



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. _____

SCHEDULED FOR _____

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

Revised 10-02-2014

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.

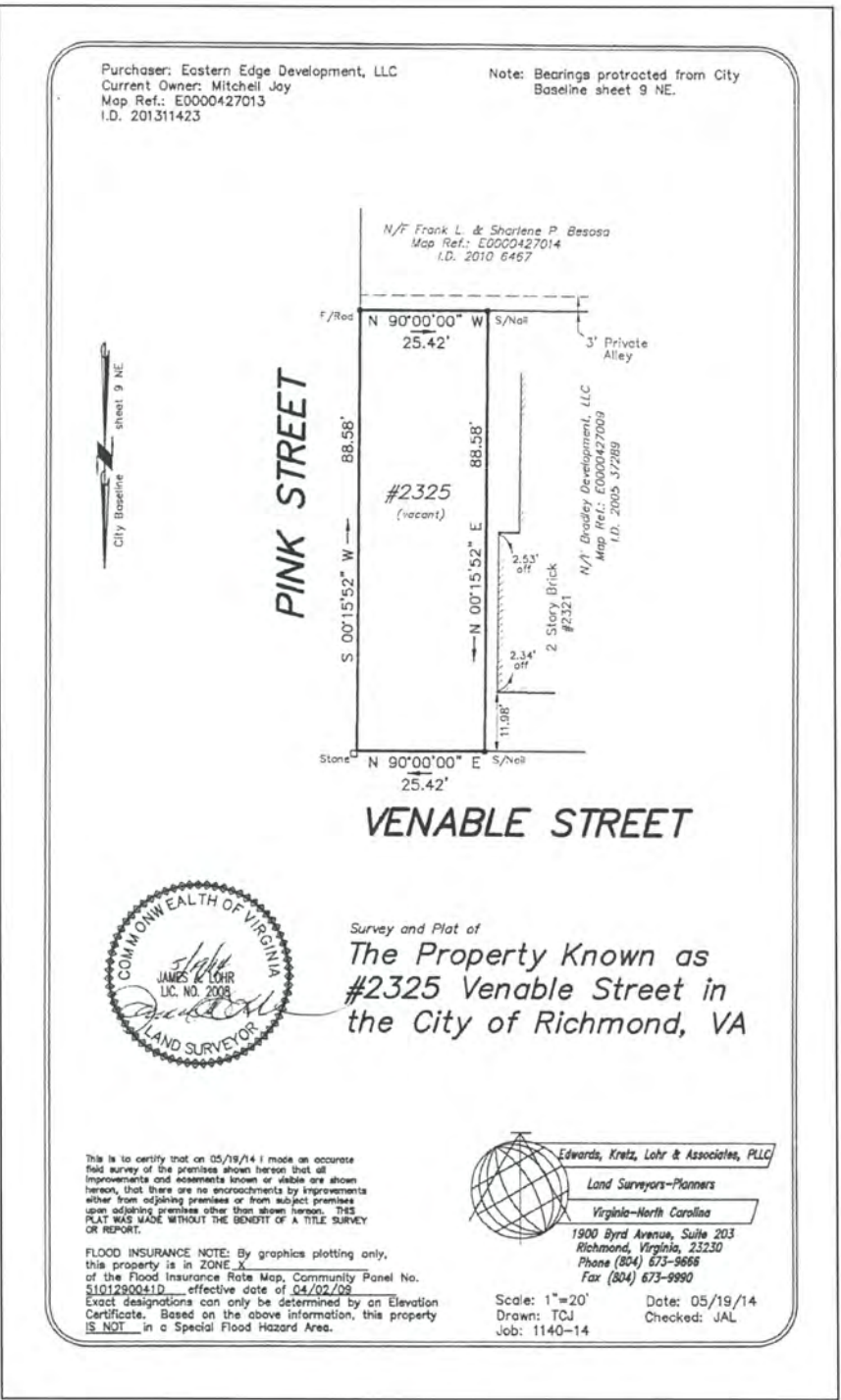
Venable Mixed Use - 2325 Venable Street - Richmond, VA

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



Copy of Survey not to scale

Location not to scale

REVISIONS

VENABLE ST MIXED USE

SHEET TITLE

TITLE

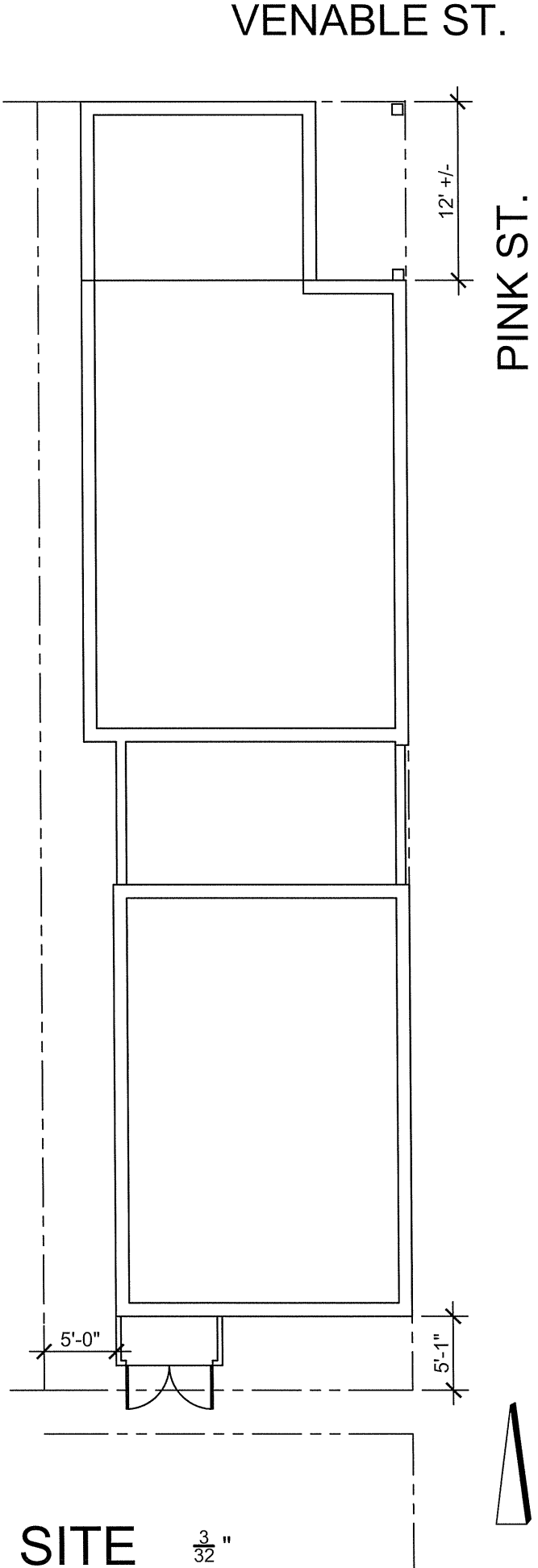
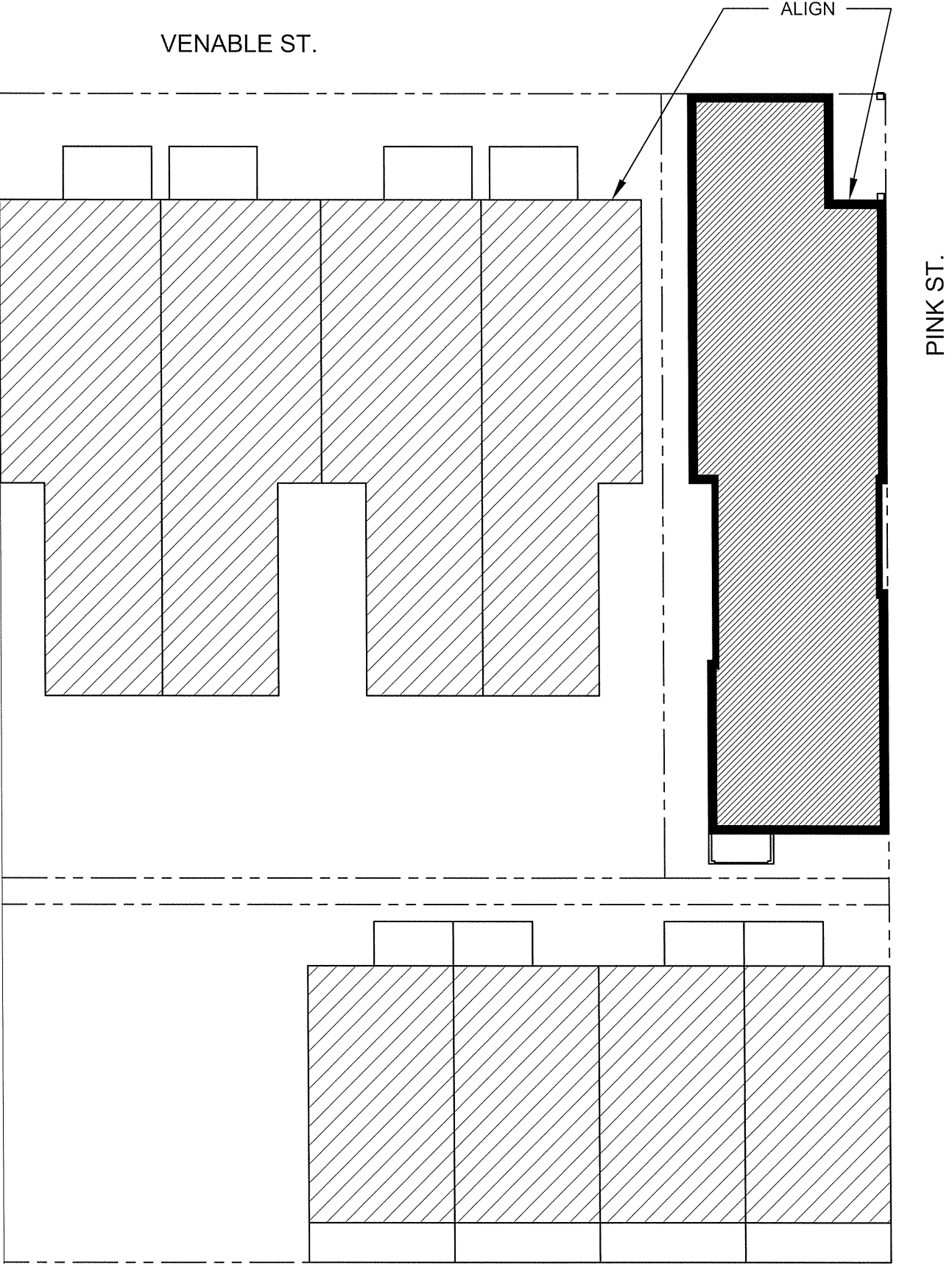
PROJECT NO.
1520

DATE
7.29.15

SHEET NO.

T-1

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

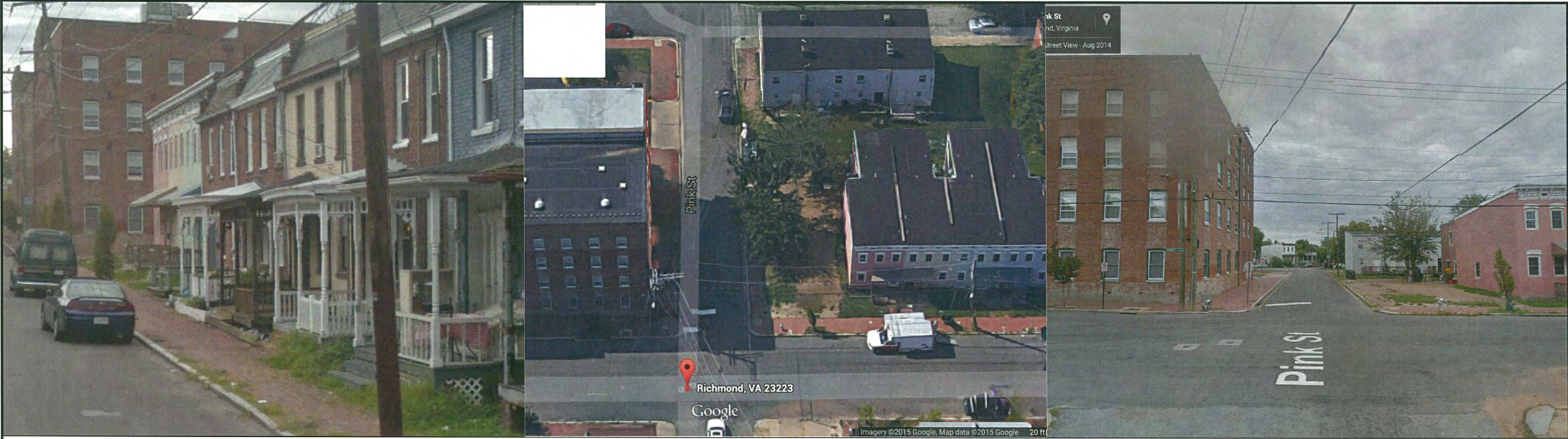


SITE $\frac{3}{32}$ "

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

REVISIONS	
VENABLE ST MIXED USE	

SHEET TITLE	SITE OVERVIEW
PROJECT NO.	1520
DATE	7.29.15
SHEET NO.	SITE



NTS

JOHANNAS DESIGN GROUP

1901 WEST CARY STREET RICHMOND, VA 23220

P 804.358.4993
F 804.358.8211

VENABLE ST MIXED USE

REVISIONS

SHEET TITLE
IMAGES

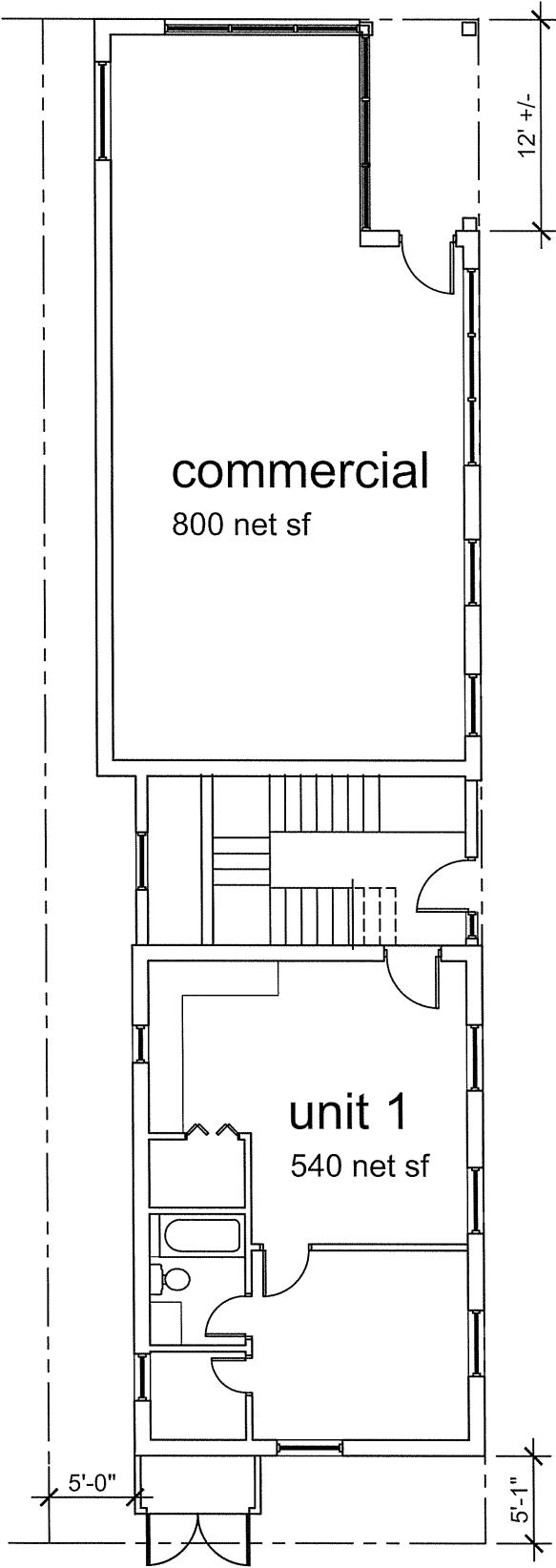
PROJECT NO.
1520

DATE
7.29.15

SHEET NO.
IM

VENABLE ST.

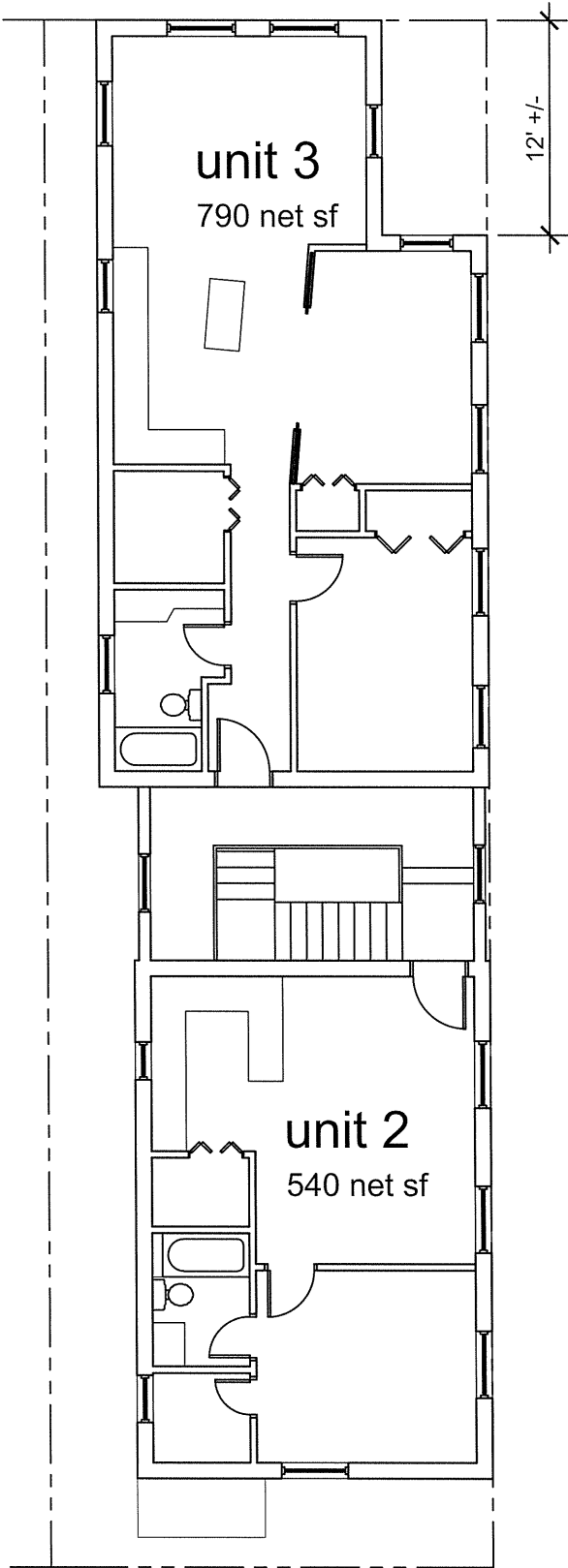
PINK ST.



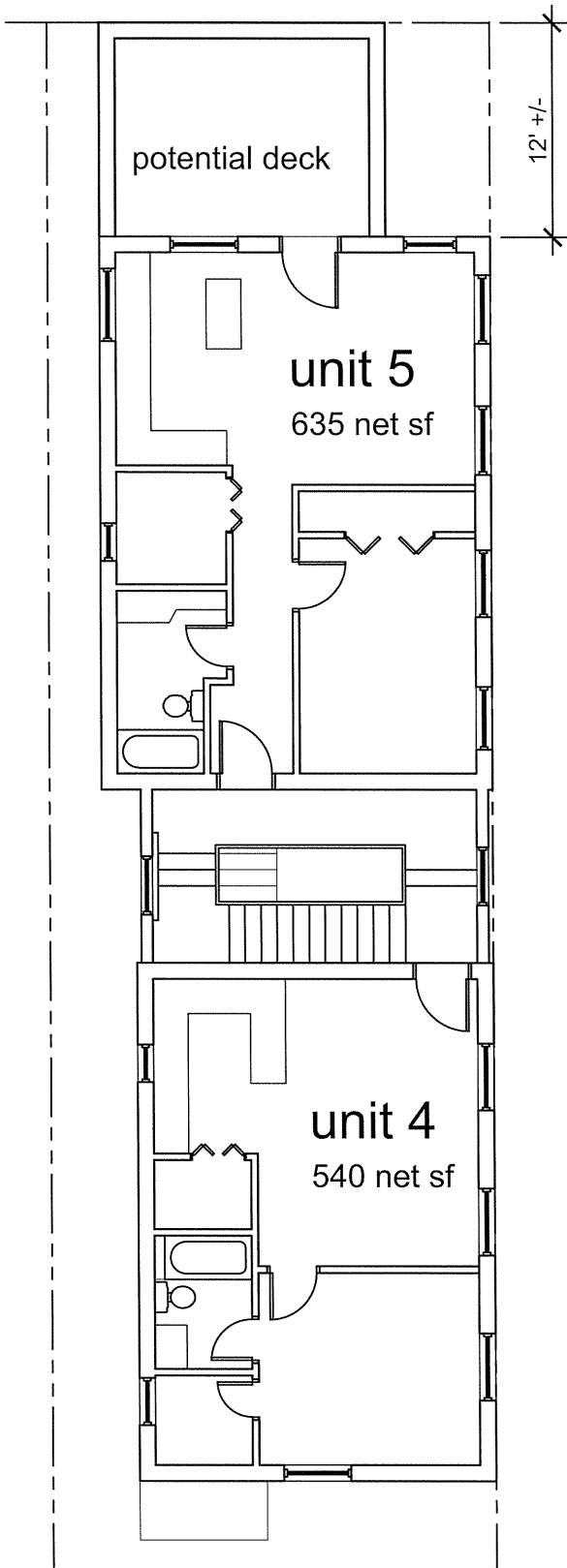
FIRST FLOOR



SECOND FLOOR



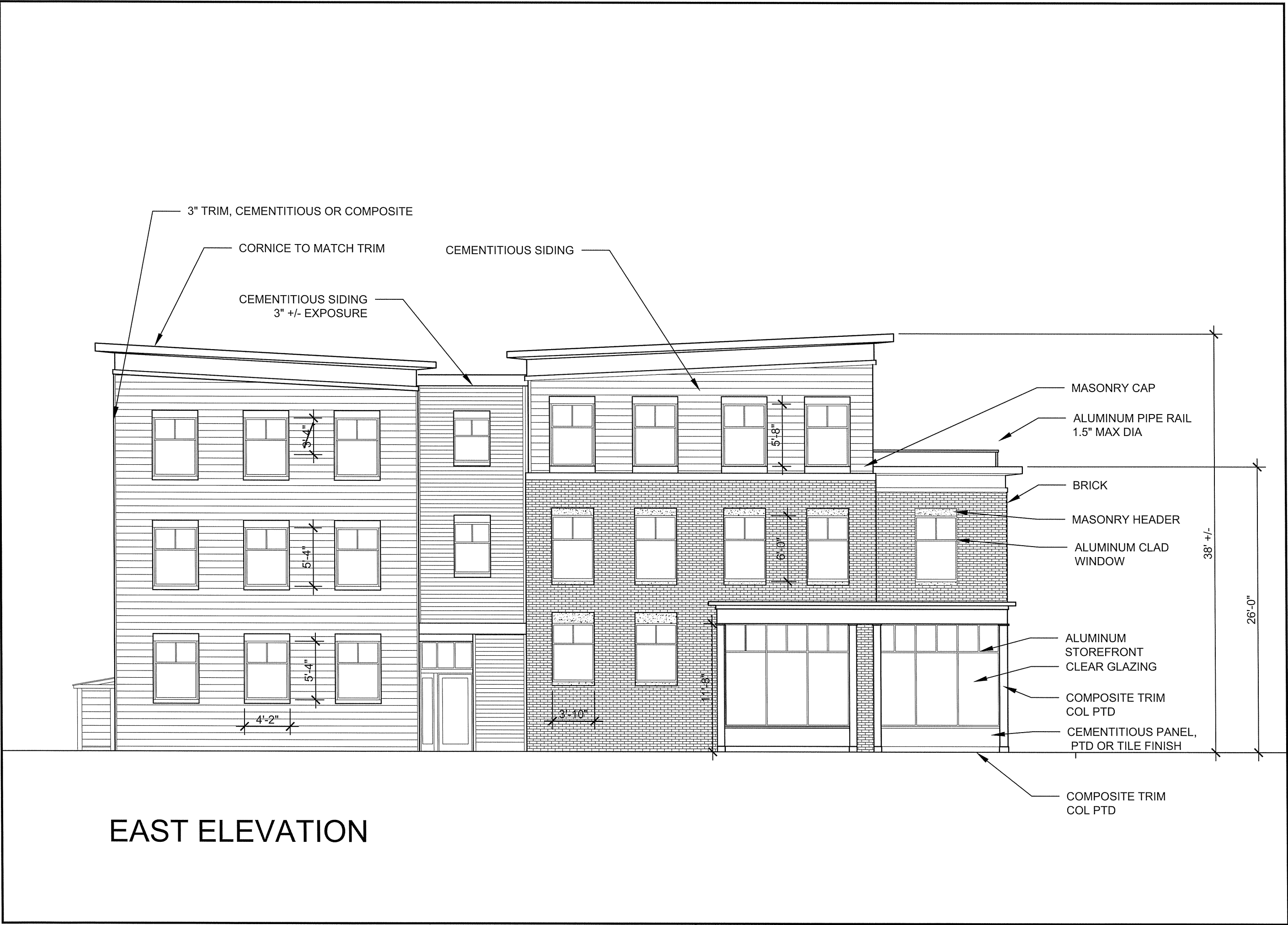
THIRD FLOOR



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

VENABLE ST MIXED USE

SHEET TITLE
PLANS
3 / 32 "
PROJECT NO.
1520
DATE
7.29.15
SHEET NO.
CAR 1



REVISIONS

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

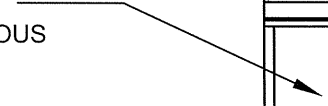
P 804.358.4993
F 804.358.8211

VENABLE ST MIXED USE

SHEET TITLE	ELEVATIONS
1"	
PROJECT NO.	1520
DATE	7.29.15
SHEET NO.	CAR 2



NORTH ELEVATION



SOUTH ELEVATION

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

ELEVATIONS

 $\frac{1}{8}''$

PROJECT NO.

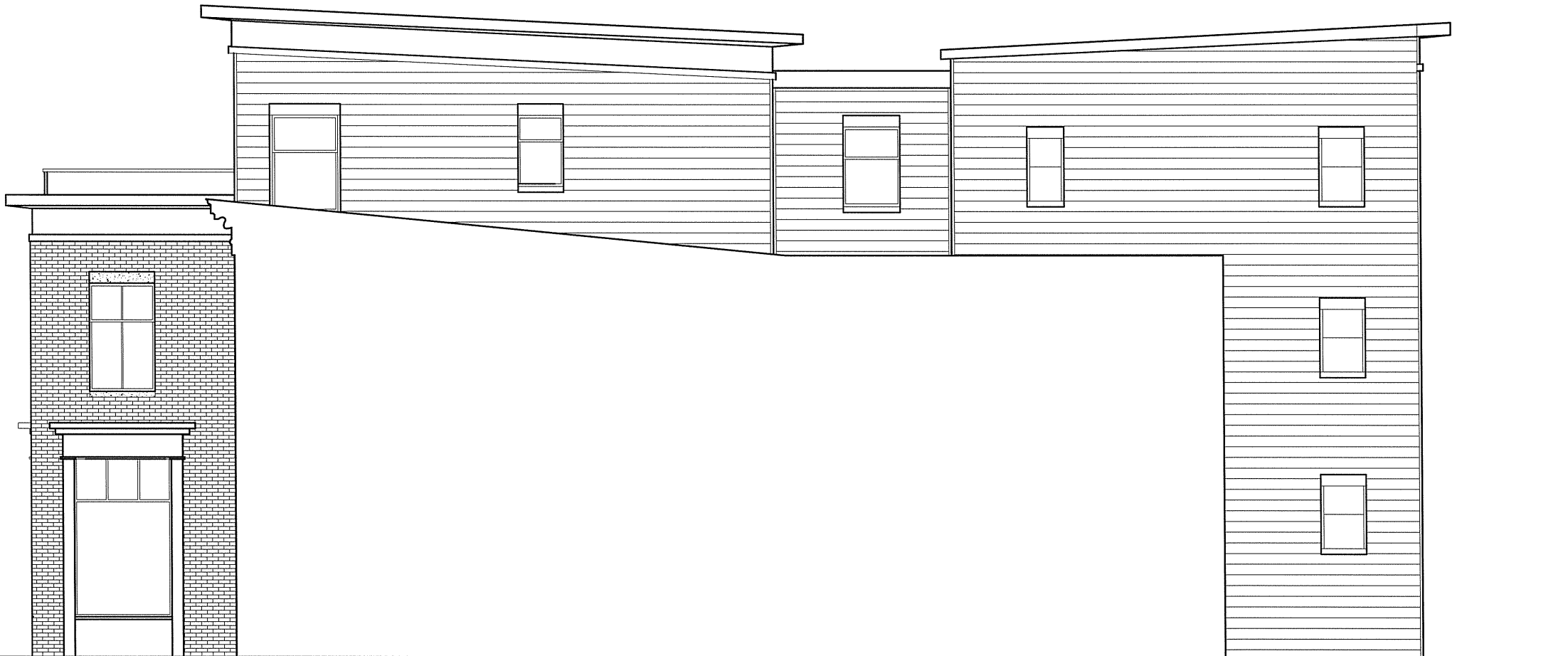
PROJECT N
1520

DATE 7.29.15

DATE
7.29.15

SHEET NO.

CAR 3



WEST ELEVATION

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	ELEVATIONS
	1/8"
PROJECT NO.	1520
DATE	7.29.15
SHEET NO.	CAR 4