



Property (location of work)

Property Address: _____ Current **Zoning**: _____

Historic District: _____

Application is submitted for: (check one)

- ☐ **Alteration**
☐ **Demolition**
☐ **New Construction**

Project Description (attach additional sheets if needed):

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____

Email: _____

Billing Contact? Applicant Type (owner, architect, etc.):

Property Owner: _____

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

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____

Email: _____

Billing Contact?

****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: _____ **Date:** _____

Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following Commission 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 that month's agenda.

Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission 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.

Meeting Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.

City of Richmond Dept of Planning & Development Review
Commission of Architectural Review
City Hall, 900 E. Broad St.
Richmond, VA 23219

RE: COA Application: 2228 Cedar St.

Members of the Commission,

I appreciate everyone's feedback and insight during the conceptual review during the May meeting. I'd like to start by saying the sentiment to make every effort to save the home did not go unheard from the commission or the public.

I met on site with three folks interested in seeing the building remain and ran through every option including: relocating the home, hoisting the home and rebuilding the foundation beneath, partnering with someone on tax credits, even selling the building at a personal loss – to date nothing viable has come to fruition so I must continue down this path.

In response to the candid feedback we received at the last meeting, I hope you'll be pleased to see we've heard and incorporated the following comments into our proposed plans:

- Changes to the rear roofline to be subordinated to the front structure.
- Adding a foundation and wall jog between what represents the original home and the rear addition.
- Eliminated the transom windows along the right elevation
- Second floor balcony door on left elevation switched to ½ light.
- Added outdoor space to the larger unit by way of a rear porch off the kitchen with a grill location in mind; intentionally no steps to grade to avoid people cutting through the smaller unit yard and using this as an entry point.

While the demolition of the original structure is unfortunate, I do hope both the commission and the community see the thought and effort being put into the replacement structure and know this decision is not being made lightly.

Thank you as always for your consideration, and I look forward to speaking to everyone again at the meeting. Feel free to contact me at chris.pollock50@gmail.com or (484) 429-4283.

Sincerely,

Chris Pollock
UEBB, LLC

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 10-26-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

NAD 83.

CORII HOLDINGS LLC
PAR.ID:E000376011
DEED:2021-1226

FOUNDATION ONLY No.803

(4.1'± GAP)

$S54^{\circ}18'08''E$

14.12'

R/F

BLDG. 1.0'

BLDG. 0.58'

BLDG. 2.4'

2228 CEDAR STREET
WILLIAM P. PEARSALL JR. TRUSTEE
PAR.ID:E000376010
WILL:2020-359

1318 Sq.Ft.

1-STORY
2-STORY

2-STORY FRAME WITH BASEMENT No.2228

BLDG. 2.3'

7.3'

18.1'

STONE/F

PORCH 0.1'

9.8'

34.78'

$S00^{\circ}22'23''E$

66'± R/W LINE ACCORDING TO CITY BASELINE SHEET 9NE

24.61'

$N00^{\circ}28'25''W$

12.04'

6.6'

357 Sq.Ft.

BLDG. 2.23'

JESSAMINE STREET

POLE

P/T

P/T/TV

CURB

BRICK WALK

CONC. RAMP

$N50^{\circ}56'39''W$

15.53'

$N54^{\circ}18'08''W$

BRICK WALK

N 3720995.32'
E 11797022.81'

N 3720985.54'
E 11797034.86'

CURB

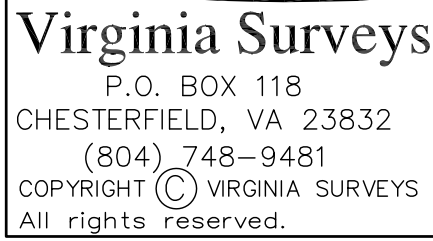
CEDAR STREET BAPTIST CHURCH OF GOD THE TRS
PAR.ID:E000376007
DEED:2009-27690

CEDAR STREET BAPTIST CHURCH OF GOD THE TRS
PAR.ID:E000376009
DEED:2009-27690

IRON/F ON LINE 0.63' FROM CORNER

47.50'

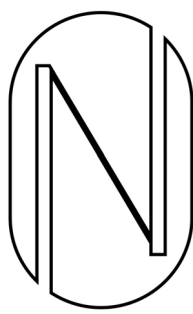
$S36^{\circ}38'01''W$



REVISED: 2-13-2023
REVISED: 2-7-2023
DATE: 1-25-2023

CERTIFIED BY JEFFREY K. FLOYD SCALE: 1"=10'

VIRGINIA CERTIFICATE NO. 001905 JOB NO. 210814474



NOMAD
DESIGN STUDIO

HOMEOWNER
CHRIS POLLOCK

2228 CEDAR STREET

RICHMOND VA 23223

NO.	DATE	NOTE
06.18.2025	CAR REVIEW	

REVISIONS

STRUCTURAL ENGINEER
LOUISA ENGINEERING INC
847 JOUETT SCHOOL RD
MINERAL, VA 23117
p (804) 512.4826
e JOHN@LOUISAENGINEERING.COM

ENGINEERS

SEAL

CAR REVIEW
NOT FOR
CONSTRUCTION

SEAL

2501.1

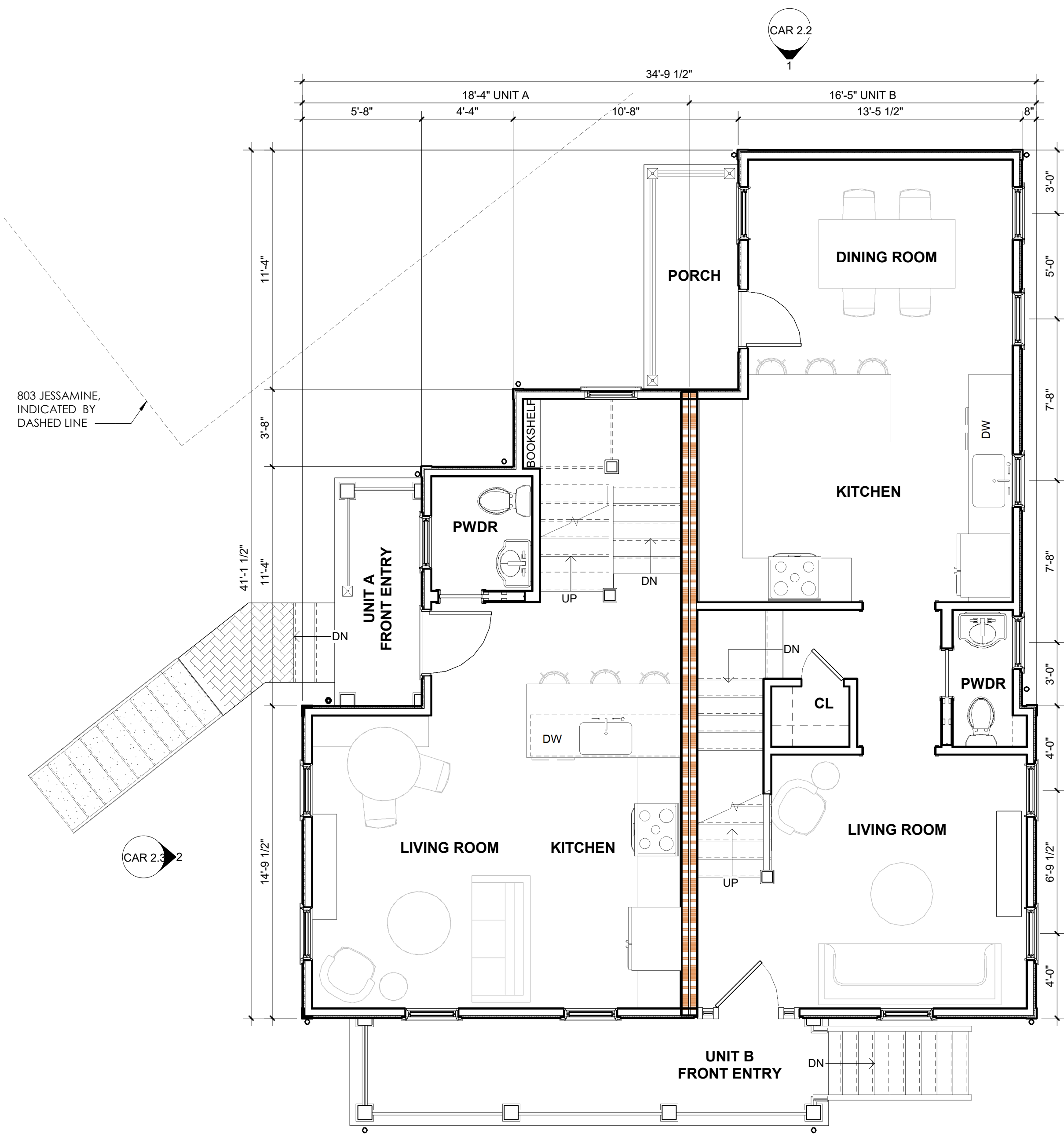
PROJECT NO

LOWER LEVEL
AND 1ST
FLOOR PLANS

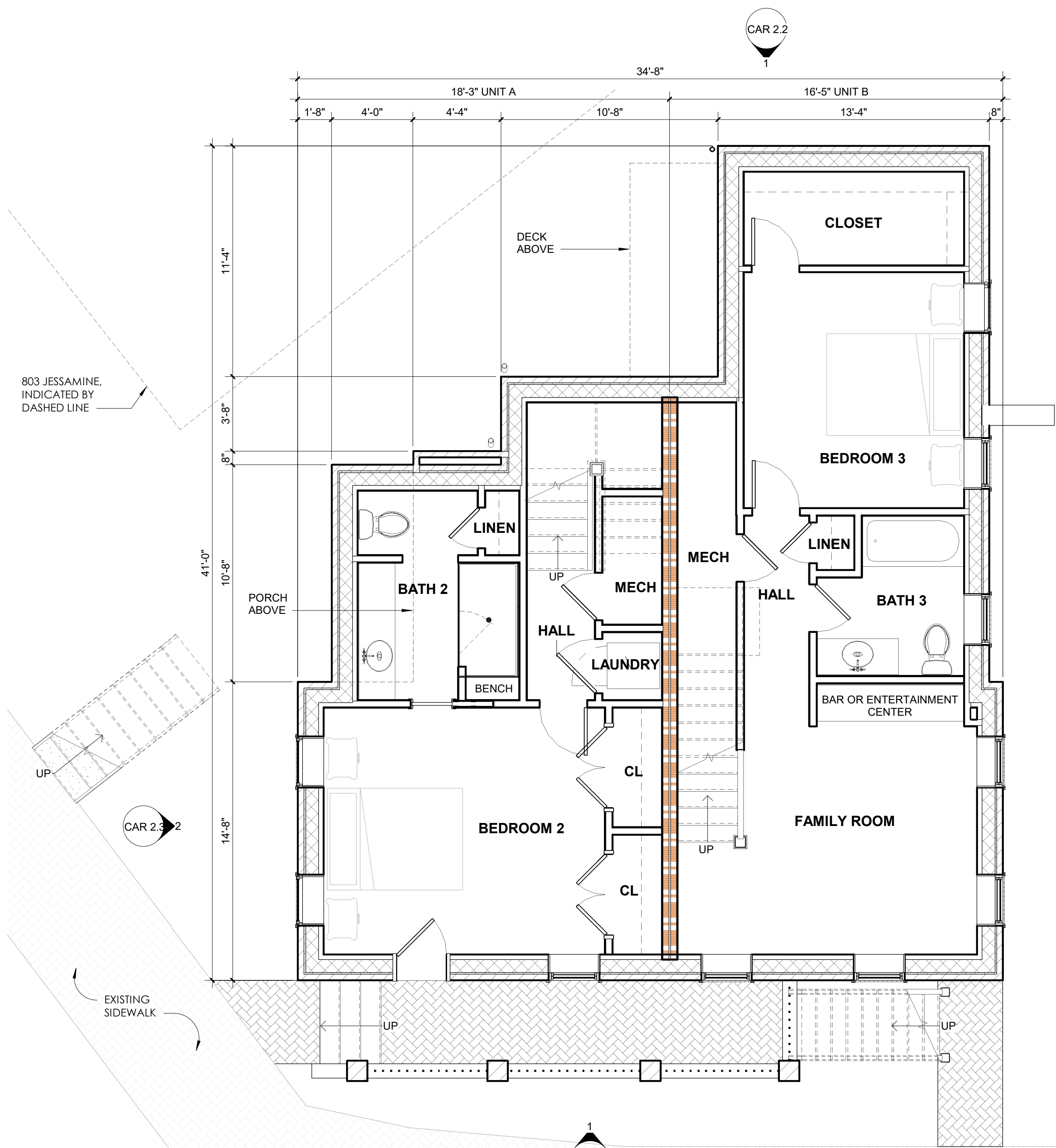
SHEET TITLE

CAR 1.1

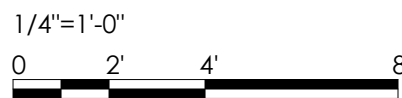
SHEET NUMBER



2 1ST FLOOR PLAN
CAR 1.1 1/4" = 1'-0"



1 LOWER LEVEL FLOOR PLAN
CAR 1.1 1/4" = 1'-0"





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[illegible]

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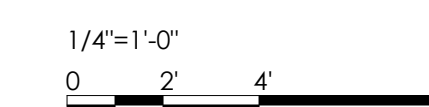
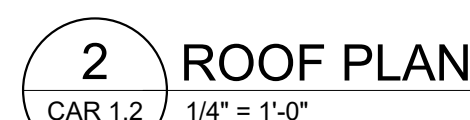
PROJECT NO.

SECOND FLOOR PLAN AND ROOF PLAN

SHEET TITLE

CAR 1.2

SHEET NUMBER





3 EXISTING CEDAR ELEVATION PHOTOGRAPH
CAR 2.1 1/4" = 1'-0"



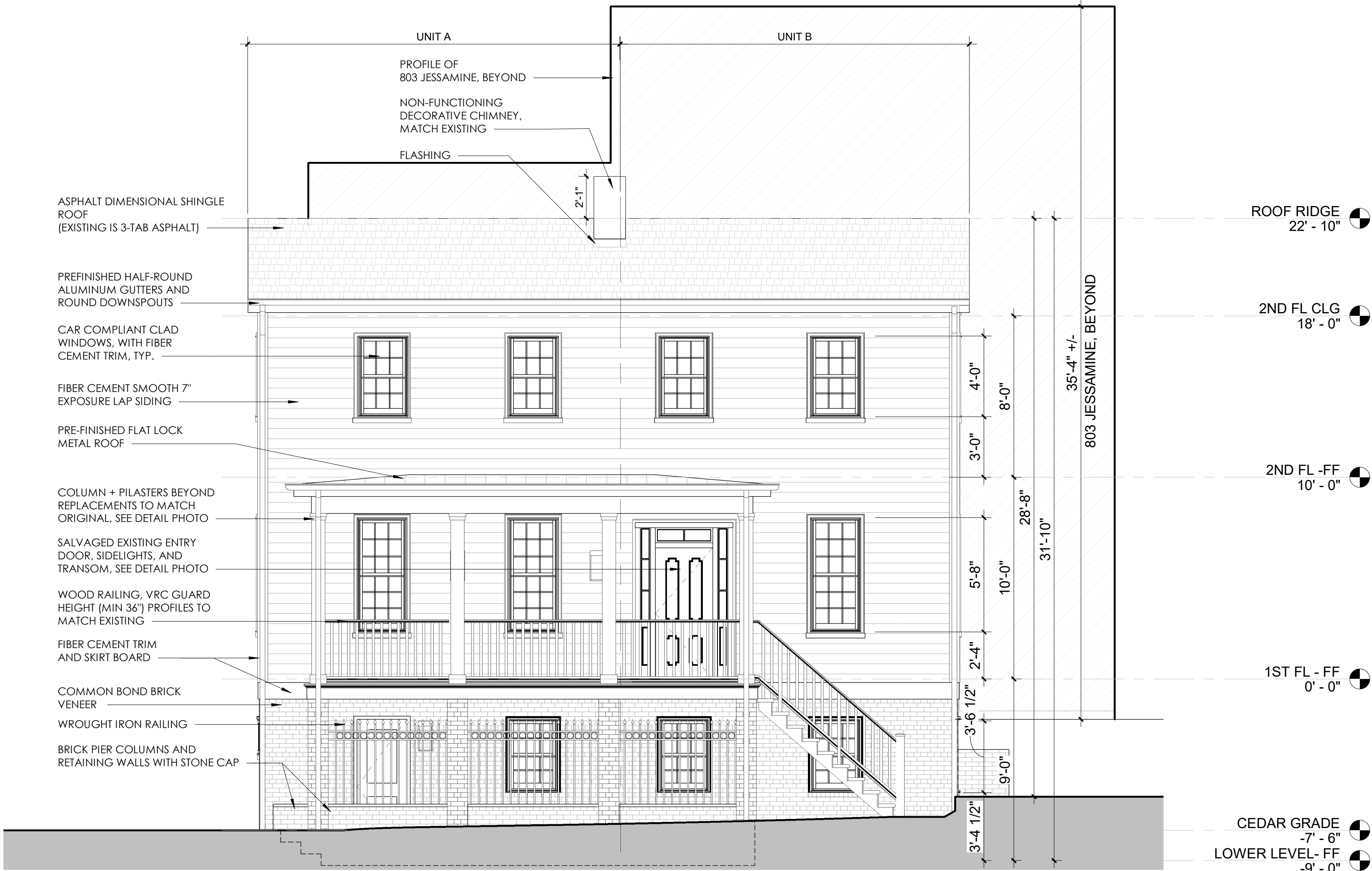
2 APPROVED CAR REHAB CEDAR ELEVATION - NOV. 2024
CAR 2.1 1/4" = 1'-0"



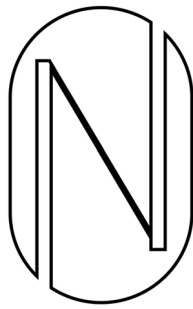
4 DETAIL - FRONT DOOR
CAR 2.1 1/8" = 1'-0"



5 DETAIL - PORCH
CAR 2.1 1/8" = 1'-0"



1 PROPOSED REPLACEMENT CEDAR ELEVATION
CAR 2.1 1/4" = 1'-0"



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PROJECT NO

CEDAR STREET
ELEVATION

SHEET TITLE

CAR 2.1

SHEET NUMBER

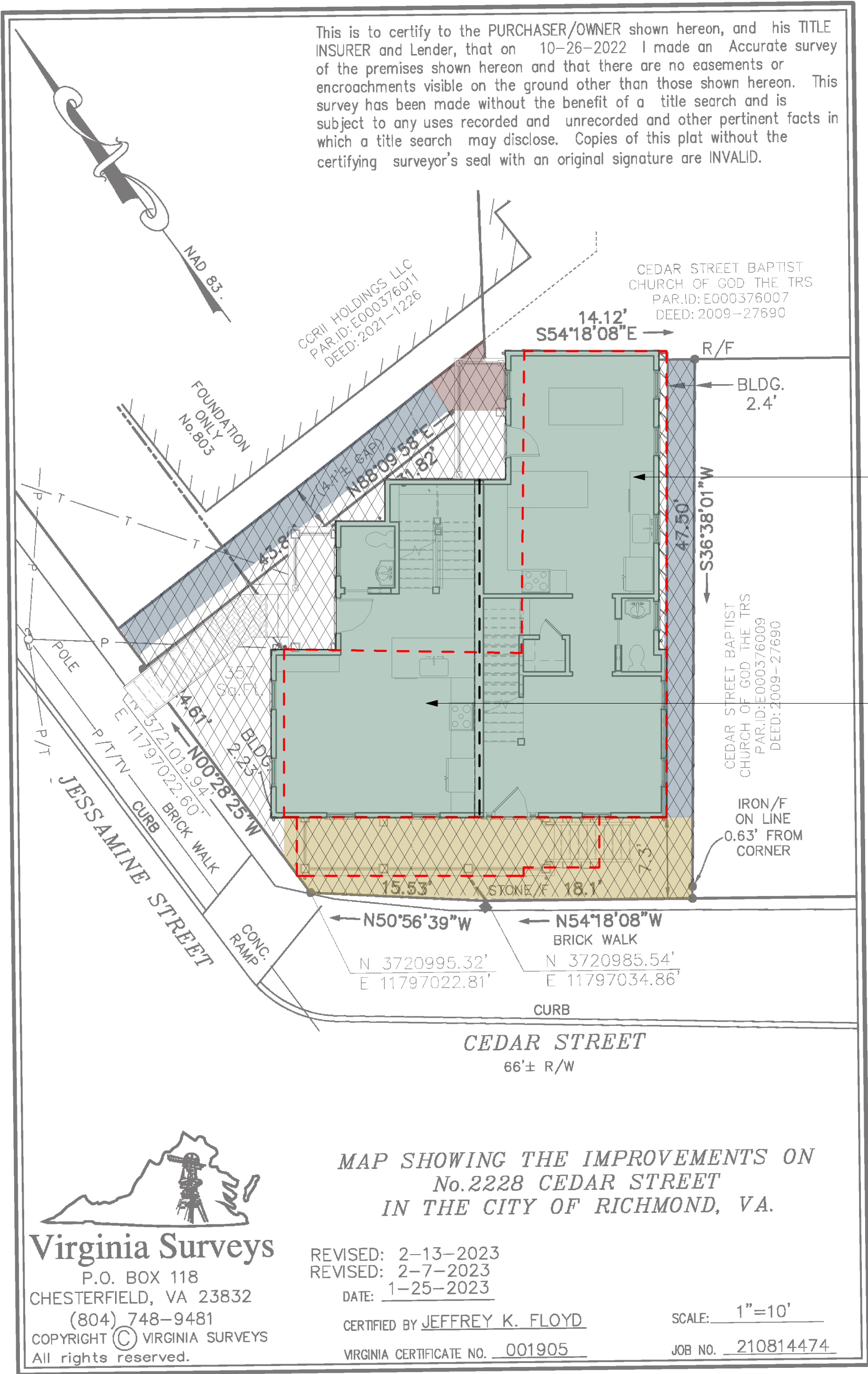
COLOR LEGEND

- EXISTING BUILDING FOOTPRINT
- MAX. FRONT YARD SETBACK = 15'-0"

*NOTE: REPLACEMENT BUILDING TO MATCH EXISTING 7.3'
- MIN SIDE YARD SETBACK = 3'-0"
- MIN REAR YARD SETBACK = 5'-0"
- PROPOSED BUILDING FOOTPRINT
- MINIMUM USABLE OPEN SPACE = 500 SF

HATCH INDICATES = 772 SF

*NOTE: USABLE OPEN SPACE CAN INCLUDE EXTERIOR BALCONIES, TERRACES, AND PATIOS NOT COVERED BY ENCLOSED BUILDING SPACE.



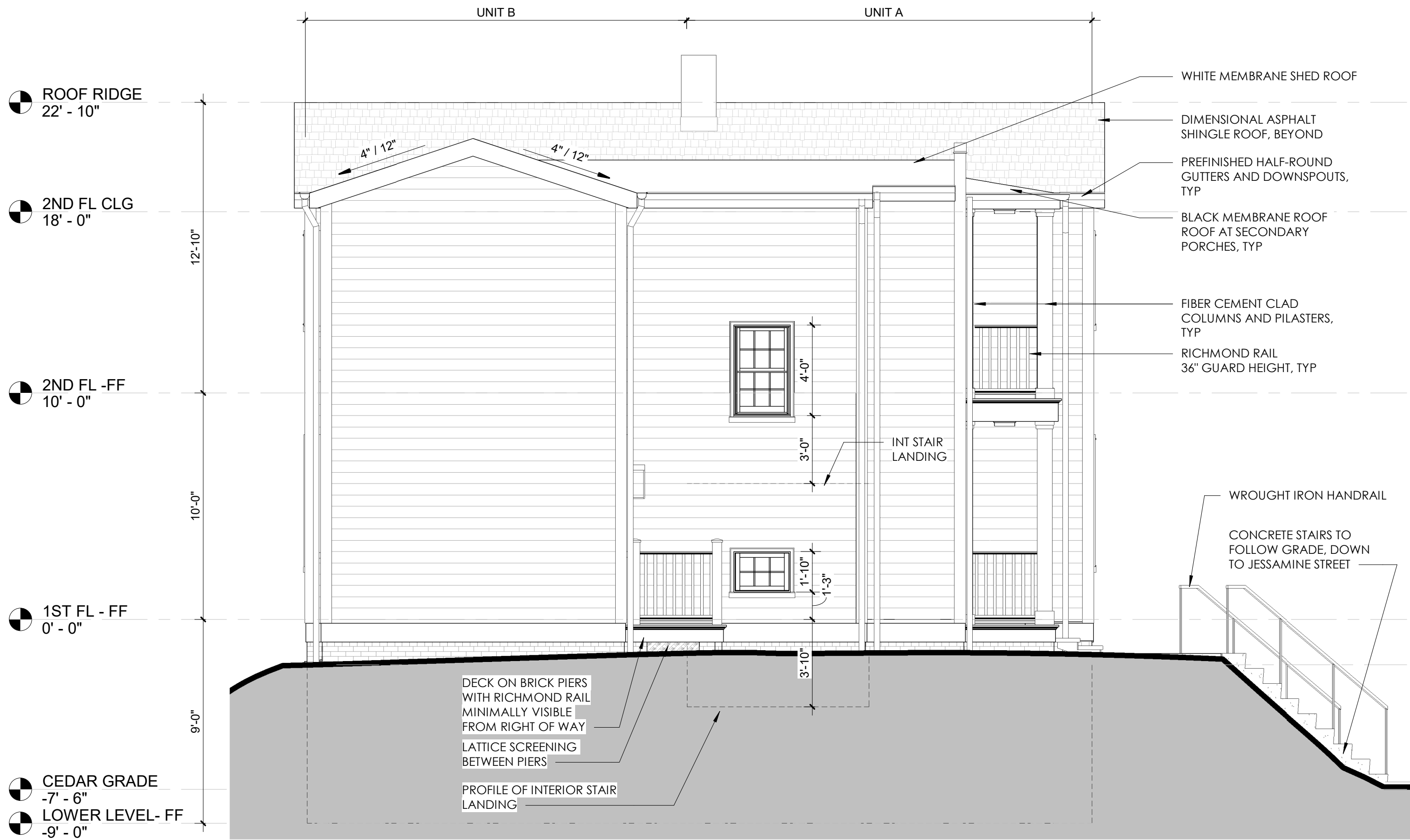
PLAT MAP WITH ZONING OVERLAYS

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

COMPONENT/MATERIAL	TYPE	ADDITIONAL INFORMATION	COLOR/FINISH
FOUNDATION	BRICK VENEER	MATCH EXISTING BRICK COLOR (VIF) & BOND	ALT: PAINT BRICK CAR APPROVED COLOR
SIDING	FIBER CEMENT	7" SMOOTH [MATCH EXISTING REVEAL], NO BEAD	COLOR TBD
TRIM	FIBER CEMENT	SMOOTH	SW 7008
SOFFITS	FIBER CEMENT	PERFORATED VENTED	SW 7008
PORCH RAILING	RICHMOND RAIL	MATCH EXISTING RAILING PROFILES, 36" GUARD HEIGHT	SW 7008
PORCH DECKING	SYNTHETIC	TONGUE & GROOVE, INSTALLED PERPENDICULAR TO ADJACENT FACE OF THE BUILDING, MIN. 15/16" THICK	COLOR TBD
PORCH CEILING	WOOD BEADBOARD	HAINT BLUE	SW 0068
BASEMENT PATIO FLOOR	BRICK	HERRINGBONE, USE SALVAGED BRICKS FROM EXISTING FOUNDATION	MATCH EXISTING
SITE RAILINGS	WROUGHT IRON		BLACK
SITE WALLS & PIERS	BRICK	MATCH EXISTING BRICK COLOR	ALT: PAINT BRICK CAR APPROVED COLOR
EXTERIOR DOORS	PRIMARY @ CEDAR	SALVAGED EXISTING DOOR, REFER TO IMAGE	COLOR TBD
EXTERIOR DOORS	SECONDARY	WOOD, HALF-LIGHT	COLOR TBD
EXTERIOR DOOR	BASEMENT	WOOD, FOUR-PANEL [MATCH EXISTING]	COLOR TBD
WINDOWS	DOUBLE-HUNG	BASEMENT 6/6, 1ST FLOOR 9/9, 2ND FLOOR 6/6	ALUM CLAD, WHITE, CLR GLAZING
WINDOWS	FIXED	6 LIGHT, WHERE GRADE PROHIBITS DOUBLE-HUNG	ALUM CLAD, WHITE, CLR GLAZING
ROOF - MAIN ROOF	SHINGLE	3-DIMENSIONAL ASPHALT	GRAY
ROOF - SECONDARY	MEMBRANE	SEE ROOF PLAN FOR LOCATION	WHITE
ROOF - FRONT PORCH	STANDING SEAM METAL		GRAY
ROOF - SECONDARY PORCH	MEMBRANE		BLACK
DOWNSPOUTS & GUTTERS	ALUMINUM	5" HALF-ROUND GUTTERS, 3" DIA DOWNSPOUTS	PRE-FINISHED WHITE

- NOTES:
- ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
 - EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 - GRADES SHOWN APPROXIMATE, VIF
 - NEW WINDOWS C.A.R.-COMPLIANT SIMULATED DIVIDED LIGHT WITH SPACER BARS. CLAD WOOD WINDOWS. NEW WINDOWS DOUBLE-HUNG OR FIXED (INOPERABLE).



1 REAR ELEVATION

1/4"=1'-0"



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PROJECT NO

REAR
ELEVATION
AND PLAT
MAP

SHEET TITLE

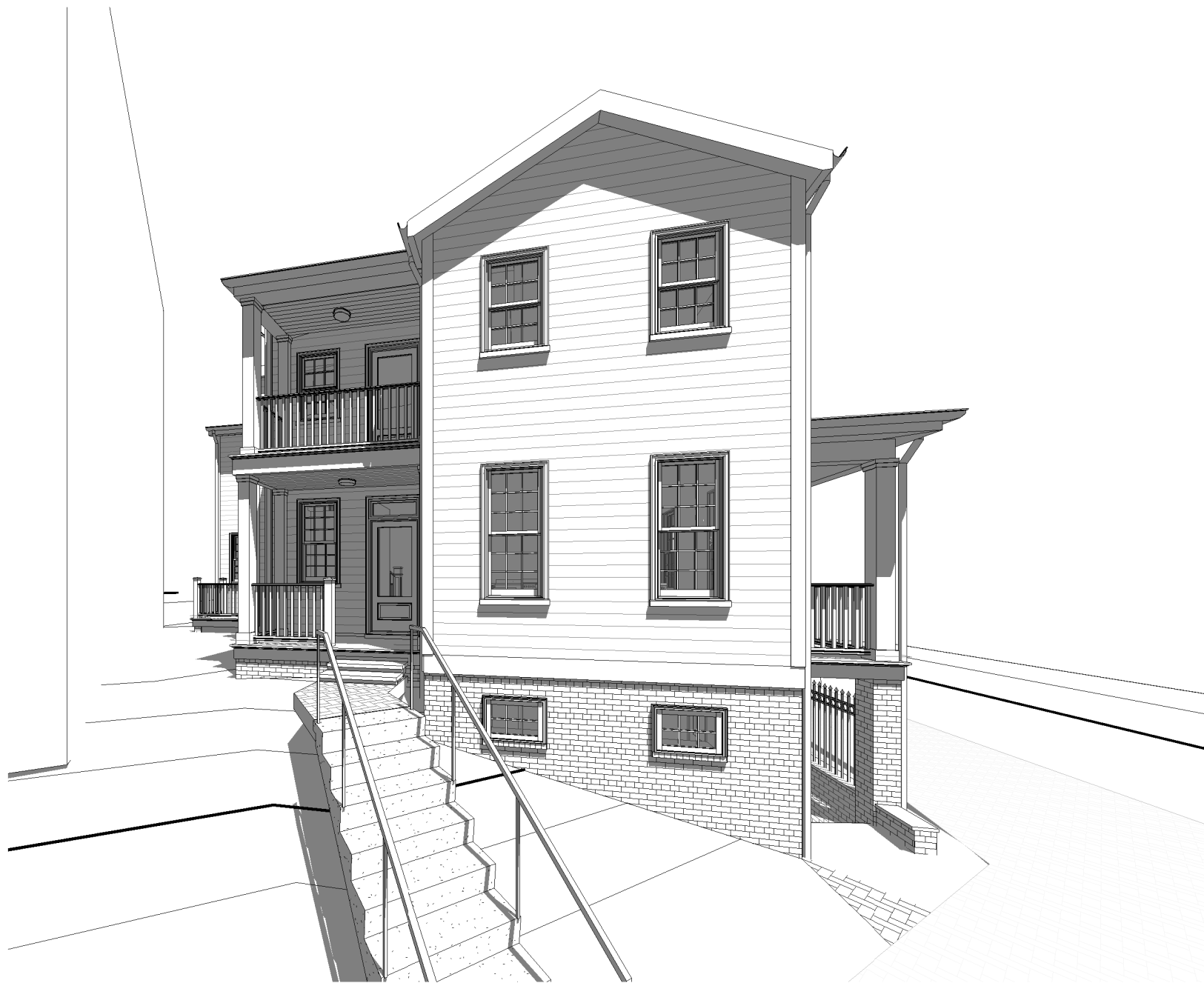
CAR 2.2

SHEET NUMBER



3 3D VIEW TO NW

CAR 2.3



4 3D VIEW TO EAST

CAR 2.3



5 3D VIEW TO SW

CAR 2.3



2 LEFT ELEVATION

CAR 2.3

1/4" = 1'-0"

1 RIGHT ELEVATION

CAR 2.3

1/4" = 1'-0"

1/4" = 1'-0"
0 2' 4' 8'



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PROJECT NO

SIDE
ELEVATIONS

SHEET TITLE

CAR 2.3

SHEET NUMBER