



**Property** (location of work)

Property Address: 4107 Hermitage Road Current Zoning: R-1  
Historic District: Hermitage Road

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

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

Single family residence garage roof replacement, see attached supporting documentation for more details

**Applicant/Contact Person:** Ann and Jonathan Jackson

Company: \_\_\_\_\_

Mailing Address: 4107 Hermitage Road

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 617-1725 or (804) 252-8020

Email: awjackson8@gmail.com, jonathanjacksonpe@gmail.com

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

**Property Owner:** Ann and Jonathan Jackson

If Business Entity, name and title of authorized signee: \_\_\_\_\_

Mailing Address: 4107 Hermitage Road

City: Richmond State: VA Zip Code: 23227

Telephone: (804) 617-1725 or (804) 252-8020

Email: awjackson8@gmail.com, jonathanjacksonpe@gmail.com

Billing Contact? Yes

**\*\*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: Jonathan H. Jackson  Date: April 28, 2024



# CERTIFICATE OF APPROPRIATENESS

## ALTERATION AND ADDITION CHECKLIST

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**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:** 4107 Hermitage Road, Richmond, VA 23227

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### BUILDING TYPE

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input checked="" 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 type="checkbox"/> addition                | <input checked="" 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 ½ 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 type="checkbox"/> current site plan                 | <input type="checkbox"/> list of current windows and doors | <input type="checkbox"/> current elevations (all sides)              |
| <input type="checkbox"/> proposed site plan                | <input type="checkbox"/> list of proposed window and door  | <input type="checkbox"/> proposed elevations (all sides)             |
| <input type="checkbox"/> current floor plans               | <input type="checkbox"/> current roof plan                 | <input type="checkbox"/> demolition plan                             |
| <input type="checkbox"/> proposed floor plans              | <input type="checkbox"/> proposed roof plan                | <input checked="" type="checkbox"/> perspective and/or line of sight |
| <input checked="" type="checkbox"/> legal "plat of survey" |  |  |

# CITY OF RICHMOND CERTIFICATE OF APPROPRIATENESS

## ALTERATION AND ADDITION CHECKLIST DETAILS

### ---WRITTEN DESCRIPTION---

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**PROPERTY ADDRESS:**

4107 Hermitage Road

Richmond, VA 23227

**BUILDING TYPE:**

Single-family residence garage

**ALTERATION TYPE:**

Roof replacement

**PROPERTY DESCRIPTION:**

Existing stucco English Tudor with half-timbered front face 20' x 20' detached garage circa 1930. Note that this garage also includes a rearward 20' x 28' addition (circa 1970's we believe) clad with horizontal siding located near the rear lot line. While the gable wall and garage doors face Hermitage Road, the garage structure is setback approximately 151 feet from the Hermitage Road right of way line. Due to this significant setback and due to the lot's grade rises from Hermitage Road, combined with the existing houses and landscaping fronting Hermitage Road, the garage roof is difficult to see from Hermitage Road.

**PROPOSED WORK:**

Proposed demolition and structural work includes removing the existing asphalt shingles, eve and rake trim, flashing, and underlayment to the original sheathing. Additional structural repairs include replacing sheathing as necessary and realigning the rafters and sheathing between the rear of the garage and the beginning of the addition as necessary to remove the slight "bump" in the roof line between the existing roof and the addition and bring the two roof lines to one consistent plane. Note no proposed changes will be made to either the roof height and or roof pitch.

**CURRENT BUILDING MATERIAL CONDITIONS:**

Existing roof is failing/deteriorating brick red asphalt shingles assumed to be 30 years old. At this time, it is unknown as to the material type of the original garage roof construction.

**PROPOSED NEW MATERIAL DESCRIPTION:**

Proposed roof replacement includes:

- To remove existing roofing down to decking and haul from premises
- To adhere Carlisle WIP 300 or equivalent High Temperature underlayment in preparation for roofing
- To install VMZINC® QUARTZ-ZINC .7mm custom formed drip edge at eaves and rakes
- To install VMZINC® QUARTZ-ZINC .7mm roofing panels, panels run from coil onsite
- Panel width to be roughly 16" wide, run continuously from ridge to eave
- Panel standing seam height to be roughly 1"
- Ridge to be hand folded and hand hammered in traditional fashion with traditional tools
- New roof to come with contractor's 10 year warranty on labor and craftsmanship

**CITY OF RICHMOND CERTIFICATE OF APPROPRIATENESS**

**ALTERATION AND ADDITION CHECKLIST DETAILS**

**---PHOTOGRAPHS---**

**GARAGE WEST ELEVATION (HERMITAGE ROAD FRONTAGE):**





**GARAGE SOUTH ELEVATION:**



**GARAGE EAST ELEVATION:**





**GARAGE NORTH ELEVATION:**





**HERMITAGE ROAD VIEWSHED #1:**





**HERMITAGE ROAD VIEWSHED #2:**





**HERMITAGE ROAD VIEWSHED #3:**





**HERMITAGE ROAD VIEWSHED #4:**





**HERMITAGE ROAD VIEWSHED #5:**





**HERMITAGE ROAD VIEWSHED #6:**





**HERMITAGE ROAD VIEWSHED #7:**





**PRINCETON ROAD VIEWSHED #1:**





**PRINCETON ROAD VIEWSHED #2:**





**PRINCETON ROAD VIEWSHED #3:**





**PRINCETON ROAD VIEWSHED #4:**





**CITY OF RICHMOND CERTIFICATE OF APPROPRIATENESS**

**ALTERATION AND ADDITION CHECKLIST DETAILS**

**---DRAWINGS---**

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NOTES

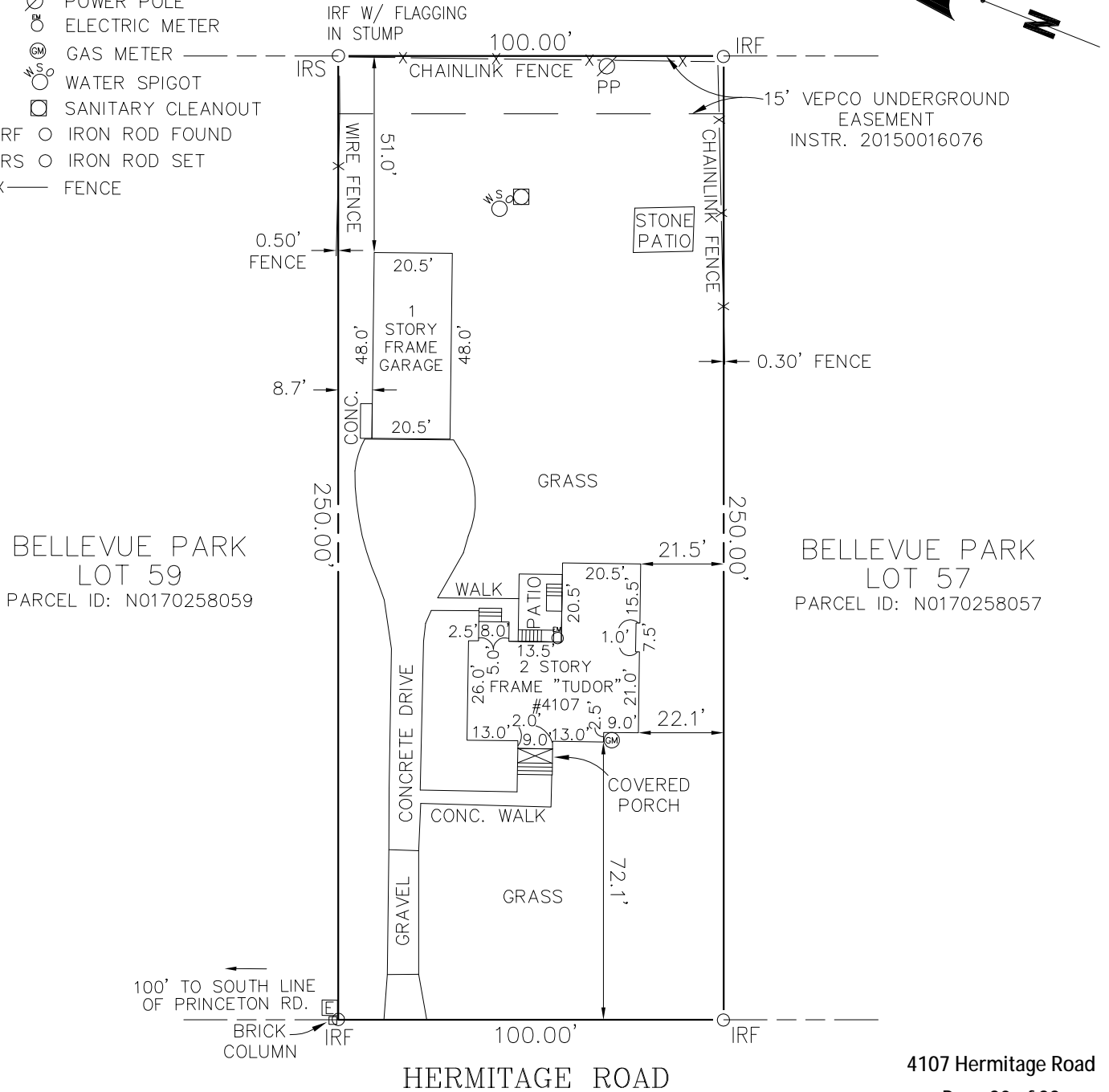
1. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED IN THE CITY OF RICHMOND AS BELLEVUE PARK, LOT 58, PARCEL ID: N0170258058 AND IS ZONED R-1 (RESIDENTIAL -SINGLE FAMILY).
2. BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM EXISTING LAND RECORDS, BEST FIT TO AN ACTUAL FIELD SURVEY PERFORMED BY BOWMAN CONSULTING ON APRIL 9, 2020.
3. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT.
4. THE SURVEYED PROPERTY SHOWN HEREON LIES IN ZONE X (AREAS OF MINIMAL FLOOD, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, VIRGINIA, COMMUNITY PANEL NUMBER 5101290029D, EFFECTIVE APRIL 4, 2009.

LEGEND

- ☐ ELECTRIC BOX
- ⊗ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ WATER SPIGOT
- ⊙ SANITARY CLEANOUT
- IRF O IRON ROD FOUND
- IRS O IRON ROD SET
- X- FENCE

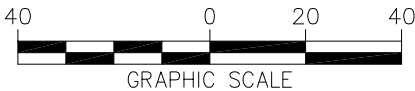
BELLEVUE PARK  
LOT 55  
PARCEL ID: N0170258055

NORTH  
DB 201 PG 629



4107 Hermitage Road  
Page 20 of 22

PLAT SHOWING  
PHYSICAL IMPROVEMENT SURVEY  
**BELLEVUE PARK, LOT 58**  
PLAT BOOK 10, PAGE 44  
CITY OF RICHMOND, VIRGINIA



DWG: S:\\_Opportunities\Survey 2020\BCG\4107 Hermitage Road, Richmond\4107 Hermitage Rd. - Mortgage Survey.dwg

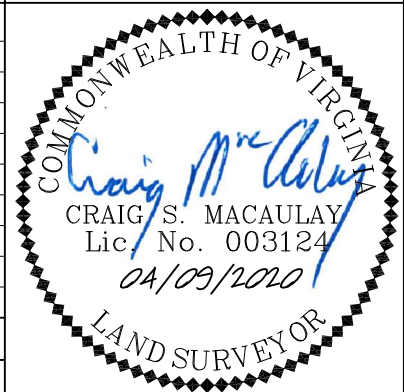
DATE: APRIL 9, 2020

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
3951 Westerre Parkway, Phone: (804) 616-3240  
Suite 150 Fax: (804) 270-2008  
Richmond, Virginia 23233 www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

REVISION

NO.	DESCRIPTION



BCG PROJECT NO: J.JACKSON

SHEET 1 OF 1

BY: CSM

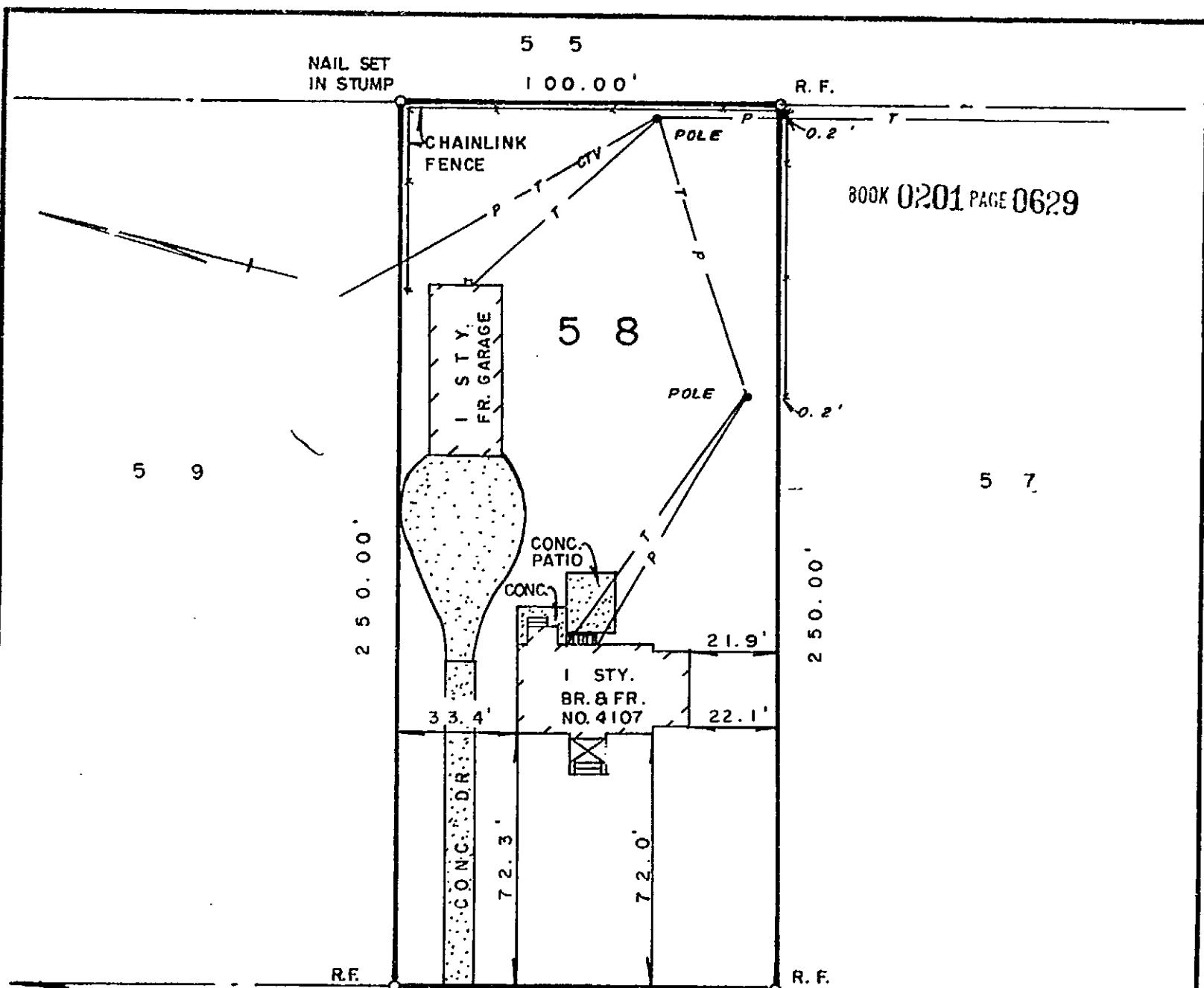
COUNTY REF NO: J.JACKSON

SCALE: 1" = 40'

CHK: CSM



NOTE: This property is or is not located within a H.U.D. Defined Flood Hazard Area. (Zone C.)



100.00' to the S/L of PRINCETON RD. Ext'd.

## HERMITAGE ROAD

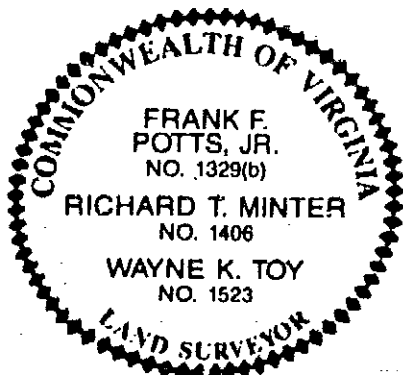
PLAT SHOWING IMPROVEMENTS ON LOT 58, PLAN OF "BELLEVUE PARK", WITHIN THE CITY OF RICHMOND, VIRGINIA.

4107 Hermitage Road  
Page 21 of 22

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

This is to certify that on APRIL 11, 1989, 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 as shown hereon.

*Wayne K. Toy*



POTTS, MINTER AND ASSOCIATES, P.C.  
ENGINEERS, LAND SURVEYORS  
LAND PLANNERS

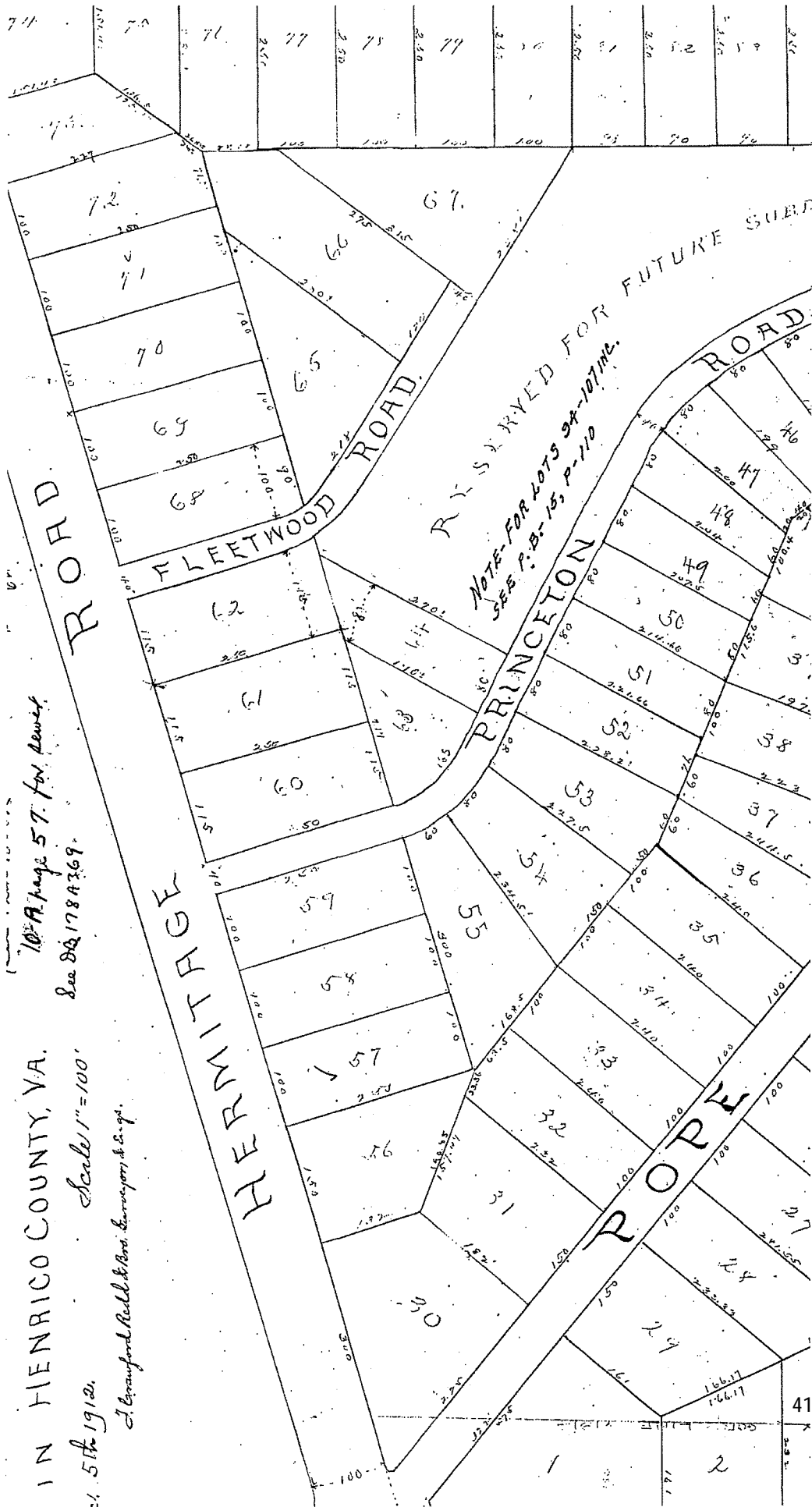
3520 S. Courthouse Road Suite B Richmond, Virginia 23236

Date: 4 / 11 / 89  
Scale: 1" = 40'  
J.N. 8609-51

309304

P.B. 10, Page 44

Henrico Co.



10<sup>th</sup> A page 57 for Rev. 44  
See 82 178 A 369

IN HENRICO COUNTY, VA.

Scale 1" = 100'

A Crawford Reel & Son, Surveyors & Eng.