



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 2307 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

Applicant Type: ☒ Owner ☐ Agent

☐ Lessee ☐ Architect ☐ Contractor

☐ Other (please specify): \_\_\_\_\_

Richmond, VA 23223

### 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)

New single-family detached dwelling. 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: 2307 Carrington Street (E0000-470/004)**

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 a new single-family detached dwelling on the property known as 2307 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 19<sup>th</sup> and early 20<sup>th</sup> 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 a two-story, single-family detached dwelling on the Property. The dwelling would contain 3 bedrooms and 2 ½ bathrooms in 2,292 square feet of finished floor area. The dwelling has been designed with floorplans which offers a modern and open living area on the first floor along with a bonus room which could be used as a den, study, or guest bedroom. Three bedrooms will be located on the second floor including a master bedroom with walk-in closet and en suite bathroom.

**Siting:**

The new dwelling at 2307 Carrington Street fronts onto the triangular intersection of Carrington and Pink Streets. The dwelling will be set back from the street in a manner that recognizes the unique geometry of the frontage and is also compatible with the setbacks of the proposed dwellings at 2309 and 2311 Carrington Street. Street. The siting of the new dwelling is compatible with others within the area and will present a consistent and unified street frontage along Carrington and Pink Streets while recognizing the unusual street grid of the area which is a distinguishing feature of the Union Hill City Old and Historic District.

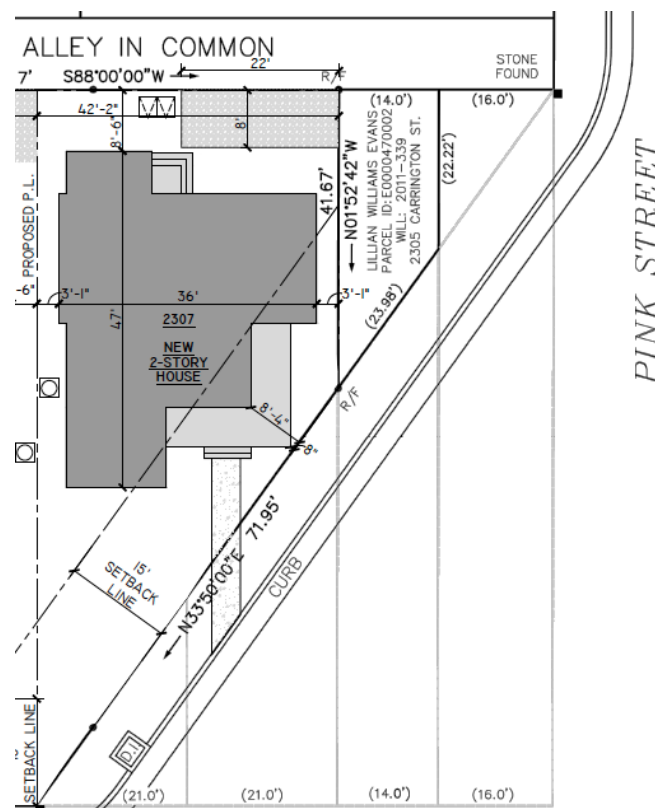


Figure 1: Site plan of proposed dwelling and intersection of Pink and Carrington Streets

**Form:**

The dwelling at 2307 Carrington Street has been designed in a manner which is consistent with the form of other structures in the neighborhood while also contemplating the underlying R-63 zoning requirements and the unique configuration of the lot on which it is situated.



*Figure 2: Historic dwellings at 600 and 604 N 22<sup>nd</sup> Street showing front porch columns and window shutters*

Single-family detached dwellings can be found along Carrington Street and throughout the Union Hill district. The proposed design and Colonial Revival features, including the columned front porch and decorative pendants along with the unusual street grid on which the dwelling fronts create a structure which acknowledges the needs of the modern homebuyer while remaining sensitive to the historic fabric of the neighborhood.

#### **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 dwelling is comparable in height with other structures on the block. Existing structures along Carrington Street range from two to four stories. Single-family dwellings range in height from one to three stories with two-story detached dwellings being found in the immediate vicinity at 2203, 2209, and 2317 Carrington Street. The façade of the dwelling has a variable setback to create visual interest and to better address the geometry of the angular frontage.



*Figure 3: Range of forms and heights in dwellings fronting the intersection of Princess Anne Ave. and N 21st Street.*

### **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 dwelling addresses 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 dwelling can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family detached dwelling addresses the unique considerations of the lot size, shape, and underlying zoning while also acknowledging the historical characteristics of the Union Hill Neighborhood.

At the August 24, 2021 meeting, the Commission conceptually reviewed this request. At the recommendation of Staff and the Commission, additional glazing has been added to the

first-floor windows with the inclusions of transoms above the windows. Proportionate wooden shutters have been specified as well to further comply with provided comments. Additional architectural elements have been added to address the corner of Pink and Carrington Streets by modifying the floorplan of the dwelling and introducing a traditional masonry chimney and including additional windows on the side façade to add architectural interest. Finally, the location of the HVAC has been provided on the updated site plans.

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](mailto: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 HOUSE-DETACHED; IN RICHMOND'S UNION HILL  
NEIGHBORHOOD

2307 CARRINGTON ST.

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

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
C1.1	ARCHITECTURAL SITE PLAN
AI.4	2307 FIRST FLOOR PLAN
AI.5	2307 SECOND FLOOR PLAN
A2.0	CONTEXT FRONT ELEVATION
A2.3	2307 FRONT ELEVATION
A2.4	2307 REAR, LEFT, & RIGHT SIDE ELEVATIONS

NEW SINGLE FAMILY HOUSE-DETACHED; IN RICHMOND'S UNION HILL  
NEIGHBORHOOD

2307 CARRINGTON ST.  
LOT AT THE CORNER OF CARRINGTON & PINK STREETS  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
C. A. R. RESUBMITTAL

DATE/MARK:  
10.08.2021

COVER SHEET

CS

PROPOSED USE SUMMARY:

LOTS CURRENTLY ZONED R-63.

PROPOSED HOUSE FINISHED S.F.:

1ST FLOOR:  
2ND FLOOR:  
3RD FLOOR:  
TOTAL S.F.:

ROOF TERRACE (2ND FLR. ROOF): -

2307  
1182 S.F.  
1110 S.F.  
2,292 S.F.

-



P.O. BOX 118  
CHESTERFIELD, VA 23832  
(804) 748-9481  
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DATE: 1-11-2021

CERTIFIED BY JEFFREY K. FLOYD

VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 200913599



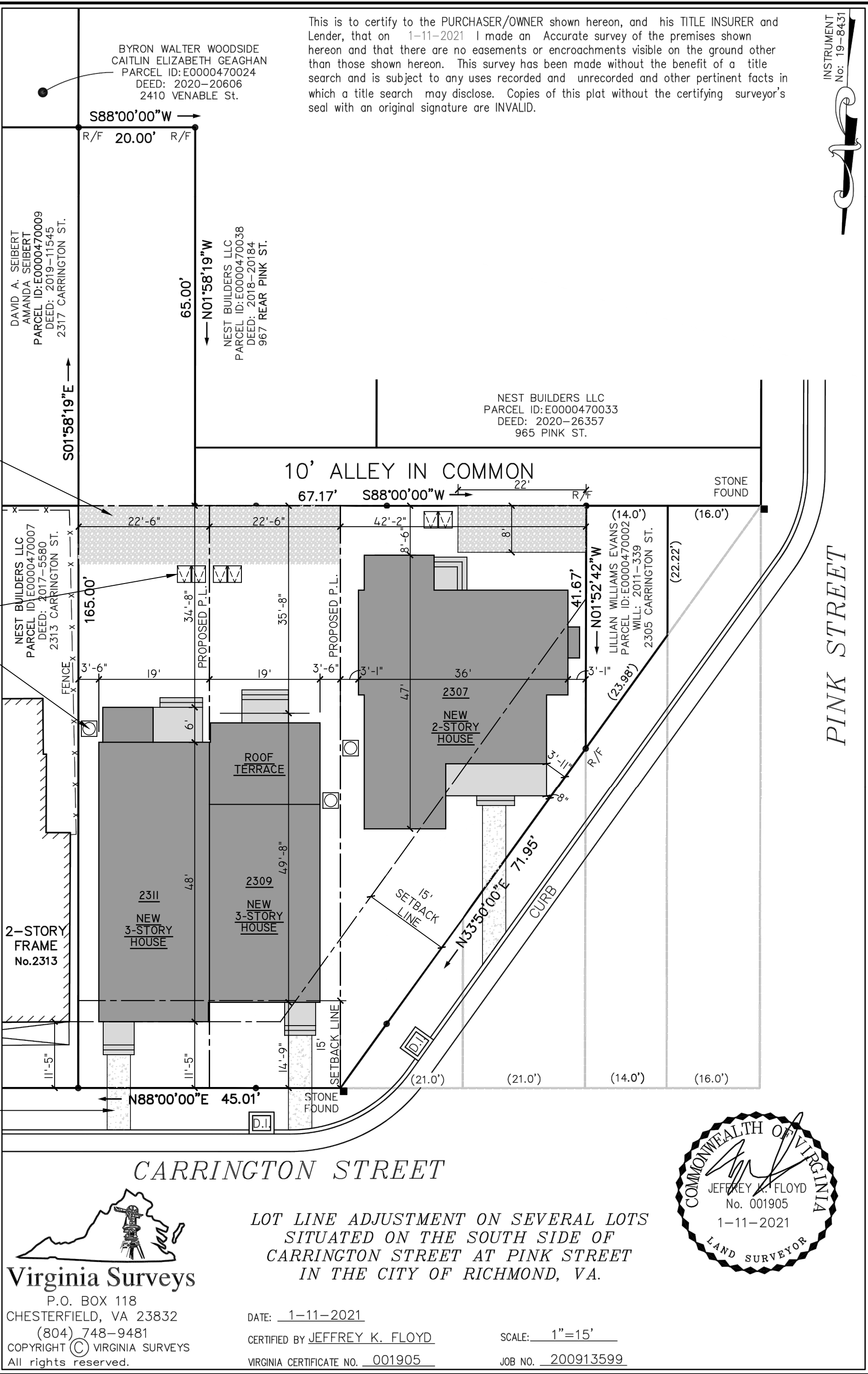
01 SCHEMATIC MASTER PLAN  
1/16" = 1'

PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS;  
FORMAL LOT DIVISION PLAN SHALL BE PROVIDED BY OTHERS;  
PROFESSIONAL STAMP DOES NOT APPLY

(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.)



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ARCHITECT:  
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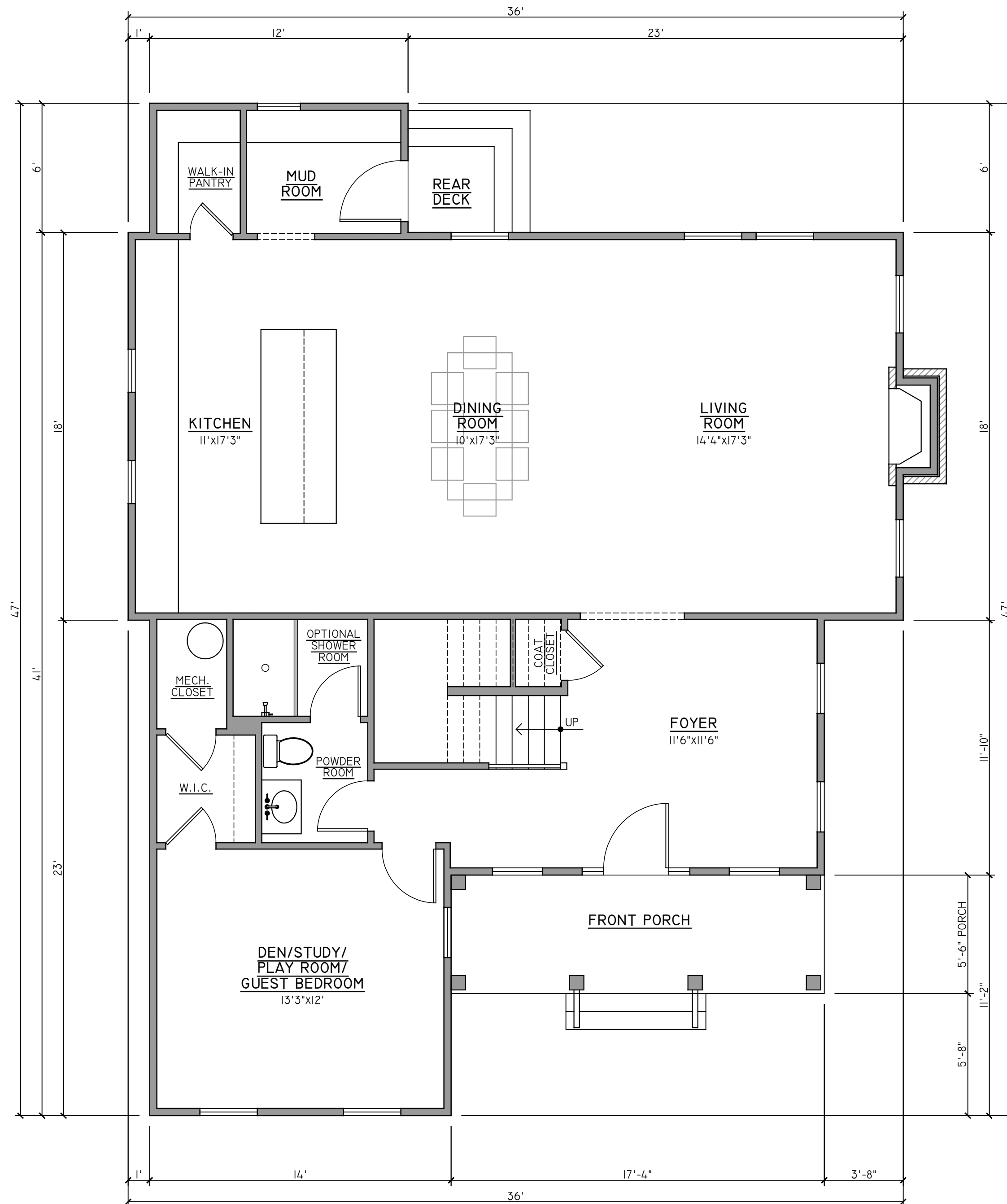
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C.A.R. RESUBMITTAL

DATE/MARK:  
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ARCHITECTURAL  
SITE PLANS

CI.I





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

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804-698-9142

ARCHITECT:  
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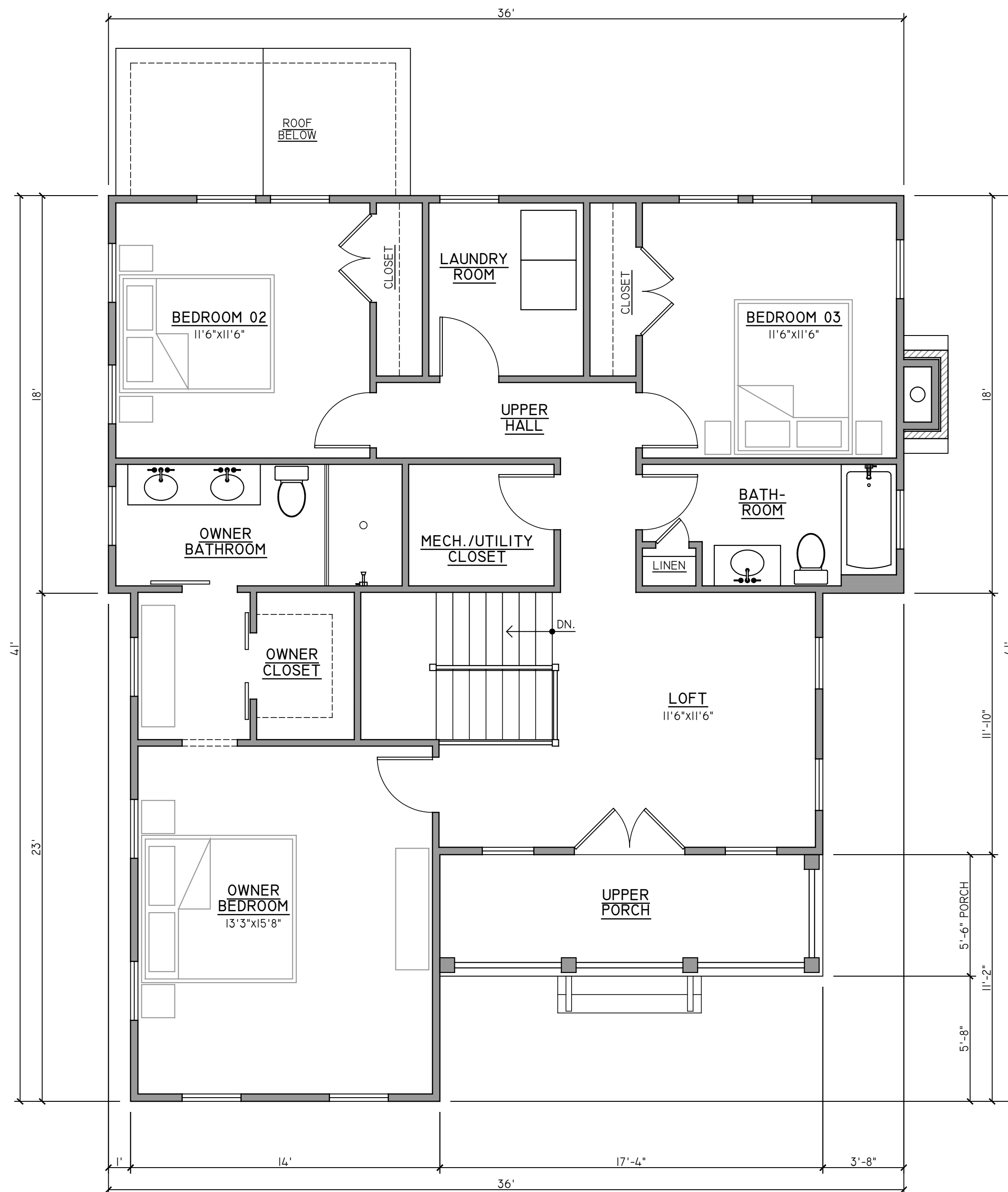
NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. RESUBMITTAL

DATE/MARK:  
10.08.2021

2307 FIRST FLOOR PLAN

A1.4



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

PROJECT CONTACTS:  
DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
804-698-9142  
ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

THREE NEW SINGLE FAMILY HOUSE-DETACHED, IN RICHMOND'S UNION  
HILL NEIGHBORHOOD  
**2307 CARRINGTON ST.**  
LOTS AT THE CORNER OF CARRINGTON & PINK STREETS  
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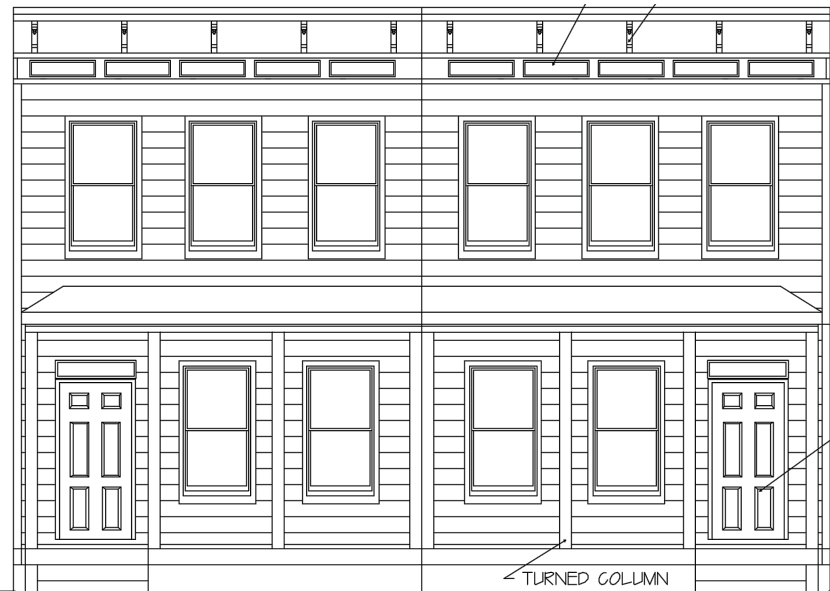
NOT FOR  
CONSTRUCTION

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DATE/MARK:  
10.08.2021

2307 SECOND  
FLOOR PLAN  
**AI.5**



2317



2315

TURNED COLUMN

2313



2311

2309



2307

01 | CONTEXT ELEVATION

1/8" = 1'

PROJECT CONTACTS:

DEVELOPER:  
NEST BUILDERS  
CONTACT- AMANDA SEIBERT  
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CONTEXT ELEVATION

A2.0

2307 EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION/PIERS	GRAY/BLACK
02	WOOD FRONT PORCH & STAIRS	PAINTED WHITE
03	T&G WOOD OR COMPOSITE FRONT PORCH FLOORING	PAINTED   COLOR T.B.D.
04	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
05	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
06	COMPOSITE/HARDIE SOFFITS	PAINTED ARCTIC WHITE
07	WOOD DOORS	PAINTED   COLOR T.B.D.
08	C.A.R.-COMPLIANT WINDOWS	PREFINISHED WHITE
09	ARCHITECTURAL 3-TAB SHINGLES	GRAY/BLACK
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
11	TREATED WOOD REAR DECK/RAILINGS	NATURAL TREATED WOOD
12	FRONT PORCH WOOD "RICHMOND" RAILINGS	PAINTED ARCTIC WHITE
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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DATE/MARK:  
10.08.2021

2307 FRONT  
EXTERIOR ELEVATION

A2.3





02 | REAR ELEVATION  
3/16" = 1'



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



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

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C.A.R. RESUBMITTAL

DATE/MARK:  
10.08.2021

2307 REAR & SIDE  
EXTERIOR ELEVATIONS

A2.4