



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.

Applicant Type: ☐ Owner

☐ Agent

RICHMOND, VA 23229

☐ Lessee

☒ Architect

☐ Contractor

Other (please specify):

OWNER INFORMATION (if different from above)

Name

SAM TUTTLE

Company

STREETCAR PROPERTIES

Mailing Address

615 N. 25th ST.

Phone

757.903.6669

RICHMOND, VA 23223

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

Date 12-21-17



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

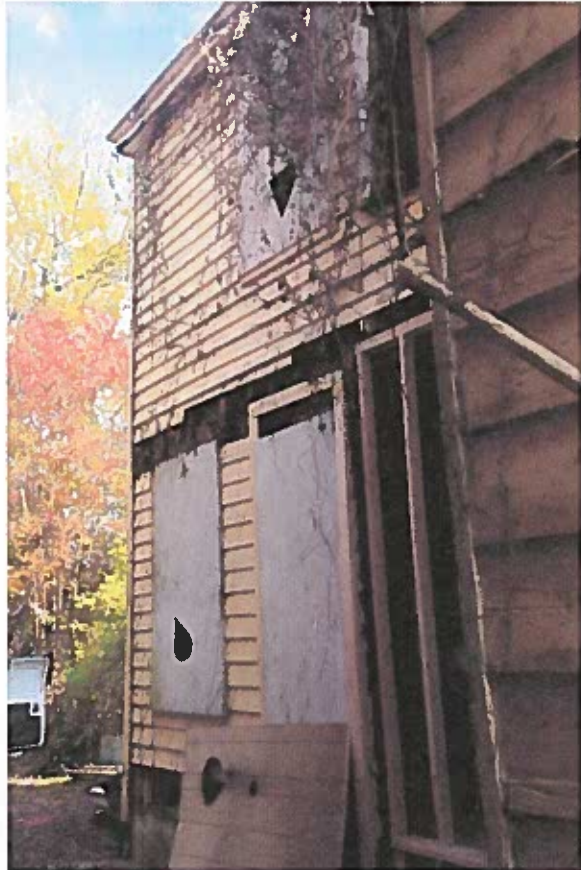
Streetcar Properties
2112 Venable Street

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: JOHN TATUM
 Current Owner: Trustees of the True Apostolic
 Church of Our Lord Jesus
 Parcel ID: E00001225
 L.O. 9700 2182

2511 N 21st Street
 N/A Michael Green
 Parcel ID: E00001223
 L.O. 2011 7182

N 90°00'00" E 15' Public
 Alley
 8.75'

2509 N 7th Street
 N/A Nancy A. Taylor
 Parcel ID: E00001222
 L.O. 2011 4928

Note: Bearings projected from City
 Baseline sheet 9 NE.

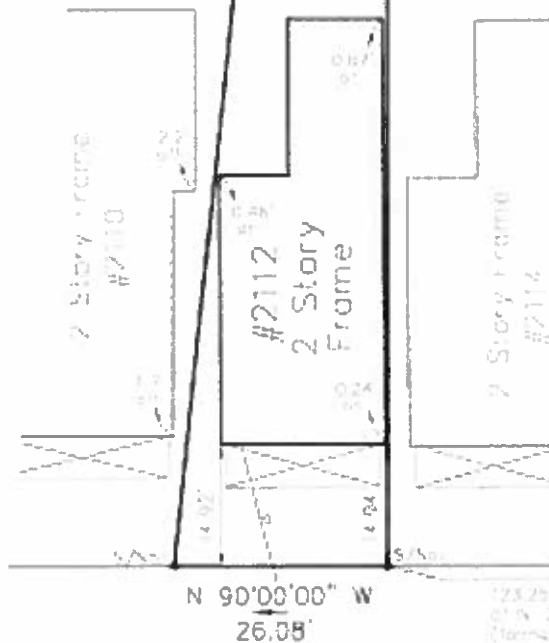
This plat references a plat by
 W.W. LaPrade & Bros. dated March 1,
 1923 found in P.B. 5, pg. 191

City Baseline sheet 9 NE

2710 Venable Street
 N/A William J. Marston
 Parcel ID: E00001224
 L.O. 2011 4928

2710 Venable Street
 N/A William J. Marston
 Parcel ID: E00001224
 L.O. 2011 4928

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
 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.
 510129CQ41E 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

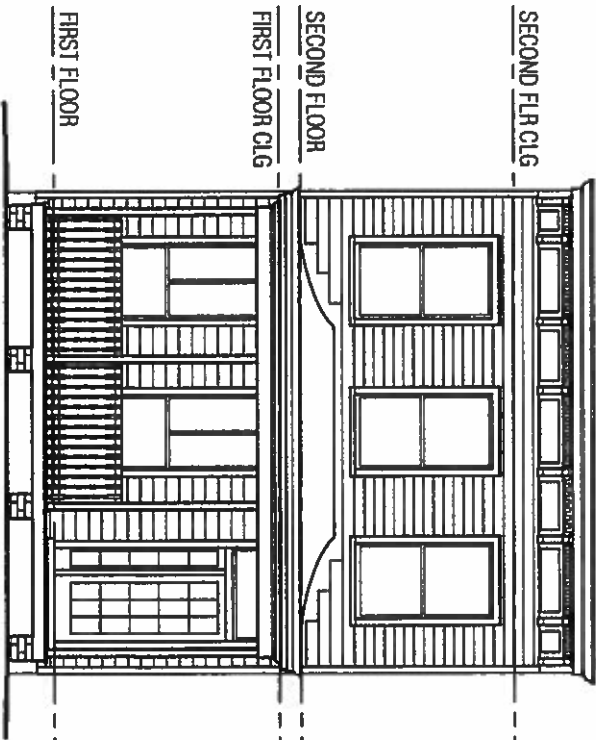
Virginia-North Carolina

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

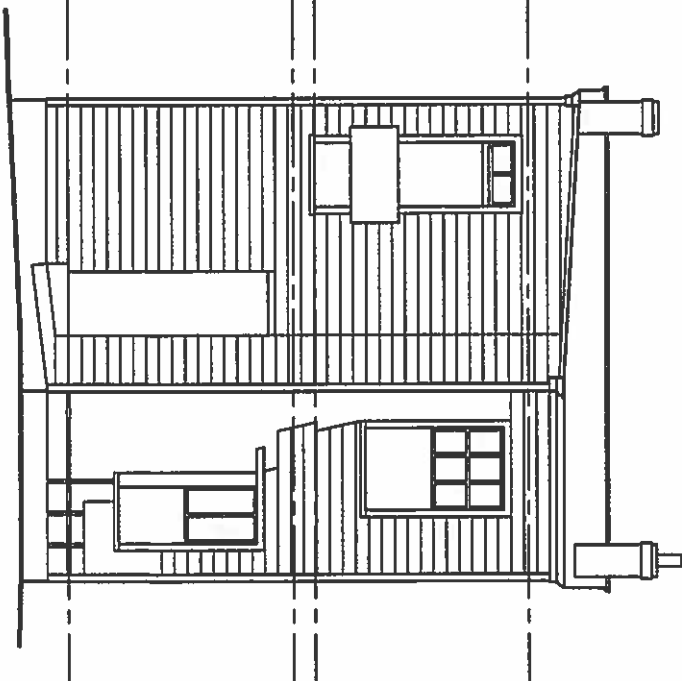
Scale: 1"=20'
 Drawn: TCG

Date: 06/26/17
 Checked: JAL

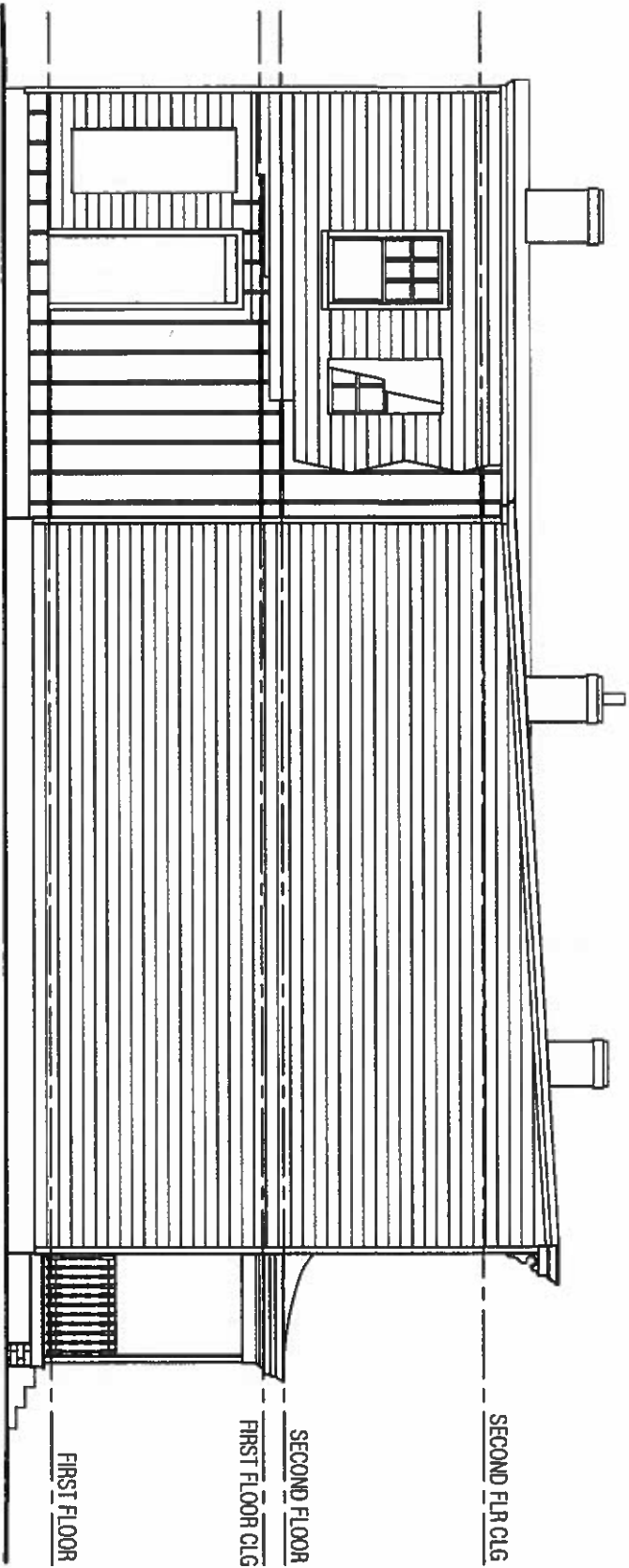
**EXISTING
 SITE
 SURVEY**
N.T.S.



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

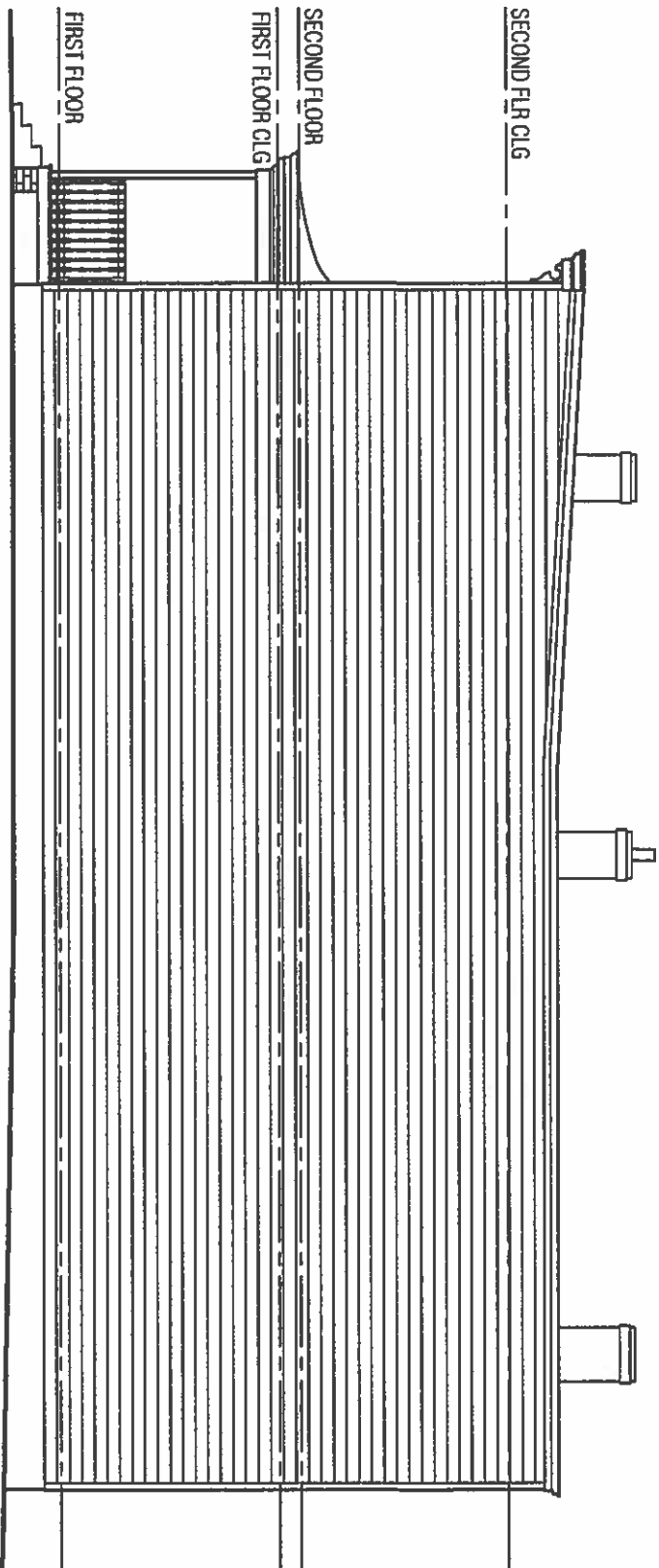


EXISTING REAR ELEV. - NORTH
2112 VENABLE ST. SCALE: 1/8" = 1'-0"



EXISTING SIDE ELEVATION - WEST
2112 VENABLE ST.

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



SECOND FLR CLG

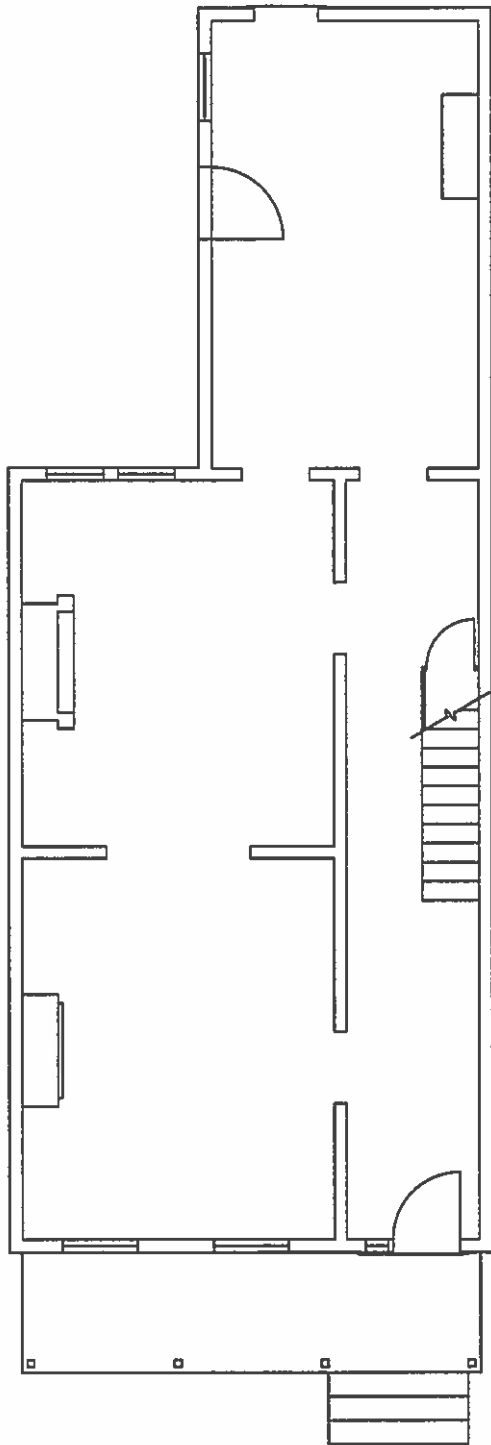
SECOND FLOOR

FIRST FLOOR CLG

FIRST FLOOR

EXISTING SIDE ELEVATION - EAST
2112 VENABLE ST.

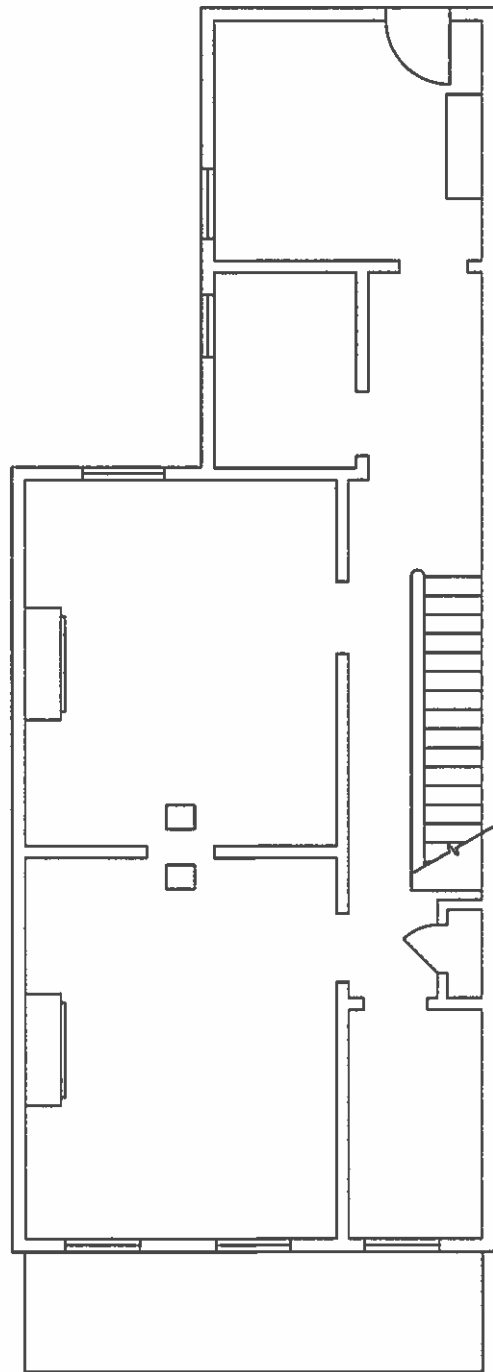
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN

2112 VENABLE ST.

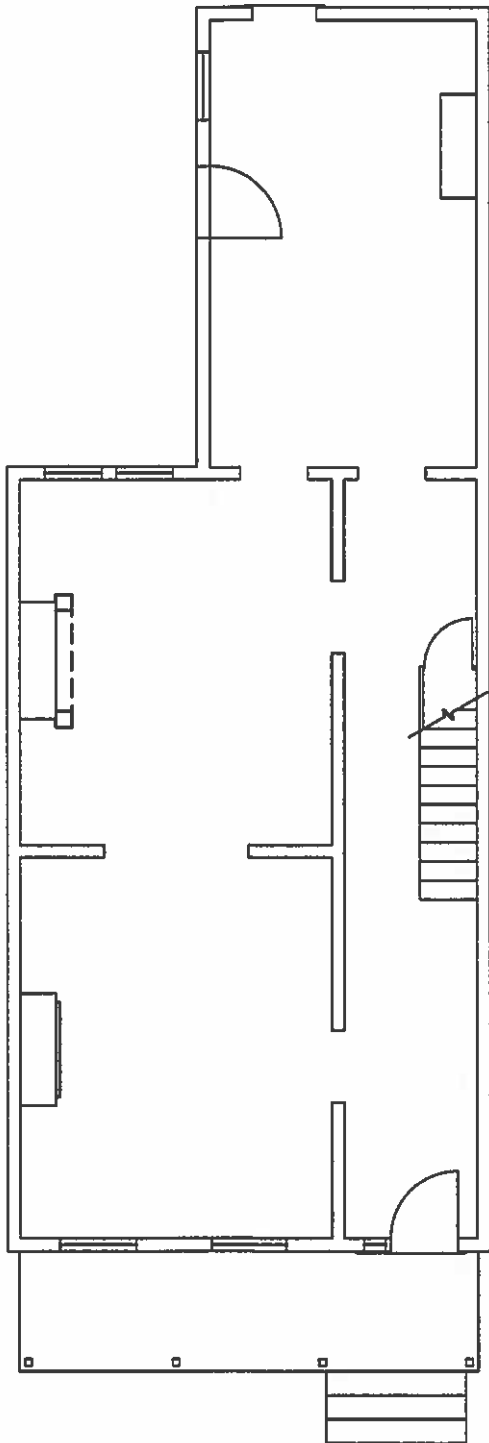
SCALE: 1/8" = 1'-0"



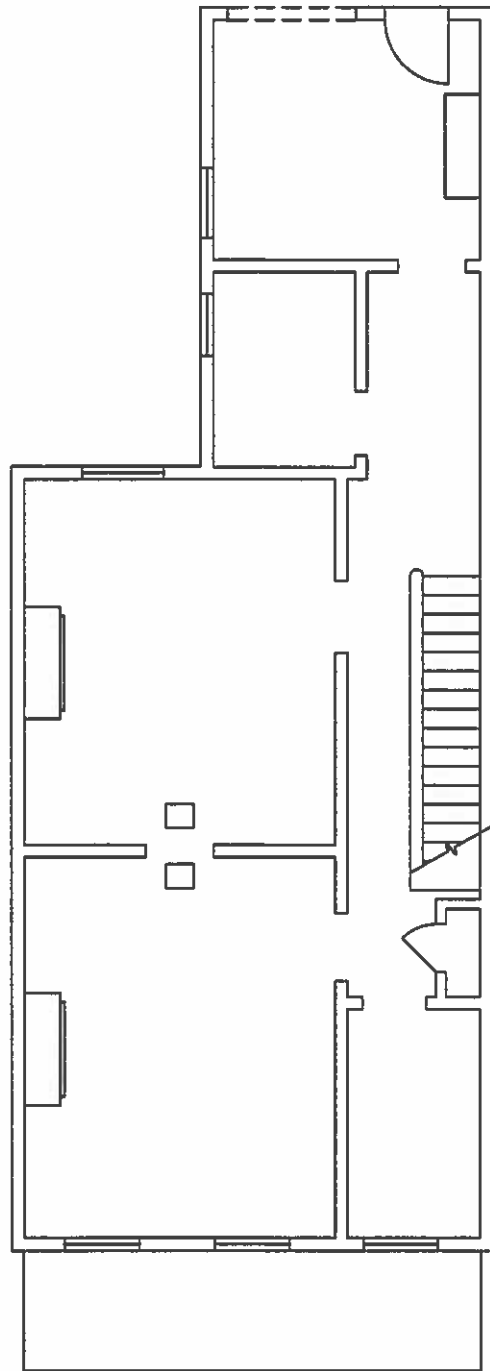
EXISTING SECOND FLOOR PLAN

2112 VENABLE ST.

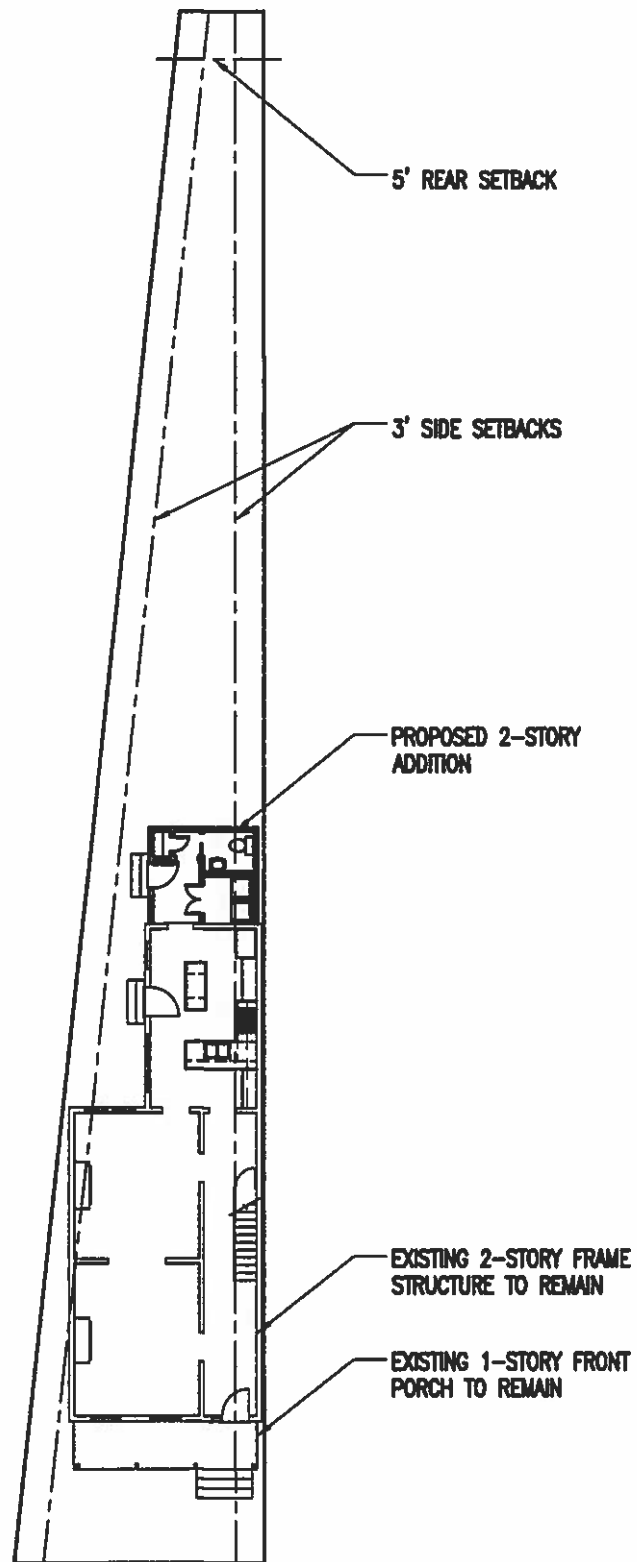
SCALE: 1/8" = 1'-0"



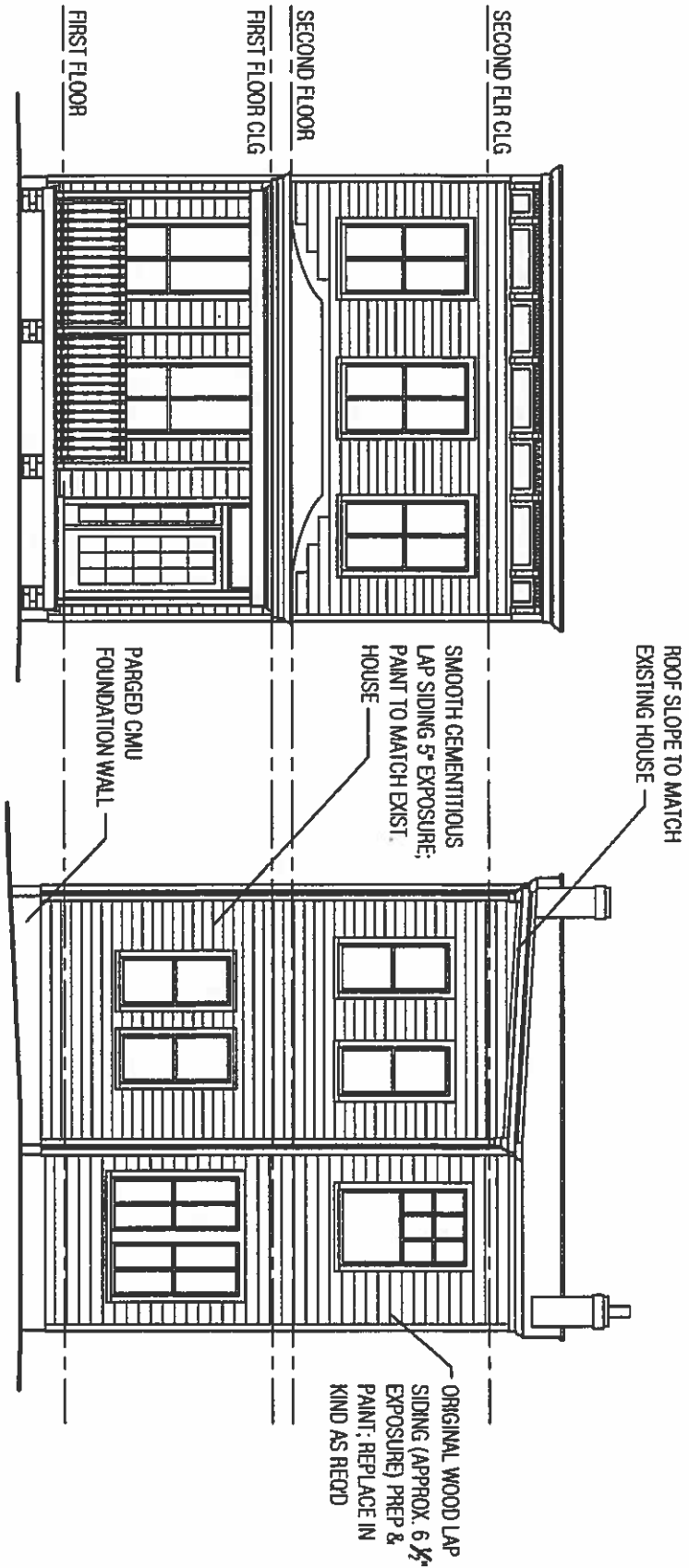
DEMOLITION PLAN - FIRST FLR.
2112 VENABLE ST. SCALE: 1/8" = 1'-0"



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

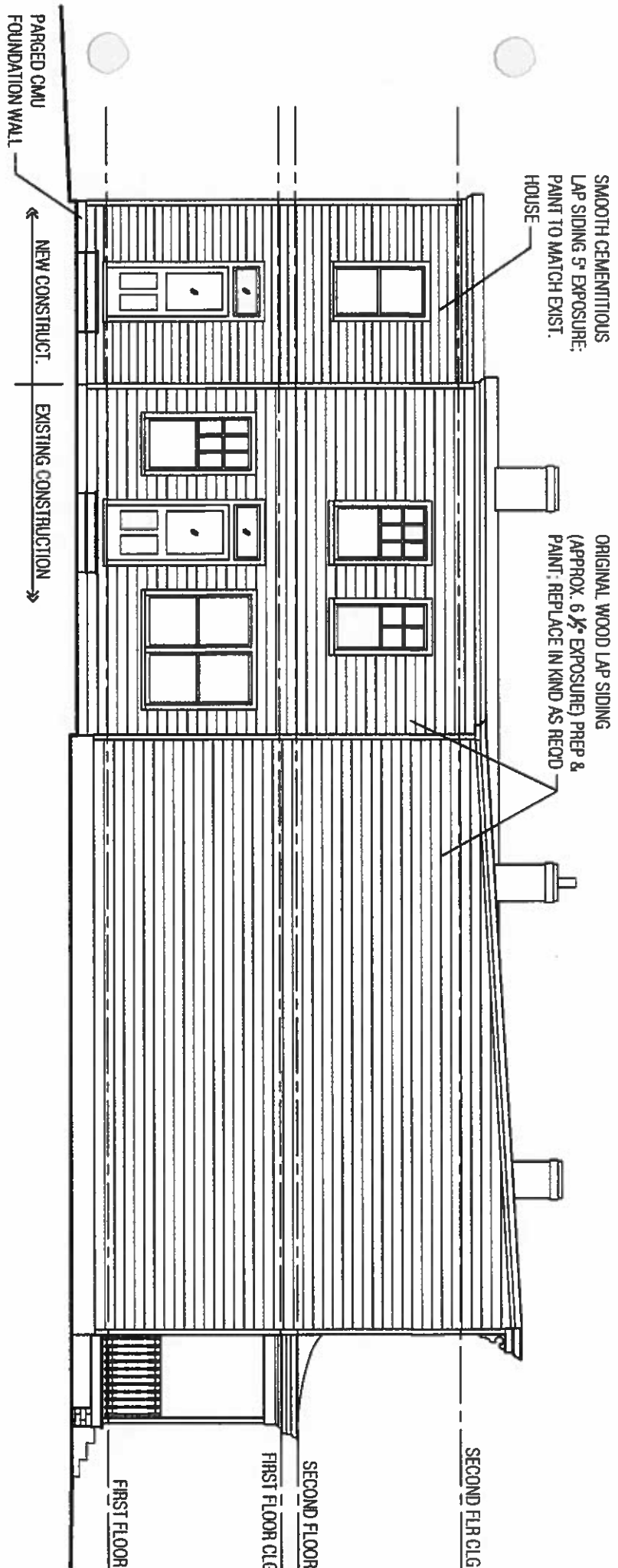


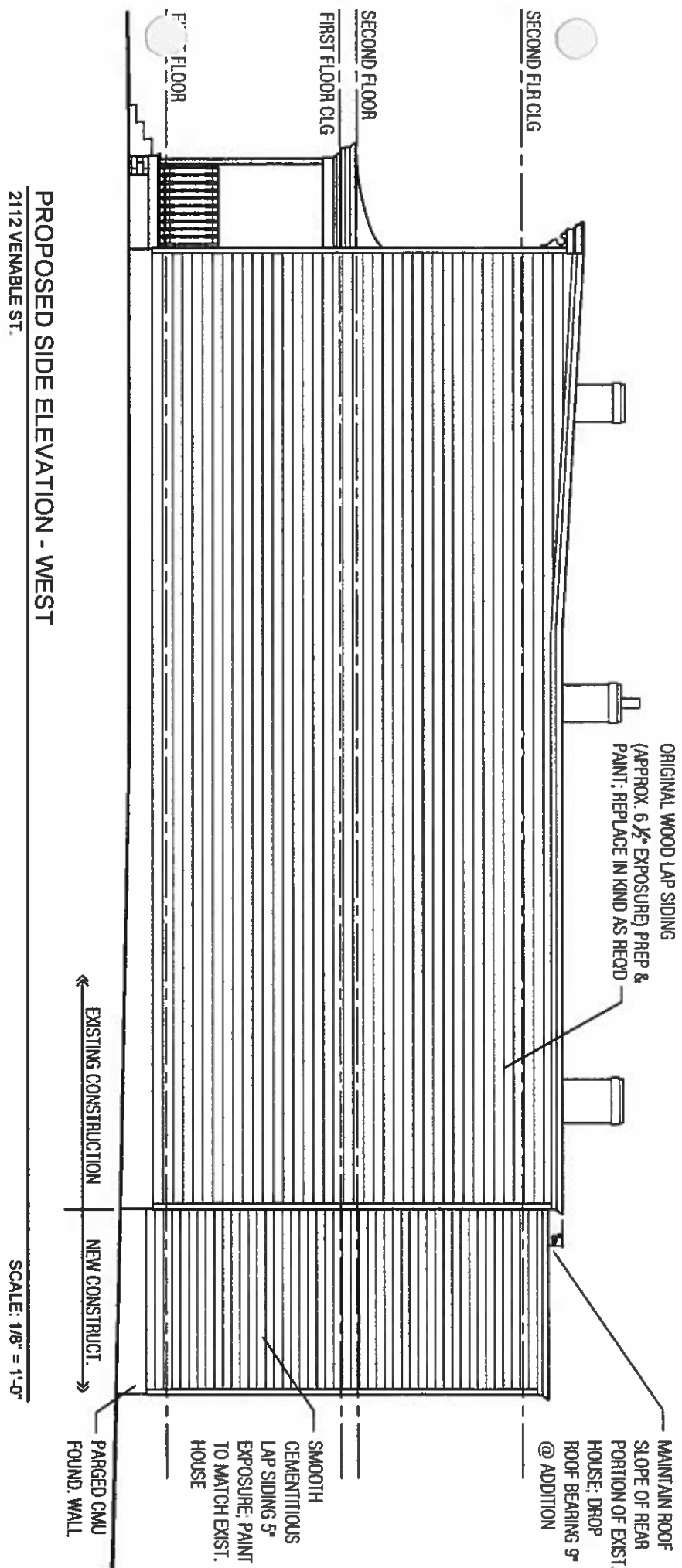
SITE PLAN - PROPOSED
2112 VENABLE ST. SCALE: 1" = 20'

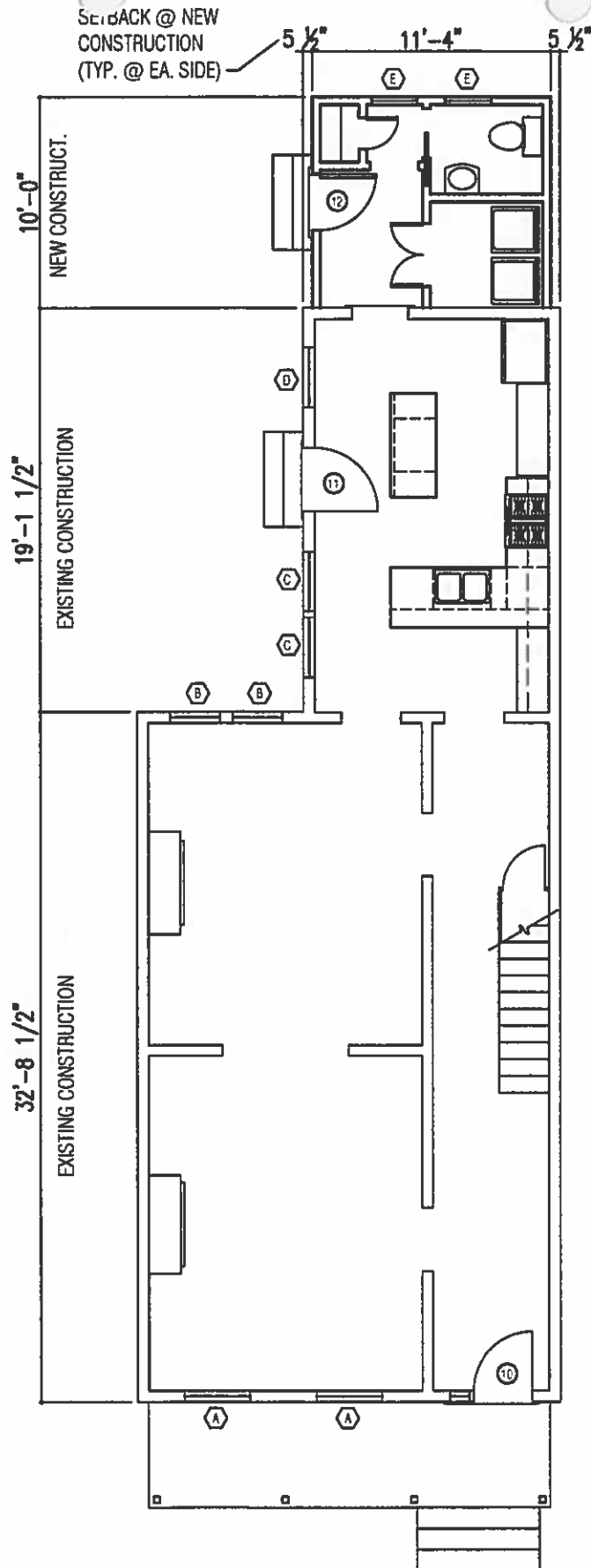


PROPOSED FRONT ELEV. - SOUTH
 2112 VENABLE ST. SCALE: 1/8" = 1'-0"

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



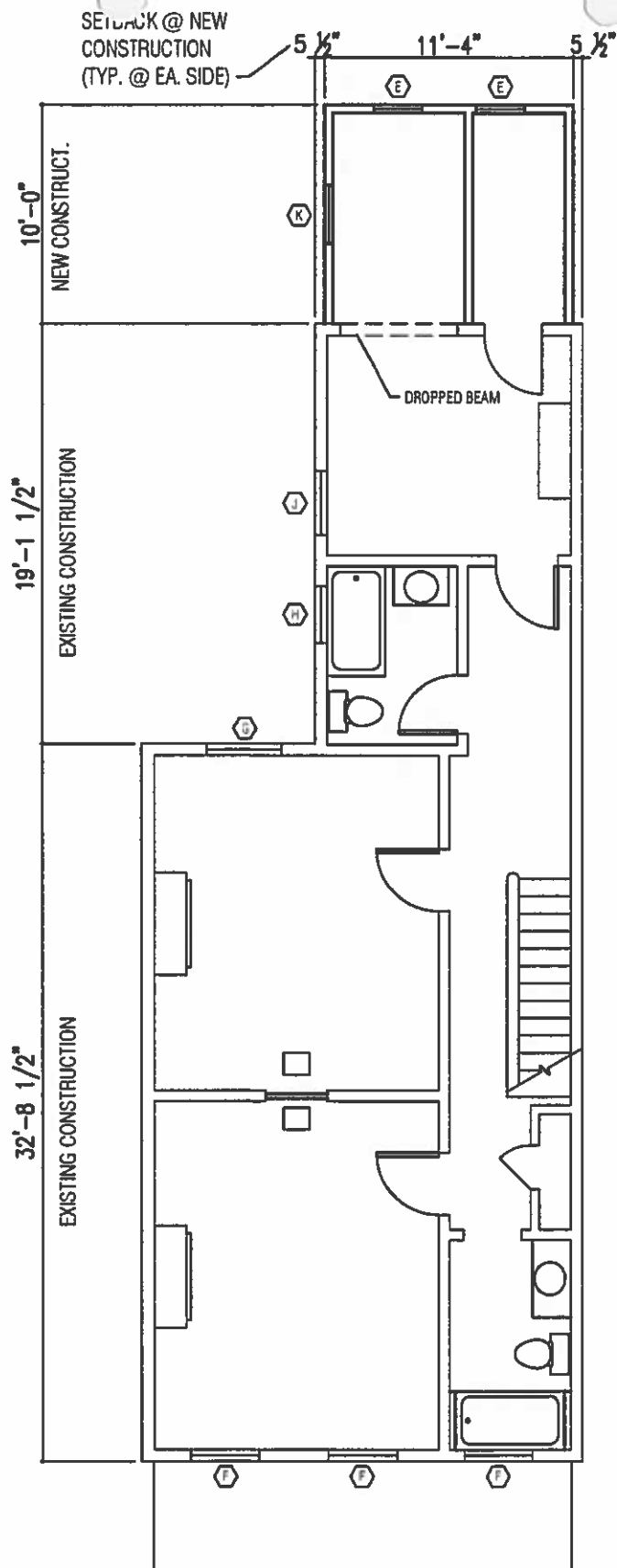




PROPOSED FIRST FLOOR PLAN

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

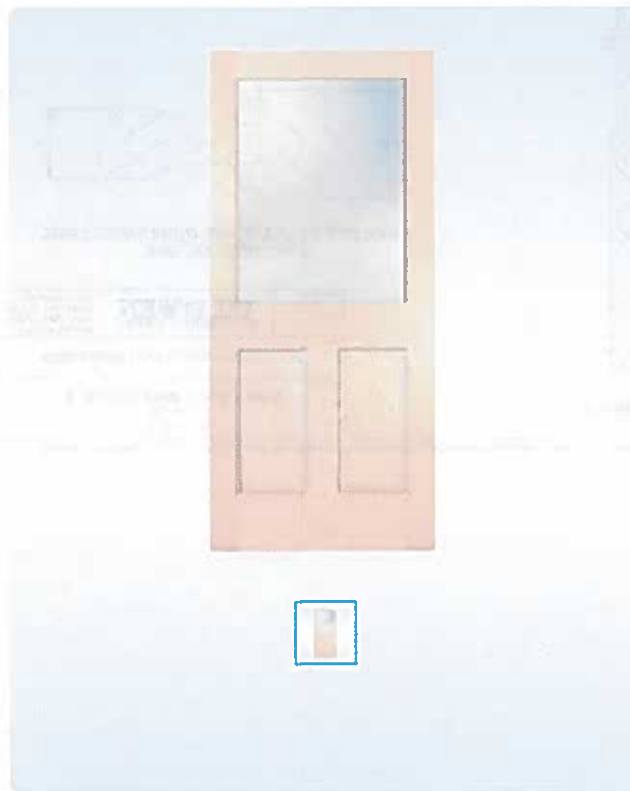
PROFESSIONAL

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: \$\$

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 Wood Double Hung Windows W-2500 (or equal)

Windows to be ordered without exterior cladding

The JELD-WEN website is your ultimate resource for learning about our extensive 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 provides exclusive lasting value for your home. We are so confident that you will be pleased with our W-2500 Clad Wood Windows, that we'll even transfer our industry-leading warranty. It's our Jeld-Wen Promise of the highest quality and warranty.

The Window & Patio Door Limited Warranty Includes:

- Lifetime limited warranty on frame and sash
- 20-year coverage against defects in materials and workmanship for most product configurations (such as hardware, glass, and hardware)
- 10-year coverage on type of seal finish; 10-year coverage on product that is not
- 5-year coverage on hardware for 2 years
- Coverage is described for 2 years

NOTE: The above information is a summary of key portions of the JELD-WEN Window & Patio Door Limited Warranty, effective January 1, 2014. For a complete copy of the limited warranty, see your order acknowledgment or order to our jeld-wen.com.



© 2014 JELD-WEN. All rights reserved. All trademarks and/or registered trademarks are the property of their respective owners. JELD-WEN, the JELD-WEN logo, and the JELD-WEN name are trademarks of JELD-WEN. All other trademarks are the property of their respective owners. JELD-WEN is not responsible for any errors or omissions in this document. For more information, visit jeld-wen.com.