



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: _____

Historic District: _____

Applicant Information

Billing Contact

Owner Information

Billing Contact

Name: _____

Same as Applicant

Email: _____

Name: _____

Phone: _____

Email: _____

Company: _____

Phone: _____

Mailing Address: _____

Company: _____

Mailing Address: _____

Applicant Type: Owner Agent Lessee

Architect Contractor

Other (specify): _____

****Owner must sign at the bottom of this page****

Project Information

Project Type: Alteration Demolition New Construction (Conceptual Review Required)

Project Description (attach additional sheets if needed):

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required an application materials should be prepared in compliance with zoning.

Signature of Owner _____

Date _____

3/2/23

Certificate of Appropriateness Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review

Staff Contact: (804)-646-6569 | alex.dandrige@rva.gov | alyson.oliver@rva.gov

Submission Instructions

Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

Fees

- **Full Demolition:** \$1,500
- **New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments:** \$500
- **New construction/addition to a single- or two-family dwelling, or accessory building:** \$250
- **Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans:** \$150
- **Extension of a certificate of appropriateness (COA):** \$25



March 3rd, 2023

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: 1016 Russell Street (E0000-470/015)

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of a new single-family detached dwelling on the currently vacant property known as 1016 Russell Street (the "Property").

The Property is located on the western side of Russell Street between Carrington and Venable Streets and lies in Richmond's Union Hill City Old and Historic District. Existing structures in the district are known for a variety of architectural styles and materials as well as a range of land uses. While dwellings in the Union Hill Old and Historic District offer excellent examples of 19th and early 20th century architecture, most properties in the immediate vicinity along Russell, Carrington, and Pink Streets are developed with relatively recent construction or are currently vacant.

The Property owner is proposing to construct a two-story, single-family detached dwelling on the Property. The dwelling would contain 3 bedrooms and 2 ½ bathrooms in 2,487 square feet of finished floor area. The dwelling has been designed with floorplans which offer a modern and open living area on the first floor along with a room which could be used as a den or office. Three bedrooms will be located on the second floor including a primary bedroom with walk-in closet and en suite bathroom.

Siting:

The new dwelling at 1016 Russell Street would front onto Russell Street and borders a public alley to the north. The dwelling will be set back from the street consistent with the underlying zoning and is also compatible with the setback of the proposed dwelling at 2014

Russell Street. The siting of the new dwelling is compatible with others within the area and will begin to create a consistent and unified street frontage along the currently vacant Russell Street frontage.

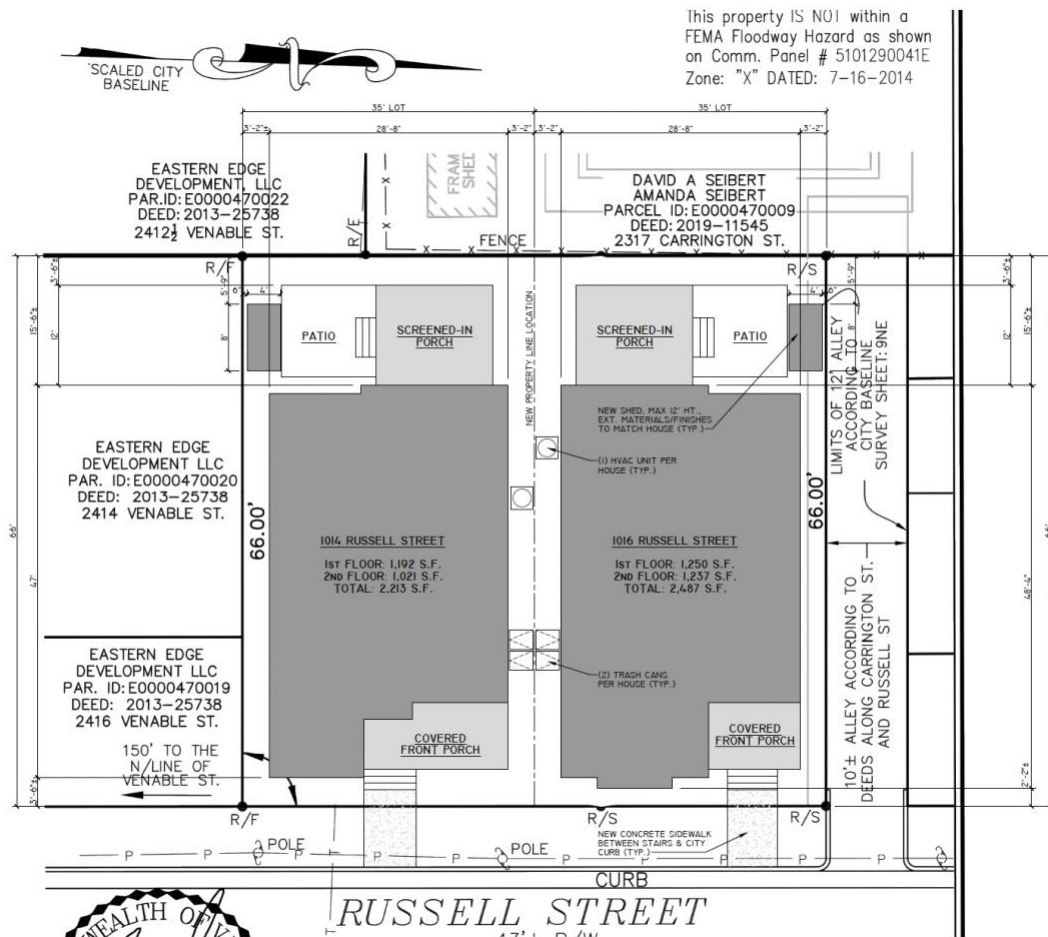


Figure 1: Site plan of proposed dwelling along Russell Street

Form:

The dwelling at 1016 Russell Street has been designed in a manner which is consistent with the form of other exiting structures in the neighborhood and those which have been approved by CAR while also contemplating the underlying R-63 zoning requirements and the unique nature of creating a unified block face on a vacant frontage.



Figure 2: Proposed dwellings at 1014 (left) and 1016 (right) Russell Street.

Single-family detached dwellings can be found within the block and throughout the Union Hill district. The proposed design acknowledges the needs of the modern homebuyer while remaining sensitive to the historic fabric of the neighborhood.



Figure 3: CAR approved dwelling at 2317 Carrington Street

Scale:

The proposed construction of the new dwelling is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level.



Figure 3: CAR approved dwellings at 2307 Carrington Street, 965 Pin, and 961 Pink Street within the Union Hill Neighborhood.

Height, Width, Proportion, & Massing

A contextual exhibit is included with this request. The proposed dwelling is comparable in height with other structures on the block. Existing structures nearby range from two to four stories in height. Single-family dwellings in the area range in height from one to three stories though two-story dwellings, like the proposed at 1016 Russell, are predominant.



Figure 4: Range of forms and heights in dwellings fronting the intersection of Princess Anne Ave. and N 21st Street.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. These items were selected to be consistent with CAR requirements and nearby dwellings. A finish schedule including doors and windows is provided for the proposed dwellings.

In conclusion, the proposed design would maintain compatibility with the historical fabric of the neighborhood as it recognizes the siting, scale, form, and massing of the contributing structures in the neighborhood. It would also be compatible with the newly approved dwellings in the area by retaining similar design, features, and materials. As noted by the *CAR's Handbook and Design Review Guidelines*, the Union Hill City Old and Historic District is characterized by a wide variety of architectural styles. The proposed dwelling provides traditional architectural style, consistent with the fabric of the historic district, while also offering variations in the types of housing provided in the neighborhood in accordance with the new, award winning, Richmond 300 Master Plan. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family detached dwelling addresses the unique considerations of the lot size, shape, and underlying zoning while also acknowledging the historical characteristics of the Union Hill Neighborhood.

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 markbaker@bakerdevelopmentresources.com or (804)874-6275.

Sincerely,



Mark R. Baker

Baker Development Resources, LLC



PROJECT CONTACTS:
 DEVELOPER:
 NEST BUILDERS
 CONTACT- AMANDA SEIBERT
 804-698-9142
 ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

TWO NEW SINGLE-FAMILY DETACHED HOUSES
 IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

1014-1016 RUSSELL ST. HOUSES

1014-1016 RUSSELL STREET
 RICHMOND, VIRGINIA 23223

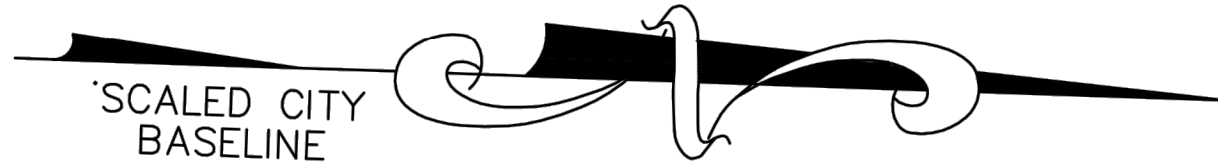
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DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
XI.1	SITE PHOTOS
1014	
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A2.1	FRONT EXTERIOR ELEVATION EXTERIOR FINISH SCHEDULE
A2.2	LEFT SIDE EXTERIOR ELEVATION
A2.3	REAR EXTERIOR ELEVATION
A2.4	RIGHT SIDE EXTERIOR ELEVATION
1016	
A3.1	FIRST FLOOR PLAN
A3.2	SECOND FLOOR PLAN
A4.1	FRONT EXTERIOR ELEVATION EXTERIOR FINISH SCHEDULE
A4.2	LEFT SIDE EXTERIOR ELEVATION
A4.3	REAR EXTERIOR ELEVATION
A4.4	RIGHT SIDE EXTERIOR ELEVATION

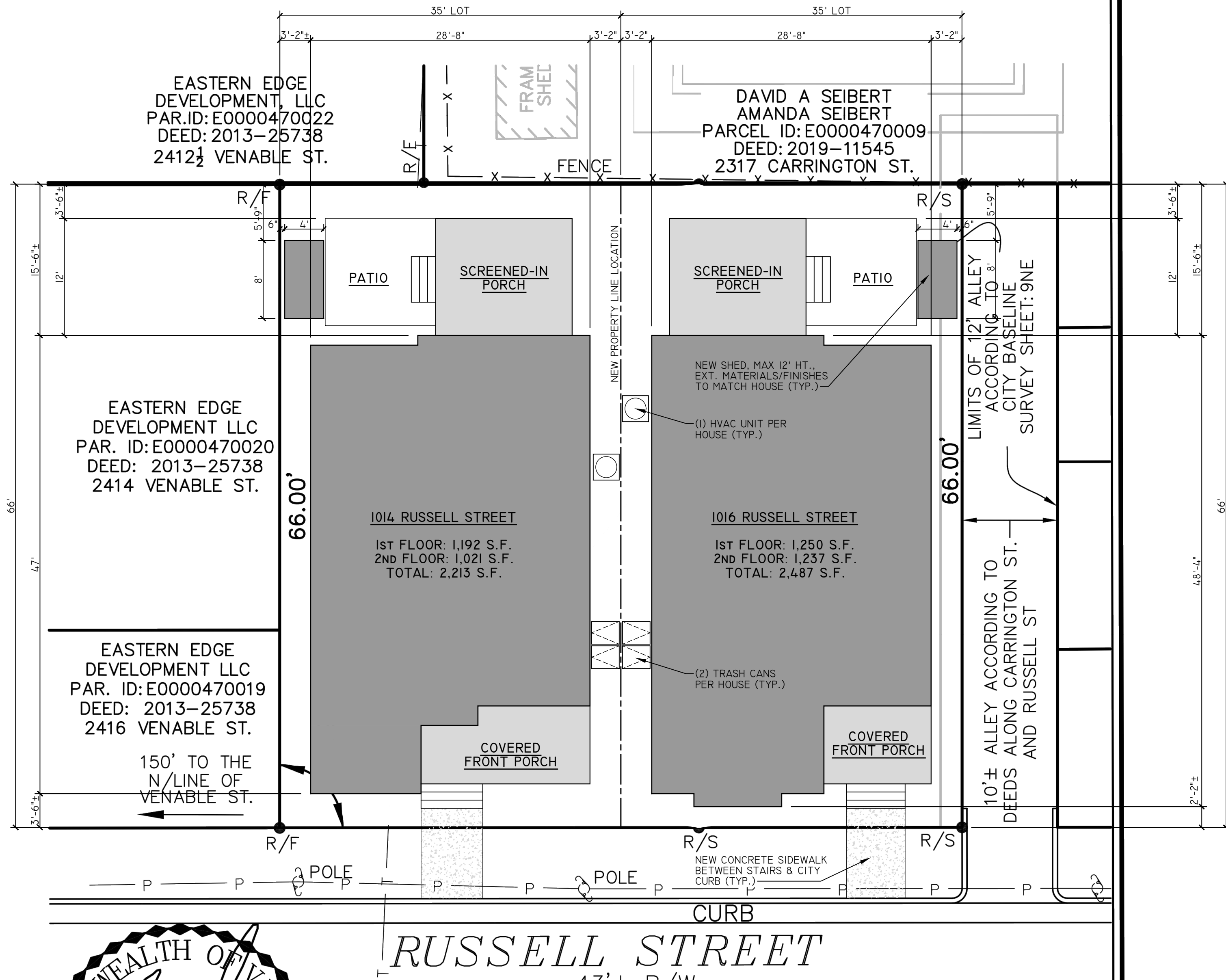


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COVER SHEET
CS



This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 5101290041E Zone: "X" DATED: 7-16-2014



RUSSELL STREET

PROJECT CONTACTS:
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ARCHITECTURAL
 SITE PLAN
CI.I

01 | ARCHITECTURAL SITE PLAN
 1/8" = 1'

PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS;
 FORMAL LOT DIVISION PLAN SHALL BE PROVIDED BY OTHERS;
 PROFESSIONAL STAMP DOES NOT APPLY

PROJECT CONTACTS:

DEVELOPER:
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CONTACT- AMANDA SEIBERT
804-698-9142

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



ONLY NEIGHBORING HOUSE



VIEW OF VACANT PROJECT LOT



CHURCH ACROSS RUSSELL ST. FROM PROJECT

TWO NEW SINGLE-FAMILY DETACHED HOUSES
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD
1014-1016 RUSSELL ST. HOUSES

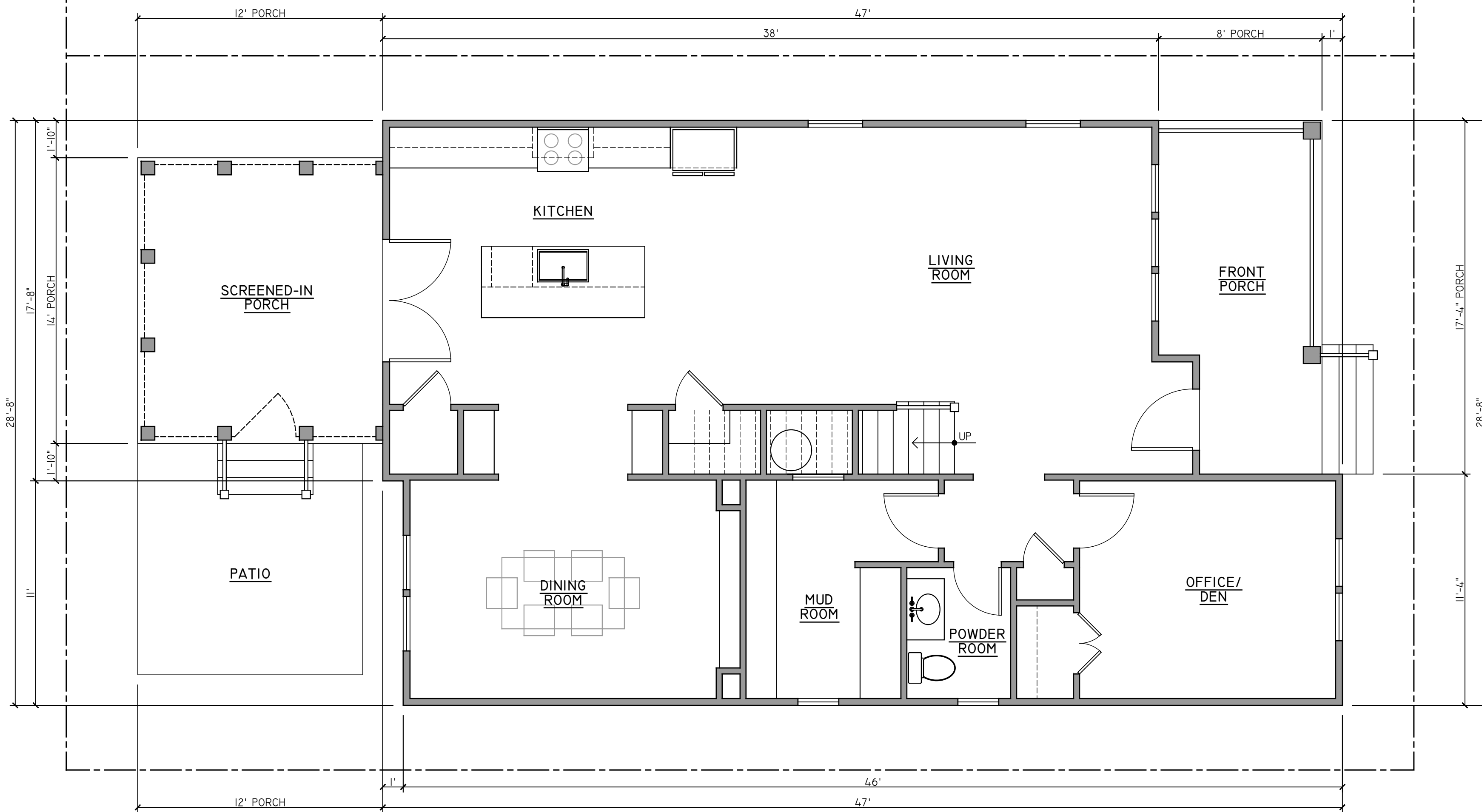
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NOT FOR
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SITE PHOTOS
XI.1



01 | FIRST FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
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804-698-9142

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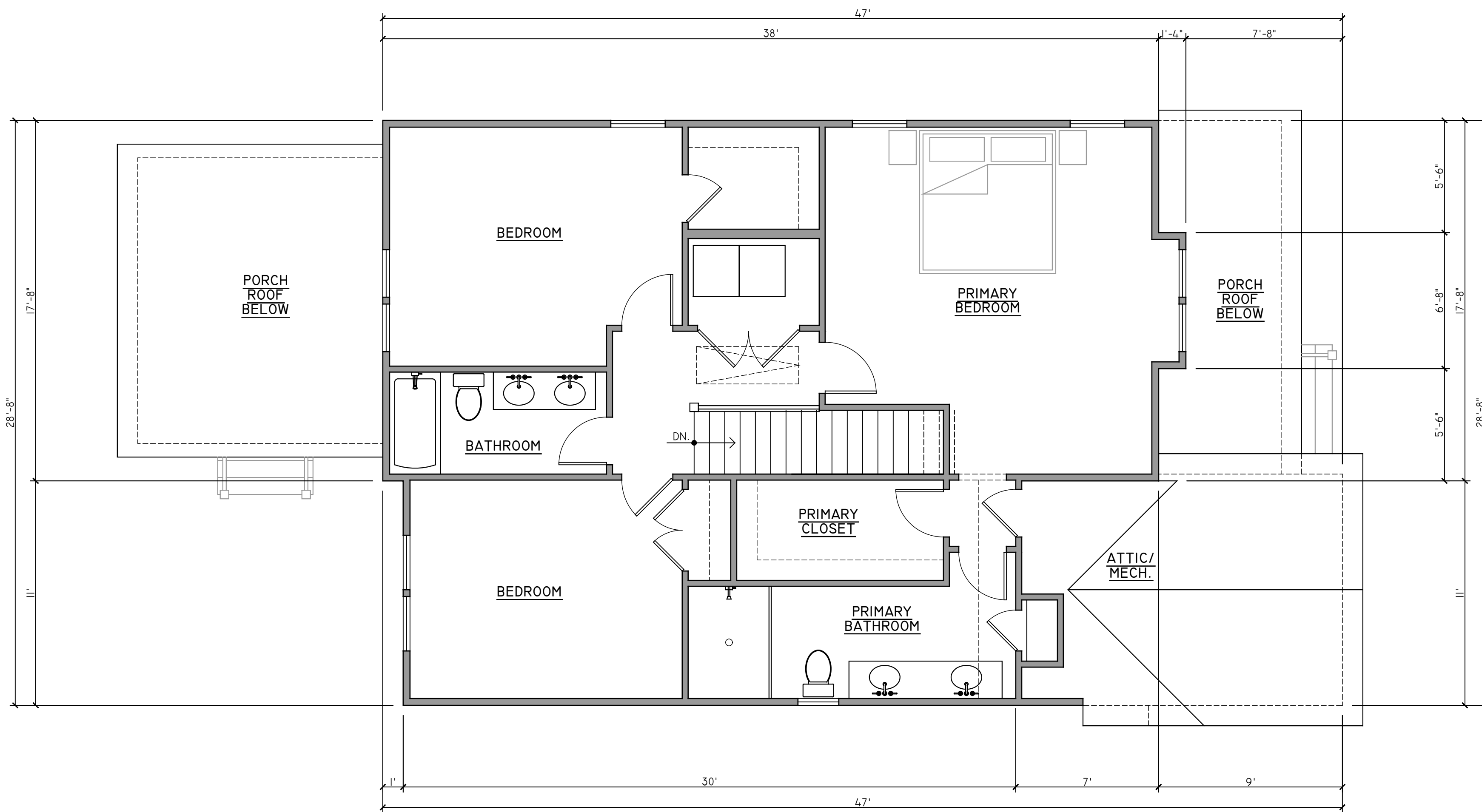
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1014 FIRST FLOOR PLAN

AI.1



01 | SECOND FLOOR PLAN
1/4" = 1'

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1014 SECOND FLOOR PLAN

AI.2

EXTERIOR FINISH SCHEDULE (HOUSE & GARAGE BUILDINGS)

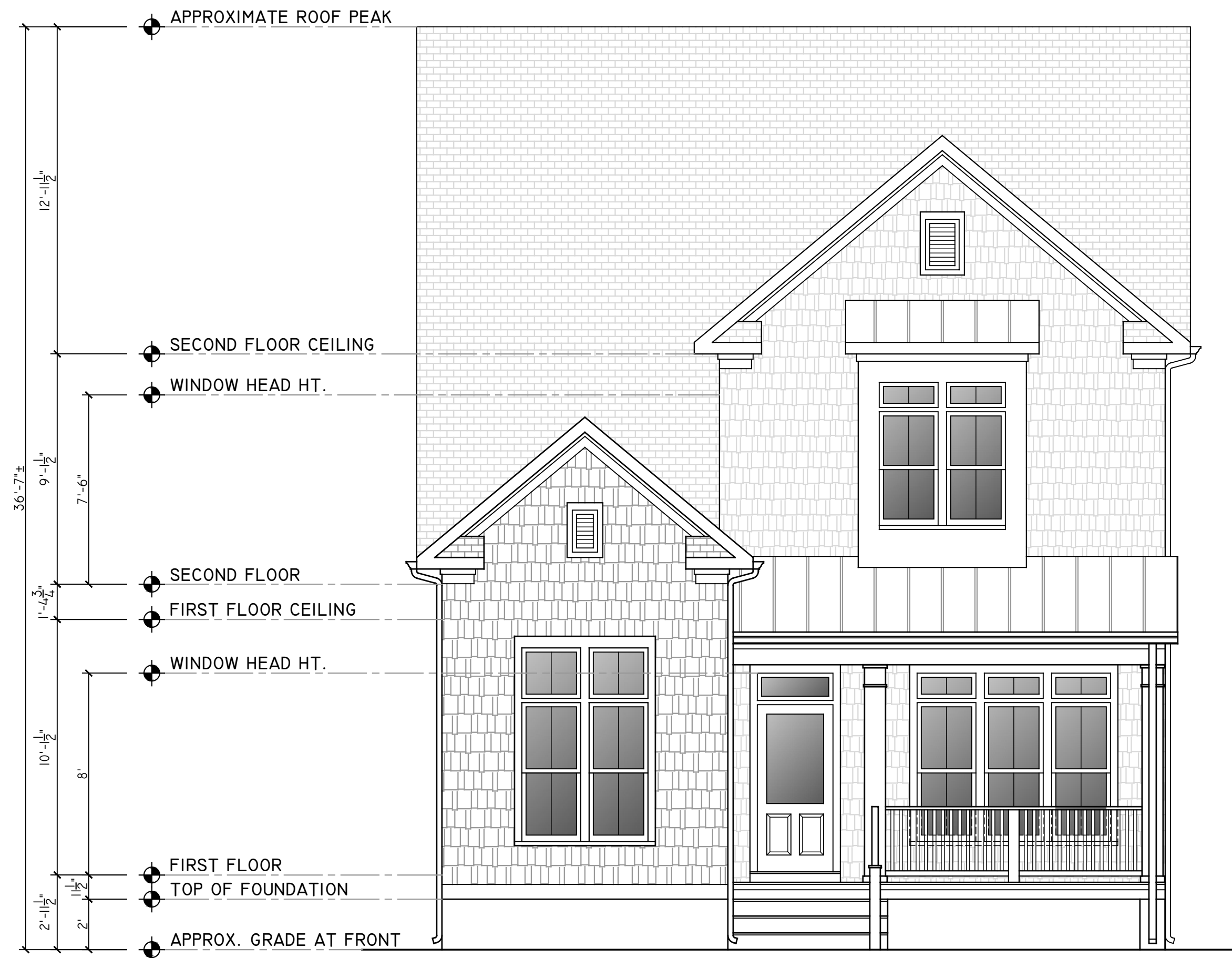
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	FOUNDATION & PORCH PIERS - PARGED BLOCK	GRAY/BLACK
02	HARDIE SHINGLE SIDING - STAGGERED	COLOR T.B.D.
03	SYNTHETIC TRIM	PAINTED ARCTIC WHITE
04	SYNTHETIC-WRAPPED DROPPED BEAMS	PAINTED ARCTIC WHITE
05	HARDIE SOFFIT	PAINTED ARCTIC WHITE
06	PARTIAL GLASS WOOD ENTRY DOOR	PAINTED WHITE
07	CLAD WOOD WINDOWS	WHITE
08	10" SQUARE PORCH COLUMNS	PAINTED WHITE
09	FRONT PORCH- SYNTH. WRAP STAIRS, COMP. T&G DECKING	PAINTED- WHITE WRAP; GRAY DECKING
10	PORCH RAILINGS - WOOD "RICHMOND" RAIL	PAINTED WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED
12	ARCHITECTURAL 3-TAB ASPHALT SHINGLE ROOF	GRAY
13	STANDING SEAM METAL ROOF ACCENTS	DARK GRAY OR BLACK
14	SCREENED IN PORCH AT REAR	-

- EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 2. GRADES SHOWN APPROXIMATE. V.I.F.
 3. G.C. COORDINATE ALL MATERIALS/PRODUCT SELECTIONS WITH DEVELOPER.
 4. ALL SELECTIONS MUST MEET C.A.R. REQUIREMENTS & BE APPROVED BY C.A.R..

PROJECT CONTACTS:

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 804-698-9142

ARCHITECT:
 CHRIS WOLF
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01 | FRONT ELEVATION

1/4" = 1'

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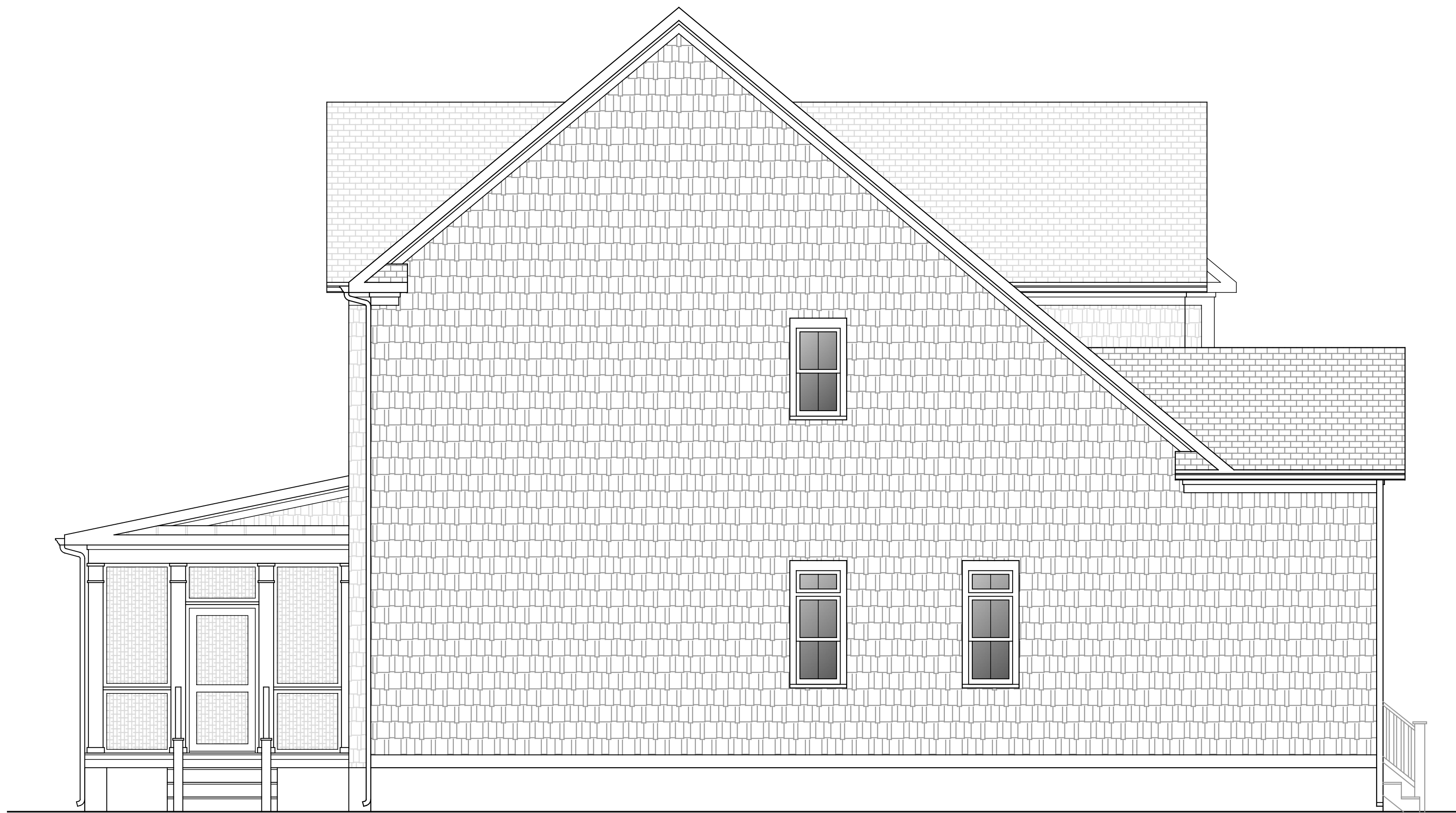
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1014 FRONT ELEVATION

A2.1



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

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1014 LEFT SIDE
ELEVATION

A2.2

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1014 REAR ELEVATION

A2.3



01 | REAR ELEVATION
1/4" = 1'



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

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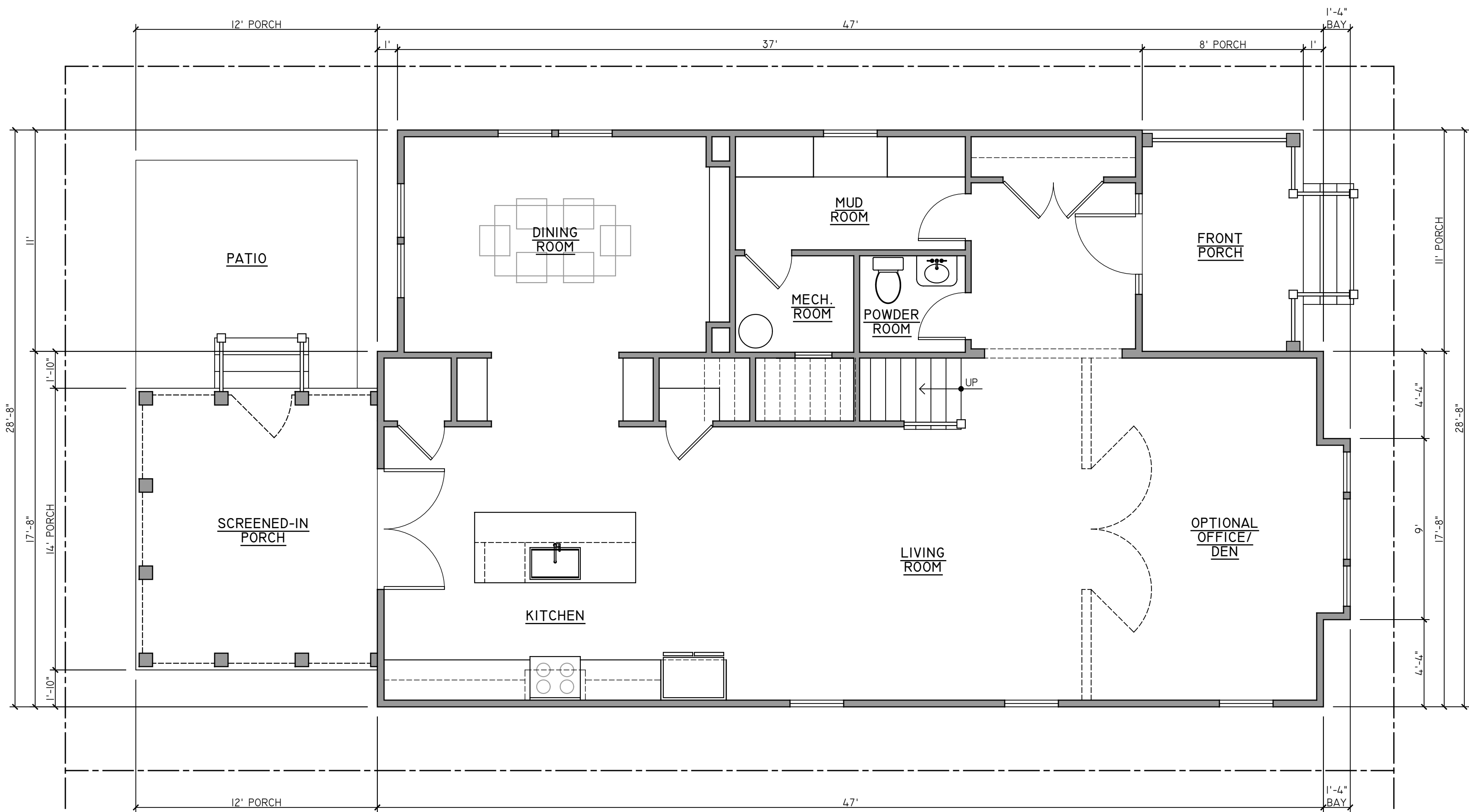
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1014 RIGHT SIDE
ELEVATION

A2.4



01 | FIRST FLOOR PLAN
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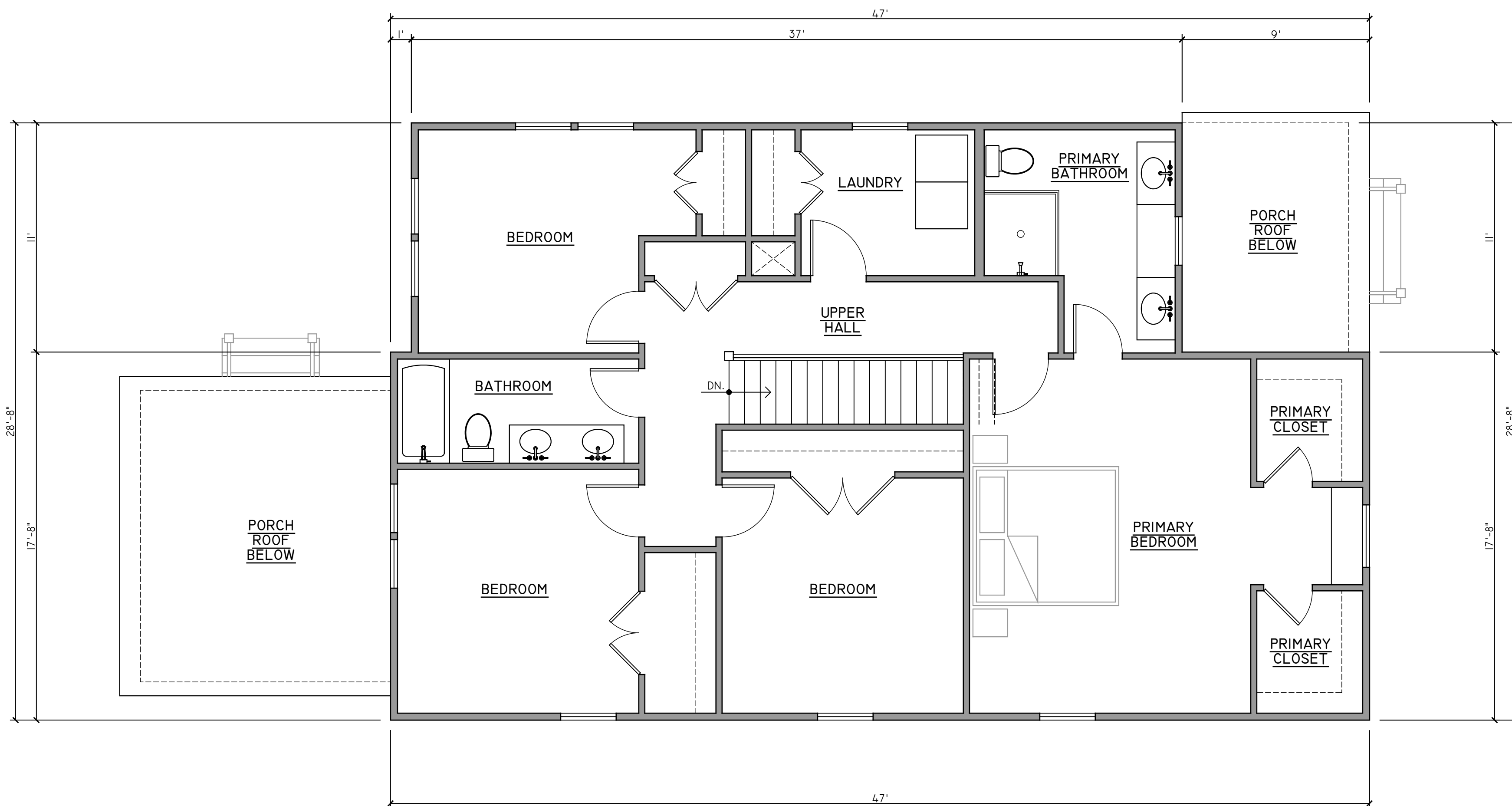
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1016 FIRST FLOOR PLAN
A3.1



01 | SECOND FLOOR PLAN
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1016 SECOND FLOOR PLAN

A3.2

EXTERIOR FINISH SCHEDULE (HOUSE & GARAGE BUILDINGS)

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01 | FRONT ELEVATION

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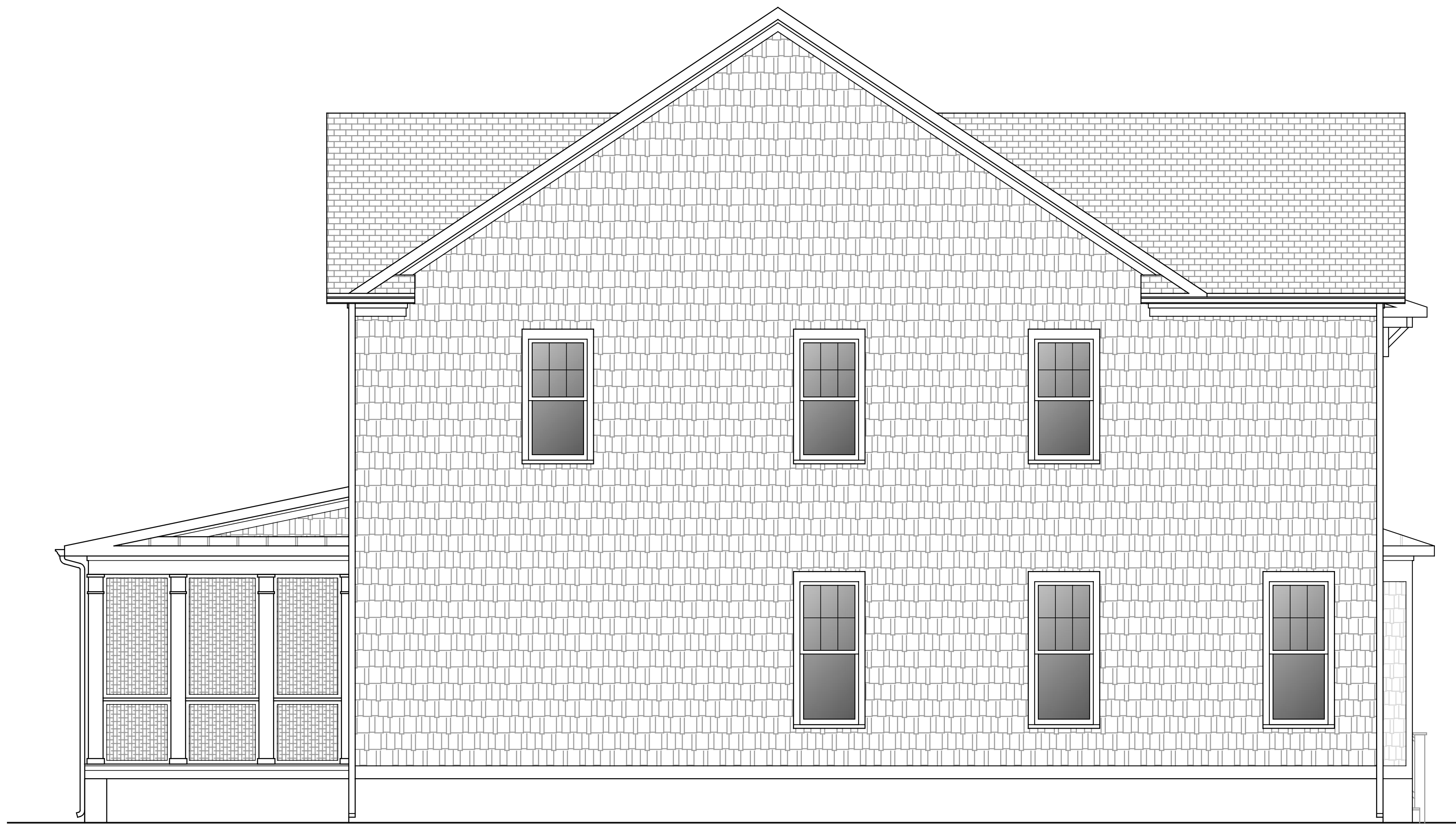
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1016 FRONT ELEVATION

A4.1



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1016 LEFT SIDE
ELEVATION

A4.2



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1016 REAR ELEVATION

A4.3



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INITIAL SET

DATE/MARK:
03.03.2023

1016 RIGHT SIDE
ELEVATION

A4.4