



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 605 N 21st St DATE: 4/30/15

OWNER'S NAME: Sarah Simon TEL NO.: 517-896-5097

AND ADDRESS: 605 N 21st St EMAIL: simonsm@vcu.edu

CITY, STATE AND ZIPCODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: _____ TEL. NO.: _____

AND ADDRESS: _____ EMAIL: _____

CITY, STATE AND ZIPCODE: _____

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

See attached.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Sarah Simon

(Space below for staff use only)

Received by Commission Secretary _____

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

To the City of Richmond Commission of Architectural Review,

This letter is in regards to replacement windows installed at 605 N 21st Street, in the Old and Historic District of Union Hill.

The windows in question were installed earlier this year, the characteristics of which are reflected in the spec sheet included with this application.

Unfortunately, at the time this home was purchased (September, 2014), the existing materials were not in keeping with the historic standard of the home or the neighborhood. As the homeowner, I have had limited success in finding complete information on prior work completed in the home, but have discovered that the home suffered an extensive fire in February of 1986. Based on the state of the home at the time of purchase, it appears that any public-facing historically appropriate materials remaining at this time (if any) were replaced in repairs following the fire.

At the time of purchase, the home featured outdated and poorly installed vinyl windows, riddled with tape and wires left from numerous home security systems installed over time. Additionally, (and among other things) the home features vinyl siding and replacement porch materials not in keeping with the historic nature of the home.

Being as the fire (and last known renovation) to the home occurred in February, 1986, the alterations pre-date the designation of Union Hill as a City of Richmond Local Old and Historic District – which I understand occurred in November, 2009.

The existing windows at time of purchase were of sub-par quality and not to historic standards, with the exception that they appear to have maintained the window sizes original to the home. The replacement windows under consideration presently were chosen as higher-quality (and properly installed) in-kind replacements, with the goal of retaining the only remaining historic aspects of the windows – the size and placement. It was my understanding (pursuant to information in the Old and Historic Districts Handbook and Design Review Guidelines, pages 7 & 8), that since the replacement windows are in-kind in nature and not meaningfully different in design, material, or size, full commission review was not required.

I do hope you find this explanation adequate justification for the replacement of the existing windows, and look forward to answering any questions you have at the upcoming meeting.

Many thanks,

Sarah Simon

Please note: At the time of submission of this application (April 30, 2015), I am 36 weeks pregnant and expecting a child quite close to the meeting date that I presume I would be asked to attend (the meeting is scheduled for May 26th, my due date is May 29th). In the case that I am unable to attend the meeting in person, I would ask the review to be delayed to the following meeting on June 23rd, so that I may attend and answer questions or address any concerns personally.

Attachments include:

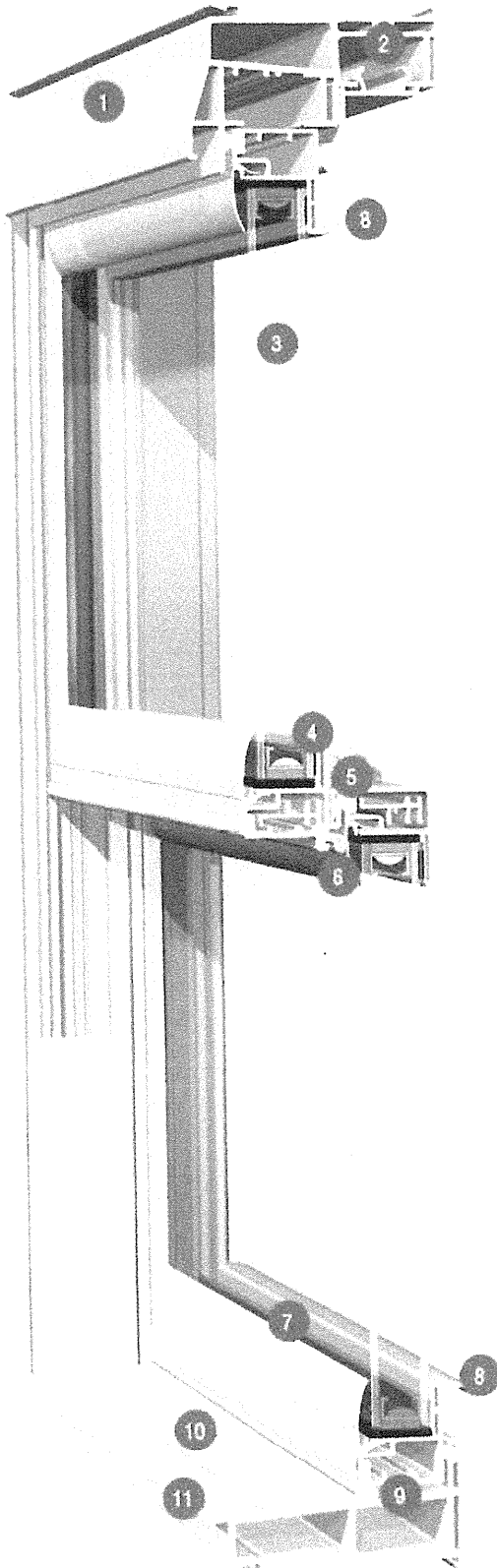
Design spec sheet for new windows

Any relevant images

Window type: Revere Building Products, Amherst Plus

More details available at:

<http://www.reverebuildingproducts.com/default/Windows/VinylReplacement/Amherst.aspx>



PRECISION-ENGINEERED FOR OPTIMAL PERFORMANCE

- 1 Built with premium vinyl resin; solid vinyl color won't chip, peel, crack or warp.
- 2 Multi-chambered sash and mainframe provide insulating air spaces for increased thermal efficiency.
- 3 Insulated glass unit with sealed air space between the panes of glass helps reduce the transfer of heat and cold.
- 4 PPG Intercept[®] Warm-Edge Spacer System saves energy by reducing the conduction of heat at the edge of the glass for superior thermal performance and longevity.
- 5 Interlocking composite-reinforced sash meeting rails offer increased insulation and comfort.
- 6 Bulb seal at meeting rails enhances energy efficiency.
- 7 Drop-in glazing provides added protection from outside elements.
- 8 Easy-to-operate fully extruded lift rails.
- 9 Protective bulb seal at the sill helps block out dust, dirt and air infiltration.
- 10 Sloped sill prevents accumulation of water and debris.
- 11 Hidden screen track creates a clean-line appearance.

ADDITIONAL FEATURES

- Fusion-welded sash and mainframe for strength and rigidity
- Dual vent stops offer limited and convenient opening of the window for airflow
- Constant force balance system for smooth operation of the sashes (double hung window)
- Tilt-in top and bottom sashes for safe and easy cleaning from inside the home (double hung window)
- Double-barrier fin seal weatherstripping at the sash sides helps block air, water and dirt infiltration
- Beveled exterior profile creates an attractive appearance

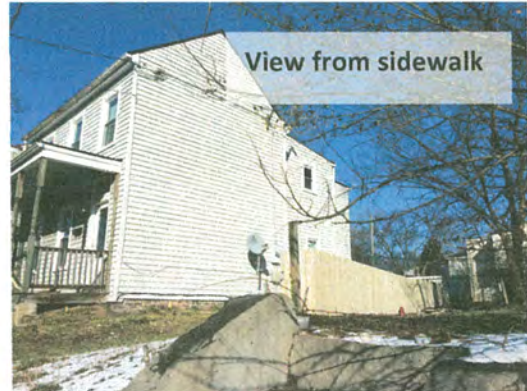
Apologies for the lack of detail included in images of the old windows – I did not expect to need any detailed photographs of them!



Additional elements requiring approval:

Privacy fence: Standard, 6-foot, dog-eared privacy fence. Style chosen to match neighbor's fence, to which ours connects. See photos below.

Shed: 10x16 utility shed, with dark grey metal roofing (chosen to match the main structure), off-white wood siding, and double doors. No windows or frills. See photos below. More info at: <http://www.gracelandportablebuildings.com/buildings/utility-shed>



Raised garden beds: Galvanized steel tanks to house small vegetable garden on right side of the lot. Not permanent fixtures, but meant to house veggies year-round. See photos below.

Front door paint: Color – SW 6990 Caviar. Chosen to match roof & in accordance with CAR paint palette. See photos below.

Porch paint: Would like to paint the porch columns, railing, and decking white, to match the porch ceiling and other porches on the block. Currently raw wood. See photos below.

