



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 2325 Venable St DATE: 7.31.15

OWNER'S NAME: Easter Edge Development TEL NO.: \_\_\_\_\_

AND ADDRESS: 707 East Main St #1450 EMAIL: \_\_\_\_\_

CITY, STATE AND ZIPCODE: Richmond, VA 23219

ARCHITECT/CONTRACTOR'S NAME: Johannas Design Group TEL. NO.: 804 358 4993

AND ADDRESS: 1901 West Cary St EMAIL: dave@johannasdesign.com

CITY, STATE AND ZIPCODE: Richmond, VA 23220

Would you like to receive your staff report via email? Yes  No

## REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

## DETAILED DESCRIPTION OF PROPOSED WORK (Required):

### STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

**PROPOSED.** (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

New mixed use building per drawings and attached report

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): DAVID JOHANNAS

(Space below for staff use only)

Received by Commission Secretary  
DATE 7/31/15 3:50

APPLICATION NO. 15-113  
SCHEDULED FOR 9/22/2015

Note: CAR reviews all applications on a case-by-case basis.

## **Project report for 2325 Venable Ave**

The scope of this project is to build a new mixed-use building on the southeast corner of Pink and Venable Streets. Facing Venable Street along the first floor will be commercial use with residential use at the rear along Pink Street and on the second and third floors.

### **Siting**

The building will be located on the corner of the site, with no setback at either the Pink or Venable property lines. The commercial space's corner entry will be set back from the property line, similar to other mixed-use buildings in the Union Hill Historic District. This will face Venable, the prominent street bordering the site, while the apartment entry will face Pink.

### **Form, height, width, proportion and massing**

The form of the building will respond to the height of the two-story houses immediately adjacent to the west of the proposed new structure. The third floor will set back to transition from the adjacent two-story residential buildings to the large, four-story historic block of warehouse buildings immediately across Pink.

The scale of the building will be reduced along Pink by dividing the building into two block forms facing Pink. The connecting mid-section between the two blocks will set back minimally delineating the entry and stair.

With two cornice heights on the project, the lower front projection over the storefront will attune with adjacent Venable housing, while the upper cornice capping the front facade will bestow a sense of prominence. The intended use for the commercial space will be a gathering area similar to a coffee shop or an office or retail shop.

At the corner of Pink and Venable providing human scale elements, the storefront, typically-scaled windows, and setback entry with a supporting column, will emulate the vernacular architectural forms found in the district.

### **Colors and materials**

The building will be composed of brick with masonry accents of ground- or split-faced block, prefinished cementitious siding of indeterminate lap-exposure, commercial aluminum storefront and residential aluminum-clad wood windows.



# Venable Mixed Use - 2325 Venable Street - Richmond, VA

Developer:  
Eastern Edge Development, LLC.



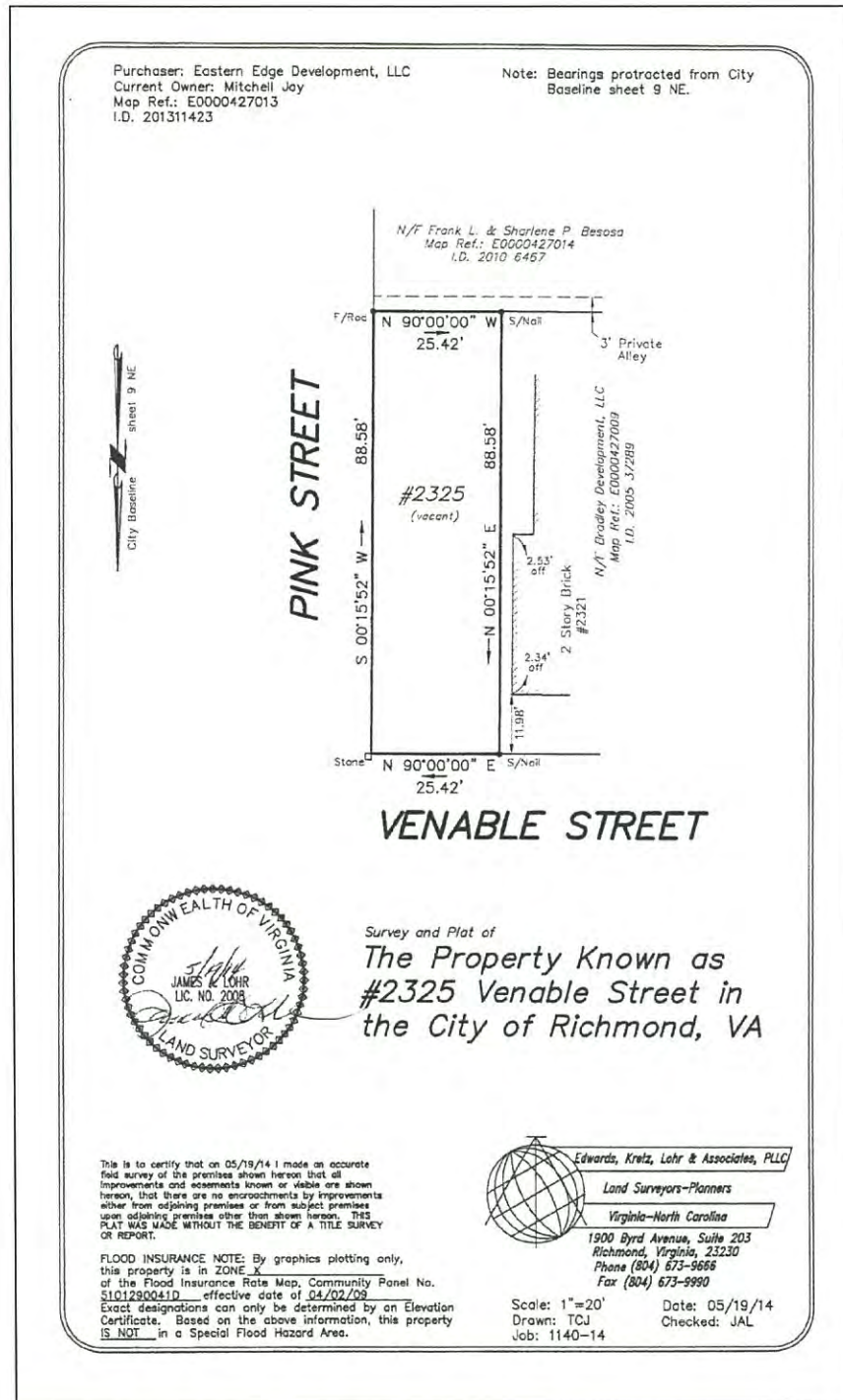
## Sope of Work:

New mixed use building with commercial on the first floor front, residential on the first floor rear and the second and third floors.

Lot Area: 2,252 sf  
Existing Use: Vacant lot



Location not to scale



Copy of Survey not to scale

REVISIONS

8.11.15

J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

VENABLE ST MIXED USE

SHEET TITLE

TITLE

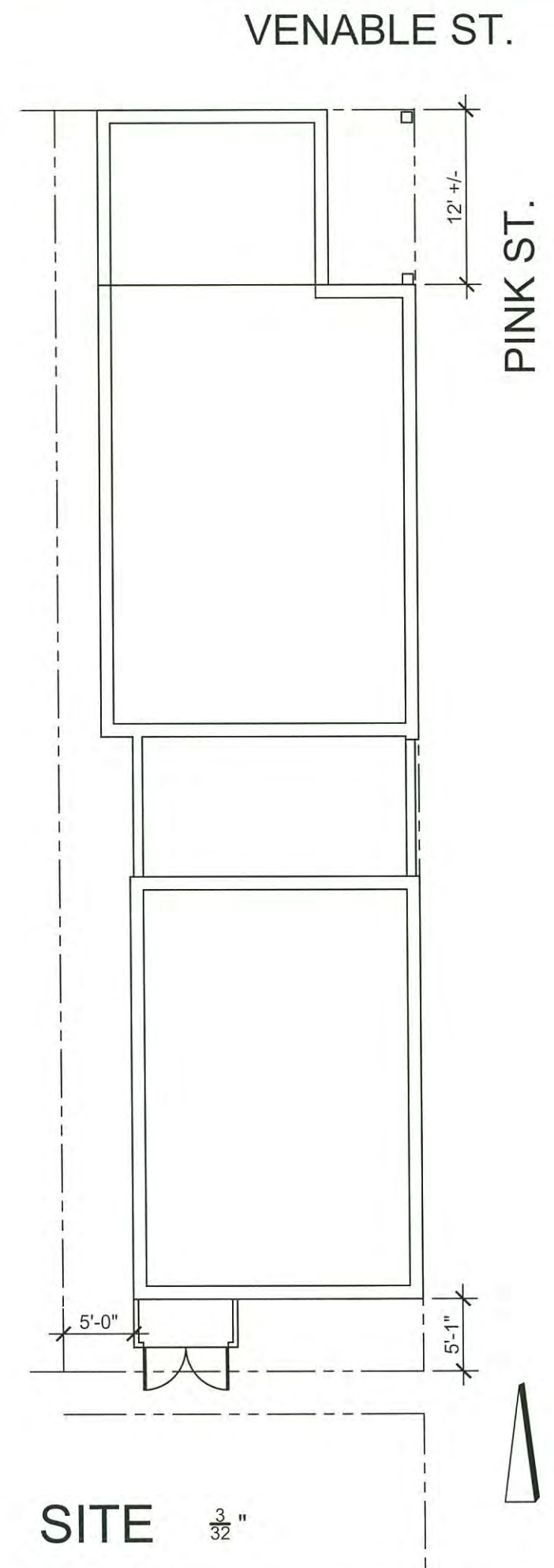
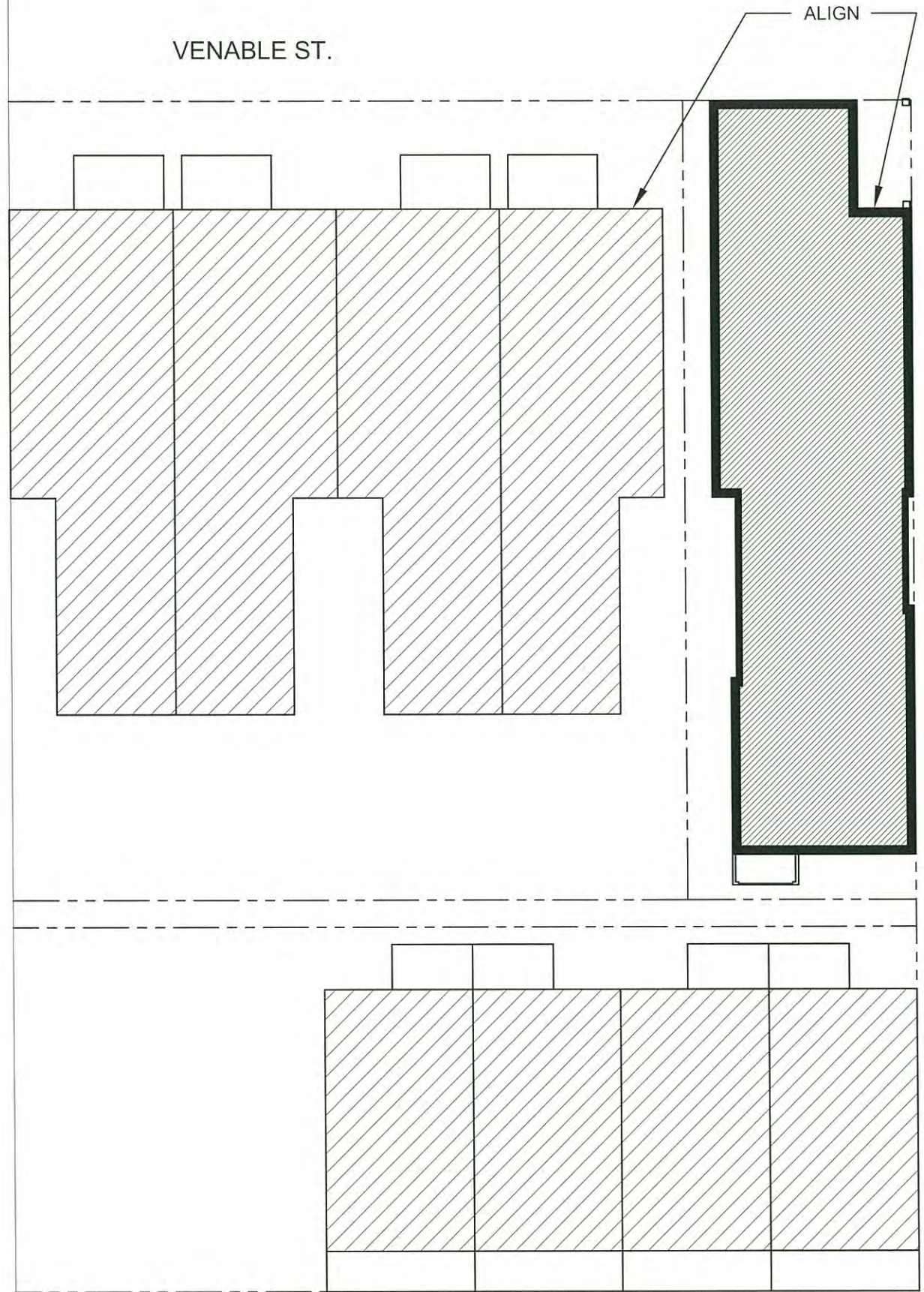
PROJECT NO.  
1520

DATE  
7.29.15

SHEET NO.

T-1





REVISIONS

P 804.358.4993  
F 804.358.8211

1901 WEST CARY STREET RICHMOND, VA 23220

**J O H A N N A S** DESIGN GROUP

VENABLE ST MIXED USE

SHEET TITLE

SITE OVERVIEW

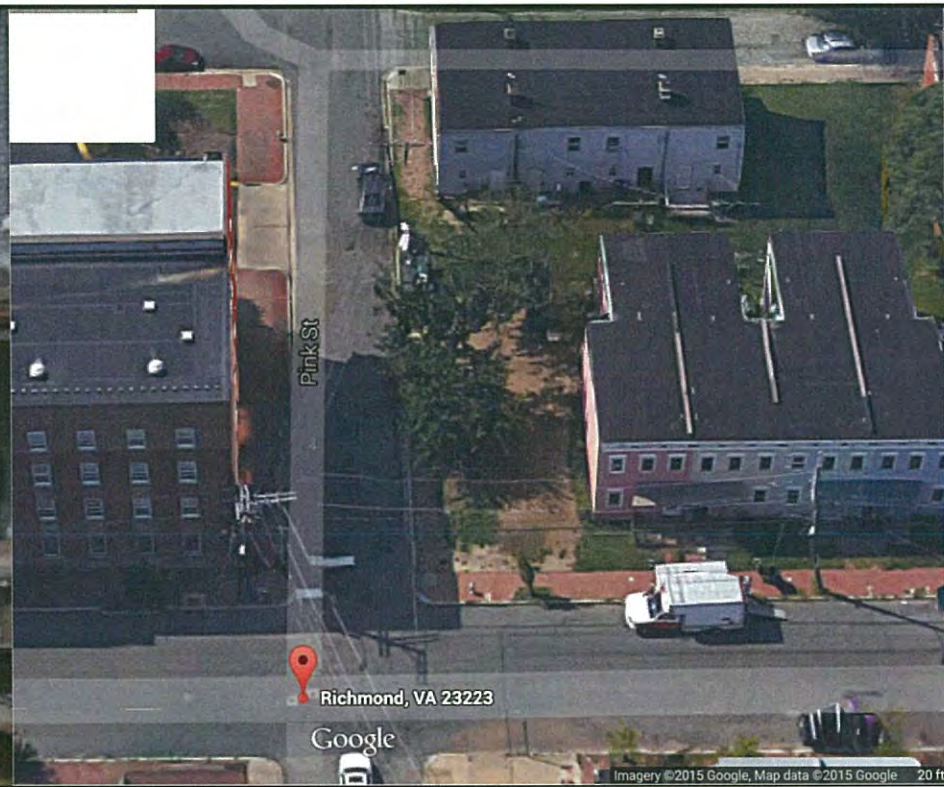
PROJECT NO. 1520

DATE 7.29.15

SHEET NO.

**SITE**





EAST ELEVATION



NORTH ELEVATION

NTS

REVISIONS  
8.11.15

P 804.358.4993  
 F 804.358.8211  
 1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP  
 VENABLE ST MIXED USE

SHEET TITLE

IMAGES

PROJECT NO.  
1520

DATE  
7.29.15

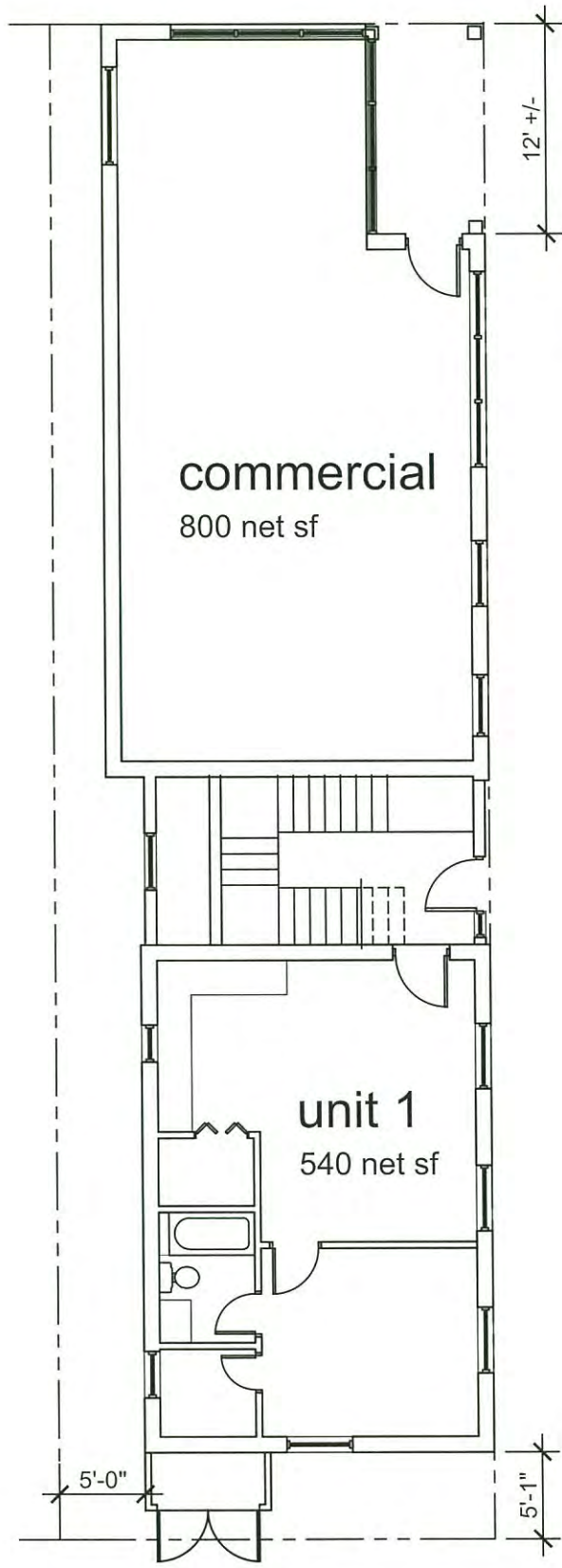
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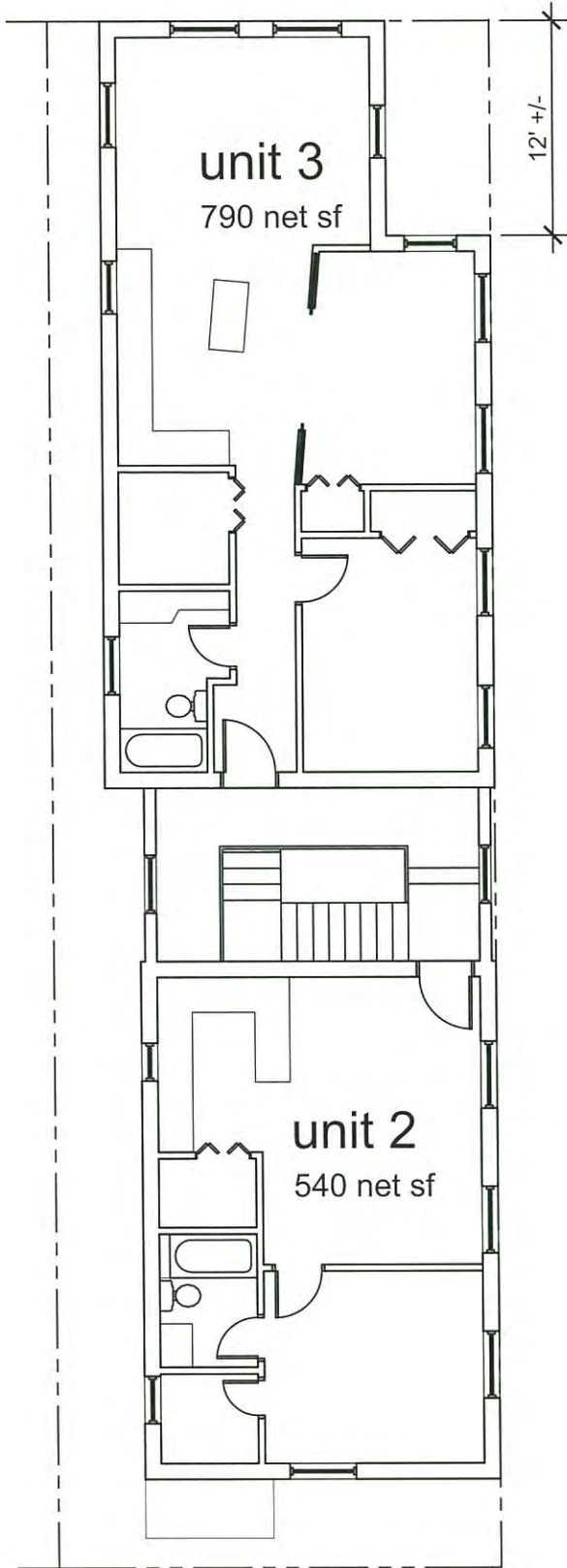


VENABLE ST.

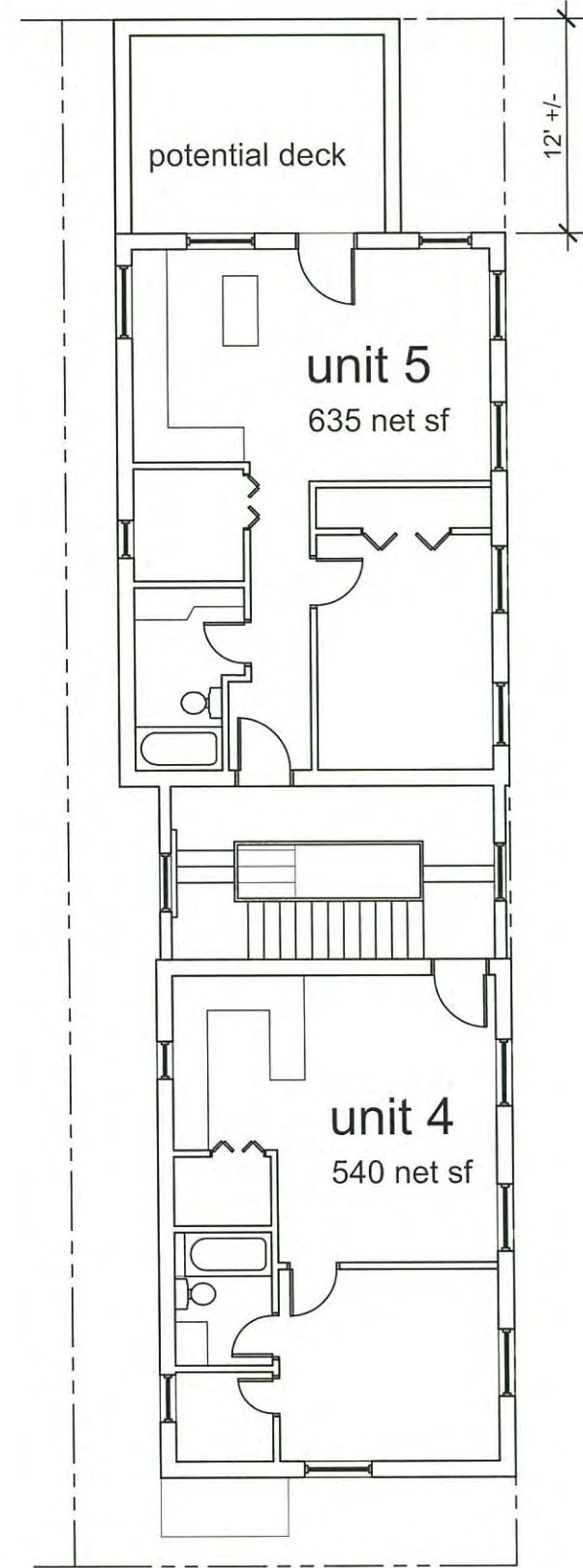
PINK ST.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS

VENABLE ST MIXED USE

SHEET TITLE

PLANS

3/32"

PROJECT NO. 1520

DATE 7.29.15

SHEET NO.

CAR 1



SHEET TITLE	ELEVATIONS
PROJECT NO.	1520
DATE	7.29.15
SHEET NO.	CAR 2

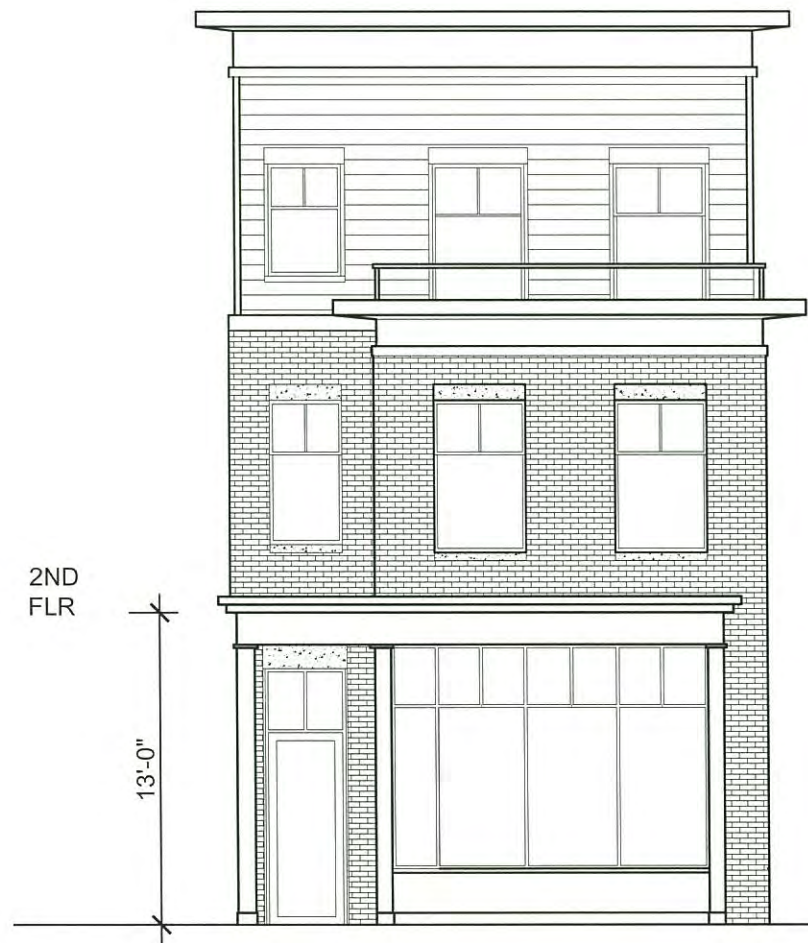


EAST ELEVATION



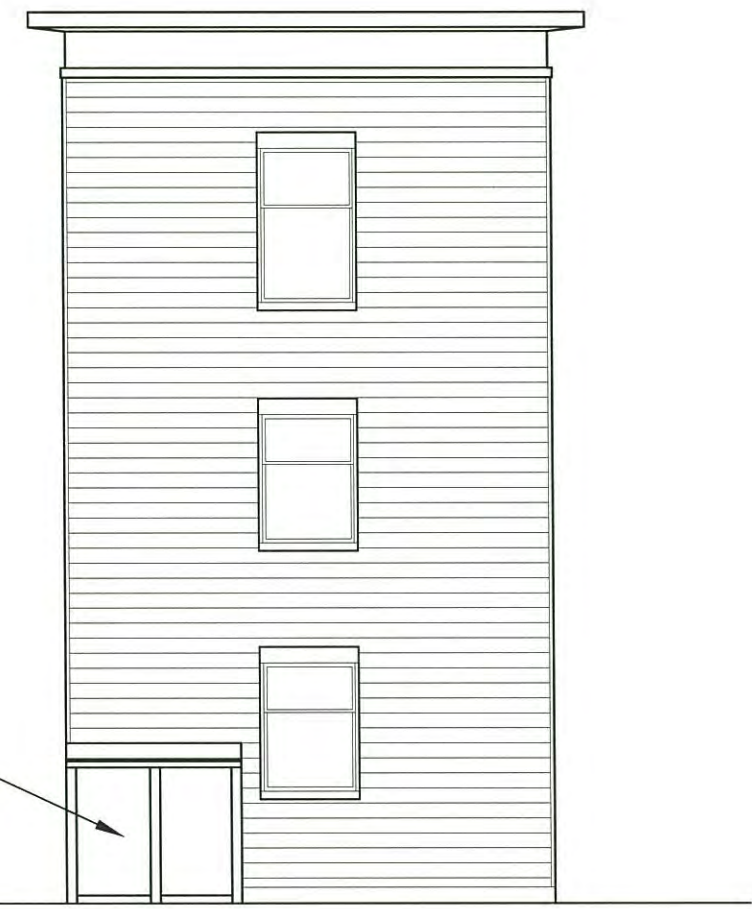
VENABLE ST MIXED USE

SHEET TITLE
ELEVATIONS
1/8"
PROJECT NO. 1520
DATE 7.29.15
SHEET NO. CAR 3



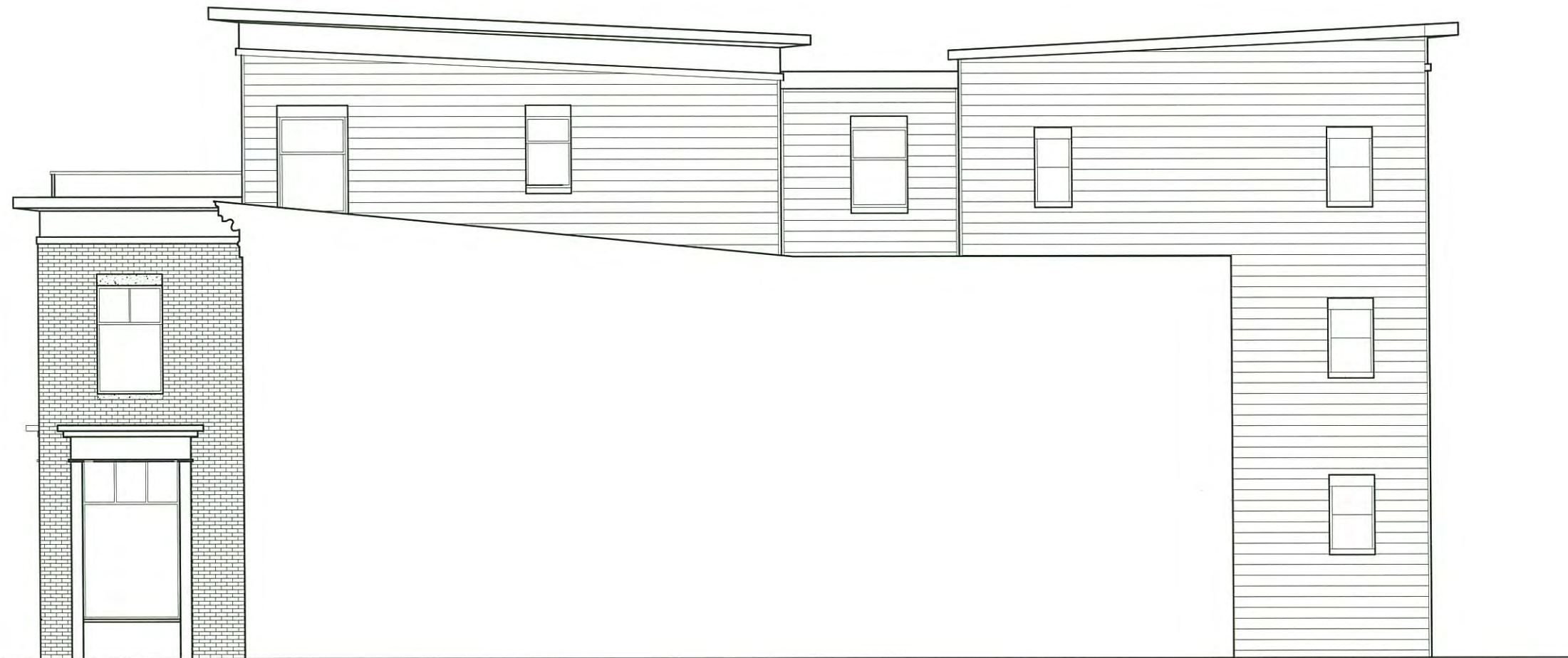
NORTH ELEVATION

PTD WD OR CEMENTITIOUS PANEL



SOUTH ELEVATION





WEST ELEVATION

P 804.358.4993  
 F 804.358.8211  
 1901 WEST CARY STREET RICHMOND, VA 23220  
**J O H A N N A S** D E S I G N G R O U P

REVISIONS	
8.11.15	
VENABLE ST MIXED USE	
SHEET TITLE	
ELEVATIONS	
1/8"	
PROJECT NO.	1520
DATE	7.29.15
SHEET NO.	CAR 4