

Agenda
Architectural Review Board
Wednesday, February 11, 2026
Multi-purpose Room, Petersburg Public Library
201 W. Washington St.
5:30 p.m.

1. **Call to Order**
2. **Pledge of Allegiance**



3. **Approval of Agenda**
4. **Review of Minutes**
 - a. January 14, 2026 Regular Meeting Minutes (pages 3-6)
5. **Public Information Period**
6. **Requests for Certificate of Appropriateness:**
 - a. **120 Pine Street; Folley Castle Historic District; Owner: Integrity Investments, LLC, Applicant: Joel Mises (pages 7-14)**

Construction of new two-story single-family residence.

- b. 130 Tulip Alley; Poplar Lawn Historic District; Owner: MARTEFLIP, LLC, Applicant: Joel Mieses (pages 15-22)**

Construction of new two-story single-family residence.

- c. 1013 Upper Appomattox Street; Battersea/West High Street Historic District; Owner: MARTEFLIP, LLC, Applicant: Joel Mieses (pages 23-30)**

Construction of new two-story single-family residence.

- d. 601 Grove Avenue; Old Towne Historic District; Owner/ Applicant: Leigh Ann Bacevich (pages 31-46)**

Partial demolition of existing secondary structure on eastern boundary of property; renovation and addition onto structure.

7. Old Business:

8. New Business:

a. Administrative Approvals

- 530 South Sycamore Street – in-kind repair to roof to address leaking

b. Update on Renovation at 702-708 Harrison Street (pages 47-52)

9. Work Session:

10. Adjournment:

Minutes
Architectural Review Board
Wednesday, January 14th, 2026
Petersburg Public Library
201 W. Washington St.
5:30 p.m.

In attendance: Louis Malon (Chair), Joe Yates (Vice-Chair), Joe Battiston, Bill Hartsock, Larry Murphy, Michelle Murrills, Celeste Wynn

Jared Crews, City Planning Staff

Absent:

Meeting was called to order at 5:30pm.

Approval of Agenda:

Mr. Crews stated there were three discussion items he would like to add to the agenda with the Board's approval: the paint color at 326 South Sycamore Street, the recently completed work at 316 St Andrew Street, and an update on the roof at 36 West Fillmore Street.

Ms. Wynn motioned to adopt the agenda with the discussion items as requested. Mr. Hartsock seconded the motion, which passed unanimously.

Review of Minutes:

The Board reviewed the draft minutes for the November 20, 2025 special meeting and December 10, 2025 regular meeting. Mr. Hartsock noted he was present at both meetings but listed as absent in the draft minutes.

Mr. Battiston made a motion to approve the minutes with the correction to Mr. Hartsock's attendance. Ms. Murrills seconded the motion, which passed unanimously.

Public Information Period:

Chairperson Malon opened the floor for public comments. Hearing no comments, the public information period was closed.

Requests for Certificate of Appropriateness:

- a. **248 North Sycamore Street; Old Towne Historic District; Owner: Andrew Mathews, Applicant: Kimberly Calos**

Mr. Crews presented an overview of the request, stating the applicant was looking to install vinyl signage on the storefront doors and a projecting sign along the façade. Mr. Crews

stated the signs were in line with the Design Guidelines guidance on size and did not obscure more of the glass surfaces than what is allowed. Mr. Crews stated the colors on the signs are not an exact match for the building, but noted the signs match the branding of the applicant's business and do not create a significant visual impact because of their size.

Mr. Hartsock motioned to approve the application as presented. Vice-Chair Yates seconded the motion, which passed unanimously.

b. 1121 Upper Appomattox Street; Battersea/West High Street Historic Street; Owner: Custom Solutions LLC, Applicant: Joel Mieses

Mr. Crews presented an overview of the application, stating the applicant is seeking to build a one-story single-family dwelling on the vacant lot. Mr. Crews stated the size, scale, and materials for construction appeared to be appropriate based on existing construction in the area and the Design Guidelines, except for the orientation of the roof, which was necessary due to the narrowness of the lot.

Mr. Battiston pointed out that the plans called for a driveway in front of the home, noting the Board typically only approves driveways beside or behind a home. The applicant, Mr. Mieses stated he had been informed by Zoning staff the driveway would be required unless a waiver was granted by the Board of Zoning appeals and explained the size of the lot would not accommodate a driveway beside the home without violating setback requirements. The Board determined a driveway in front of a home on a lot that is 40 feet or less in width could be viewed as acceptable, but noted they would prefer the ability to grant a waiver to the requirement for a driveway if on-street parking is available.

Following the determination that the driveway was appropriate, Ms. Wynn motioned to approve the application as presented. Ms. Murrills seconded the motion, which passed unanimously.

Old Business:

There was no old business for discussion/action.

New Business:

Discussion: Paint color for 326 South Sycamore Street:

The property owner, Madonna Dersch was present and provided information to the Board about the paint colors on the home. Ms. Dersch noted she had originally gotten a Certificate of Appropriateness to paint the house burgundy, but due to the wrong primer being used, the color appeared more purple. Ms. Dersch states she was subsequently informed by city staff the color needed to be changed to a color from a historic color chart. Ms. Dersch explained she was granted a new Certificate of Appropriateness to paint the house Carter Plum from the Benjamin Moore Williamsburg Collection, noting this color also received

complaints from neighbors despite being from a historic chart. Ms. Dersch showed photographs of other historic homes with burgundy paint, including one on Grove Avenue and stated her preference would be to go back to the originally approved burgundy subject to using the correct primer.

Mr. Crews stated his perspective was that Ms. Dersch had two approved Certificates of Appropriateness and neither had expired if the Board was open to the home being painted with the burgundy. The Board determined Ms. Dersch could paint the home burgundy according to the originally approved Certificate if the correct primer was used.

The Board agreed that it would be helpful to clarify the policy on acceptable colors in the historic districts moving forward.

Discussion: Recently completed work at 316 St Andrew Street:

Mr. Crews explained he wanted to get feedback from the Board on whether the work recently finished at 316 St Andrew Street had been done in accordance with what was approved. Mr. Crews stated the plans had shown the door on the right-hand side of the front façade being converted to a window while the door on the left-hand side would remain, but, in fact, the door on the left-hand side had been removed and no window was installed. Mr. Crews stated the plans also called for the shutters on the front façade remaining. Mr. Crews stated he had raised these questions to the contractor and was informed the Board had approved these modifications.

The Board reviewed the plans that were reviewed along with photographs of the completed work and clarified the applicant had followed their guidance on cancelling the door on the left-hand side since the remaining door aligned with the entry steps. The Board also noted the shutters were not original and did not need to be restored.

The Board noted that the corbels on the roofline had not been restored according to the plans and Mr. Crews stated he would reach out to the contractor to let him know. The Board asked Mr. Crews to begin recording meetings again to ensure there is not confusion over approvals in the future.

Discussion: Roof at 36 West Fillmore Street:

Mr. Crews informed the Board the owner of 36 West Fillmore Street filed an appeal to the Board of Zoning Appeals for a zoning violation received for not restoring a slate or synthetic slate roof on the building. Mr. Crews reminded the Board that they had allowed the owner two years to restore the roof per a 2023 decision. Mr. Crews stated the Board of Zoning Appeals would not have the authority to overturn an Architectural Review Board decision, but could limit the enforceability of the zoning violation though this would be unlikely. Mr. Crews requested that at least one member of the Architectural Review Board attend the appeal hearing in February to provide information on the case. Mr. Battiston and Ms. Murrills indicated they would be attending the meeting.

Work Session:

Discussion/Review of first draft Historic District Design Guidelines:

The Board reviewed several sections of the first draft of the new Design Guidelines, including the proposed COA matrix, material matrix, driveway standards, and color chart. The Board provided notes to staff on which work should require full Board review and when staff review is appropriate as well as what materials should be prohibited and which could be considered in some instances.

The Board determined the materials acceptable for driveways should not change but noted they would like to be able to consider waivers for driveways when they are not appropriate for a property.

The Board determined the draft color chart was too broad and did not provide specific guidance for what colors were appropriate based on specific time periods or architectural styles. The Board asked that the color chart used by the City of Richmond be used as a guide for the chart in the new guidelines due to its comprehensiveness and level of detail.

Mr. Crews stated he would compile the notes from the Board with notes from staff and provide those to the consultant working on the update and asked the Board to reach out with any other comment on the first draft. Mr. Crews noted he is also continuing to work with a consultant on the rewrite of the Zoning Ordinance and has asked them to add a potential waiver for parking in historic districts as well as a fee for certificate of appropriateness requests that come in due to a violation or the work being completed without first being reviewed by the Board.

Adjournment:

The meeting was adjourned at 7:38pm.

6a. 120 Pine Street

Historic District: Folley Castle
Review Date: February 11, 2026
Tax Parcel #: 023-28-0017

Applicant: Joel Mieses

**City of Petersburg
Architectural Review Board
Staff Report**



Project Description: Construct new single-family dwelling on vacant lot

Applicant proposal:

The applicant proposes to construct an 1,860-square-foot, two-story dwelling on the lot. The proposed dwelling features horizontal Hardie Plank siding with PVC trim board, a dimensional asphalt shingle roof with ridge vent, and a covered front porch with a Richmond style railing and wood lattice. Double-hung Fibrex-coated windows from the Andersen A Series are proposed. The proposed dwelling is 29 feet tall at the roof peak. The home would be located 25 feet from the front property line, and an exposed aggregate concrete driveway is planned.

Attachments:

Application, plot and building plans, window specifications



Staff Recommendation:

Approval based on the Design Guidelines Chapter 7

The Historic Districts Design Guidelines state the most important criteria for new residential construction are “setback, spacing, general massing” as well as relation to neighboring structures, particularly in regard to roof and porch form.

There are very few homes remaining on this block of Pine Street, but the homes are two-story except the Burr Lofts apartments. The proposed dwelling generally matches the scale and character of the existing development and the materials proposed are appropriate for new construction. The lot is wide enough to accommodate the driveway to the side of the home.

The Board should consider the guideline recommendations on setbacks for new construction which state a new home should be sited within 20 percent of the average building line of existing development. In this case, the average setback on the block is approximately 15.4 feet and the proposed 25 foot setback would be beyond the recommended threshold, but staff would note there are only two buildings on the same side of the street as the proposed dwelling and neither is directly abutting the property.



City of Petersburg - Architectural Review Board
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Address: 120 Pine Street Petersburg, VA 23803
Historic District: Folley Castle

[X] Application for COA [] Application for Historic Building Plaque [] Application for Discussion

Applicant: Joel Mieses E-Mail:
Address: 7224 Buggy Place North Chesterfield, VA 23225 Phone:

Owner: Intergrity Investments/Elmer Davila E-Mail:
Address: 8643 Pleasant Ridge rd North Chesterfield, VA 23237 Phone:

Firm/Contractor Preparing Plans: Architect Joel Mieses 7224 E-Mail:
Address: Buggy Place North Chesterfield, VA 23235 Phone:

Firm/Contractor to Perform Work: TBA E-Mail:
Address: Phone:



- Type of Project: [X] Residential [] Commercial
Category: [] Repair [] Renovation, Restoration [] Change in materials [] Approval of paint colors [] Fencing [] Signage
[] Addition [] Driveway, sidewalk, parking lots [X] New construction [] Demolition [] Plaque [] Other:

Project Description (attached additional sheets as needed):
Please provide as much information as possible. The Architectural Review Board may deny or table requests that lack sufficient information for review and if you or your representative are not present. Please see Application Guidance and the Historic District Design Guidelines for additional information. The Historic District Guidelines are available for \$25 in the Planning Department.

This a single family Two-story residence. 1860 SF. The exterior sheathing will be composed of Hardie Planks (cement board). The exterior windows will be Andersen Fibrex A-Series windows Double Hung. The roof will be Dimensional Asphalt Singles.

[Signature]
Applicant's Signature

01/28/25
Date

FOR OFFICE USE
Date received: Agenda date:
Tax Parcel: Zoning:
Additional permits needed from planning:

RESIDENTIAL CONSTRUCTION DOCUMENTS



SIDE PRACTICE
DESIGN STUDIO LLC
100 HUGGINS PLACE
NORTH WOODBRIDGE, VA
22062-5059
SIDEPRACTICE@GMAIL.COM

PROJECT LOCATION



120 PINE ST
PETERSBURG, VA
23803

PROJECT INFORMATION

SCOPE OF WORK:
DESCRIPTION: SINGLE FAMILY 2-STORY RESIDENCE. WOOD LIGHT FRAME, SHINGLE SLOPE ROOF WITH HARDIE PLANK SIDING RAINSCREEN
SQUARE FOOTAGE:
1,860

APPLICABLE CODES
2021 VIRGINIA RESIDENTIAL CONSTRUCTION CODE

CODE ANALYSIS
OCCUPANCY: R-5
CONSTRUCTION TYPE: V-B
UNSPRINKLERED

SHEET INDEX

- T-1: COVER SHEET
- SP-1: SITE PLOT PLAN
- S-1: FOUNDATION PLANS/FIRST FLOOR FRAMING
- A-1: FLOOR PLANS
- A-2: FRAMING/ROOF PLANS
- A-3: ELEVATIONS
- A-4: BRACE WALL PLANS
- A-5: SECTIONS, WALL DETAILS, INTERIOR ELEVATIONS

GRAPHIC SYMBOLS

<p>GENERAL</p> <p>1-1 NUMBER ON SHEET EXTERIOR ELEVATION REFERENCE SHEET ON WHICH ELEVATION IS DRAWN</p> <p>2-2 NUMBER ON SHEET INTERIOR ELEVATION REFERENCE SHEET ON WHICH ELEVATION IS DRAWN</p> <p>3-3 SECTION NUMBER BUILDING SECTION REFERENCE SHEET ON WHICH SECTION IS DRAWN</p> <p>4-4 SECTION NUMBER WALL SECTION REFERENCE SHEET ON WHICH SECTION IS DRAWN</p> <p>5-5 CALLOUT NUMBER SHEET ON WHICH CALLOUT IS DRAWN</p> <p>6-6 DETAIL CALLOUT REFERENCE</p> <p>PLAN OR DETAIL NUMBER PLAN OR DETAIL TITLE View Name SCALE: 1/8" = 1'-0" PLAN OR DETAIL TITLE DRAWING SCALE SHEET NUMBER</p> <p>7-7 SPOT ELEVATION</p>	<p>CONSTRUCTION</p> <p>GENERAL CONSTRUCTION SYMBOLS</p> <p>ROOM TAG</p> <p>ALIGN</p> <p>CENTERLINE</p> <p>MATCHLINE</p> <p>DOOR TAG</p> <p>PARTITION TAG</p> <p>WINDOW TAG</p> <p>LOUVER TAG</p> <p>CONSTRUCTION PLAN LEGEND</p> <p>AREA NOT IN SCOPE</p> <p>NEW DOOR</p> <p>NEW WALL</p> <p>MILBLOCK PROVIDE BLOCKING WITH PARTITION AS REQUIRED. SEE REFERENCED ELEVATION AND CORRESPONDING DETAILS.</p> <p>RECESSED FIRE EXTINGUISHER CABINET</p> <p>BREAK POINT BETWEEN (2) OBJECTS/MATERIALS</p> <p>CARD READER</p> <p>DEMO PLAN LEGEND</p> <p>AREA NOT IN SCOPE</p> <p>DEMO DOOR</p> <p>DEMO WALL</p> <p>DEMO MILBLOCK</p> <p>NEW GLASS PARTITION</p> <p>EXISTING DOOR TO REMAIN</p> <p>EXISTING WALL TO REMAIN</p> <p>DEMO GLASS PARTITION</p> <p>EXISTING DOOR TO REMAIN</p> <p>EXISTING WALL TO REMAIN</p>
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GENERAL NOTES

1. CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE REQUIRED TO CHECK AND BE RESPONSIBLE FOR CONFORMANCE OF PLANS WITH ALL REQUIREMENTS AND LOCAL ORDINANCES, BUILDING CODES, BUILDING INSPECTOR, AND MANUFACTURERS RECOMMENDATIONS PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THE COST OF CORRECTION, MODIFICATIONS, ADDITIONS, ETC. WHICH ARE CALLED FOR OR REQUIRED BY LOCAL ORDINANCES, BUILDING CODES, BUILDING INSPECTOR AND MANUFACTURERS AND NOT SPECIFICALLY NOTED OR SHOWN ON THE DRAWINGS TO COMPLETE A TURNKEY JOB SHALL BE PAID FOR AND BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DRAWINGS ARE DIAGNOSTIC, INTENDED TO OUTLINE GENERAL REQUIREMENTS ONLY AND NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATIONS OF PLANS SHALL BE THE REQUIREMENT OF THE CONTRACTOR WHO REPRESENTS HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
2. ALL WORK SHALL BE ACCURATELY LAID OUT IN COOPERATION WITH OTHER TRADES TO AVOID CONFLICTS AND TO OBTAIN A NEAT WORKMANLIKE INSTALLATION. EACH SUB-CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND MAKING SURE HIS WORK PROPERLY CONNECTS WITH ADDING OR CONNECTING WORK ON WHICH THE CONSTRUCTION OF HIS WORK IS DEPENDENT FOR A TURNKEY JOB.
3. ALL DRAWINGS ARE INTENDED TO BE RIGID IN SPECIFIC DETAILS. WHERE SUCH DETAILS MAY BE IN CONFLICT WITH RECOMMENDATIONS OF THE MANUFACTURER OF EQUIPMENT ACTUALLY PROVIDED AND WHEN DISCREPANCIES BETWEEN DRAWINGS AND RECOMMENDATIONS CHANGE THE INTENT OF THE DRAWINGS, SUCH CHANGES ARE TO BE APPROVED BY HHHUNT.
4. THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL PROTECT HIS AND OTHERS WORK FROM DAMAGE DUE TO HIS OPERATIONS AND SHALL REPLACE, OR REPAIR AS REQUIRED, ALL DAMAGED WORK TO THE SATISFACTION OF THE OWNER.
5. MEASUREMENTS AND WORKMANSHIP AND WORKING CONDITIONS FOR ALL WORK SHALL BE TAKEN AT THE SITE AND COORDINATED WITH CONNECTING WORK BY EACH SUB-CONTRACTOR. EACH SUB-CONTRACTOR SHALL VERIFY FIGURES SHOWN ON DRAWINGS BEFORE LAYING OUT OR PROCEEDING WITH WORK AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS RESULTING FROM HIS FAILURE TO EXERCISE SUCH VERIFICATION.
6. THE ELECTRICAL AND MECHANICAL CONTRACTORS SHALL OBTAIN AND SUBMIT TO THE LOCAL DEPARTMENT OF BUILDING INSPECTIONS ALL DRAWINGS AND DOCUMENTATION REQUIRED TO OBTAIN A PERMIT FOR THE ELECTRICAL AND MECHANICAL WORK.
7. BLOCKING: GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING ON WALLS AND CEILING FOR ATTACHING FIXTURES, EQUIPMENT, DRAPERY TRACK, ETC.

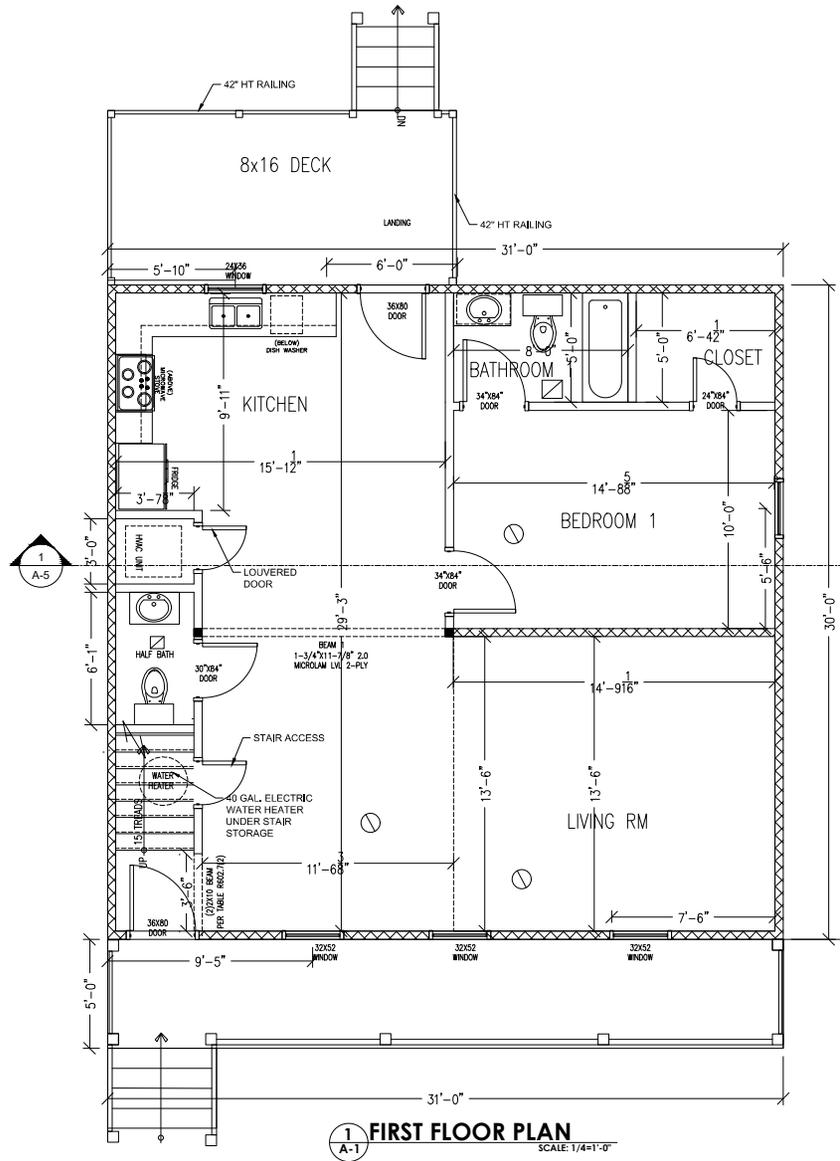
PREPARED FOR:
INTEGRITY
INVESTMENTS

RESIDENTIAL
CONSTRUCTION DOCUMENTS
120 PINE ST
PETERSBURG, VA
23803

PLAN NUMBERING DATES

COVER
SHEET

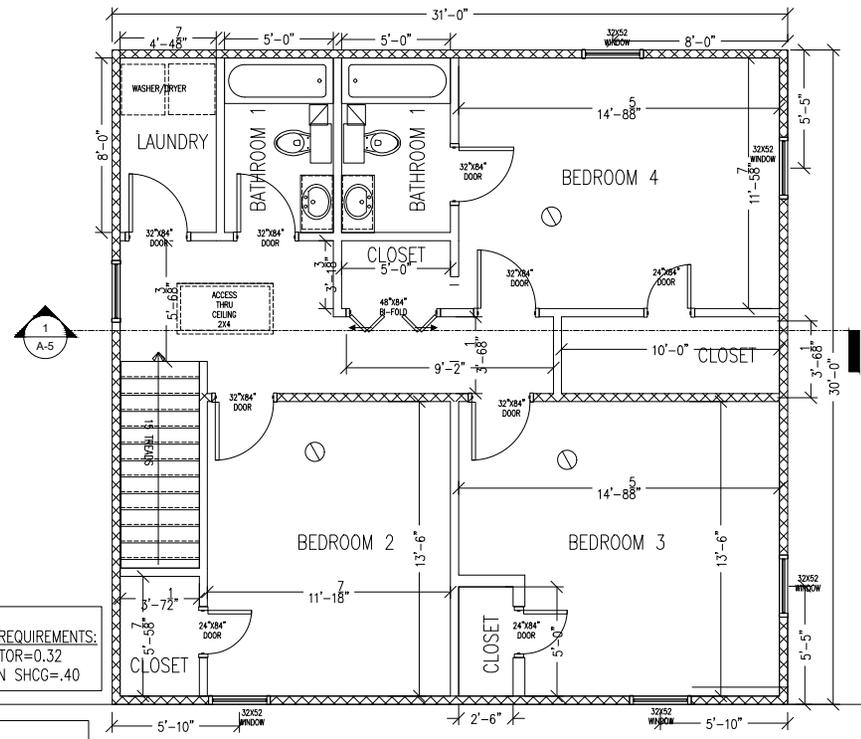
SHEET
T-1
SCALE AS NOTED



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTE:
THERMAL ENVELOPE REQUIREMENTS:
FENESTRATION U FACTOR=0.32
GLAZED FENESTRATION SHCG=.40

- KEY
- SMOKE/CARBON MONOXIDE ALARM
 - 50 CFM EXHAUST FAN
 - ▨ LOAD BEARING WALLS



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



SIDE PRACTICE
DESIGN STUDIO LLC
1000 RUGBY PLACE
NORTH WOODBRIDGE, VA
20131-2027
571-339-3337
SIDEPRACTICEDESIGN.COM

PREPARED FOR:
INTEGRITY
INVESTMENTS

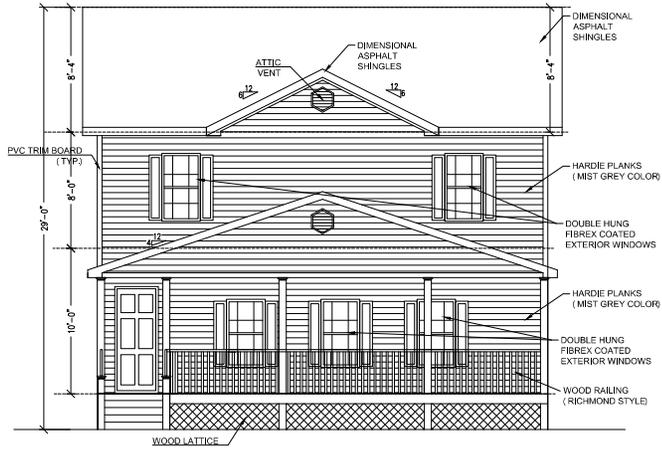
RESIDENTIAL
CONSTRUCTION DOCUMENTS
120 PINE ST
PETERSBURG, VA
23803

PLAN REVISIONS DATES

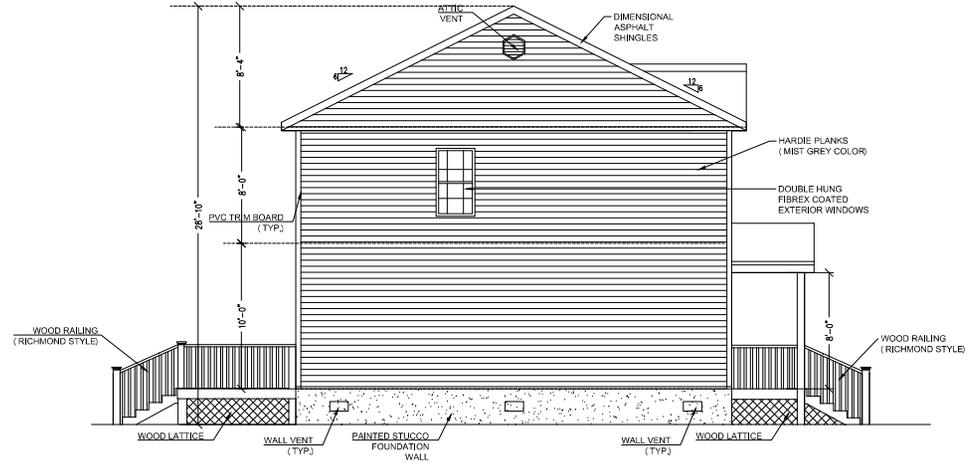
ELEVATIONS

SHEET
A-3

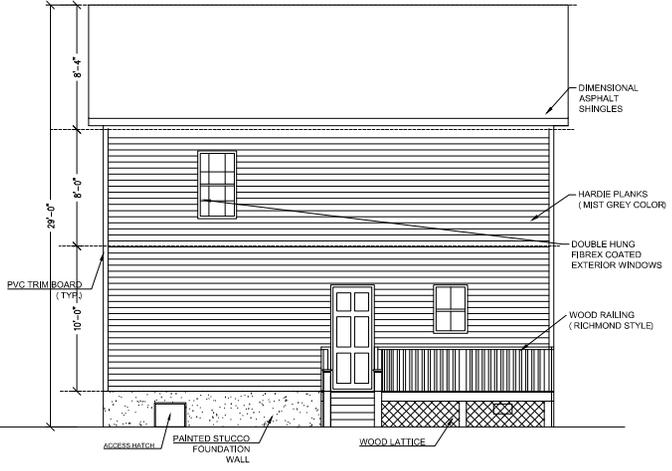
SCALE AS NOTED



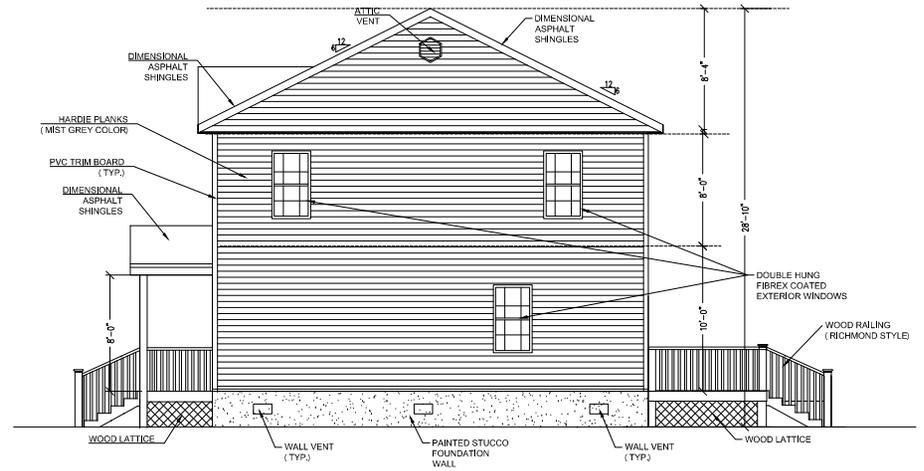
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series double-hung windows are available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. A sophisticated one-touch release allows the sash to tilt in for easy cleaning from the inside.



DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting* performance

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options



*Visit andersenwindows.com/warranty for details.

*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

OPTIONS & ACCESSORIES

- Four Low-E® glass options
- Four patterned glass options
- 13 exclusive art glass designs that are placed between the glass
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

EXTERIOR COLORS



TRIM STYLE OPTIONS



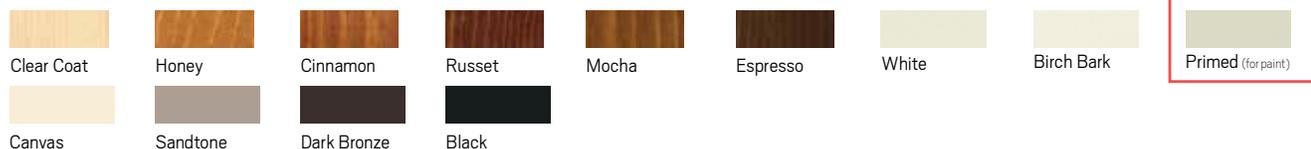
INTERIOR OPTIONS

Wood Species



Interior Finishes & Painted Options

Shown on Pine. Available on Pine, Maple and Oak only.



HARDWARE STYLES & FINISHES



*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

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6b. 130 Tulip Alley

Historic District: Poplar Lawn
Review Date: February 11, 2026
Tax Parcel #: 022-26-0026

Applicant: Joel Mieses

**City of Petersburg
Architectural Review Board
Staff Report**



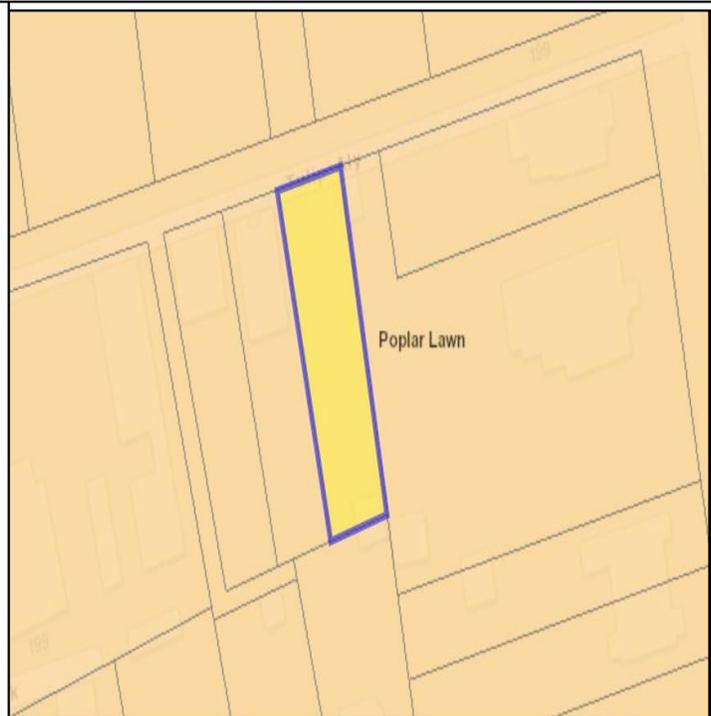
Project Description: Construct new single-family dwelling on vacant lot

Applicant proposal:

The applicant proposes to construct an 2,000-square-foot, two-story dwelling on the lot. The proposed dwelling features horizontal Hardie Plank siding with PVC trim board, a dimensional asphalt shingle roof with ridge vent, and a covered front porch with a Richmond style railing and wood cover underneath. Double-hung Fibrex-coated windows from the Andersen A Series are proposed. The proposed dwelling is 26.5 feet tall at the roof peak. The home would be located 22 feet from the front property line, and an exposed aggregate concrete driveway is planned.

Attachments:

Application, plot and building plans, window specifications



Staff Recommendation:

Denial based on the Design Guidelines Chapter 7, Sections C and G

The Historic Districts Design Guidelines state the most important criteria for new residential construction are “setback, spacing, general massing” as well as relation to neighboring structures, particularly in regard to roof and porch form.

There are two homes along Tulip Alley on the same block. The proposed dwelling would be larger by approximately 1,000 square feet than both dwellings as well as noticeably taller than the duplex on the immediately adjacent lot. The guidelines also recommend new construction be within 20 percent of the building line of existing construction. Both the existing dwellings are within 10 feet of the front property line and the 22-foot set back would be a noticeable difference. There appears to be a rear alley providing access to the neighboring lots for parking and staff would recommend the applicant explore whether rear access could be achieved for this lot to remove the need for a driveway in front of the home and allow construction at the existing building line.

While the materials proposed and general character of the home appear to be appropriate, the scaling and siting of the home are not.



City of Petersburg - Architectural Review Board
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Address: 130 Tulip Alley Petersburg, VA 23803
Historic District: Poplar Lawn

[X] Application for COA [] Application for Historic Building Plaque [] Application for Discussion

Applicant: Joel Mieses E-Mail: [Redacted]
Address: 7224 Buggy Place North Chesterfield, VA 23225 Phone: [Redacted]
Owner: Kelvin Marte E-Mail: [Redacted]
Address: 6110 Belrun Court North Chesterfield, VA 23234 Phone: [Redacted]
Firm/Contractor Preparing Plans: Architect Joel Mieses 7224 E-Mail: [Redacted]
Address: Buggy Place North Chesterfield, VA 23235 Phone: [Redacted]
Firm/Contractor to Perform Work: TBA E-Mail: [Redacted]
Address: [Redacted] Phone: [Redacted]

Type of Project: [X] Residential [] Commercial
Category: [] Repair [] Renovation, Restoration [] Change in materials [] Approval of paint colors [] Fencing [] Signage
[] Addition [] Driveway, sidewalk, parking lots [X] New construction [] Demolition [] Plaque [] Other:

Project Description (attached additional sheets as needed):
Please provide as much information as possible. The Architectural Review Board may deny or table requests that lack sufficient information for review and if you or your representative are not present. Please see Application Guidance and the Historic District Design Guidelines for additional information. The Historic District Guidelines are available for \$25 in the Planning Department.

This a single family Two-story residence. 2000 SF. The exterior sheathing will be composed of Hardie Planks (cement board). The exterior windows will be Andersen Fibrex A-Series windows Double Hung. The roof will be Dimensional Asphalt Singles.

[Signature]
Applicant's Signature
01/28/25
Date

FOR OFFICE USE
Date received: [] Agenda date: []
Tax Parcel: [] Zoning: []
Additional permits needed from planning: []

RESIDENTIAL CONSTRUCTION DOCUMENTS



SIDE PRACTICE
DESIGN STUDIO LLC
704 BOGGY RACE
NORTH PETERSBURG, FL
34102
888.532.5257
SIDEPRACTICE@GMAIL.COM

PROJECT LOCATION



130 TULIP ALLEY
PETERSBURG, VA
23803

GRAPHIC SYMBOLS

GENERAL	CONSTRUCTION
<p>NUMBER ON SHEET</p> <p>EXTERIOR ELEVATION REFERENCE</p> <p>NUMBER ON SHEET</p> <p>INTERIOR ELEVATION REFERENCE</p> <p>SECTION NUMBER</p> <p>BUILDING SECTION REFERENCE</p> <p>SECTION NUMBER</p> <p>WALL SECTION REFERENCE</p> <p>SHEET ON WHICH SECTION IS DRAWN</p> <p>CALLOUT NUMBER</p> <p>SHEET ON WHICH CALLOUT IS DRAWN</p> <p>DETAIL CALLOUT REFERENCE</p> <p>PLAN OR DETAIL NUMBER</p> <p>PLAN OR DETAIL TITLE</p> <p>DRAWING SCALE</p> <p>SHEET NUMBER</p> <p>SPOT ELEVATION</p>	<p>GENERAL CONSTRUCTION SYMBOLS</p> <p>Room Name</p> <p>ROOM TAG</p> <p>DOOR TAG</p> <p>ALUM</p> <p>PARTITION TAG</p> <p>CENTERLINE</p> <p>WINDOW TAG</p> <p>LOUVER TAG</p> <p>MATCHLINE</p> <p>CONSTRUCTION PLAN LEGEND</p> <p>AREA NOT IN SCOPE</p> <p>NEW GLASS PARTITION</p> <p>EXISTING DOOR TO REMAIN</p> <p>NEW WALL</p> <p>EXISTING WALL TO REMAIN</p> <p>RELATIONS: PROVIDE BLOCKING WITH PARTITION AS REQUIRED. SEE REFERENCED ELEVATION AND CORRESPONDING DETAILS.</p> <p>RECESSED FIRE EXTINGUISHER CABINET</p> <p>BREAK POINT BETWEEN (2) OBJECTS/MATERIALS</p> <p>CARD HEADER</p> <p>DEMO PLAN LEGEND</p> <p>AREA NOT IN SCOPE</p> <p>DEMO GLASS PARTITION</p> <p>EXISTING DOOR TO REMAIN</p> <p>DEMO DOOR</p> <p>EXISTING WALL TO REMAIN</p> <p>DEMO WALL</p> <p>DEMO MILLWORK</p>

PROJECT INFORMATION

SCOPE OF WORK:
DESCRIPTION: SINGLE FAMILY 2-STORY RESIDENCE.
WOOD LIGHT FRAME, SHINGLE SLOPE ROOF WITH HARDIE PLANK
SIDING RAIN SCREEN

SQUARE FOOTAGE:
2000 TOTAL

APPLICABLE CODES

2021 VIRGINIA RESIDENTIAL CONSTRUCTION CODE

CODE ANALYSIS

OCCUPANCY: R-5
CONSTRUCTION TYPE: V-B
UNSPRINKLERED

SHEET INDEX

T-1: COVER SHEET
S-1: FOUNDATION PLANS/FIRST FLOOR FRAMING
A-1: FLOOR PLANS
A-2.1: FRAMING PLANS
A-2.1.1: ROOF FRAMING/ROOF PLANS
A-4: ELEVATIONS
A-5: BRACE WALL PLANS
A-6: SECTIONS, WALL DETAILS,
INTERIOR ELEVATIONS

GENERAL NOTES

- CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE REQUIRED TO CHECK AND BE RESPONSIBLE FOR CONFORMANCE OF PLANS WITH ALL REQUIREMENTS AND LOCAL ORDINANCES, BUILDING CODES, BUILDING INSPECTOR, AND MANUFACTURERS' RECOMMENDATIONS PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THE COST OF CORRECTION, MODIFICATIONS, ADDITIONS, ETC., WHICH ARE CALLED FOR OR REQUIRED BY LOCAL ORDINANCES, BUILDING CODES, BUILDING INSPECTOR, AND MANUFACTURERS' RECOMMENDATIONS SHALL BE PAID FOR AND BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DRAWINGS ARE DIAGRAMMATIC, INTENDED TO OUTLINE GENERAL REQUIREMENTS ONLY AND NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATIONS OF PLANS SHALL BE THE REQUIREMENT OF THE CONTRACTOR WHO REPRESENTS HE HAS THE SKILL AND EXPERT KNOWLEDGE TO EXECUTE THE WORK REQUIRED.
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- ALL DRAWINGS ARE INTENDED TO BE RIGID IN SPECIFIC DETAILS. WHERE SUCH DETAILS MAY BE IN CONFLICT WITH RECOMMENDATIONS OF THE MANUFACTURER OF EQUIPMENT ACTUALLY PROVIDED AND WHEN DISCREPANCIES BETWEEN DRAWINGS AND RECOMMENDATIONS CHANGE THE INTENT OF THE DRAWINGS,
- THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL PROTECT HIS AND OTHERS WORK FROM DAMAGE DUE TO HIS OPERATIONS AND SHALL REPLACE, OR REPAIR AS REQUIRED, ALL DAMAGED WORK TO THE SATISFACTION OF THE OWNER.
- MEASUREMENTS AND WORKMANSHIP AND WORKING CONDITIONS FOR ALL WORK SHALL BE TAKEN AT THE SITE AND COORDINATED WITH CONNECTING WORK BY EACH SUB-CONTRACTOR. EACH SUB-CONTRACTOR SHALL VERIFY FIGURES SHOWN ON DRAWINGS BEFORE LAYING OUT OR PROCEEDING WITH WORK AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS RESULTING FROM HIS FAILURE TO EXERCISE SUCH VERIFICATION.
- THE ELECTRICAL AND MECHANICAL CONTRACTORS SHALL OBTAIN AND SUBMIT TO THE LOCAL DEPARTMENT OF BUILDING INSPECTIONS ALL DRAWINGS AND DOCUMENTATION REQUIRED TO OBTAIN A PERMIT FOR THE ELECTRICAL AND MECHANICAL WORK PRIOR TO INSTALLATION.
- BLOCKING: GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING ON WALLS AND CEILING FOR ATTACHING FIXTURES, EQUIPMENT, DRAPERY TRACK, ETC.

PREPARED FOR:
KELVIN MARTE

RESIDENCE CONSTRUCTION
DOCUMENTS
130 TULIP ALLEY
PETERSBURG, RD
23803

PLANNING/DESIGN DATES

COVER
SHEET

SHEET
T-1

SCALE AS NOTED



SIDE PRACTICE
DESIGN STUDIO LLC
7204 BUCKY RACE
NORTH ANDERSON, VA
22812
804.532.5257
SIDEPRACTICE@GMAIL.COM



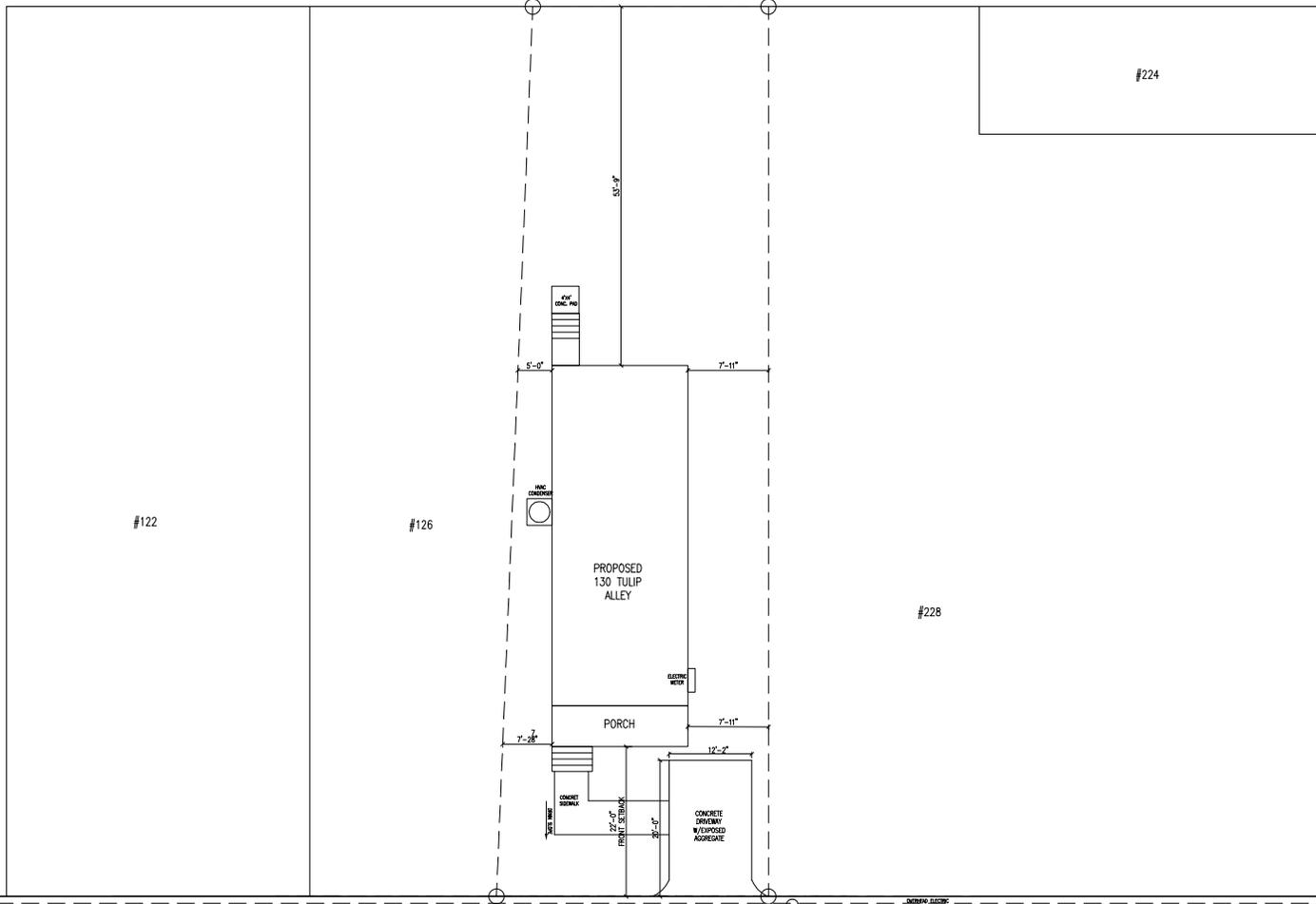
PREPARED FOR:
KELVIN MARTE

RESIDENCE CONSTRUCTION
DOCUMENTS
130 TULIP ALLEY
PETERSBURG, VA
22803



SITE PLOT PLAN

SHEET
SP-1
SCALE AS NOTED

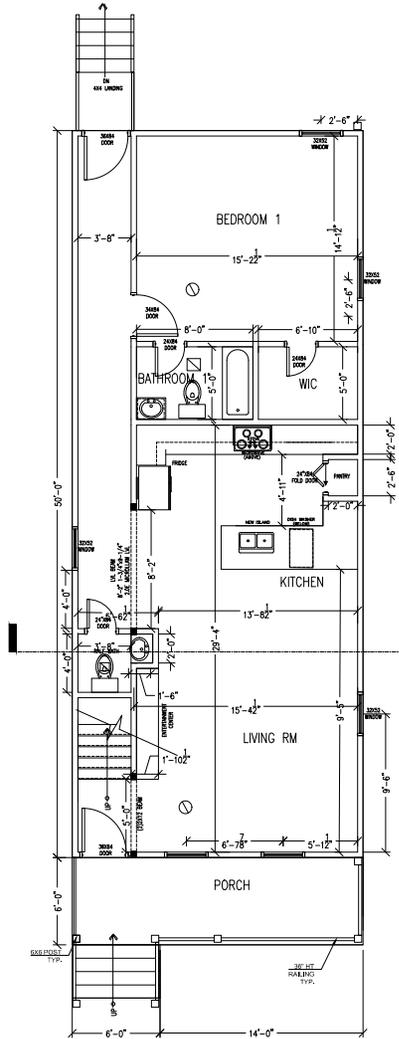


Know what's below.
Call before you dig.

TULIP ALLEY

1 SP-1 PLOT PLAN
SCALE: 1/8"=1'-0"

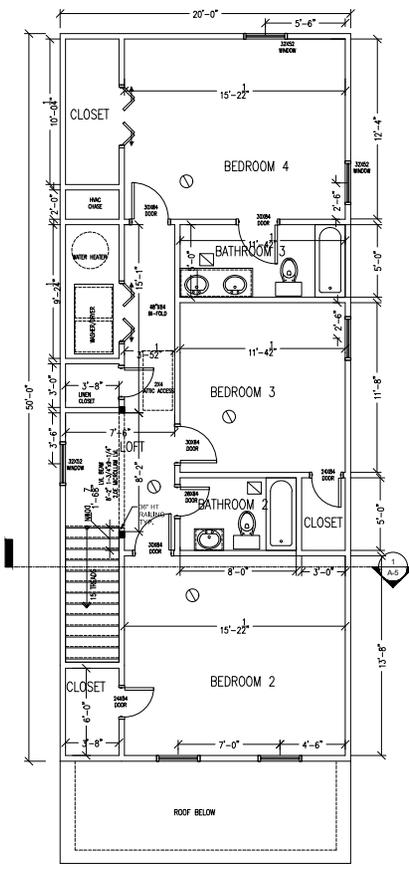




1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTE:
THERMAL ENVELOPE REQUIREMENTS:
FENESTRATION U FACTOR=0.32
GLAZED FENESTRATION SHCG=0.40
*ALL WINDOWS TO BE INSTALLED THAN
36" AFF UNLESS OTHERWISE
NOTED

- KEY
- ▣ LOAD BEARING WALLS
 - ⊙ SMOKE/CARBON MONOXIDE ALARM
 - ⊠ 50 CFM EXHAUST FAN



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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7004 BUCKLE RACE
NORTH PETERSBURG, FL 34622
813.532.5000
SIDE.PRACTICE@GMAIL.COM

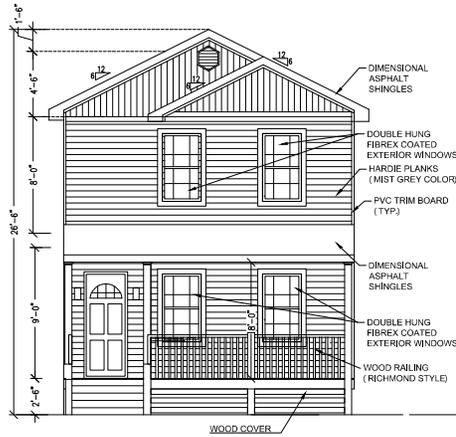
PREPARED FOR:
KELVIN MARTE

RESIDENCE CONSTRUCTION
DOCUMENTS
130 TULIP ALLEY
PETERSBURG, RD
72803

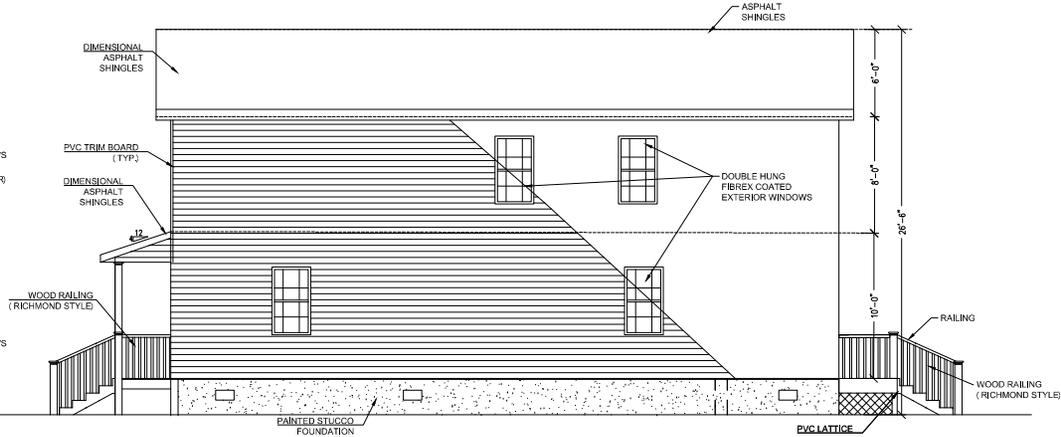
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FLOOR PLANS

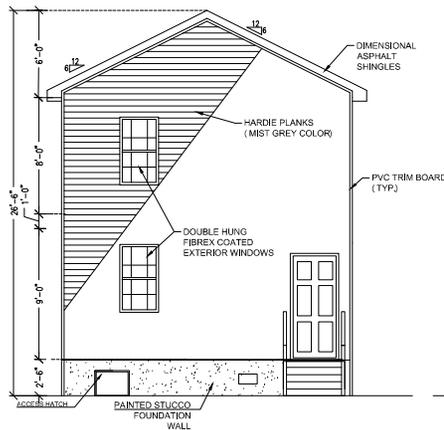
SHEET
A-1
SCALE AS NOTED



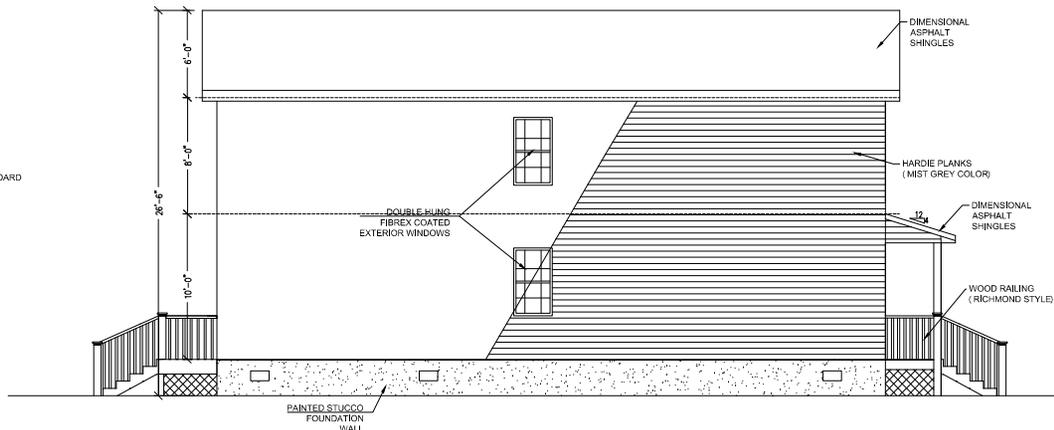
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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KIMBERLY BERRY RACE
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SIDEPRACTICE@GMAIL.COM

PREPARED FOR:
KELVIN MARTE

RESIDENCE CONSTRUCTION
DOCUMENTS
1300 LULUP ALLEY
PETERSBURG, RD
22903

PLAN REVISIONS DATES

ELEVATIONS

SHEET

A-3

SCALE AS NOTED



Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series double-hung windows are available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. A sophisticated one-touch release allows the sash to tilt in for easy cleaning from the inside.



DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting* performance

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options



*Visit andersenwindows.com/warranty for details.

*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

OPTIONS & ACCESSORIES

- Four Low-E® glass options
- Four patterned glass options
- 13 exclusive art glass designs that are placed between the glass
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

EXTERIOR COLORS



TRIM STYLE OPTIONS



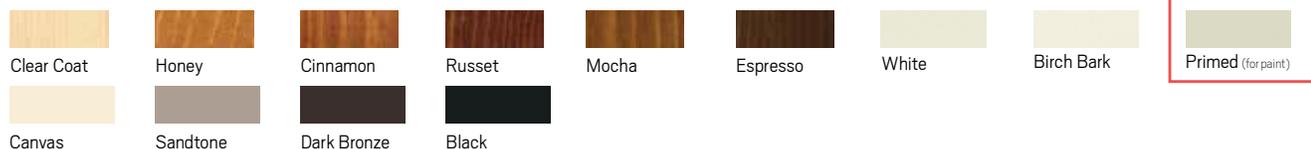
INTERIOR OPTIONS

Wood Species



Interior Finishes & Painted Options

Shown on Pine. Available on Pine, Maple and Oak only.



HARDWARE STYLES & FINISHES



*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

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For more information, visit andersenwindows.com/a-series

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

6c. 1013 Upper Appomattox Street

Historic District: Battersea/West High Street

Review Date: February 11, 2026

Tax Parcel #: 024-12-0029

Applicant: Joel Mieses

**City of Petersburg
Architectural Review Board
Staff Report**



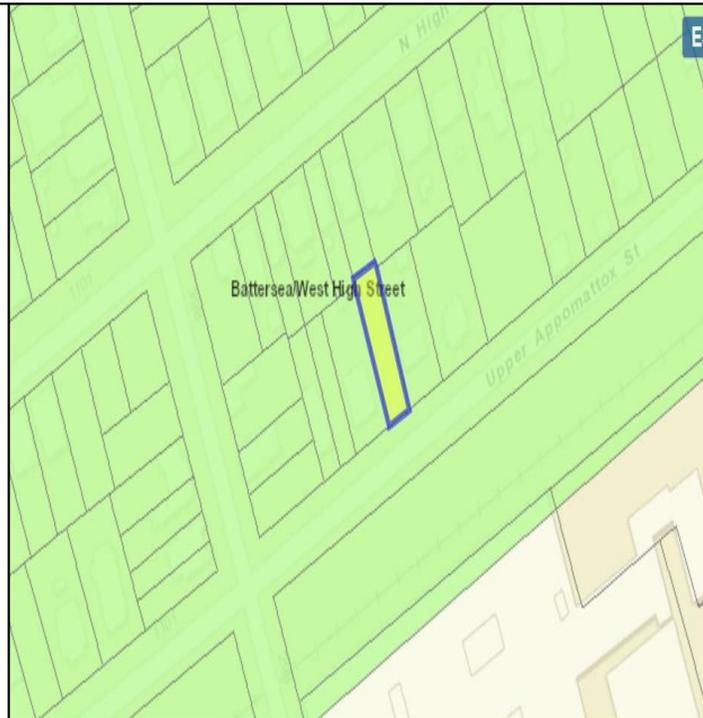
Project Description: Construct new single-family dwelling on vacant lot

Applicant proposal:

The applicant proposes to construct an 2,000-square-foot, two-story dwelling on the lot. The proposed dwelling features horizontal Hardie Plank siding with PVC trim board, a dimensional asphalt shingle roof with ridge vent, and a covered front porch with a Richmond style railing and wood cover underneath. Double-hung Fibrex-coated windows from the Andersen A Series are proposed. The proposed dwelling is 26.5 feet tall at the roof peak. The home would be located 22 feet from the front property line, and an exposed aggregate concrete driveway is planned.

Attachments:

Application, plot and building plans, window specifications



Staff Recommendation:

Approval based on the Design Guidelines Chapter 7

The Historic Districts Design Guidelines state the most important criteria for new residential construction are “setback, spacing, general massing” as well as relation to neighboring structures, particularly in regard to roof and porch form.

The homes on either side of the proposed dwelling are both two story and similar in scale and massing to what is shown in the plans. The proposed 22-foot setback is appropriate for the block and would put the dwelling generally in line with surrounding development. The proposed driveway is partially in front of the home, which is typically not recommended, but the lot is only 33-feet-wide, and the Board recently determined driveways may be allowed in the front on lots narrower than 40 feet. The front-gable orientation of the roof does not match the existing pattern on the block, but staff would note again the narrowness of the lot.

The materials proposed are in-line with the guidelines and past approvals for new construction and, in general, the proposed dwellings appears appropriate for this lot.



City of Petersburg - Architectural Review Board
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Address: 1013 Upper Appomattox Petersburg, VA 23803
Historic District: Battersea/West High Street

[X] Application for COA [] Application for Historic Building Plaque [] Application for Discussion

Applicant: Joel Mieses E-Mail:
Address: 7224 Buggy Place North Chesterfield, VA 23225 Phone:
Owner: Kelvin Marte E-Mail:
Address: 6110 Belrun Court North Chesterfield, VA 23234 Phone:
Firm/Contractor Preparing Plans: Architect Joel Mieses 7224 E-Mail:
Address: Buggy Place North Chesterfield, VA 23235 Phone:
Firm/Contractor to Perform Work: TBA E-Mail:
Address: Phone:



Type of Project: [X] Residential [] Commercial
Category: [] Repair [] Renovation, Restoration [] Change in materials [] Approval of paint colors [] Fencing [] Signage
[] Addition [] Driveway, sidewalk, parking lots [X] New construction [] Demolition [] Plaque [] Other:

Project Description (attached additional sheets as needed):
Please provide as much information as possible. The Architectural Review Board may deny or table requests that lack sufficient information for review and if you or your representative are not present. Please see Application Guidance and the Historic District Design Guidelines for additional information. The Historic District Guidelines are available for \$25 in the Planning Department.

This a single family Two-story residence. 2000 SF. The exterior sheathing will be composed of Hardie Planks (cement board). The exterior windows will be Andersen Fibrex A-Series windows Double Hung. The roof will be Dimensional Asphalt Singles.

[Signature]
Applicant's Signature
01/28/25
Date

FOR OFFICE USE
Date received: Agenda date:
Tax Parcel: Zoning:
Additional permits needed from planning:

RESIDENTIAL CONSTRUCTION DOCUMENTS



SIDE PRACTICE
DESIGN STUDIO LLC
704 BOGGY RACE
NORTH PETERSBURG, VA
33610
813.512.5297
SIDEPRACTICE@GMAIL.COM

PROJECT LOCATION



1013 UPPER APPOMATTOX ST
PETERSBURG, VA
23803

GRAPHIC SYMBOLS

GENERAL	CONSTRUCTION
<p>NUMBER ON SHEET EXTERIOR ELEVATION REFERENCE</p> <p>NUMBER ON SHEET INTERIOR ELEVATION REFERENCE</p> <p>SECTION NUMBER BUILDING SECTION REFERENCE</p> <p>SECTION NUMBER WALL SECTION REFERENCE</p> <p>CALLOUT NUMBER SHEET ON WHICH CALLOUT IS DRAWN</p> <p>DETAIL CALLOUT REFERENCE</p> <p>PLAN OR DETAIL NUMBER PLAN OR DETAIL TITLE</p> <p>DRAWING SCALE SHEET NUMBER</p> <p>SPOT ELEVATION</p>	<p>GENERAL CONSTRUCTION SYMBOLS</p> <p>Room Name ALUM CENTERLINE MATCHLINE NEW WALL NEW GLASS PARTITION EXISTING DOOR TO REMAIN EXISTING WALL TO REMAIN NEW GLASS PARTITION EXISTING DOOR TO REMAIN EXISTING WALL TO REMAIN RECESSED FIRE EXTINGUISHER CABINET BREAK POINT BETWEEN (2) OBJECTS/MATERIALS CARD HEADER</p> <p>CONSTRUCTION PLAN LEGEND</p> <p>AREA NOT IN SCOPE NEW GLASS PARTITION EXISTING DOOR TO REMAIN NEW WALL EXISTING WALL TO REMAIN RECESSED FIRE EXTINGUISHER CABINET BREAK POINT BETWEEN (2) OBJECTS/MATERIALS CARD HEADER</p> <p>DEMO PLAN LEGEND</p> <p>AREA NOT IN SCOPE DEMO GLASS PARTITION EXISTING DOOR TO REMAIN DEMO DOOR EXISTING WALL TO REMAIN DEMO WALL EXISTING WALL TO REMAIN DEMO MILLWORK</p>

PROJECT INFORMATION

SCOPE OF WORK:
DESCRIPTION: SINGLE FAMILY 2-STORY RESIDENCE.
WOOD LIGHT FRAME, SHINGLE SLOPE ROOF WITH HARDIE
PLANK SIDING RAIN SCREEN

SQUARE FOOTAGE:
2000 TOTAL

APPLICABLE CODES

2021 VIRGINIA RESIDENTIAL CONSTRUCTION CODE

CODE ANALYSIS

OCCUPANCY: R-5
CONSTRUCTION TYPE: V-B
UNSPRINKLERED

SHEET INDEX

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PREPARED FOR:
KELVIN MARTE

RESIDENCE CONSTRUCTION
DOCUMENTS
1013 UPPER APPOMATTOX ST
PETERSBURG, VA
23803

PLANNING/DESIGN DATES

COVER
SHEET

SHEET
T-1

SCALE AS NOTED



SIDE PRACTICE
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704 BUCKLE
NORTH WINDSOR, VA
20181
844.512.507
SIDEPRACTICE@GMAIL.COM



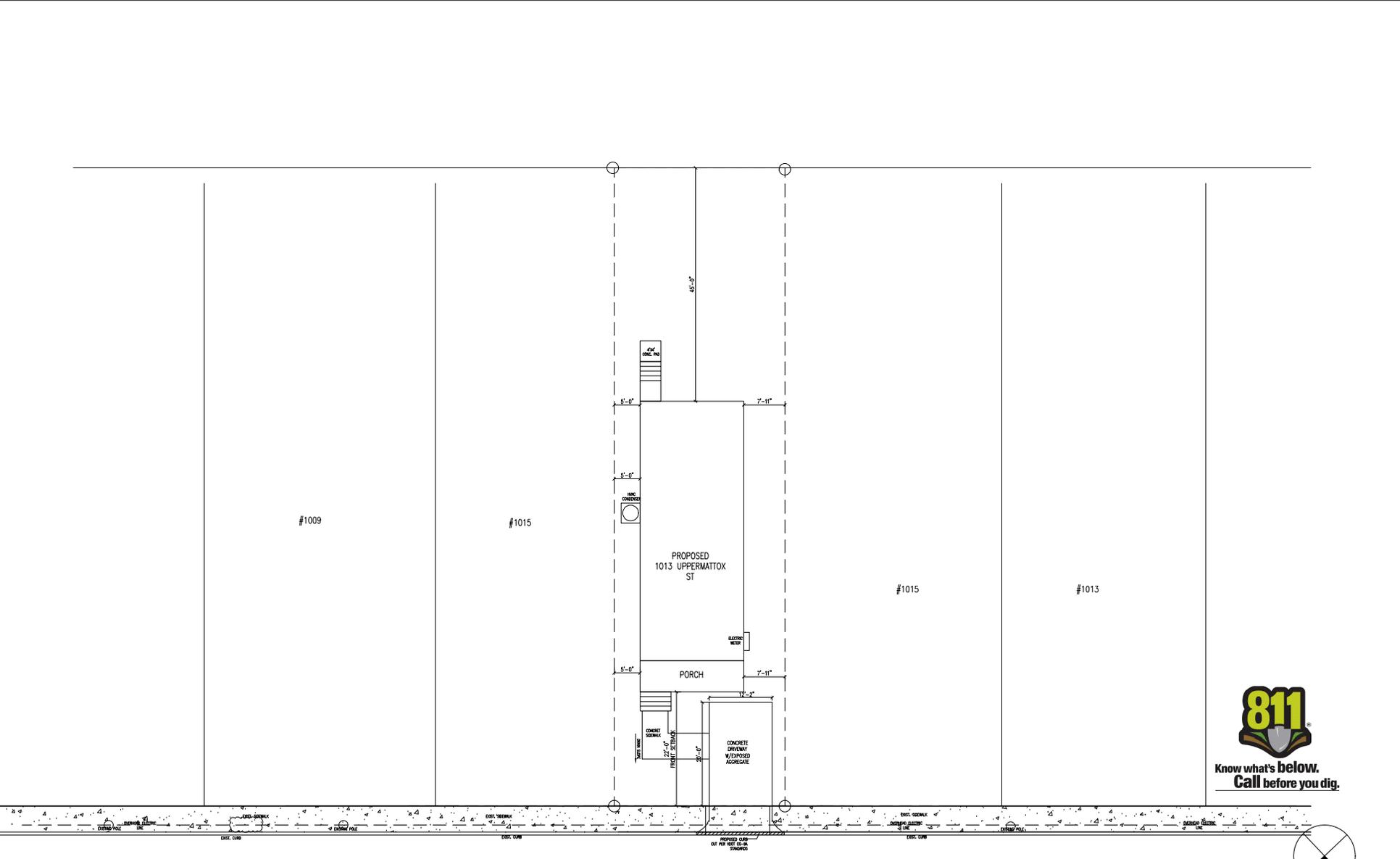
PREPARED FOR:
KELVIN MARTE

RESIDENCE CONSTRUCTION
DOCUMENTS
1013 UPPER APPOMATTOX ST
PETERSBURG, VA
22803



SITE PLOT PLAN

SHEET
SP-1
SCALE AS NOTED

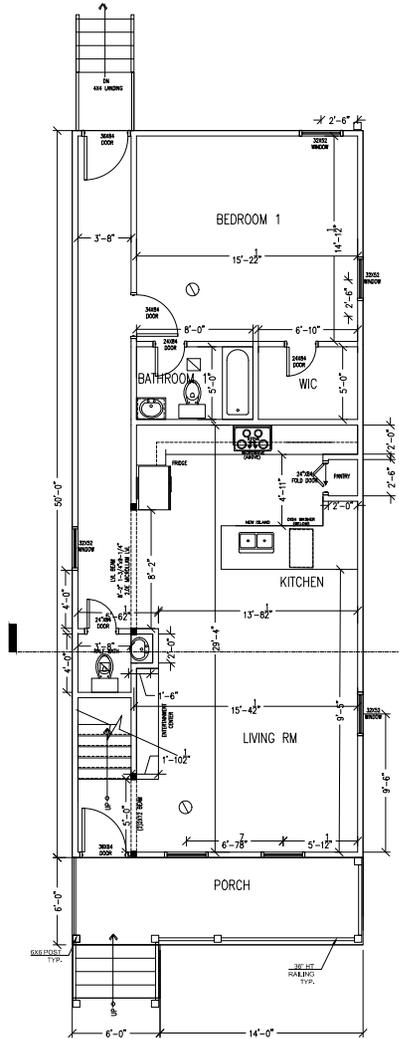


Know what's below.
Call before you dig.

UPPER APPOMATTOX ST

1 PLOT PLAN
SP-1 SCALE: 1/8"=1'-0"

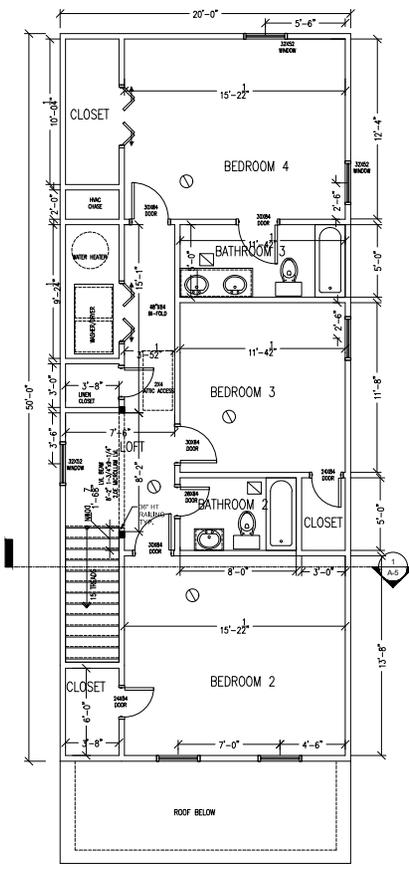




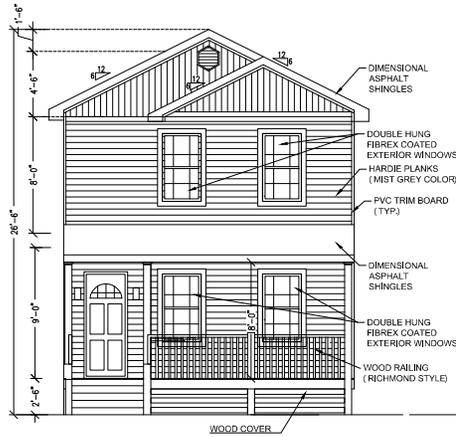
1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTE:
THERMAL ENVELOPE REQUIREMENTS:
FENESTRATION U FACTOR=0.32
GLAZED FENESTRATION SHCG=0.40
*ALL WINDOWS TO BE INSTALLED THAN
36" AFF UNLESS OTHERWISE
NOTED

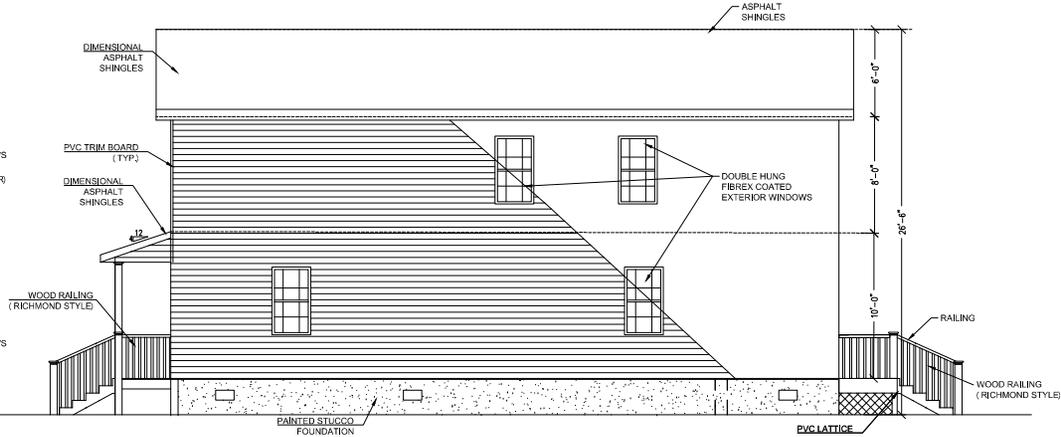
- KEY
- ▣ LOAD BEARING WALLS
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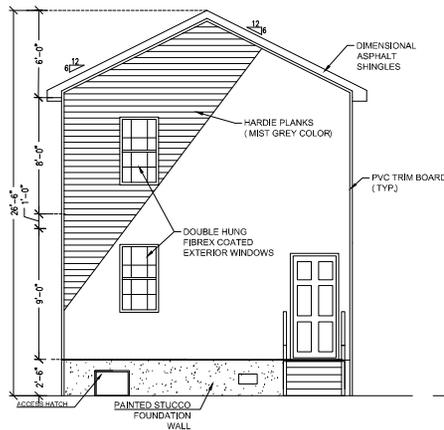
2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



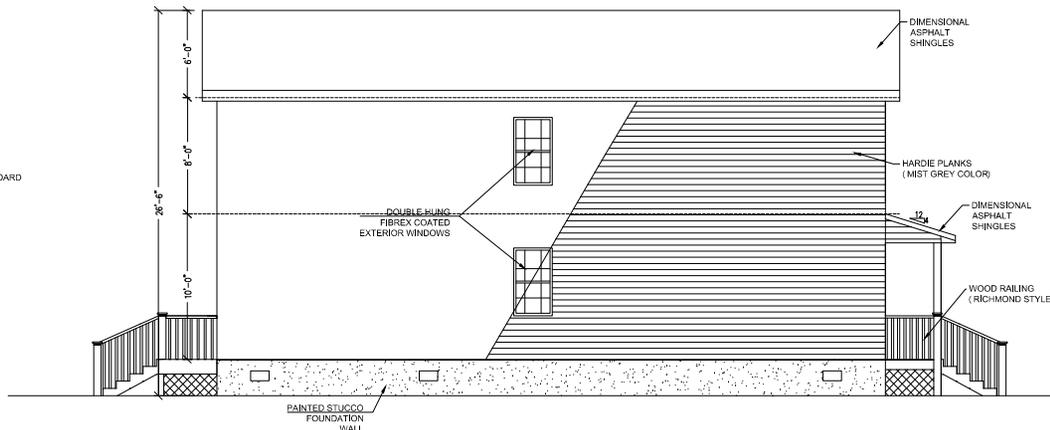
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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843-333-8888
SIDEPRACTICEDESIGNSTUDIO.COM

PREPARED FOR:
KELVIN MARTE

RESIDENCE CONSTRUCTION
DOCUMENTS
1013 UPPER APPOMATOX ST
PETERSBURG, RD
22803

PLAN REVISIONS DATES

ELEVATIONS

SHEET

A-3

SCALE AS NOTED



Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series double-hung windows are available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. A sophisticated one-touch release allows the sash to tilt in for easy cleaning from the inside.



DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting* performance

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options



*Visit andersenwindows.com/warranty for details.

*ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

OPTIONS & ACCESSORIES

- Four Low-E® glass options
- Four patterned glass options
- 13 exclusive art glass designs that are placed between the glass
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

EXTERIOR COLORS



TRIM STYLE OPTIONS



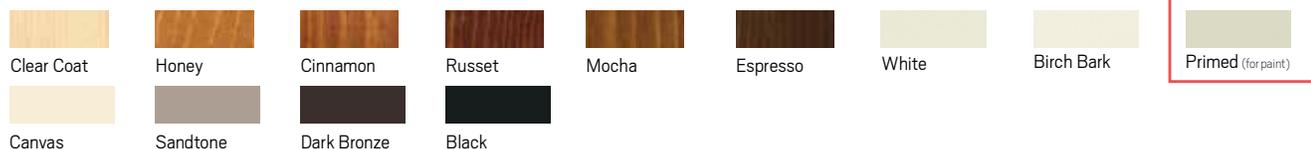
INTERIOR OPTIONS

Wood Species



Interior Finishes & Painted Options

Shown on Pine. Available on Pine, Maple and Oak only.



HARDWARE STYLES & FINISHES



*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.
 Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.
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6d. 601 Grove Avenue

Historic District: Old Towne
Review Date: February 11, 2026
Tax Parcel #: 010-05-0005

Applicant: Leigh Ann Bacevich

**City of Petersburg
Architectural Review Board
Staff Report**



Project Description: Partial demolition of existing secondary structure on eastern boundary of property; renovation and addition onto structure

Applicant proposal:

The property includes two structures; a two-story brick building constructed ca. 1850 and a secondary one-story wood-frame building constructed in 1979. The applicant proposed to demolish an approximately 90 s.f. section of the of the secondary structure. The building will then be redesigned and expanded to accommodate a market, kitchen, and screened-in porch. The site would also include a detached structure for storage, and outdoor gathering area, fencing, and landscaping throughout the site. The full scope of work, including proposed materials and a planned future phase is attached to this staff report.

Attachments:

Application, plot and building plans, project overview and materials list



Staff Recommendation:

Approval based on the Design Guidelines Chapters 7, 8, and 11

According to the reconnaissance level survey for the property, the secondary structure was built in 1979 and is not considered contributing to the Old Towne Historic District. The building has no discernible style and the partial demolition is not anticipated to create any loss of character for its surroundings. The guidelines state demolition should be weighed against the overall purpose of the historic overlay districts which is to promote “the educational, cultural, business, travel, industrial, and other economic resources and general welfare of the City.” In this case, staff believe the proposed project would result in value to the district while none is being lost through the partial demolition.

The application, plans, and scope of work appear to demonstrate an understanding of the character of the Old Towne District and a commitment to adhering to the guidelines on renovations and additions. The proposed construction materials will ensure the new construction is differentiated from the original structure on the property but still aligned with its character per the Secretary of the Interior’s Guidelines for Rehabilitation.

The applicant is currently coordinating with Zoning staff to ensure the use of the property is permitted by the Zoning Ordinance and the site is developed through the appropriate processes and permits.



City of Petersburg
 Department of Planning and Community Development
 Zoning Administration
 135 North Union Street, Room 304
 Petersburg, Virginia 23803
 (804) 733-2308

COA Application

Date: 01/23/2026

Applicant / Owner

Applicant Name: Leigh Ann Becevich
 Address: 1549 Laurel Springs Road
 City, State, Zip: Spring Grove, Virginia 23881
 Phone:
 Email:

Owner Name: Leigh Ann Becevich
 Address: 1549 Laurel Springs Road
 City, State, Zip: Spring Grove, Virginia 23881
 Phone:
 Email:

Plans Prepared By

Firm/Contractor: AD Studio, LLC
 Address: 9521 Amberdale Drive,
 Chesterfield VA 23236

Phone:
 Email:

Work to be Performed By

Firm/Contractor:
 Address:

Phone:
 Email:

Project

Address: 601 Grove Avenue
 City, State, Zip: Petersburg, Virginia 23803
 Application For: Application for COA
 Project Type: Commercial

Category (Check All that Apply)

- Repair
- Renovation, Restoration
- Change in Materials
- Approval of Paint Colors
- Fencing
- Signage
- Addition
- Driveway, Sidewalk, Parking Lots:
- New Construction
- Demolition
- Plaque
- Other: February 10th, 2026

Project Description: Renovation and Addition to create a Farmers Market

I do hereby certify that the information contained herein is true and correct.

Michael Shearn

32

01/23/2026

Name

Date

PROPOSED NEW
FARMER'S MARKET
 601 GROVE AVE, PETERSBURG, VIRGINIA

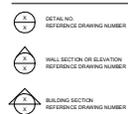
AD Studio, LLC
 Architectural, Planning and Interior Design

9521 Amberdale Drive
 Chesterfield, Virginia 23236
 Phone: (804) 833-2090
 Website: www.ADStudioVA.com

ABBREVIATIONS

A.F.F. - ABOVE FINISHED FLOOR	M.R. G.W. - MOISTURE RESISTANT GYPSUM BOARD
AD - AD	M.F. - MANUFACTURE
ALUM - ALUMINUM	MAX - MAXIMUM
BKG. - BEARING	MTL. - METAL
BD - BOARD	MN. - MINIMUM
C.J. - CONTROL JOINT	N.I.C. - NOT IN CONTACT
CONT. - CONTINUOUS	NOM. - NOMINAL
CON. - CONCRETE MASONRY UNIT	O.C. - ON CENTER
DTL. - DETAIL	O.S. - OVER OR SQUIPPER
D.S. - DOWNSPOUT	PLAM. - PLYWOOD LAMINATE
DWBS. - DOWNPIPE	FR. - FRAME
E.J. - EXPANSION JOINT	R.D. - ROOF DRAIN
EL. - ELEVATION	R & S - ROD & SHELF
E.W.C. - ELECTRIC WIRE/CABLE	S.D. - SINK DETECTOR
ENGR. - ENGINEERING	SG. - SQUARE
EQ. - EQUAL	S.A.C.P. - SUSPENDED ACOUSTICAL CEILING PANEL
FT. - FEET FOOT)	STL. - STEEL
F.F.L. - FINISHED FLOORLINE	STRUCT. - STRUCTURAL
F.R.T. - FIRE RETARDANT TREATED	TYP. - TYPICAL
F.D. - FLOOR DRAIN	VAL. - VENT HOOD
G.W.B. - GYPSUM BOARD	V.T.B. - VENT THROUGH ROOF
G.W.B.D. - GYPSUM BOARD	V.C.T. - VENT COMPOSITE TILE
GRV. - GRAY/WHITE	W. - WITH
H.W. - HOLLOW METAL	WD. - WOOD
LAM. - LAMINATE	
LN. - LINEAR	

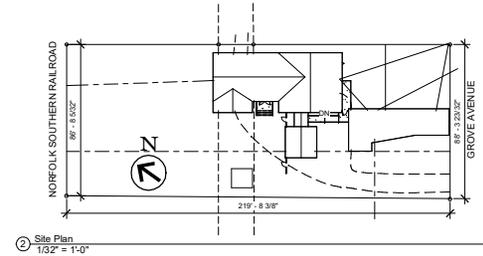
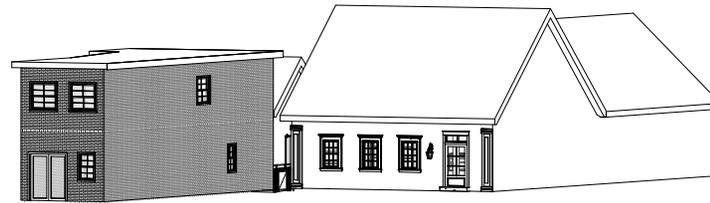
LEGEND



DRAWING INDEX

ARCHITECTURAL

A1	COVERSHEET
A2	FOUNDATION PLAN
A3	FLOOR PLAN
A4	NORTH AND EAST ELEVATIONS & WINDOW DETAILS
A5	SOUTH AND WEST ELEVATIONS
A6	ROOF PLAN
A7	BUILDING SECTIONS
A8	TYPICAL WALL SECTIONS AND DETAILS
A9	INTERIOR ELEVATIONS
A10	SCHEDULES



PROJECT INDEX

CODE NOTES

- 2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE WITH 2021 IRC
- BUILDING USE GROUP: COMMERCIAL
- CONSTRUCTION CLASSIFICATION:
- BUILDING AREA:

FIRST FLOOR (HEATED)	2,003 S.F.
STORAGE (UNHEATED)	235 S.F.
TOTAL	4,210 S.F.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE BEGINNING THE WORK.
- CONTRACTOR SHALL CAULK, FLASH, OR OTHERWISE MAKE ALL AREAS OF THE EXTERIOR BUILDING ENVELOPE WEATHERTIGHT.
- ALL WOOD PRODUCTS IN CONTACT WITH MASONRY OR EARTH SHALL BE TREATED LUMBER.
- GENERAL CONTRACTOR SHALL VERIFY THAT ALL CONSTRUCTION AND MATERIALS MEET ALL APPLICABLE BUILDING CODES AND STANDARDS.
- INTERIOR DIMENSIONS ARE FROM FACE OF STUD - U.O.N. EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY - U.O.N.
- REPAIR OR REPLACE ALL PARTS OF THE ELECTRICAL, MECHANICAL/HVAC AND PLUMBING SYSTEMS AS NECESSARY TO RENDER OPERABLE AND TO MEET ALL APPLICABLE BUILDING CODES.
- ALL DOOR, WINDOWS, FIXTURES, FINISHES, HARDWARE, ETC. ARE REQUIRED TO HAVE OWNERS APPROVAL BEFORE PURCHASE OR INSTALLATION.

DESIGN LOADS

SNOW	25 PSF
DEAD LOAD	10 PSF
SEISMIC	.05 PSF
WIND	90 MPH
LIVE	40 PSF
DEAD	10 PSF
LIVE (BEDROOMS)	30 PSF
STAIRS	40 PSF

Farmer's Market | 601 Grove Ave for Leigh Bacevich

Cover Sheet

Project Number	2025.05
Date	Issue Date
Drawn by	KH/MS
Checked by	Checker

A1

Scale 1/32" = 1'-0"



MONTPELIER FARM
-1750-

Renovation, Restoration and Preservation of
601 Grove Street

Preliminary Plan Discussion

Leigh Ann Bacevich Owner

Leigh.bacevich@gmail.com

860.508.7821

Project Lead

Michael Shearn-Architect

9409 Hull Street Road, Suite F1

Chesterfield, Virginia 23236

Website: ADStudioVA.com

Cell: (804) 833-2090

Contractor

Leigh Ann Bacevich Owner/Contractor

Leigh.bacevich@gmail.com

860.508.7821

Signature Craft LLC

Steve Overgard- Contractor/Framing

804.895.2141

Steve.overgard@steveovergard.biz

Lawrence Waller- Masonry Preservationist

757.784.3359

Property Overview

The property at 601 Grove Street consists of two structures. The first, dated in records as 1979, clearly experienced an addition to an older structure in 1979. Era division visible through foundation and framing with the older part sitting on piers and the newer on a concrete pad and framing of early twentieth century cut and bulk in the front and modern two by fours in the back. This building is single story shotgun construction with multiple layers of tar and compressed siding layered over rotted wood clapboard. The building has been unoccupied for decades and suffers from structural fragility. The second, dated 1890, is a two-story brick with a warehouse attached. Also vacant for decades. Both buildings present down to studs. Please find the inspection report for both buildings attached. Preservation Virginia found records for the brick structure but not the wooden one. Peter Post and Lawrence Waller, both experienced and well-known preservationists, toured both buildings and confirmed the dating of structures as well as the fragility indicated by inspection reports.

Use

Montpelier Farm 1750 will use both buildings, zoned as MDX2, for a shop and commercial kitchen in the wooden structure and a warehouse and tourist rental in the brick structure. The shop will become a field to fork enterprise selling products from Montpelier as well as other local Virginia food and beverage vendors. Magnolia Bread will come on board as a shop partner providing fresh bread to the community. A commercial kitchen, herb and spice packaging area and shop storage utilize the remainder of the existing building. To make the space needed for the shop an addition will redesign the existing building to expand and create a more visually pleasing and useful space. A produce washing, packaging and storing area designed to stock the shop and run a local CSA will create an addition at the back of the building and provide visual balance with the front addition. The additions will be linked by a screened in porch which will provide a neat and attractive transition to the back garden. Event space in the back garden will have a catering option as the commercial kitchen will have direct access to this space. A portico will be added between the shop addition and the warehouse. This will allow for an ADA compliant ramp and waste containers. A storage building links the ADA compliant ramp area to the warehouse to secure and hide shop infrastructure from the entertainment garden, provide architectural roofline consistency with the transition view of the shop to the green space and create extra storage for the primary building without disturbing balance to the building and greenspace. A privacy fence with door will seal the back garden from the front garden

which will not only provide a visual separation of garden but also provide a secure system for the back of the property. All fencing will be consistent with Walpole fence products for Highland topper where security fencing is needed and Chestnut Hill where decorative boundary is needed. The warehouse will provide space to dry, process and package garlic, shallots and herbs produced from the farm, thus having direct access to the shop kitchen through the back garden. The two-story brick building will be a tourist rental. The lot will be divided into a front garden, back garden and parking. Therefore, both buildings work in tandem with the farm. The front garden design provides space for marketing farm produce and seasonal products like vegetable plants and Christmas Greenery. The back garden design allows for event space as well as an heirloom kitchen garden. A double wide driveway on the east side of the brick structure provides parking for four to five cars. Three street parking spaces in front of both buildings with a public parking lot at the end of the street adjacent to the Appomattox River provide parking. Employee parking provided beyond the driveway security gate on a concrete pad linking the driveway to the warehouse.

Timeline

Considering the scope of the work and the needs of Montpelier, the project will consist of two phases. The first phase, which is covered in this proposal, will be the addition and renovation of the wooden structure, landscaping of front garden and full property fence repair. The second phase will begin at completion of the wooden building and include structural repairs to the brick building, full renovation of front and upstairs as tourist rental and renovation of warehouse for drying, processing, packaging and shipping Montpelier Farm products. The rear garden landscaping will be completed last. Once approval is granted and permits processed work will be started immediately with a five-month completion date for the first phase.

Style

Montpelier Farm’s mission centers on historic preservation. This includes not only heirloom produce and heritage livestock, but also vernacular architecture and the cultural history of place. A carryover from the eighteenth-century home that anchors the farm and represents the face of our business. And a sense of community using food and place to bring people together by creating a symbiotic relationship between farm and town which clearly existed when the Grove buildings were built. In this spirit, the Grove buildings will reflect nineteenth century southern style consistent with the brick building date. The shop,

in keeping with the modest presentation of the existing building, will maintain elevation and roofline with additions using a simple gable consistent of Greek Revival architecture. Both structures, however, will reflect the field to fork relationship between town and country and used to market Montpelier Farm.

Materials

Architectural salvage and quality reproduction hardware will be integrated where possible in addition to the standard materials list found below. Walpole type fencing and signpost will provide a picket fence with double gates fronting the shop, privacy between front and back garden and security gate on east drive. Adjacent neighbors have consented to allow Montpelier to replace their bordering fencing. ADA compliant walkways, ramp and entryways. Everything thoughtfully designed and selected to maintain the historic and cultural significance of Petersburg and to fulfill Montpelier's mission.

Shop Exterior Material List

- Hardie Plank Siding-Beaded Smooth Gray Slate
- Hardie Plank Trim-Smooth Arctic White
- Hardie Sofits-Arctic White
- Cage light two candle exterior light 20x8 adjacent to front door
- Entry doors-solid Mahogany four light 36x80 -BM Mop Board Black
- Entry hardware- ADA compliant Matte Black
- Windows-Pella Fiberglass Single hung with Transom, Low-E insulating glass and custom Grille. White with matte black hardware
- Metal Roof- Matte Black Marco Metals 24-gauge Englebert
- Gutter Supply gutters- aluminum four-inch round-matte black
- Existing brick walkway will be redesigned to meet ADA compliance using Gravelpave2 foundation for gravel applications in ADA zones
- Picket fence fronting street with double gate- Acorn hardware Bean, BM Atrium White from Walpole Chestnut Hill design
- Picket fence fronting street with double recessed from sidewalk three feet to allow hangover for sign
- Colonial Post for signage

- Landscape lights on either side of post illuminating sign
- Landscape lights embedded in ground to illuminate front of building and front door and windows
- Privacy fence adjacent to neighboring property- BM Atrium White
- Privacy fence with door backing portico- BM Mop Board Black
- Metal hanging sign with Montpelier logo and tag line “*Field to Fork Provisions*”
- Bronze four light hanging lantern centered on portico floor
- Ramp in portico to allow ADA access to the shop Poured concrete
- Front Garden landscaped around fence and building with pea gravel on either side of walkway with perennials
- Front and back addition to be connected by a screened in porch
- Porch Trex clamshell
- Screened porch to have two screened doors opening onto back garden
- Goose necked Exterior lights on either side of screened doors- Matte Black

Images

Please find images on the following pages.

- Exterior doors
- Shop sign: double sided steel 3’x3’

Other materials marked by manufacturer and easily viewed by product name on individual manufacturer websites.





S1.1

Rev.	Date	Description

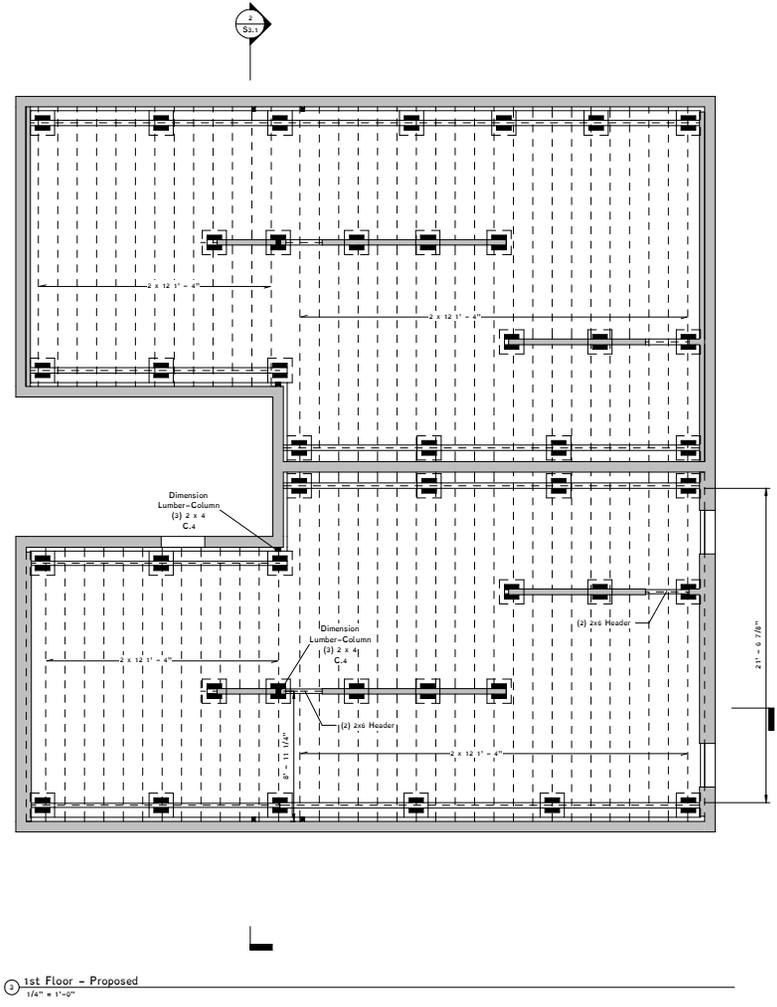
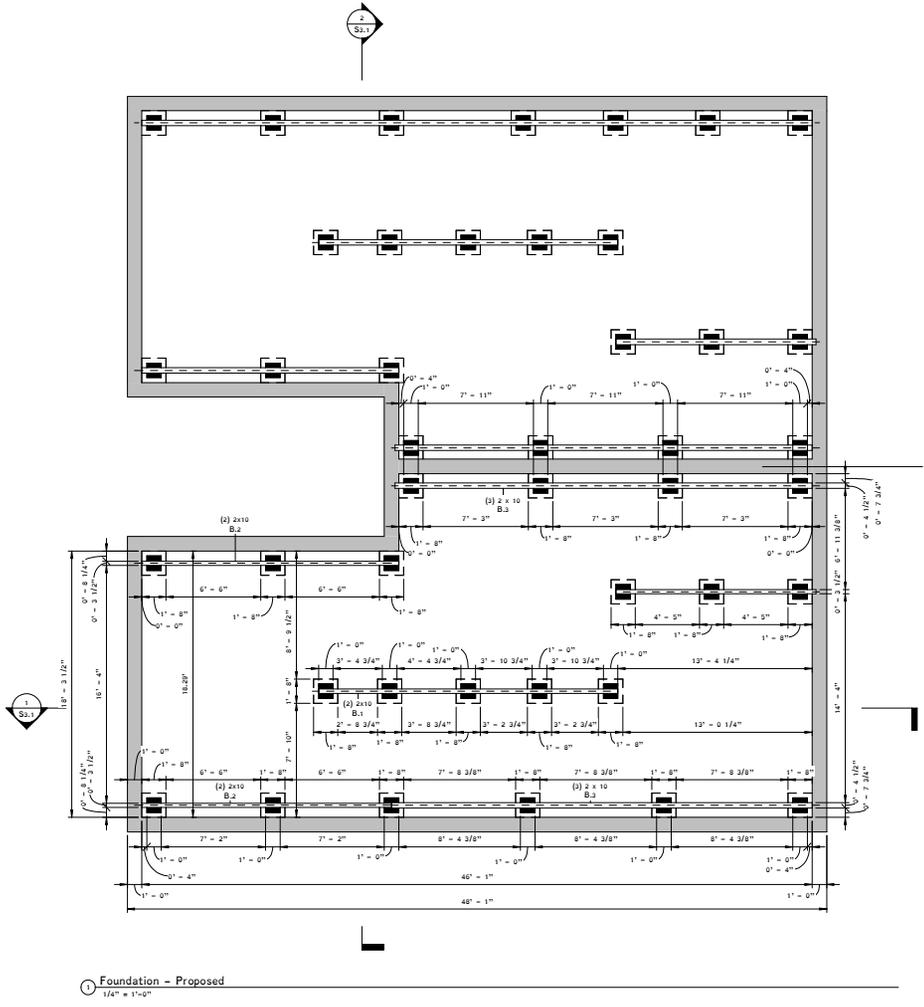
January 19, 2025

Structural Layout
 702-708 Harrison Street
 Joseph F. Yates Architects

City of Petersburg, VA



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 804.647.1589



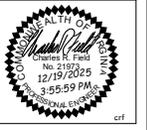
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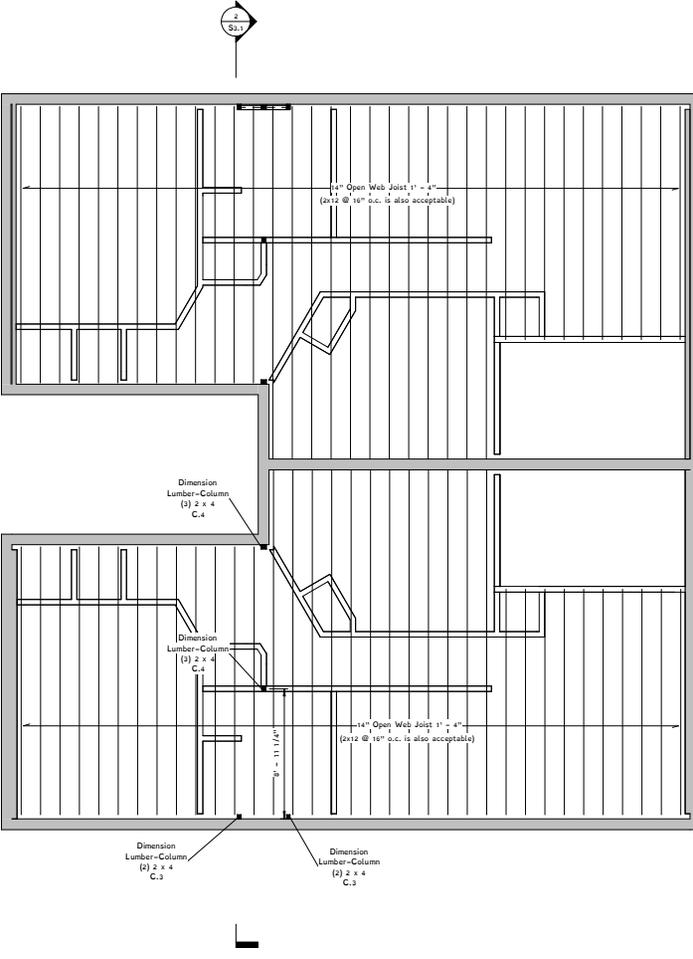
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Structural Layout
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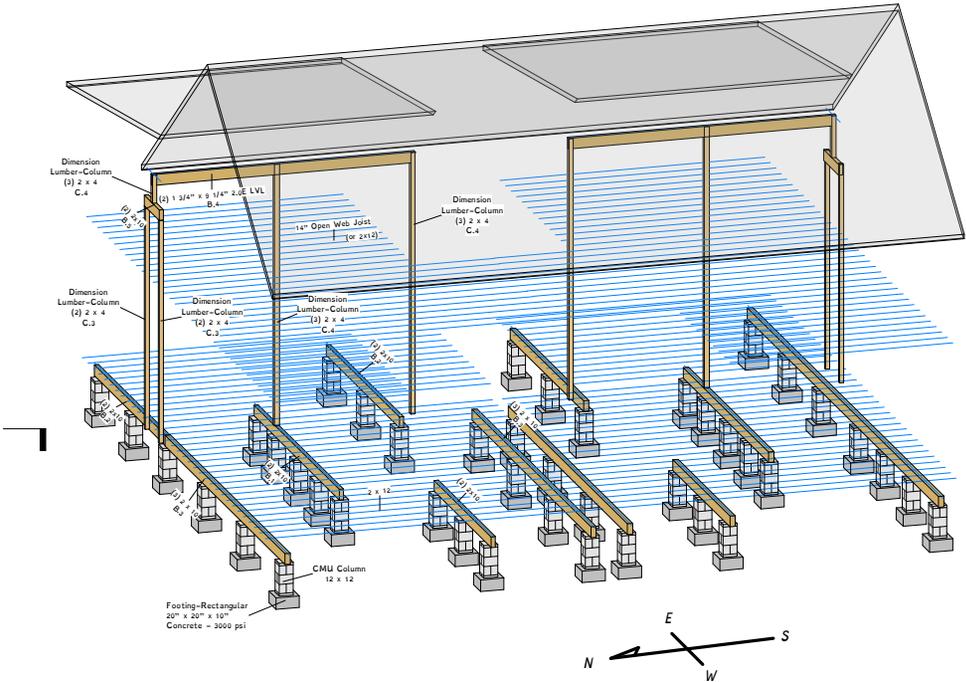
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 Richmond, VA 23223
 804.647.1589



1 2nd Floor - Proposed
 1/4" = 1'-0"



2 Structural View



Print plans at 24" x 36", Arch D

S3.1

Rev.	Date	Description

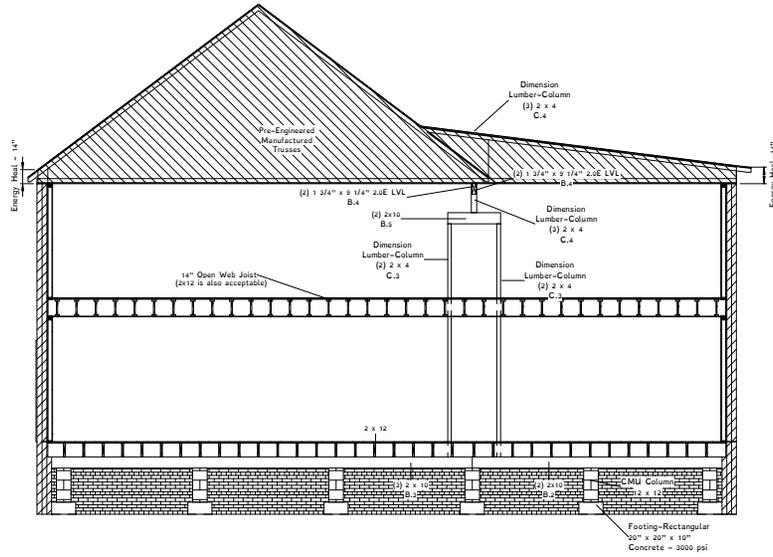
January 19, 2025

Section
 702-708 Harrison Street
 Joseph F. Yates Architects

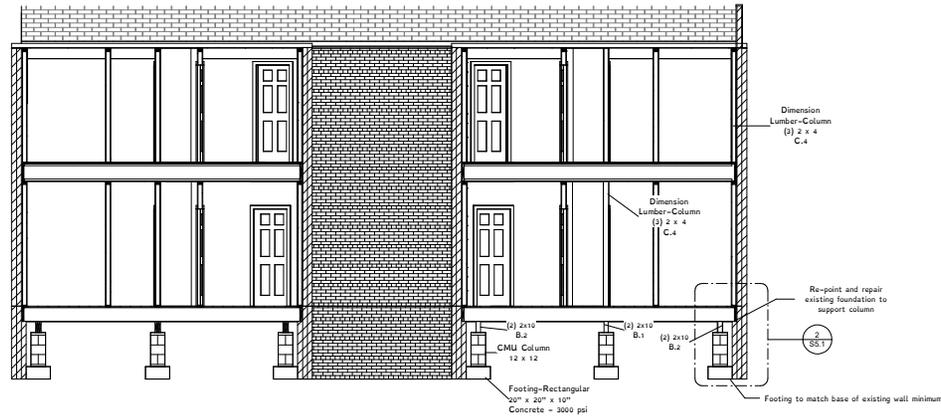
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Section 1
 1/4" = 1'-0"



Section 2
 1/4" = 1'-0"



