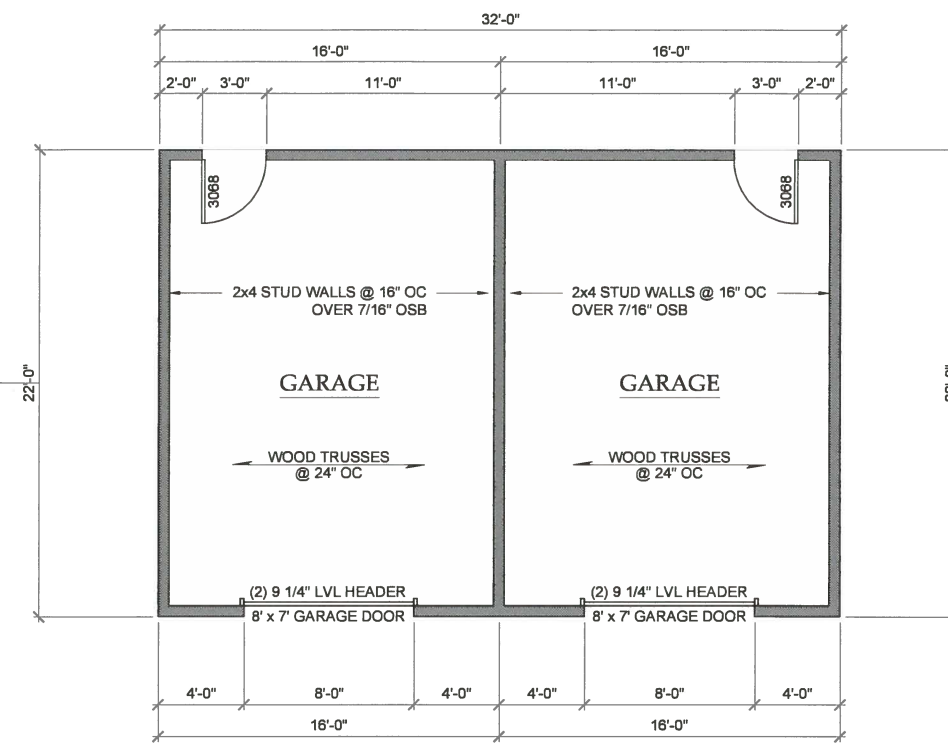
**A-4**





**FOUNDATION PLAN**

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



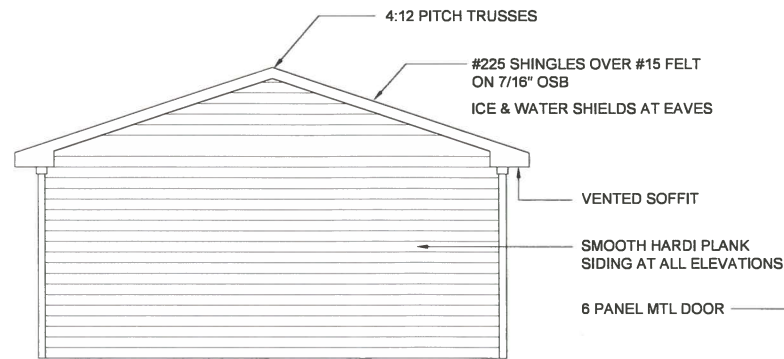
**GARAGE PLAN**

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



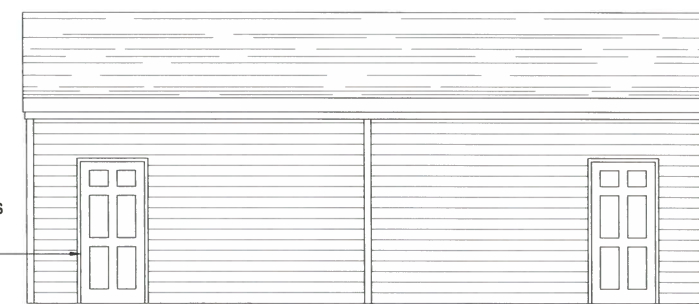
**GARAGE  
FRONT ELEVATION**

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



**GARAGE  
SIDE ELEVATIONS**

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



**GARAGE  
FRONT ELEVATION**

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

Contact@XtremeHomesLLC.com  
804.301.7195

**XTRME HOMES, L.L.C.**

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706 N 21st STREET

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DATE: 08.29.19

**A-5**