



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE: (804) 646-6335 FAX: (804) 646-5789

**12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION**

LOCATION OF WORK: 425 North 26th Street DATE: April 3, 2014

OWNER'S NAME: Alex Van Ness TEL NO.: 804.873.0606  
AND ADDRESS: 425 North 26th Street EMAIL: alex@avusedparts.com  
CITY, STATE AND ZIPCODE Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: Paragon Construction Co. LLC TEL. NO. 804.744.8480  
AND ADDRESS: 12747 Oak Lake Court EMAIL: jshank@pccexteriors.com  
CITY, STATE AND ZIPCODE Midlothian, VA 23112

Would you like to receive your staff report via email? Yes  No

### REQUEST FOR CONCEPTUAL REVIEW

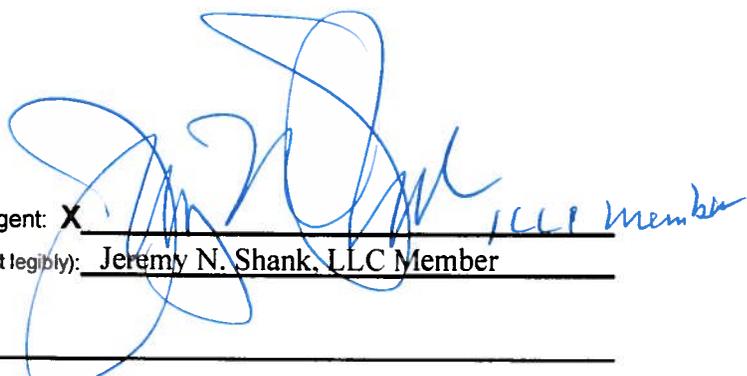
I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

**DETAILED DESCRIPTION OF PROPOSED WORK (Required):**  
**STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED.** (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

Please refer to the attached description of work.

Signature of Owner or Authorized Agent:   *LLC Member*  
Name of Owner or Authorized Agent (please print legibly): Jeremy N. Shank, LLC Member

**(Space below for staff use only)**

Received by Commission Secretary \_\_\_\_\_ APPLICATION NO. 14-32  
DATE 4/8/14 \_\_\_\_\_ SCHEDULED FOR 5/27/14

Note: CAR reviews all applications on a case-by-case basis.



**Commission of Architectural Review  
Submission Application**

**Office Address:**

12747 Oak Lake Court  
Midlothian, VA 23112

**425 North 26<sup>th</sup> Street**

**Mailing Address:**

P.O. Box 2593  
Midlothian, VA 23113

(804) 744.8480 (phone)  
(804) 744.8481 (fax)

www.ParagonConstruction.co

office@ParagonConstruction.co



**Overview of Proposed Work**

*Please refer to the detailed description and pictures of the related work on the accompanying submission.*

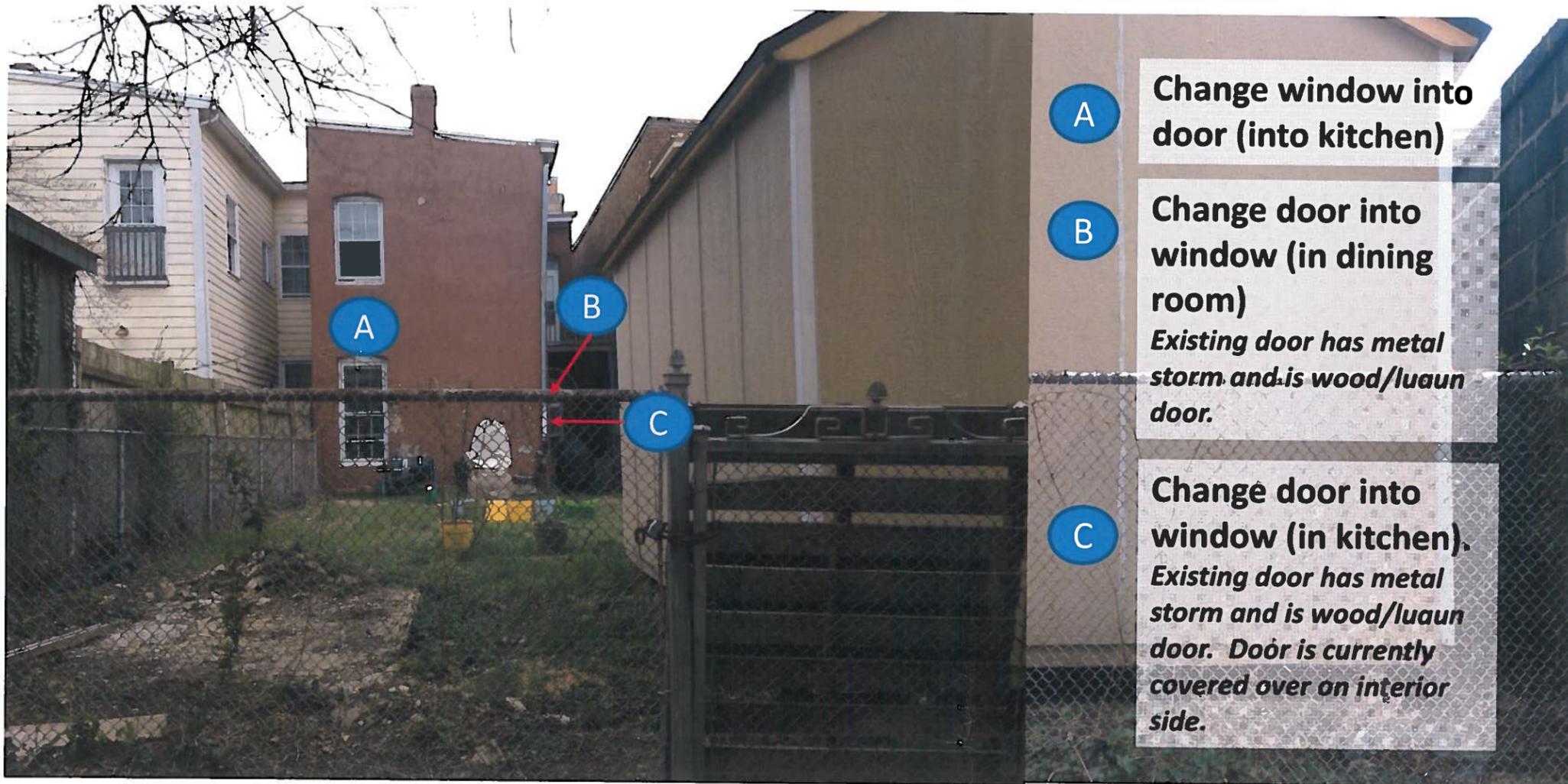
- 1) **Restore the exterior facade to its original brick appearance** - 1) remove the thin painted mortar veneer that is now failing on the rear, left rear and right rear of the Home, 2) prepare and re-point all areas with a like-color limestone based mortar and tool similarly to the original masonry on the front of the Home.
- 2) **Change one window into a door with a transom**, maintaining the arched opening and color. Install a ProVia Signet cherry grain fiberglass patio door (color – white; style – half light over 2 panels; muntins – 3/4” simulated divided light).
- 3) **Change two doors** - both in the rear alcove with one on the rear wall (dining room) and one on the left wall (kitchen) - **into windows**. The dining room window opening will maintain the arched opening and will be a single double-hung with a transom (JELD-WEN Custom Collection wood window with 5/8” putty simulated divided light; color – white to match the windows on the Home). The arched opening for the kitchen window will be maintained and a single double hung will be installed (JELD-WEN Custom Collection wood window with 5/8” putty simulated divided lights; color – to match the windows on the Home). In conjunction with the masonry restoration above, using best matching reclaimed bricks lay and mortar bricks to modify these openings as required.

*Paragon Construction...Let us help you smile every time you come Home!*

**Back of the Home Renovations**

- 1. Preparation** – Apply for and obtain the require City of Richmond building permit for converting the two door openings to window openings and the one window opening to a door opening.
- 2. Door & Window Replacements**

**View from Alley**



A

**Change window into door (into kitchen)**

B

**Change door into window (in dining room)**

*Existing door has metal storm and is wood/luan door.*

C

**Change door into window (in kitchen).**

*Existing door has metal storm and is wood/luan door. Door is currently covered over on interior side.*



12747 Oak Lake Ct.  
 Midlothian, VA 23112  
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 804.744.8481 (FX)  
[office@ParagonConstruction.co](mailto:office@ParagonConstruction.co)  
[www.ParagonConstruction.co](http://www.ParagonConstruction.co)  
 VA LIC 2705 079880A

Sheet Title:	<b>Project Summary</b>
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Project Description:	<b>Front Porch Rot Repairs and Back of the Home Renovations 425 North 26<sup>th</sup> St.</b>
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Drawings provided by:	<b>Jeremy Shank</b>
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Date:	<b>3/28/2014</b>
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# Back of the Home Renovations

1. **Preparation** – Apply for and obtain the require City of Richmond building permit for converting the two door openings to window openings and the one window opening to a door opening.
2. **Door & Window Replacements**
  - A. **Opening “A” - Change Double-Hung Window to Entry Door with Transom to match the configuration of the existing dining room door** (location - on the far back of the Home facing alley)
    - i. *Demo* - Remove the first floor window on the back of the Home. Cut out the masonry from the bottom of the existing window to the floor level.
    - ii. *Prepare Opening* – Keep the existing opening width and curved head trim. Reusing the removed brick, build the corners/transition to the door. Lay and mortar a rowlock sill using the removed brick to set the new door on. Install new 2x framing to which the door shall be installed/secured.
    - iii. *Install Door* – Prepare the door opening with the OSI WinTEQ flashing system . Install a ProVia Signet fiberglass entry unit and transom (panel grain – Cherry; color – white; panel style – Half Lite over Two Raised Panels; threshold finish – bronze; muntins – simulated divided light; hardware – Schlage Flair Aged Bronze handset with deadbolt). Install 2” wide trim around the door to match that around the removed window.
    - iv. *Finish Trim & Painting* – Install new exterior trim to best match that on the window that was removed. Insulate around the door with OSI WinTEQ door and window insulating foam. Install new interior trim to best match the other doors in the Home.



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# Back of the Home Renovations

## 1. Door & Window Replacements

### B. Opening "B" – Change Wood Door with Metal Storm Door to Double-Hung Window with Transom (location - recessed area on the back of the home facing the alley)

- i. *Demo* - Remove and dispose of the metal storm door and flush panel wood door on the back of the Home. Remove the corner bricks to allow for installation build up of the opening. Remove and dispose of the concrete threshold that extends beyond the wall footprint.
- ii. *Prepare Opening* - Keep the existing opening width and curved head trim. Using reclaimed brick to best match the brick on the Home, lay and mortar brick 18" up from the base of the door. Install new 2x framing to which the window shall be installed/secured to. Install a PVC historic sill nose with sill horn to best match the other windows on the Home.
- iii. *Install Window* – Prepare the window opening with the OSI WinTEQ flashing system. Install a new JELD-WEN Custom Collection Wood Double-Hung window with Sash Set Transom (color – white; muntins – 5/8" putty simulated divided light to best match the size and style of the muntins in the existing window. Install exterior trim around the window to match that around the removed door.
- iv. *Finish Trim & Painting* – Install new exterior trim to best match that on the window that was removed. Insulate around the window with OSI WinTEQ door and window insulating foam. Install new interior trim to best match the style on other window interiors.



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# Back of the Home Renovations

## 1. Door & Window Replacements

### C. Opening "C" – Change Wood Door with Metal Storm Door to Double-Hung Window (location - recessed area on the left wall of the home facing the neighbors home)

\*\*\* This window is currently boarded upon on the interior as kitchen cabinets are in front of it. \*\*\*

- i. *Demo* - Remove and dispose of the metal storm door and flush panel wood door on the back of the Home. Remove the corner bricks to allow for installation build up of the opening. Remove and dispose of the concrete threshold that extends beyond the wall footprint.
- ii. *Prepare Opening* - Using reclaimed brick to best match the brick on the Home, lay and mortar brick 48" up from the base of the door. Install new 2x framing to which the window shall be installed/secured to. Install a PVC historic sill nose with sill horn to best match the other windows on the Home.
- iii. *Install Window* – Prepare the window opening with the OSI WinTEQ flashing system. Install a new JELD-WEN Custom Collection Wood Double-Hung window (color – white; muntins – 5/8" putty simulated divided light to best match the size and style of the muntins in the existing windows on the Home). Install exterior trim around the window to match that around the removed door.
- iv. *Finish Trim & Painting* – Install new exterior trim to best match that on the window that was removed. Insulate around the window with OSI WinTEQ door and window insulating foam. Install new interior trim to best match the style on other window interiors.



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# Back of the Home Renovations

## 1. Door & Window Replacements

## 2. Product Overview

### A. JELD-WEN CUSTOM WOOD DOUBLE-HUNG WINDOW

- **Material – Auralast Pine Sash, Frame and Mouldings**
- **Muntin Bars – 5/8” putty simulated divided light** - For the most authentic divided lite appearance, select our SDL option. It includes detailed interior wood bars, metal bars placed between the panes of insulating glass, and exterior metal bars that are permanently adhered to the exterior glass.



- **Finish – Primed white, ready to paint**



- **Glass – Clear Low-E366 Argon-Filled Glass**

### B. PROVIA SIGNET FIBERGLASS PATIO DOOR

### C. Material -



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# Back of the Home Renovations

## 1. Door & Window Replacements

## 2. Product Overview

### B. PROVIA SIGNET FIBERGLASS PATIO DOOR

- **General:** Door shall be pre-finished, pre-hung, new construction and Signet fiberglass entry doors as manufactured by ProVia Door, Inc. and complete with wood frames, wood brickmold, and adjustable, thermally broken threshold.
- **Door Construction:** Door slab shall be 1 ¾" thick and fabricated using two fiberglass reinforced engineered sheets (0.093" thick) structurally laminated over a solid oak perimeter frame providing a square edge design. The core of the door is foamed in place polyurethane chemically bonded to all interior surfaces. Stiles and rails are dovetailed and glued at each corner creating a structurally solid, integrated frame. The door skins can be embossed, with stainable, woodgrain texture. The 4 1/4" finger-jointed 4-ply hardwood strike stile with square edge design provides unparalleled strength. The lock face preparation shall be a 2 1/8" bore at a backset of 2 3/8". Lock edge preparation shall be 1" x 2 1/4" mortise with rounded corners. The inner core of the door shall be foamed in place, with self-hardening polyurethane, chemically bonded to all inner surfaces of steel skins. A high-performance, composite material is utilized on all Signet Fiberglass bottom rails giving excellent rot-resistance.
- **Finish:** The finish coat is a custom formulated DuraFuse™ Finishing System, featuring P3 Fusion. A two-part (1.2 mil thick) urethane paint oven cured to create a durable, smooth finish (color – snow mist white).
- **Frame Construction:** Frame and brick mold to be primed, finger-jointed, high-grade radiata pine which is sealed against moisture utilizing PineGuard® Rot Resistant Finish, to fit standard 6 9/16" jamb depth.
- **Weatherstripping:** Bottom sweep of high-quality thermal plastic rubber and a perimeter seal of foam filled compression weather-strip (Q-Lon).
- **Threshold:** Custom designed, heavy-duty extruded anodized bronze threshold with a 1 ¼" high, oak-look, adjustable, thermal barrier riser.
- **Glass:** Insulating glass comes standard at 1" thick. Glass with high performance Low-E argon gas fill, with ¾" simulated divided light.
- **Hardware:** To be selected from a variety of top quality locking hardware, deadbolts.



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# Back of the Home Renovations

## 2. Restore the Back, Left Rear and Right Rear of the Home to its Original Masonry Appearance

**A. Demo and Prep** – Remove the existing mortar veneer (currently painted red) from the rear, right rear and left rear of the Home by hand or by hammer and chisel.

Upon removal of the mortar veneer, evaluate the existing bricks and examine the walls for any structural damage that requires correcting.

**B. Repoint** – In accordance with IV. Maintenance & Repair of the Handbook and Design Review Guidelines and the National Park Service Preservation Brief – “Repointing Mortar Joints in Historic Masonry Buildings, prepare and repoint the entirety of all three areas on the Home -

- 1) Hand rake, using hammer and chisel where required, the mortar joints to clean them of debris and failing mortar to a depth 2 - 2 ½x the width of the joint.
- 2) Given the extreme exposure of the walls to the elements, match in color and texture a Type-O lime based mortar to best match the existing mortar.
- 3) Examine and best replicate the tooling of the joints on the front of the Home.
- 4) Clean surface as required.



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