



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**Commission of Architectural Review
Certificate of Appropriateness Application**

900 E. Broad Street, Room 510

Richmond, VA 23219

804-646-6569

Property *(location of work)*

Property Address: 211 N. 36th Street, Richmond, VA

Current Zoning: R-8

Historic District: Chimborazo

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description *(attach additional sheets if needed):*

See attached

Applicant/Contact Person:

Company:

Mailing Address:

City: Richmond

State: VA

Zip Code: 23223

Telephone: (

Email: (

Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner

Property Owner:

If Business Entity, name and title of authorized signee:

Mailing Address:

City: Richmond

State: VA

Zip Code: 23223

Telephone:

Email:

Billing Contact? Yes

****Owner must sign at the bottom of this page****

Certificate of Appropriateness

211 N. 36th Street

March 2026 - Commission Review

Item 2 — Replacement of Front Steps with Modular Brick Masonry

The existing concrete front steps have failed due to root intrusion from an adjacent tree, which we are removing (no COA required). The damage goes all the way down to the footing level so repair in place isn't possible.

The concrete steps aren't original to the house. The house is brick, and we'd like to replace the steps with full modular brick to match. This is not thin veneer tile but full modular brick units on a block substrate with new concrete footings.

The brick we've selected is [Shade & Wise "165 Roanoke,"](#) a red modular brick that matches the existing house. Mortar will match the existing house mortar. See the attached drawings.

We reviewed the guidelines on page 59 and our read is that replacing a later concrete alteration with brick is actually more consistent with the historic character of the property than keeping the concrete, since brick is the original material of the house.

Item 6 — Reconstruction of Front Retaining Walls with Modular Brick

The concrete retaining walls on either side of the front steps have the same root damage and need to be fully rebuilt. We are also adding drainage at the base to prevent this from happening again.

Same proposal as the steps. Full modular brick, same style, same mortar. The existing concrete walls aren't original either, so we feel like brick is the right call to bring the whole front entry in line with the character of the house. The walls are low and won't block any features of the facade.

Item 10 — Consolidation of Rear Addition Windows

The rear sun room has physically detached from the house due to root damage at the foundation and needs to be fully rebuilt (no COA required for the reconstruction itself). As part of that rebuild we'd like to replace the three existing rear windows with a single picture window.

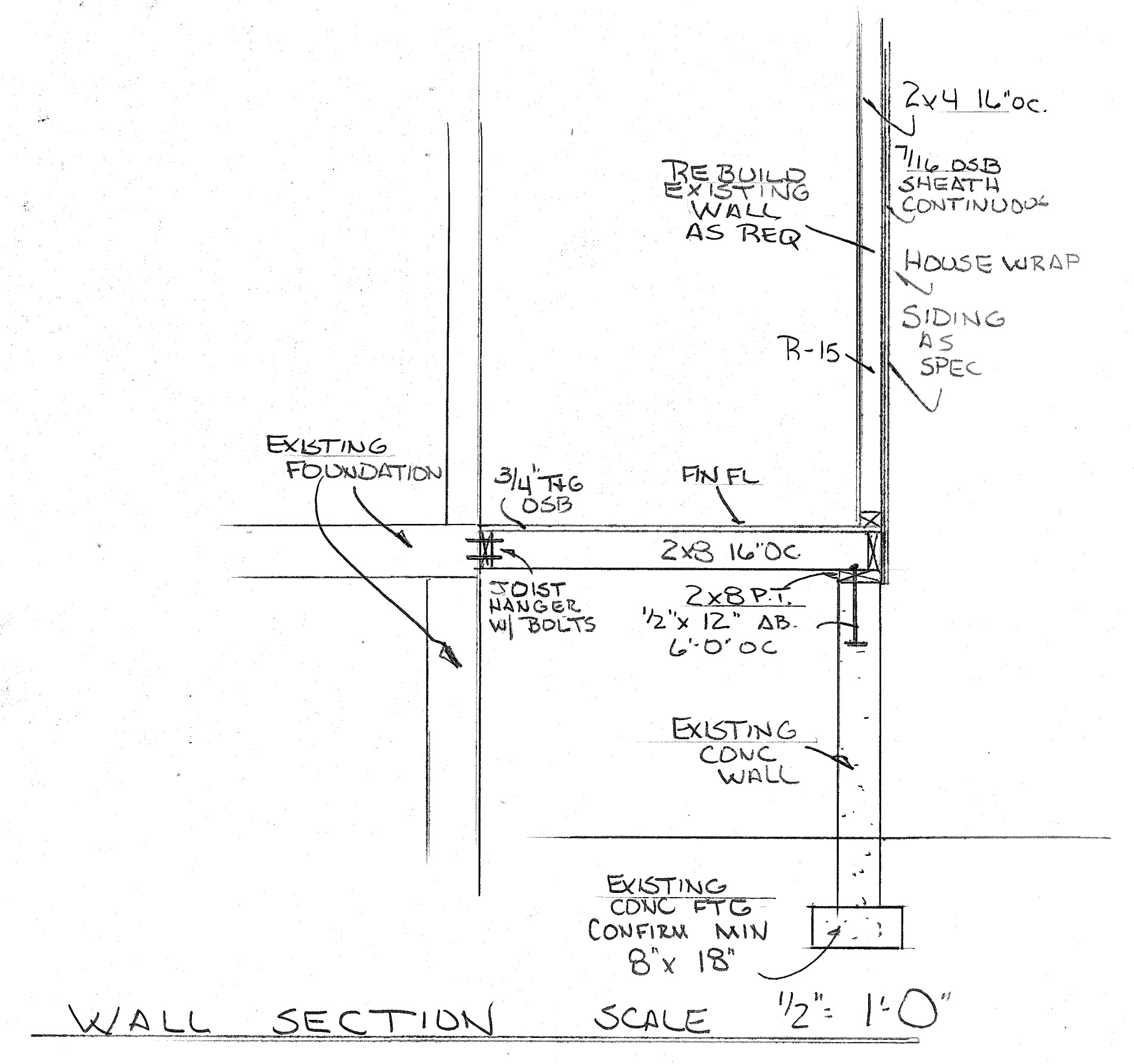
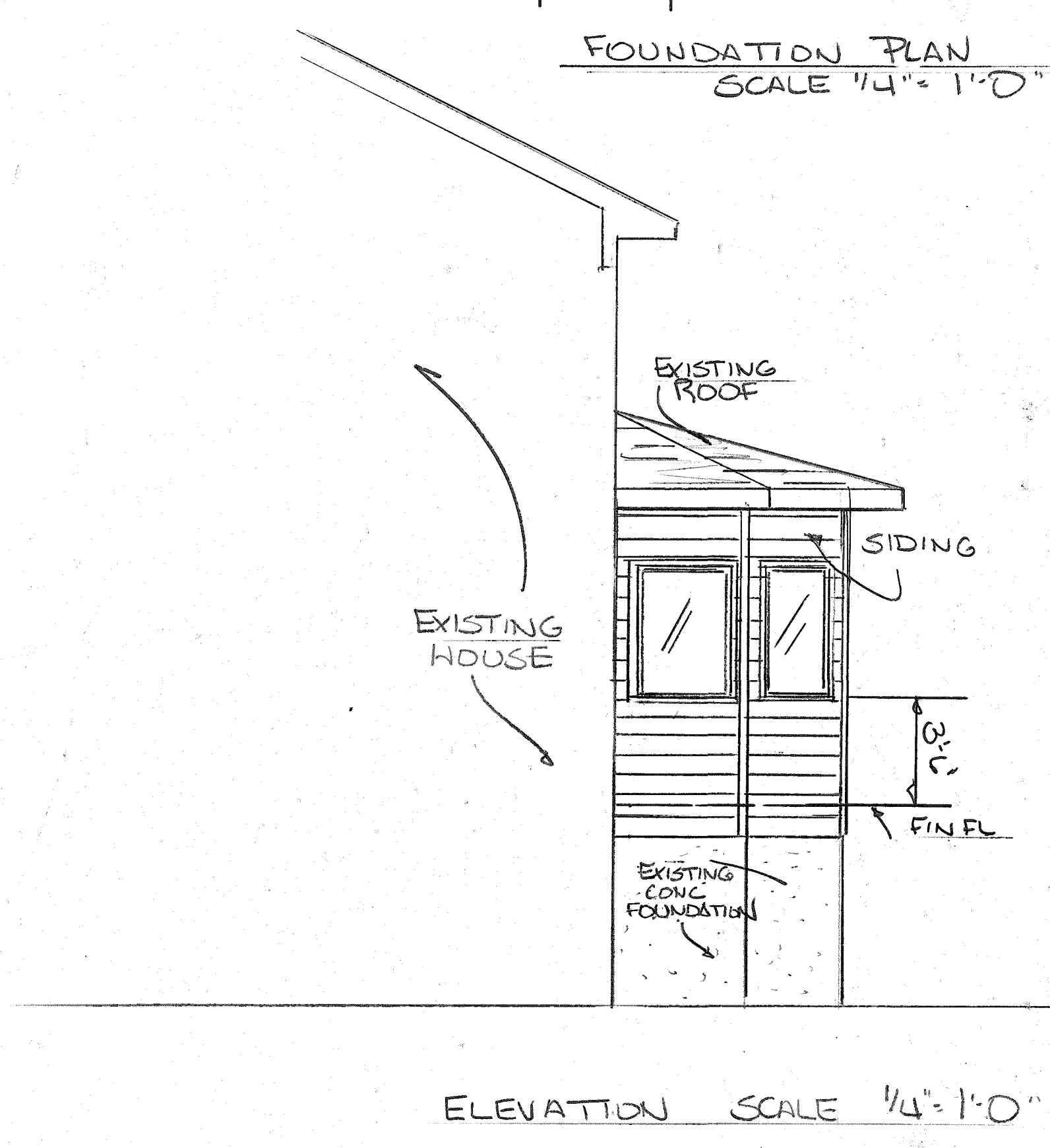
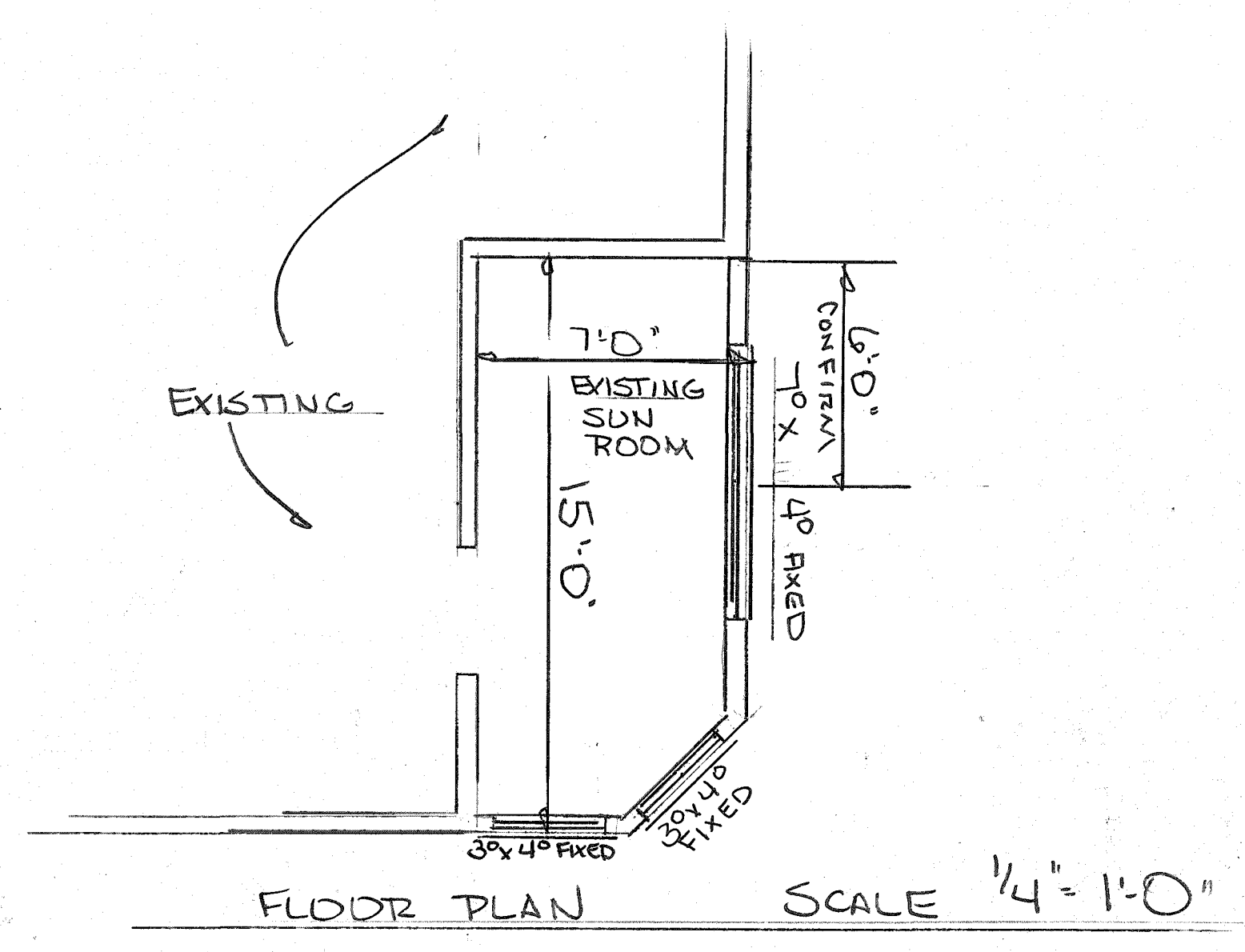
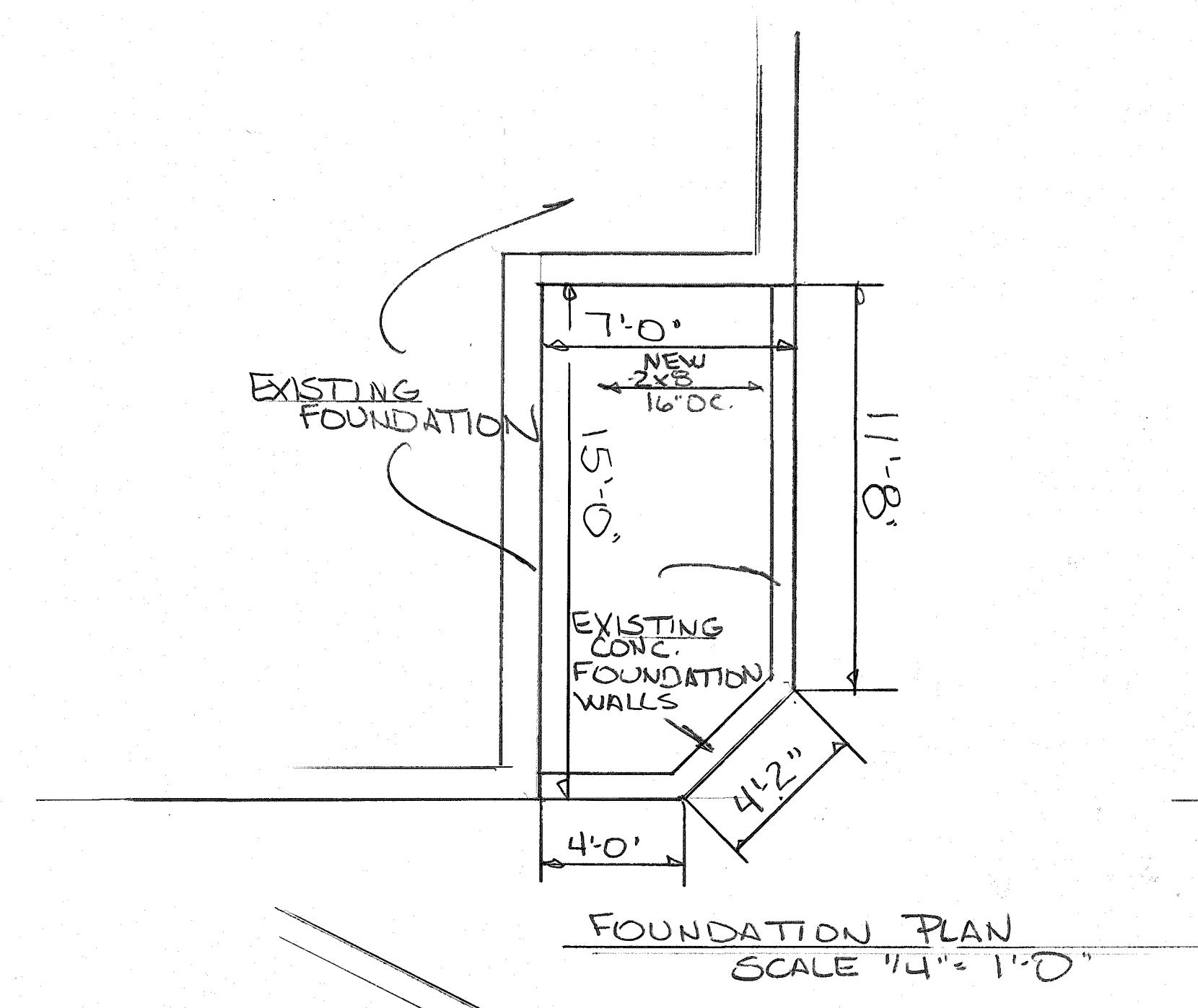
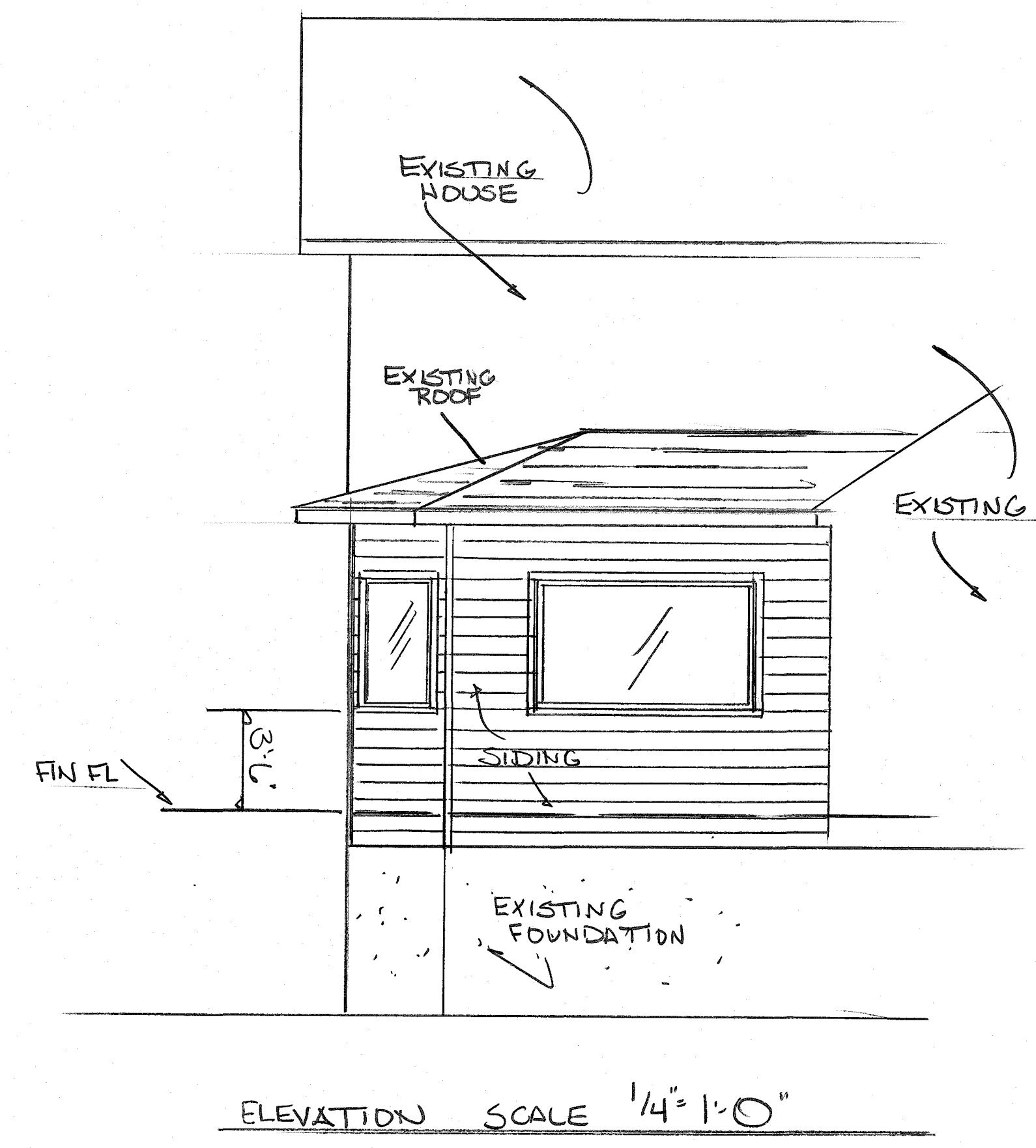
As Yara noted, these windows are on a later addition and are not original to the house. Since we're rebuilding the addition from scratch anyway we can't just reinstall the old windows into new framing. The replacement is an [Atrium Windows and Doors picture window](#) in white with

divided lites so it still has visual interest. It is not vinyl. The rear elevation isn't visible from the street.

We understand that changing window openings on a historic structure isn't typically approved, but given that this is a non-original addition on a non-public elevation that's being fully reconstructed regardless, we think this is a reasonable ask.

Myles Baker, Owner, mylesdanielbaker@gmail.com, (281) 608-1183
Contractor: Alec Eberle, Coastal Contracting of VA Inc., (804) 517-2107

NOTE: THIS IS AN RENOVATION TO AN EXISTING DWELLING. CONFIRM ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ALL SHADED WALLS ARE NEW WALLS.



COASTAL CONTRACTING
211 N. 36TH STREET

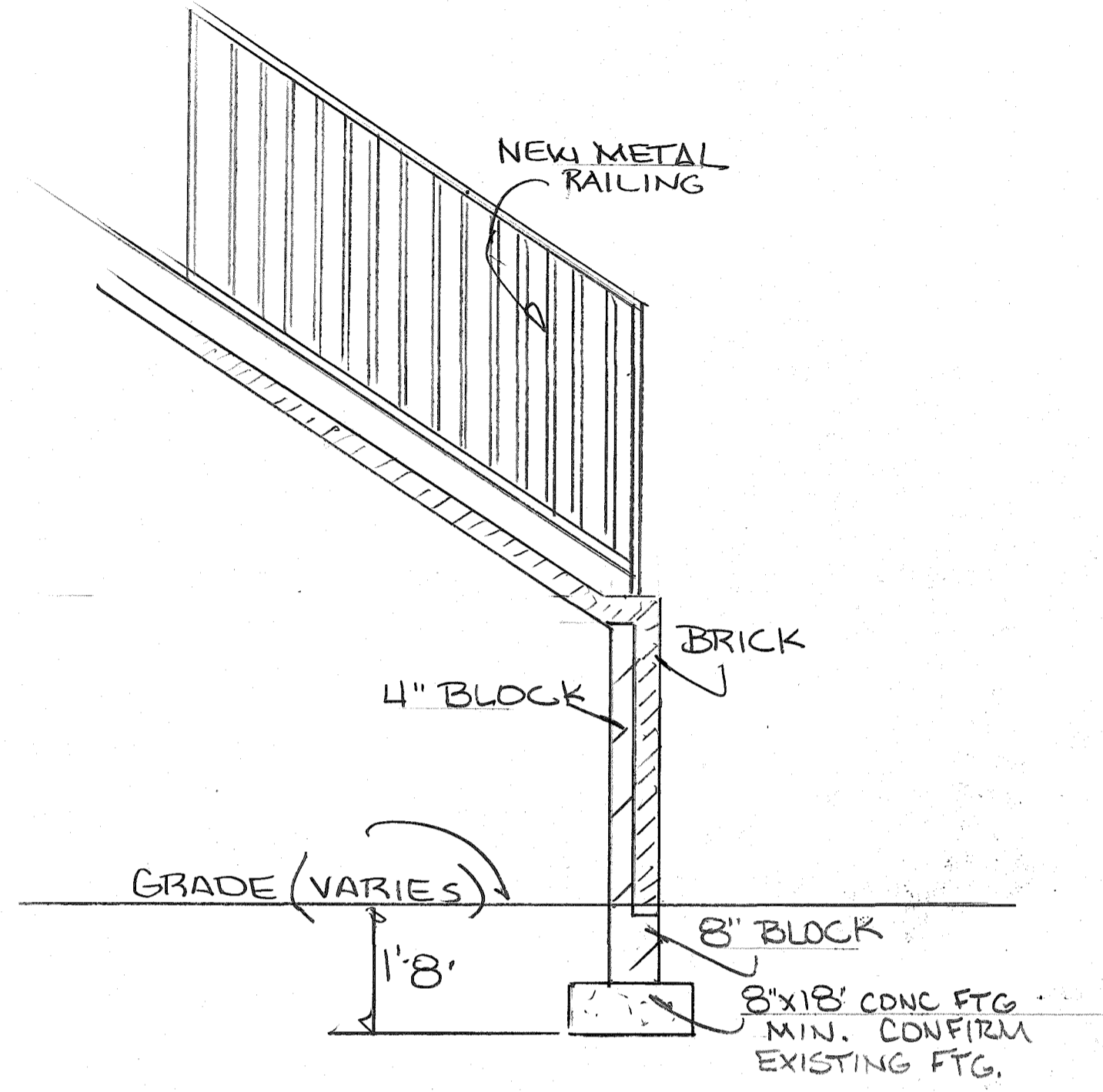
8302 Brookfield Road
Richmond, VA 23227
(804) 262-6603

MOFFETT
& Company

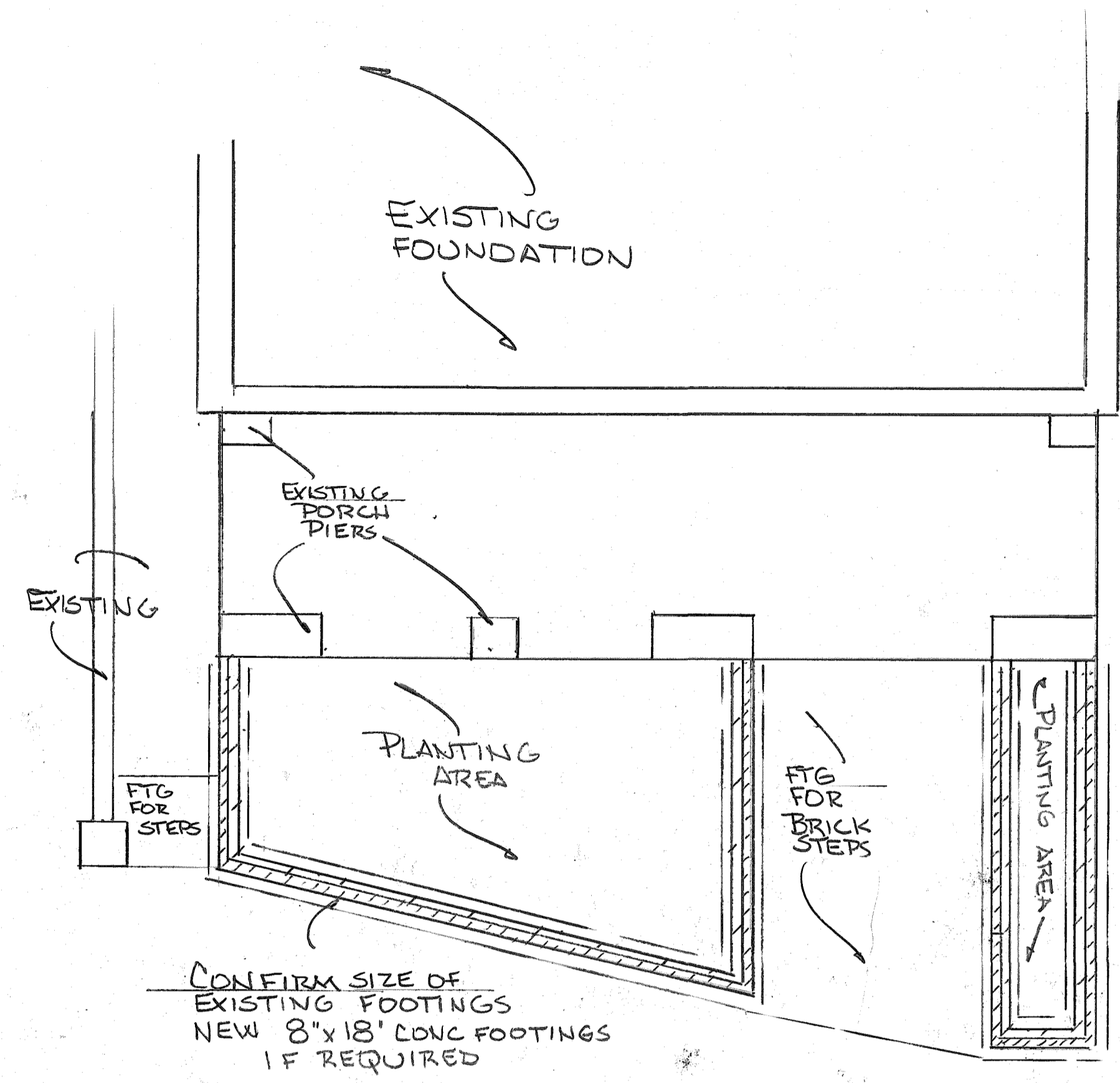
NOV 2025
REVISIONS
JAN 2026
JAN 27, 2026

SHEET
1 OF 1

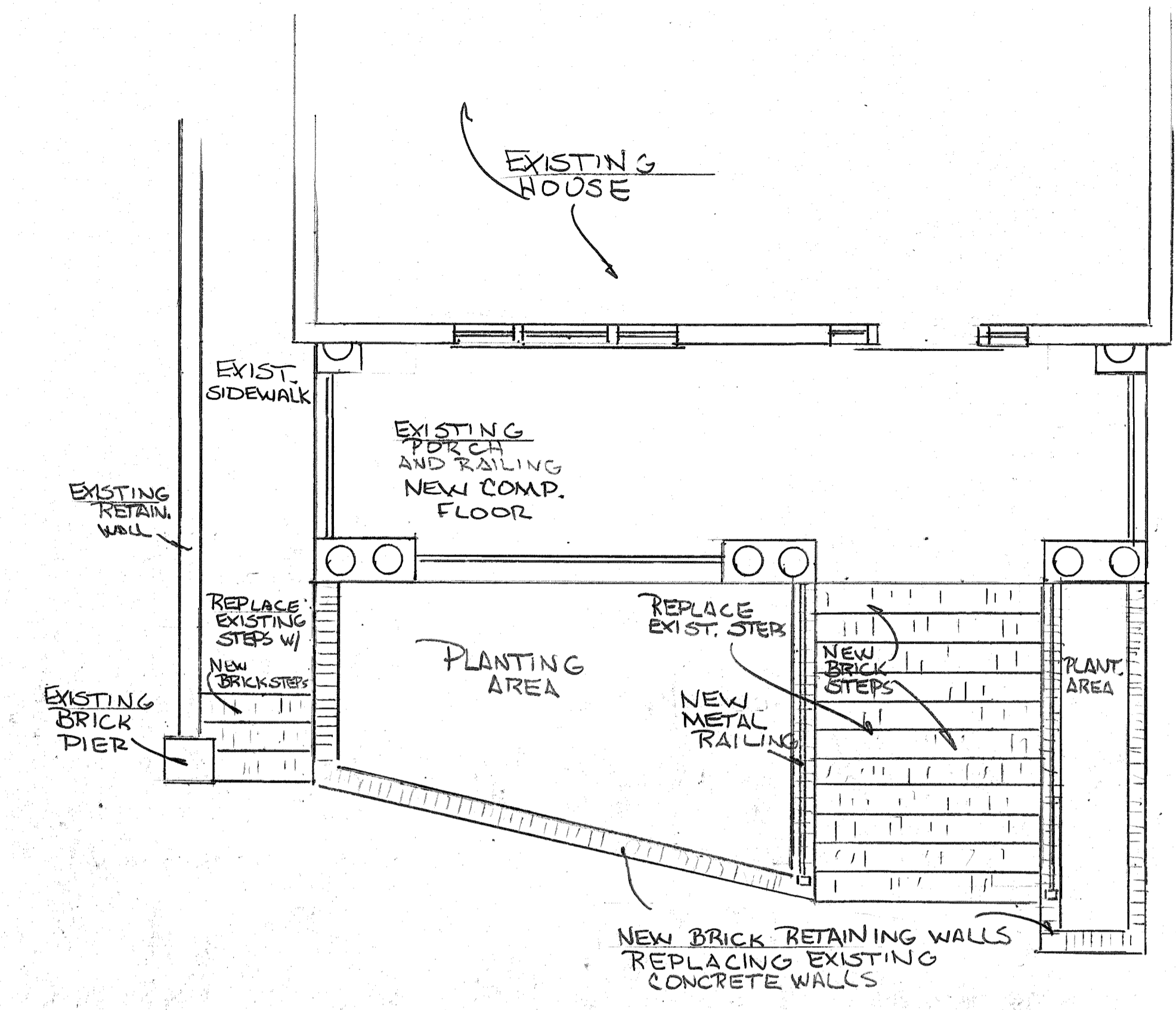
NOTE: THIS IS AN RENOVATION TO AN EXISTING DWELLING. CONFIRM ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ALL SHADED WALLS ARE NEW WALLS.



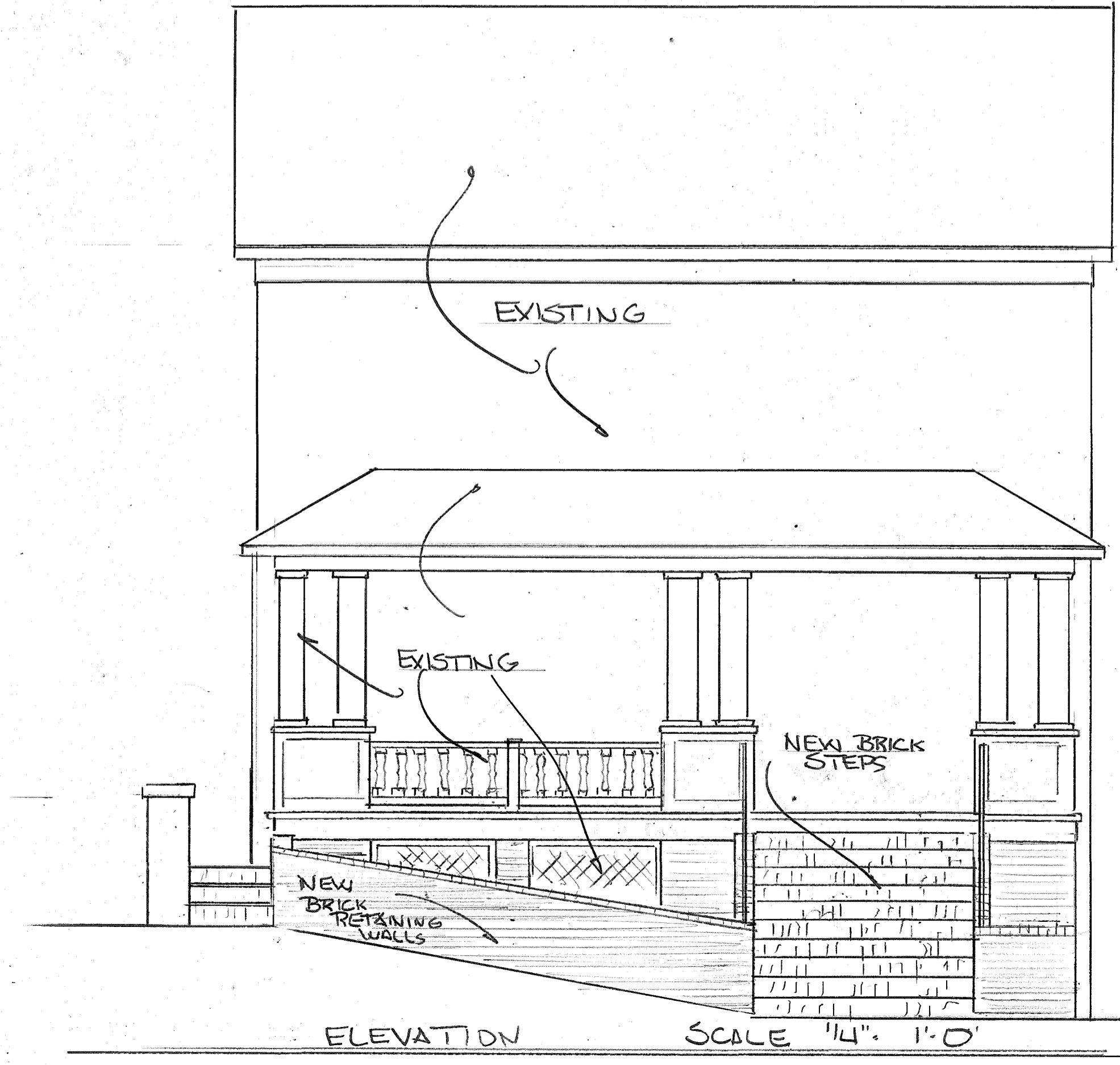
DETAIL SCALE 1/2" = 1'-0"



FOUNDATION PLAN SCALE 1/4" = 1'-0"



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



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

COASTAL CONTRACTING
211 N. 36TH STREET

8302 Brookfield Road
Richmond, VA 23227
(804) 262-6603

MOFFETT
& Company

NOV 2025
REVISIONS

SHEET
1 of 1





311

PROPERTY OF
CITY OF
RICHMOND



prince

SPRINT
HOME