



**Property** (location of work)

Property Address: 4101 HERMITAGE RD, 23227

Current Zoning: R-1

Historic District: HERMITAGE ROAD HISTORIC DISTRICT

Application is submitted for: (check one)

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

**Project Description** (attach additional sheets if needed):

**Applicant/Contact Person:** MATSON L. ROBERTS, JR. AIA

Company: SMS ARCHITECTS

Mailing Address: 5409 PATTERSON AVE, SUITE 201

City: RICHMOND State: VA Zip Code: 23226

Telephone: (804) 517-0535

Email: MATSON@SMSARCHITECT.COM

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

**Property Owner:** "SALOUR MOZHDEH TRUST TRS"

If Business Entity, name and title of authorized signee:

Mailing Address: 4101 HERMITAGE RD

City: RICHMOND State: VA Zip Code: 23227

Telephone: (804) 539-1528

Email: mozhdehsalour@yahoo.com

Billing Contact? No

**\*\*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: 7.22.2025





# 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:** 4101 HERMITAGE RD

### BUILDING TYPE

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence             | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> commercial building                | <input type="checkbox"/> other               |
| <input type="checkbox"/> mixed use building                 |  |
| <input type="checkbox"/> institutional building             |  |

### ALTERATION TYPE

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> addition     | <input type="checkbox"/> roof             |
| <input type="checkbox"/> foundation              | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign  |
| <input type="checkbox"/> windows or doors        | <input type="checkbox"/> ramp or lift     |
| <input type="checkbox"/> porch or balcony        | <input type="checkbox"/> 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 1/2 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)

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> current site plan      | <input type="checkbox"/> list of current windows and doors | <input checked="" type="checkbox"/> current elevations (all sides)  |
| <input checked="" type="checkbox"/> proposed site plan     | <input type="checkbox"/> list of proposed window and door  | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> current floor plans    | <input checked="" type="checkbox"/> current roof plan      | <input checked="" type="checkbox"/> demolition plan                 |
| <input checked="" type="checkbox"/> proposed floor plans   | <input checked="" type="checkbox"/> proposed roof plan     | <input type="checkbox"/> perspective and/or line of sight           |
| <input checked="" type="checkbox"/> legal "plat of survey" |  |   |

4101 Hermitage Rd

Certificate of Appropriateness

Commission of Architectural Review

Written Description

The Salour residence is a single family home built in 1924 on a very prominent peninsula lot between Pope and Bellevue Avenues facing Hermitage. It was built in the neo classical style with a touch of modern eclectic typical of the era especially on the North Side of Richmond. The home is largely in its original state and in very good shape for its age. There have only been six owners in its 101 year history.

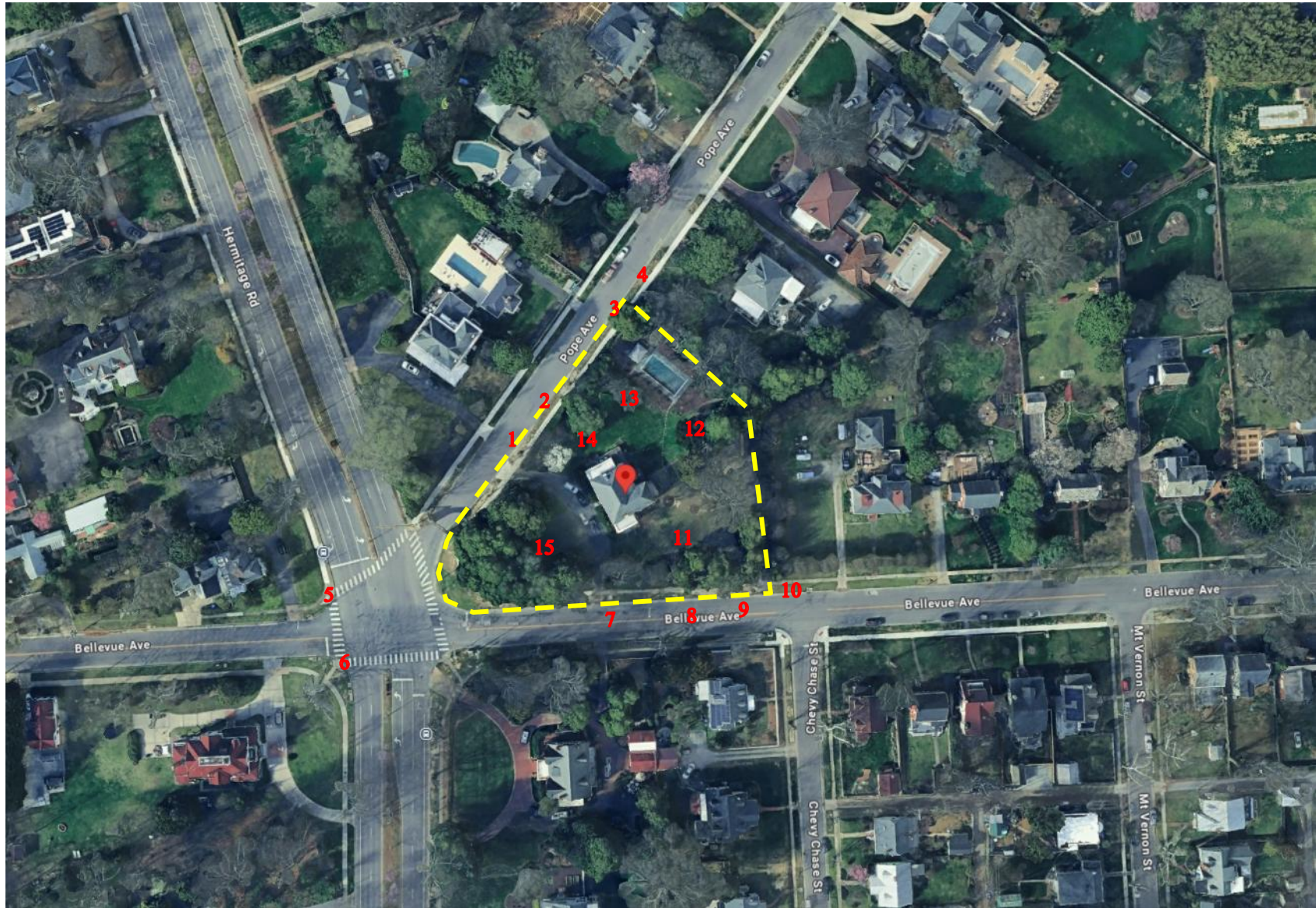
The owner currently possesses plans from 1985 of the changes made to the old servant's rooms and kitchen wing. This work included opening up the wing for a modern kitchen, closing in an existing door and adding a steel beam into the basement. In the late 90's a hot tub and deck around it were added and are currently in poor condition and will be removed. Much of the double hung windows have been previously replaced with insulated wood windows. All the exterior doors appear to be original to the home. At some point prior to the current owner, the windows and doors were removed from the southern glass porch creating an open porch and removing the symmetry of the home.

Ms. Salour is seeking to renovate the 1985 kitchen wing for a new modern kitchen as well as bring in more light into a space that was originally intended to be hidden. Off the existing kitchen wing she would like to add a sun/ breakfast room where she can take in the view of the expansive yard and most importantly the light. We have proposed using the many door and window systems original to the home as the basis for our design. The addition would be brick to

match the existing home with similar coping and detailing. The windows and doors would be priced several ways to determine the best solution to create a look originally in keeping to the home. The existing greenish slate raised patio would be expanded around the side of the kitchen and new room for a better outdoor space looking out toward the pool.

Because of the excellent condition of the original home, these details and finishes will be matched as best possible. The primary materials are brick mortar and window/ trim design. There is also a small stucco band that will be painted to match and have the same texture as the existing. Because the flat roof is being extended there is no concern for matching roof material from the public eye. The 1985 renovation did an excellent job of matching the mortar and brick when closing in a door.





SALOUR RESIDENCE

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EXISTING IMAGES





1. Pope Avenue  
view at driveway



2. Pope Avenue  
view at hedge



3. Pope Avenue  
view at pool  
fence facing  
house



4. Pope Avenue  
view at neighbors  
front yard facing  
house/ sidewalk

SALOUR RESIDENCE

EXISTING IMAGES





5. NW corner of Hermitage & Bellevue facing house



6. SW corner of Hermitage & Bellevue facing house



7. Bellevue Avenue at driveway



8. Bellevue Avenue at brush clearing

SALOUR RESIDENCE

EXISTING IMAGES





9. Bellevue Avenue at service driveway



10. Bellevue Avenue at neighbors facing sidewalk



11. Southern view of house from yard



12. Eastern view of house from yard

SALOUR RESIDENCE

EXISTING IMAGES





13. NE view of house from yard



14. NW view of house from yard

15. Western (front) view of house from yard



SALOUR RESIDENCE

EXISTING IMAGES





South kitchen wall where addition will go



East side where addition will go. Existing exterior door to become interior door



North kitchen wing where addition and new window/doors to go. Exterior door previously removed. Deck & hot tub to be removed.



Existing brick wall & slate patio to be matched

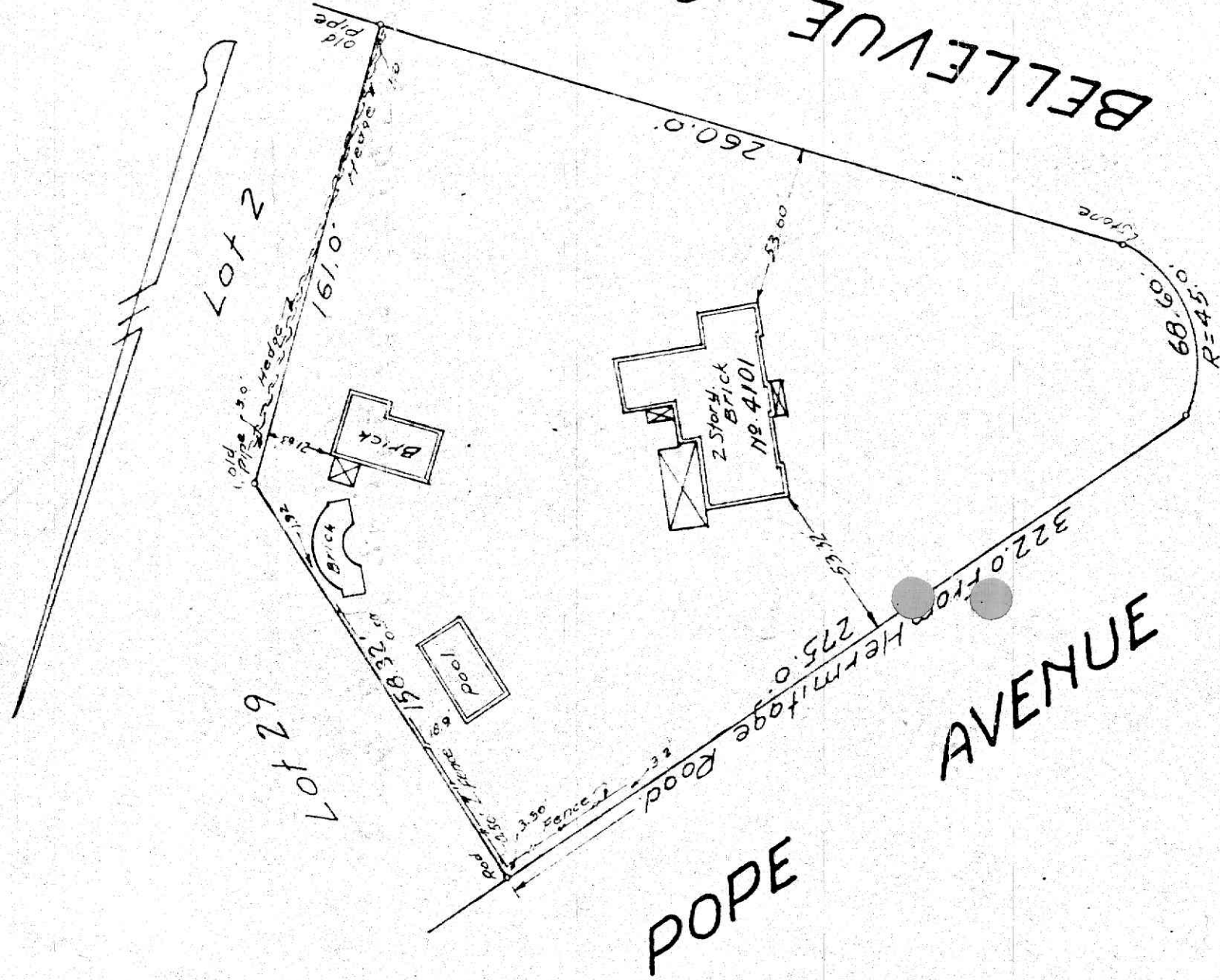


Existing brick & mortar to be matched

SALOUR RESIDENCE

EXISTING IMAGES





## HERMITAGE ROAD

Plat of Property  
Situatd on the Northeast  
Corner of Bellevue Avenue  
and Hermitage Road.  
Richmond, Va.

May 31. 1960

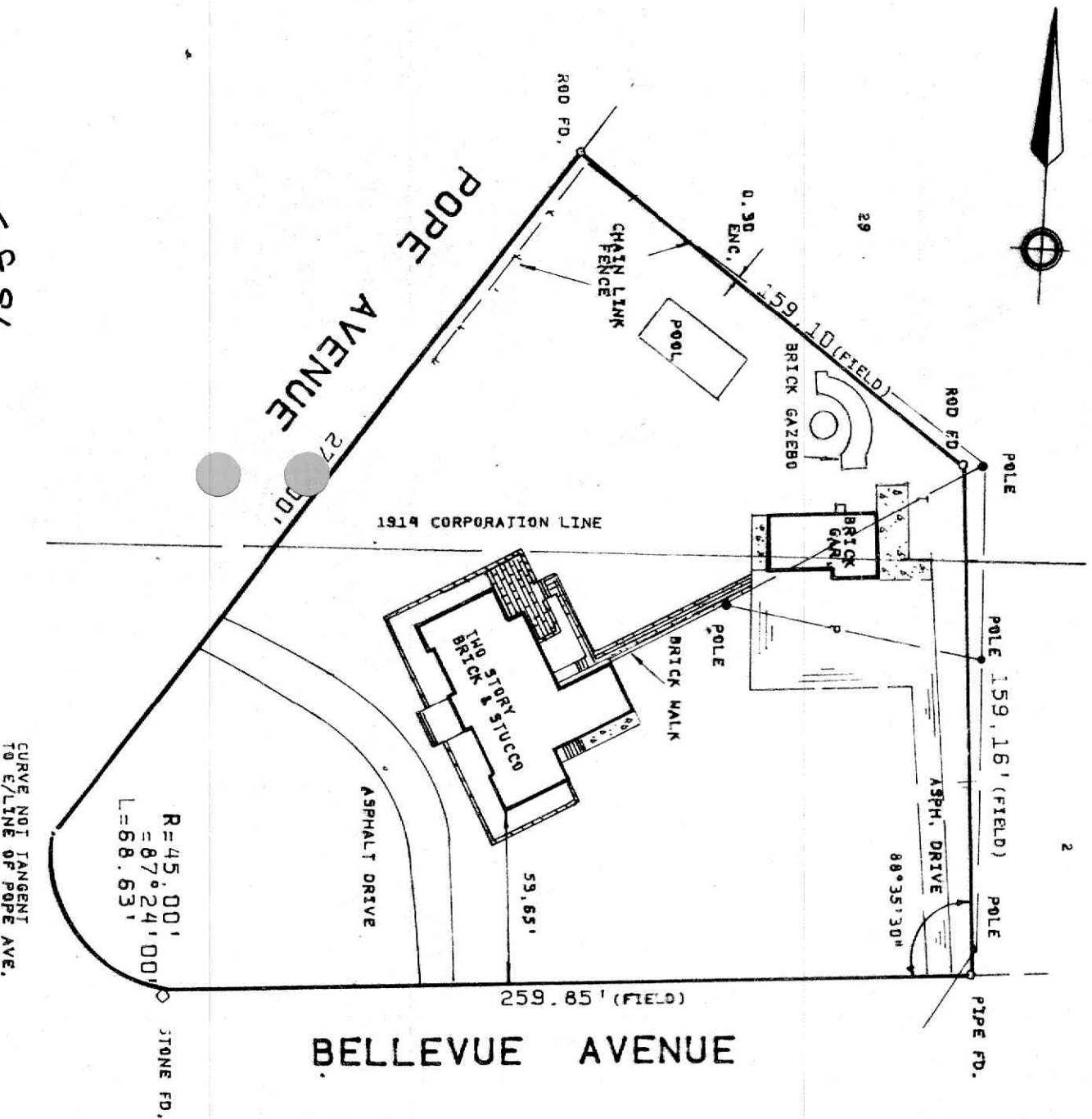
Scale 1" = 50'

Chas. H. Fleet & Assoc.

Civil Engr. & Surveyors.

THIS LOT FALLS IN FIRM CLASSIFICATION  
ZONE "C" NOT SUBJECT TO FLOODING

# PLAT OF SURVEY



As to existing lines on  
6-8-91  
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 encroached interests by improvements either from adjoining premises or from subject premises upon adjoining premises or than as shown hereon.

WJ.S.  
G.C.C.



4101 HERMITAGE ROAD  
LOT 1  
BELLEVUE PARK  
RICHMOND, VIRGINIA

SCALE: 1"=50'

DATE:

08/26/82  
MAR 9 1984  
UPDATED MAR 7, 1985

UPDATED 6-8, 1991

WILLIAM J. SCHMIDT & ASSOC.

ENGINEERS & SURVEYORS

6404 RIGSBY ROAD - RICHMOND, VA.

80596  
79304  
76649







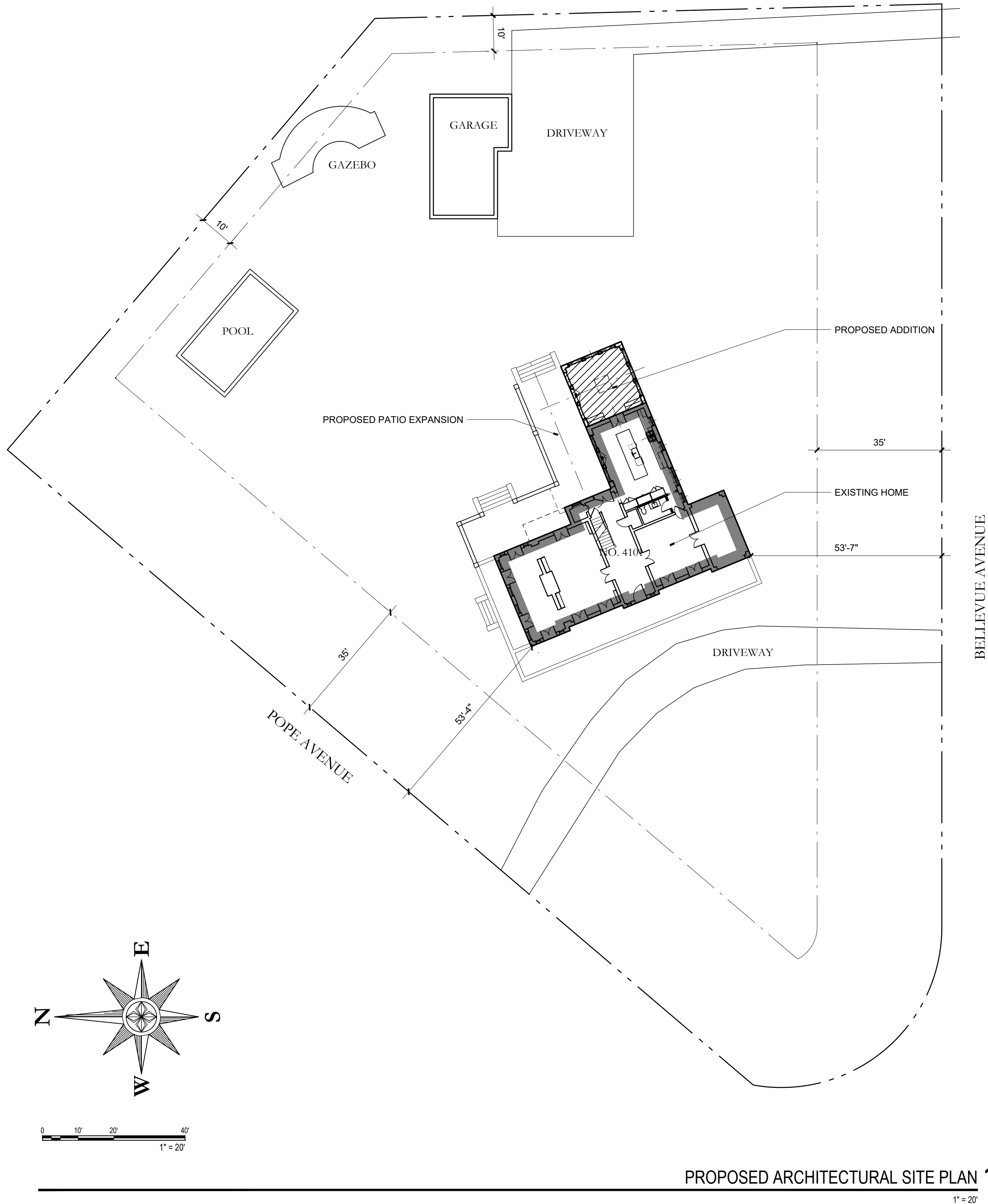
GENERAL SITE PLAN NOTES

1. THE FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 5% WITHIN THE FIRST 10 FT. FROM THE FOUNDATION.

ZONING: R-1 RESIDENTIAL

PRINCIPAL STRUCTURE SETBACKS  
FRONT SETBACK: 35'  
REAR SETBACK: 10'  
SIDE SETBACK: 10'

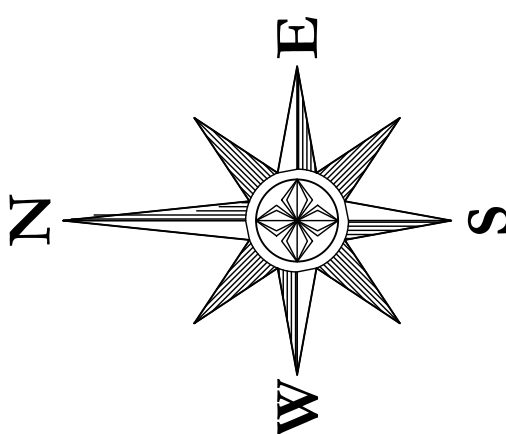
LOT COVERAGE  
LOT SIZE: 53,165 SF  
MAX. LOT COVERAGE: 20 % OR 10,633 SF  
EXISTING LOT COVERAGE: 2,953 SF OR 5.55%



PROPOSED ARCHITECTURAL SITE PLAN 1

BELLEVUE AVENUE

POPE AVENUE



0 10' 20' 40'  
1" = 20'

4101 Hermitage Rd

City of Richmond

# Salour Residence



REAR ELEVATION

## BUILDING DATA

**LOCATION:**  
4101 Hermitage Road  
Richmond, VA 23227

**PARCEL ID:**  
N0002339001

**PARCEL DESCRIPTION:**  
BELLEVUE PARK  
202 - Bellevue Park  
120 - R Two Story

**OWNER:**  
SALOUR MOZHDEH TRUST TRS

**SCOPE OF PROJECT:**  
ADD SUN ROOM & REMODEL EXIST. KITCHEN SPACE. EXTEND EXTERIOR TERRACE.

**BUILDING CODE:**  
2021 VIRGINIA RESIDENTIAL CODE  
2021 INTERNATIONAL RESIDENTIAL CODE

**ZONING:**  
R-1

**GROSS BUILDING AREA:**  
GROUND FLOOR: 1280 SF UNFINISHED EXIST BASEMENT  
FIRST FLOOR: 338 SF ADDED FINISHED AREA (HEATED)  
2005 SF EXISTING FINISHED AREA (HEATED)  
SECOND FLOOR: 1622 SF EXISTING FINISHED AREA (HEATED)  
TOTALS: 3,965 SF TOTAL FINISHED AREA (HEATED)

**MINIMUM BATT INSULATION R-VALUES**  
WALLS: R-15  
FLOORS: R-19  
CEILING: R-60  
CEILINGS W/OUT ATTIC SPACE: R-49  
CEILINGS W/OUT ATTIC SPACE < 500 SQ FT: R-30  
FENESTRATION: 0.30 U-FACTOR

**WINDOWS**  
U-VALUE: <=0.25  
SHGC: <=0.40

**SKYLIGHTS**  
U-VALUE: <=0.60  
SHGC: <=0.25

**DOORS**  
U-VALUE: <=0.26  
SHGC: <=0.40

**SLIDING DOORS**  
U-VALUE: <=0.20  
SHGC: <=0.40

**ENERGY DESIGN CRITERIA:**  
CLIMATE ZONE 4-A

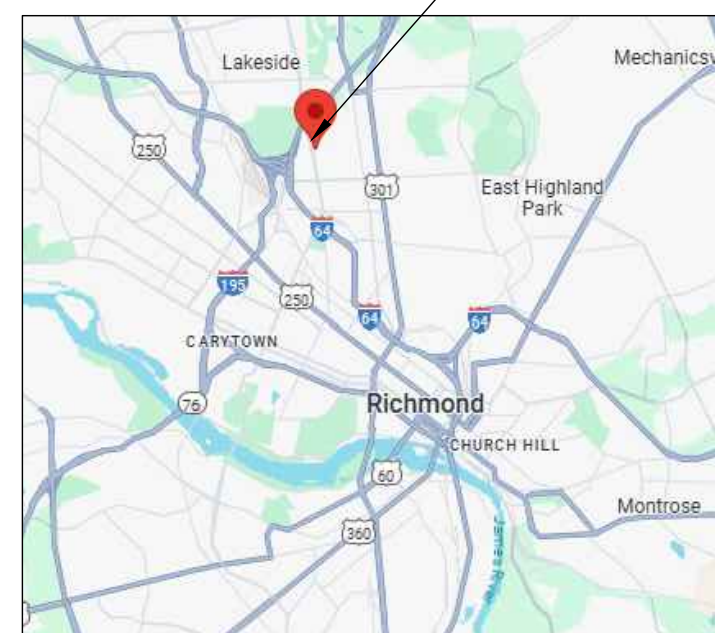
**SPRINKLER ASSEMBLY:**  
NONE

## PROJECT NOTES

- ALL DIMENSIONS ARE TO THE FACE OF FRAMING STUD UNLESS OTHERWISE NOTED. ELEVATIONS ARE TO THE SUB-FLOOR AND TOP OF INTERIOR FRAMING UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO BE TO FRAMING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH THE INSTALLATION OF ANY MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY VARIANCE BETWEEN THE ARCHITECTS AND CONSULTING ENGINEERS DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPE CONDUITS AND DUCTWORK WITH A MINIMUM CUTTING. CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT.
- ALL ELECTRICAL WORK IS TO CONFORM TO WITH FIRE UNDERWRITERS CODE AND ALL LOCAL CODES IN JURISDICTION.
- SMOKE ALARMS SHALL COMPLY WITH NFPA72. CARBON MONOXIDE ALARMS SHALL COMPLY WITH UL 2034 AND UL 217. DETECTORS SHALL BE PLACED IN THE FOLLOWING: 1) IN EACH BEDROOM AND IN THE IMMEDIATE VICINITIES OUTSIDE EACH SEPARATE SLEEPING AREA. 2) ON EACH STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND 3) AT NO LESS THAN THREE FEET HORIZONTALLY FROM THE DOOR OF A BATHROOM, UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM.
- VERIFY FINAL GRILLES, REGISTERS, AND DIFFUSERS WITH ARCHITECT.

THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE IS BINDING AS IF REQUIRED BY ALL. IN CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER QUALITY. IN CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE GREATER QUANTITY OF WORK.

## VICINITY MAP

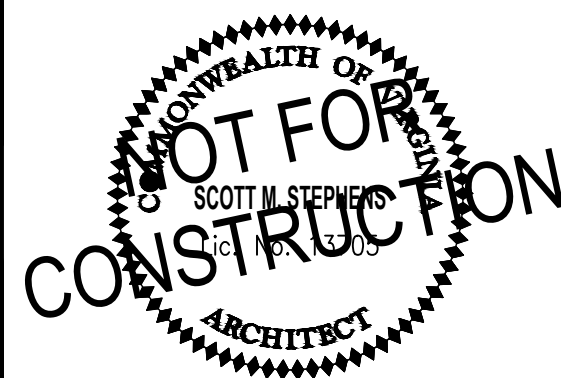


## DRAWING SHEET INDEX:

- CS PROJECT INFO & SITE PLANS
- X2.1 EXISTING FIRST FLOOR PLAN
- D2.1 FIRST FLOOR DEMO PLANS  
D3.0 DEMO ELEVATIONS
- A2.0 GROUND FLOOR PLAN  
A2.1 FIRST & SECOND FLOOR PLAN
- A3.0 ELEVATIONS  
A3.1 ELEVATIONS

**SMS**  
ARCHITECTS

804.212.9907  
RICHMOND, VA



## PROJECT TITLE

SALOUR RESIDENCE  
4101 HERMITAGE ROAD  
RICHMOND, Va 23227

CITY OF RICHMOND

## PROJECT TEAM

GENERAL CONTRACTOR:  
R.A. PRAUGHT CONSTRUCTION  
9524 DOWNING ST  
RICHMOND, VA 23238

MICHAEL PRAUGHT  
michael@rapraught.com  
804-380-9539

INTERIOR DESIGNER:  
SUSAN JAMIESON  
3210 Hawthorne Avenue  
Richmond, Virginia 23222  
susan@bridgebeari.com  
804-321-4747

## COMMISSION OF ARCH REVIEW

### REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

### DATE

JULY 25, 2025

### PROJECT NO.

25.10

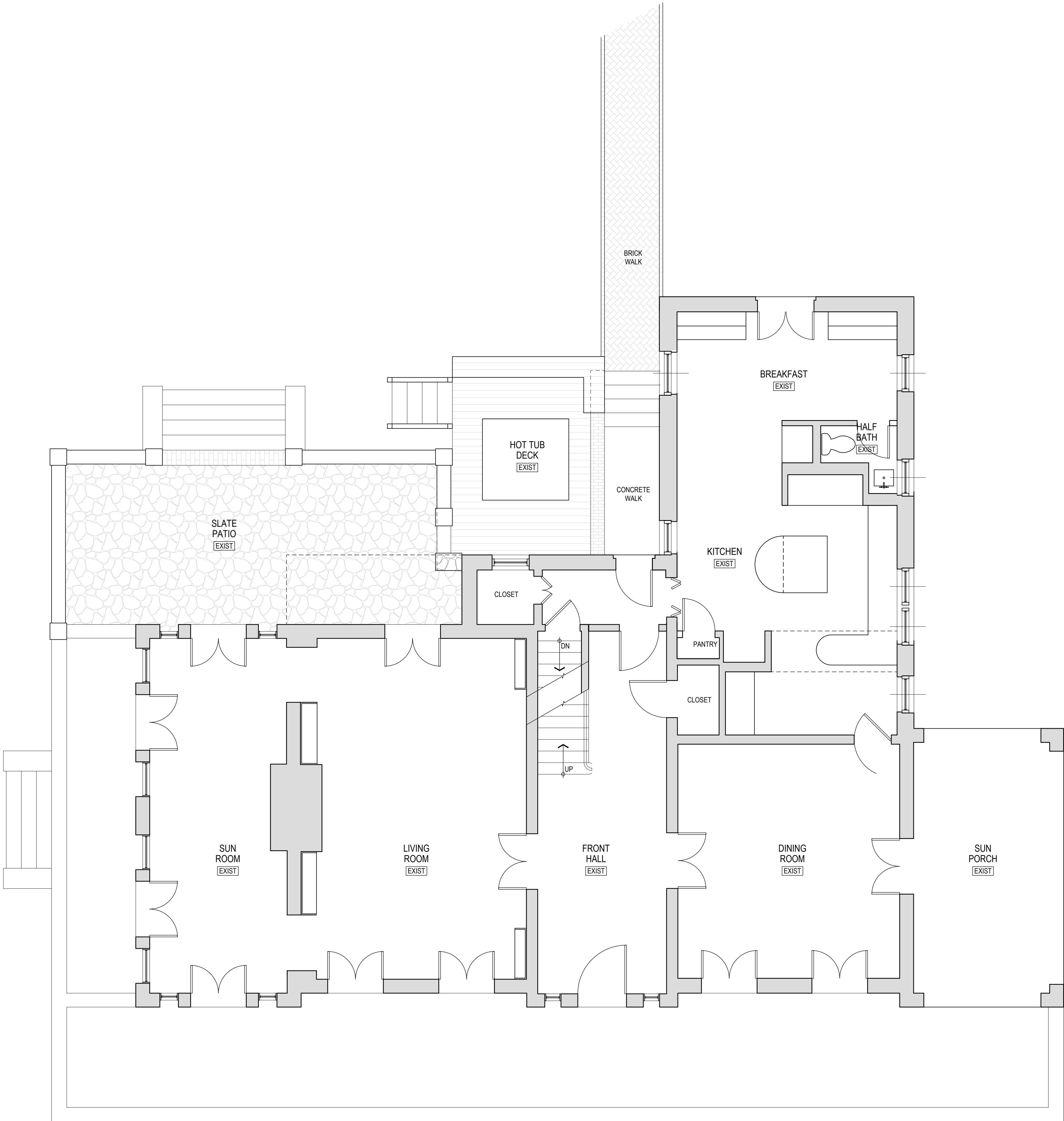
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COVER SHEET

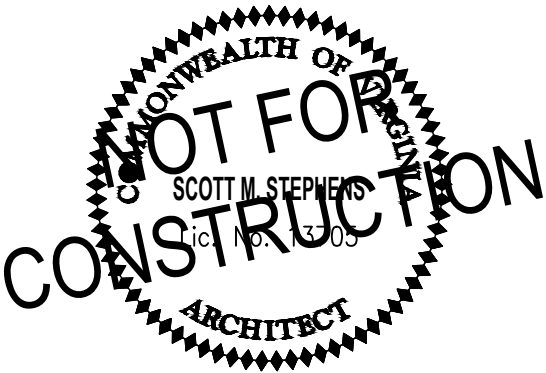
### SHEET NO.

CS

SCHEMATIC DWG: NOT FOR CONSTRUCTION



EXISTING FIRST FLOOR PLAN X1  
1/4" = 1'-0"



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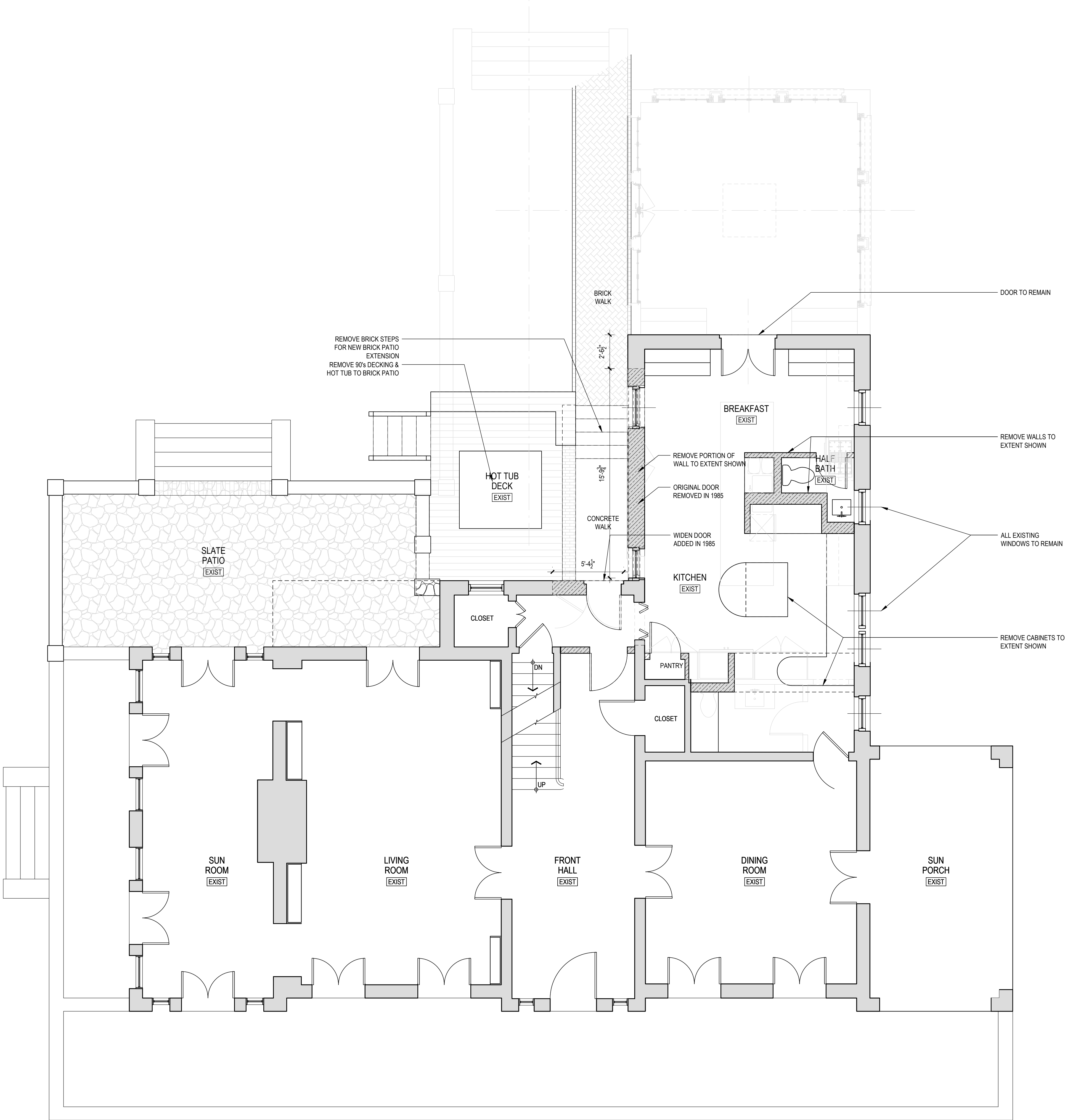
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EXISTING FIRST  
FLOOR PLAN

SHEET NO.

X2.1



SCHEMATIC DWG: NOT FOR CONSTRUCTION

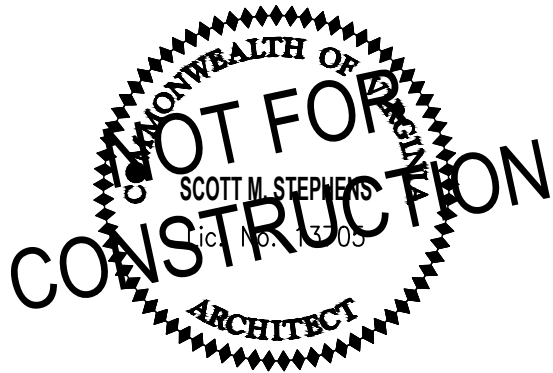


FIRST FLOOR DEMO PLAN D1  
1/4" = 1'-0"

SMS

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RICHMOND, VA



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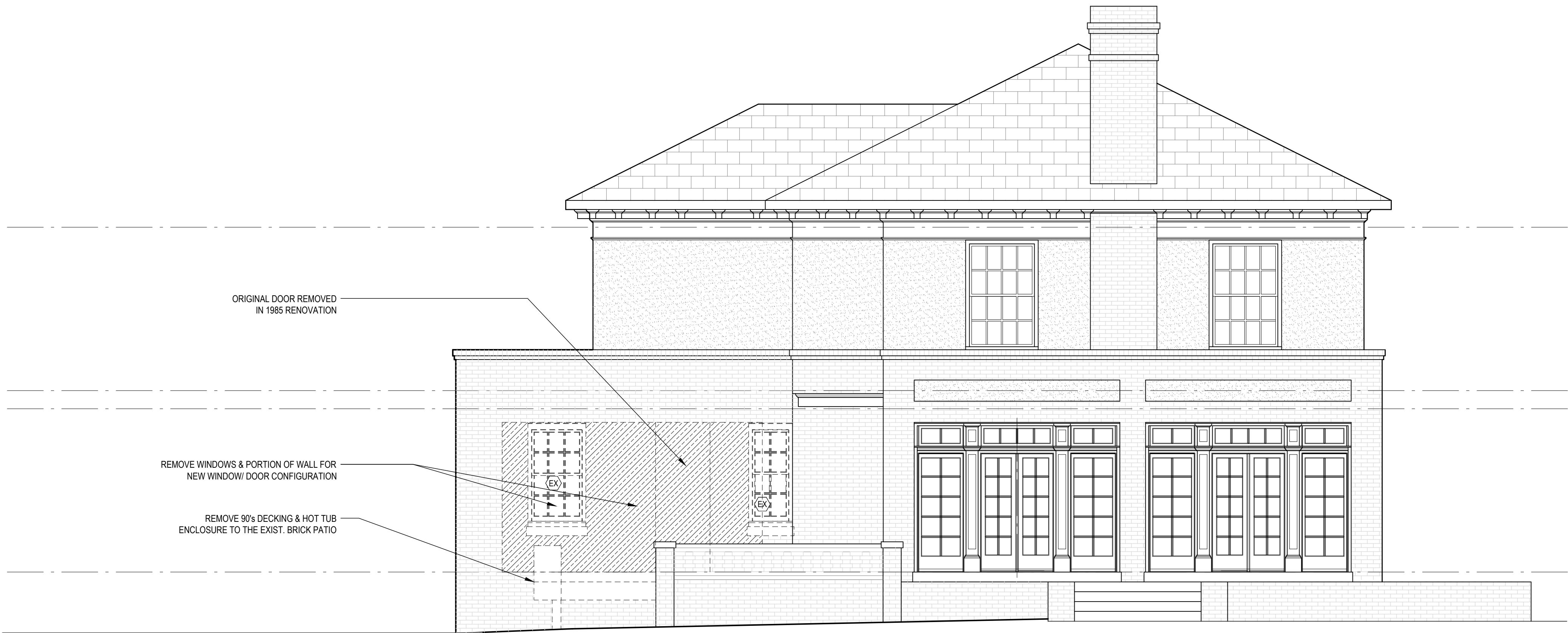
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DEMO FLOOR PLAN

SHEET NO.

D2.1



SCHEMATIC DWG: NOT FOR CONSTRUCTION



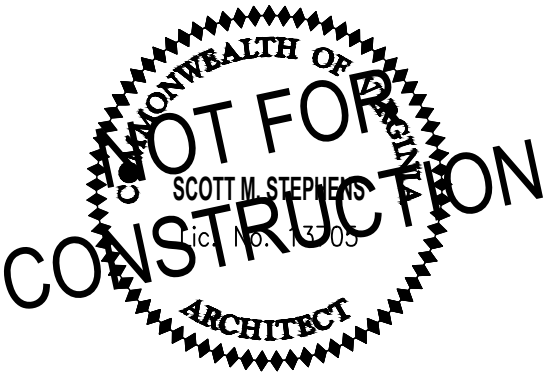
NORTH DEMO ELEVATION A  
1/4" = 1'-0"



EAST DEMO ELEVATION B  
1/4" = 1'-0"

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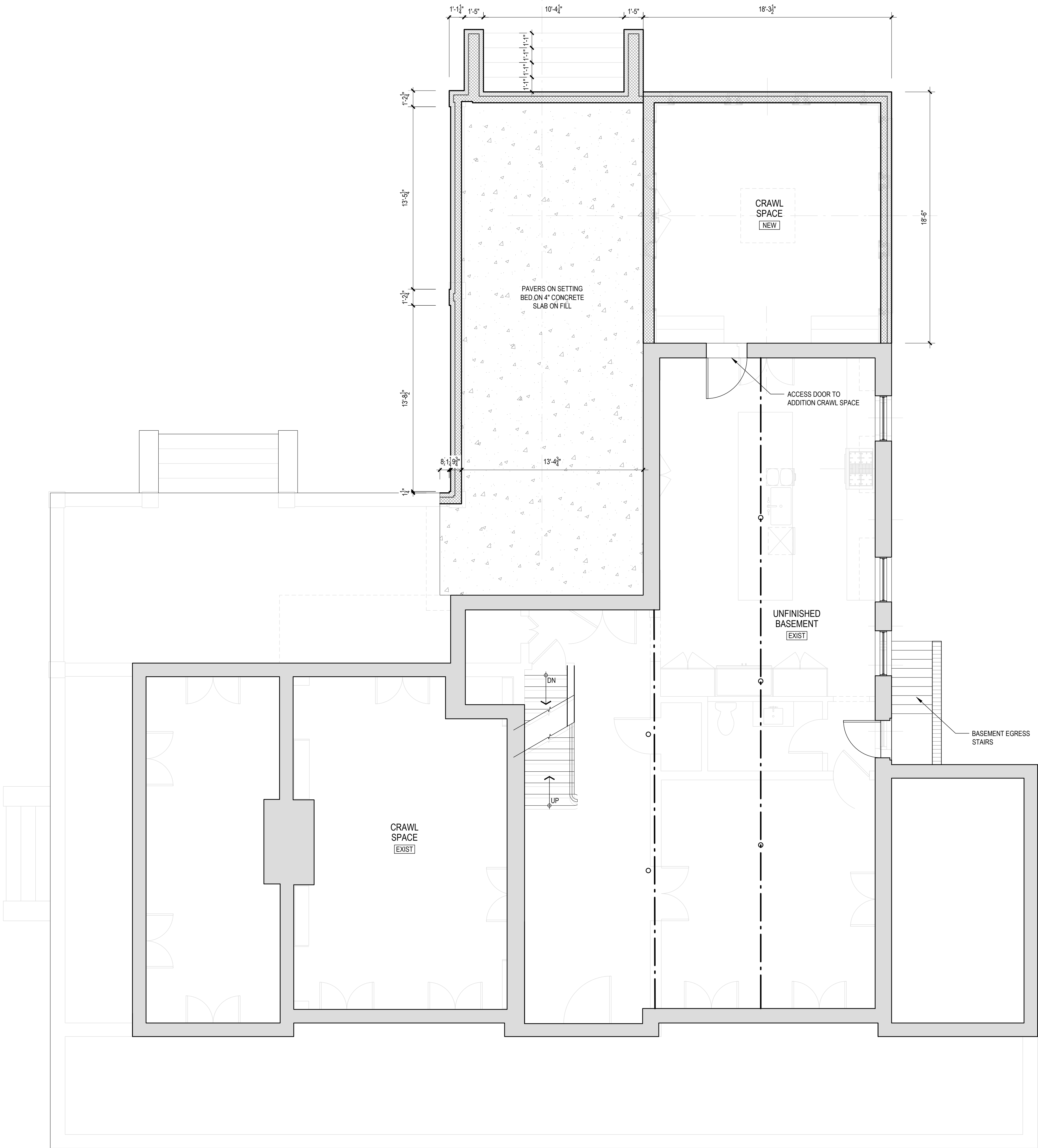
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EXISTING &  
DEMO ELEVATIONS

SHEET NO.

D3.0



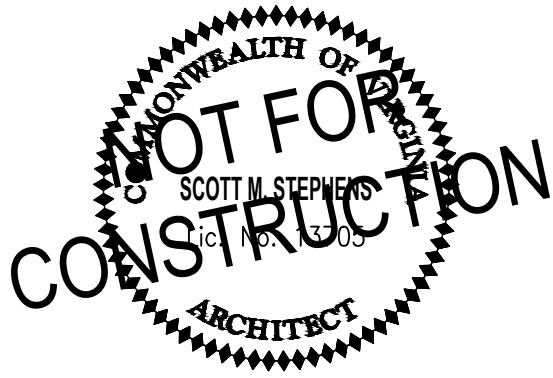
SCHEMATIC DWG: NOT FOR CONSTRUCTION



GROUND FLOOR PLAN 0  
1/4" = 1'-0"

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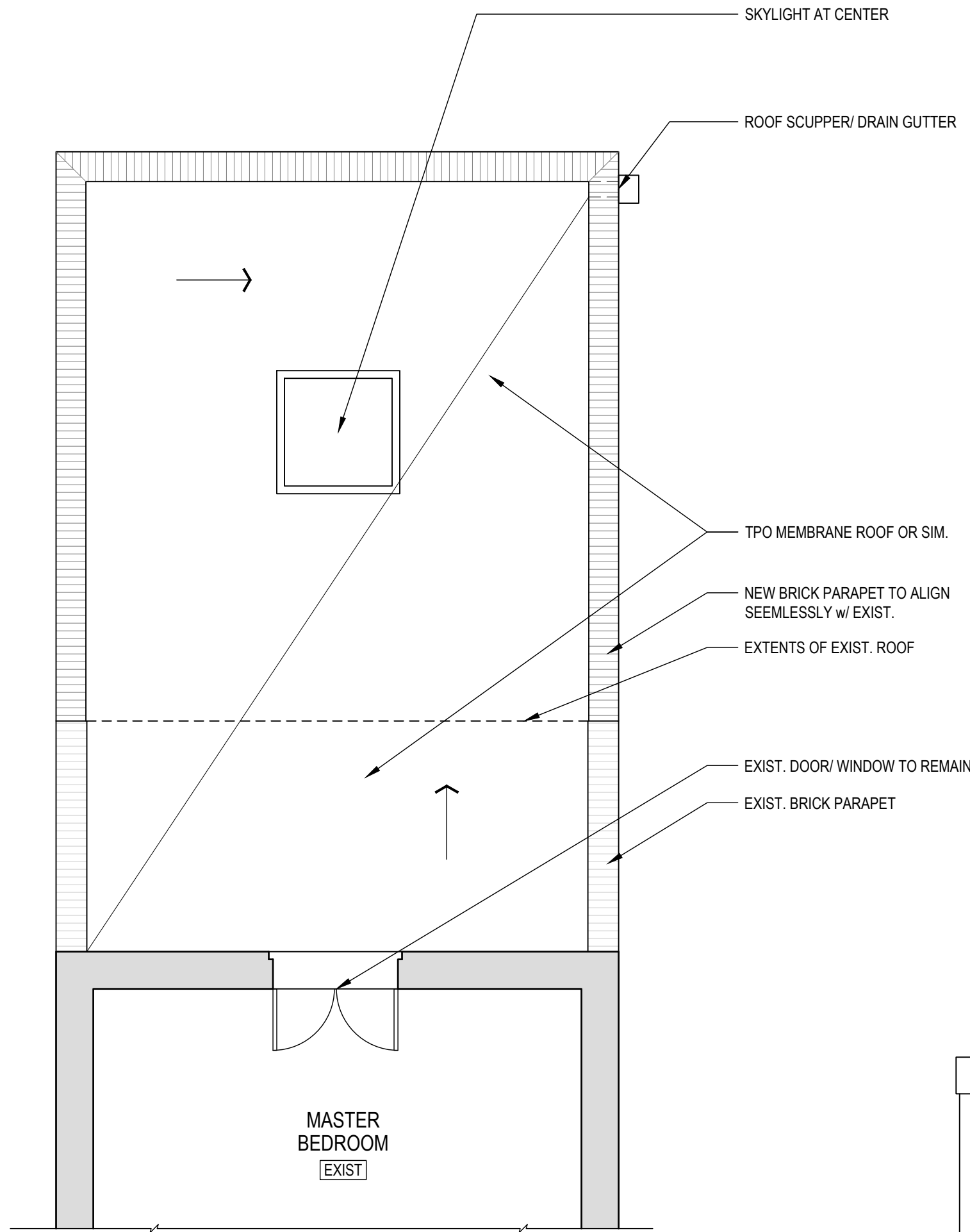
GROUND FLOOR PLAN

SHEET NO.

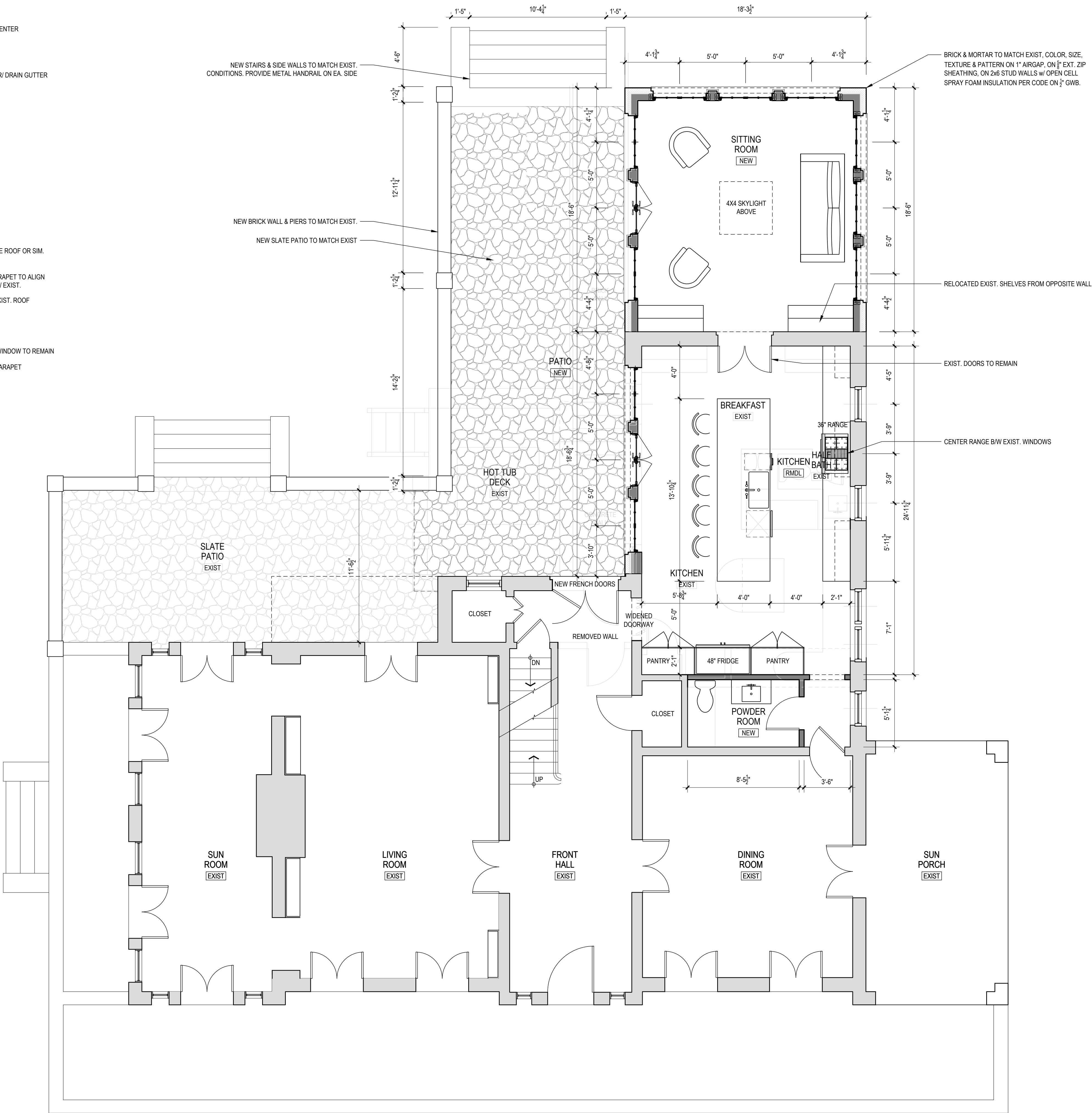
A2.0



SCHEMATIC DWG: NOT FOR CONSTRUCTION



SECOND FLOOR ROOF PLAN 2  
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN 1  
1/4" = 1'-0"

**SMS**  
ARCHITECTS

804.212.9907  
RICHMOND, VA

NOT FOR  
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25.10

SHEET TITLE

FIRST & SECOND  
FLOOR PLAN

SHEET NO.

A2.1



SCHEMATIC DWG: NOT FOR CONSTRUCTION

STUCCO PANEL COLOR, TEXTURE, HEIGHT TO MATCH EXIST & ALIGN W/ MO BELOW  
BRICK PARAPET CAP TO MATCH EXIST ROWLOCK CONDITIONS. PROVIDE COPPER CAP & REGLET FOR FLAT TPO ROOF TO TERMINATE INTO

(3) FIXED CASEMENT WINDOWS W/ TRANSOMS ABOVE W/ BRICK MOULDS & COLUMNS B/W TO MATCH EXIST. 6" GRANITE CURB AT BASE.

ALL NEW BRICK & MORTAR TO MATCH EXIST. SIZE, COLOR, TEXTURE, AGGREGATE ETC. CONTRACTOR TO PROVIDE SAMPLE BOARD

NEW STEPS & WING WALLS

NEW ADDITION & PATIO

EXIST. KITCHEN WING & PATIO

EXIST. HOUSE & PATIO

NORTH ELEVATION A

1/4" = 1'-0"

WIDEN 1985 DOOR FROM SINGLE TO FRENCH DOORS. PROVIDE CANVAS AWNING ABOVE

BRICK PARAPET CAP TO MATCH EXIST ROWLOCK CONDITIONS. PROVIDE COPPER CAP & REGLET FOR FLAT TPO ROOF TO TERMINATE INTO

STUCCO PANEL COLOR, TEXTURE, HEIGHT TO MATCH EXIST & ALIGN W/ MO BELOW

(3) FIXED CASEMENT WINDOWS W/ TRANSOMS ABOVE W/ BRICK MOULDS & COLUMNS B/W TO MATCH EXIST. 6" GRANITE CURB AT BASE.

ALL NEW BRICK & MORTAR TO MATCH EXIST. SIZE, COLOR, TEXTURE, AGGREGATE ETC. CONTRACTOR TO PROVIDE SAMPLE BOARD

EXIST TO REMAIN

ADDITION

NEW BRICK PATIO TO MATCH EXIST

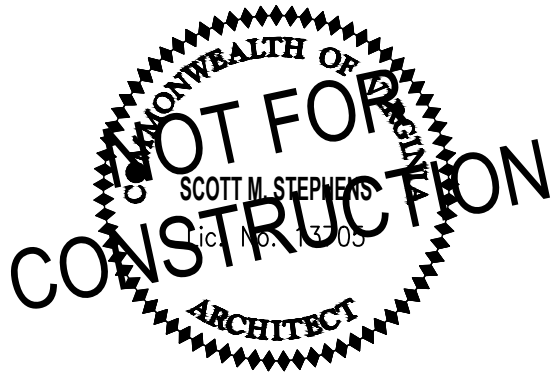
EXIST HOUSE & PATIO

EAST ELEVATION B

1/4" = 1'-0"

SMS  
ARCHITECTS

804.212.9907  
RICHMOND, VA



PROJECT TITLE

SALOUR RESIDENCE  
4101 HERMITAGE ROAD  
RICHMOND, Va 23227

CITY OF RICHMOND

PROJECT TEAM

GENERAL CONTRACTOR:  
R.A. PRAUGHT CONSTRUCTION  
9524 DOWNING ST  
RICHMOND, VA 23238

MICHAEL PRAUGHT  
michael@rapraught.com  
804-380-9539

INTERIOR DESIGNER:  
SUSAN JAMIESON  
3210 Hawthorne Avenue  
Richmond, Virginia 23222  
susan@bridgebeari.com  
804-321-4747

COMMISSION OF ARCH REVIEW

REVISIONS

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

DATE

JULY 25, 2025

PROJECT NO.

25.10

SHEET TITLE

ELEVATIONS

SHEET NO.

A3.0

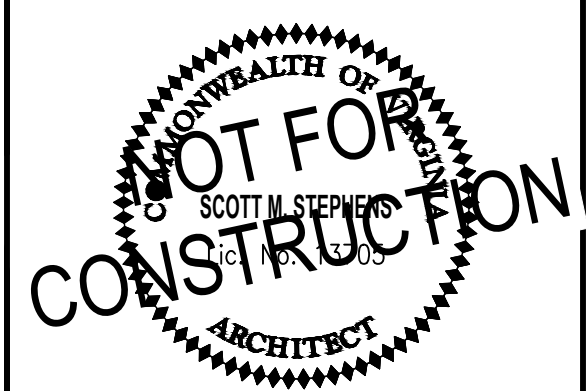


SCHEMATIC DWG: NOT FOR CONSTRUCTION

SMS

ARCHITECTS

804.212.9907  
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DATE

JULY 25, 2025

PROJECT NO.

25.10

SHEET TITLE

ELEVATIONS

SHEET NO.

A3.1



SOUTH ELEVATION **A**

1/4" = 1'-0"