



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 918 N. 25th St, Richmond VA 23223
Historic district Union Hill

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

APPLICANT INFORMATION

Name Erica Sims
Company Maggie Walker Community Land Trust
Mailing Address 203 N. Robinson Street
Richmond, VA 23220

Phone 804-915-4940
Email erica@hdadvisors.net
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name same as above
Mailing Address _____

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)

Construction of a new, detached single family home on a vacant corner lot. Additional Narrative is contained in the applicant's submission.

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 Erica Sims

Date 6.21.19

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

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 in the office or on-site. The Commission of Architectural Review website has additional project guidance and forms:

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

Division of Planning and Preservation 804.646.6335 Carey.Jones@Richmondgov.com

SUBMISSION INSTRUCTIONS

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

- One (1) signed and completed application – property owners signature required
- Eleven (11) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled
- All plans and elevations should be printed **11x17** and all text easily legible
- One digital copy of the application and supporting documentation, depending on size emailed to staff or saved to a thumb drive or CD and delivered with the application materials.
- Applications are due by 12 PM (noon) on the deadline date (see table below).
- Exception: revisions to items deferred, denied or presented conceptually at the previous Commission meeting are due one week after the application due date. Please contact staff to confirm this date.
- **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 the agenda.
- 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 SCHEDULE AND DUE DATES

- Commission meetings start 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.

2019 Commission Meeting Date	Application Deadline (Friday at noon unless otherwise noted)
January 22 nd	December 28 th , 2018
February 26 th	January 25 th
March 26 th	March 1 st
April 23 rd	March 29 th
May 28 th	April 26 th
June 25 th	May 31 st
July 23 rd	June 28 th
August 27 th	July 26 th
September 24 th	August 30 th
October 22 nd	September 27 th
November 26 th	October 25 th
December 17 th	November 22 nd



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION 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 in the office or on site.

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

NEW BUILDING TYPE

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

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- 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)

- site as seen from street, from front and corners, include neighboring properties

Architectural Review Application Narrative

June 21, 2019

Summary

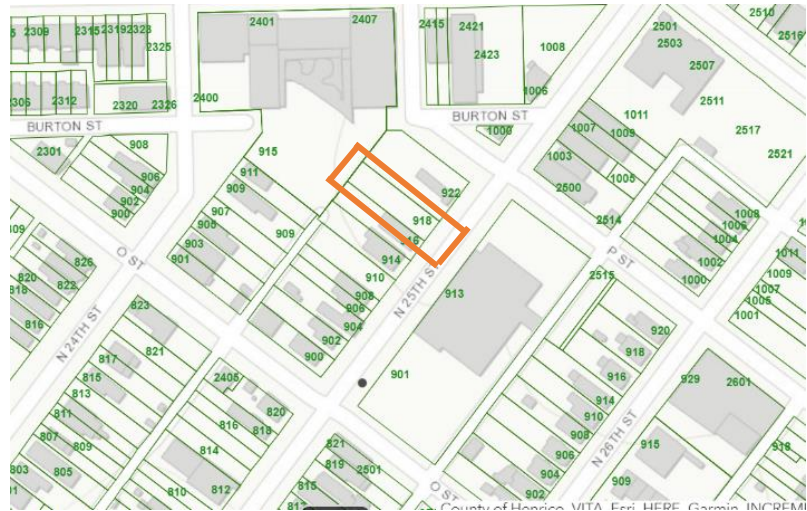
Address: 918 North 25th Street,
Richmond VA 23223

Parcel ID: E0000429003

Neighborhood: East End

Current Use: Vacant R-63

Parcel Square Feet: 4,356



Written Description

The proposed new construction for this lot is an as-of-right, two-story, single family home. The home has been designed to maximize the use of the lot and to fit into the context of the surrounding the neighborhood. The foundation consists of a standard 24" conditioned /insulated foundation wall crawl space to meet new energy standards. Foundation material is composite masonry with brick exterior.

The Siding is smooth finish Hardiplank with 6" exposure, blind nailed. Trim at upper front elevation is smooth hardboard with pvc OG trim. Windows are MI double hung, insulated double pane vinyl, low E, Argon filled. Size per location. Exterior doors are Fiberglass. Front rail is PVC. Roof is 30 year architectural shingles.

References to the Richmond Old and Historic Districts Handbook and Design Review Guidelines

The front façade treatment and front yard treatment for this corner lot have been designed with the contextual simplicity referenced on Page 77 of the Handbook.

The front and side elevations have been designed in reference to Page 48 wherein the fiber cement siding used has been carried onto the corner/ side elevation. Foundation material references the historic and the height is in keeping with the surrounding character. Windows for the corner-side and front elevations are proportional and aligned. Architectural elements typical of corner lots in historic districts have been incorporated.

Photos – 918 N. 25th Street



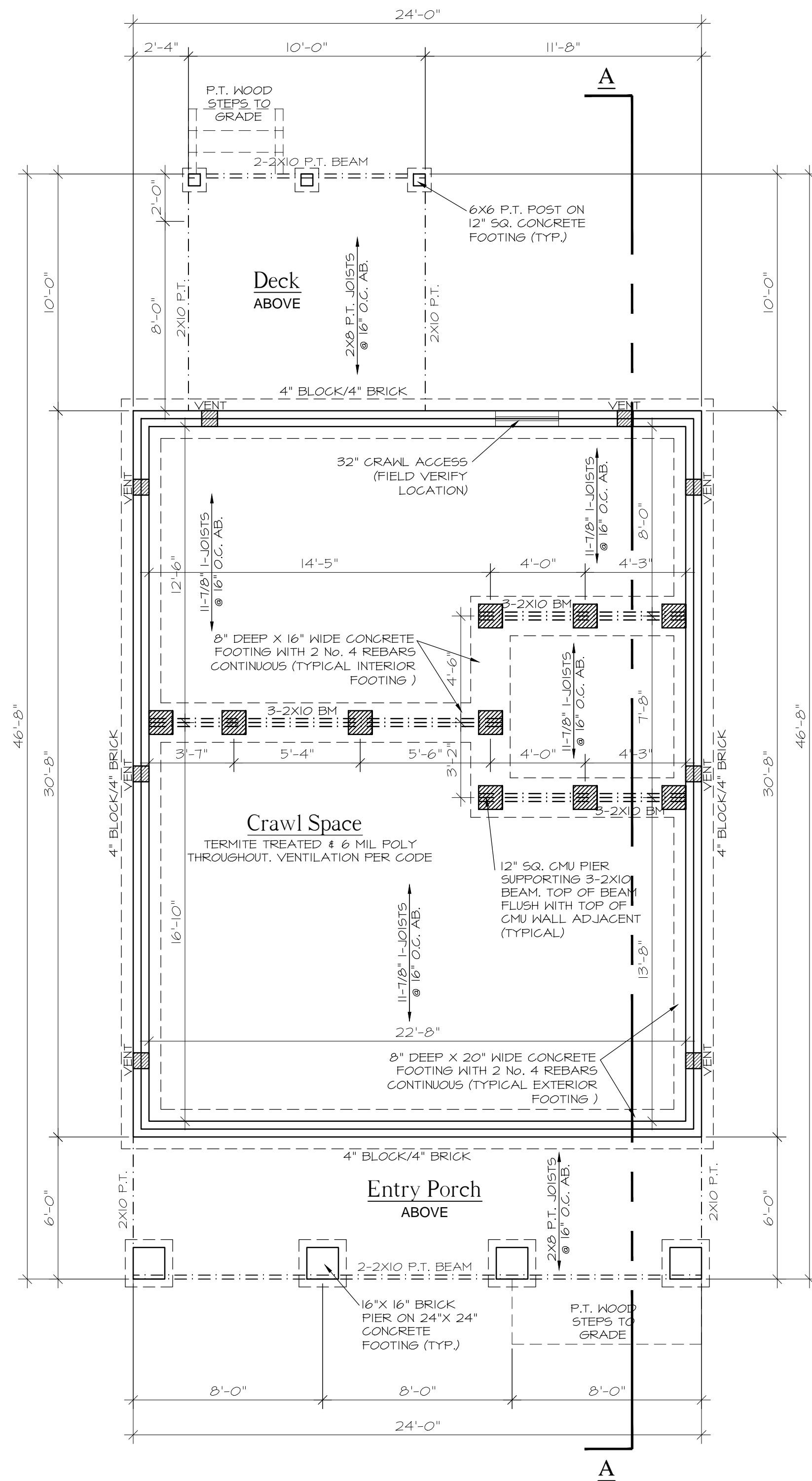
Figure 1 Lot looking North West from 25th St



Figure 2 Neighbor at 916 N. 25th St – 918 N. 25th to the right (north)



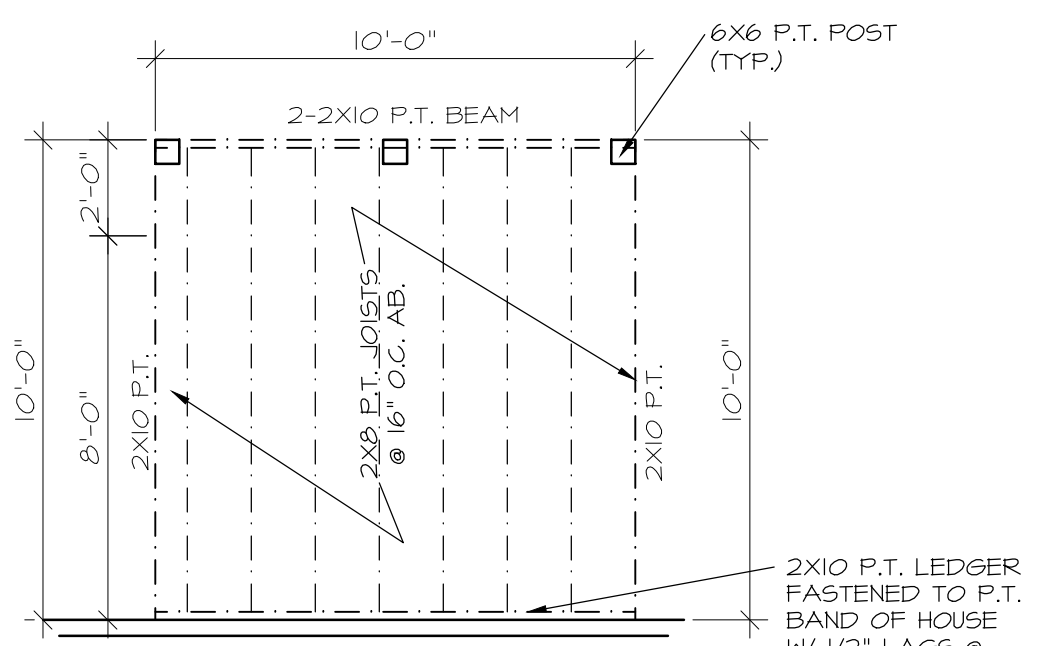
Figure 3 918 N. 25th looking South West



FOUNDATION PLAN

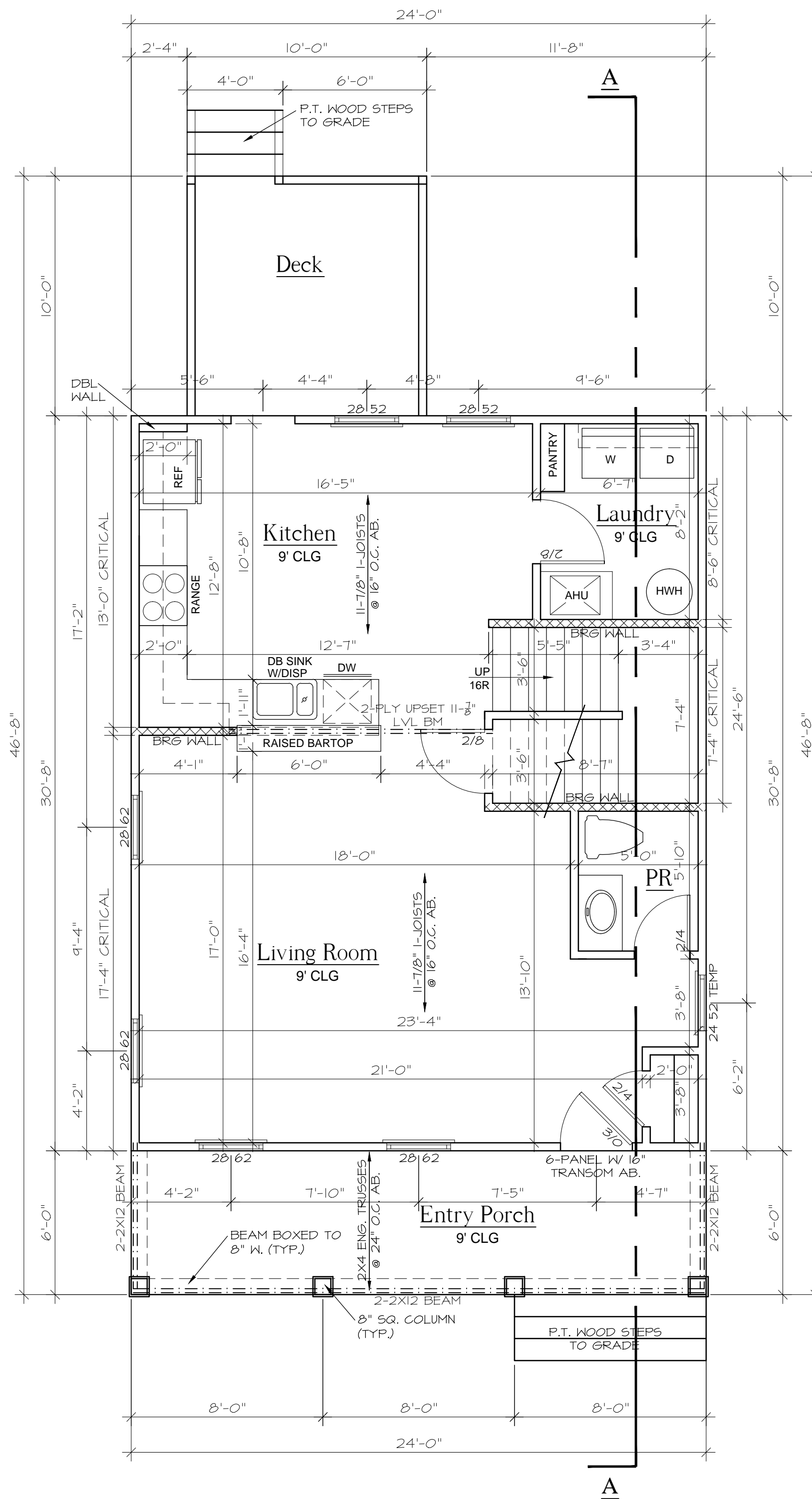
SCALE: 1/4" = 1'-0"

NOTE: VERIFY FOOTING SIZE, FOUNDATION CMU WIDTH AND REINFORCEMENT WITH SOILS ANALYSIS, UNBALANCED FILL DEPTH, AND HEIGHT OF MASONRY PER CODES.
NOTE: COMPOSITE MASONRY FOUNDATION: 4" BRICK WITH CMU BACKER, STRUCTURAL BRICK TIES AT 16" OC VERTICAL, 32" OC HORIZONTAL, FULL BED, HEAD AND COLLAR JOINTS



DECK FRAMING PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES:
1. ALL HEADERS 2-2X8 UNLESS NOTED OTHERWISE (INO)
2. ALL EXTERIOR WALLS 2X4 AT 16" O.C., ALL INTERIOR WALLS 2X4 AT 16" O.C. (INO)
3. ALL WALLS ARE DRAWN AT 4" OR 6" NOMINAL DIMENSIONS, LOCATE BEARING & OTHER CRITICAL WALLS PER PLAN & ADJUST AS NEEDED TO ACTUAL DIMENSIONS.
4. ALL STRUCTURAL WOOD MEMBERS (I.E. JOISTS, RAFTERS, BEAMS, ETC.) TO BE SYP #2 (UNO)
5. ALL ELEVATION REFERENCES ARE RELATIVE TO INTERIOR FINISHED FLOOR.
6. ALL STRUCTURAL COLUMNS MUST EXTEND CONTINUOUS TO FOUNDATION.
7. BUILDER TO VERIFY ALL WINDOWS MEET EGRESS REQUIREMENTS PER MANUFACTURERS SPECS PRIOR TO ORDERING OR PLACING WINDOWS.

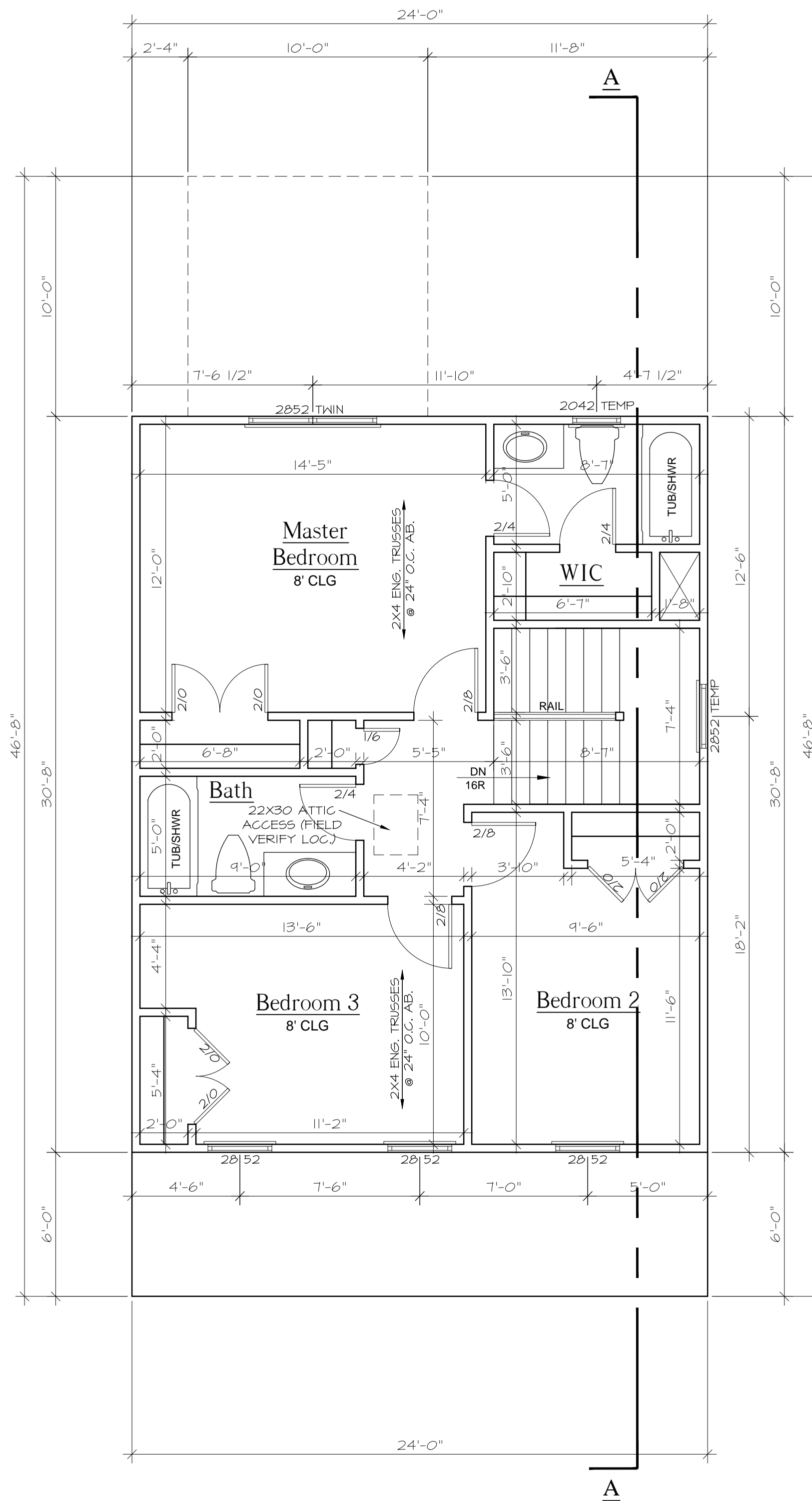
AREA CALCULATIONS

FIRST FL. LIVING:	736 SF
SECOND FL. LIVING:	671 SF
TOTAL COND. AREA:	1407 SF
ENTRY PORCH:	144 SF
AREA UNDER ROOF:	1551 SF
DECK:	100 SF

INTERIOR DOOR & CASED OPENING HEIGHTS

FIRST FLOOR	6'-8"
SECOND FLOOR	6'-8"

UNLESS NOTED OTHERWISE



FIRST FLOOR PLAN

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REVISIONS BY

DATE	BY	REVISION
4-18-19	JEN L.	ADD SET

DRAWN BY: JEN L.
DATE: 4-11-19
FILE NO: HD-19002

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HD ADVISORS / MAGGIE WALKER FOUNDATION
918 N. 25TH STREET, RICHMOND VA
FOUNDATION & FLOOR PLANS

TM VAVRA + ASSOCIATES, P.C.
5065 CRAIG RATH BLVD
MIDDLOTHIAN, VA 23112
TEL: 804-269-5129
tom@tmvavra.com

SHEET NO. 1



916 N 25TH STREET

918 N 25TH STREET

920 N 25TH STREET

HD Advisors - 918 N 25th St

ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED. ALL DETAILS AND ILLUSTRATIONS ARE APPROXIMATE AND MAY VARY FROM ACTUAL PLANS AND SPECIFICATIONS.

TOM VAVRA, ARCHITECT
EMAIL: TOM@TMVAVRA.COM

T M VAVRA ASSOC.

PH: 804-269-5129
5065 CRAIG RATH BLVD., MIDLOTHIAN, VA 23112



918 N 25TH STREET

HD Advisors - 918 N 25th St

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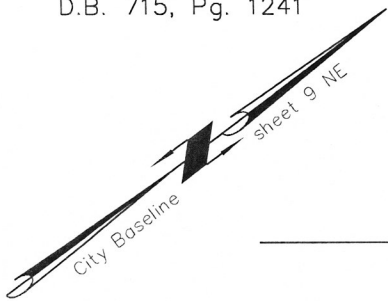
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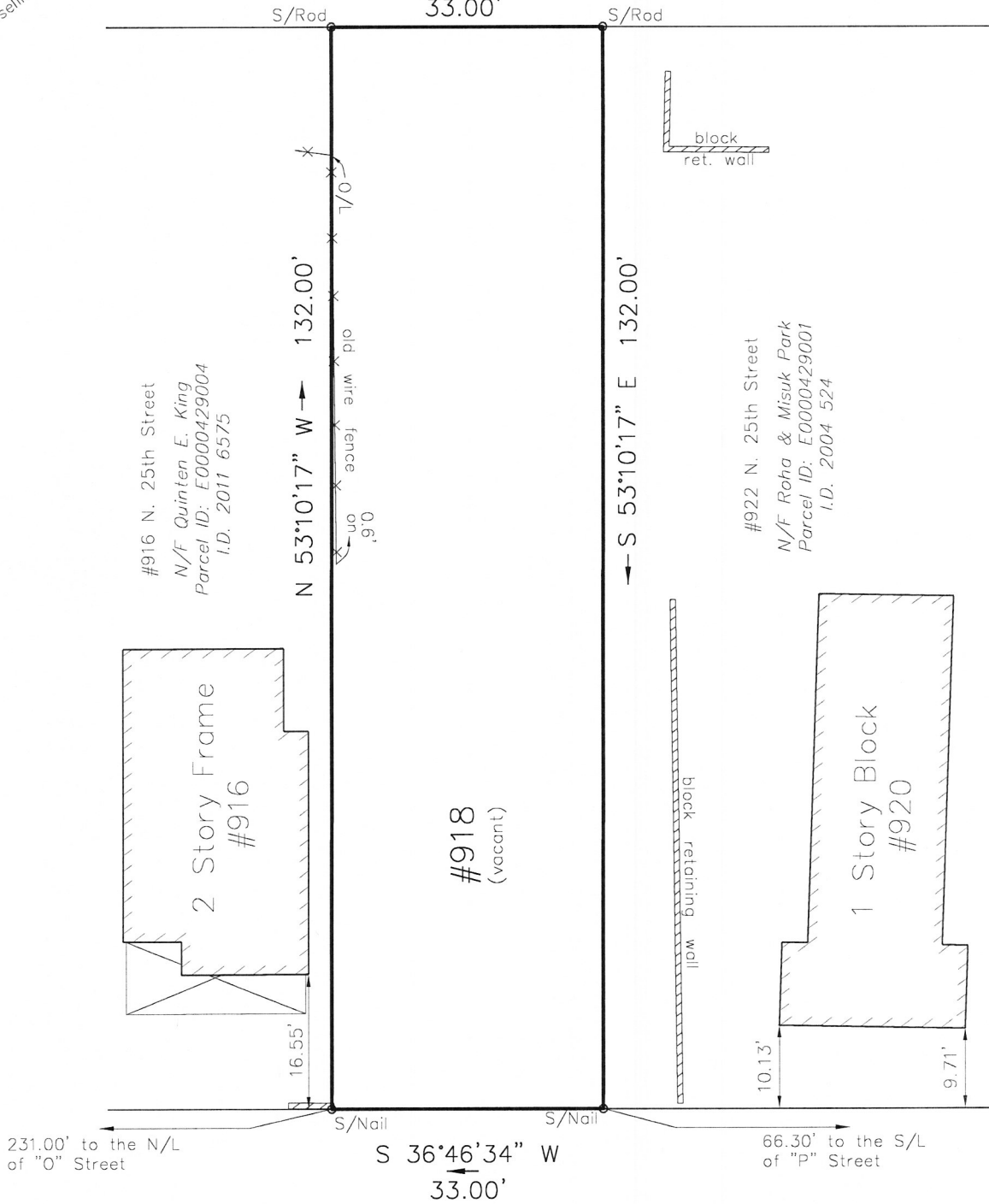
Address: #918 N. 25th Street
 Current Owners: Willie G. & Mattie S. Wilkins
 Parcel ID: E0000429003
 D.B. 715, Pg. 1241

Note: Bearings protracted from City
 Baseline sheet 9 NE.



#2400 Burton Street
 N/F Church Hill Fairmont Apts., LP
 Parcel ID: E0000472005
 I.D. 2006 637

N 36°46'34" E
 33.00'



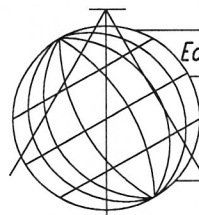
N. 25th STREET

Survey and Plat of
**The Property Known as
 #918 N. 25th Street in
 the City of Richmond, VA**



This is to certify that on 02/25/19 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. 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.



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

Scale: 1"=20'
 Drawn: TCJ
 Job: 1080-19

Date: 02/26/19
 Checked: JAL