



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 815 N. 24th St.

Historic district Union Hill Historic District

Date/time rec'd: 4-25-18 10:44  
Rec'd by: M. Pitts  
Application #: COA-034552-2018  
Hearing date: 5/22/2018

### APPLICANT INFORMATION

Name Aaron Ogburn

Phone 804-937-2134

Company Aaron Ogburn LLC

Email aaron.ogburn@gmail.com

Mailing Address 615 N. 28th St.  
Richmond, Va 23225

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)

Construct new SFD on Property. Details shown in supporting documents.  
(See Attached)

### 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. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to CAR 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 4-24-2018

# CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. Visit the Commission of Architectural Review website for project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation    804.646.6335    Marianne.Pitts@Richmondgov.com
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## SUBMISSION INSTRUCTIONS

Submit applications to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street

- One (1) signed and completed application – property owners signature required
- Twelve (12) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled

## MEETING SCHEDULE

- Applications are due by 12 PM (noon) on the deadline date. Exception: revisions to items deferred, denied or presented conceptually at the previous CAR meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following CAR meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- CAR will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, commissioners, and public notice if required.
- CAR monthly meetings are held at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

2018 Meeting Dates (Tuesdays unless noted otherwise)	Application Deadlines (Fridays unless noted otherwise)
January 23	December 22, 2017
February 27	January 26
March 27	March 2
April 24	March 30
May 22	April 27
June 26	May 25
July 24	June 29
August 28	July 27
September 25	August 24
October 23	September 28
November 27	October 26
December 18	November 26 (Monday)

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# AARON OGBURN LLC

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Class A Building # 2705138209

**Proposal**  
Cell # (804) 937-2134

**Customer:**  
Commission of Architectural Review  
813 N 24<sup>th</sup> St.  
Richmond, Va. 23223

**Contractor:**  
Aaron Ogburn  
615 N. 28<sup>th</sup> St.  
Richmond, Va. 23223

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## **Proposed:**

I am proposing a new SFD at 813 N 24<sup>th</sup> st. This home will comply with the CAR guidelines in its Siting and Form as listed on page 44 of the standards of new construction. The siting is equal to its neighbors for body of the structure and as well as with its front porch. The form is consistent with other homes on the block that have bay windows. The rooflines will align with its neighbors and the roof style is consistent with many homes in the area, as well as one that was just torn down on the same block 4/20/2018.

Whereas the rear deck will fall well under the view from the privacy fence, the front porch details will match the surrounding homes as mentioned in the New Construction guidelines on page 46. The same over hang length for the porch as well as identical porch columns are included on the details below.

The Privacy fence outlined on the hand drawn survey, shows an existing privacy fence that will be mimicked on this new construction home. Pg. 48 of the new construction guidelines shows that privacy fences should be located at the side and rear yards and that is consistent with the new design.

## **Details:**

### **Foundation:**

- Foundation will be build out of CMU block and parged with a semi-smooth finish.
- The foundation will have a height of no greater than 2ft. to match the existing structures

### **Siding:**

- The siding will be Hardie plank, smooth, no bead, with a 7" reveal
- Color will be from the Hardie color chart (Not Blue) and we request administrative approval for the color choice at a later date.

### **Exterior Trim:**

- All exterior Trim will be made out of 5/4x4 PVC for corner boards and windows.
- Cornice detail is listed on separate sheet, but will be made entirely of PVC for the corbels and fascia, with the soffit made of Vented Hardie soffit
- Two Large 18x24 Pvc gable vents will be installed on either side of the gable.

#### Front porch:

- Will be made with a PVC rapped beam on the exterior
- Vinyl ceiling boards will be used for the ceiling
- PVC colonial porch posts will be used for the front porch.
- Richmond Railing will be made of Fir and painted white to match all exterior trim.
- Porch floor will be ¾ T&G grey composite porch floor.

#### Gutters:

- 4" gutters will be installed on the front and back soffit with a 3" rounds downspout.
- All gutters and downspouts will be seamless and white

#### Windows:

- Windows will be Legacy New construction windows and the same style and look as 815 N 24<sup>th</sup> st.
  - o 5/4x4 molding
  - o Clear glass
  - o 1/1 with standard sill
  - o Double hung windows
  - o All windows will align together with the doors

#### Roofing:

- Main body of the home will have a white TPO roof.
- Porch roof will be 30 year architectural shingles, charcoal black

#### Rear Deck and yard:

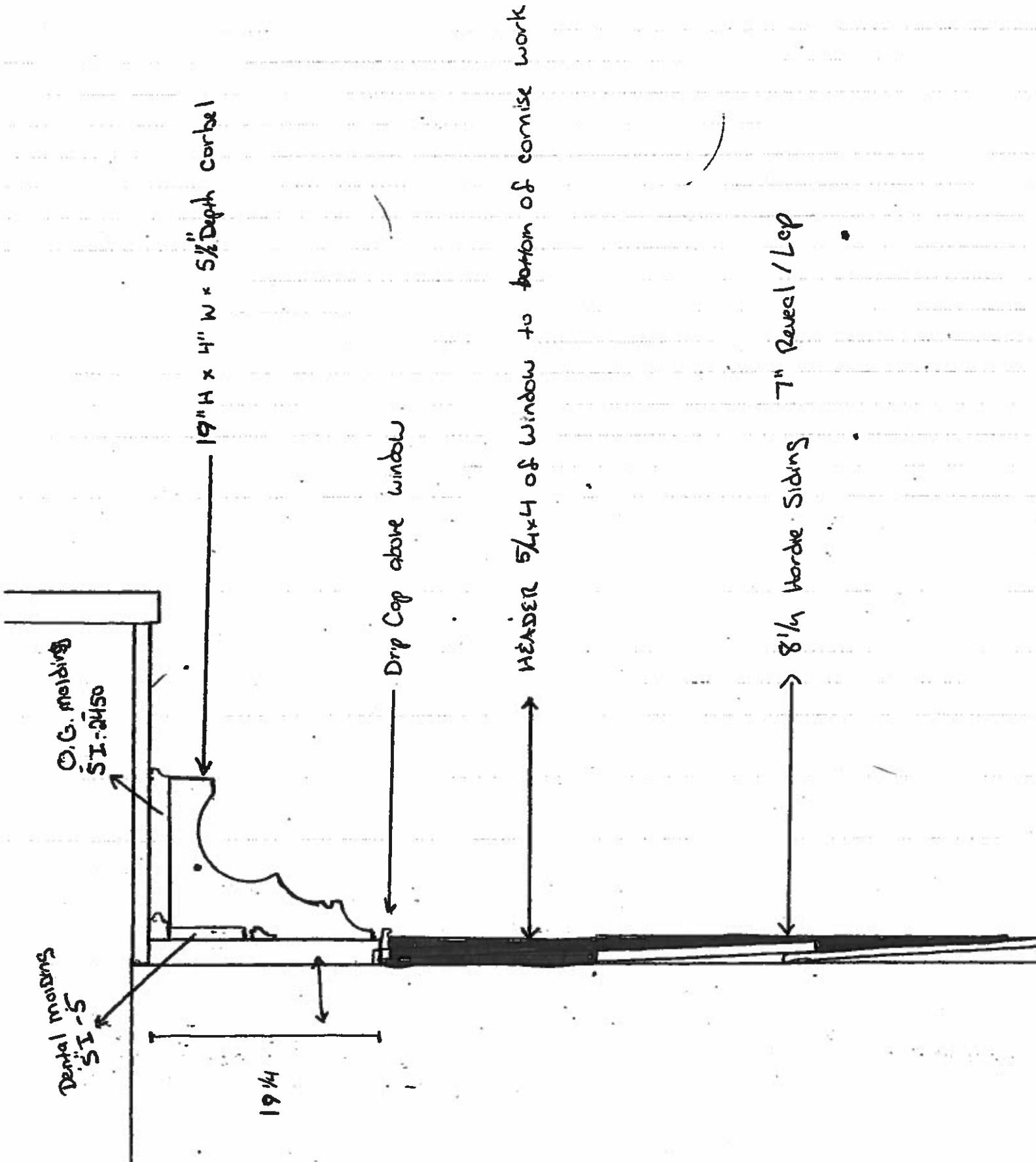
- Rear deck will be at a total height of 5ft and under the 6ft privacy fence
- Decking will consist of all treated materials.

#### Doors:

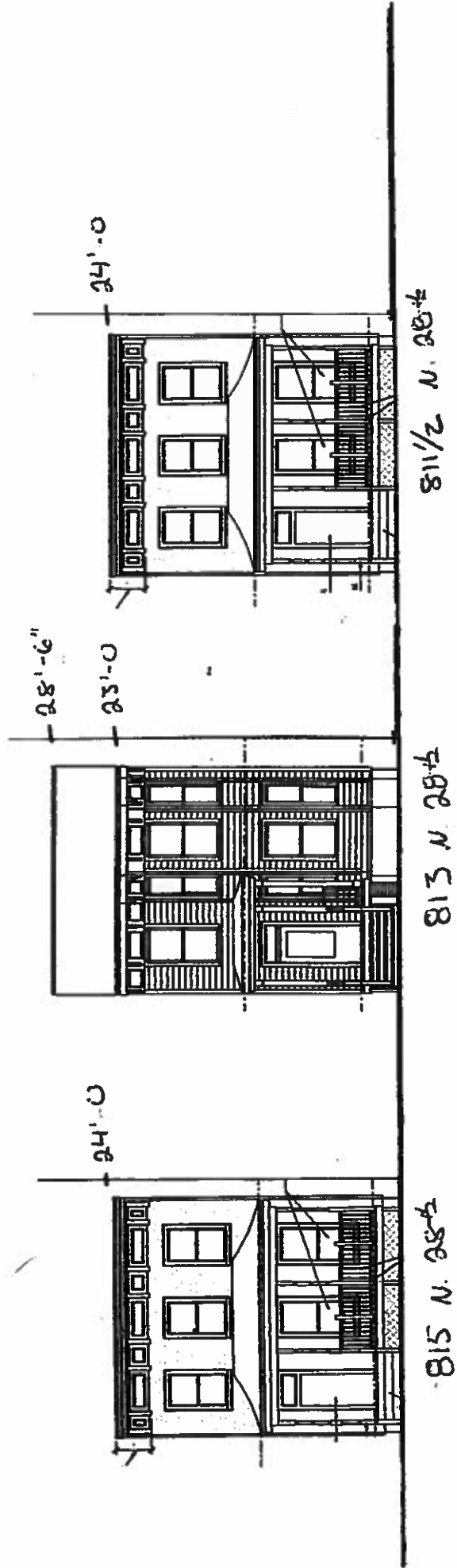
- Both rear and front door will have transoms
- Rear French door will be full light with no grills
- Front Door will be half light with two panels on the lower half

#### HVAC & exhaust:

- All HVAC units will be enclosed on the ground by the privacy fence as shown on drawing
- All exhaust vents for dryer and bathrooms will be on the gable side of the home towards the rear.

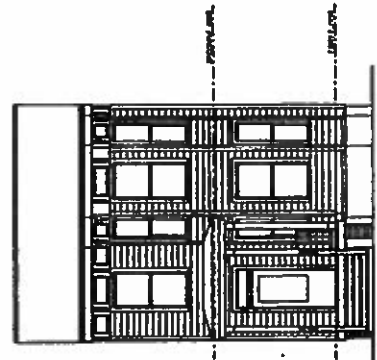


Elevation 3

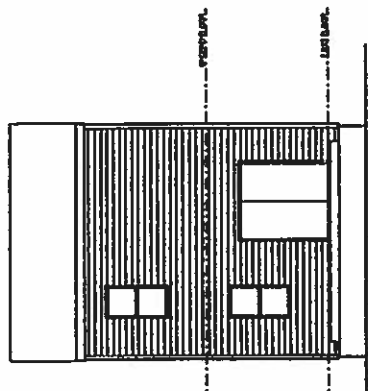


813 North 24th St.

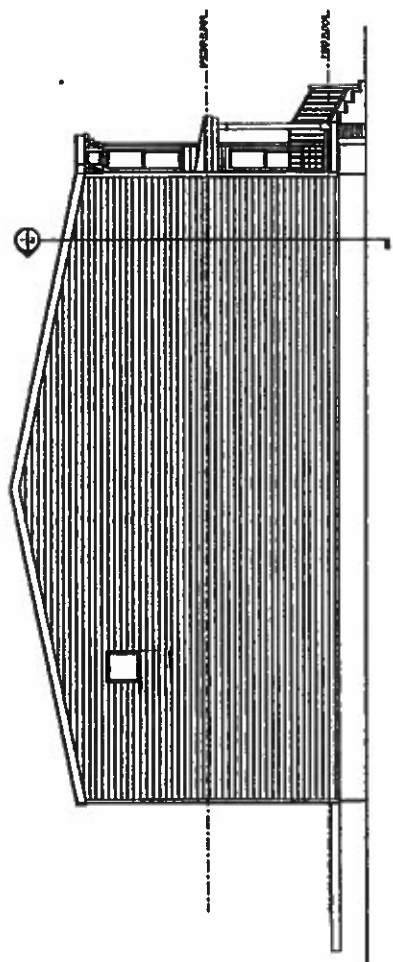
Designer  
FEBRUARY 8, 2018



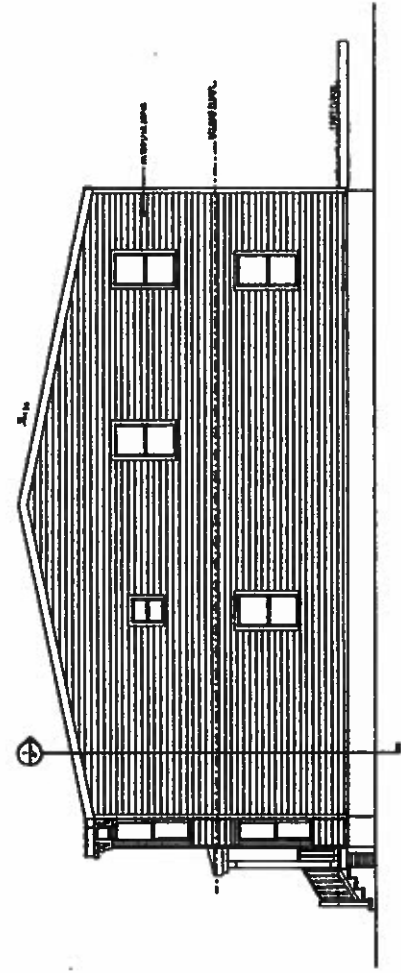
FRONT ELEVATION



REAR ELEVATION



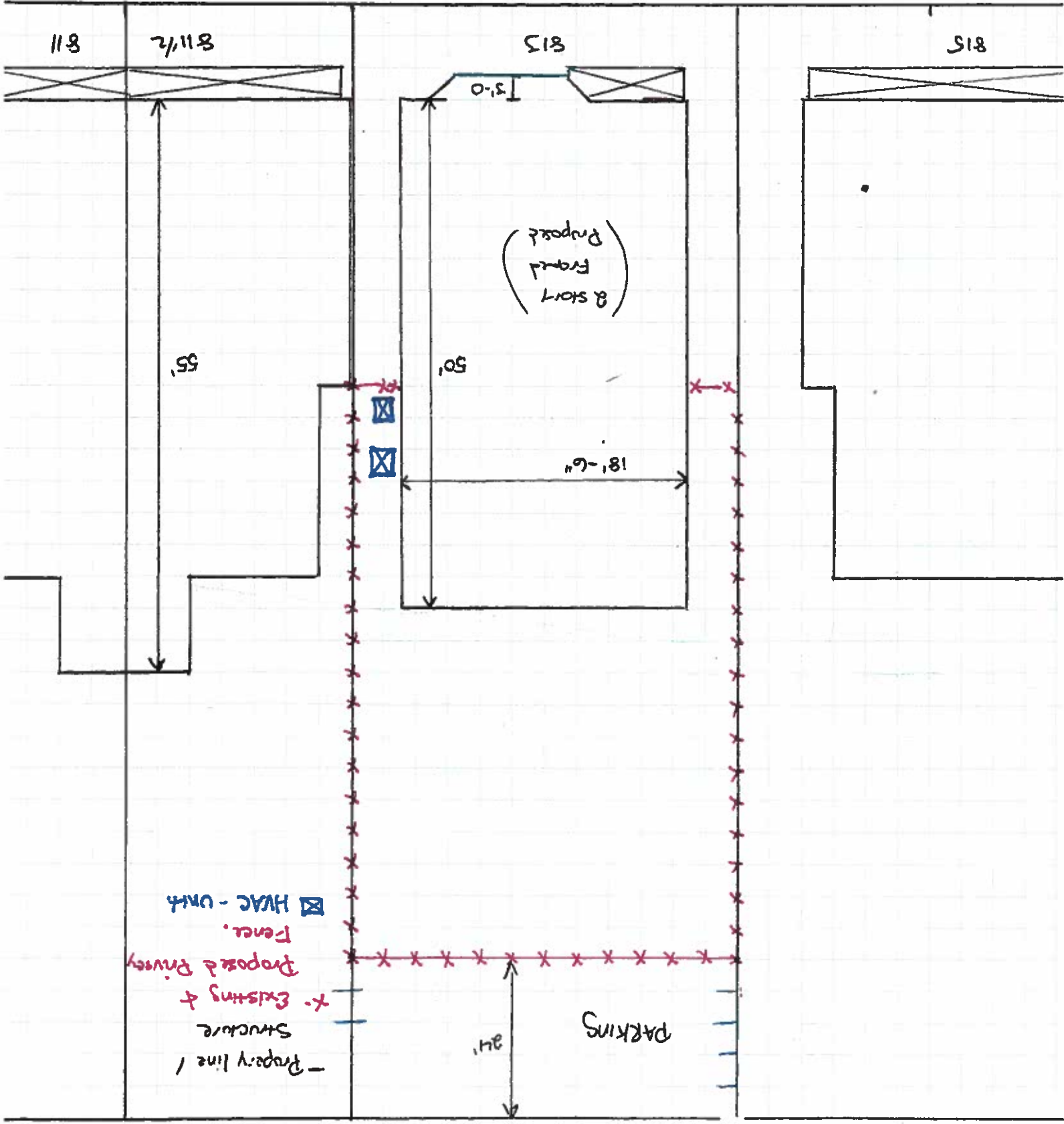
LEFT ELEVATION



RIGHT ELEVATION

24th Street #102

Sidewalk



Alley