



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2313 & 2315 Carrington St.
 Historic district Union Hill

Date/time rec'd: 3-1-18 3pm
 Rec'd by: _____
 Application #: COA-031749-2018
 Hearing date: _____

APPLICANT INFORMATION

Name Amanda Seibert
 Company Nest Builders Development Co
 Mailing Address 2317 Carrington St.
Richmond, VA 23223

Phone (804) 698-9142
 Email AmandaBSeibert@gmail.com
 Applicant Type: Owner Agent Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
 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)

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]

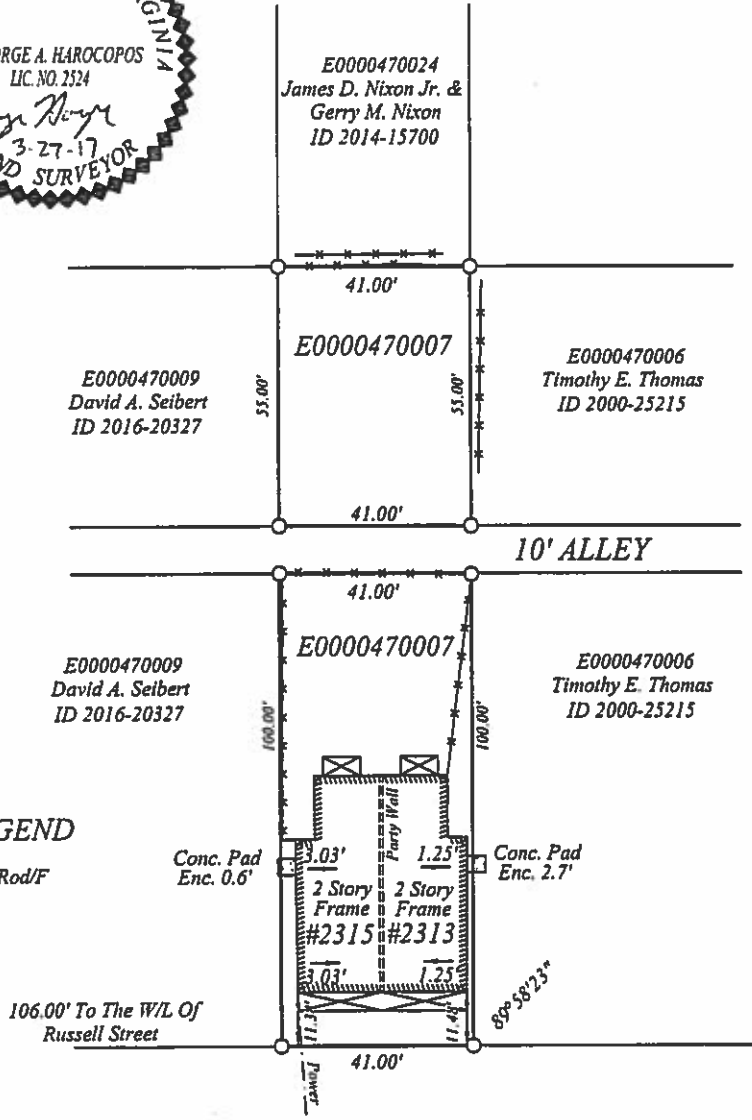
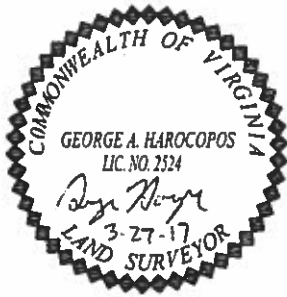
Date 2/27/18

Current Site Plan / Survey

This is to certify that on 3/27/17
I made an accurate field survey of the known premises shown hereon; that all improvements 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.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



LEGEND

- Rod/F
- Conc. Pad Enc. 0.6'
- Conc. Pad Enc. 2.7'
- 2 Story Frame #2315
- 2 Story Frame #2313
- Party Wall
- 106.00' To The W/L Of Russell Street
- 89° 58' 23"

CARRINGTON STREET

SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED AT
#2313 & #2315 CARRINGTON STREET

RICHMOND, VIRGINIA

JN 46248

A. G. HAROCOPOS & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR AND CONSULTANT
4920 E. MILLRIDGE PKWY SUITE 200 MIDLOTHIAN VA. 23112
Office 804 744 2630 FAX 804 744 2632
E-MAIL AGHAROCOPOS@VERIZON.NET
Scale 1"=30' Date 3/27/17 Drawn by GAH

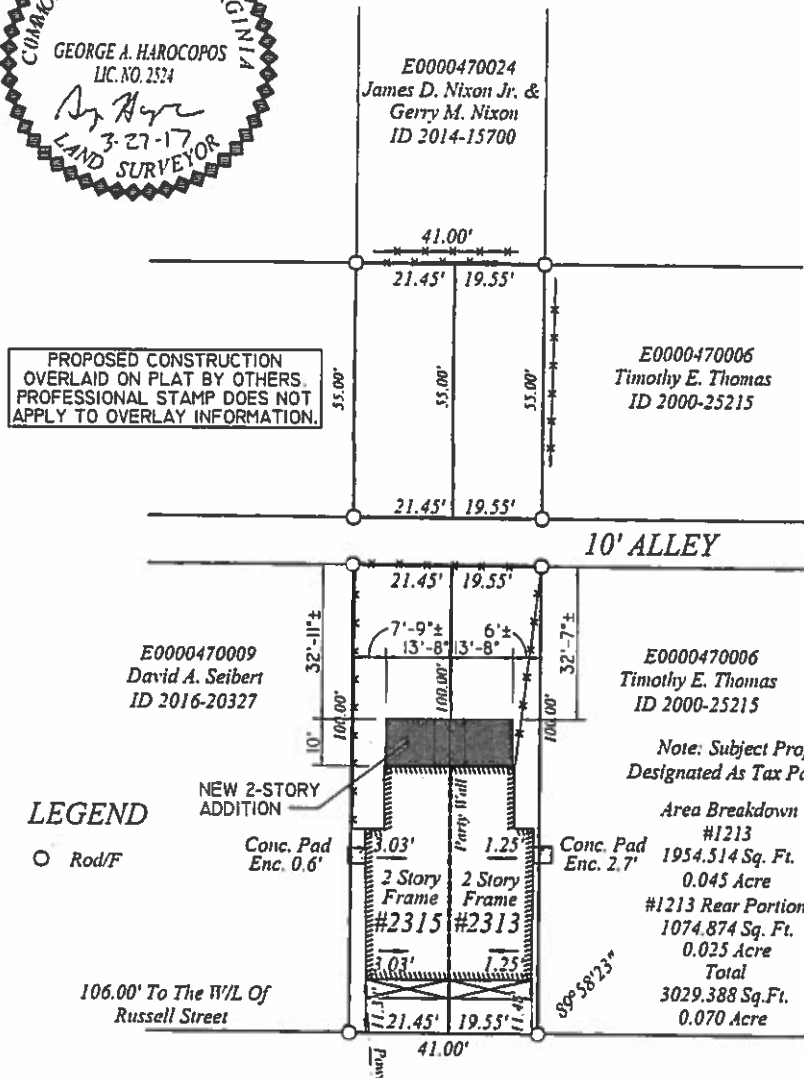
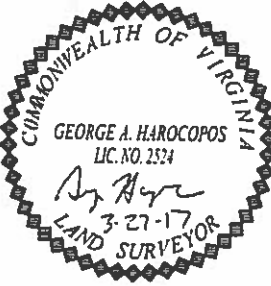
NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO Unlimited Renovations

Proposed Site Plan

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PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS. PROFESSIONAL STAMP DOES NOT APPLY TO OVERLAY INFORMATION.

LEGEND

○ Rod/F

NEW 2-STORY ADDITION

Conc. Pad Enc. 0.6'

Conc. Pad Enc. 2.7'

106.00' To The W/L Of Russell Street

Note: Subject Property Is Currently Designated As Tax Parcel # E0000470007

Area Breakdown #1213	Area Breakdown #1215
1954,514 Sq. Ft.	2145,000 Sq. Ft.
0.045 Acre	0.049 Acre
#1213 Rear Portion	#1215 Rear Portion
1074,874 Sq. Ft.	1179,642 Sq. Ft.
0.025 Acre	0.027 Acre
Total	Total
3029,388 Sq.Ft.	3324,642 Sq.Ft.
0.070 Acre	0.076 Acre

CARRINGTON STREET

SURVEY OF
A DIVISION OF PROPERTY LOCATED AT
#2313 & #2315 CARRINGTON STREET

RICHMOND, VIRGINIA

JN 46248

A. G. HAROCOPOS & ASSOCIATES, P.C.

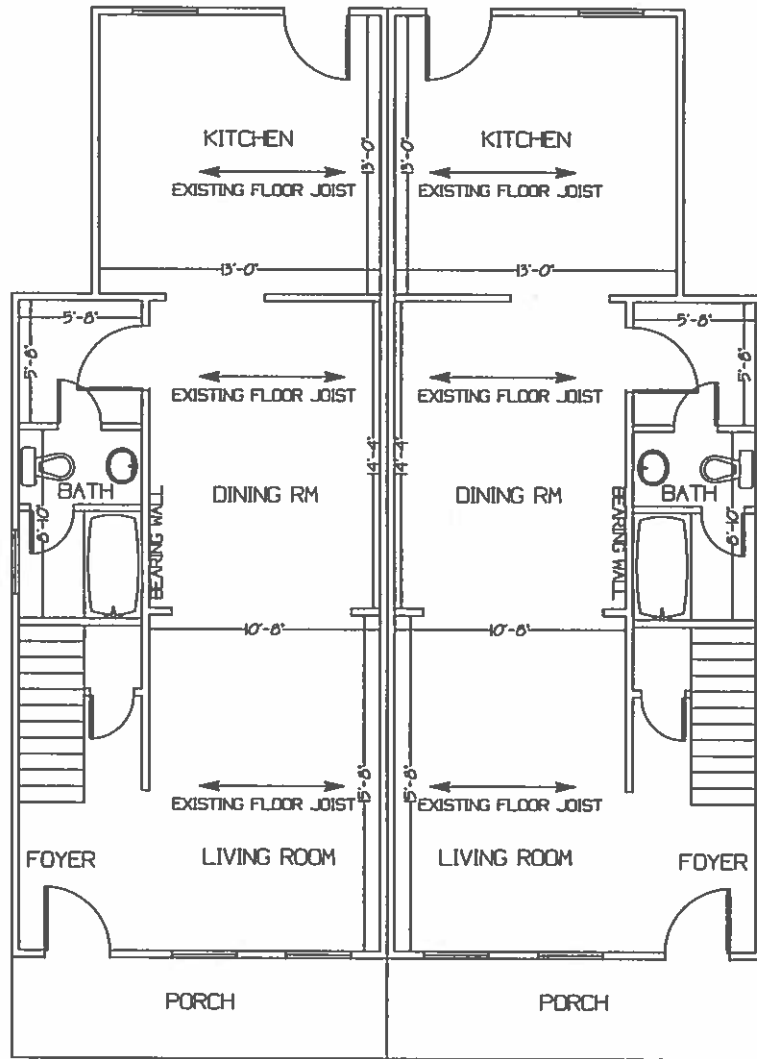
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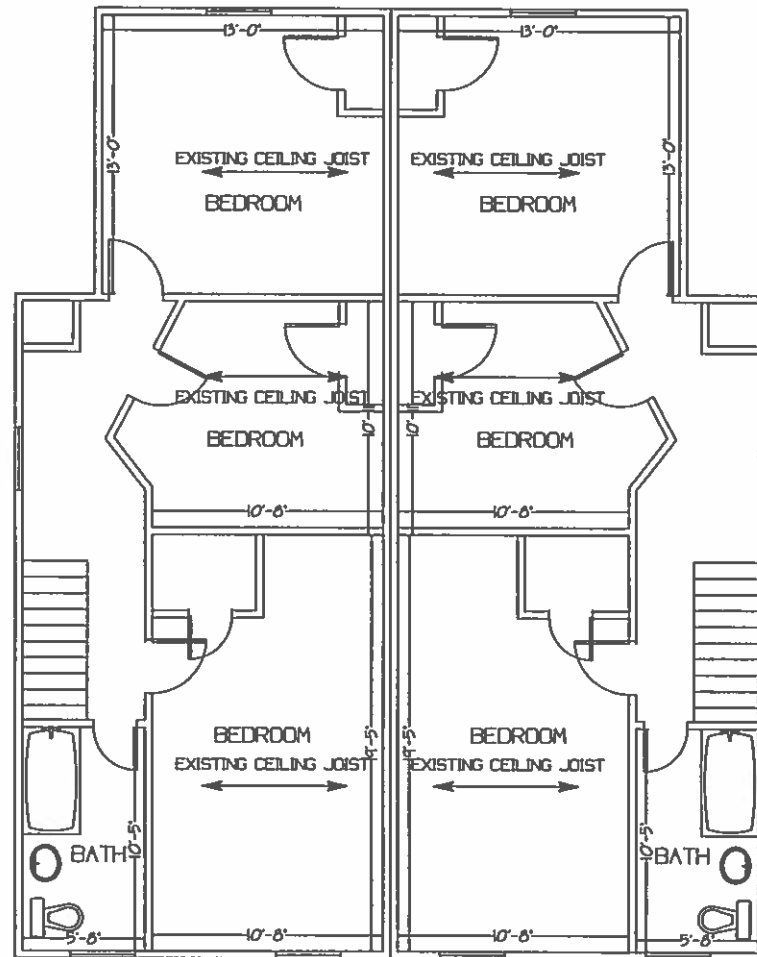
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Scale 1"=30' Date 3/27/17 Drawn by GAH

Existing Floor Plan



2313 & 2315 CARRINGTON ST
RICHMOND, VA
FIRST FLOOR / EXISTING
SCALE 3/16"=1'

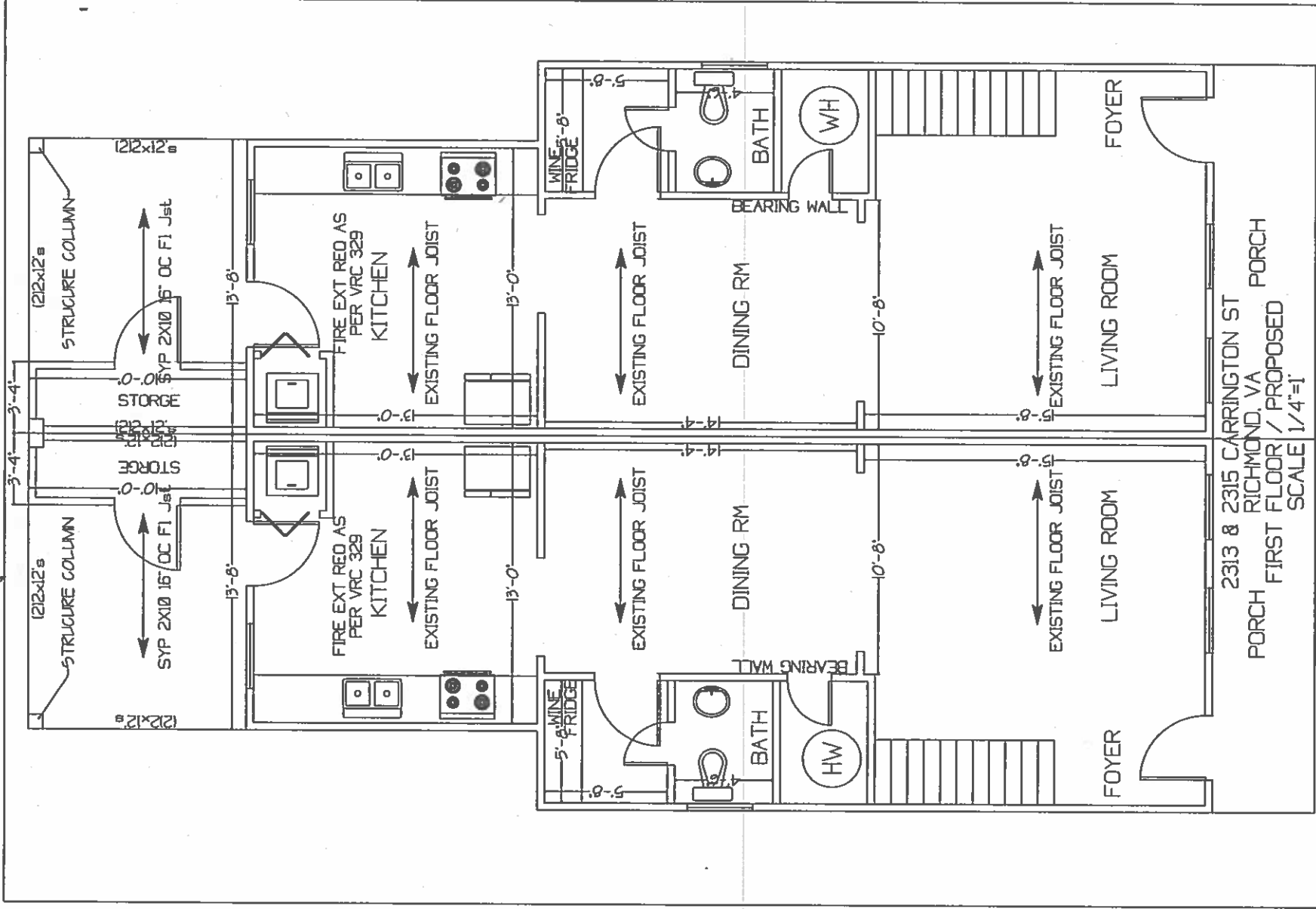


2313 & 2315 CARRINGTON ST
RICHMOND, VA
SECOND FLOOR / EXISTING
SCALE 3/16"=1'

THIS PLAN IS DRAWN TO MEET
IRC 2012 & VRC 2012
BRACED WALL LINES USING
PRACTICAL METHOD

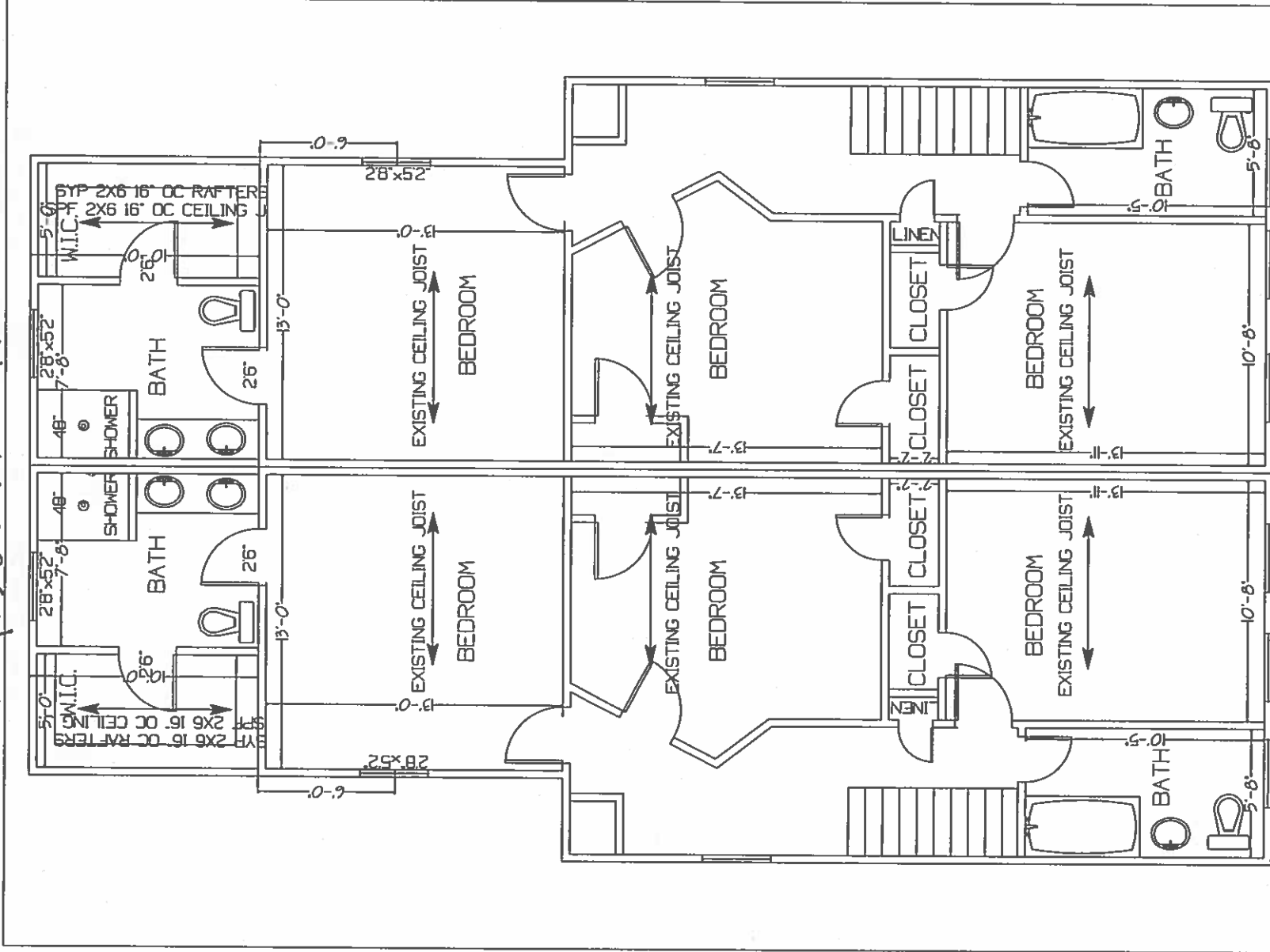
<p>THIS PLAN WAS DESIGNED FOR 2313 & 2315 CARRINGTON RICHMOND, VA</p>	<p>NetCodDrafting.com RESIDENTIAL HOUSE PLAN SERVICES 804-640-0791</p>	<p>DATE OF PLANS 2/8/18 PLANS DRAWN BY BRAD PRICE</p>
<p>1 9 UT</p>		

Proposed Floor Plan 1 of 2



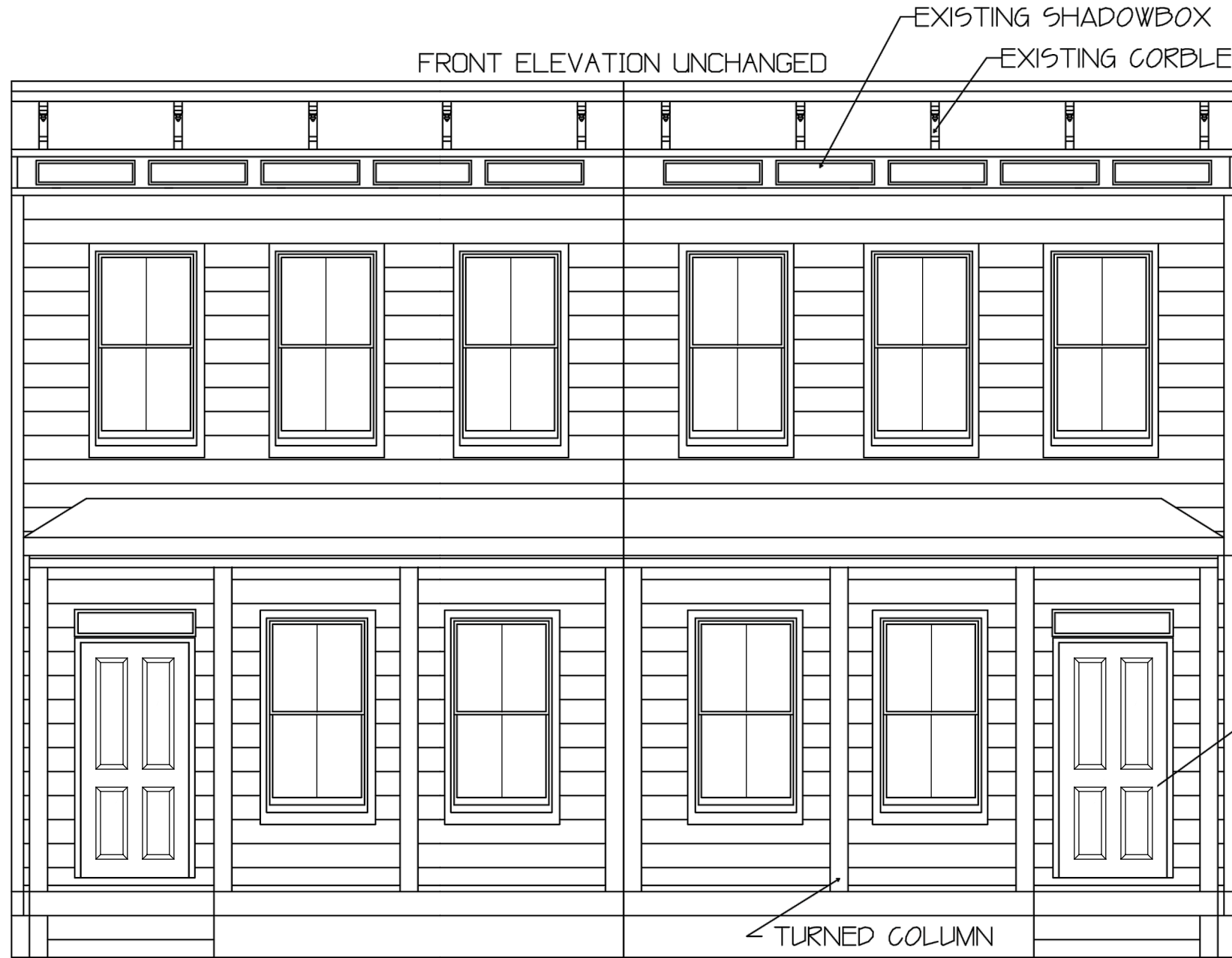
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Proposed Floor Plan 2 of 2



2313 & 2315 CARRINGTON ST
 RICHMOND, VA
 SECOND FLOOR / PROPOSED
 SCALE 1/4"=1'

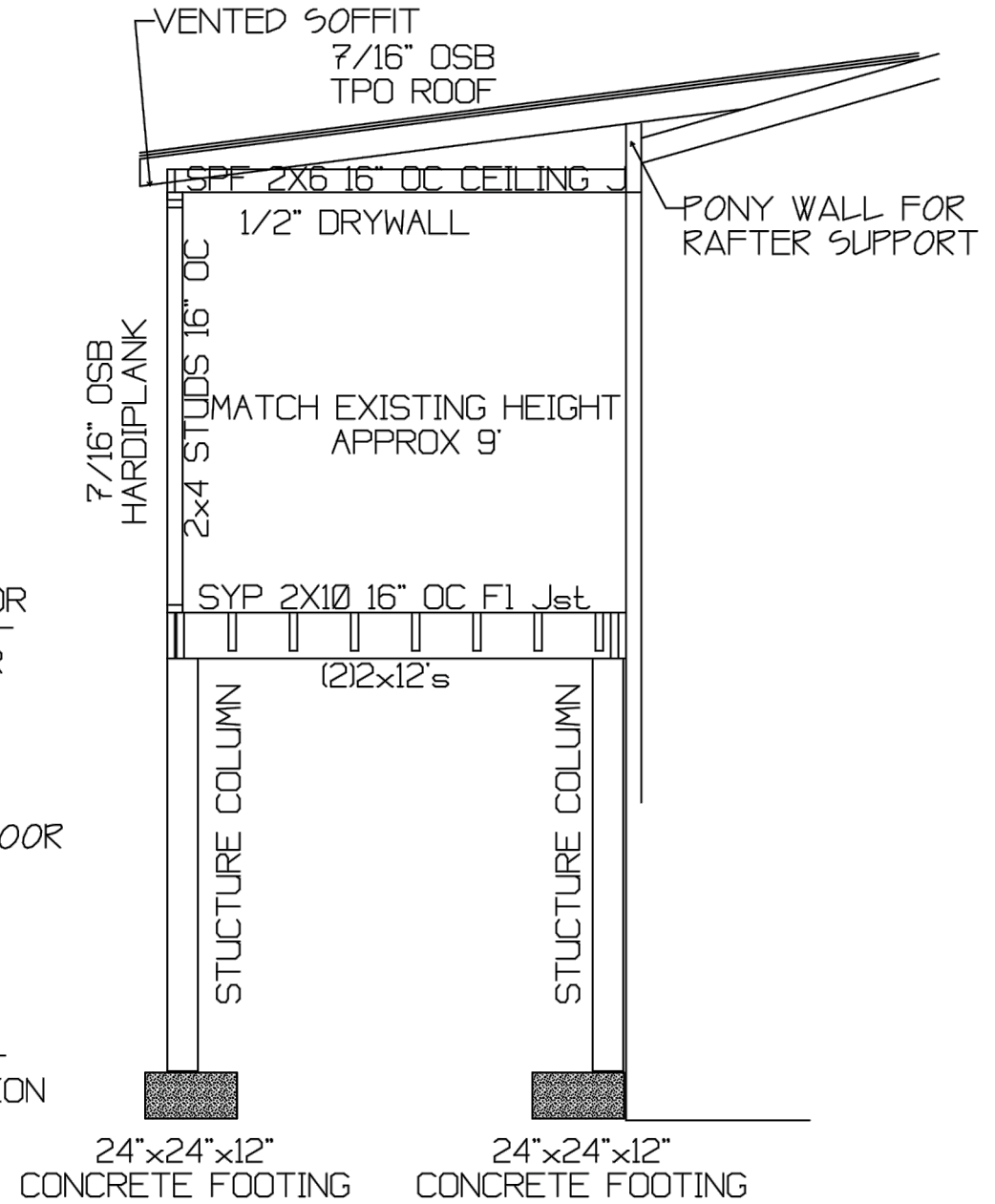
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Front Elevation

Scale 1/4"=1'

NOTE: (2) LAYERS
5/8" FIREROCK ON
ALL WALLS LESS THAN 5' FROM
PROPERTY LINES



THRU-WALL SECTION
SCALE 1/4"=1'

NOTE: FINISHED AREA
R-38 ATTIC INSULATION
R-15 SIDEWALL INSULATION
R-19 FLOOR INSULATION

DATE OF PLANS 2/8/18
PLANS DRAWN BY BRAD PRICE

NetCadDrafting.com
RESIDENTIAL HOUSE PLAN
SERVICES
804-640-0791

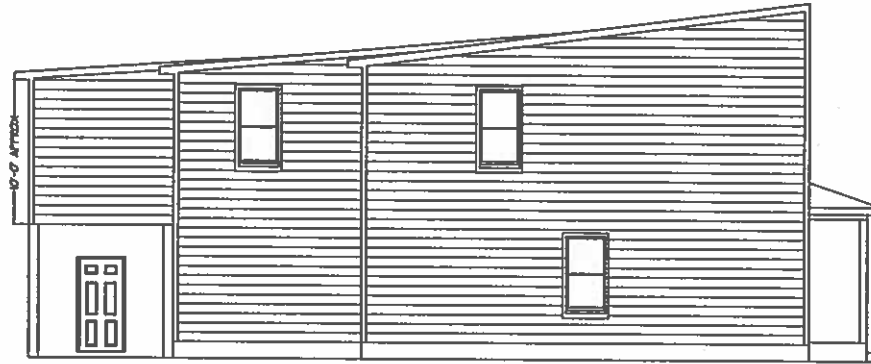
THIS PLAN WAS DESIGNED FOR
2313 & 2315 CARRINGTON
RICHMOND, VA

4
OF
57



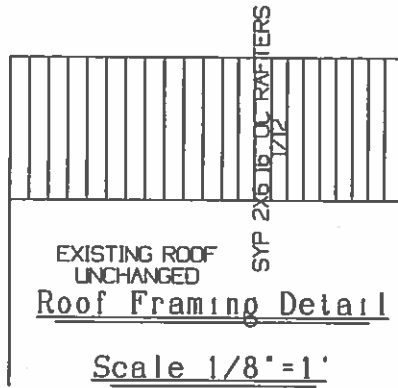
Rear Elevation

Scale 1/8"=1'

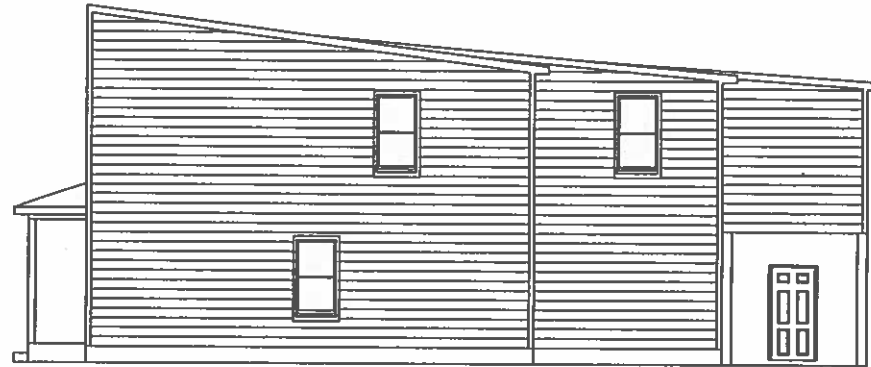


Left Elevation

Scale 1/8"=1'



Scale 1/8"=1'



Right Elevation

Scale 1/8"=1'

DATE OF PLANS 2/8/18	NetCodDrafting.com RESIDENTIAL HOUSE PLAN SERVICES 804-640-0791	THIS PLAN WAS DESIGNED FOR 2313 & 2315 CARRINGTON RICHMOND, VA	UT 9 UT
PLANS DRAWN BY BRAD PRICE			

Photos

Front Elevation



Rear Elevation



Right Elevation



Left Elevation



Historical Context



Project Description (2313 & 2315 Carrington St.)

Project Description

2313 & 2315 Carrington St. is a two-story, four-bay Italianate double-house (duplex) in the Union Hill Historic District. The house is typical of the neighborhood's general form, built ca. 1880, of frame construction. The exterior is clad in wooden weatherboard siding under vinyl siding. The original siding is painted and in poor condition with damaged boards and areas of rot. The historic windows have been removed and replaced with vinyl 1/1 sashes. The original window framing is extant, under the non-historic vinyl siding. The interior façade windows were replaced with fixed octagonal windows. The roof is gently sloped and clad in standing seam metal but is not an appropriate product for the use on a residential home. Appears to be more of a barn style roof. The front porch dates to construction, a typical one-story Italianate porch with beaded board ceiling. The home was likely renovated ca. 1990.

Proposed Work

Vinyl siding will be removed and the historic wooden siding cleaned, lightly scraped, and repainted. Where the historic wooden siding is damaged, it will be replaced in-kind as necessary.

The existing vinyl sashes and octagonal windows will be removed and new 2/2 TDL wooden sash windows installed in their historic locations on the front of the home with side and rear windows to be Atrium 1 over 1.

The existing fence around the south yard will be removed and replaced in kind with a new wooden privacy fence, with an additional dividing fence to separate the yard space of each dwelling unit.

The historic wooden front porch elements will be lightly scraped and repainted. Any deteriorated elements will be removed and replaced in like kind. The modern wood columns and rails will be removed and replaced with turned columns and Richmond rail. The non historic front entry doors to be replaced with 4 panel wood doors and matching transom.

The roof will be replaced with TPO on the main body and effort will be made to restore the existing roof on the front porch.

A 2nd story addition will be added to the rear of the house. Wood siding will be used to match the existing original siding on the primary structure. The outer wall of the addition to be offset by 6" from the historic east/west walls of the original building.



Residential and Commercial Contractors

Dave & Amanda Seibert

2313-2315 Carrington Street

Exterior Materials List

Footings: New concrete as needed

Foundation: 8" CMU foundation parged on wall new work

Roof Construction: TPO on main body, EPDM on front porch *preserve existing if possible.*

Siding: Remove existing. Original siding was wood, clapboard siding.

Repair/replace as necessary and paint with historical paint colors. New Addition to have same wood siding with different exposure to set apart from original house.

Windows: Windows to be ^{2 over 2} ~~louvered~~ wood (Jeldwen or similar) in the front to *with TPL* match original openings. Window trim to be 5/4"x 4 wood. Side and rear windows to be Atrium 1 over 1 or similar *with exterior muntins & a space bar*

Front Door: 4 Panel, wood with matching transom above

All Other Doors: To be 6 Panel steel

Front Porch: Floor to be repaired with like material. Handrails to be wood Richmond rail with 1-1/2" pickets. Ceiling to be repaired/replaced to match existing. Columns to be turned columns

Exterior Paint: All exterior colors to be CAR approved, historical colors chosen by Owner

Trim color: SW0053

Paint color: SW 6244

Sashes: SW6258

Porch floor: SW0054

Porch ceiling: SW 6477

Door: SW6258