



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2309-2311 Carrington Street

Historic district Union Hill

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

☒ Check if Billing Contact

Name Amanda Seibert

Phone (804)698-9142

Company Nest Builders

Email amanda.b.seibert@gmail.com

Mailing Address 2317 Carrington Street
Richmond, VA 23223

Applicant Type: ☒ Owner ☐ Agent
☐ Lessee ☐ Architect ☐ Contractor
☐ Other (please specify):

OWNER INFORMATION (if different from above)

☐ Check if Billing Contact

Name

Company

Mailing Address

Phone

Email

PROJECT INFORMATION

Project Type:

☐ Alteration

☐ Demolition

☒ New Construction

(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Two new single-family attached dwellings. Please see attached narrative.

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 payment of the application fee. Applicants 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 and application materials should be prepared in compliance with zoning.

Signature of Owner

Date

10/1/21



Revised: October 1, 2021

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: 2309 and 2311 Carrington Street (E0000-470/005, E0000-470/006)

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 two new single-family attached dwellings on the properties known as 2309 and 2311 Carrington Street (the "Property").

The Property is located on the south side of Carrington Street between Pink and Russell 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, many properties in the immediate vicinity along Carrington and Pink Streets are developed with relatively recent construction or are currently vacant.

The Property owner is proposing to construct two, three-story, single-family attached dwellings on the Property. The dwelling at 2311 Carrington Street will contain 3 bedrooms and 3 ½ bathrooms in 2,523 square feet of finished floor area. A third-floor bonus room adds additional flexible living space to the dwelling. The attached dwelling at 2309 Carrington Street will contain 3 bedrooms and 3 ½ bathrooms in 2,323 square feet of finished floor area. A third-floor rooftop terrace located at the rear of the dwelling will offer additional outdoor living space and sweeping views of the city. Both homes are designed with desirable floorplans which offer modern and open living areas and master bedrooms with walk-in closets and en suite bathrooms.

Siting:

The new dwelling at 2311 Carrington Street will be setback 11' 9" from the right-of-way to match the setback of the existing attached dwellings at 2313 and 2315 Carrington Street. The new dwelling at 2309 Carrington Street will be set back an additional 3' 4" for a total setback from the right-of-way of 14' 9". The additional setback of the dwelling is due to the requirements of the underlying R-63 zoning district and the unique triangular geometry of the intersection of Pink and Carrington Streets. These setbacks are compatible with others within the area and will present a consistent and unified street frontage along Carrington Street while recognizing the unusual street grid of the area which is a distinguishing feature of the Union Hill City Old and Historic District.



Figure 1: Range of forms and heights at the intersection of Princess Anne Ave. and N 21st Street in Union Hill

Form:

The new dwellings have been designed in a manner which is consistent with the form of the historical structures that can be found in the Union Hill district. The attached, relatively narrow layout of the dwellings is representative of the homes constructed in Union Hill as the neighborhood grew in the mid to late 19th Century. Architectural features of the dwellings are taken from the Colonial Revival style which gained popularity in the late 19th and early 20th centuries. Pilasters outside the front entrance and pedimented windows are features of historic Colonial Revival homes and can be found on the new dwellings.



Figure 2: Dwellings at 2212 M Street and 517 N 21st Street, constructed in near the turn of the 19th Century, showing architectural features which can also be found on the new dwellings at 2309 and 2311 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.

Height, Width, Proportion, & Massing

A contextual exhibit is included with this request. The proposed dwellings are comparable in height with other structures on the block. Existing structures along Carrington Street range from two to four stories. Single-family dwellings in the area range in height from one to three stories with three story dwellings being found in the immediate vicinity at 2208, 2212, and 2214 Carrington Street. A Special Use Permit contemplating a new, three-story mixed-use structure at 2200-2202 Carrington Street is also currently being reviewed by the City of Richmond. Furthermore, the R-63 zoning classification, which underlays the majority of the Union Hill City Old and Historic District, promotes the construction of buildings up to four stories on corner lots.



Figure 3: Three-story dwellings at 2208, 2212, and 2214 Carrington St and 2113 and 2115 M Street.

At 19', the widths of the proposed dwellings are comparable to other dwellings located in the neighborhood. Dwellings fronting on Pink and Carrington Streets in the immediate vicinity range from 13.6' to 34' in width with the attached dwellings immediately adjacent to the east of the Property measuring 16' in width. A fenestration pattern of three evenly spaced windows on the upper floors of the proposed dwellings promote a streetscape that is consistent with existing dwellings in the block.

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.

The proposed design would be compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the contributing structures on the block. As noted by the CAR's *Handbook and Design Review Guidelines*, the Union Hill City Old and Historic District is characterized by its unusual street grid. The proposed dwellings address this unique attribute of the neighborhood in an architectural style consistent with the fabric of the historic district while offering new and desirable housing opportunities within the area. Furthermore, many of the design elements of the proposed dwellings can be found on historically significant dwellings throughout the Union Hill district. The single-family attached design of the dwellings also maintains the historic character of the neighborhood with traditional urban residential forms.

At the August 24, 2021 meeting, the Commission conceptually reviewed this request. After review from Staff and the Commission, the façade of the dwellings at 2309 and 2311 have been revised to no longer include the in-operable shutters from the previous request. The updated design maintains the historic character of the dwellings while avoiding a “faux-historical” design which would represent neither the historic fabric of the Union Hill Neighborhood nor the character of newer homes which can be found nearby.

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,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', with a stylized, cursive script.

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

NEW SINGLE FAMILY HOUSES- TWO ATTACHED; IN RICHMOND'S UNION
HILL NEIGHBORHOOD

2309-2311 CARRINGTON ST.

LOTS AT THE CORNER OF CARRINGTON & PINK STREETS
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
AI.1	2311-2309 FIRST FLOOR PLAN
AI.2	2311-2309 SECOND FLOOR PLAN
AI.3	2311-2309 THIRD FLOOR PLAN
A2.0	CONTEXT FRONT ELEVATION
A2.1	2311-2309 FRONT ELEVATION
A2.2	2311-2309 REAR, LEFT, & RIGHT SIDE ELEVATIONS

NEW SINGLE FAMILY HOUSES- TWO ATTACHED; IN RICHMOND'S UNION
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SET/REVISION:
DEVELOPER REVIEW

DATE/MARK:
10.01.2021

COVER SHEET

CS

PROPOSED USE SUMMARY:

LOTS CURRENTLY ZONED R-63.

PROPOSED HOUSE FINISHED S.F.:	2311	2309
1ST FLOOR:	963 S.F.	911 S.F.
2ND FLOOR:	911 S.F.	911 S.F.
3RD FLOOR:	649 S.F.	501 S.F.
TOTAL S.F.:	2,523 S.F.	2,323 S.F.

ROOF TERRACE (2ND FLR. ROOF): - 265 S.F.



Virginia Surveys

P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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LOT LINE ADJUSTMENT ON SEVERAL LOTS
SITUATED ON THE SOUTH SIDE OF
CARRINGTON STREET AT PINK STREET
IN THE CITY OF RICHMOND, VA.

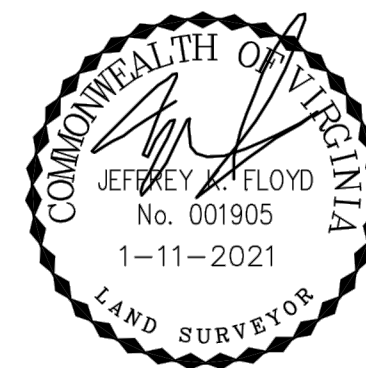
DATE: 1-11-2021

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 200913599



INSTRUMENT
No. 19-8431

(1) GRAVEL PARKING
SPACE PER UNIT
(3 TOTAL)

(2) TRASH CANS
PER HOUSE (TYP.)
HVAC UNIT (TYP.)

4' WIDE CONCRETE
SIDEWALK FROM
PORCH STAIRS TO
EXISTING CURB (TYP.)

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 1-11-2021 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

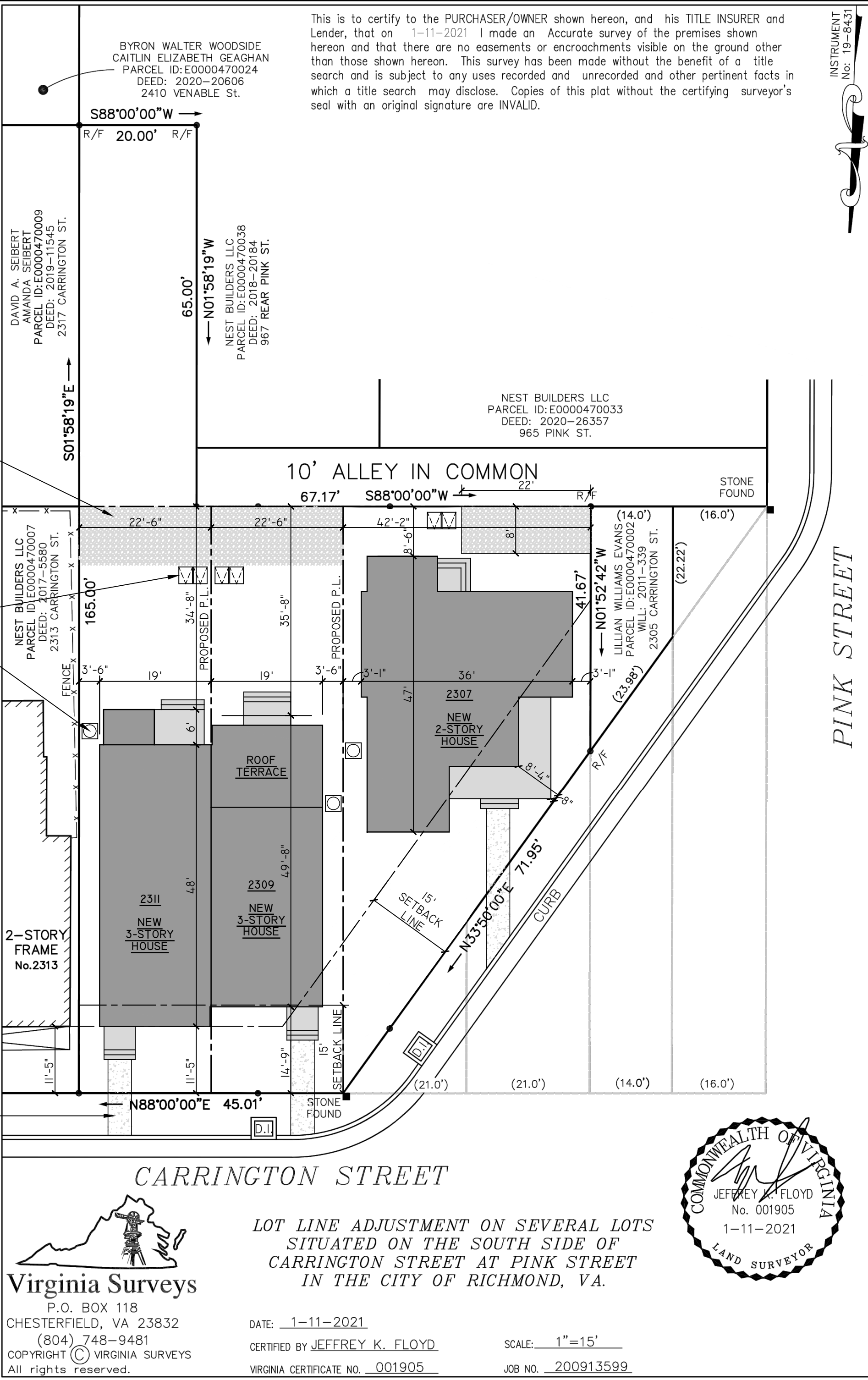
BYRON WALTER WOODSIDE
CAITLIN ELIZABETH GEAGHAN
PARCEL ID: E0000470024
DEED: 2020-20606
2410 VENABLE ST.

DAVID A. SEIBERT
AMANDA SEIBERT
PARCEL ID: E0000470009
DEED: 2019-11545
2317 CARRINGTON ST.

NEST BUILDERS LLC
PARCEL ID: E0000470038
DEED: 2018-20184
967 REAR PINK ST.

NEST BUILDERS LLC
PARCEL ID: E0000470033
DEED: 2020-26357
965 PINK ST.

LILLIAN WILLIAMS EVANS
PARCEL ID: E0000470002
DEED: 2011-339
2305 CARRINGTON ST.



01 SCHEMATIC MASTER PLAN

1/16" = 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:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
804-698-9142

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

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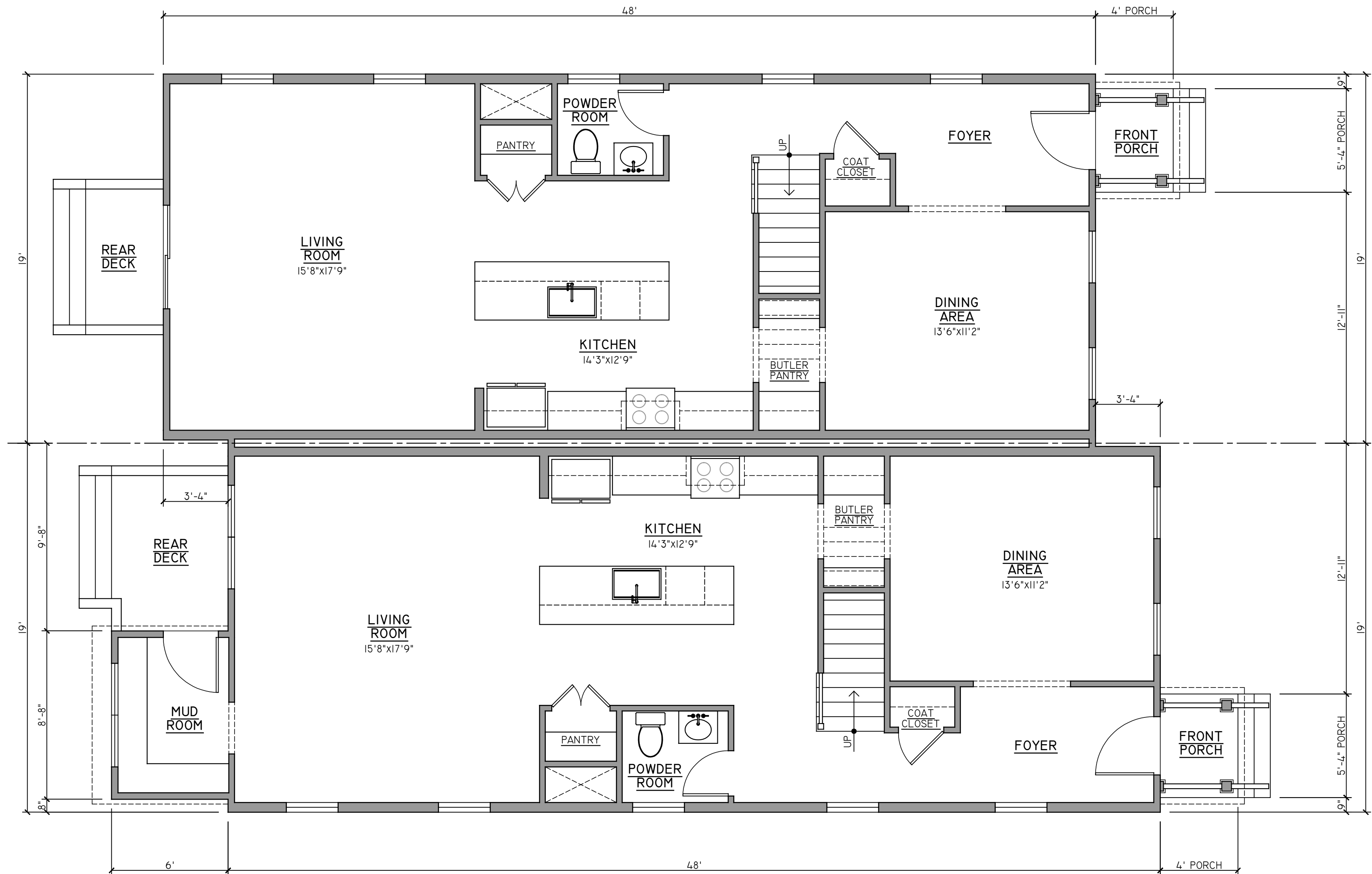
NOT FOR
CONSTRUCTION

SET/REVISION:
DEVELOPER REVIEW

DATE/MARK:
10.01.2021

ARCHITECTURAL
SITE PLANS

CI.1



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

PROJECT CONTACTS:

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FIRST FLOOR PLAN

AI.1



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

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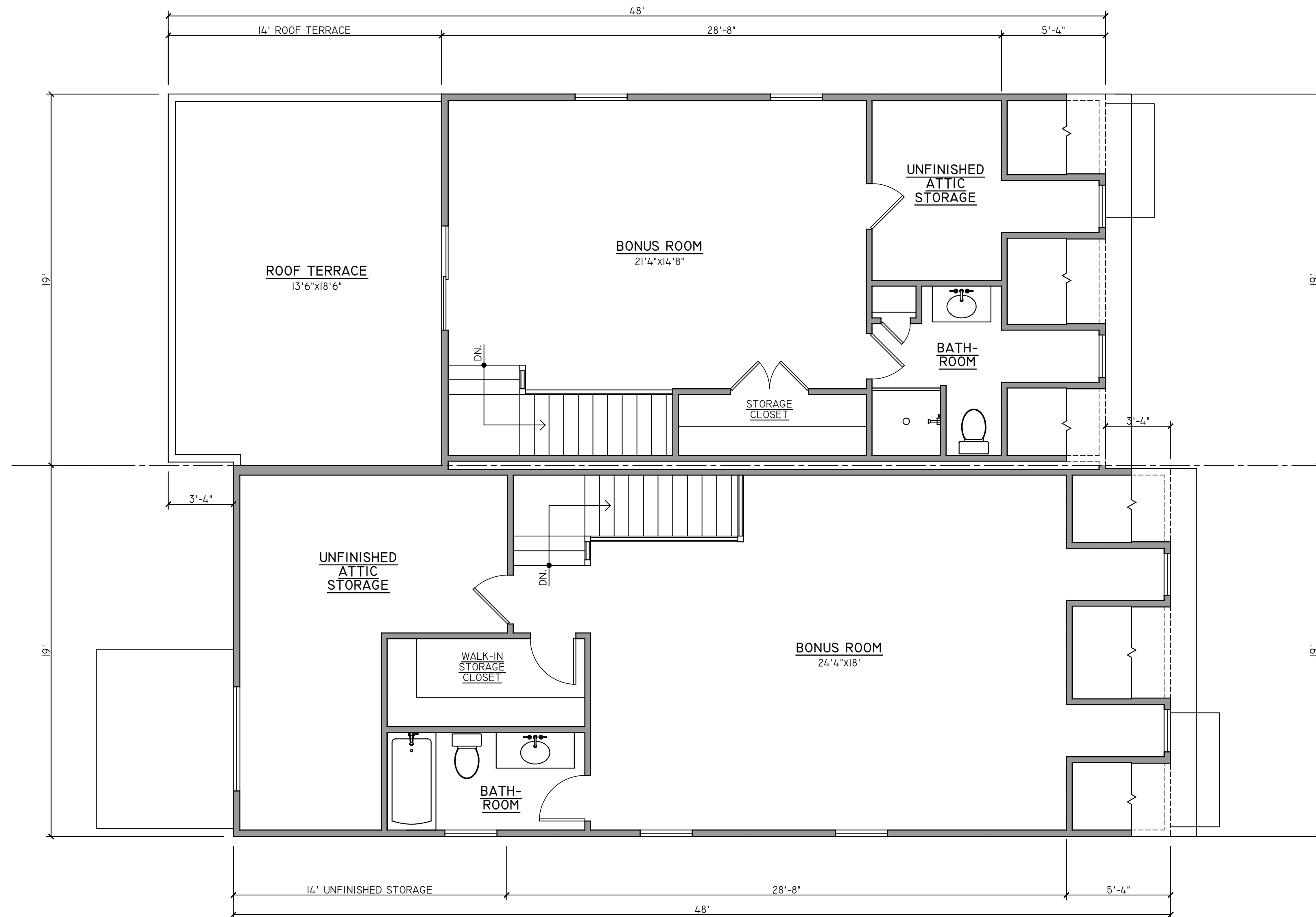
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2309-2311 SECOND
FLOOR PLAN
AI.2



01 | THIRD FLOOR PLAN

PROJECT CONTACTS:

DEVELOPER:
NEST BUILDERS
CONTACT- AMANDA SEIBERT
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2309-2311 THIRD
FLOOR PLAN

AI.3



2317

2315

2313

2311

2309

2307

01 | CONTEXT ELEVATION

1/8" = 1'

PROJECT CONTACTS:

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CONTEXT ELEVATION

A2.0

2309-2311 EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK
02	BRICK FRONT PORCH & STAIRS	SELECTION T.B.D.
03	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
04	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
06	WOOD DOORS	PAINTED COLOR T.B.D.
07	C.A.R.-COMPLIANT WINDOWS	PREFINISHED WHITE
08	FRONT ROOF - 16"-SPACED STANDING SEAM METAL	PREFINISHED COLOR T.B.D.
09	UPPER ROOF - TPO	FACTORY WHITE
10	FRONT PORCH ROOF - TPO	FACTORY WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
13	WOOD SHUTTERS	PAINTED COLOR T.B.D.
14	WALL-MOUNTED LANTERNS AT DOORS	PREFINISHED BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



01 | FRONT ELEVATION
1/4" = 1'

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2309-2311 FRONT
EXTERIOR ELEVATION

A2.1



02 | REAR ELEVATION
3/16" = 1'



03 | LEFT SIDE ELEVATION
3/16" = 1'



01 | RIGHT SIDE ELEVATION
3/16" = 1'

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2309-2311 REAR & SIDE
EXTERIOR ELEVATIONS

A2.2