



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 316 N. 25TH STREET
Historic district ST. JOHN'S CHURCH

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

APPLICANT INFORMATION

Check if Billing Contact

Name AARON OLSON
Company DESIGNS BY AARON OLSON, INC.
Mailing Address 3325 PINEBROOK DRIVE
RICHMOND, VA 23225

Phone (804) 334-1582
Email aaron@dbao.design

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): RESIDENTIAL DESIGNER

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name John T. + REGINA P. Pool
Mailing Address 100 College Rd.
Richmond, VA 23229

Company 316 N. 25th St., LLC
Phone 804-241-0104
Email puffpool@gmail.com

PROJECT INFORMATION

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

- DINING ROOM ADDITION - SECOND FLOOR ONLY (OVER ^{EXISTING} FIRST FLOOR SPACE)
- REPLACEMENT OF FRONT DOOR (DETERIORATED)
- DOOR/WINDOW MODIFICATIONS - SIDE (SEE PLANS)
- BALCONY EXTENSION - UNCOVERED "SUN SPACE" ABOVE EXISTING FIRST FLOOR AREA

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 payment of the application fee. 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 [Signature]

Date 9.22.20



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: 316 N. 25TH STREET

BUILDING TYPE

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

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- 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 N/A

DRAWINGS

 (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight

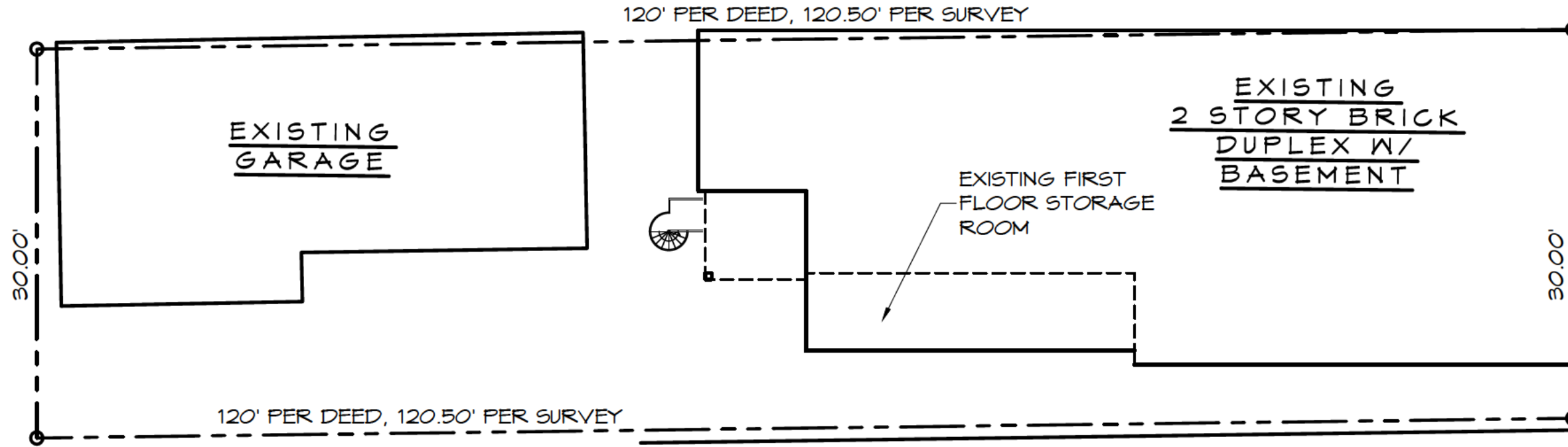
Addition/ Renovation to 316 N. 25th Street

Scope of Work:

1. **Replacement of front door** due to water damage with a new historically appropriate mahogany door. Note: this is the only change to the façade.
2. **Dining room addition**- second floor only (without any increase to the overall footprint)- to be constructed above an existing first floor storage room. The new walls will be clad in stucco (color to match existing stucco). The existing cinderblock wall will be extended with new concrete block (color to match existing).
3. **Doors and Windows**- See attached plans and door/ window schedules. Several door and window openings on the south side of the home will be added/ altered. Two window openings will be infilled (one on the side wall and another on the rear which will be covered by the addition), and those window units will be relocated (new openings) above the stair. We plan to add a new window in an existing door opening in the kitchen as well as a new door on the south wall of the kitchen. The windows on the north and west walls of the kitchen will remain. There will be a new door from the family room. If the existing windows are not able to be salvaged and reused based on their condition (TBD by contractor) then wood windows (Ultimate Series by Marvin) will be specified, with simulated divided lite and muntin patterns to match the existing windows.
4. **Balcony extension/ alteration**- The existing balcony will be reconfigured (size/ column arrangement) and the roof structure will remain. The existing treated 6x6 posts will be replaced by new wood columns (posts wrapped in painted trim). The balcony will be extended over the rear portion of the first floor storage area (open with no additional roof coverage).

Materials: Brick (existing to remain), Stucco (existing + new stucco to match). New windows and doors are to be wood and to match existing doors/ windows in style, painted to match existing.

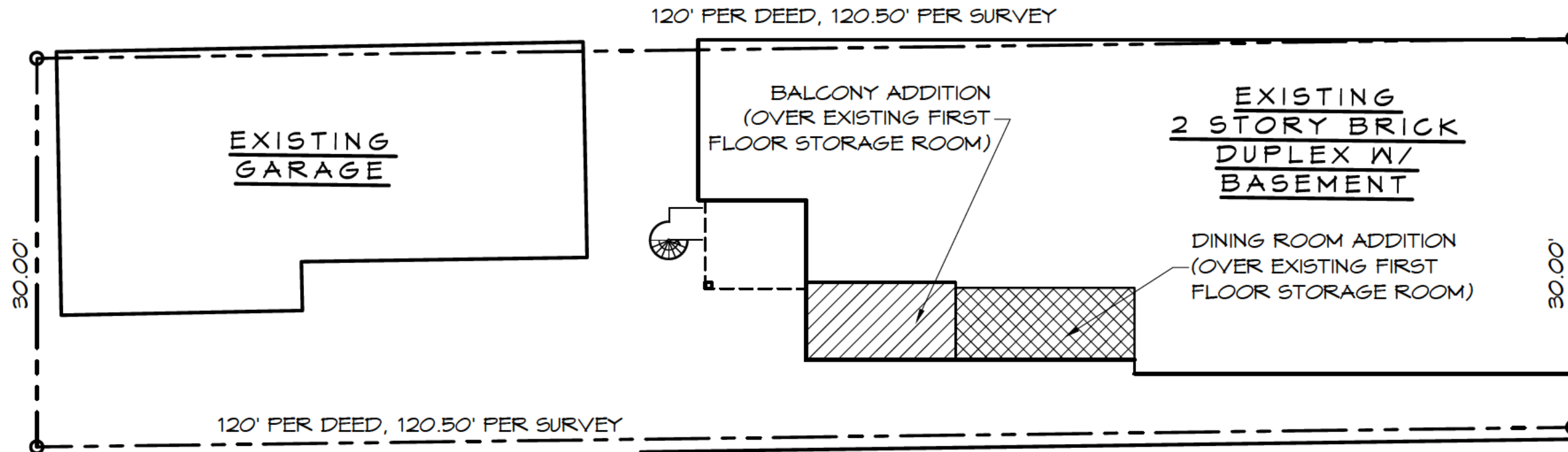
ALLEY



SCHEMATIC SITE PLAN - EXISTING

1" = 10'

ALLEY





SCHEMATIC SITE PLAN

1" = 10'

NOTE: INFORMATION TAKEN FROM A SURVEY PLAT PREPARED BY GEORGE HAROCOPOS, LAND SURVEYOR, ON 12/12/2016

NOTE: INFORMATION TAKEN FROM SURVEY PLAT BY EDWARDS, KRETZ, LOHR & ASSOCIATES, PLLC. ON 6.11.2002

LEGEND

-  ADDITIONAL SECOND FLOOR AREA- UNDER ROOM
-  ADDITIONAL SECOND FLOOR BALCONY- UNCOVERED

N. 25TH STREET

dbao

DESIGNS BY AARON OLSON

804-560-4254

aaron@dbao.design

Proposed Renovation for:

Regina and Tim Pool

316 N. 25th Street
Richmond, Virginia

Issued: 9.22.2020

Revised:

Sheet:

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Current Owner:

John T. Pool

Tax Map# E0000 338 004

D.B. 747, Pg. 208

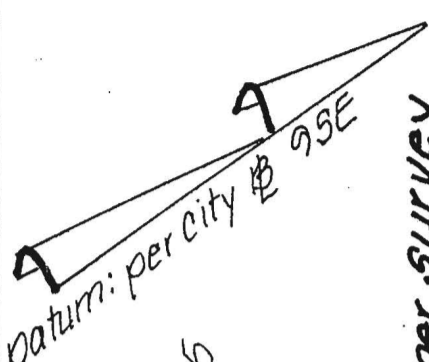
This property does not appear to lie within a designated F.E.M.A. flood zone area. Zone X as shown on F.I.R.M. C.P.# 510129 0010 C effective 7-20-98

ALLEY

30.00'

S/Mark on Cobblestone

79.67' to the S/L of Marshall St.



No. 314
Tax Map# E0000 338 005
Huja Holding, L.L.C.
Id# 2000, 17309

120' per deed, 120.50' per survey

Wall 0.1' Clear

Adjacent Bldg. & Wall 0.5' Clear

Adjacent Bldg. 0.6' Clear

Brick Garage

Garage 0.9' Over R/W

Garage & Wall 0.7' Over R/W

House & Wall 0.4' Over R/W

House 0.3' Over R/W

2-story Brick Duplex w/ Bsm't.
No. 316

120' per deed, 120.50' per survey

No. 318
Tax Map# E0000 338 003
David F. Walsh
Id# 2001, 09898

79.67' to the S/L of Marshall St.

House 0.3' Over R/W

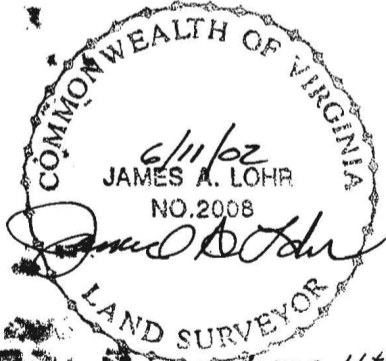
House 0.3' Over R/W

N. 25th STREET

Plat Showing

Premises Known As
No. 316 N. 25th Street,
Located In The City Of
Richmond, Virginia.

IMPROVEMENT SURVEY



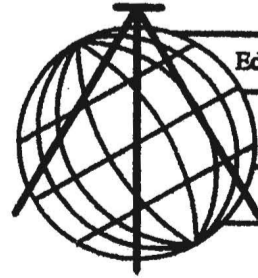
June 11th, 2002

This is to certify that on June 11th, 2002 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 BENEFIT OF A TITLE SURVEY OR REPORT

SCALE: 1" = 20'
DATE: JUNE 13th 2002
PROJ. NO.: 1558-02
DRAWN BY: C. TILLEY

DEED BOOK: _____
PAGE: _____
T.M. PAR. NO.: _____



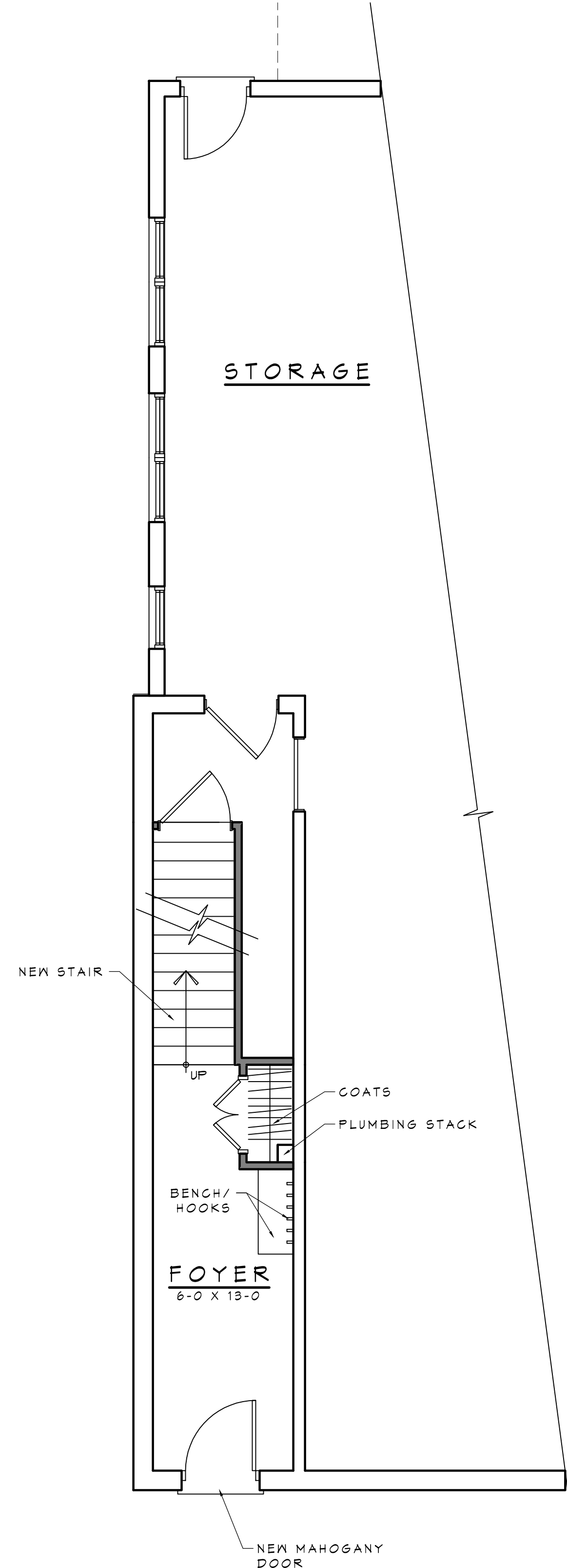
Edwards, Kretz, Lohr & Associates, Inc.
Land Surveyors-Planners
Virginia-North Carolina
1900 Byrd Avenue, Suite 203
Richmond, Virginia, 23230
Phone (804) 673-9666
FAX (804) 673-9990

WINDOW SCHEDULE

MARK	NOMINAL ROUGH OPENING		TYPE	MATL	REMARKS
	W	H			
A	3-2	5-4	DOUBLE HUNG	WOOD	RELOCATE EXISTING WINDOW UNIT- NEW LOCATION AS INDICATED
B	3-2	5-4	DOUBLE HUNG	WOOD	RELOCATE EXISTING WINDOW UNIT- NEW LOCATION AS INDICATED
C	2-4	5-5	DOUBLE HUNG	WOOD	RELOCATE EXISTING WINDOW UNIT- NEW LOCATION AS INDICATED
D	2-4	5-5	DOUBLE HUNG	WOOD	RELOCATE EXISTING WINDOW UNIT- NEW LOCATION AS INDICATED
E	2-4	5-5	DOUBLE HUNG	WOOD	RELOCATE EXISTING WINDOW UNIT- NEW LOCATION AS INDICATED
F	2-4	5-5	DOUBLE HUNG	WOOD	RELOCATE EXISTING WINDOW UNIT- NEW LOCATION AS INDICATED
G	2-6	5-10	DOUBLE HUNG	WOOD	NEW WOOD WINDOW TO MATCH STYLE OF EXISTING WINDOW UNITS

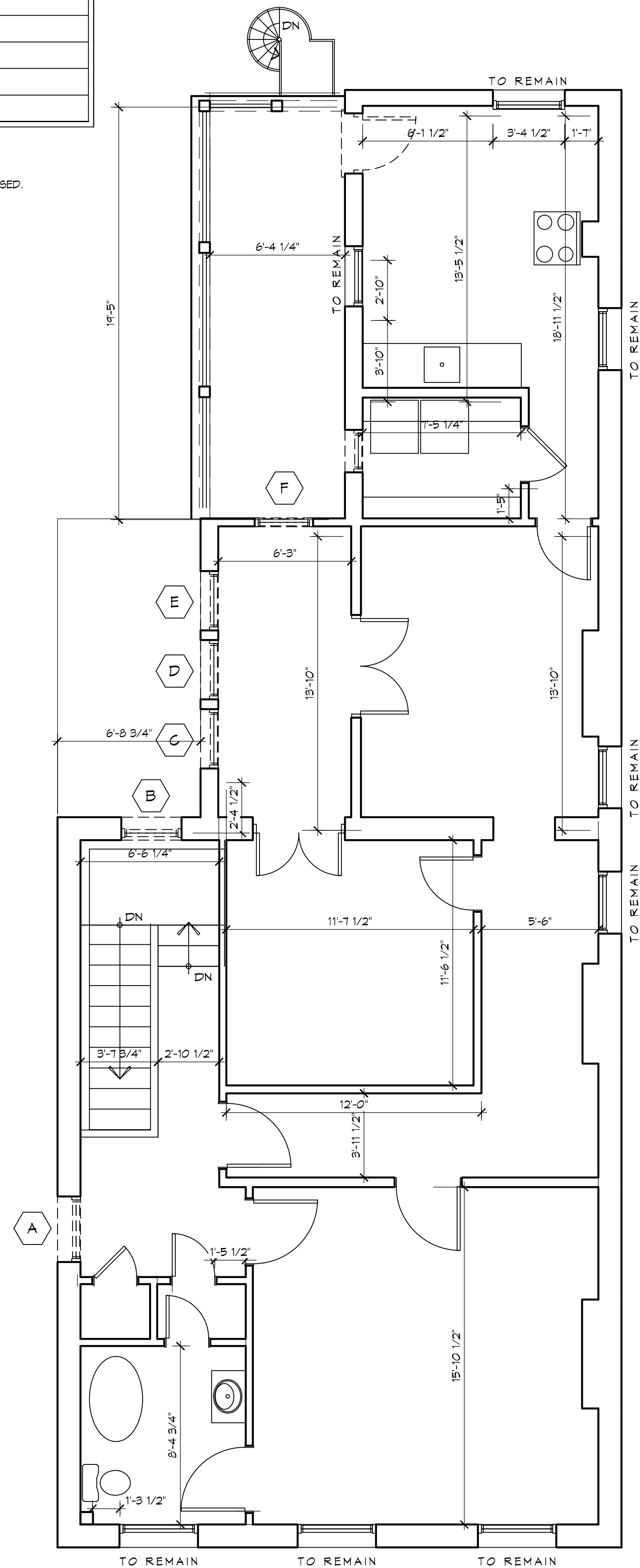
WINDOW NOTES:

1. RELOCATE EXISTING WINDOWS AS INDICATED
2. CONTRACTOR TO VERIFY ROUGH OPENINGS
3. OPTION: USE NEW MARVIN ULTIMATE WOOD WINDOWS (PAINTED TO MATCH EXISTING) IF EXISTING WINDOWS CANNOT BE REUSED.



FIRST FLOOR PLAN

1/4" = 1'-0"

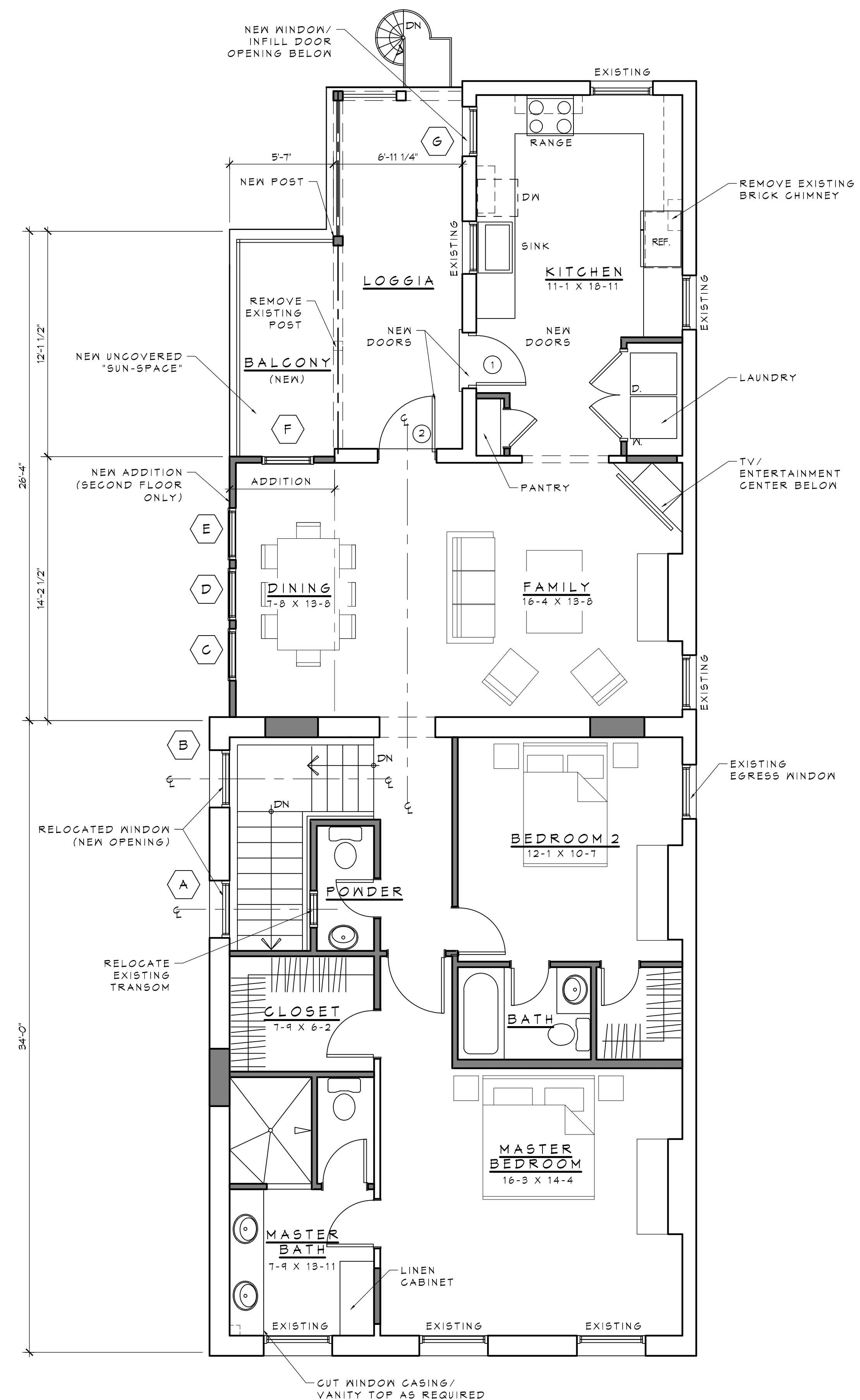


AS-BUILT SECOND FLOOR PLAN

1/4" = 1'-0"

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	PANELS/ GLASS	SWING	FROM	TO	NOTES
1	2'-8"	6'-8"	TEMP. GL.	RH	LOGGIA	KITCHEN	W/ 3'-0" X 1'-5" (+/-) TRANSOM (ALIGN W/ MIN. HEAD HT.)
2	3'-0"	6'-8"	TEMP. GL.	RH (OUT)	DINING	LOGGIA	W/ 3'-0" X 1'-5" (+/-) TRANSOM (ALIGN W/ MIN. HEAD HT.)



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL

dbao

DESIGNS BY AARON OLSON

804-560-4234

aaron@dbao.design

Proposed Renovation for:
Regina and Tim Pool
316 N. 25th Street
Richmond, Virginia

Issued: 9.22.2020

Revised:

Sheet:

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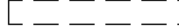
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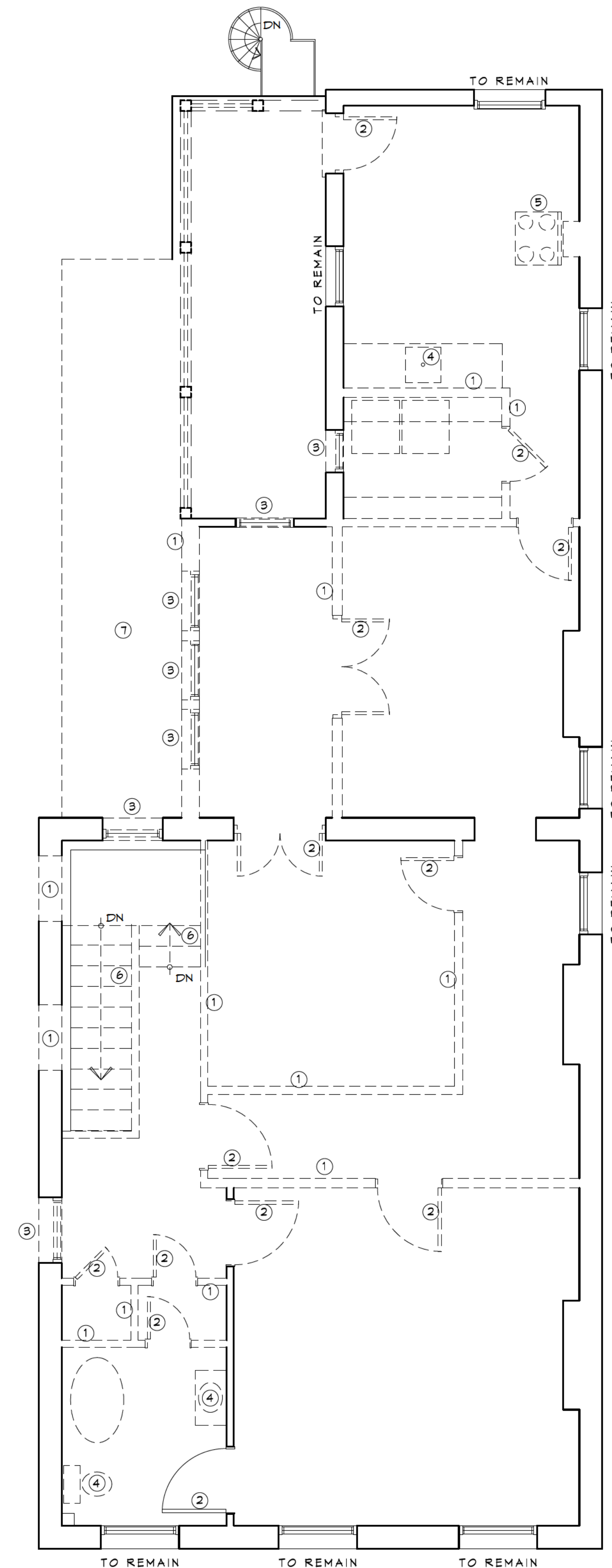
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DEMOLITION NOTES

1. DEMOLISH EXISTING WALLS AS INDICATED. VERIFY LOAD BEARING WALLS AND PROVIDE TEMPORARY SHORING IF REQUIRED. CONTACT STRUCTURAL ENGINEER IF NECESSARY.
2. REMOVE EXISTING DOORS AS INDICATED. VERIFY HANDING AND COORDINATE DOORS TO BE SALVAGED FOR REUSE.
3. REMOVE EXISTING WINDOWS AS INDICATED. COORDINATE WINDOWS FOR POTENTIAL RE-USE.
4. REMOVE EXISTING PLUMBING FIXTURES AND CAP LINES AS REQUIRED.
5. REMOVE EXISTING APPLIANCES AND ASSOCIATED WIRING.
6. DEMOLISH EXISTING STAIR.
7. DEMOLISH EXISTING ROOF STRUCTURE ABOVE FIRST FLOOR STORAGE AREA.

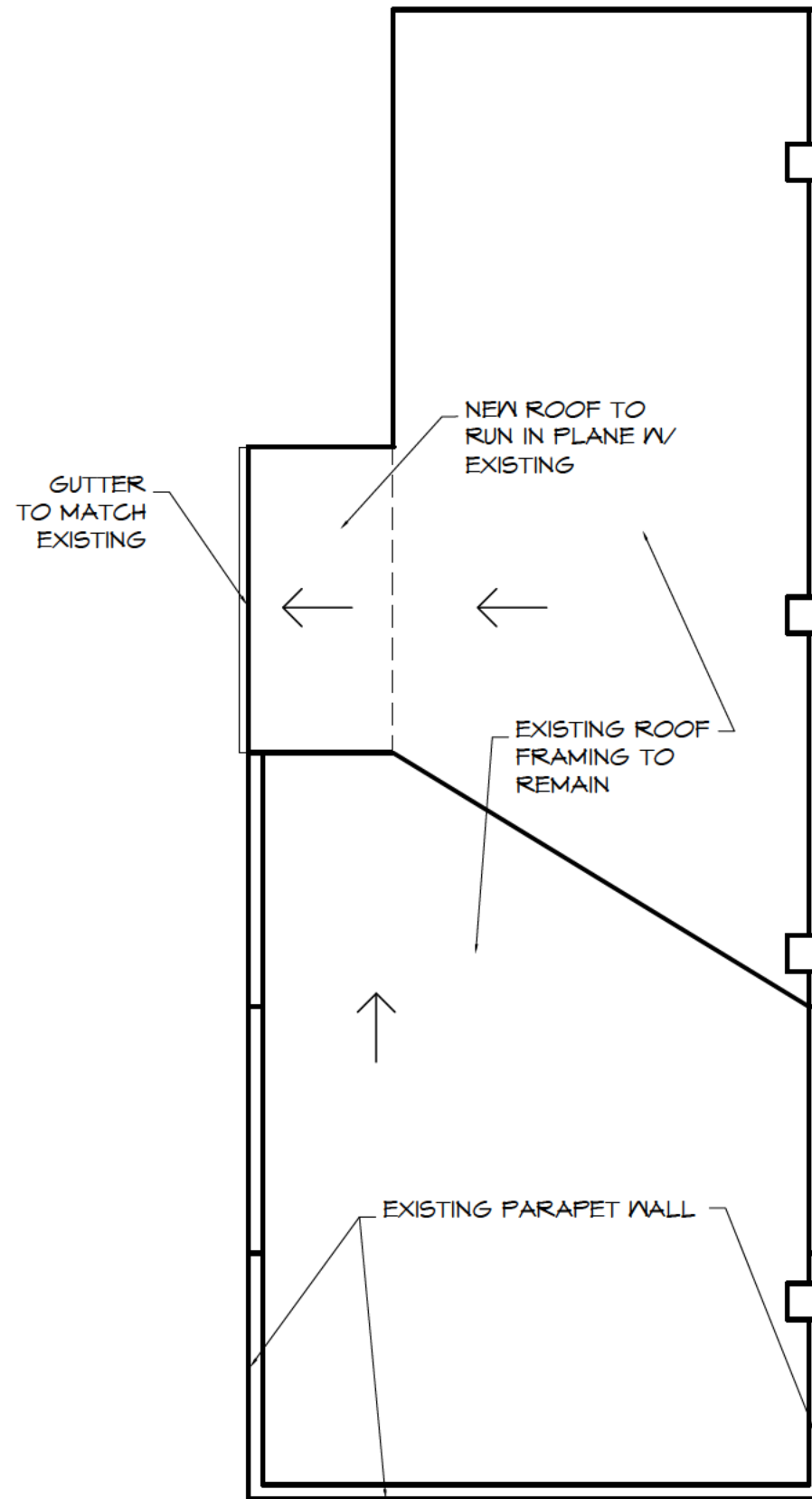
LEGEND

- | | |
|--------------------------------|---|
| EXISTING WALL TO REMAIN |  |
| EXISTING WALL TO BE DEMOLISHED |  |



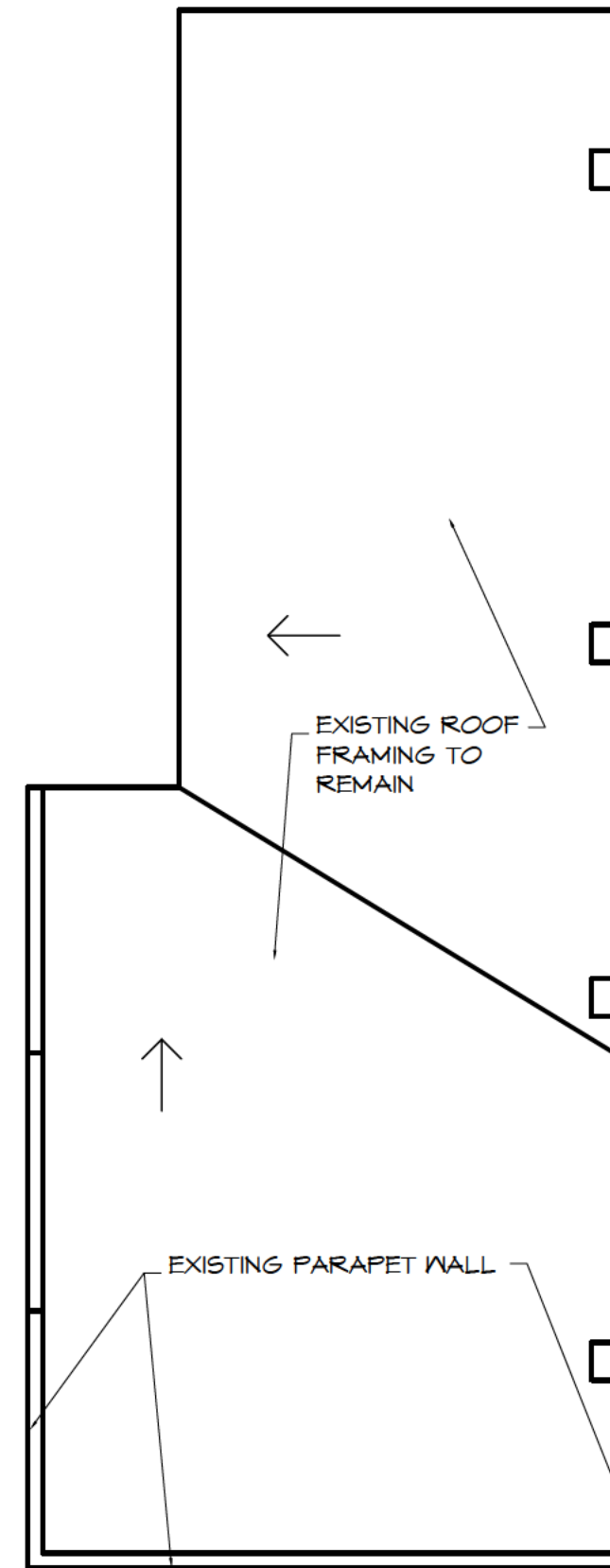
**SECOND FLOOR
 DEMOLITION PLAN**

1/4" = 1'-0"



PROPOSED ROOF PLAN

1/8" = 1'-0"



EXISTING ROOF PLAN

1/8" = 1'-0"

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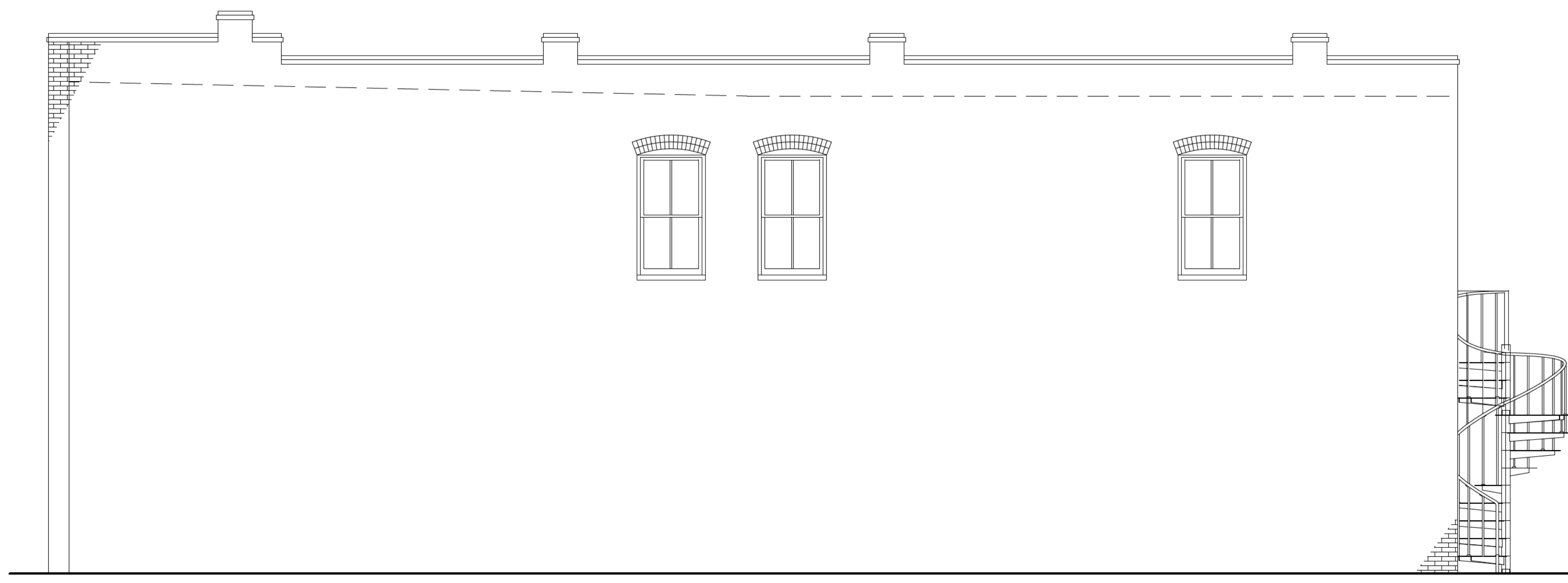
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Proposed Renovation for:
Regina and Tim Pool
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Issued: 9.22.2020
 Revised:
 Sheet:

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



WEST ELEVATION
 1/4" = 1'-0"



SOUTH ELEVATION
 1/4" = 1'-0"

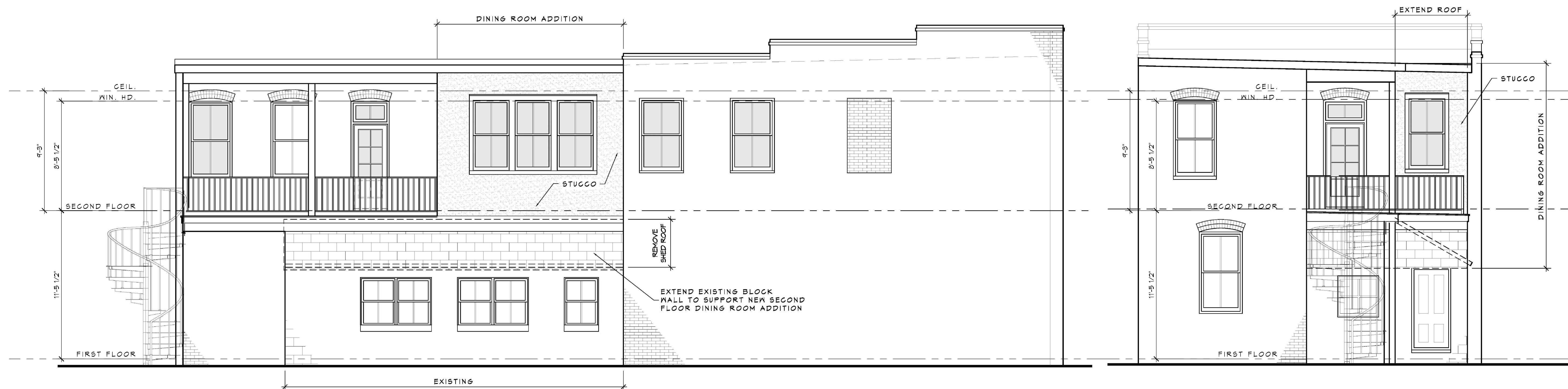


EAST ELEVATION
 1/4" = 1'-0"

Proposed Renovation for:
Regina and Tim Pool
 316 N. 25th Street
 Richmond, Virginia



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



SOUTH ELEVATION
 1/4" = 1'-0"

WEST ELEVATION
 1/4" = 1'-0"

Issued: 9.22.2020

Revised:

Sheet:





316

2

7:00-9:00
Tuesday
Loading
Zone
←



















