



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2112 VENABLE ST.

Historic district UNION HILL

Date/time rec'd: 12/21/17 4:45  
 Rec'd by: C. Jeffries  
 Application #: COA-028144-2017  
 Hearing date: 1/23/18

### APPLICANT INFORMATION

Name DANA MOORE

Phone 804.301.3149

Company STUDIO 404

Email danamoore.studio404@gmail.com

Mailing Address 404 BEECHWOOD DR.  
RICHMOND, VA 23229

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

### OWNER INFORMATION (if different from above)

Name SAM TUTTLE

Company STREETCAR PROPERTIES

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

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 *Sam Tuttle*

Date 12-21-17

# studio 404

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

December 21, 2017

## PROJECT DESCRIPTION

2112 Venable Street  
Richmond, Virginia 23223

for the Commission of Architectural Review

### General

The structure at 2112 Venable Street is a single family house in the Union Hill Historic District. It appears on the 1905 Sanborn Map as part of the adjacent property at 2110 Venable Street. There are no known photographs of the house in its original condition. The Owner has submitted the project for State and Federal Rehabilitation Tax Credits through the Commonwealth of Virginia Department of Historic Resources and is applying for a setback variance from the Zoning Department.

### Existing Conditions

The current condition of the house is poor for its age. The front elevation is in the best condition and has maintained its original cornice, but it is missing the majority of the windows. Water damage and rot have caused significant deterioration at portions of the side and rear elevations, and portions of the first and second floor framing have collapsed. Where it exists, wood lap siding covers the exterior. Minimal framing has occurred to stabilize the structure from further collapse. Please refer to the attached Existing Conditions Photographs and Elevations.

### Proposed Work

The Owner proposes to install 2-over-2 windows in the front facade which seem to be the original window pattern as seen in a neighbor's property (photo attached). The brick foundation wall will be repaired and the mortar joints repaired or repointed as necessary. The floor, wall and roof framing will be repaired as necessary. The wood lap 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. Any necessary roof repairs and material to be used will be determined in the field. The roof visibility is negligible from the public right-of-way.

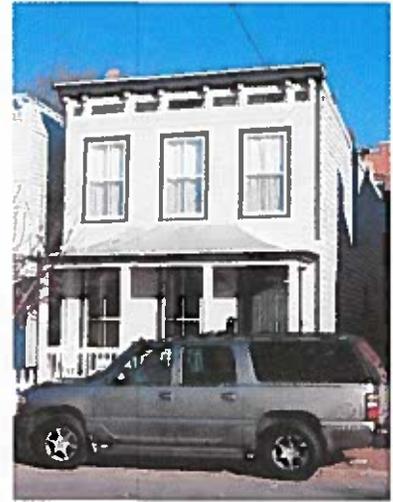
Where the wall has collapsed at the kitchen, a double 1-over-1 window is proposed but it will not be visible from the public right-of-way.

Steps to grade are proposed at the side doors. These are proposed to be pressure treated wood and will be low enough not to require a handrail or landing. An opaque stain may be used at this stoop, the color for which will be approved administratively if possible.

2100 Block of Venable Street – Neighboring Buildings



2112 Venable Street - yellow house, second from left



2-over-2 windows (above)  
2118 Venable Street



property from alley



Neighboring houses from alley – 2112 is on far right beyond bushes

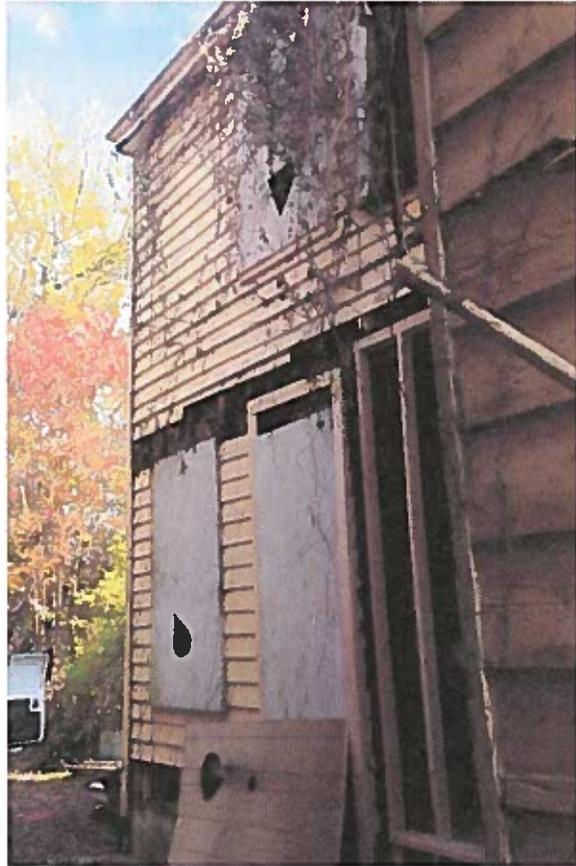
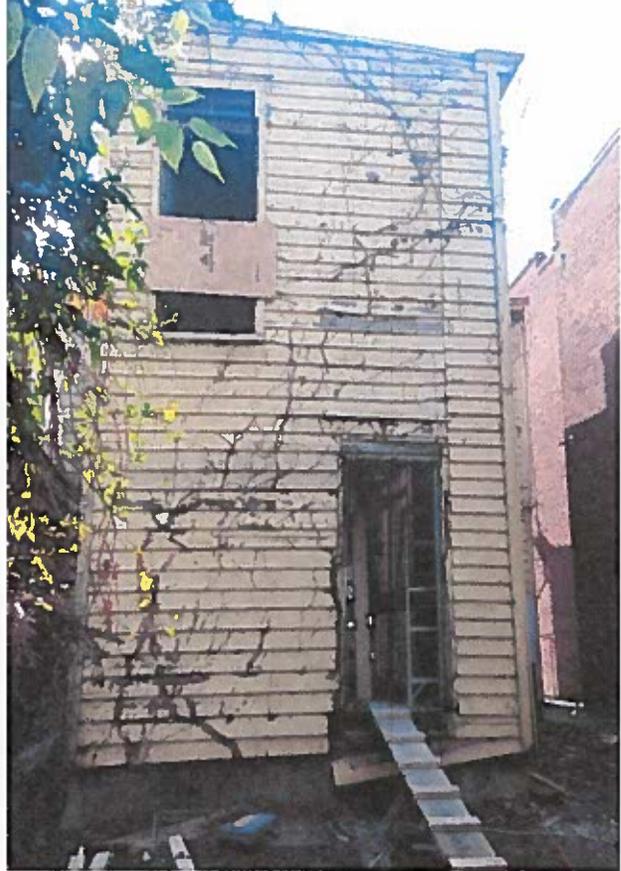
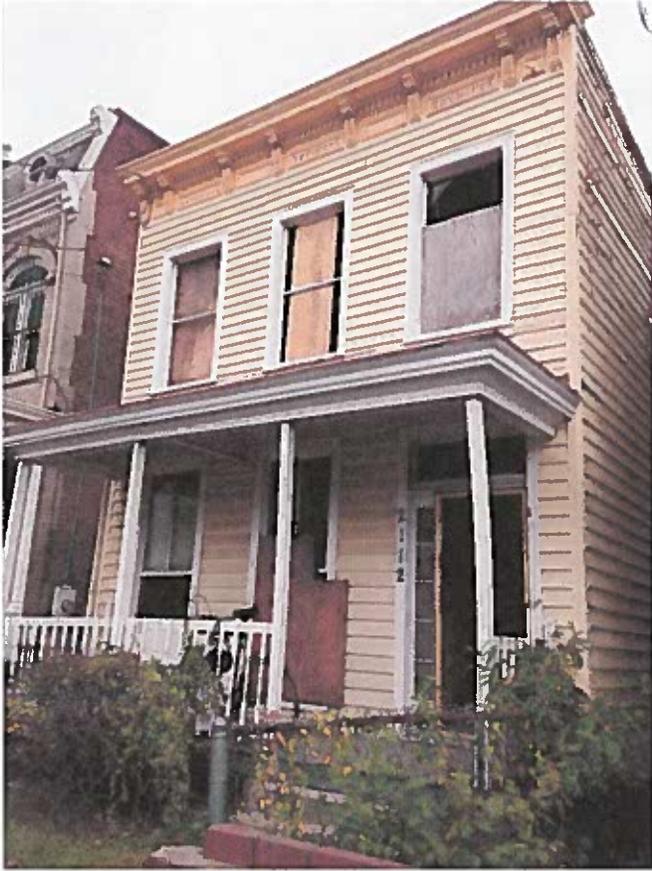
Streetcar Properties  
2112 Venable Street

Sanborn Map 1905



2112 Venable Street is shown with an addition at the rear (north side) of the building.

2112 Venable Street Existing Conditions



Purchaser: 2011 101116  
 Current Owner: Trustees of the True Apostolic  
 Church of Our Lord Jesus  
 Parcel ID: E0000122015  
 I.O. 9700 3180

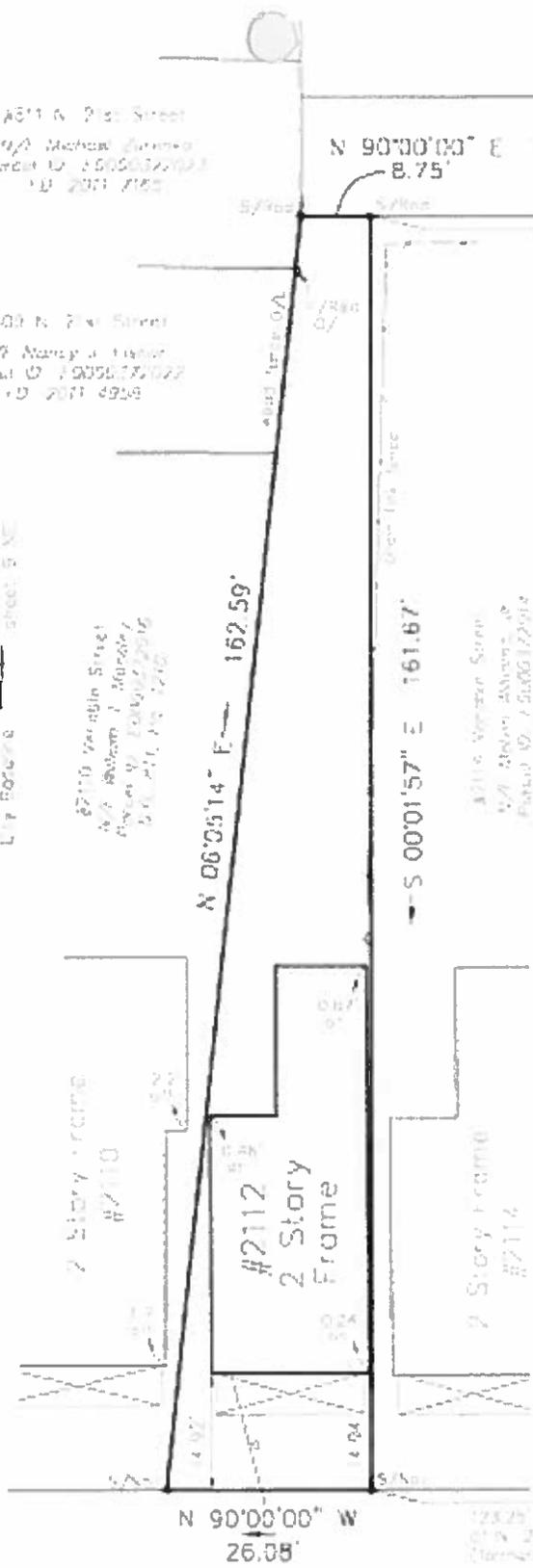
4511 N 21st Street  
 1/4 Michael Green  
 Parcel ID: E0000122023  
 I.O. 2011 7180

N 90°00'00" E 19' Public  
 Alley  
 8.75'

4509 N 7th Street  
 1/4 Nancy A Taylor  
 Parcel ID: E0000122022  
 I.O. 2011 6926

Note: Bearings projected from City  
 Baseline sheet 9 NE.

This plat references a plat by  
 W.W. LaPrade & Bros. dated March 3,  
 1923 found in P.B. 5, pg. 191



Survey and Plat of  
**The Property Known as**  
**#2112 Venable Street in**  
**the City of Richmond, VA**



# VENABLE STREET

This is to certify that on 06/22/17 I made an accurate  
 field survey of the premises shown herein that all  
 improvements and easements shown or made are shown  
 hereon, that there are no encroachments by improvements  
 either from adjoining premises or from subject premises  
 not appearing hereon other than shown hereon. THIS  
 PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY  
 OR REPORT.

**FLOOD INSURANCE NOTE:** By graphics platting 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



Edwards, Kretz, Lake & Associates, PLLC

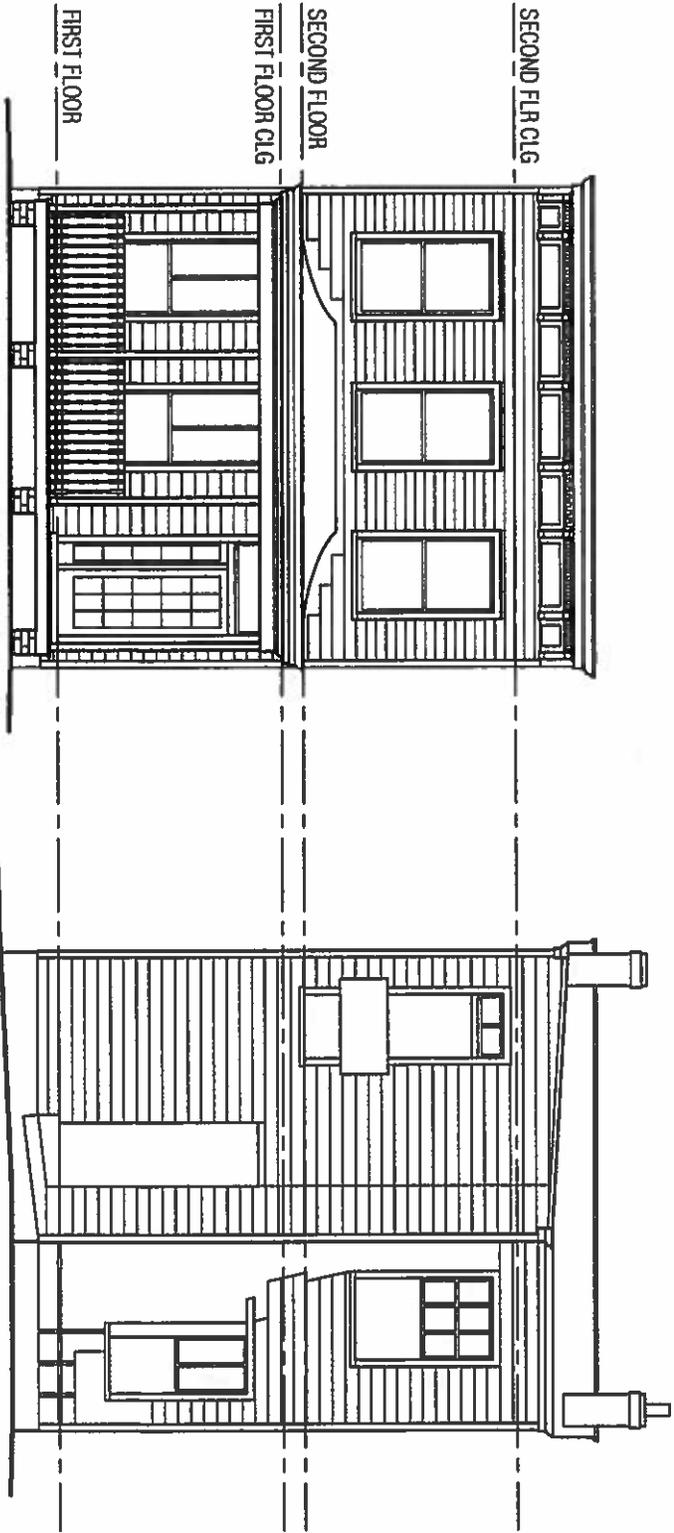
Land Surveyors-Planners  
 Virginia-North Carolina

1900 Byrd Avenue, Suite 103  
 Richmond, Virginia, 23230  
 Phone (804) 673-9666  
 Fax (804) 673-9930

Scale: 1"=20'  
 Drawn: TCG

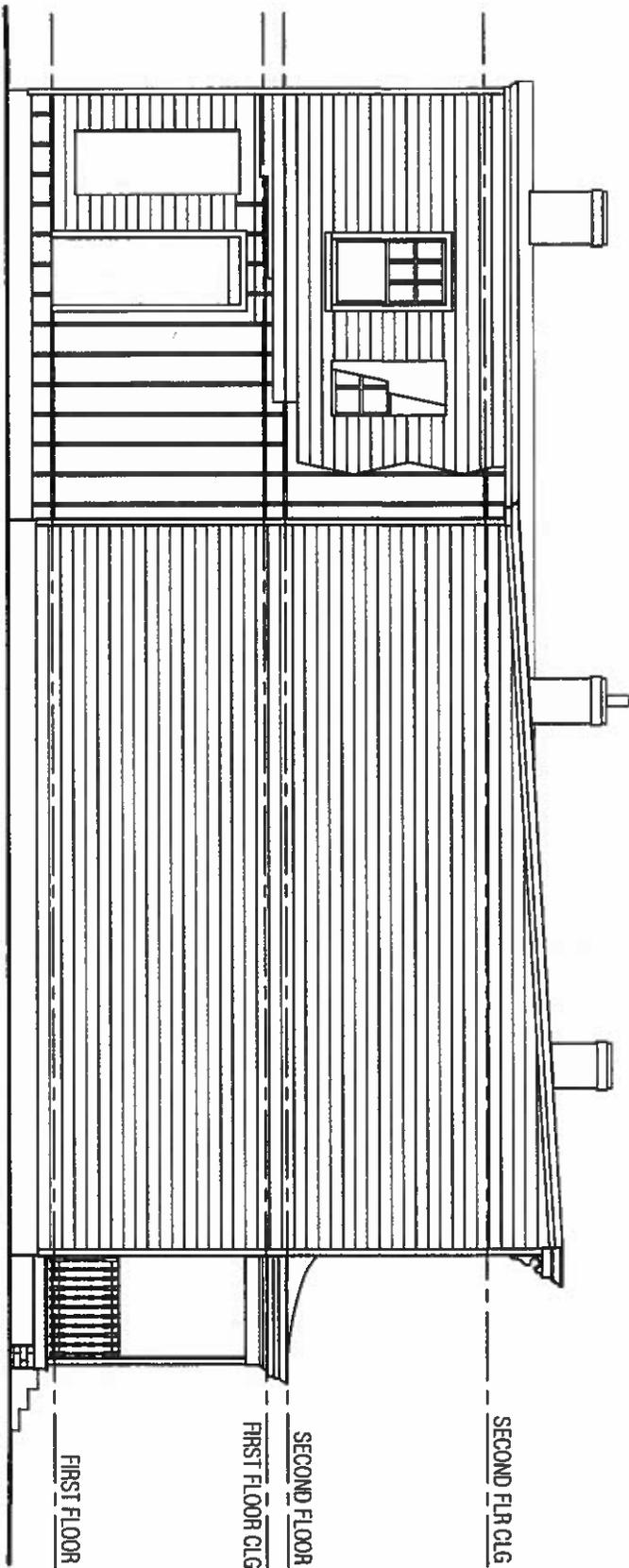
Date: 06/26/17  
 Checked: JAL

**EXISTING  
 SITE  
 SURVEY**  
**N.T.S.**



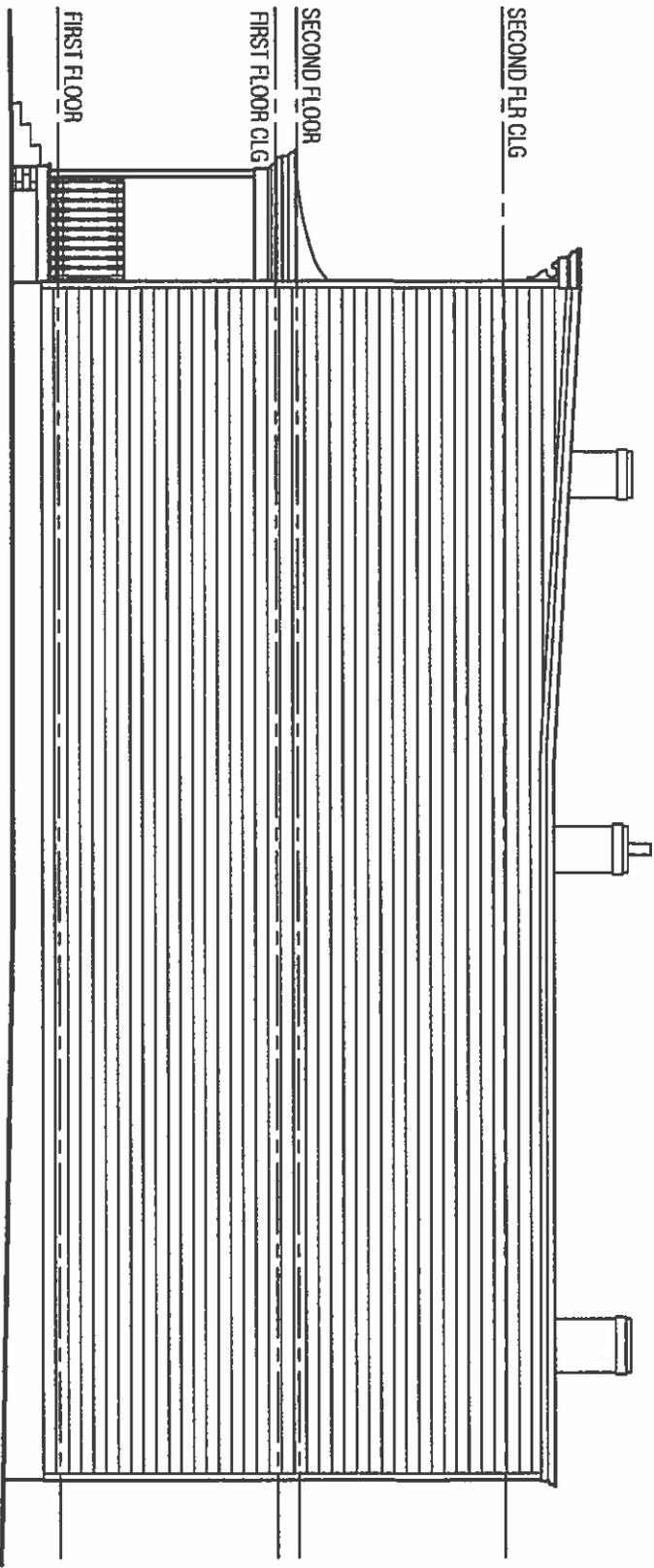
EXISTING FRONT ELEV. - SOUTH  
2112 VENABLE ST. SCALE: 1/8" = 1'-0"

EXISTING REAR ELEV. - NORTH  
2112 VENABLE ST. SCALE: 1/8" = 1'-0"



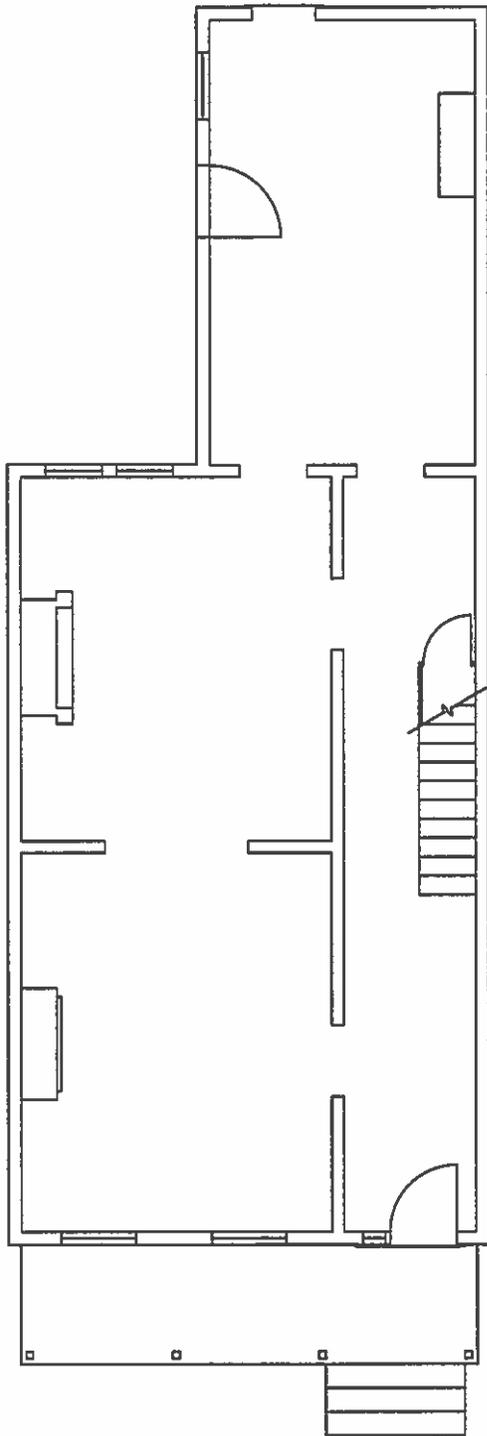
EXISTING SIDE ELEVATION - WEST  
2112 VENABLE ST.

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

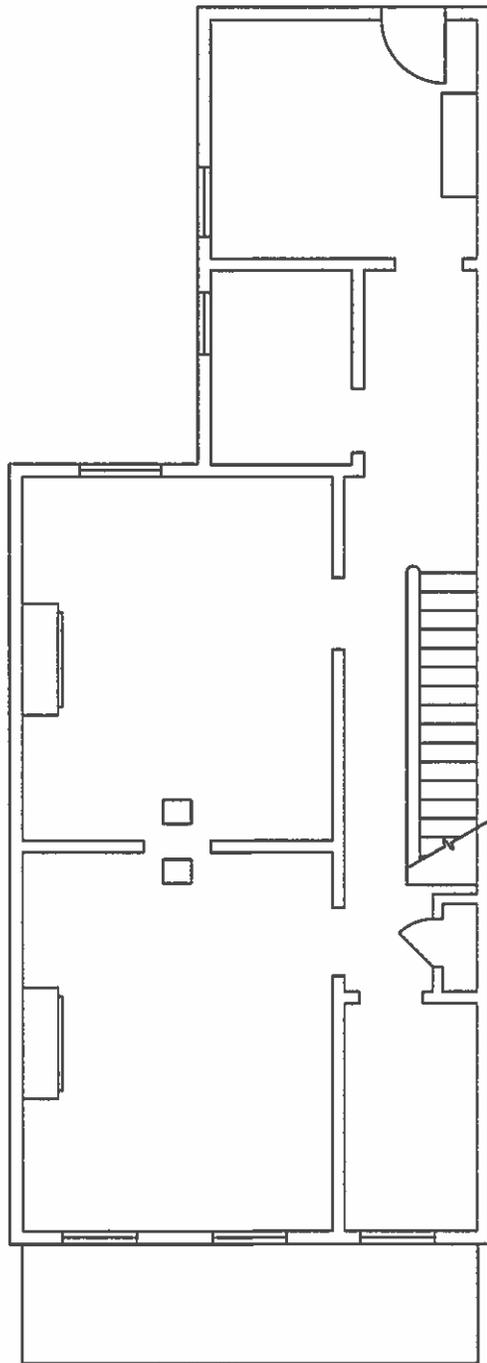


EXISTING SIDE ELEVATION - EAST  
2112 VENABLE ST.

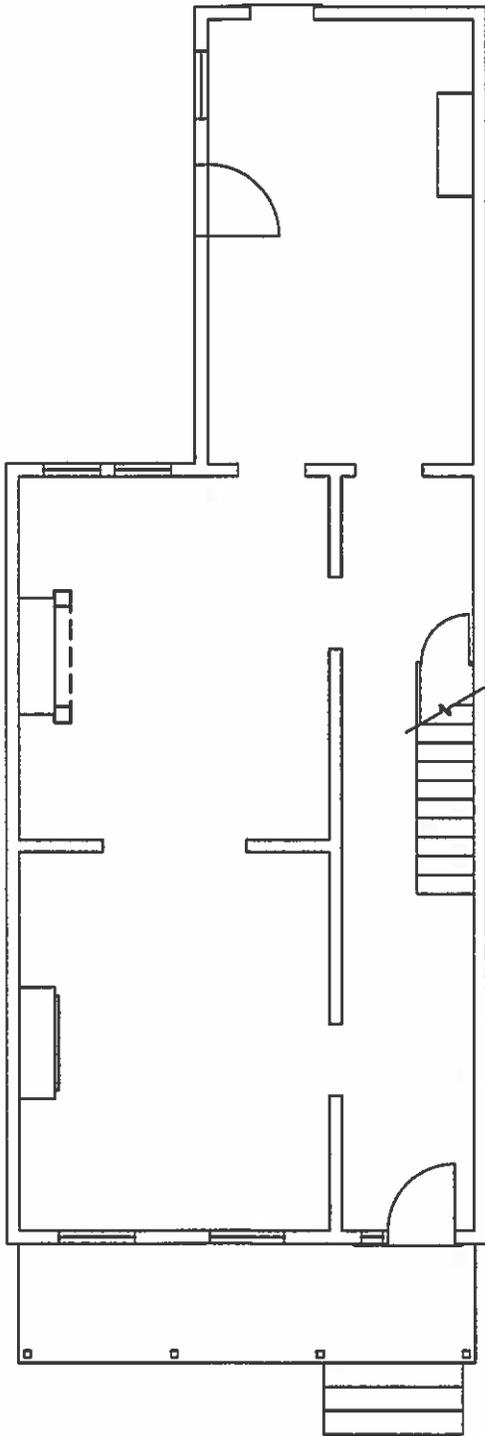
SCALE: 1/8" = 1'-0"



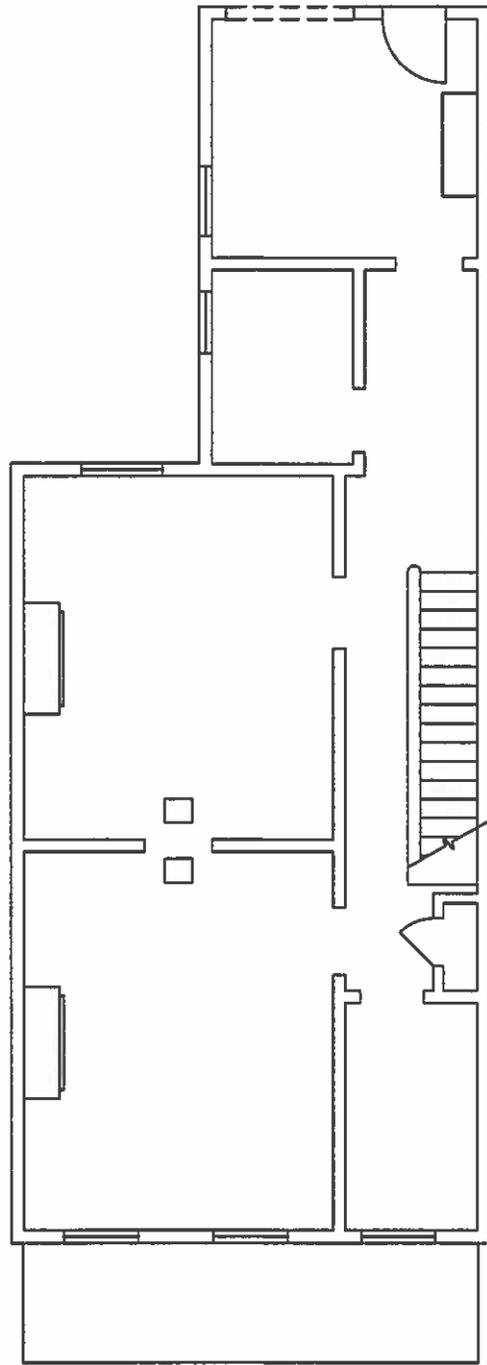
**EXISTING FIRST FLOOR PLAN**  
2112 VENABLE ST. SCALE: 1/8" = 1'-0"



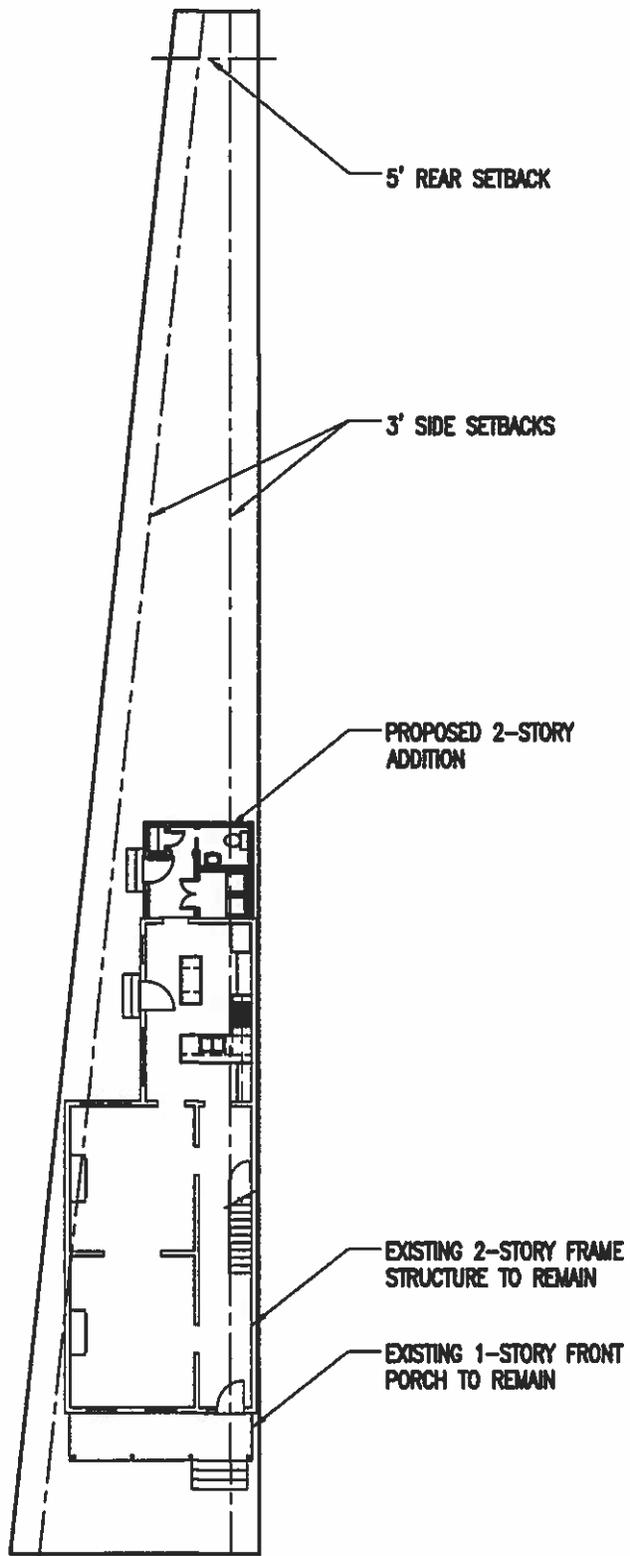
**EXISTING SECOND FLOOR PLAN**  
2112 VENABLE ST. SCALE: 1/8" = 1'-0"



**DEMOLITION PLAN - FIRST FLR.**  
2112 VENABLE ST. SCALE: 1/8" = 1'-0"



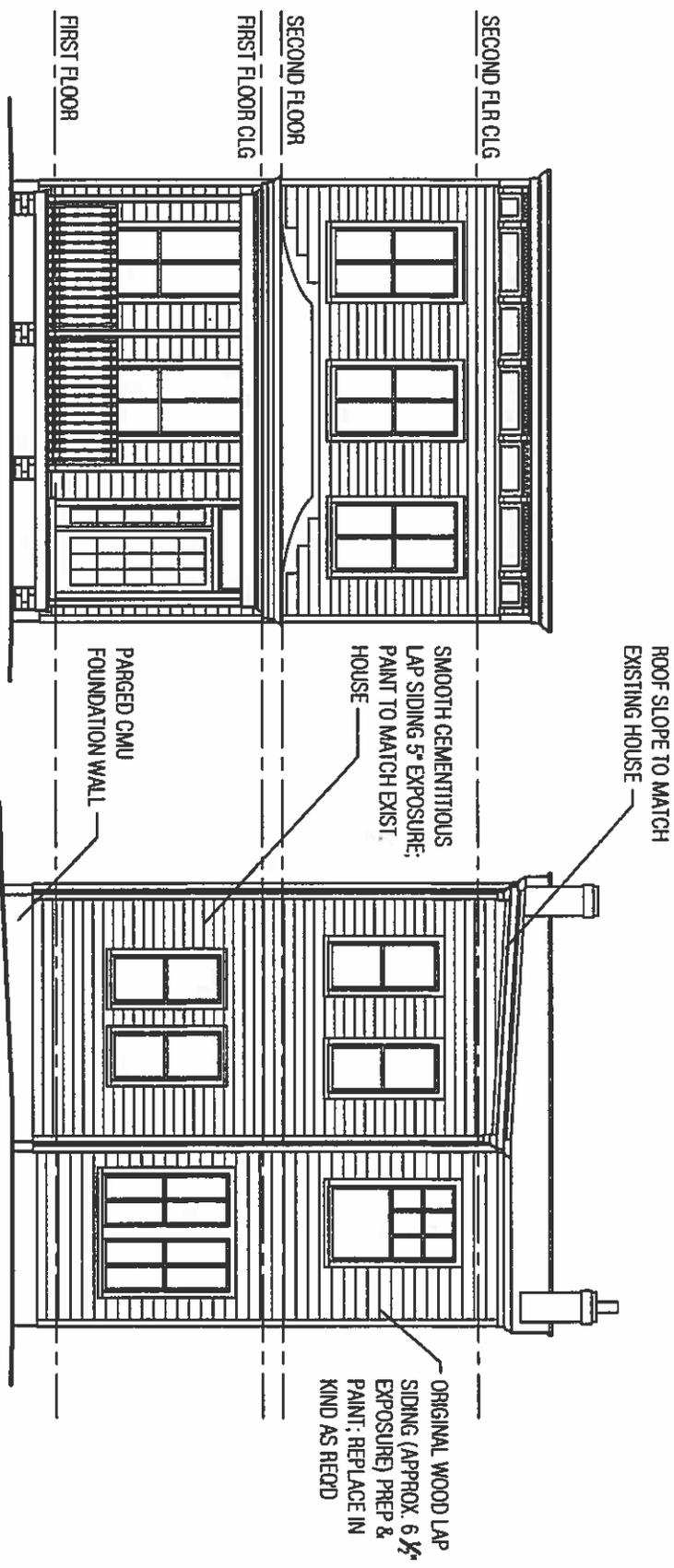
**DEMOLITION PLAN - SECOND FLR.**  
2112 VENABLE ST. SCALE: 1/8" = 1'-0"



**SITE PLAN - PROPOSED**

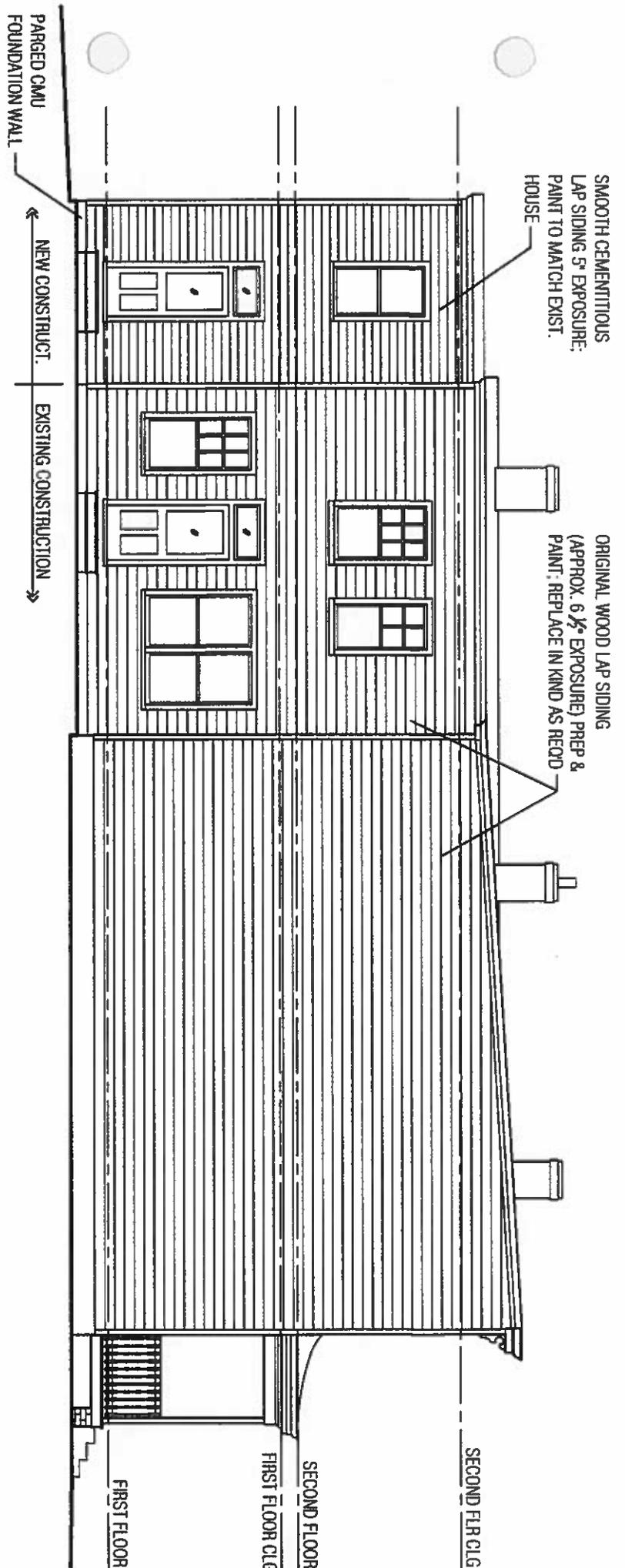
2112 VENABLE ST.

SCALE: 1" = 20'



**PROPOSED FRONT ELEV. - SOUTH**  
 2112 VENABLE ST. SCALE: 1/8" = 1'-0"

**PROPOSED REAR ELEV. - NORTH**  
 2112 VENABLE ST. SCALE: 1/8" = 1'-0"



**PROPOSED SIDE ELEVATION - WEST**  
 2112 VENABLE ST.

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

SMOOTH CEMENTITIOUS  
 LAP SIDING 5" EXPOSURE;  
 PAINT TO MATCH EXIST.  
 HOUSE

ORIGINAL WOOD LAP SIDING  
 (APPROX. 6 1/2" EXPOSURE) PREP &  
 PAINT; REPLACE IN KIND AS REQD.

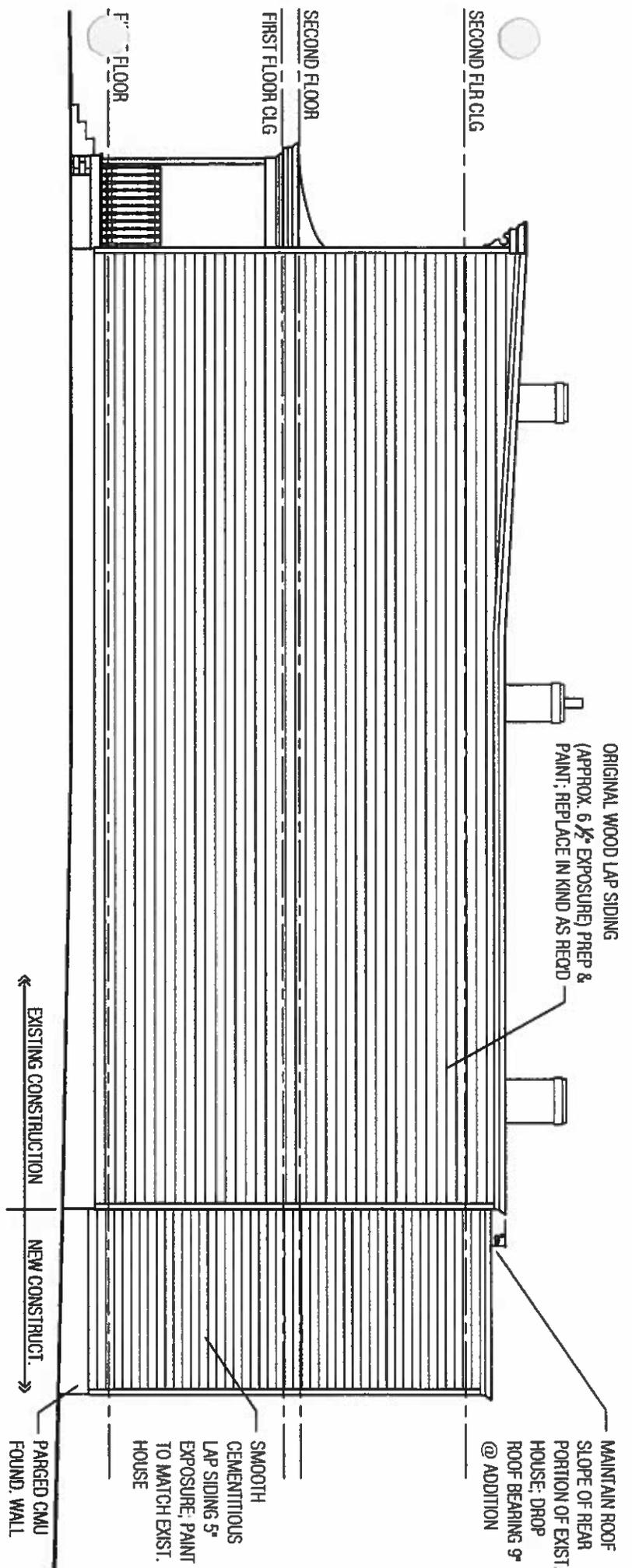
NEW CONSTRUCTION  
 EXISTING CONSTRUCTION

PARGED CMU  
 FOUNDATION WALL

FIRST FLOOR

FIRST FLOOR CLG  
 SECOND FLOOR

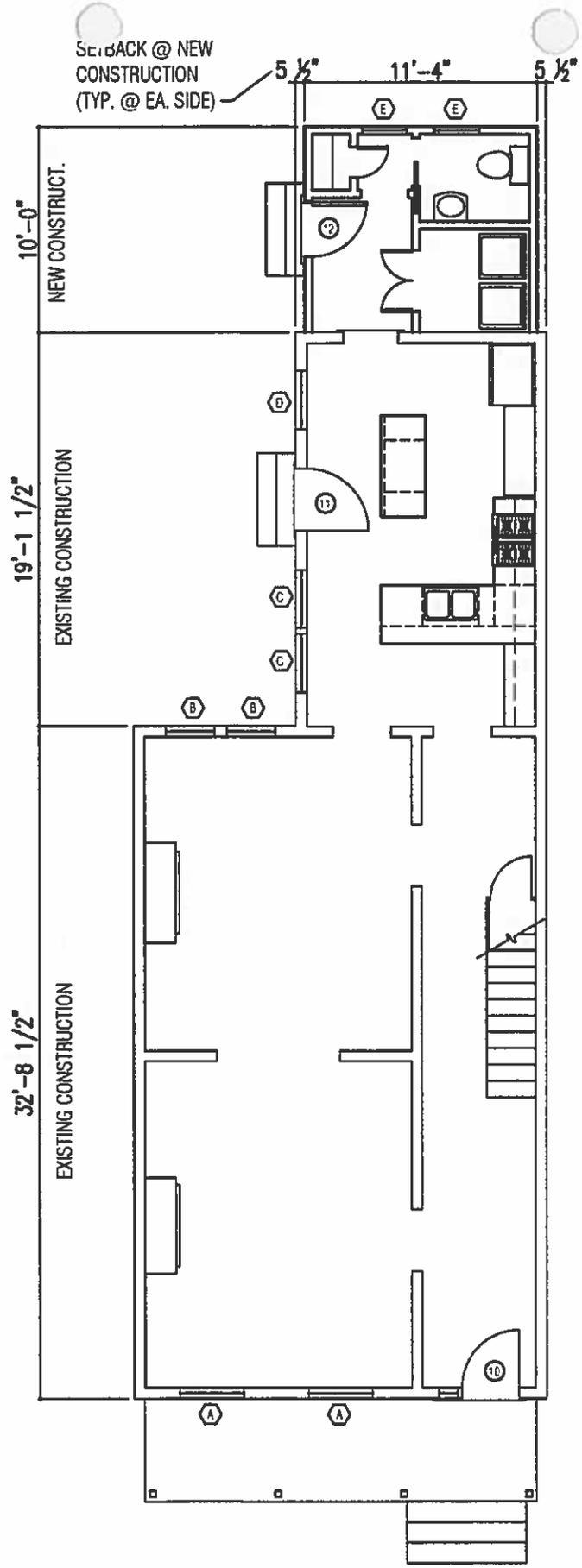
SECOND FLR CLG



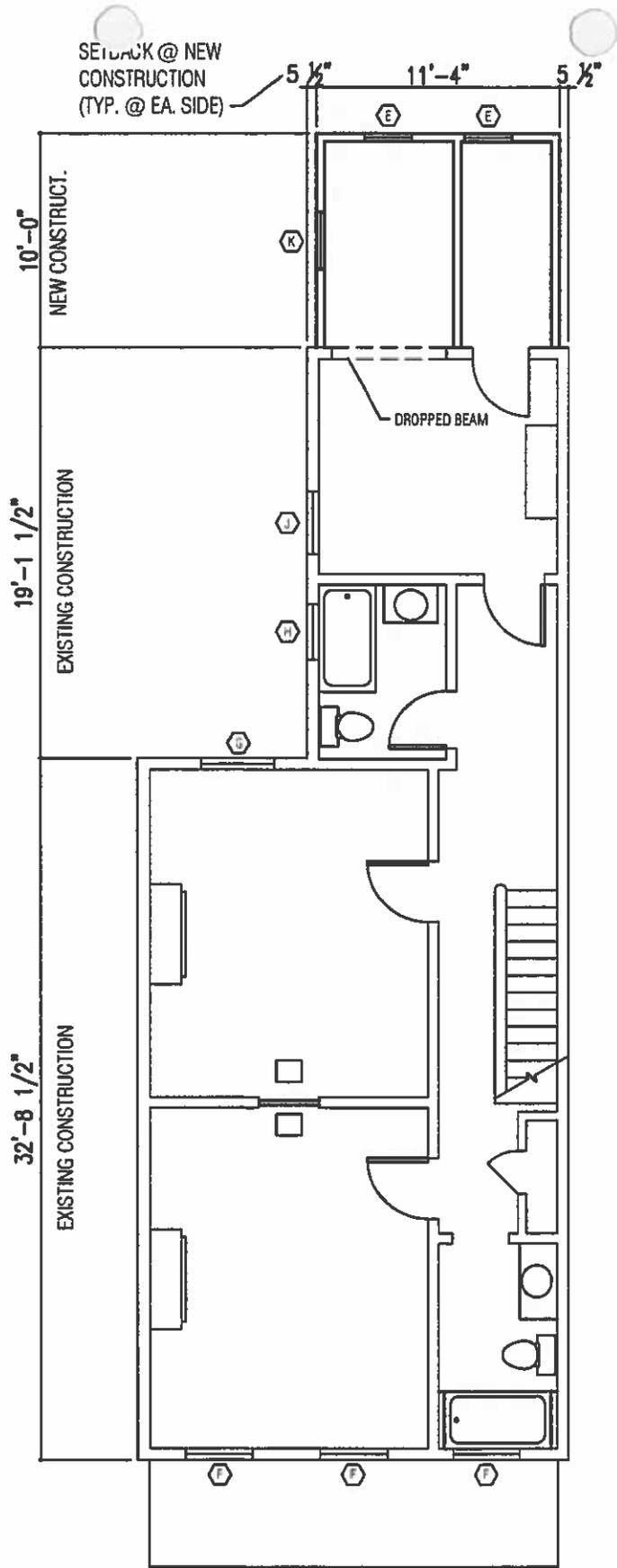
PROPOSED SIDE ELEVATION - WEST

2112 VENABLE ST.

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



**PROPOSED FIRST FLOOR PLAN**  
 2112 VENABLE ST. SCALE: 1/4" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**  
 2112 VENABLE ST. SCALE: 1/4" = 1'-0"

# STREETCAR PROPERTIES - 2112 VENABLE STREET

## EXTERIOR DOOR SCHEDULE

	DOOR TYPE	SIZE	NOTES	DOOR TRIM
⑩	EXISTING	EXISTING	EXISTING	EXISTING TO REMAIN
⑪	NEW HALF LITE	3'-0"w x 6'-8"h	EXTERIOR HALF LITE OVER 2 PANELS WOOD PAINTED - TRANSOM ABOVE	EXISTING TO REMAIN
⑫	NEW HALF LITE	2'-8"w x 6'-8"h	EXTERIOR HALF LITE OVER 2 PANELS WOOD PAINTED - TRANSOM ABOVE	1X4 TRIM

## WINDOW SCHEDULE

	ROUGH OPENING	TYPE	SILL HT.	NOTES
Ⓐ	EXISTING	DBLHUNG. 2-OVER-2	EXISTING	WOOD JELD-WEN W-2500 SDL OR TRUE DIVIDED LITE
Ⓑ	EXISTING	DBLHUNG. 2-OVER-2	EXISTING	WOOD JELD-WEN W-2500 SDL OR TRUE DIVIDED LITE
Ⓒ	APPROX. 34" X 69"	DBLHUNG. 1-OVER-1	MATCH WIN Ⓓ	VERIFY WIN HEIGHT - MATCH WIN Ⓓ WOOD JELD-WEN W-2500
Ⓓ	EXISTING	DBLHUNG. 6-OVER-1 (EXISTING)	EXISTING	REPAIR EXISTING; REPLACE IN KIND ONLY IF CONDITION IS COMPLETELY DETERIORATED
Ⓔ	APPROX. 26" X 60"	DBLHUNG. 1-OVER-1	1ST FLR: 30" AFF 2ND FLR: 25" AFF	WOOD JELD-WEN W-2500
Ⓕ	EXISTING	DBLHUNG. 2-OVER-2	EXISTING	WOOD JELD-WEN W-2500 SDL OR TRUE DIVIDED LITE
Ⓖ	EXISTING	DBLHUNG. 6-OVER-1 (EXISTING)	EXISTING	REPAIR EXISTING; REPLACE IN KIND ONLY IF CONDITION IS COMPLETELY DETERIORATED
Ⓗ	EXISTING	DBLHUNG. 4-OVER-1 (EXISTING)	EXISTING	REPAIR EXISTING; REPLACE IN KIND ONLY IF CONDITION IS COMPLETELY DETERIORATED
Ⓙ	EXISTING	DBLHUNG. 6-OVER-1 (EXISTING)	EXISTING	REPAIR EXISTING; REPLACE IN KIND ONLY IF CONDITION IS COMPLETELY DETERIORATED
Ⓚ	APPROX. 32" X 60"	DBLHUNG. 1-OVER-1	25" AFF	WOOD JELD-WEN W-2500

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



PRODUCTS

PLANNING & PROJECTS

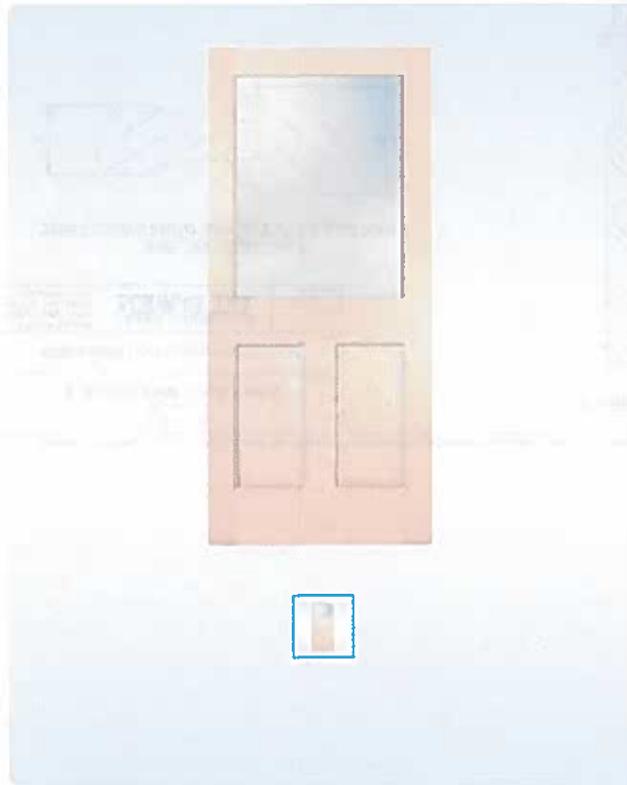
PROFESSIONAL

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

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