



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 517 Catherine St  
Historic district JWODD

Date/time rec'd:	_____
Rec'd by:	_____
Application #:	_____
Hearing date:	_____

### APPLICANT INFORMATION

Name Jimmy Montgomery  
Company \_\_\_\_\_  
Mailing Address 304 E Main St  
Richmond VA 23219

Phone 336-407-3246  
Email Jimmy@dobrinproperties.com  
Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above)

Name Carver Homes LLC  
Mailing Address same

Company \_\_\_\_\_  
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)  
Addition reduced per guidance of board. Porch detail and notes included.

### 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 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 Alex Hugay Date 12/20/19



# 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 Catherine St

### BUILDING TYPE

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

### ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- 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
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight



# 517 Catherine St Richmond, VA

09.04.2019

—REVISED 12.26.19

**Jimmy Montgomery**

Carver Homes, LLC

304 E Main St

Richmond VA 23219

## Overview

Built in 1854, 517 Catherine St (Parcel # N0000242003) is a 2 family framed structure that received exterior updates that are not of the constructed period (more than 50 years ago based off finishes). The proposed improvements are in keeping with the surrounding context. The project will follow the Design Guidelines for Building in Old and Historic Districts as authorized by Section 930.7 of the City Code.

Regarding form, the street elevation remains primarily the same with aesthetic changes only as detailed in the below.

## Current Condition

The exterior is covered with faux brick siding, over sheathing and what was likely wood siding (little remains) in severely deteriorated condition. Part of the exterior is currently covered in vinyl siding. On the left side of the house there is a plywood board covering an opening in the deteriorated siding. The windows are smaller than believed to be original based off the other houses on the street and are aluminum sliding windows in deteriorated condition.

The structure is in severely deteriorated condition both inside and out with water damage evident throughout the structure.

## Proposed Renovations

**Exterior Wrap** - Remove current exterior wrap of faux brick siding and sheathing underneath. Rewrap house in sheathing and install smooth cement siding over entire house using CAR approved color pallet. If usable wood siding is found, it will be removed and relocated to the front of the house.

**Windows** - Per the architectural drawing attached, install 6 over 6 windows (per photographic evidence) in the existing structure. 1 over 1 will be used in the addition. These windows are larger than the current openings, however are believed to more accurately represent the original house windows. Wood windows will be used on the existing structure, aluminum clad on the addition.

**Front Porch** - Rebuild the front porch. Depicted in plan, and detail of the porch itself is also enclosed. This is based off of photographic evidence of the original porch

**Roof** - The front roof is shingled and will remain using black architectural shingles. The rear roof is tar and will be replaced with TPO. The front porch will be a hipped roof covered in metal

Remove chain link fence front of property.



Remove ADA ramp.

Addition - In the rear of the home build an addition to increase the interior size of the property following zoning setbacks offsetting the addition slightly to the left of the front elevation to accommodate appropriate setbacks. The exterior will be wrapped in the same.

AC units to be located either in back on the right side not visible from the front elevation.

## **Exterior Finishes**

Exterior Finish - James Hardie Siding (Color TBD) on addition, wood siding on the original structure

Rear Roof - TPO Membrane

Front Roof - Asphalt Shingles (Black)

Porch Roof - Metal (Black)

Windows - White Aluminum Clad addition, White Wood in existing structure

Foundation - Built on slab in rear, front is parged

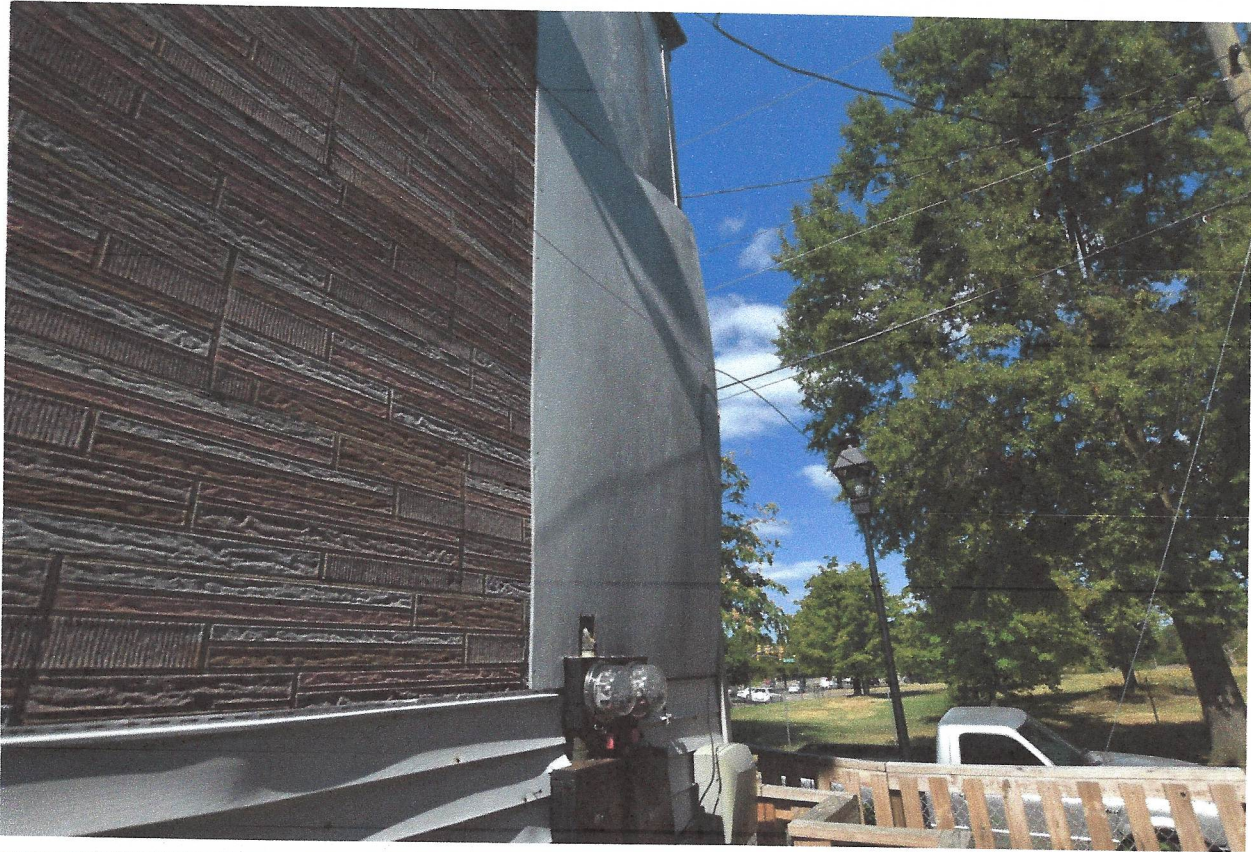
Current Photos













517 Catherine Street

#### Staff Comments

- 1- The massing of the addition has been reduced, the side entries removed and inset from the left wall. We are seeking administrative variance from zoning to build along the property line on the right side of the building.
- 2- The existing interior stairwell is being maintained for access to the upper unit.

#### Staff Analysis

- 1- The window openings have been enlarged, and the front porch reinstalled based off historic evidence.
- 2 - As mentioned, the addition is significantly subordinate in the revision.

#### Other notes/changes to the plan:

The current structure will have wooden windows installed. All wood on the existing structure will be preserved and replaced in kind leaving only the addition to be enclosed with non-beaded cement board.

Window Specs are attached.

Porch Detail is attached.

Fencing material to enclose hvac units attached. HVAC units will be under 30" and at the rear of the structure not visible from the front elevation.

Chimney will remain and be repaired.


Upper windows on the front will be 6/6 which is depicted in the historic photos.




E-01 Elevation 3/8" = 1'-0"



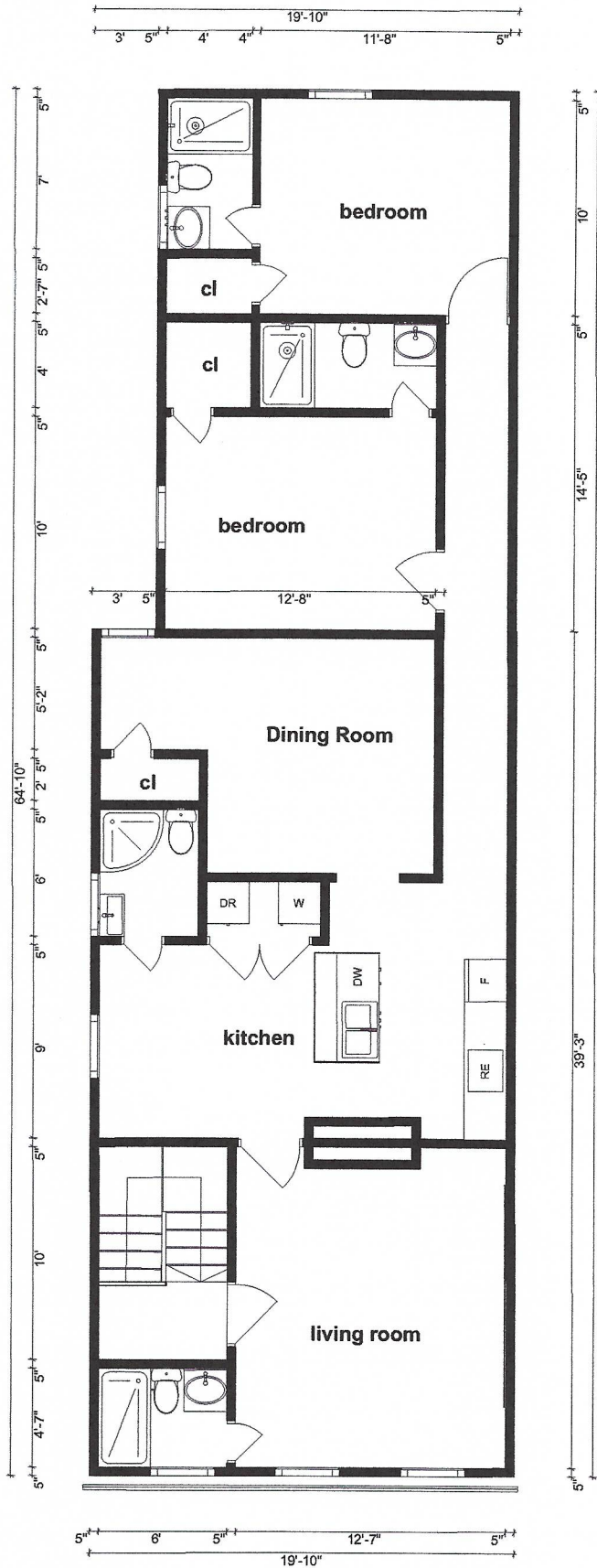
E-03 Elevation 3/8" = 1'-0"

ADDRESS : 517 Catherine STREET RICHMOND VA 23220	PLAN: ARCHITECTURAL	VERSION: REV 5	
OWNER :	DESCRIPTION FLOOR PLAN	DATE 12/20/19	

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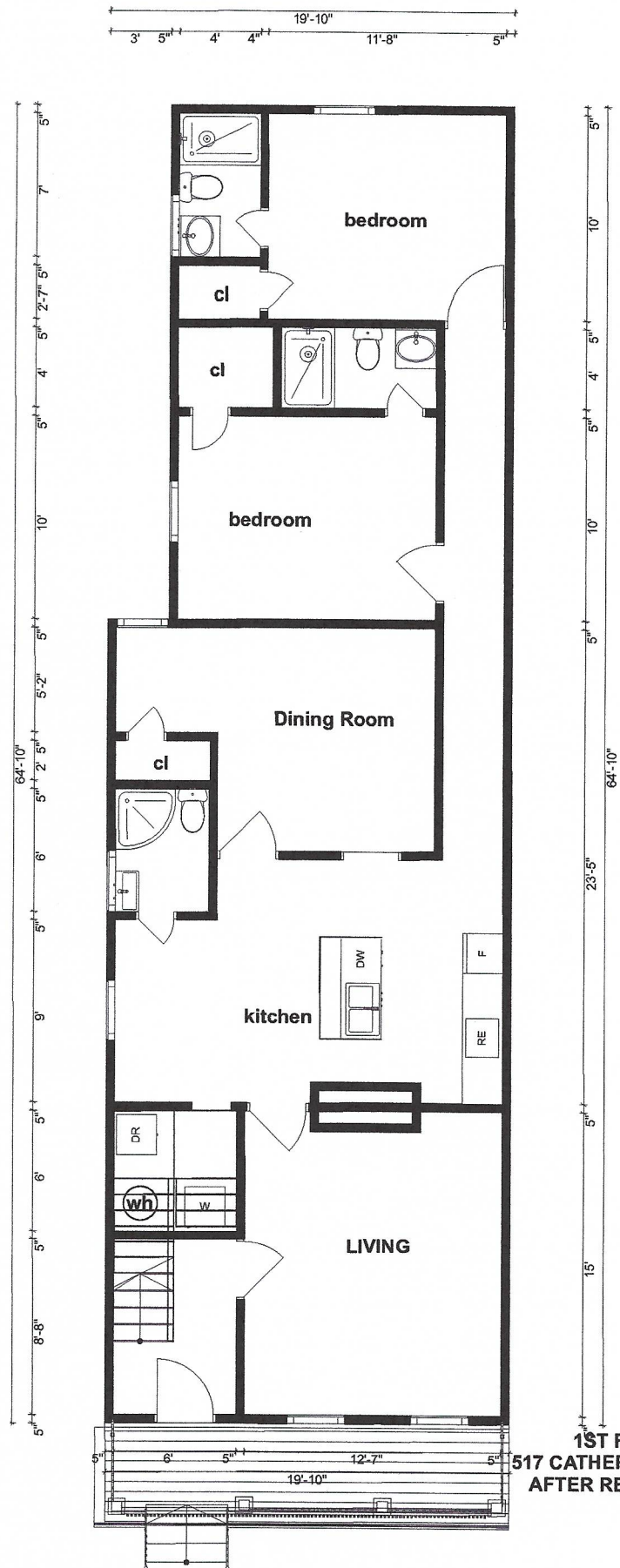


**2ND FLOOR  
517 CATHERINE STREET  
AFTER RENOVATION**




1. 2nd 3/8" = 1'-0"

<b>ADDRESS :</b> 517 Catherine STREET RICHMOND VA 23220	<b>PLAN:</b> ARCHITECTURAL	<b>VERSION:</b> REV 5	
<b>OWNER :</b>	<b>DESCRIPTION</b> FLOOR PLAN	<b>DATE</b> 12/20/19	

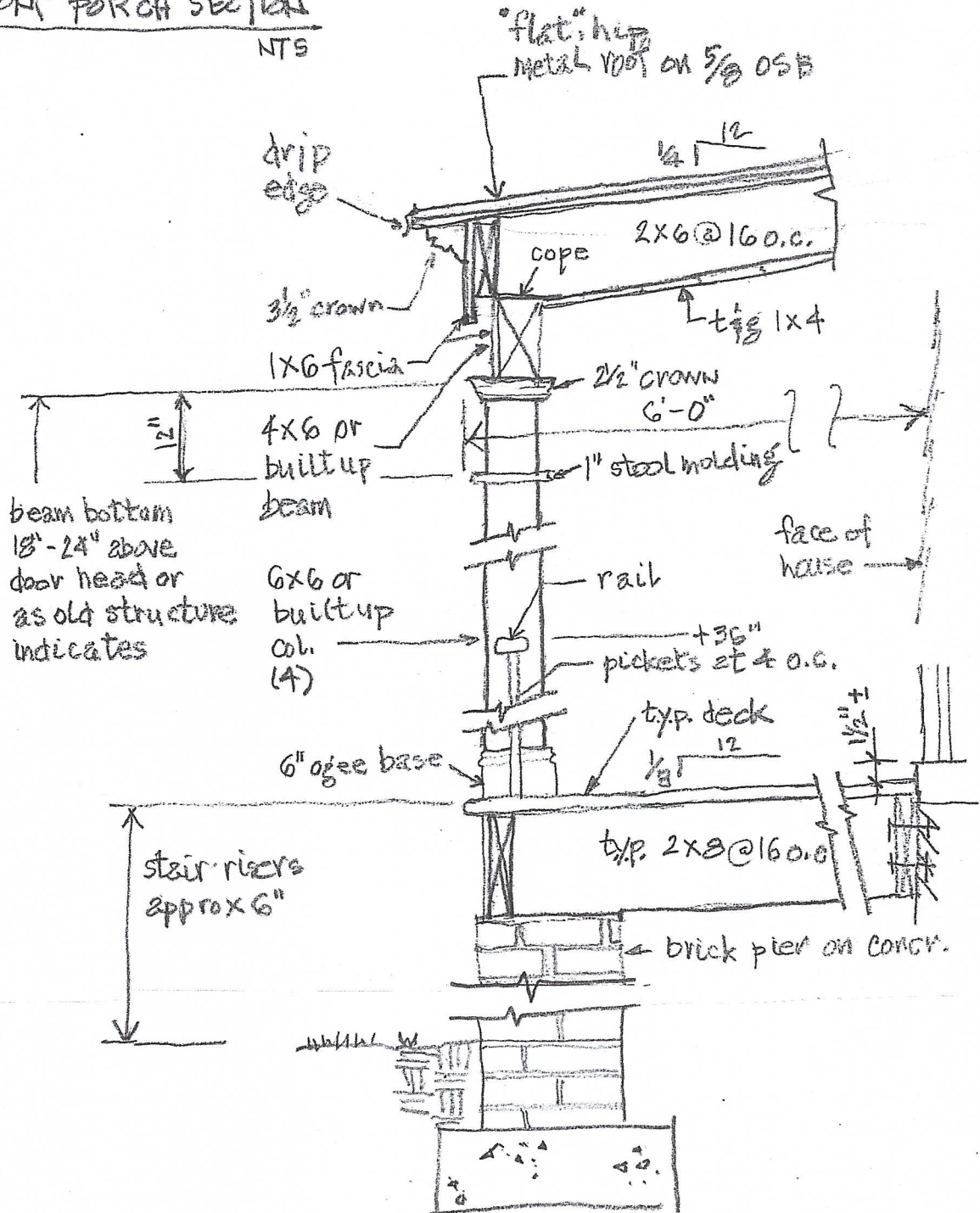


**1ST FLOOR**  
**517 CATHERINE STREET**  
**AFTER RENOVATION**

<b>ADDRESS :</b> 517 Catherine STREET RICHMOND VA 23220	<b>PLAN:</b> ARCHITECTURAL	<b>VERSION:</b> REV 5	
<b>OWNER :</b>	<b>DESCRIPTION</b> FLOOR PLAN	<b>DATE</b> 12/20/19	

517 Catherine Street  
Richmond, VA 23220

FRONT PORCH SECTION  
NTS



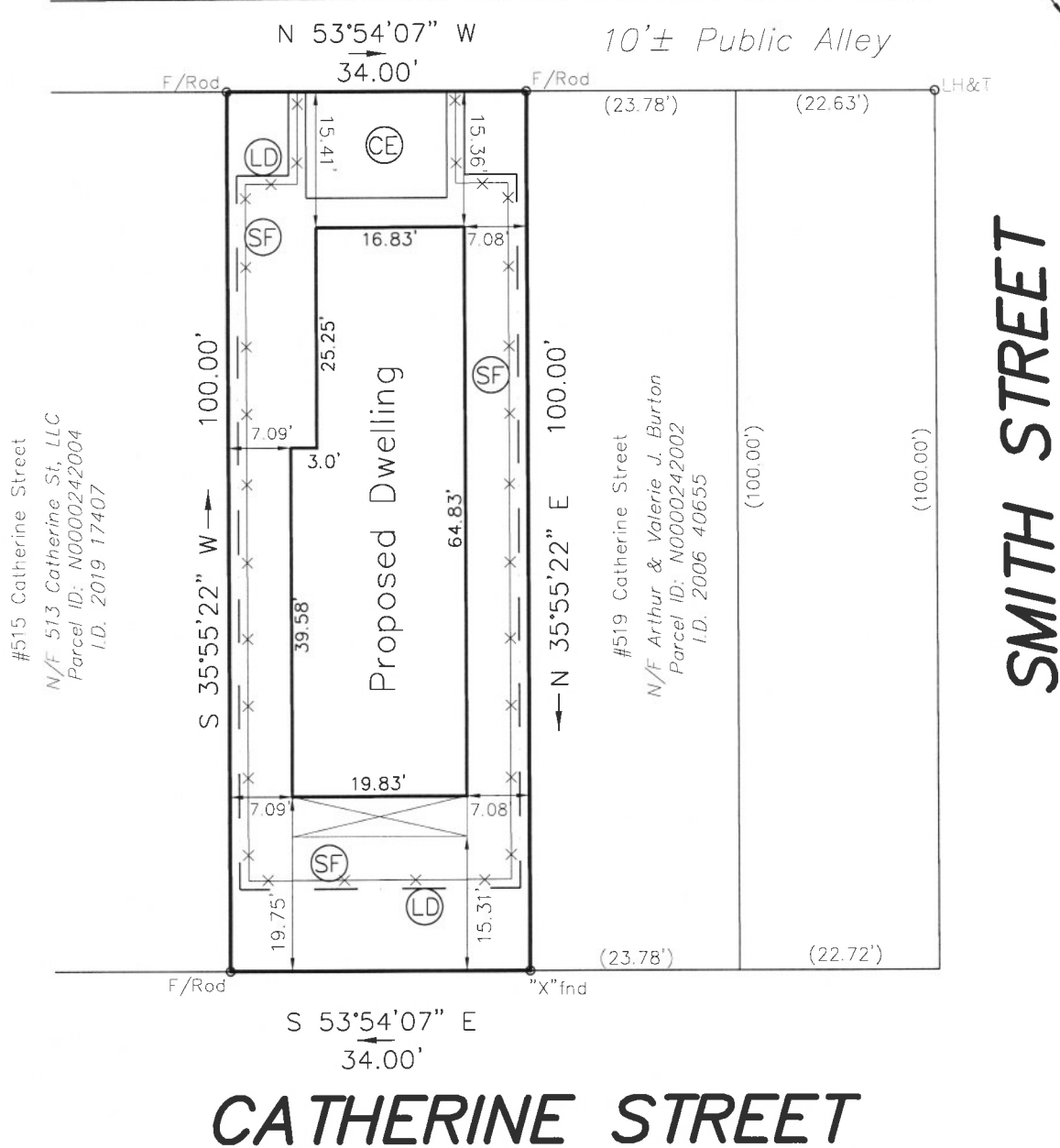
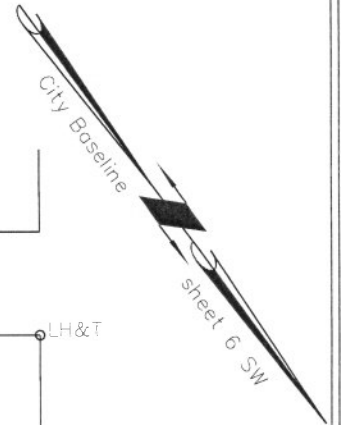


Address: #517 Catherine Street  
 Current Owner: Barbara J. Whitfield  
 Parcel ID: N0000242003  
 I.W. 2015 401  
 Area: 0.078 ac. (3400.00 sq.ft.)

Note: Bearings protracted from City  
 Baseline sheet 6 SW.

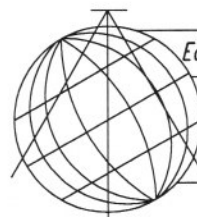
Area of Disturbance is  
 0.064 ac. (2776.81 sq.ft.)

Existing R-6 Zoning Setbacks:  
 Front Yard - 15'  
 Rear Yard - 5'  
 Side Yard - 5'



- ⊙ CE Construction Entrance
- ⊙ SF Silt Fence
- ⊙ LD Limits of Disturbance

Building Permit Plat for  
 The Property Known as  
 #517 Catherine Street in  
 the City of Richmond, VA



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

4914 Radford Avenue, Suite 206  
 Richmond, Virginia, 23230  
 Phone (804) 673-9666  
 Fax (804) 673-9990

FLOOD INSURANCE NOTE: By graphics plotting only,  
 this property is in ZONE X  
 of the Flood Insurance Rate Map, Community Panel No.  
 510129 0037D effective date of 04/02/09  
 Exact designations can only be determined by an Elevation  
 Certificate. Based on the above information, this property  
 IS NOT in a Special Flood Hazard Area.

Scale: 1"=20'  
 Drawn: TCJ  
 Job: 1499-19

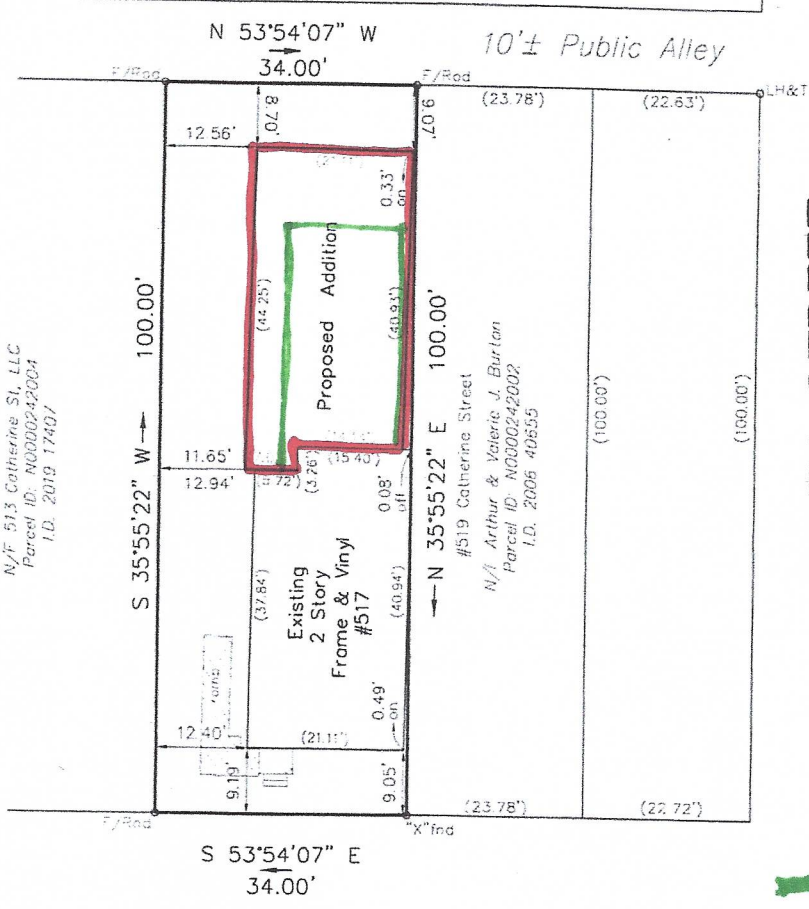
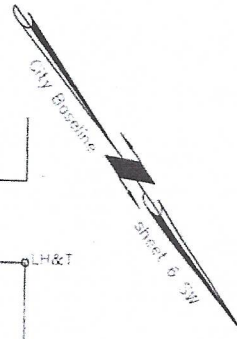
Date: 01/14/20  
 Checked: CEM

Address: #517 Catherine Street  
 Current Owner: Barbara J. Whitfield  
 Parcel ID: N0000242003  
 I.W. 2015 401  
 Area: 0.078 ac. (3400.00 sq.ft.)

Note: Bearings protracted from City  
 Baseline sheet 6 SW.

Structure Areas:  
 Existing: 847.61 sq.ft.  
 Proposed: 887.03 sq.ft.  
 Total: 1734.64 sq.ft.

Existing P-B Zoning Setbacks:  
 Front Yard - 10'  
 Rear Yard - 10'  
 Side Yard - 5'

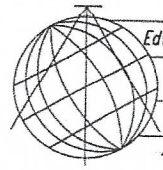


SMITH STREET

CATHERINE STREET

■ New proposed  
■ Prev. proposed

Building Permit Plat for Proposed Addition on  
 The Property Known as  
 #517 Catherine Street in  
 the City of Richmond, VA



Edwards, Kreiz, Lohr & Associates, PLLC  
 Land Surveyors-Planners  
 Virginia-North Carolina  
 4914 Radford Avenue, Suite 206  
 Richmond, Virginia, 23230  
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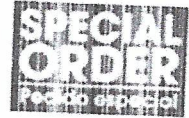
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 Date: 11/01/19  
 Checked: JAL

Back to Quote



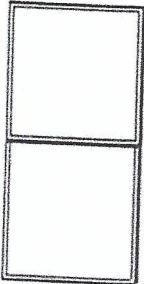
Date: 02/04/2019

LOWE'S HOME CENTERS, LLC #1037  
 1640 WEST BROAD STREET  
 RICHMOND, VA 23220-2107  
 USA  
 (804) 219-0640

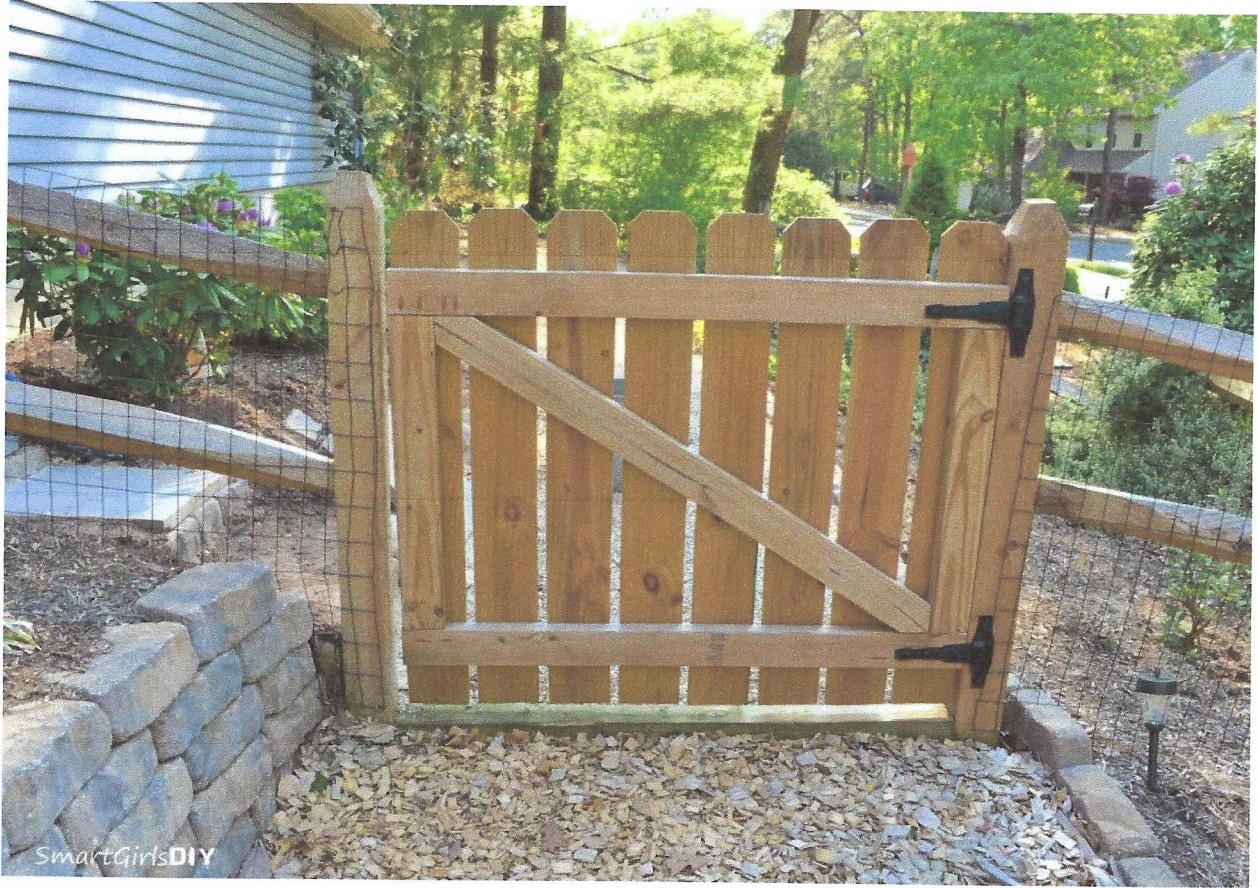


Project #: 569172676 Description: Walker St Windows  
 Customer Name: DOBRIN HOMES  
 Customer Phone: (336) 407-3246  
 Customer Address: 2006 WALKER ST  
 RICHMOND, VA 23220  
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001 Size = 31 1/2-in W x 65 1/2-in H	<p><b>Manufacturer: Pella (R) 450 Series</b></p> <p>Division: Millwork                      Product: Windows                      Type: Double Hungs                      Manufacturer: Pella (R) 450 Series                      Will This Product Be Installed By Lowe's (R)?: Millwork In-Store Project                      Energy Star (R) Qualified Products Only: No - I would like to view all available product offering.                      Product Family: Full Frame Pella Products                      Room Location: Other I                      Configuration: 1 Wide                      Actual Frame Width: 31 1/2-in                      Actual Frame Height: 65 1/2-in                      Fits Opening Width: 32 1/4-in                      Fits Opening Height: 66 1/4-in                      Operation / Venting: Double Hung                      Venting Height: Equal                      Unit Type: Complete Unit                      Exterior Material Type: Clad                      Wood Type: Pine                      Actual Base Frame Depth: 5-in                      Actual Base Wall Depth: 3 11/16-in                      Exterior Paint Grade: Standard EnduraClad                      Exterior Color: Black                      Interior Finish: Prefinished White                      Glazing Type: Insulated</p>	\$477.26	16	\$7,636.16



Fits Opening Width: 32 1/4-in  
 Fits Opening Height: 66 1/4-in



SmartGirlsDIY