



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: 517 W 21st St Current Zoning: R 6

Historic District: Springhill

Application is submitted for: (check one)

- ☐ Alteration
☐ Demolition
☒ New Construction

Project Description (attach additional sheets if needed):

Kitchen renovation and one story addition with basement and screen porch. Addition of 489 SF 1st floor area.

Applicant/Contact Person: Robert Steele

Company: BOB Architecture

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23219

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? No Applicant Type (owner, architect, etc.): Architect

Property Owner: Andrew Barnocky

If Business Entity, name and title of authorized signee: _____

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23225

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? Yes

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

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 payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature: [Signature] Date: 06/25/2026



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 517 W 21st St, Richmond, VA 23225

BUILDING TYPE

- | | |
|---|--|
| ☒ single-family residence | ☐ garage |
| ☐ multi-family residence | ☐ accessory structure |
| ☐ commercial building | ☐ other |
| ☐ mixed use building | |
| ☐ institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| ☒ addition | ☐ roof |
| ☐ foundation | ☐ awning or canopy |
| ☐ wall siding or cladding | ☐ commercial sign |
| ☐ windows or doors | ☐ ramp or lift |
| ☐ porch or balcony | ☐ other |

WRITTEN DESCRIPTION

- ☐ property description, current conditions and any prior alterations or additions
- ☒ proposed work: plans to change any exterior features, and/or addition description
- ☐ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☒ proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- ☒ elevations of all sides
- ☒ detail photos of exterior elements subject to proposed work
- ☐ historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- | | | |
|--|--|---|
| ☒ current site plan | ☐ list of current windows and doors | ☒ current elevations (all sides) |
| ☒ proposed site plan | ☐ list of proposed window and door | ☒ proposed elevations (all sides) |
| ☒ current floor plans | ☒ current roof plan | ☒ demolition plan |
| ☒ proposed floor plans | ☒ proposed roof plan | ☐ perspective and/or line of sight |
| ☒ legal "plat of survey" | | |

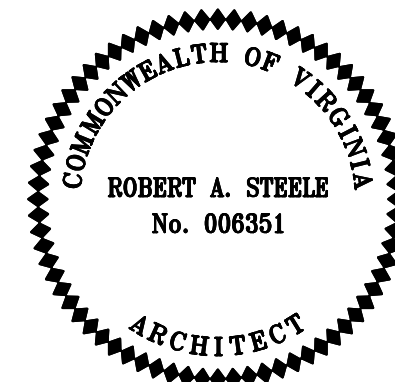


517 W 21ST STREET

RICHMOND, VIRGINIA

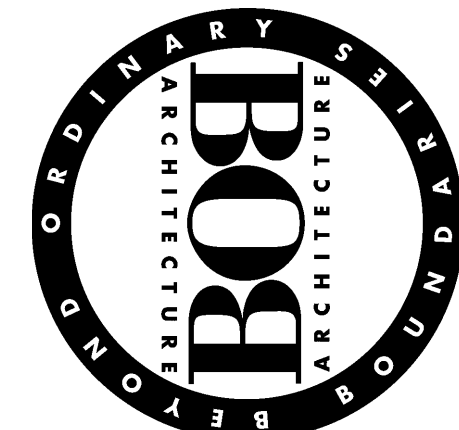
517 W 21ST ST

RICHMOND, VA



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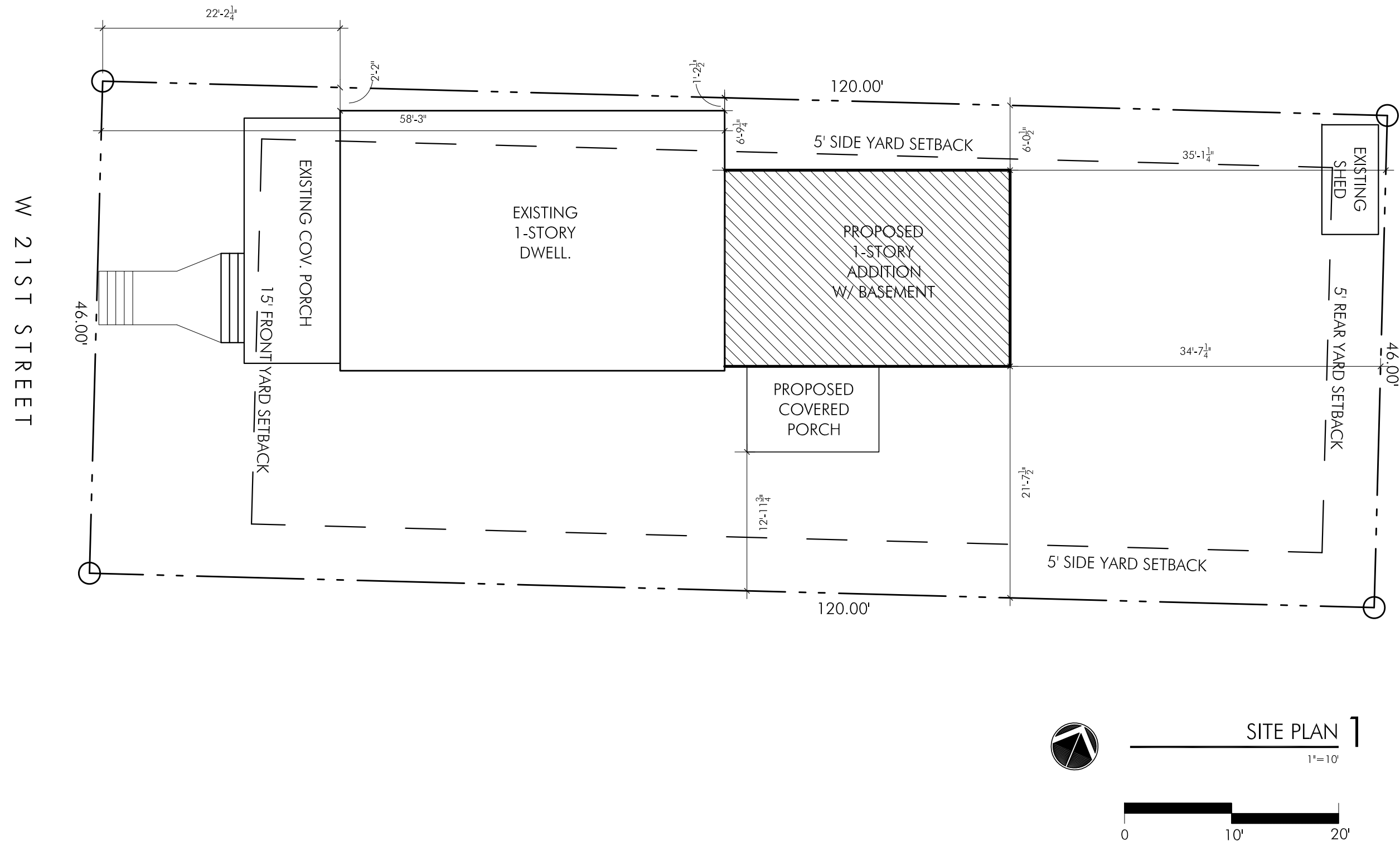
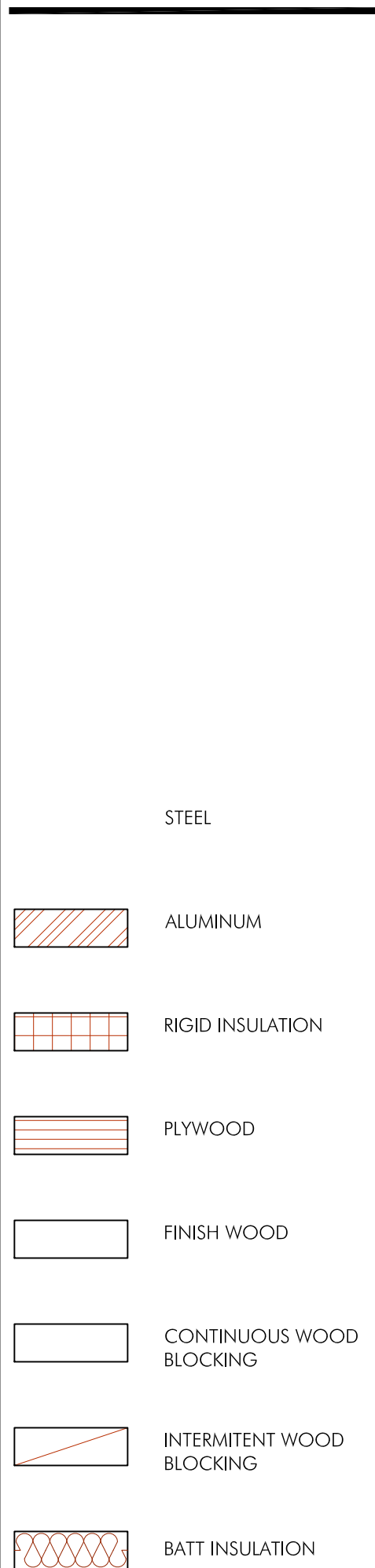
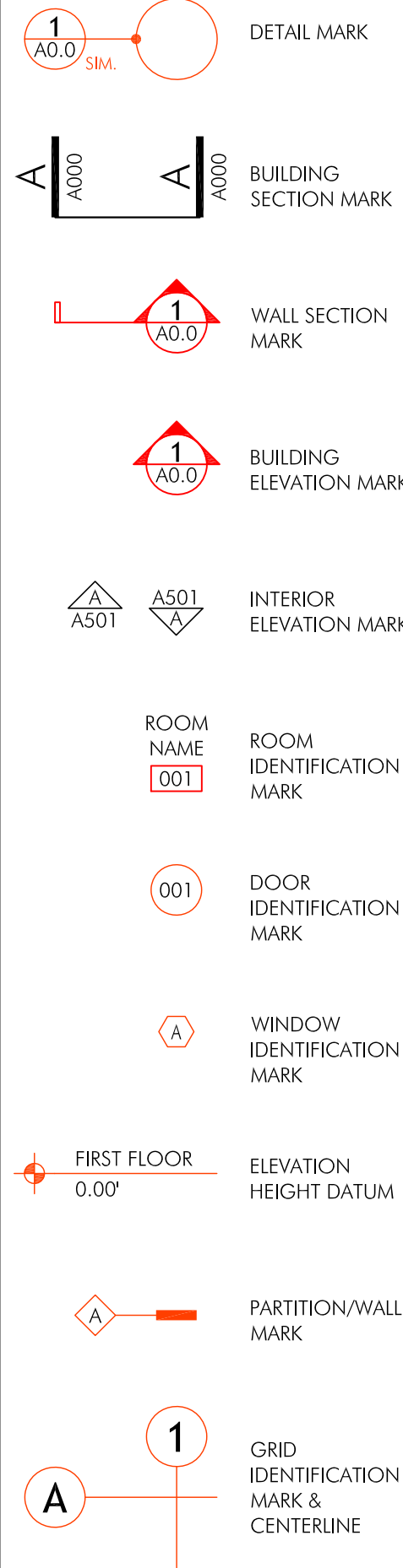
JOB NO: 26.004
DATE: 6.26.2026

COVER SHEET

CS

SYMBOLS			
A.B. ACCOUS.	ANCHOR BOLT	MECH. MTL.	MECHANICAL METAL
ACC. ACCESSORY	ACOUSTICAL	MFR. MIN.	MANUFACTURER MINIMUM
A.C.T. AREA DRAIN/ACCESS DOOR	ADJ. ADJACENT	MISC. M.O.	MISCELLANEOUS MASONRY OPENING
A.F.F. ABOVE FINISH FLOOR	AL. ALUMINUM	MOD. MUL.	MODULE(S), (AR) MULLION
ALT. ALTERNATE	APPROX. APPROXIMATE	N. NORTH	
ARCH. ARCHITECTURAL	AUTOM. AUTOMATIC/ AUTOMOBILE	N.I.C. NOT IN CONTRACT	
		No. NUMBER	
		N.T.S. NOT TO SCALE	
BD. BLDG.	BOARD	O.C. ON CENTER	
BM. BEAM	BUILDING	O.D. OUTSIDE DIAMETER	
BOT. BOTTOM	BRICK	OFF. OFFICE	
BDRM. BEDROOM	BRG. BEARING	OH. OVERHEAD	
BSMT. BASEMENT	PERP. PL.	OPG. OPENING	
		PERPENDICULAR PLATE	
CAB. CABINET	C.C. CENTER TO CENTER	PLAM. PLAS.	PLASTIC LAMINATE PLASTER/PLASTIC
C.C. CEILING	CEM. CEMENT	PLBG. PLYWD.	PLUMBING PLYWOOD
CER. CERAMIC	C.F. CUBIC FEET	PNT. PTD.	PAINT PAINTED
C.F. CUBIC FEET PER MINUTE	C.Y. CUBIC YARD	PTN. PREFAB.	PARTITION PREFABRICATED
C.I. CAST IRON	C.J. CONTROL JOINT	PROJ. P.S.F.	PROJECT POUNDS PER SQUARE
C.L. CENTER LINE	CLR. CLEAR	FOOT POUND	FOOT POUNDS PER SQUARE INCH
C.M.U. CONCRETE MASONRY UNIT	COL. COLUMN	PT. POINT	PAPER TOWEL DISPENSER
CONC. CONCRETE	CONT. CONTINUOUS	Q.T. QUARRY TILE	
CORR. CORRIDOR	C.T. CERAMIC TILE	QTR. QUARTER	
CTR. CENTER	DBL. DOUBLE	R. RADIUS/RISER	
	DRINKING FOUNTAIN	R.D. ROOF DRAIN	
D.F. DIAMETER	DIA. DIAGONAL	REF. REFR.	REFER(ENCE) REFRIGERATOR
DIAG. DIM.	DN. DOWN	REINF. REQD.	REINFORCE REQUIRED
DR. DOWNSPOUT	DTL. DETAIL	RES. REV.	RESILIENT REVISED/REVERSE
DWG. DRAWING	EA. EACH	RM. ROOM	
	EXPANSION JOINT	R.O.W. RIGHT OF WAY	
E.J. ELEVATION	EL. ELEVATOR	S.C. SOLID CORE	
ELEV. ELEVATOR	ELEC. ELECTRICAL	SCH. SCHEDULE(D)	
ENGR. EQ.	EQUIP. EXHAUST	SEAL. SECT.	SEALANT SECTION
EXH. EXIST.	EXP. EXT.	S.A. SOAP DISPENSER	
		S.F. SQUARE FEET	
		SH. SHELF	
		S&R. SHELF & ROD	
		SHT. SHEET	
		SIM. SIMILAR	
		S.M. SHEET METAL	
		SPEC. SPECIFICATION	
		SQ. SQUARE	
		S.S. STAINLESS STEEL	
		STD. STANDARD	
		STL. STEEL	
		STO. STORAGE	
		SUP. SUPPLY	
		SUSP. SUSPENDED	
		SW. SWITCH	
		SYM. SYMMETRICAL	
		SYS. SYSTEM	
		T. TREAD	
		T&B. TOP & BOTTOM	
		T&G. TONGUE & GROOVE	
		T.B. TOWEL BAR	
		T.C. TOP OF CURB	
		TEL. TELEPHONE	
		TEMP. TEMPERED	
		THK. THICKNESS	
		T.O.B. TOP OF BLOCK	
		T.O.F. TOP OF FOOTING	
		T.O.S. TOP OF SLAB	
		T.O.W. TOP OF WALL	
		TYP. TYPICAL	
		U.H. UNIT HEAT	
		UL. UNDERWRITERS	
		LABORATORIES	
		V. VOLT/VINYL	
		VAR. VARNISH/VARIES	
		V.C.T. VINYL COMPOSITION TILE	
		VERT. VEST.	
		V.S. VENT STACK	
		W/ WITHOUT	
		W.C. WATER CLOSET	
		WD. WOOD	
		WDW. WINDOW	
		W.H. WATER HEATER	
		W.W.F. WELDED WIRE FABRIC	
		YD. YARD	
		@ AT	
		# NUMBER	
		/ PER	
J.C. JANITOR CLOSET	J.T. JOIST	KIT. KITCHEN	
LAM. LAVATORY	LB. POUND	LOC. LOCATION	
LT. LIGHT	L.W. LIGHT WEIGHT	MIR. MIRROR	
MAS. MASONRY	MAX. MAXIMUM		

SYMBOLS



Sheet List Table

Sheet Number	Sheet Title
CS	COVER SHEET
A101	PROJECT DATA, GENERAL INFO & SITE PLAN
A201	FLOOR PLAN
A202	BASEMENT PLAN
A203	ROOF PLAN
A301	ELEVATIONS
A302	ELEVATIONS
D201	EXISTING BASEMENT & FIRST FLOOR PLANS
D301	DEMO ELEVATIONS

PROJECT DATA

LOCATION
517 W 21ST ST
RICHMOND, VA 23225

PROJECT DESCRIPTION

KITCHEN RENOVATION, ALONG WITH A ONE-STORY ADDITION WITH BASEMENT AND SCREENED PORCH

BUILDING DATA

CODE
VIRGINIA RESIDENTIAL CODE 2021
ZONING
R-6 RESIDENTIAL (SINGLE-FAMILY)

BUILDING AREA

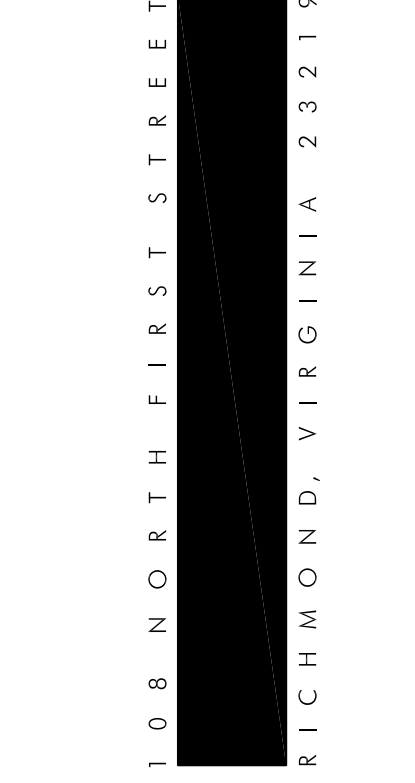
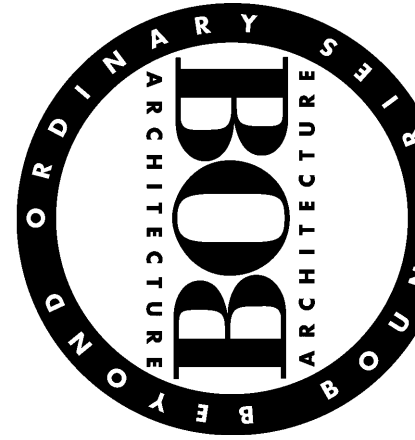
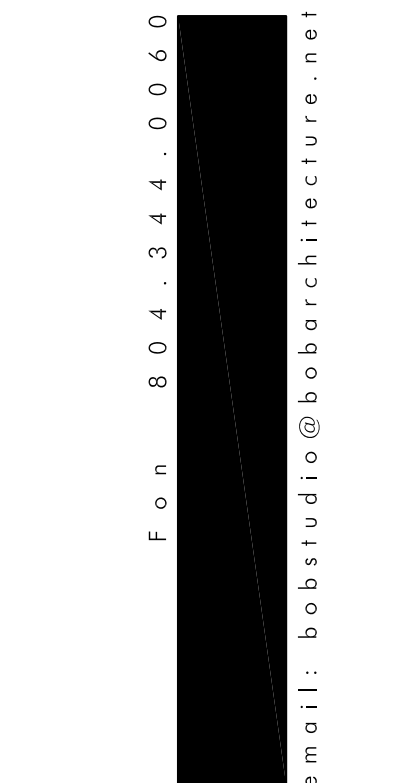
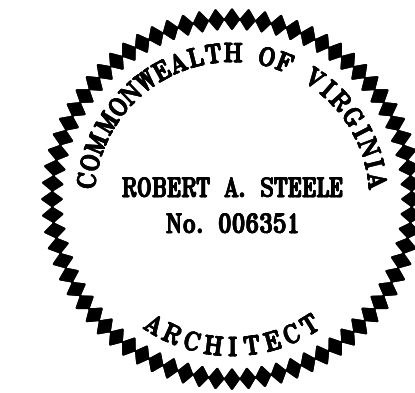
SQUARE FOOTAGE

BASEMENT:	
EXISTING	285 SQ.FT.
RENOVATION	0 SQ.FT.
ADDITION	513 SQ.FT.
1ST FLOOR:	
EXISTING	872 SQ.FT.
RENOVATION	141 SQ.FT.
ADDITION	489 SQ.FT.
SCREENED PORCH	99 SQ.FT.
TOTAL SQUARE FOOTAGE:	
BASEMENT:	798 SQ.FT.
1ST FLOOR:	1502 SQ.FT.
TOTAL:	2399 SQ.FT.

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO SUB FLR AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING SURFACES UNLESS NOTED OTHERWISE.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT.
- ELECTRICAL CONTRACTOR TO VERIFY EXISTING ELECTRICAL CAPACITY PRIOR TO SUBMITTING BID, AND TO FURNISH NECESSARY DRAWINGS TO BUILDING DEPARTMENT AND PAY FOR ALL NECESSARY INCOMING SERVICE AND PAY FOR ANY RELATED FEES NECESSARY FOR HOOK-UP. ALL ELECTRICAL WORK IS TO CONFORM WITH FIRE UNDERWRITERS CODES AND ALL LOCAL CODES IN JURISDICTION.

517 W 21ST ST
RICHMOND, VA

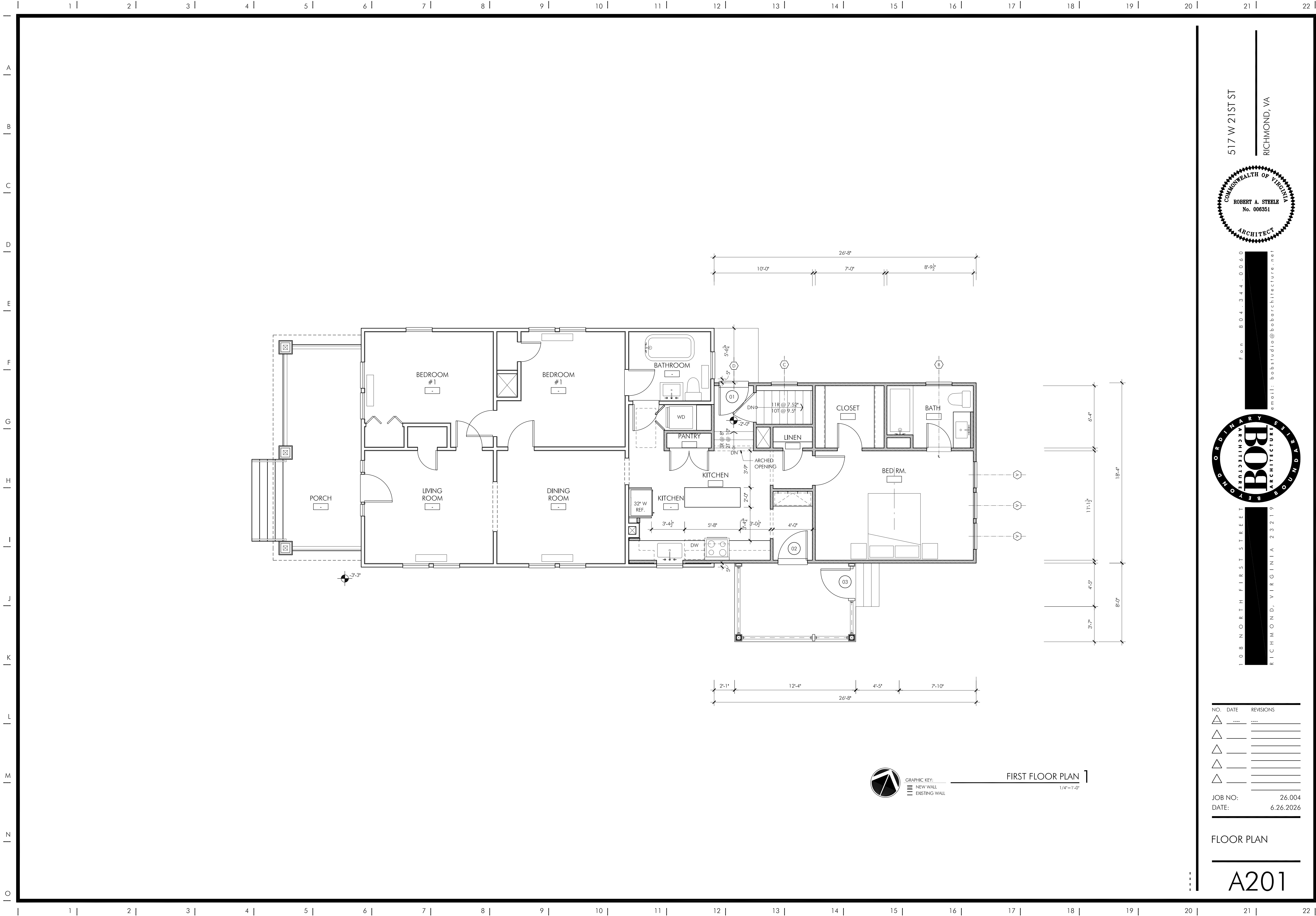


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JOB NO: 26.004
DATE: 6.26.2026

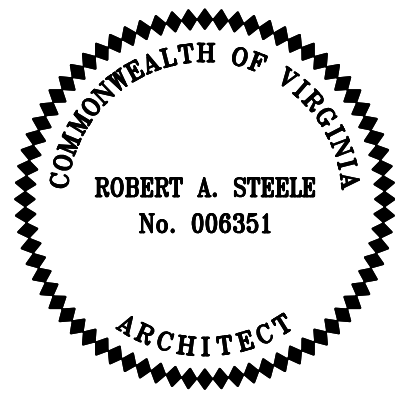
PROJECT DATA,
GENERAL INFO &
SITE PLAN

A101

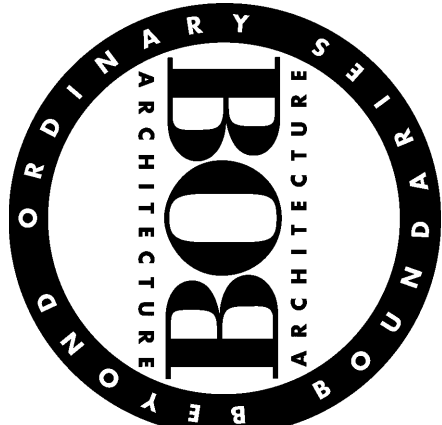


517 W 21ST ST

RICHMOND, VA



For 804.344.0060
email: bobstudio@bobarchitecture.net



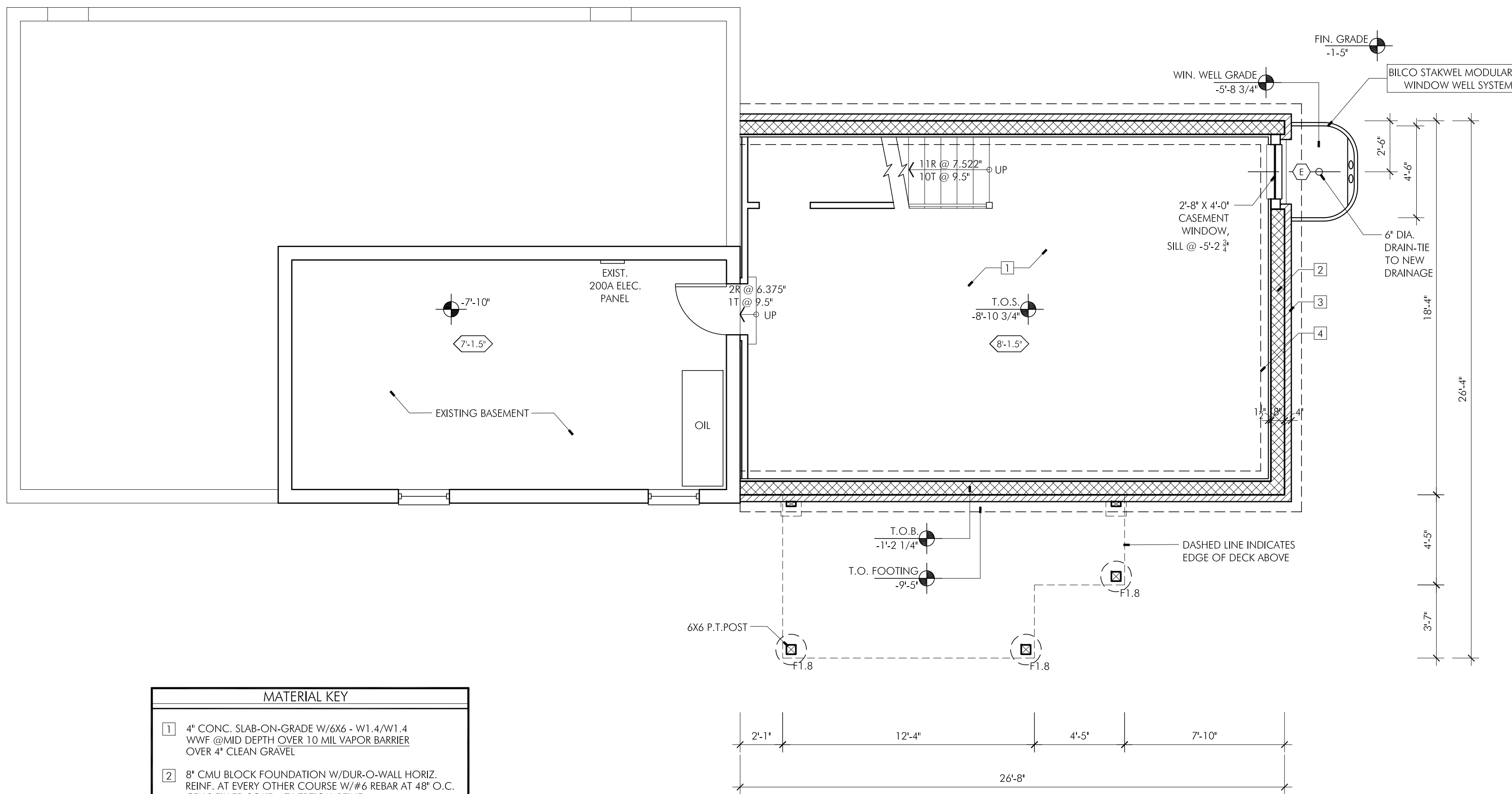
108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

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JOB NO: 26.004
DATE: 6.26.2026

FLOOR PLAN

A201



MATERIAL KEY		
1	4" CONC. SLAB-ON-GRADE W/6X6 - W1.4/W1.4 WWF @ MID DEPTH OVER 10 MIL VAPOR BARRIER OVER 4" CLEAN GRAVEL	
2	8" CMU BLOCK FOUNDATION W/DUR-O-WALL HORIZ. REINF. AT EVERY OTHER COURSE W/#6 REBAR AT 48" O.C. CELLS FILLED SOLID AT VERTICAL REINF.	
3	4" BRICK, PNTO.	
4	12" X 24" CONT. CONC. FTNG. W/ (2) #5 BARS CONTINUOUS. B.O. FTNG. TO BE MIN. 24" BELOW GRADE	
FOOTING SCHEDULE		
MARK	SIZE	REINFORCEMENT
F1.8	18" DIA.	

BASEMENT PLAN 1

1/4"=1'-0"

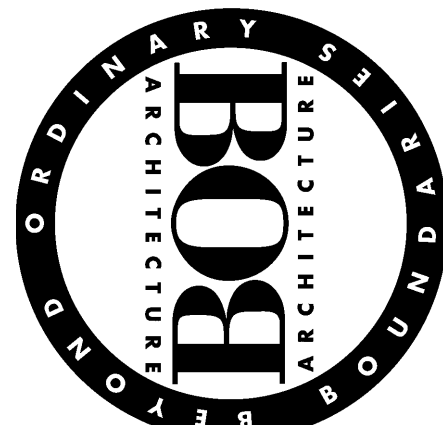
517 W 21ST ST

RICHMOND, VA



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email: bobstudio@bobarchitecture.net



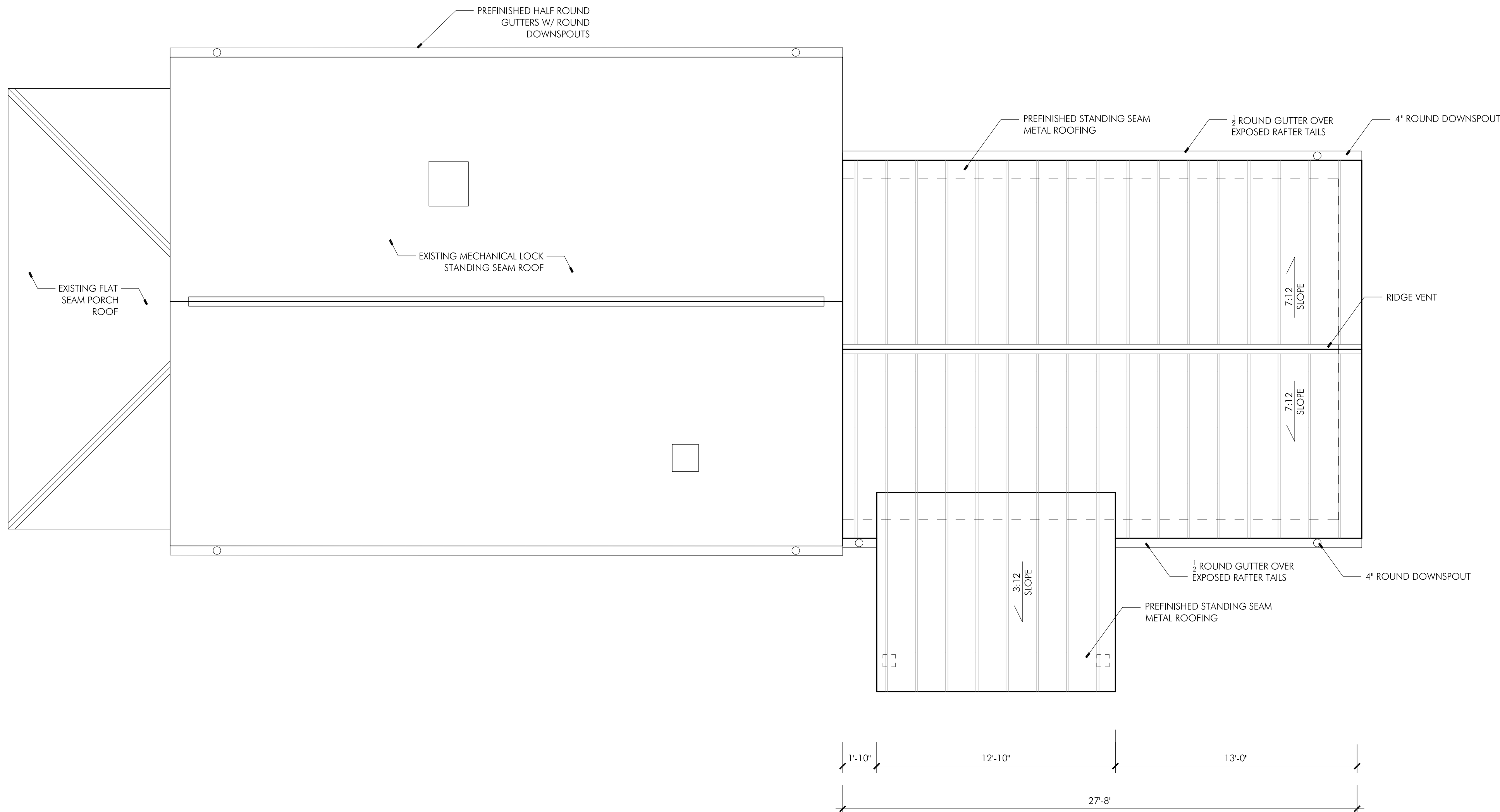
108 NORTH FIRST STREET
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BASEMENT PLAN

A202

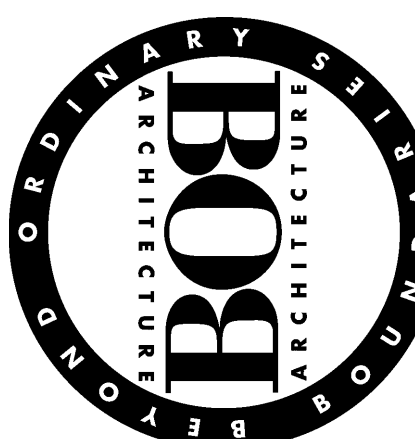


ROOF PLAN 1
1/4" = 1'-0"

517 W 21ST ST
RICHMOND, VA



For 804.344.0060
email: bobstudio@bobarchitecture.net

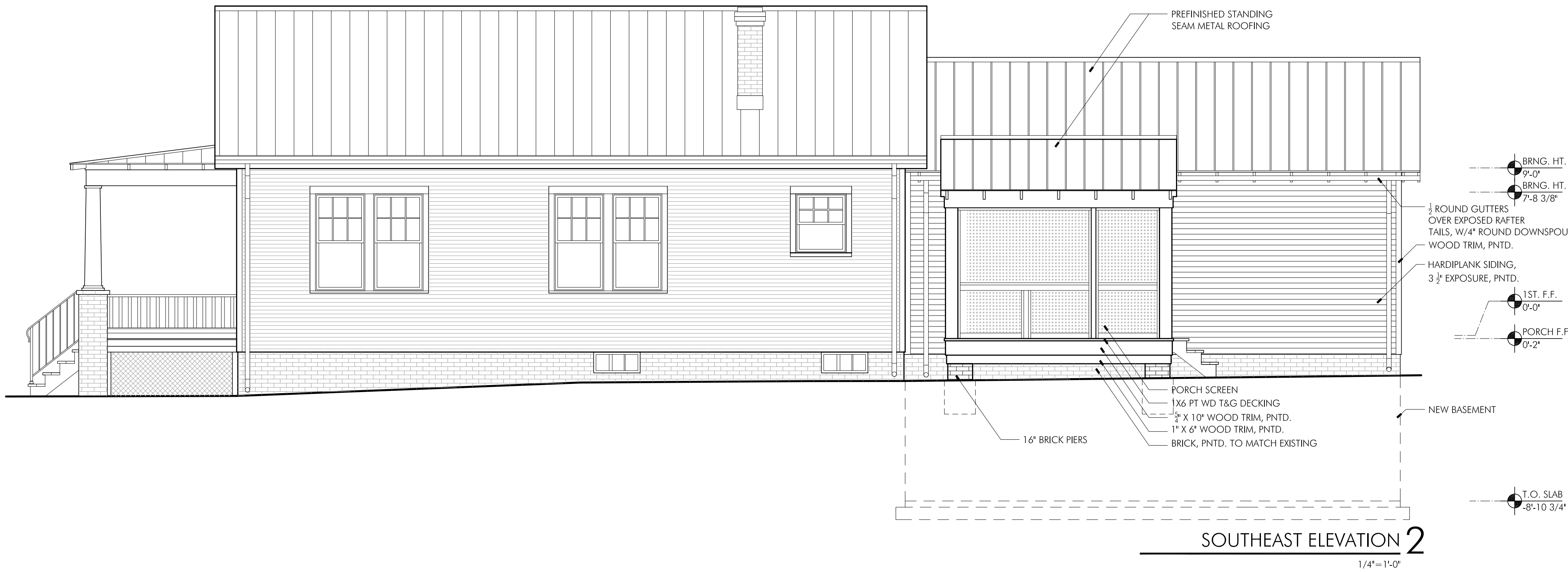


108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

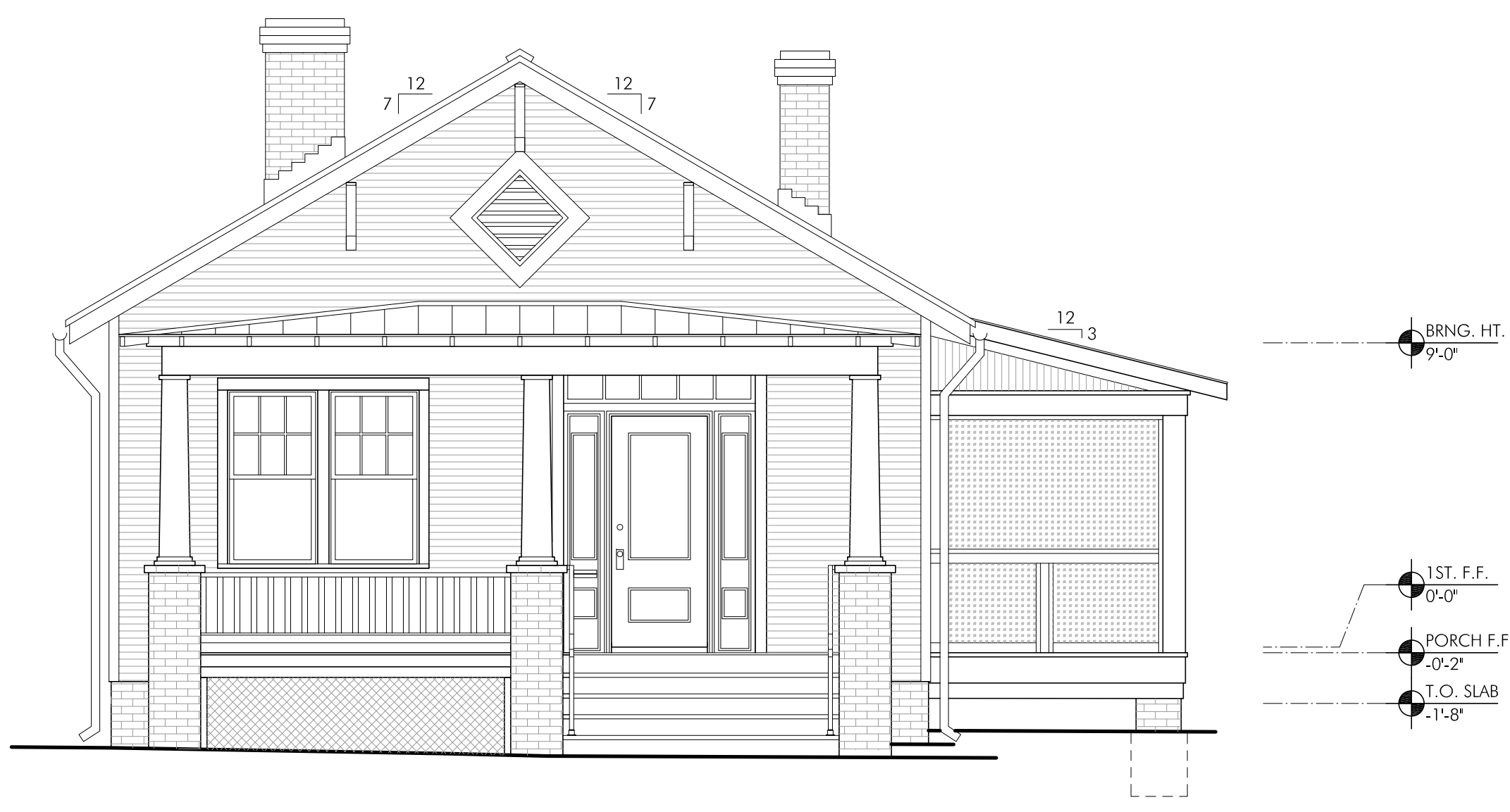
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ROOF PLAN

A203



SOUTHEAST ELEVATION 2
1/4"=1'-0"

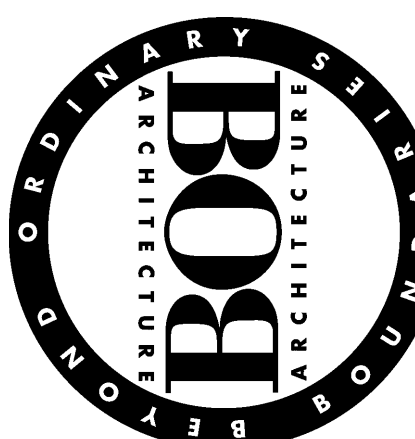


SOUTHWEST ELEVATION 1
1/4"=1'-0"

517 W 21ST ST
RICHMOND, VA



108 NORTH FIRST STREET
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email: bobstudio@bobarchitecture.net



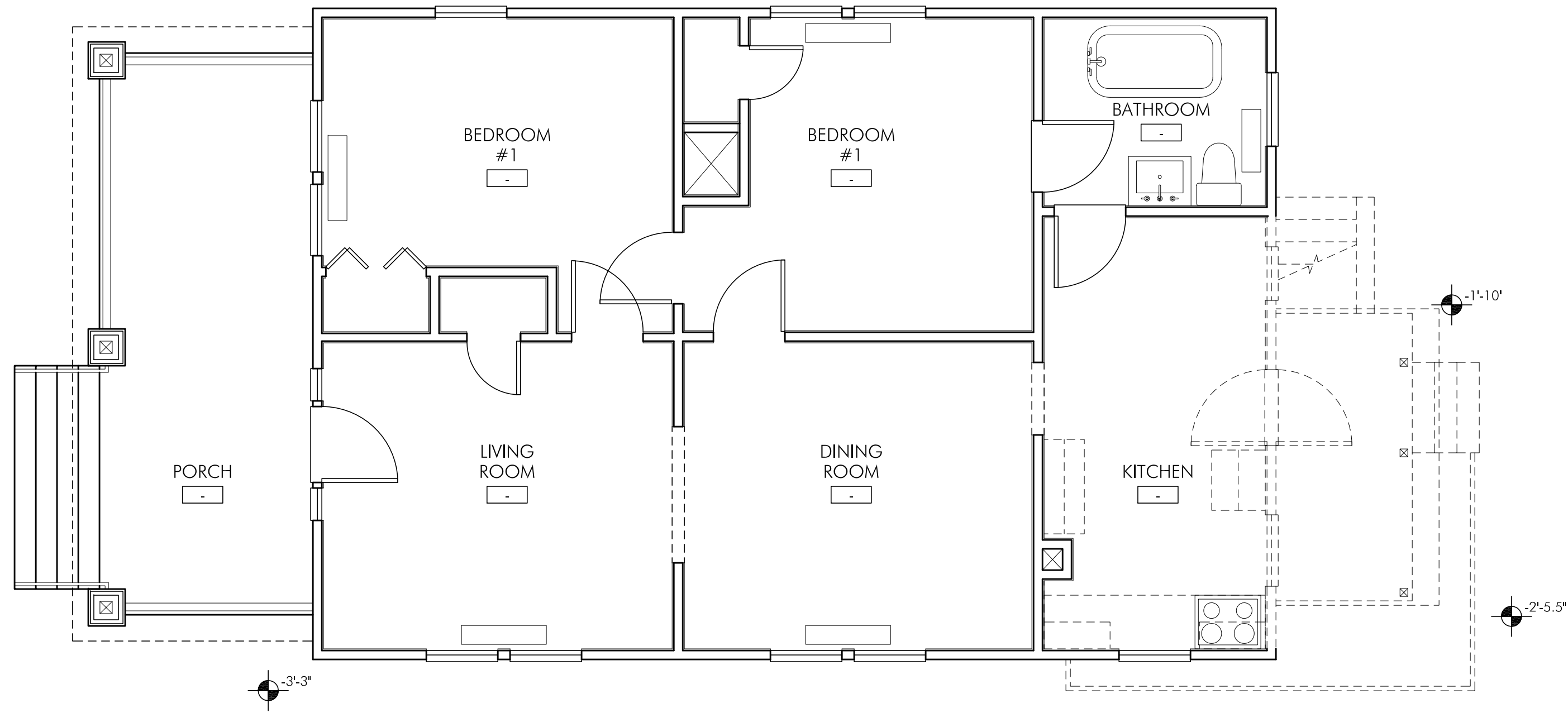
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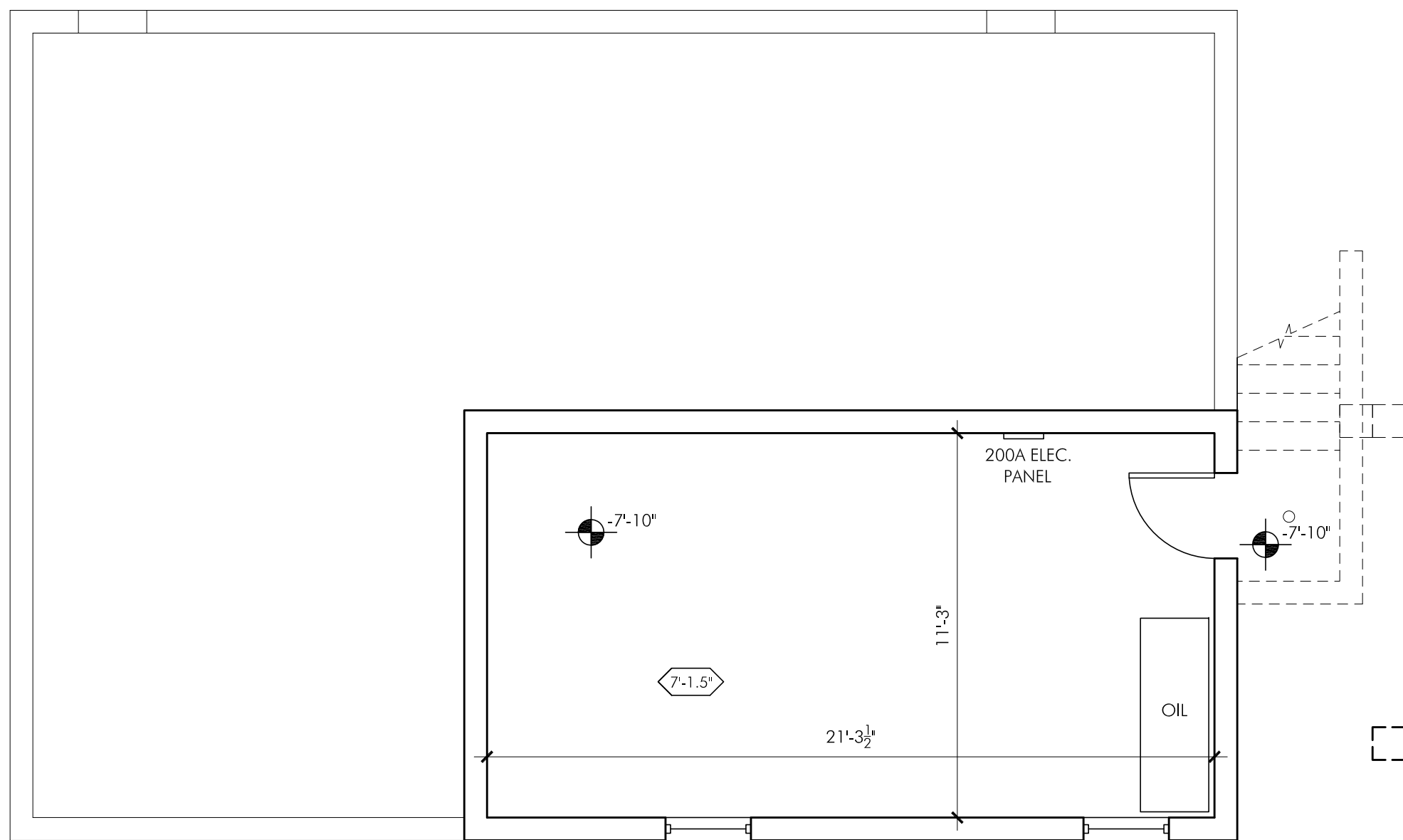
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ELEVATIONS

A301



EXISTING FIRST FLOOR PLAN 1
1/4"=1'-0"



GRAPHIC KEY:	
---	REMOVED
---	EXISTING WALL

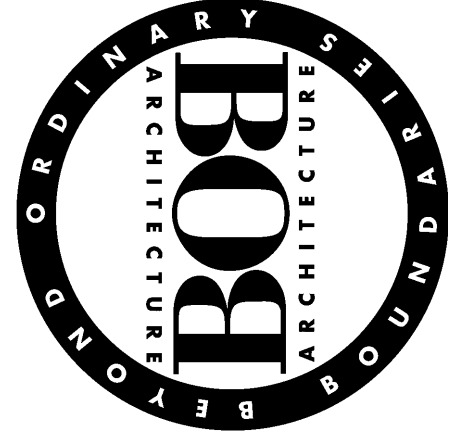


EXISTING BASEMENT PLAN 1
1/4"=1'-0"

517 W 21ST ST
RICHMOND, VA



108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219
Fon 804.344.0060
email: bobstudio@bobarchitecture.net

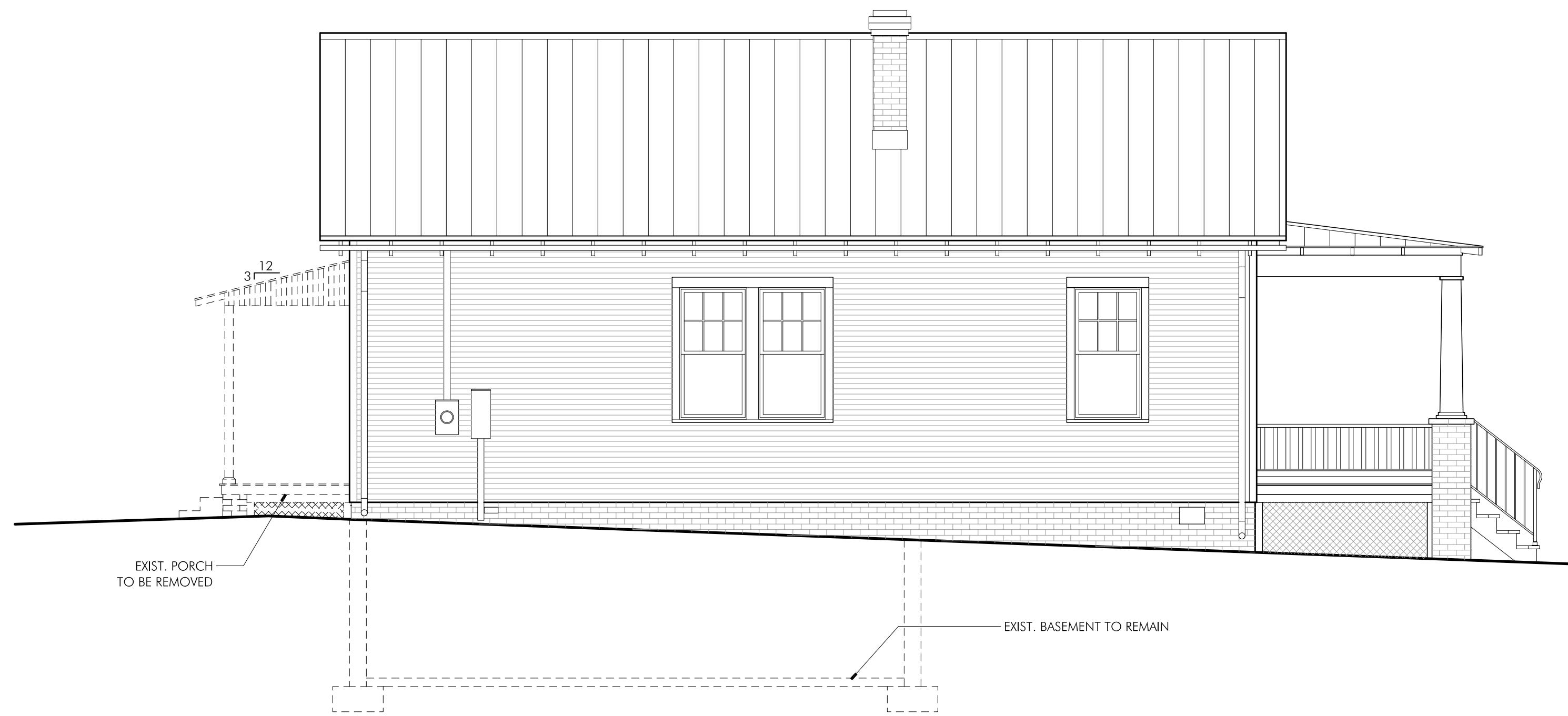


108 NORTH FIRST STREET
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EXISTING
BASEMENT & FIRST
FLOOR PLANS

D201



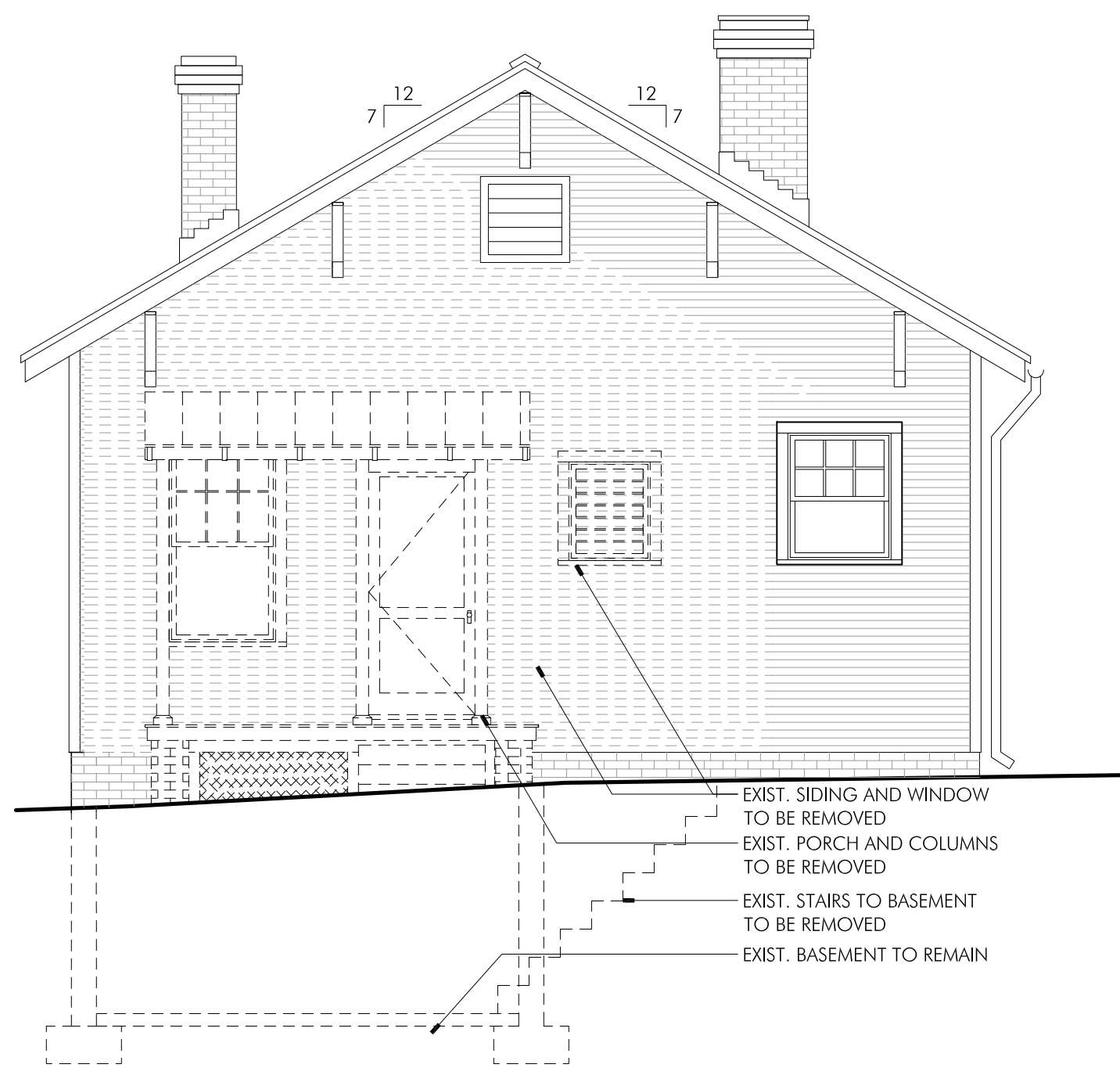
NORTHWEST EXISTING ELEVATION 4
1/4"=1'-0"



SOUTHWEST EXISTING ELEVATION 2
1/4"=1'-0"



SOUTHEAST EXISTING ELEVATION 3
1/4"=1'-0"

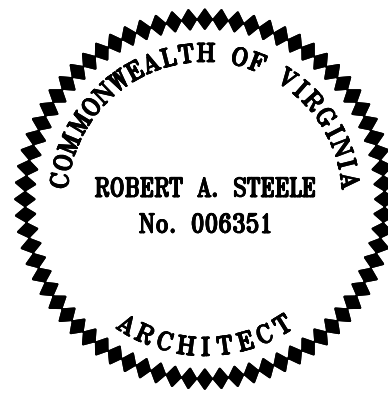


NORTHEAST EXISTING ELEVATION 1
1/4"=1'-0"

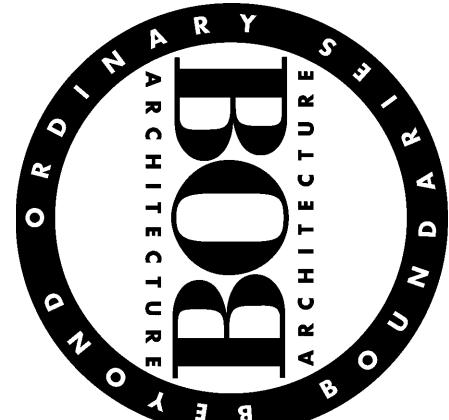
GRAPHIC KEY:	
---	REMOVED
---	EXISTING WALL

517 W 21ST ST

RICHMOND, VA



For 804.344.0060
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108 NORTH FIRST STREET
RICHMOND, VIRGINIA 23219

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DEMO ELEVATIONS

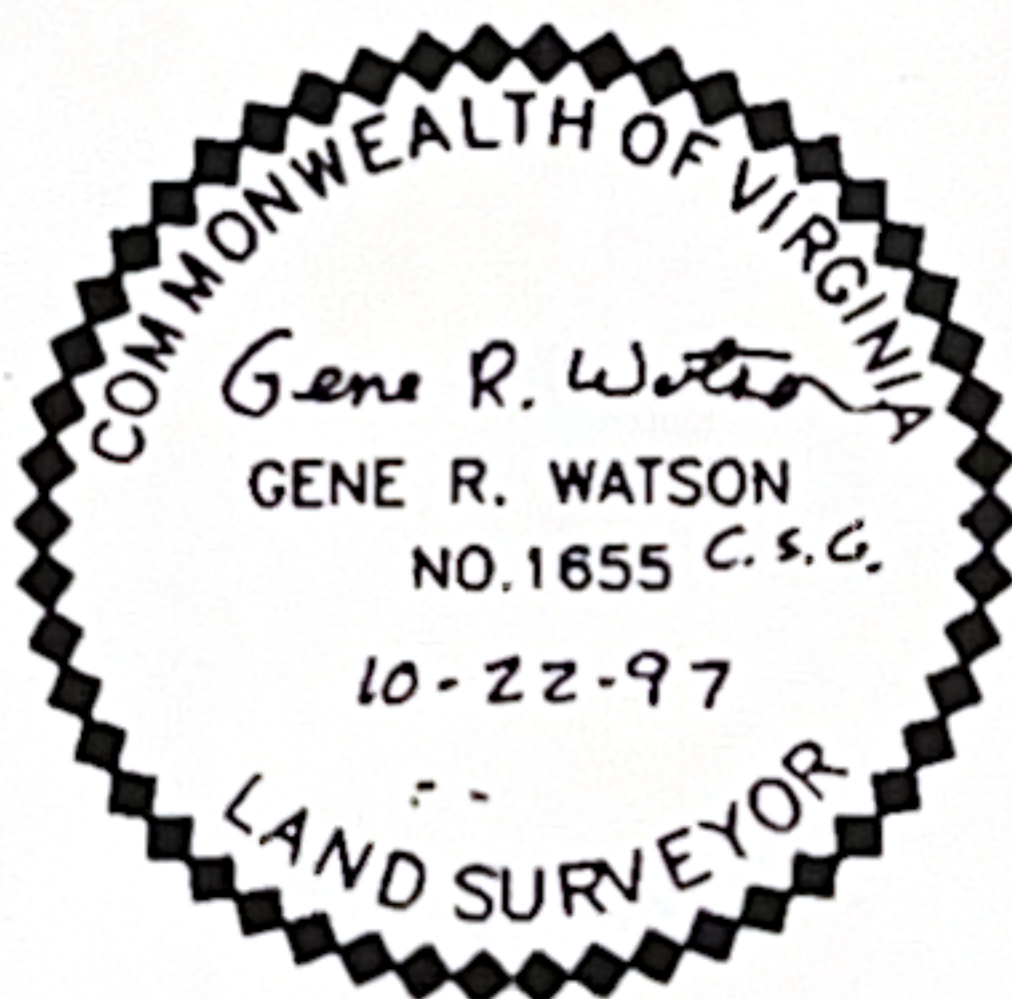
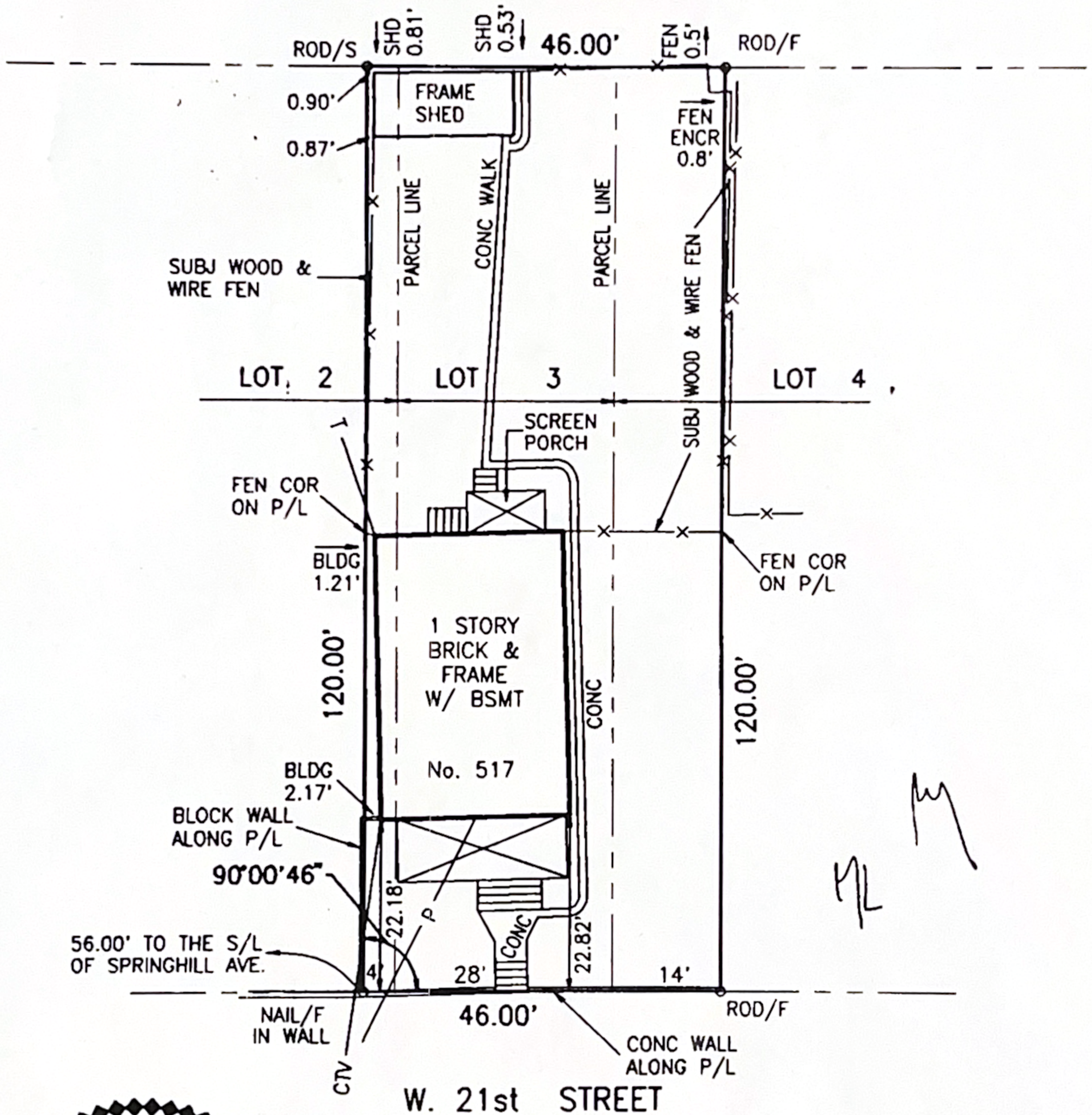
D301

THIS IS TO CERTIFY THAT ON 10-22-97 I MADE AN ACCURATE FIELD SURVEY OF THE PROPERTY AS SHOWN HEREON; THAT ALL IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PROPERTY OR FROM SUBJECT PROPERTY UPON ADJOINING PROPERTY, OTHER THAN AS SHOWN HEREON; ACCORDING TO THE CURRENT FEMA FLOOD RATE MAPS THIS PROPERTY IS LOCATED WITHIN ZONE SE

OWNER: LEONARD S. COLLINS & COLLEEN W. COLLINS
DB 329 PG 2039
PUR.: MELISSA A. MOORE & FREDDIE MATT LINKOUS



10' PUBLIC ALLEY



PLAT SHOWING THE SOUTHERN 4' OF LOT 2, ALL OF LOT 3, AND THE NORTHERN 14' OF LOT 4, BLOCK 3 PLAN OF BELLEVUE WITH IMPROVEMENTS LOCATED IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 20'

JN 2397

GENE WATSON & ASSOCIATES
4221 BONNIE BANK ROAD
RICHMOND VIRGINIA
804-271-8038

DATE: 10-22-97

FILE: RTM-2250



517 WEST 21ST STREET Exterior Finishes

517 W 21ST STREET, RICHMOND, VA 23225

Table of Contents

1. Siding & Trim

-Hardi Plank 3 1/2" Siding, or similar, Pntd.

Wood Trim, Pntd.

Benjamin Moore

Color 1: Courtland Blue HC-145

Color 2: Golden Straw 2152-50

2. Soffit

-Wood, Pntd.

Benjamin Moore

Color 2:

3. Gutters and Downspouts

-Half Round Gutters and Round Downspouts,

Pntd. Color 2

4. Roofing

-Rolled/Mechanical Lock Standing Seam Metal

Roof, Pntd. Color 3: Brick Red

5. Doors

-Wood, Trim Pntd. Color 2

6. Windows & Trim

-Sierra Pacific Wood, or similar,

Trim/Casing Pntd. Color 2

Window Sash Color 4: Benjamin Moore

Bittersweet Chocolate 2114-10

7. Screening for Porch

-Insect Screen

8. Landing

-Conc. Slab

9. Deck

-Wood decking

Color 5: Sherwin Williams

Steady Brown SW 6110

10. Foundation

-Brick

11. Photos

-Existing Conditions

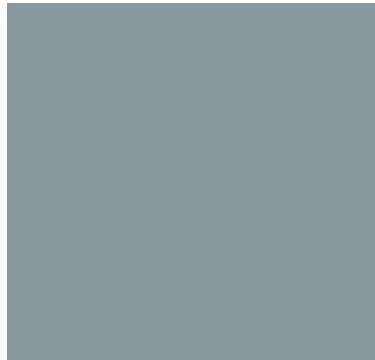


517 WEST 21ST STREET Exterior Finishes
517 W 21ST STREET, RICHMOND, VA 23225

1 Siding & Trim



Hardie Plank Siding, or similar, Pntd,
Benjamin Moore, Color 1



Color 1: Courtland Blue HC-145



Wood Trim, Pntd,
Benjamin Moore, Color 2



Color 2: Golden Straw 2152-50

2 Soffit



Wood Soffit, Pntd,
Benjamin Moore, Color 2



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3 Gutters and Downspouts



Half Round Gutter and Round
Downspout, Pntd. Color 2

4 Roofing



Rolled/Mechanical Standing Seam
Metal Roof, Color 3: Brick Red

5 Doors



Wood, Trim Pntd,
Color 2

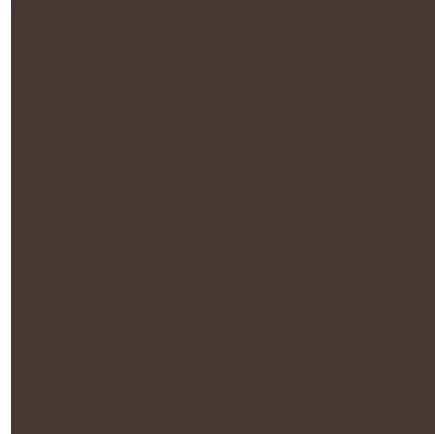


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6 Windows & Trim



Wood, 6 over 1 lite, Finish & Trim Pntd. Color 2,
Color 4 (for sash)



Color 4: Bittersweet Chocolate 2114-10

7 Screening for Porch



Insect screen, Dark Finish

8 Landing



Concrete Slab



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9 Decking



Wood Decking, Pntd. Sherwin Williams
Color 5: Steady Brown SW 6110

10 Foundation



Brick

11 Existing Photos



Front, Southwest Elevation



Rear, Northeast Elevation



517 WEST 21ST STREET Exterior Finishes

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Side, Northwest Elevation



Side, Northwest Elevation



Side, Southeast Elevation



Side, Southeast Elevation