



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**RECEIVED**  
JUN 10 2019

PROPERTY (location of work)  
Address 521 Saint James St  
Historic district Jackson Ward

Date/time rec'd  
Rec'd by: ME  
Application #:  
Hearing date: 6/25/19

### APPLICANT INFORMATION

Name Kamran Bajwa Phone 804 402 9984  
Company KB Properties VA LLC Email bajwa  
Mailing Address 2906 Providence creek rd  
N Chesterfield VA 23236  
Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify):

### OWNER INFORMATION (if different from above)

Name \_\_\_\_\_ Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_  
Email \_\_\_\_\_

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review  
Project Type:  Alteration  Demolition  New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner [Signature] Date 06/10/2019

# **521 ST. JAMES STREET NEW SINGLE-FAMILY RESIDENCE**

**JACKSON WARD HISTORIC DISTRICT**

**RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPT REVIEW**

**PREPARED: June 06, 2019      APPLICANT: KB Properties c/o Kamran Bajwa**

## **PROJECT DESCRIPTION:**

The submission depicts a new 3-story, 1,590 square foot detached single-family home at 521 St. James Street, one of two small vacant lots in the northern third of the block between Clay and Leigh Streets. The lot abuts an alley that connects St. James and N 1<sup>st</sup> Streets.

The proposed design endeavors to respect the historic development pattern and architectural form of the immediate Jackson Ward vicinity, while taking on a modestly more contemporary expression. Taking advantage of the applicable R-63 zoning regulations, the home includes a third floor, which is set back from the primary façade in order to achieve two important goals: maintaining a 2-story cornice line in keeping with the historic structures on the block, and providing usable outdoor living space on an incredibly compact (862 sf) lot. The design also includes a bay projection, a play on the pattern established by the two existing small houses in its would-be "row".

The proposed exterior materials include: fiber-cement siding in two forms – 5" horizontal lap finished in a soft gray color and a 9" contemporary channel product on the loft; painted 1over-1 double-hung windows; painted trim and built-up cornice; and prefinished aluminum entry canopy.

We look forward to working with the CAR and staff towards approval for this project.

**2906 Providence Creek Road, N Chesterfield, VA**



**PROJECT CONTACTS:**

DEVELOPER:  
KAMRAN BAJWA  
804-402-9984

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NEW 3-STORY, SINGLE-FAMILY, ZERO-LOT LINE HOUSE  
IN RICHMOND'S HISTORIC JACKSON WARD NEIGHBORHOOD

# 521 SAINT JAMES ST. HOUSE

521 SAINT JAMES STREET  
RICHMOND, VIRGINIA 23220

NEW 3-STORY, SINGLE-FAMILY, ZERO-LOT LINE HOUSE  
IN RICHMOND'S HISTORIC JACKSON WARD NEIGHBORHOOD

## 521 SAINT JAMES ST. HOUSE

521 SAINT JAMES STREET  
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**DRAWING INDEX**

**DRAWINGS**

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	SITE MAP & BLOCK PHOTOS
CI.2	ARCHITECTURAL SITE PLAN & CONTEXT ELEVATION
AI.1	FIRST & SECOND FLOOR PLANS
AI.2	THIRD FLOOR PLAN
A2.1	FRONT EXTERIOR ELEVATION
A2.2	LEFT SIDE EXTERIOR ELEVATION
A2.3	REAR EXTERIOR ELEVATION



SET/REVISION:  
C.A.R. CONCEPTUAL  
REVIEW SUBMITTAL

DATE/MARK:  
06.06.2019

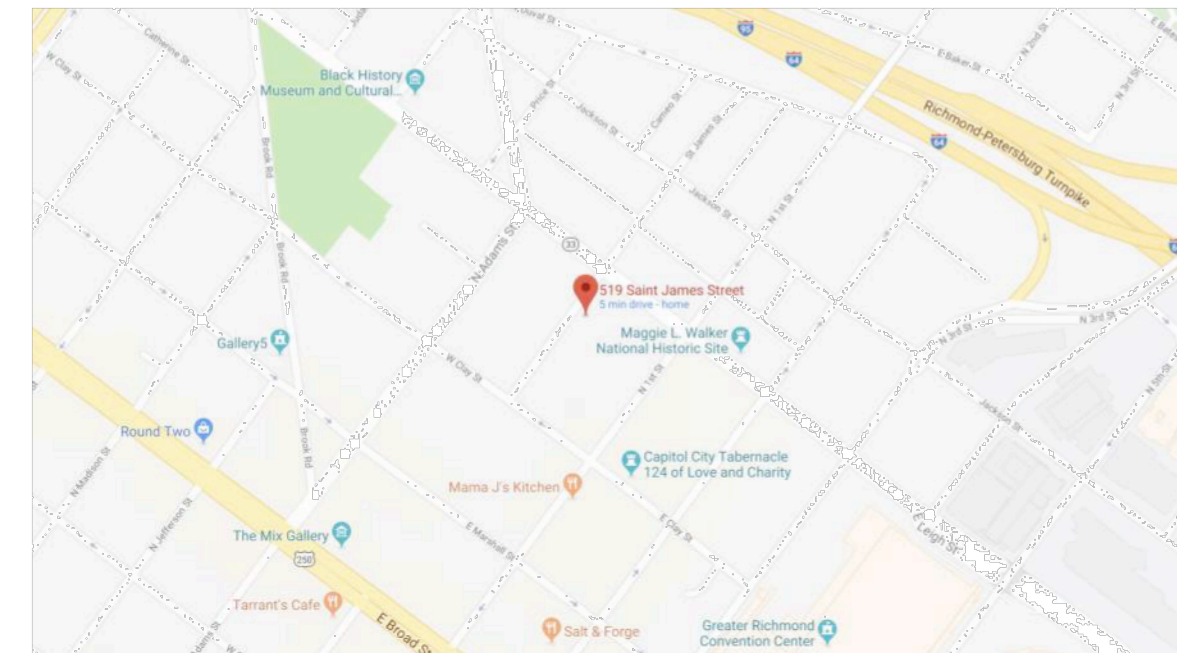
COVER SHEET

# CS



02 | BLOCK PHOTOS  
N.T.S.

01 | BASIC SITE MAP  
N.T.S.



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SITE MAP &  
BLOCK PHOTOS

**CI.I**



01 | ARCHITECTURAL SITE PLAN  
1/8" = 1'



02 | CONTEXT ELEVATION  
1/8" = 1'

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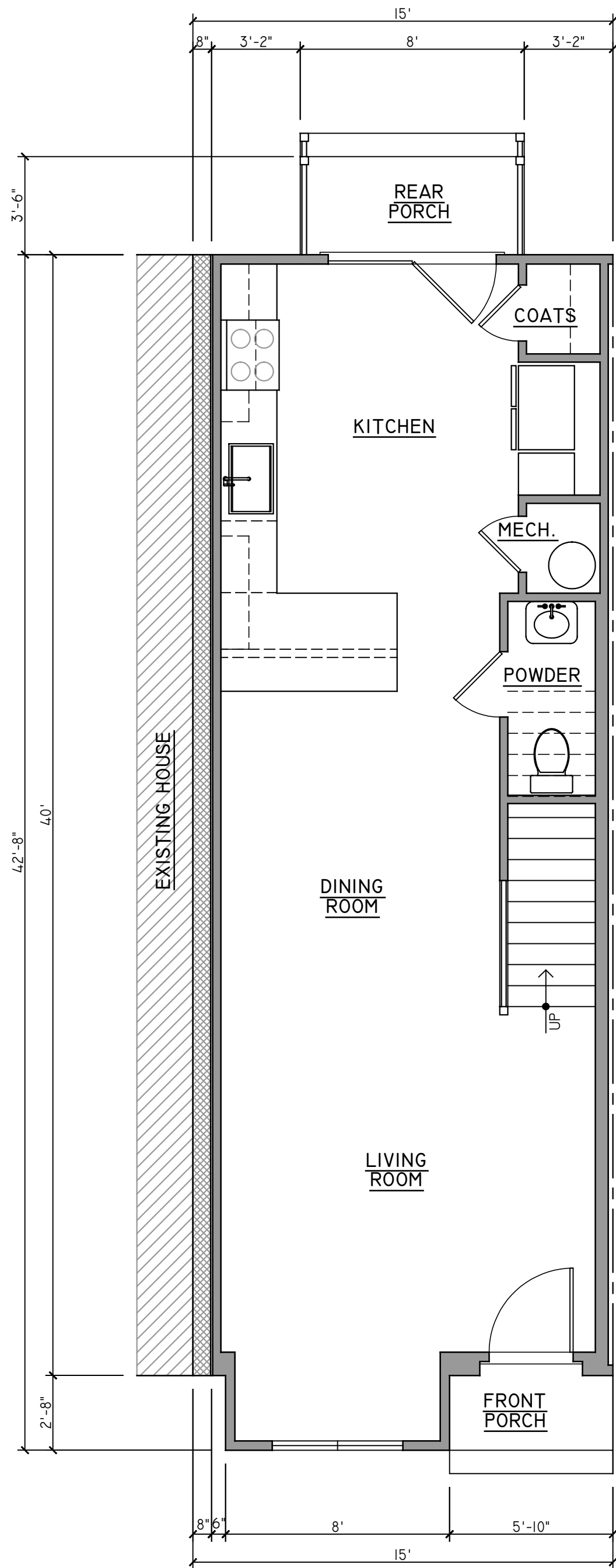


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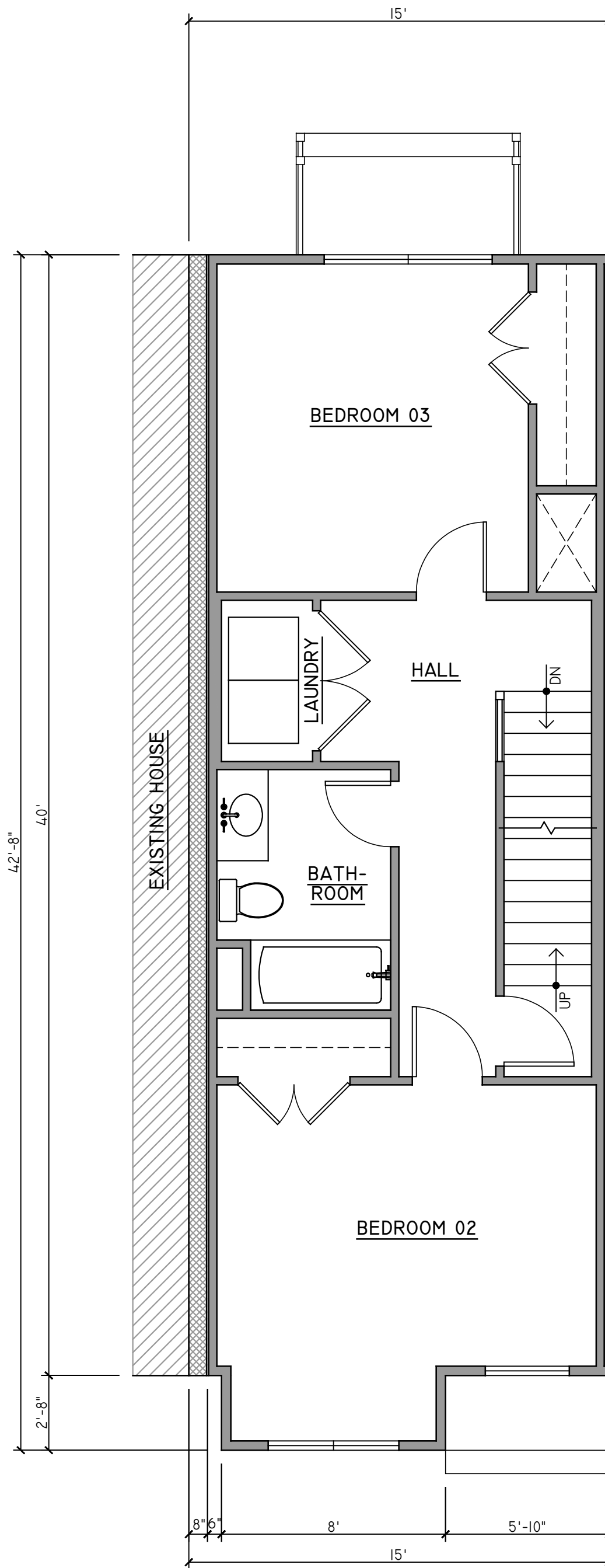
ARCH. SITE PLAN &  
CONTEXT ELEVATION

# CI.2



01 | FIRST FLOOR PLAN

1/4" = 1'



02 | SECOND FLOOR PLAN

1/4" = 1'

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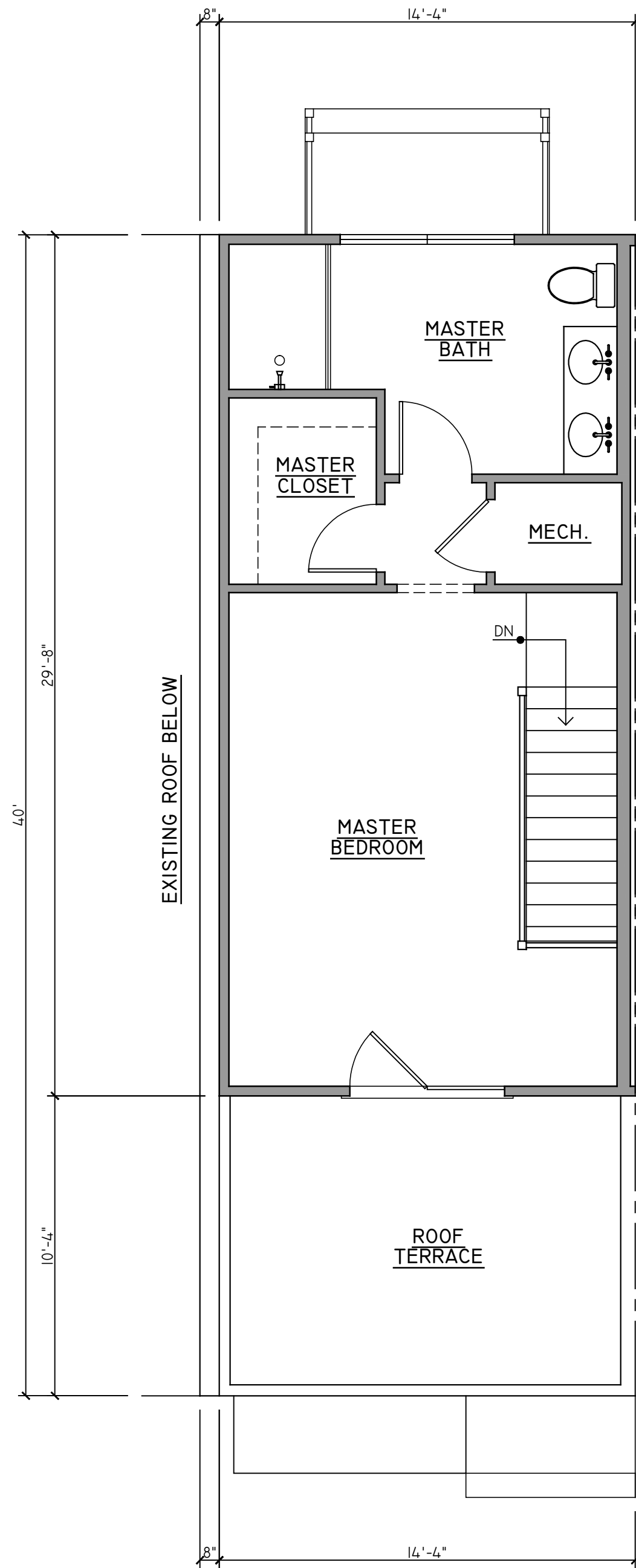
NOT FOR  
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FIRST & SECOND  
FLOOR PLANS

**A.I.I**



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

**PROJECT CONTACTS:**

DEVELOPER:  
 KAMRAN BAJWA  
 804-402-9984

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THIRD FLOOR PLAN

# AI.2

DOOR/WINDOW SCHEDULE				
DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	-	3'x6'8" + 16" TRANSOM (8' TOTAL)	FULL GLASS	SOLID WOOD, PAINTED BLACK
102	-	PAIR 3'x6'8" CENTER OPENING	FULL GLASS	SOLID WOOD, PAINTED BLACK
201	-	PAIR 2'8"x6'8" CENTER OPENING	FULL GLASS	SOLID WOOD, PAINTED BLACK
A	-	3'x6'2"	DOUBLE HUNG	PAINTED BLACK
B	-	PAIR 3'x6'2"	DOUBLE HUNG	PAINTED BLACK
C	-	PAIR 2'4"x6'2"	DOUBLE HUNG	PAINTED BLACK
D	-	3'x3'	FIXED	PAINTED BLACK
E	-	3'x3'	AWNING	PAINTED BLACK
F	-	PAIR 3'x3'	FIXED	PAINTED BLACK
G	-	PAIR 3'x3'	AWNING	PAINTED BLACK

ALL WINDOWS PLYGEM 200 SERIES.  
ALL WINDOWS & DOORS MUST MEET GENERAL C.A.R. REQUIREMENTS.

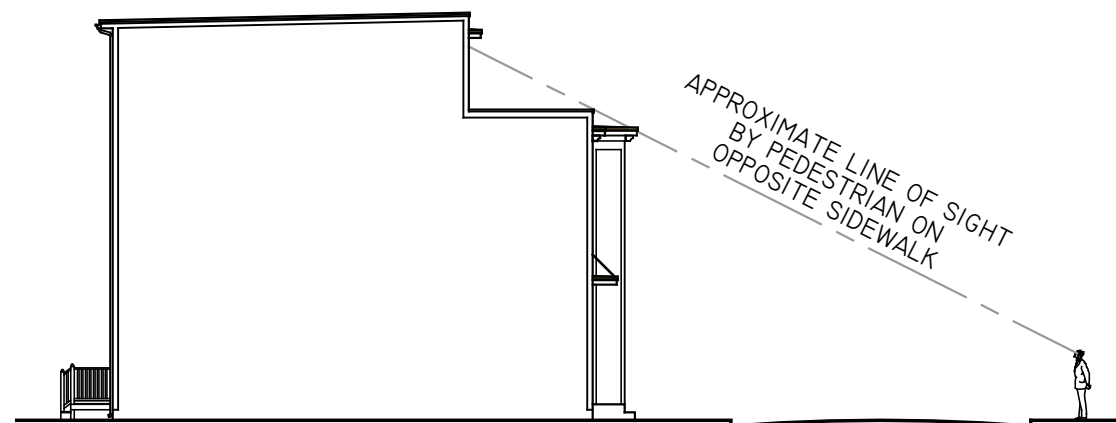
EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION & LEFT SIDE WALL	GRAY
02	PARGED CMU COMMON WALL	BLACK
03	FRONT PORCH - CAST CONCRETE	MATCH PARGED FOUNDATION COLOR
04	ALLURA 5" EXPOSURE LAP SIDING	GRAY HERON COLOR
05	TRU-EXTERIOR CHANNEL SIDING (3RD LEVEL)	WHITE
06	COMPOSITE TRIM	ARCTIC WHITE
07	SOLID WOOD & GLASS DOORS	PER SCHEDULE (THIS SHEET)
08	WINDOWS	PER SCHEDULE (THIS SHEET)
09	MAIN ROOF - TPO	FACTORY WHITE
10	CORNICE ROOFS - FLAT METAL	MEDIUM BRONZE
11	ROOF BRACKETS (MODEL BLK188366)	PAINTED WHITE
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
13	REAR PORCH P.T. WOOD FRAMED WITH P.T. DECKING & COMP. TRIM SURROUND & WOOD "RICHMOND" RAIL	RAIL & PORCH FRAMING SURROUND PAINTED WHITE
14	WALL-MOUNTED DOWN LIGHT OVER ALL DOORS	BLACK

ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.

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02 | SIGHT LINE VISUALIZATION  
1/16" = 1'



01 | FRONT ELEVATION  
1/4" = 1'

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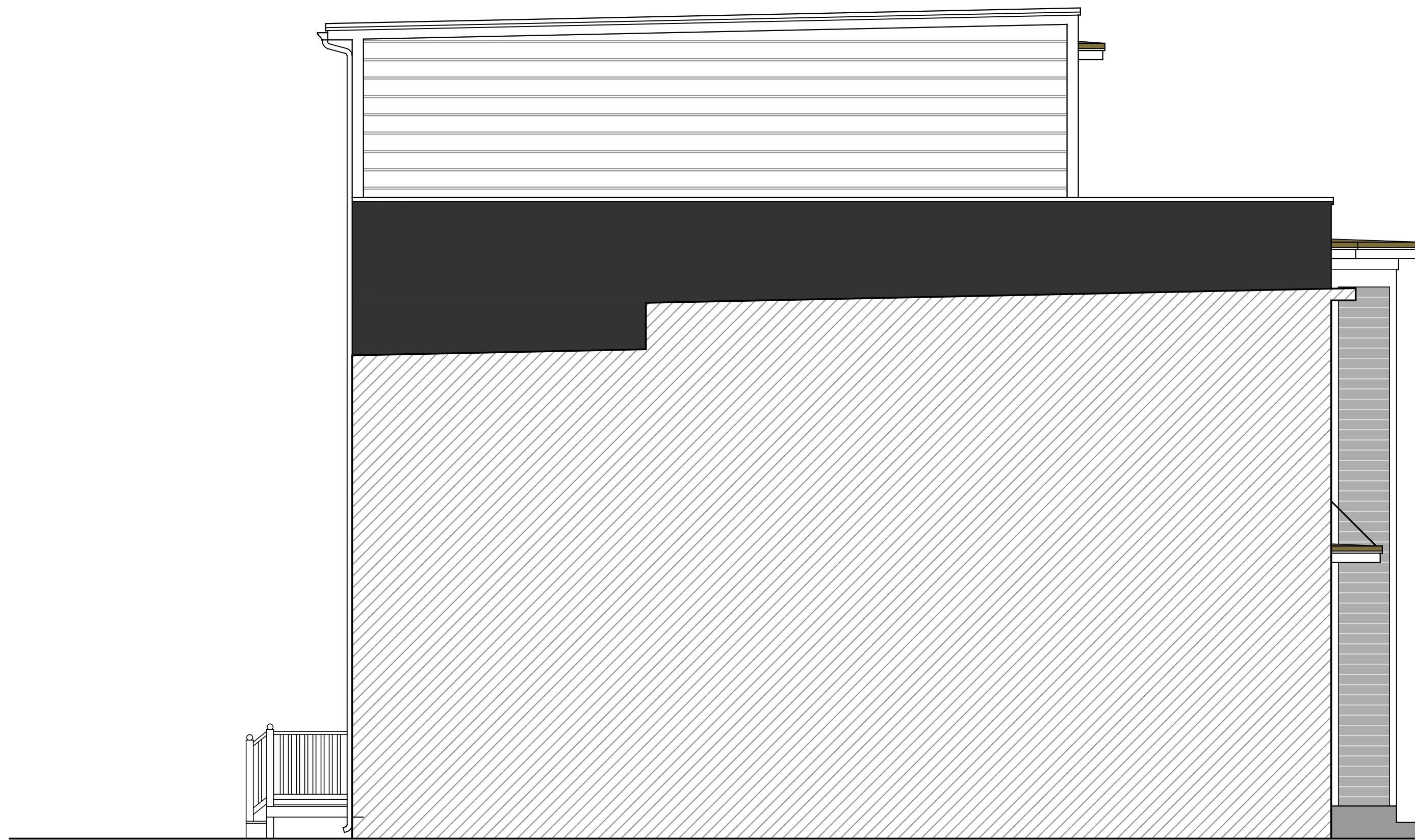
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FRONT EXTERIOR  
ELEVATION

# A2.1





01 | LEFT SIDE ELEVATION  
1/4" = 1'

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LEFT SIDE  
EXTERIOR ELEVATION

# A2.2

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01 | REAR ELEVATION  
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REAR EXTERIOR  
ELEVATION

**A2.3**