



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2207 VENABLE ST.

Historic district UNION HILL

Date/time rec'd: 12/21/17 4:45
Rec'd by: C. T. J. J.
Application #: COA-028143-2017
Hearing date: 1/23/18

APPLICANT INFORMATION

Name DANA MOORE

Company STUDIO 404

Mailing Address 404 BEECHWOOD DR.
RICHMOND, VA 23229

Phone 804.301.3149

Email danamoore.studio404@gmail.com

Applicant Type: ☐ Owner ☐ Agent

☐ Lessee ☒ Architect ☐ Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name SAM TUTTLE

Mailing Address 615 N. 25th ST.
RICHMOND, VA 23223

Company STREETCAR PROPERTIES

Phone 757.903.6669

Email sam.tuttle@gmail.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)

ECE VED

DEC 21 2017

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

S. Tuttle

Date 12-21-17



Dana Moore | Architect
404 Beechwood Drive
Richmond, Virginia 23229
804 301 3149

December 21, 2017

PROJECT DESCRIPTION

2207 Venable Street
Richmond, Virginia 23223

for the Commission of Architectural Review

General

The structure at 2207 Venable Street is a single family house in the Union Hill Historic District. The Owner has submitted the project for State and Federal Rehabilitation Tax Credits through the Commonwealth of Virginia Department of Historic Resources. It appears on the 1905 Sanborn Map without the current second story addition at the rear (South) which appears to have been added after the period of significance for Union Hill.

Existing Conditions

The current condition of the house is poor for its age. The front elevation has retained some of its ornamental cornice, but the windows, entry door and sidelites have been replaced or covered. The first floor windows on the front elevation seem to be a different size than they originally were based on a photograph from the 1980s which shows patches of siding above these windows. The rear elevation of the building has evolved over time and its progression is unclear. The current design is incompatible with rain run-off and the structure here is deteriorating as a result. The kitchen floor framing and roof (1-story at the rear) are semi-collapsed and the floor of the full bathroom (2nd story rear addition on stilts) is also collapsing and unsound. Please refer to the attached Existing Conditions Photographs, 1980's Photograph and Elevations.

Proposed Work

The Owner proposes to install 2-over-2 windows in the front facade as seen on the second floor of the 1980s photograph. The cornice will be restored with brackets, panels and trim to match the existing. The brick foundation wall will be repaired and the mortar joints repaired or repointed as necessary. The floor and wall framing will be repaired as necessary. The aluminum siding will be removed and the wood siding will be repaired and painted a color from the palette of paint colors in the Design Guidelines and will be approved administratively during construction if possible.

Proposed Addition

The Owner proposes to construct a 2-story addition at the rear of the building. The addition will step back from the existing structure 6" at each side and at the rear above the existing kitchen. It will have fiber-cement siding and will be differentiated from the original house by using a different reveal, and the new windows will be 1-over-1. The foundation is proposed to be parged

PROJECT DESCRIPTION, continued

2112 Venable Street
Richmond, Virginia 23223

CMU to further distinguish it from the original construction. A landing at grade is proposed at the rear door. This is proposed to be pressure treated wood and will not require a handrail. An opaque stain may be used at this stoop, the color for which will be approved administratively if possible. The addition is proposed to have a gable roof running perpendicular to the existing gable and is proposed to be asphalt shingles. The 1-story kitchen roof will be redirected to shed water toward the backyard but will retain the same slope and material as the existing roof.

Although most of the houses on the same block only have 1-story rear additions, both of the neighboring houses have 2-stories that extend into the rear yard. Also, several of the houses in the 2200 block of Venable Street to the East have a 2-story addition or have 2-stories that extend toward the back of the property. (See Neighboring Buildings.) In addition to its surroundings, because the addition respects the corners of the original structure, is subordinate in size to the original building and is located on a secondary elevation that has lost its historic fabric with the passage of time, we feel that the proposed changes are in alignment with the Old and Historic Districts Design Review Guidelines.

Please refer to the attached Photographs, Proposed Plans, Elevations and Schedules in reference to the descriptions above. Also, material spec sheets are included with this submittal to show the general intent for the materials to be used in construction. If the specific product or manufacturer is not used, a product with similar or equal properties will be substituted.

Thank you for taking the time to review this project. Please do not hesitate to call with any questions.

Sincerely,



Dana G. Moore, R.A.

2200 Block of Venable Street – Neighboring Buildings



2207 Venable Street – center house



View from Burton Street (Alley) with 2-story additions and structures on each side



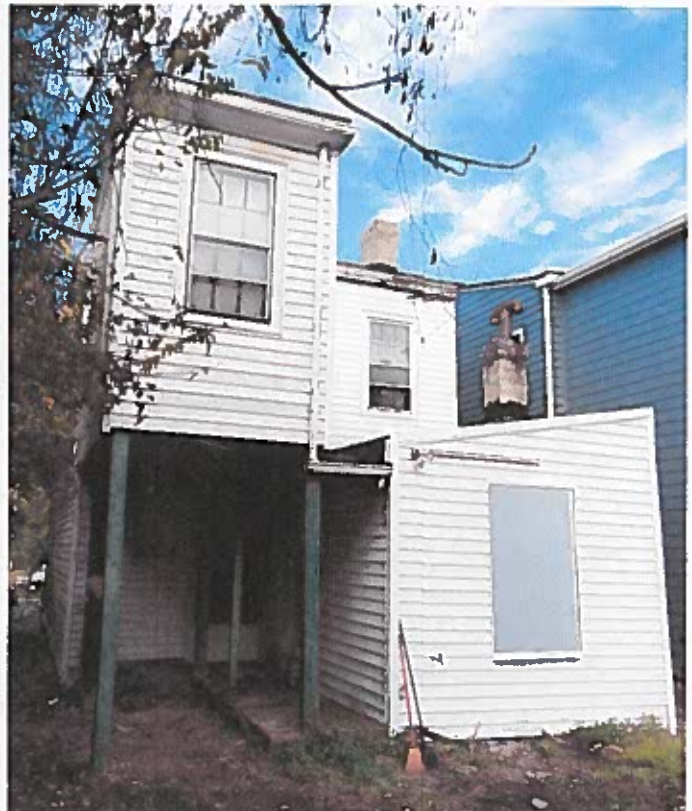
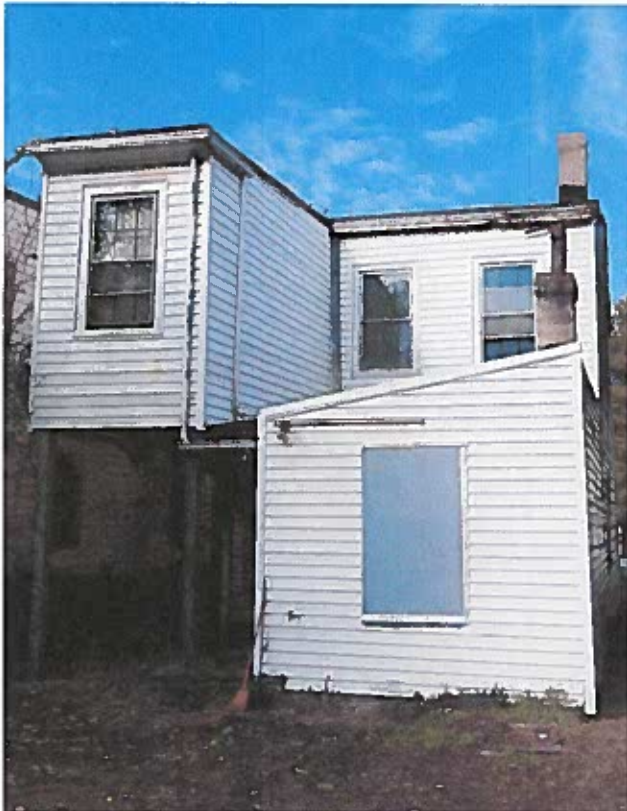
2-story structures & additions – Burton Street one block East



2207 VENABLE

1980's PHOTOGRAPH

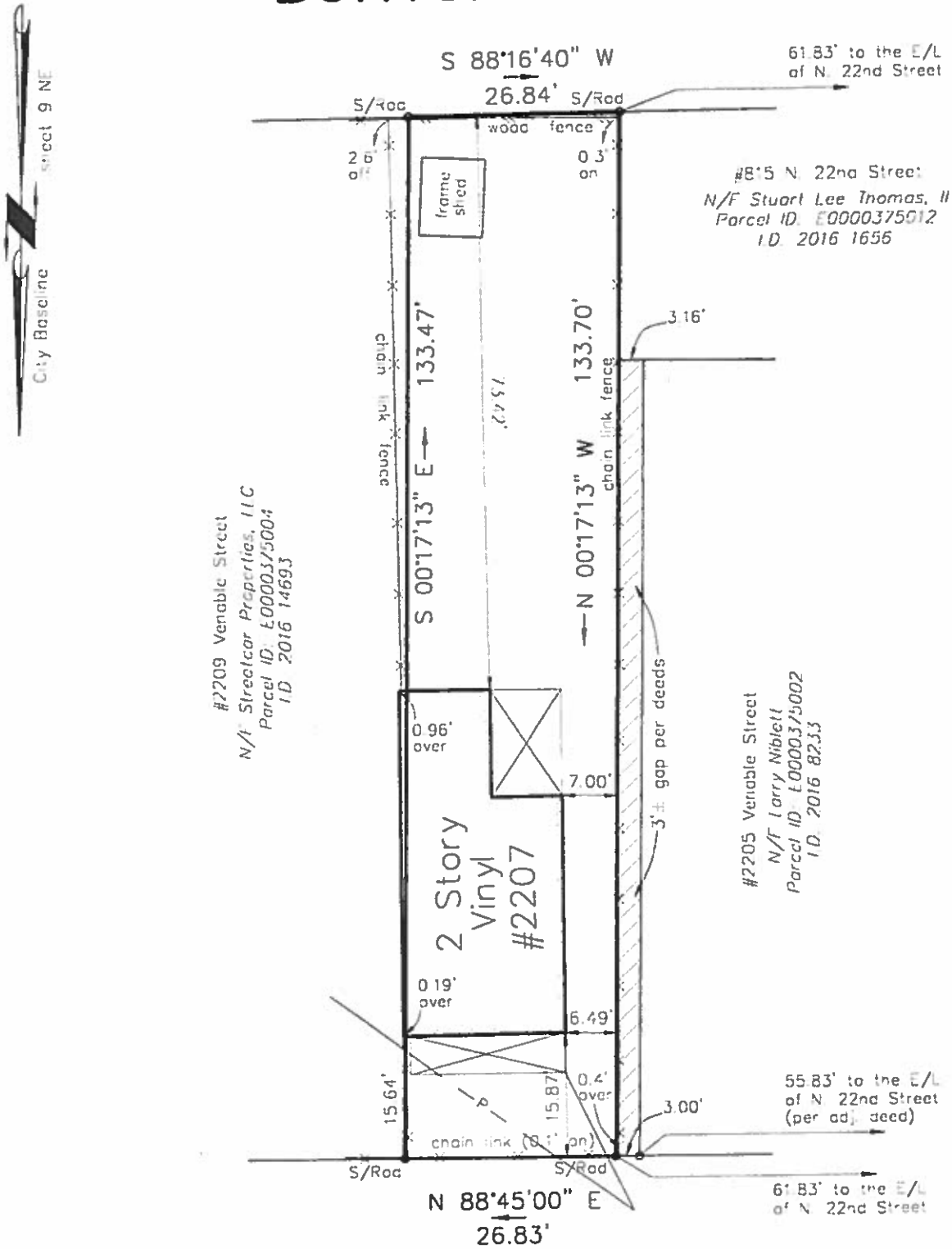
Streetcar Properties
2207 Venable Street
Richmond, Virginia 23223
Existing Conditions



Purchaser: Samuel Tuttle
Current Owner: Temple of Judah, Trustees
Parcel ID: E0000375003
I.D. 2004 42242

Note: Bearings protracted from City
Baseline sheet 9 NE.

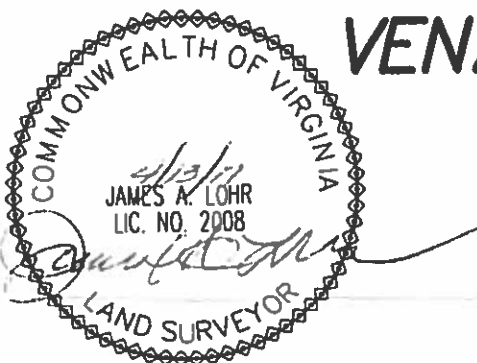
BURTON STREET



VENABLE STREET

Survey and Plat of

The Property Known as
#2207 Venable Street in
the City of Richmond, VA



This is to certify that on 04/13/17 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
Richmond, Virginia, 23230
Phone (804) 673-9666
Fax (804) 673-9990

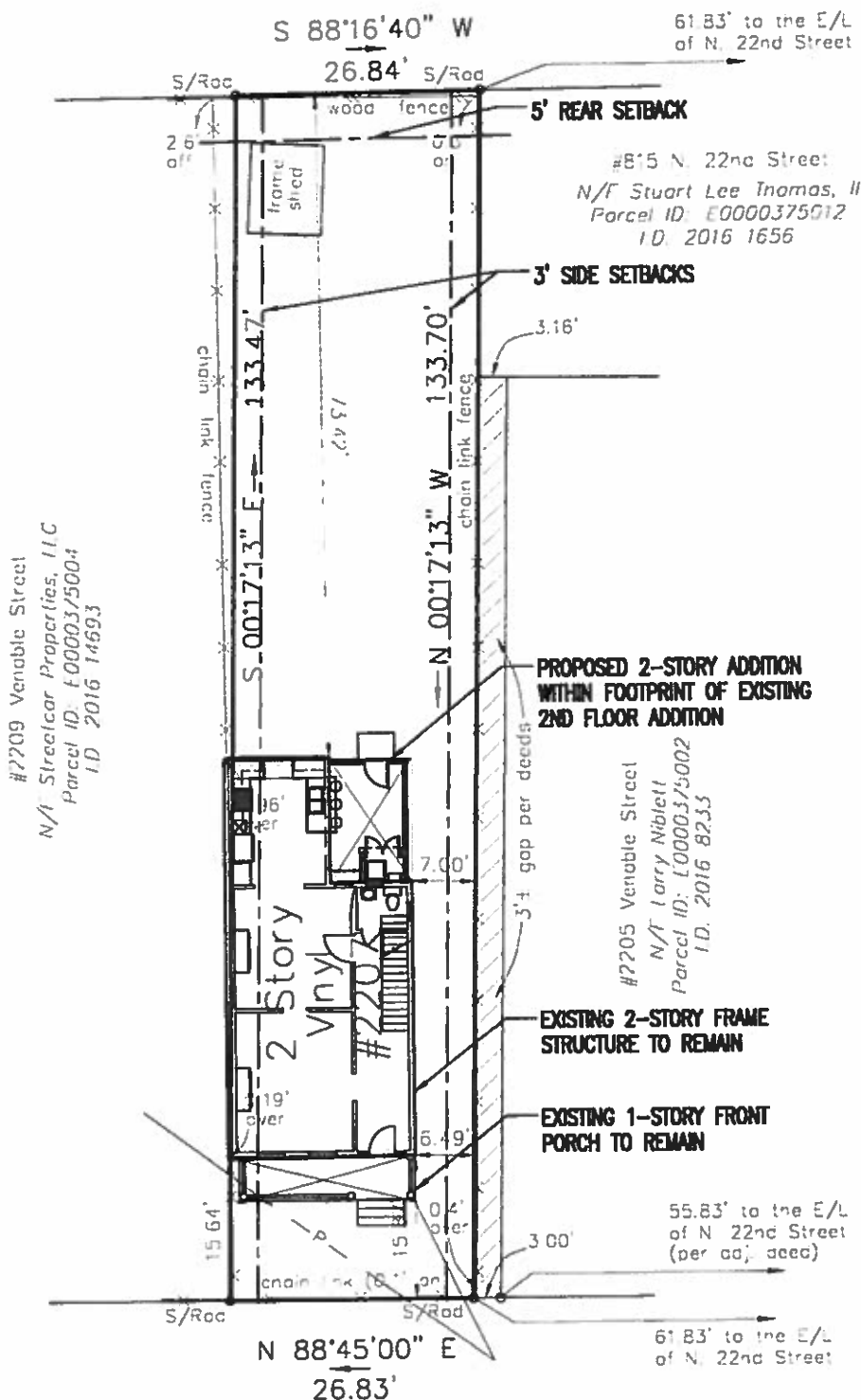
Scale: 1"=20'
Drawn: TCJ
Job: 1176-17

Date: 04/25/17
Checked: JAL

EXISTING SITE PLAN

Note: Bearings protracted from City
Baseline sheet 9 NE.

City Baseline Street 9 NE



COMMONWEALTH OF VIRGINIA

4/13/17

JAMES A. LOHR

LIC. NO. 2008

James A. Lohr

LAND SURVEYOR

The Property Known as
#2207 Venable Street in
the City of Richmond, VA

1900 Byrd Avenue, Suite 103
Richmond, Virginia, 23230
Phone (804) 673-9666
Fax (804) 673-9990

Scale: 1"=20'
Drawn: TCJ
Job: 1176-17

Date: 04/25/17
Checked: JAL

PROPOSED SITE PLAN



EXIST. FRONT/NORTH ELEVATION

2207 VENABLE ST.

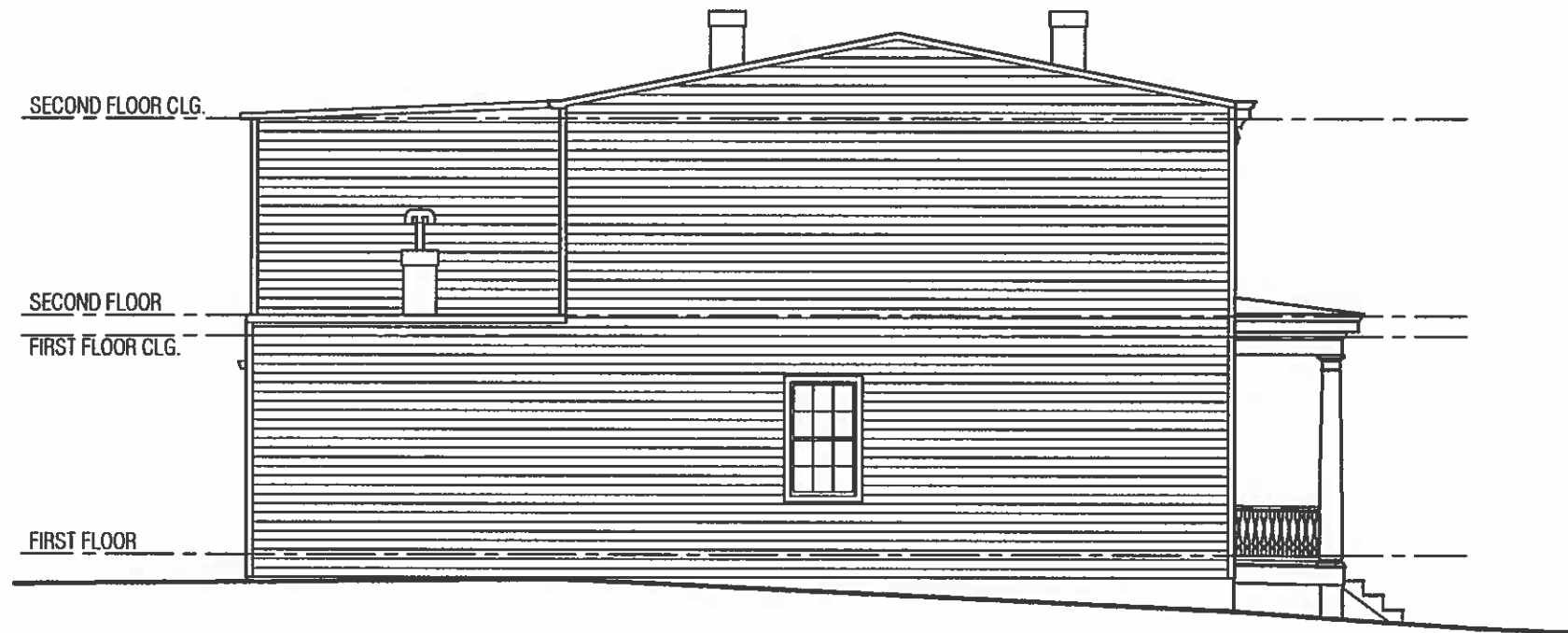
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EXIST. REAR/SOUTH ELEVATION

2207 VENABLE ST.

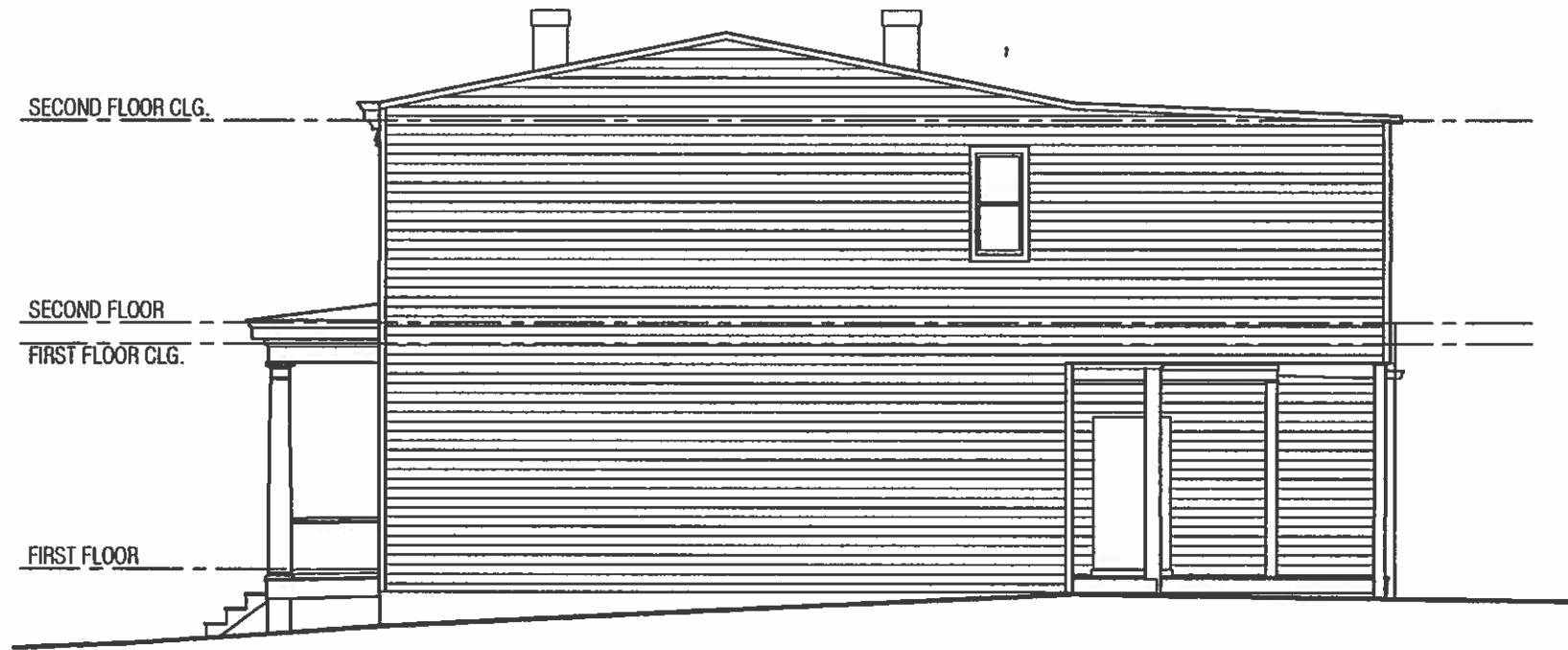
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EXISTING EAST ELEVATION

2207 VENABLE ST.

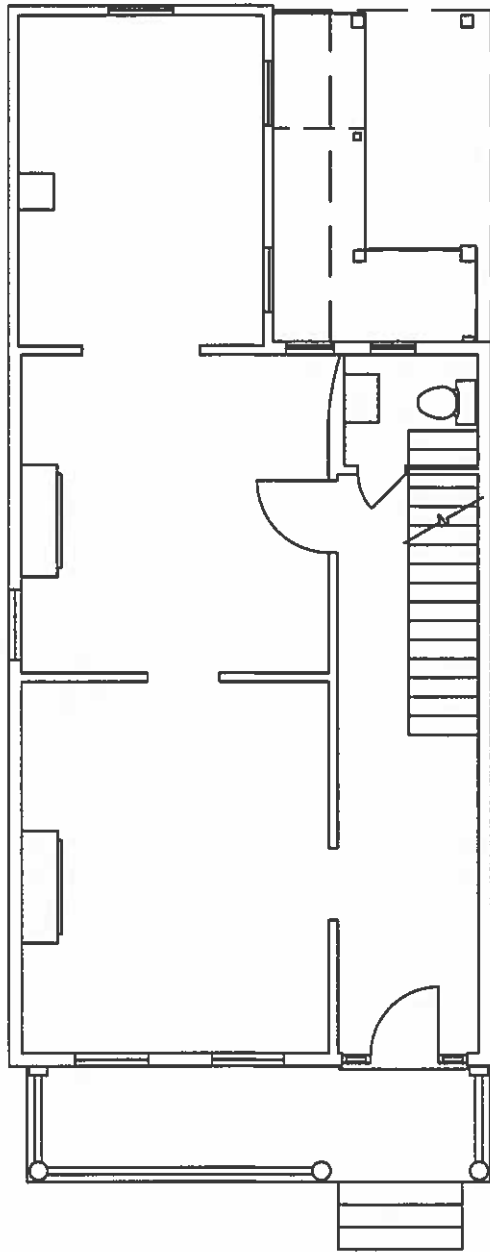
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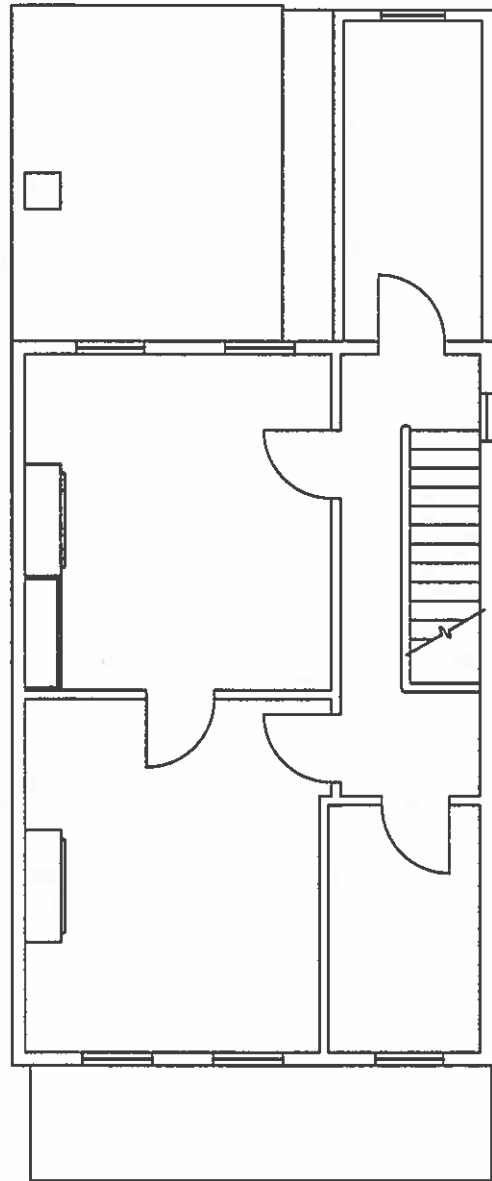
EXISTING WEST ELEVATION

2207 VENABLE ST.

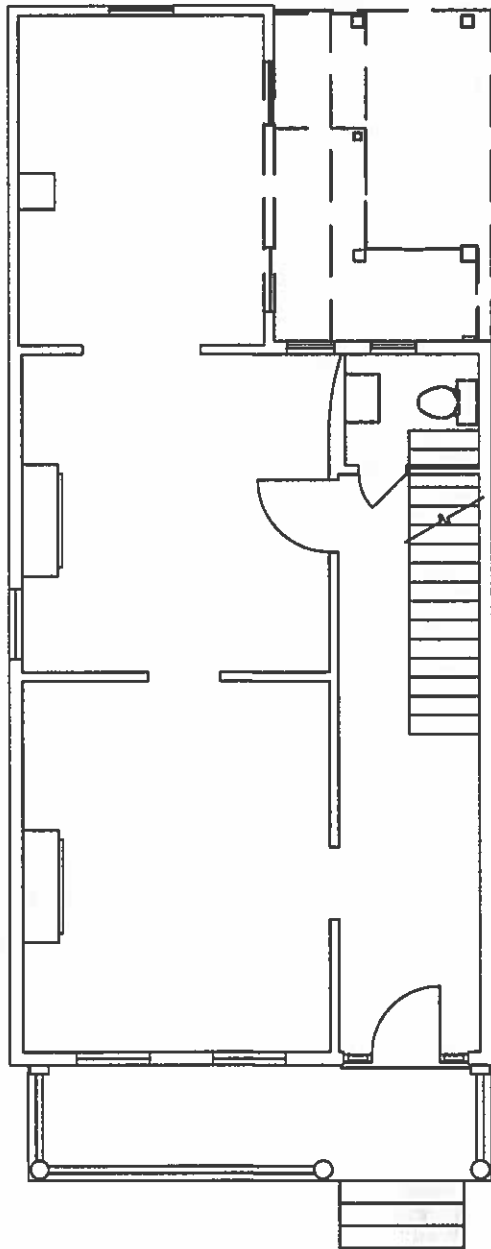
SCALE: 1/8" = 1'-0"



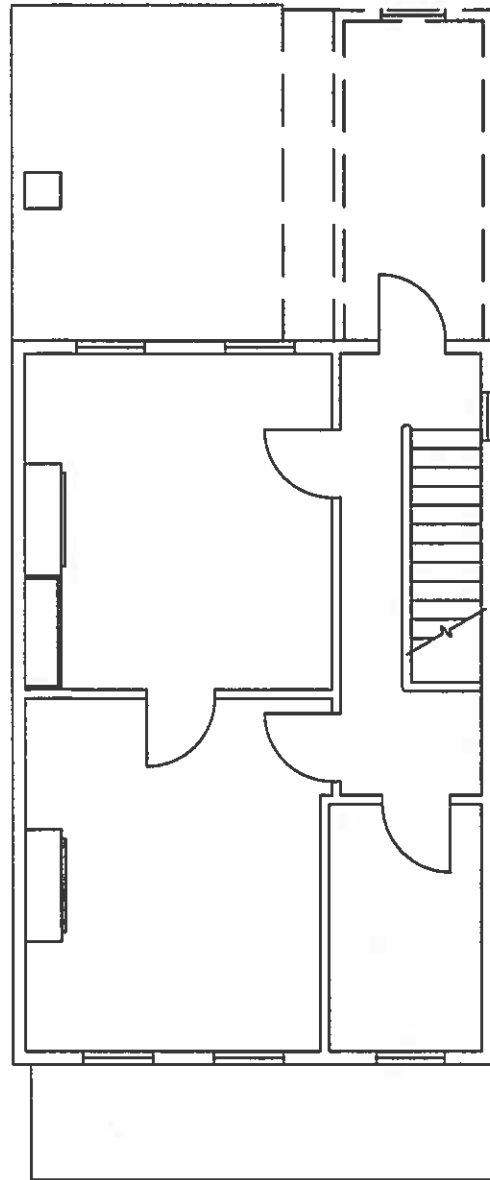
EXISTING FIRST FLOOR PLAN
2207 VENABLE ST. SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
2207 VENABLE ST. SCALE: 1/8" = 1'-0"

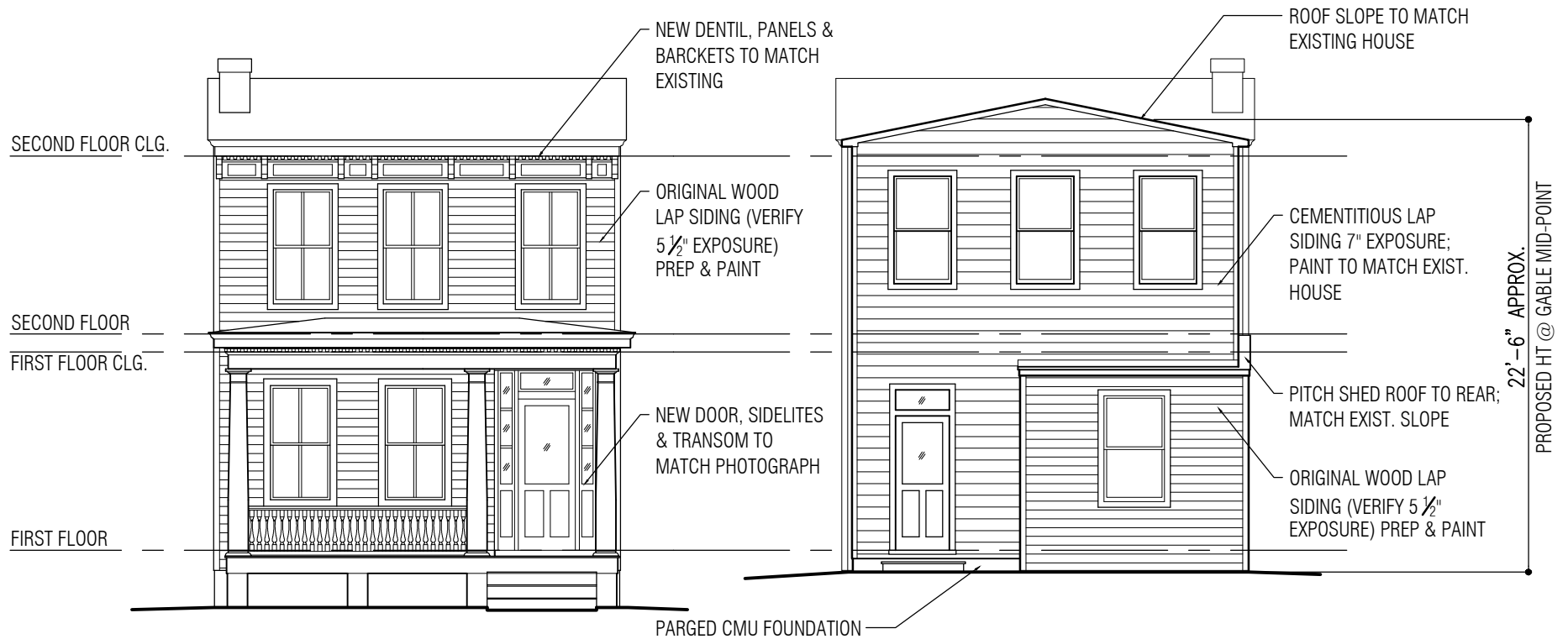


DEMOLITION PLAN - FIRST FLOOR
 2207 VENABLE ST. SCALE: 1/8" = 1'-0"



DEMOLITION PLAN - SECOND FLR.
 2207 VENABLE ST. SCALE: 1/8" = 1'-0"

NOTE: CONSTRUCTION TO BE DEMO'D SHOWN W/ DARKER DASHED LINE



PROPOSED FRONT/NORTH ELEV.

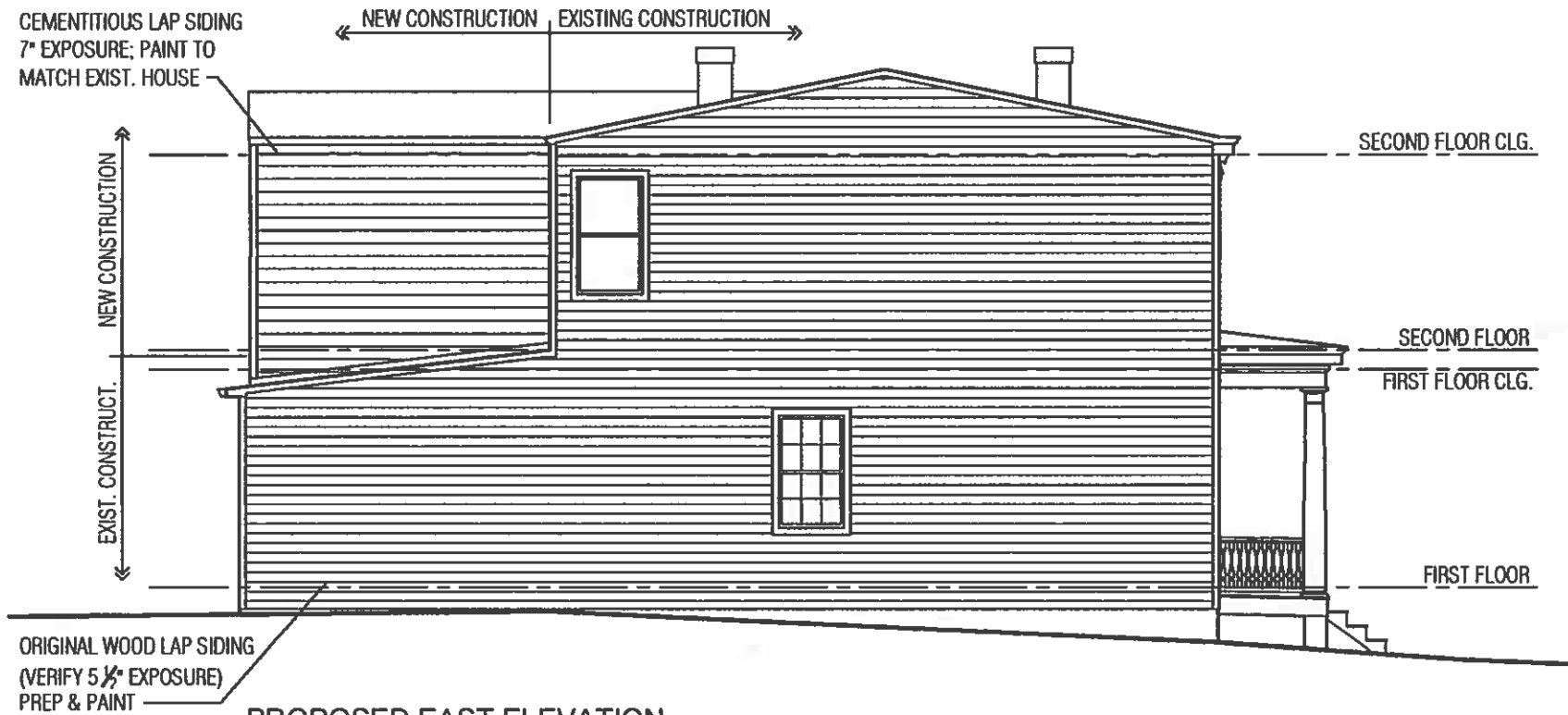
2207 VENABLE ST.

SCALE: 1/8" = 1'-0"

PROPOSED REAR/SOUTH ELEV.

2207 VENABLE ST.

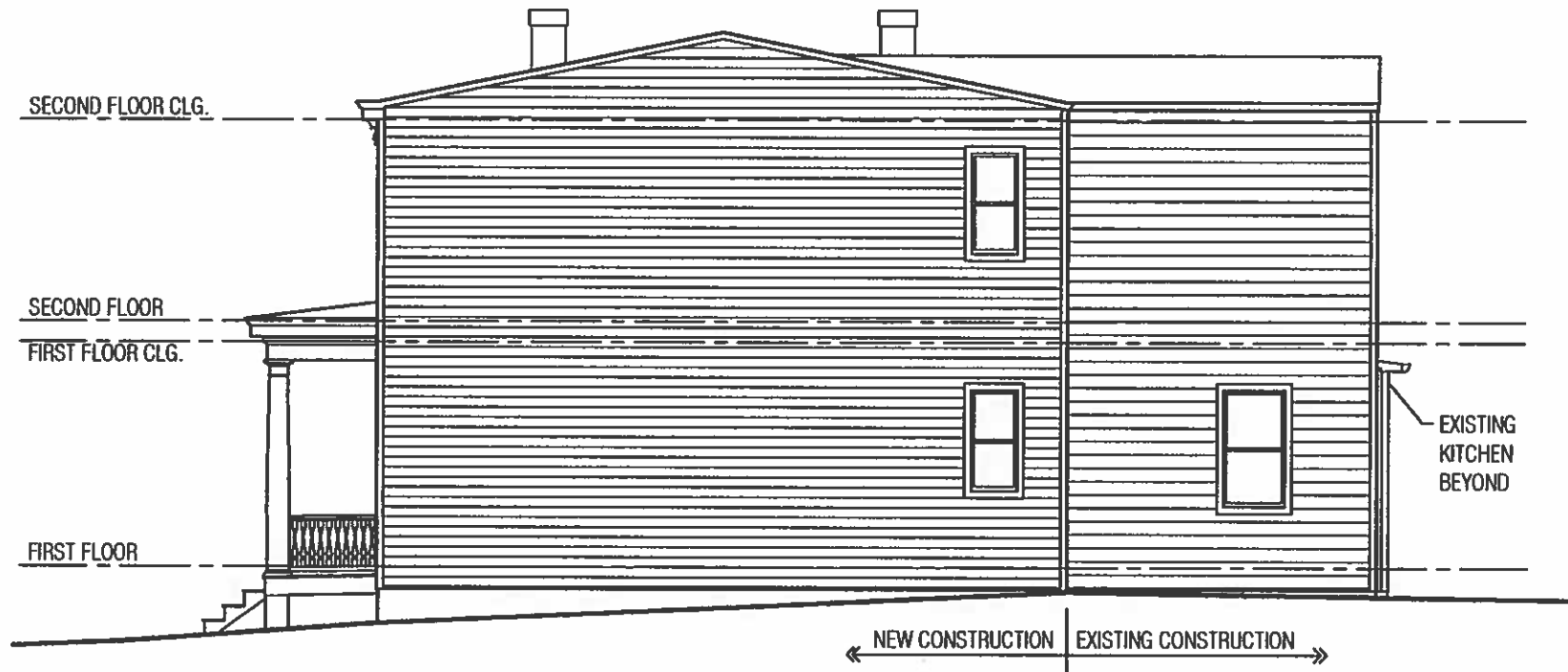
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION

2207 VENABLE ST.

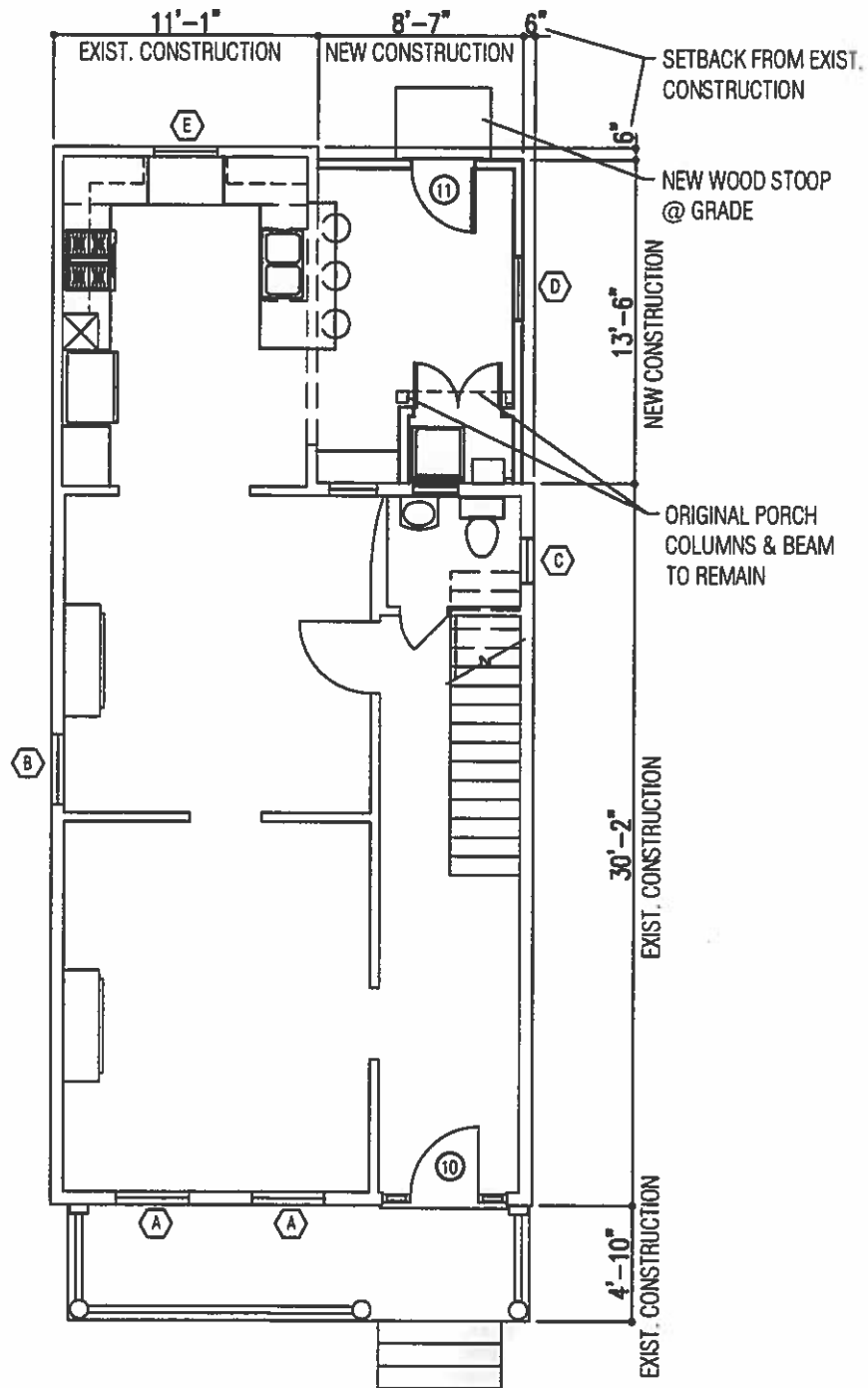
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION

2207 VENABLE ST.

SCALE: 1/8" = 1'-0"

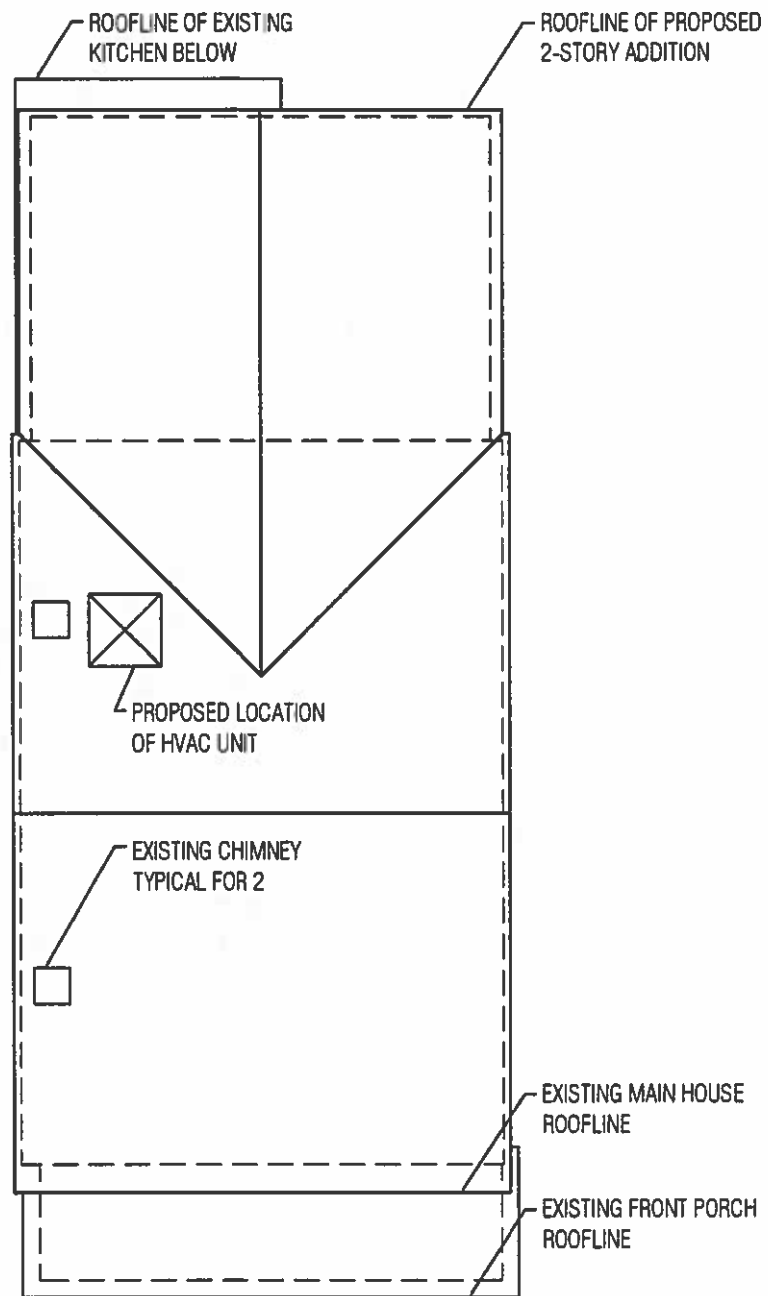


PROPOSED FIRST FLOOR PLAN

2207 VENABLE ST.

SCALE: 1/8" = 1'-0"

NOTE: HVAC LINES FOR FIRST FLOOR TO RUN IN THE CRAWL SPACE



PROPOSED ROOF PLAN

2207 VENABLE ST.

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

STREETCAR PROPERTIES - 2207 VENABLE STREET

EXTERIOR DOOR SCHEDULE

	DOOR TYPE	SIZE	NOTES	DOOR TRIM
⑩	NEW HALF LITE	EXISTING	EXTERIOR HALF LITE OVER 2 PANELS WOOD PAINTED - MATCH PHOTO	EXISTING TO REMAIN - MATCH PHOTO
⑪	NEW HALF LITE	2'-8"w x 6'-8"h	EXTERIOR HALF LITE OVER 2 PANELS WOOD PAINTED - TRANSOM ABOVE	SIMPLE TRIM - DO NOT MATCH EXIST.

WINDOW SCHEDULE

	ROUGH OPENING	TYPE	SILL HT.	NOTES
A	RETURN TO ORIGINAL R.O.	DBLHUNG. 2-OVER-2	RETURN TO ORIGINAL R.O.	MATCH PHOTOGRAPH; WOOD JELD-WEN W-2500 SDL OR TRUE DIVIDED LITE
B	EXISTING	DBLHUNG. EXISTING	EXISTING	REPAIR EXISTING; REPLACE IN KIND ONLY IF CONDITION IS COMPLETELY DETERIORATED
C	APPROX. 26" X 57"	DBLHUNG. 1-OVER-1	APPROX. 3'-2"	WOOD JELD-WEN W-2500; MATCH HEAD HT. OF EXISTING FIRST FLOOR WINDOWS
D	APPROX. 32" X 61"	DBLHUNG. 1-OVER-1	APPROX. 2'-8"	WOOD JELD-WEN W-2500; MATCH HEAD HT. OF EXISTING FIRST FLOOR WINDOWS
E	EXISTING	DBLHUNG. 1-OVER-1	EXISTING	WOOD JELD-WEN W-2500
F	RETURN TO ORIGINAL R.O.	DBLHUNG. 2-OVER-2	RETURN TO ORIGINAL R.O.	MATCH PHOTOGRAPH; WOOD JELD-WEN W-2500 SDL OR TRUE DIVIDED LITE
G	APPROX. 34" X 65"	DBLHUNG. 1-OVER-1	APPROX. 2'-6"	WOOD JELD-WEN W-2500 **EGRESS WINDOW**
H	EXISTING	DBLHUNG. EXISTING	EXISTING	REPAIR EXISTING; REPLACE IN KIND ONLY IF CONDITION IS COMPLETELY DETERIORATED

James Hardie HardiePlank Lap Siding

HARDIEPLANK®

Smooth

You can't go wrong with this simple, clean look.



Thickness	0.312"
Weight	2.40 lbs. per square foot
Length	144"

Width	5.25"	6.25"	7.25"
Exposure	4"	5"	6"
Pcs./Pallet	324 ColorPlus 360 Primed	280 ColorPlus 308 Primed	252 ColorPlus 252 Primed
Width	8.25"	9.25"	12"
Exposure	7"	8"	10.75"
Pcs./Pallet	210 ColorPlus 230 Primed	190 Primed	152 Primed

Color Options

HardiePlank® Smooth is available in your area in 16 ColorPlus® Technology finishes or primed for paint.



	Countrylane Red		Chestnut Brown
	Woodstock Brown		Iron Gray
	Evening Blue		Boothbay Blue
	Heathered Moss		Sandstone Beige
	Timber Bark		Monterey Taupe
	Cobble Stone		Khaki Brown
	Autumn Tan		Navajo Beige
	Arctic White		Mountain Sage



Wood Exterior Door – Jeld-Wen Model 5201 (or equal)



PRODUCTS

PLANNING & PROJECTS

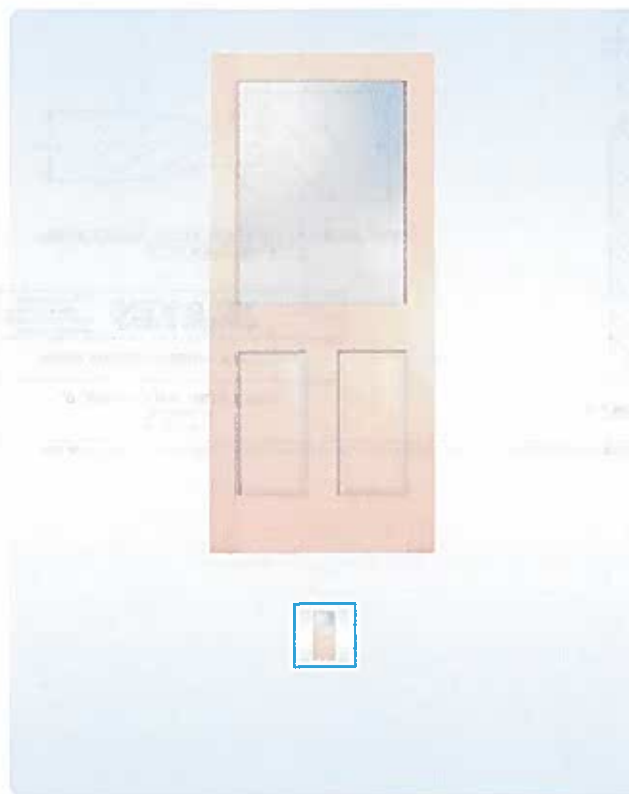
PROFESSIONAL

PRODUCT SUPPORT

INVESTOR RELATIONS

Home » Exterior Doors » Authentic Wood » Authentic Wood Glass Panel Exterior Door

AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR



Options [View product details for more options](#)

Price Range: \$5

Group Model

Model

5201



Wood Options

Hemlock



Glass Options

Clear



WAYS TO BUY THIS PRODUCT

[REQUEST A CONSULTATION](#)

[FIND A STORE](#)

[Product Overview](#)

[Design Options](#)

[Glass Options](#)

[Build & Installation](#)

An engineered wood core that is better suited for climate changes. A wide range of choices in door designs will help you make your house a home.

FEATURES

- Glass Options: energy efficient
- Maintenance Level: moderate
- Project Type: New Construction Remodel / Replacement
- Warranty: limited 5-years
- Wood Options: hemlock, meranti mahogany

HAVE A QUESTION?

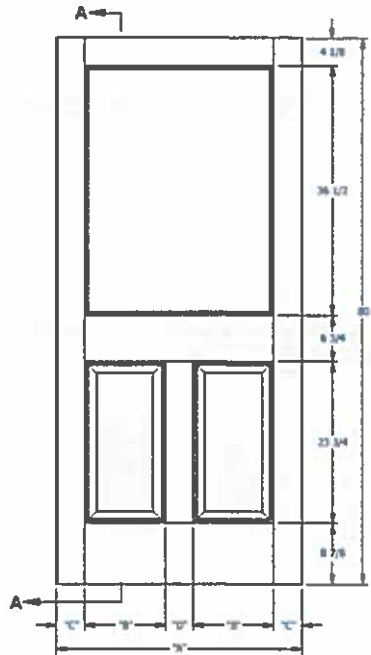
Our customer service team is happy to assist you

[CONTACT US](#)



Jeld-Wen Model 5201 Construction Details

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NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



SECTION A-A

DIMENSION TABLE					
DOOR SIZE	"A"	"B"	"C"	"D"	PLD
2'-4" x 6'-8"	30"	6 1/2/16"	4 1/8"	4 1/8"	5.1 sq ft
2'-6" x 6'-8"	32"	6 1/2/16"	4 1/8"	4 1/8"	5.6 sq ft
2'-8" x 6'-8"	34"	6 1/2/16"	4 1/8"	4 1/8"	6.1 sq ft



PANEL PROFILE: 1 1/8" SINGLE HIP RAISED PANEL
1 3/4" HEMLOCK DOOR

estimate date 1/22/2014	JELD-WEN JELD-WEN	3737 Langport Blvd. Howard Falls, MN 56043 Phone: (800) 525-9936 www.jeld-wen.com
sales rep		
Title		
AUTHENTIC WOOD EXTERIOR DOOR		
Product		
5201 2 PANEL HALF VIEW 6'-8"		
HEMLOCK		
2'-4", 2'-6", 2'-8"		

JELD-WEN INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE. DIMENSIONS MAY VARY BY DESIGN OR MANUFACTURING FACILITY. PLEASE CONTACT YOUR LOCAL JELD-WEN FACILITY FOR DIMENSIONAL CLARIFICATIONS OR FOR OPTIONAL COMPONENTS.

Jeld - Wen Wood Double Hung Windows W-2500 (or equal)

Windows to be ordered without exterior cladding

The JELD-WEN window is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at jeld-wen.com today.

JELD-WEN
WINDOWS & DOORS

JELD-WEN
WINDOWS & DOORS

W-2500
Clad Wood Window Features
Awning | Casement | Double Hung | Fixed, Radius and Geometric

THE JELD-WEN PROMISE

JELD-WEN products never lasting value for your home. We are so confident that you will be pleased with our W-2500 Clad Wood Windows, that each one carries our industry leading warranty. There are just some of the highlights of our warranty:

The Window & Patio Door Limited Warranty includes:

- Lifetime limited warranty on hardware which protects against second risk for as long as you own and occupy your home
- 20 year coverage against defects in material and workmanship for most product categories (such as rotting glass, metal seal and seal components, and hardware)
- 20 year coverage on type of Jeld-Wen® 10 year coverage on polypropylene (butyl) gaskets
- Limited labor coverage for warranty repairs for 2 years
- Coverage is transferable for 10 years

JELD-WEN The above information is a summary of key portions of our JELD-WEN Window & Patio Door Limited Warranty (effective January 1, 2014). For a complete copy of the limited warranty, see your sales associate or refer to www.jeld-wen.com



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Jeld - Wen Wood Double Hung Windows W-2500 (or equal) p.2

HARDWARE & SCREEN OPTIONS

PERFORMANCE GLASS OPTIONS

Double-Hung Sash Options



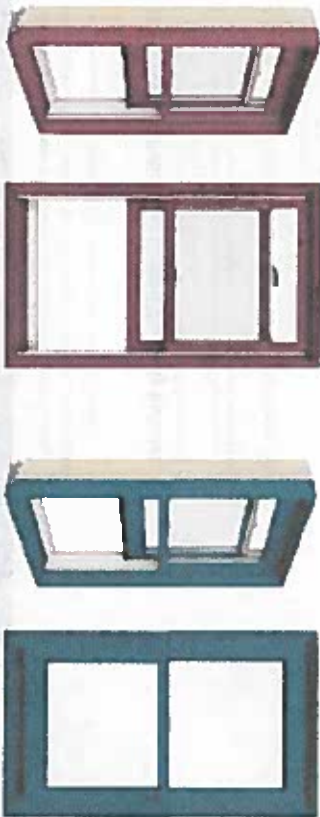
Window Hardware



Painted Finishes

White	Dark Grey	Charcoal	Redwood	Clay	Black	Blue	Green	Yellow	Orange	Red	Light Blue	Dark Blue	Light Green	Dark Green	Light Yellow	Dark Yellow	Light Orange	Dark Orange	Light Red	Dark Red	Light Purple	Dark Purple	Light Brown	Dark Brown	Light Tan	Dark Tan	Light Grey	Dark Grey	Light Black	Dark Black
White	Dark Grey	Charcoal	Redwood	Clay	Black	Blue	Green	Yellow	Orange	Red	Light Blue	Dark Blue	Light Green	Dark Green	Light Yellow	Dark Yellow	Light Orange	Dark Orange	Light Red	Dark Red	Light Purple	Dark Purple	Light Brown	Dark Brown	Light Tan	Dark Tan	Light Grey	Dark Grey	Light Black	Dark Black

Double-Hung Jamb Liner Options



Screen Options*

These screens are designed to keep insects outside, while letting in the natural light inside. They feature a fine, black fiberglass mesh with a light gray finish. The screen is attached to the window frame with a standard screen cord and can be hung in either position.



*These screens are for standard glass only. Jamb liners are shown in white and light gray, while jambs are shown in white and light gray. The screen is attached to the window frame with a standard screen cord and can be hung in either position.

Low-E, Low-E366 and Low-E EC Insulating Glass

High performance Low-E, Low-E366 and Low-E EC insulating glass is designed to help lower energy costs, reduce heat loss in winter and heat gain in summer, provide a clear view of the outside, and reduce condensation. It also reduces gas emissions and improves indoor air quality. The Low-E366 and Low-E EC insulating glass is designed to help lower energy costs, reduce heat loss in winter and heat gain in summer, provide a clear view of the outside, and reduce condensation. It also reduces gas emissions and improves indoor air quality.

Low-E366 and Low-E EC insulating glass is designed to help lower energy costs, reduce heat loss in winter and heat gain in summer, provide a clear view of the outside, and reduce condensation. It also reduces gas emissions and improves indoor air quality. The Low-E366 and Low-E EC insulating glass is designed to help lower energy costs, reduce heat loss in winter and heat gain in summer, provide a clear view of the outside, and reduce condensation. It also reduces gas emissions and improves indoor air quality.



ENERGY STAR®

The W-2500 has earned ENERGY STAR status in all four climate zones in the United States. ENERGY STAR status is awarded to products that meet strict energy efficiency guidelines. The W-2500 has earned ENERGY STAR status in all four climate zones in the United States.



Tax Credits, Rebates and Incentives

The W-2500 is eligible for a variety of tax credits, rebates and incentives. These include the Federal Energy Tax Credit, the State Energy Tax Credit, and the Federal Energy Tax Credit. The W-2500 is eligible for a variety of tax credits, rebates and incentives.

