



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 804 N 22nd Street

Historic district Union Hill

Date/time rec'd:	_____
Rec'd by:	_____
Application #:	_____
Hearing date:	_____

APPLICANT INFORMATION

Name Mark Baker

Phone (804)874-6275

Company Baker Development Resources

Email markbaker@bakerdevelopmentresources.com

Mailing Address 11 S 12th Street, Suite 500
Richmond, VA 23219

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

OWNER INFORMATION (if different from above)

Name 722 724 Jessamine St LLC

Company _____

Mailing Address 517 N 26th St
Richmond, VA 23223

Phone (804) 306-9019

Email mattj@htrsi.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)

The scope of work is as such: the client would like to construct a new two-story single family detached home. The home will be approximately 1,860 SF in size, featuring three bedrooms, two whole bathrooms, and one half bath. Hardieplank will be used as the cladding material. All windows will be PVC-clad. The main roof will be TPO membrane, the mansard roof asphalt shingles, and the porch roof EPDM. The massing and design will be in accordance with the Union Hill neighborhood, and it's unique lot configurations and topography. The project will follow the Old & Historic District Design Review Guidelines where applicable.

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 Matt Jarreau

K.T.A. Ma

Date 7/27/2018



July 27th, 2018

Chelsea Jeffries
City of Richmond Department of Planning and Development Review
Commission of Architectural Review
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Commission of Architectural Review: 802 and 804 N 22nd St (E0000329005)

Ms. Jeffries,

I represent 722 724 Jessamine St LLC in its application for review by the Commission of Architectural Review (“CAR Review”) of proposed new construction at 802 and 804 North 22nd Street (Parcel #E0000329005) (the “Property”). The Property is located on the west side of N 22nd Street between Cedar Street and Burton Street and is improved with a 2 story multi-family dwelling including four dwelling units. This request, and a companion special use permit would authorize the split of the existing lot in order to accommodate the construction of a new single-family dwelling on the vacant portion of the lot.

This property lies in the Union Hill Old and Historic District. The tone of this District is primarily established by its varying topography, which encouraged its diagonally gridded street pattern and steep porch entrances. Early residential buildings in the area reflect the country-like environment from whence they were established. It was after the Civil War that Union Hill changed from a suburban periphery to an urban neighborhood, during which period the commonplace modest Greek-revival architectures were augmented by narrower rowhomes that were Italianate, Queen Anne, and Colonial Revival in style.

Generally, the single-family detached home will be 1,860 square feet, in area and would feature three (3) bedrooms, two (2) full bathrooms, and one (1) half bathroom. The massing and architecture proposed is inspired by the vernacular style found within the neighborhood. The proposed new single-family dwelling would be in keeping with the surrounding context. The project will follow the Design Guidelines where applicable, per the Handbook and Design

Review Guidelines for Building in Old and Historic Districts as authorized by Section 930.7 of the City Code.

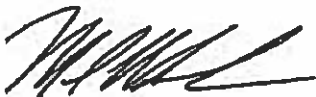
Regarding form, the street elevation will complement the neighboring dwelling at 800 N 20th Street. The front porch will match its neighbor's, being three bays wide and full-width. Three windows on the second story will align, in width and location, with the single door and two windows on the first story, respectively. The shape of the home is meant to best cooperate with its lot and neighboring homes.

The proposed building materials include:

- Parged tan/gray foundation, Hardie plank[®] lap siding throughout;
- Hardie trim products (or comparable);
- TPO membrane on the main roof, asphalt shingles for the mansard roof, EPDM for the porch roof;
- Solid wood exterior doors;
- Four (4) double-hung two-over-two Plygem[®] 300 windows;
- Three (3) fixed Plygem[®] 300 windows;
- 8" square front porch columns;
- Wood framing and tongue-and-groove decking at front and rear porch; and
- Iron/steel handrails at front stairs.

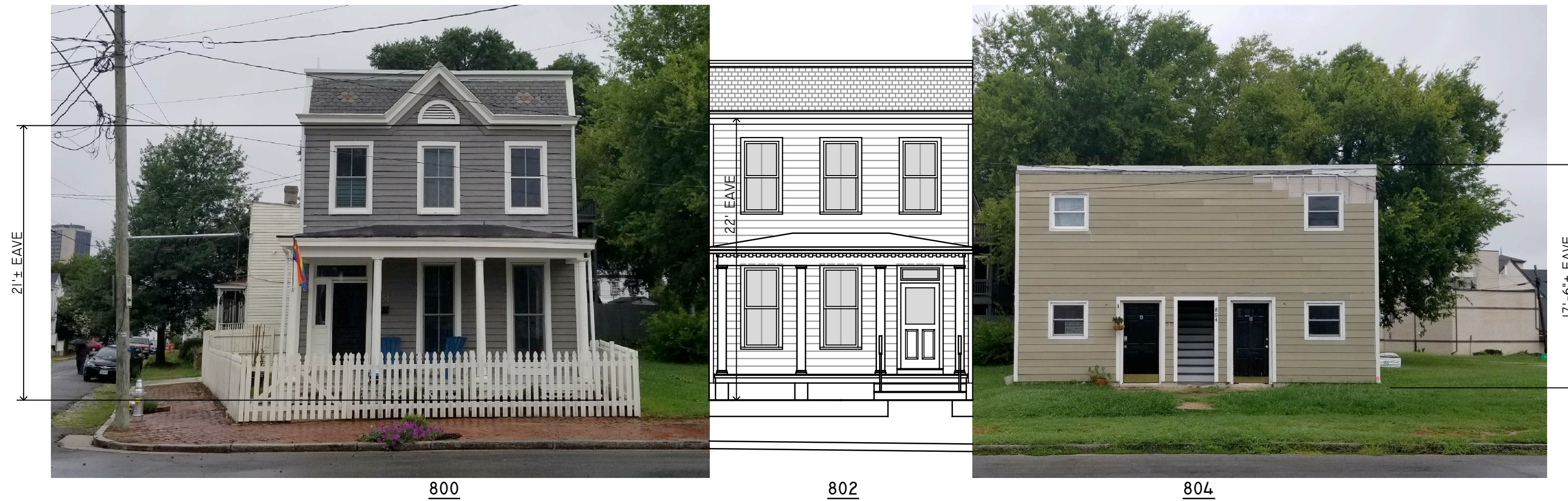
We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at (804)874-6275.

Sincerely,



Mark R. Baker

Baker Development Resources, LLC



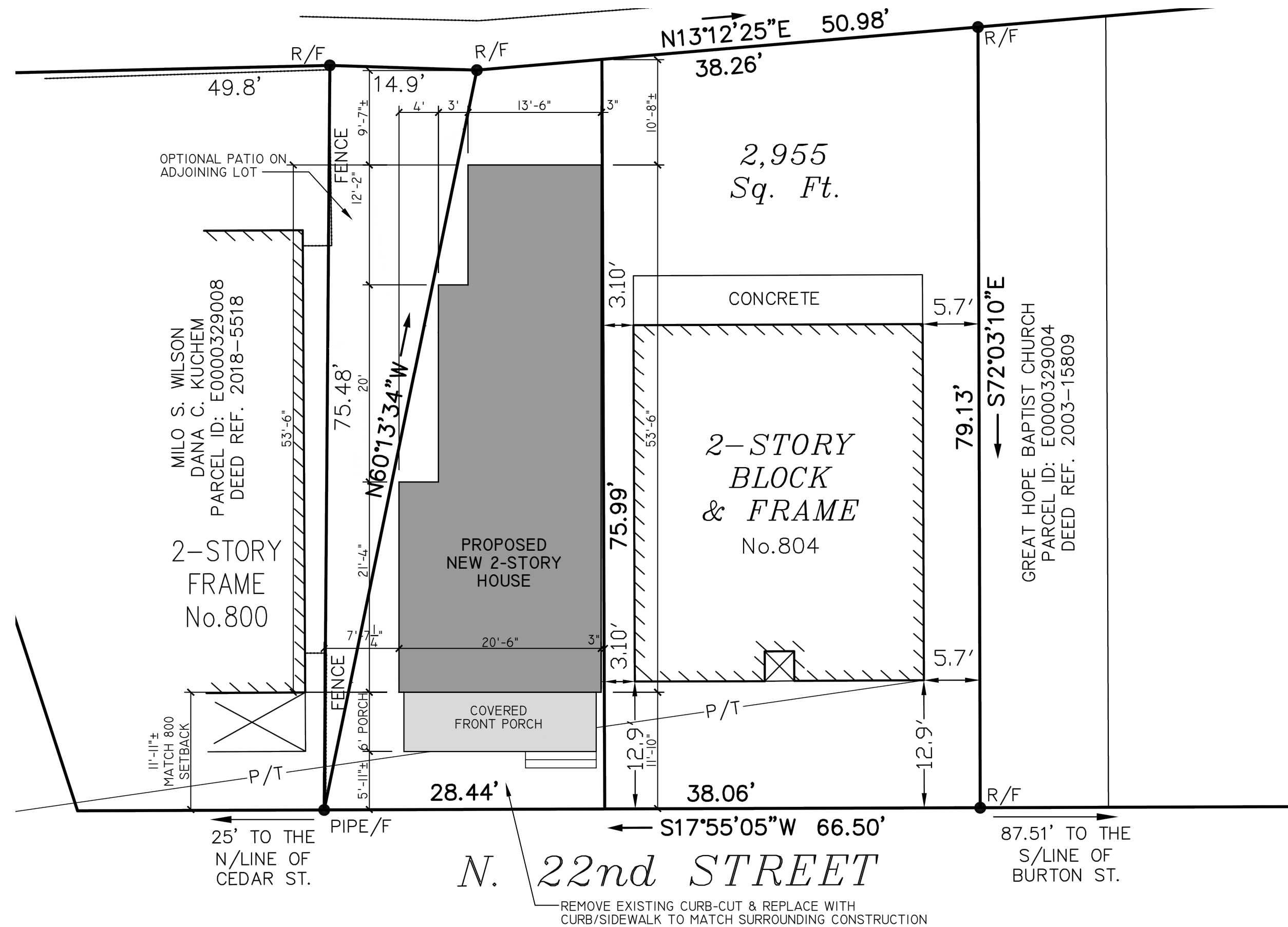
02 | CONTEXT ELEVATION
1/8" = 1'

PROJECT CONTACTS:

DEVELOPER:
RVA SUGAR, LLC
804-306-9019

CONTRACTOR:
KIWI DEVELOPMENT
804-869-8600

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



01 | ARCHITECTURAL SITE PLAN
1" = 10'

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
IN HISTORIC CHURCH HILL

802 NORTH 22ND STREET

802 NORTH 22ND STREET
RICHMOND, VIRGINIA 23223

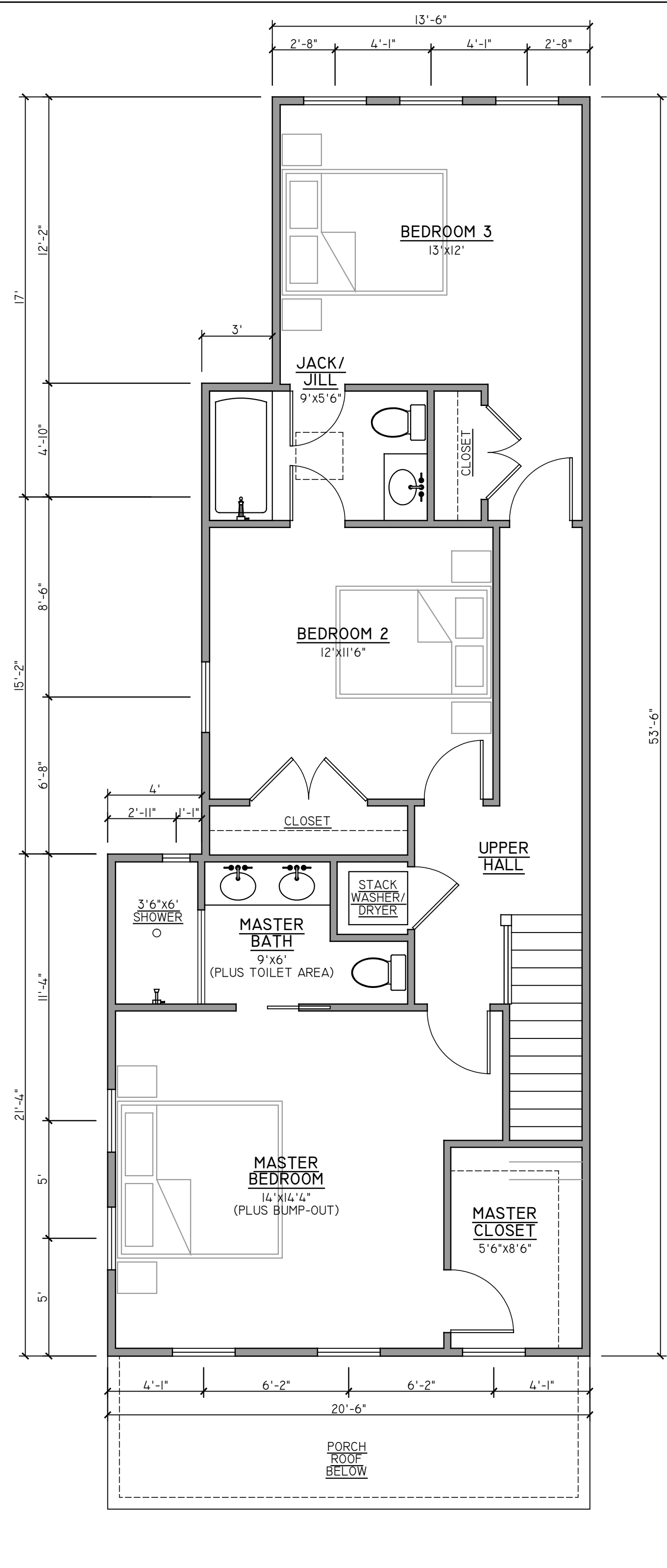
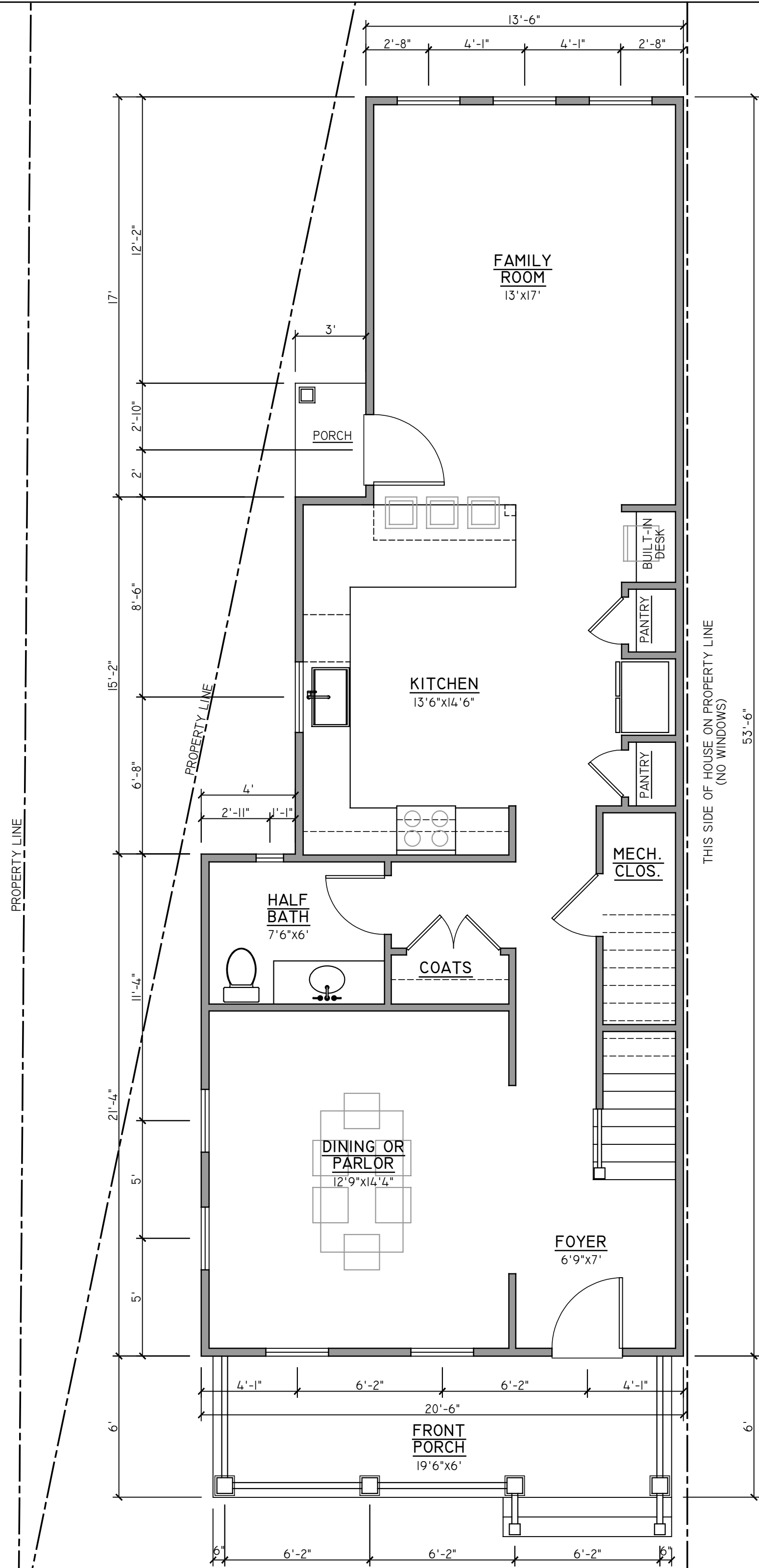


SET/REVISION:
C.A.R./S.U.P.
RESUBMITTAL

DATE/MARK:
09.05.2018

ARCHITECTURAL
SITE PLAN

CI.I



PROJECT CONTACTS:
 DEVELOPER:
 RVA SUGAR, LLC
 804-306-9019
 CONTRACTOR:
 KIWI DEVELOPMENT
 804-869-8600
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 2-STORY, SINGLE-FAMILY DETACHED HOUSE
 IN HISTORIC CHURCH HILL
802 NORTH 22ND STREET
 802 NORTH 22ND STREET
 RICHMOND, VIRGINIA 23223

NOT FOR
 CONSTRUCTION

SET/REVISION:
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FIRST & SECOND
 FLOOR PLANS

AI.I

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	TAN/GRAY
02	HARDIEPLANK LAP SIDING	TBD
03	HARDIE/COMP. TRIM	WHITE
04	MAIN ROOF - TPO	FACTORY WHITE
05	MANSARD ROOF - ASPHALT SHINGLES	FACTORY GRAY/BLACK
06	FRONT PORCH ROOF - EPDM	FACTORY BLACK
07	SOLID WOOD DOOR	PAINTED- COLOR TBD
08	WINDOW	PLYGEM 300 , WHITE
09	FRONT PORCH COLUMNS- 8" SQUARE	PAINTED WHITE
10	FRONT PORCH WOOD FRAMING WITH T&G DECKING	FRAME WRAP PAINTED WHITE
11	REAR PORCH WOOD FRAMING WITH P.T. DECKING	FRAME WRAP PAINTED WHITE
12	IRON/STEEL HANDRAILS	PAINTED BLACK
13	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')	HALF GLASS ENTRY	PAINTED (COLOR TBD)
102	-	3'x6'8"	HALF GLASS ENTRY	PAINTED (COLOR TBD)
A	-	2'8"x6'2"	DOUBLE HUNG	PAINTED WHITE
B	-	2'8"x5'6"	DOUBLE HUNG	PAINTED WHITE
C	-	3'x4'2"	DOUBLE HUNG	PAINTED WHITE
D	-	3'x5'6"	DOUBLE HUNG	PAINTED WHITE
E	-	NOT USED		
F	-	1'2"x4'6"	FIXED	PAINTED WHITE
G	-	1'2"x4'	FIXED	PAINTED WHITE



01 | FRONT ELEVATION
1/4" = 1'



02 | LEFT SIDE ELEVATION
1/4" = 1'

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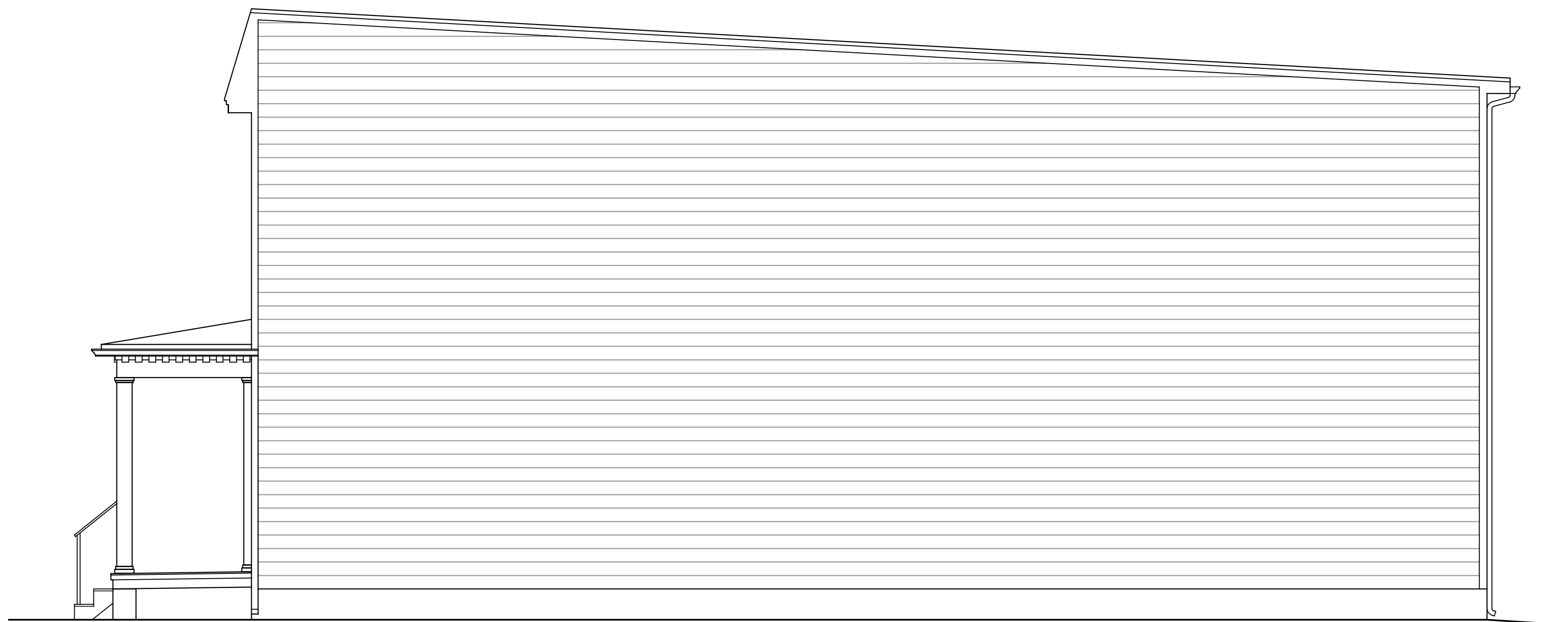
DATE/MARK:
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FRONT & LEFT SIDE
EXTERIOR ELEVATIONS

A2.1



01 | REAR ELEVATION
1/4" = 1'



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

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REAR & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2