



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)

Property Address: 904 N 25th Street, Richmond Va. 23223

Current Zoning: R-63

Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

See attached: Engineer: Charles Field, Obsidian Inc. 804-647-1589

Applicant/Contact Person: Andrae Austin

Company: _____

Mailing Address: 6002 Beacon Hill Place

City: Capitol Heights

State: MD

Zip Code: 20743

Telephone: (301) 4375321

Email: andraeaustin@gmail.com

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

Property Owner: Andrae Austin

If Business Entity, name and title of authorized signee: _____

Mailing Address: 6002 Beacon Hill pl

City: Capitol Heights

State: MD

Zip Code: 20743

Telephone: (301) 437-5321

Email: andraeaustin@gmail.com

Billing Contact? Yes

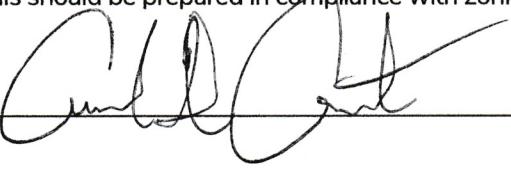
****Owner must sign at the bottom of this page****

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: 

Date: 08OCT2025

904 N. 25th Street CAR Application Plans

Owner

Austin Andrae
6002 Beacon Hill Place
Capitol Heights, MD 20743

Engineer

Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information

Parcel ID	E0000429009
Zoning	R-63
Use	Residential
Setbacks	Front Yard = 15' maximum Side Yard = 3 feet Rear Yard = 5 feet
Lot Coverage	< 65%

Scope of Work

Demolishing the rear of existing home and replacing with a two story addition consisting of a kitchen and first floor master bedroom and three second story bedrooms.

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- CAR2.3 Elevations - Proposed
- CAR3.1 Site Plan



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Print plans at 11" x 17".
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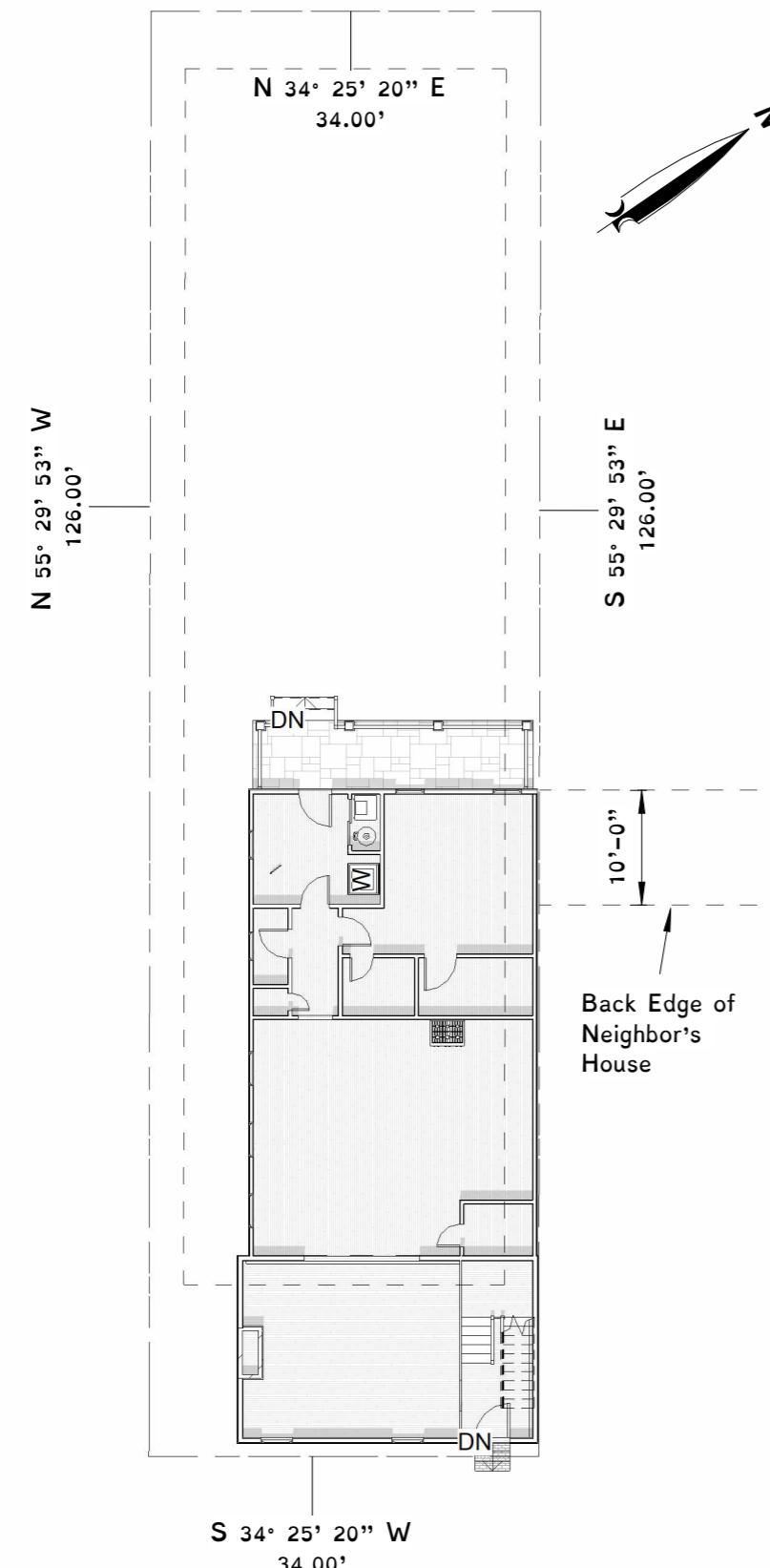
CAR Cover Sheet
904 North 25th Street
Andrae Austin

July 15, 2024

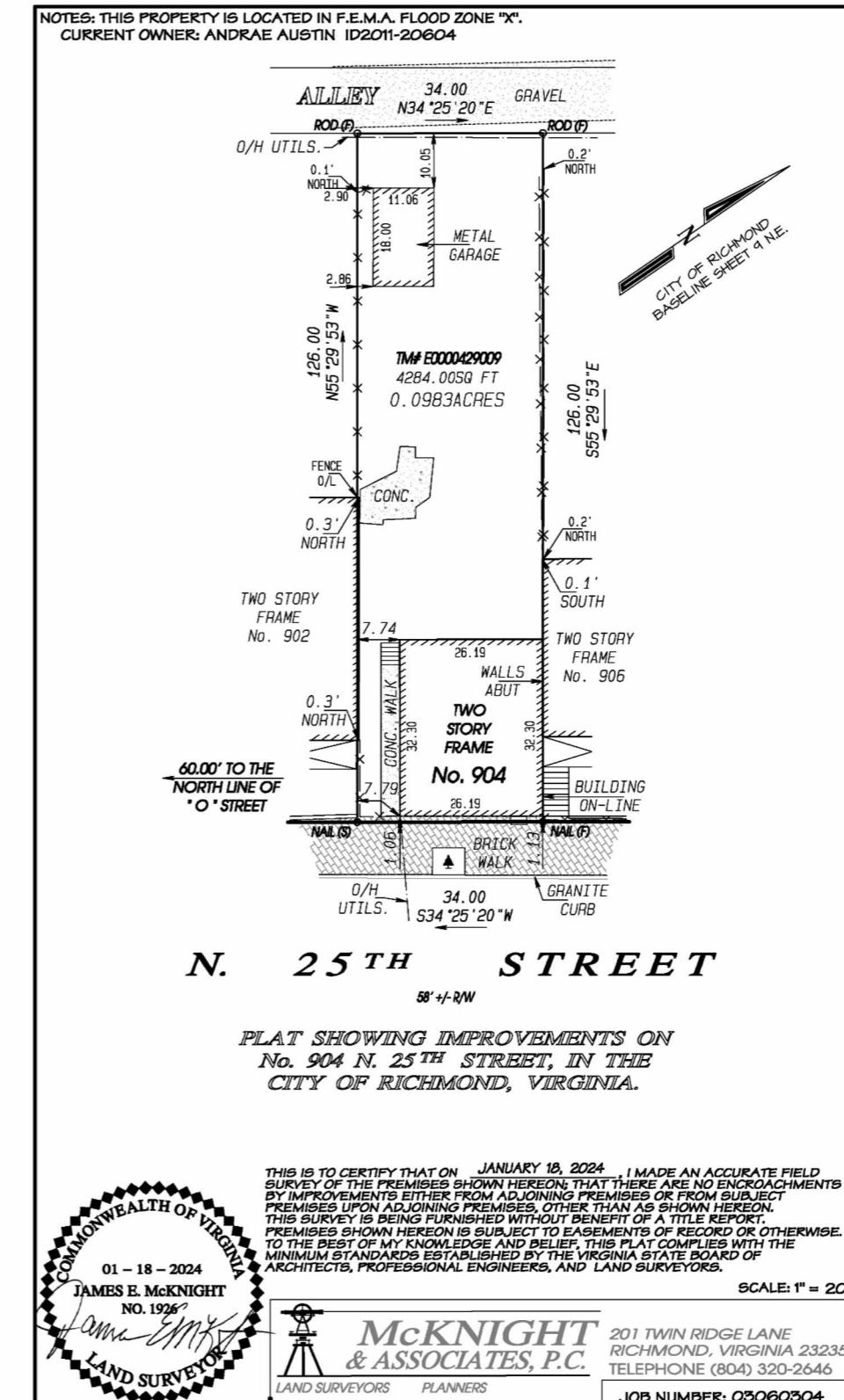
CAR1.0

Site Plan

1/16" = 1'-0"



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Site Plan
904 North 25th Street
Andrae Austin

July 15, 2024

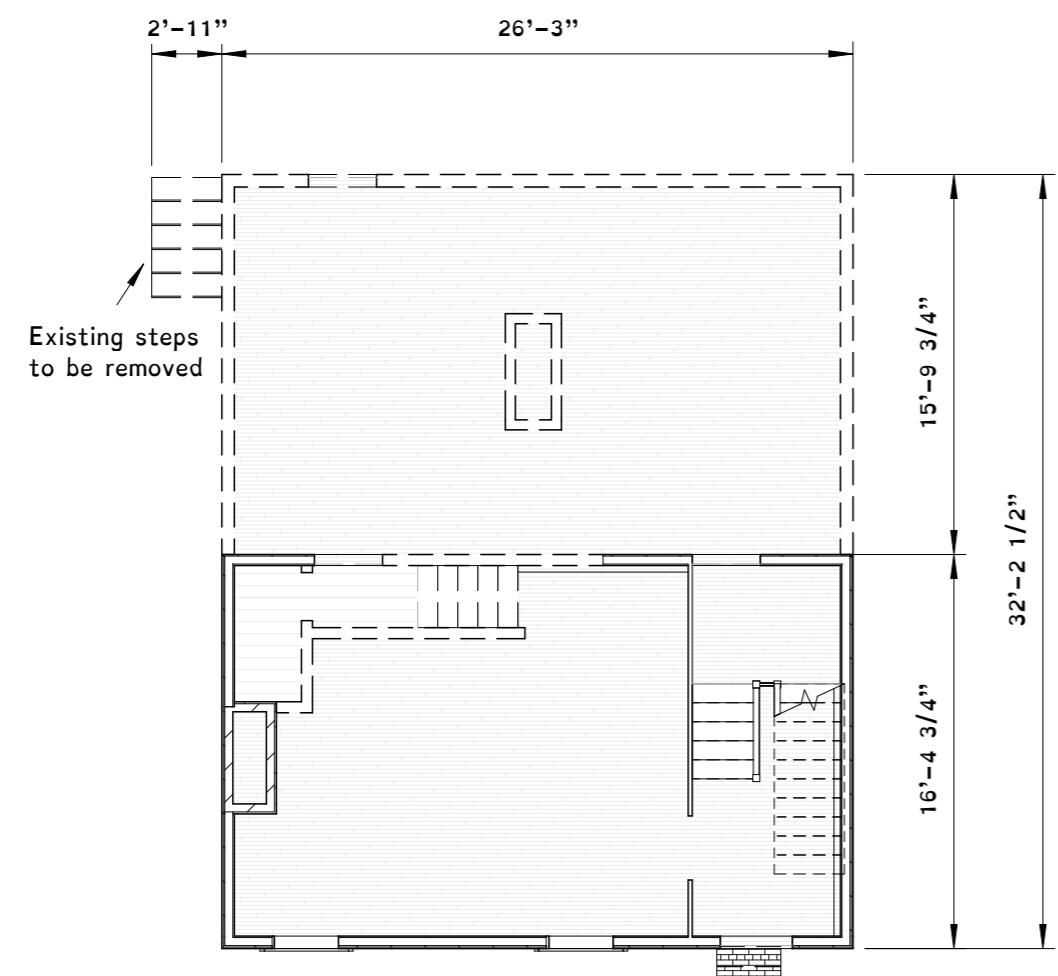
CAR3.1

1 1st Floor - Existing

1/8" = 1'-0"

4'-0" 16'-0"
0' 8'-0"
SCALE = 1/8" = 1'-0"

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2 1st Floor - Proposed

1/8" = 1'-0"

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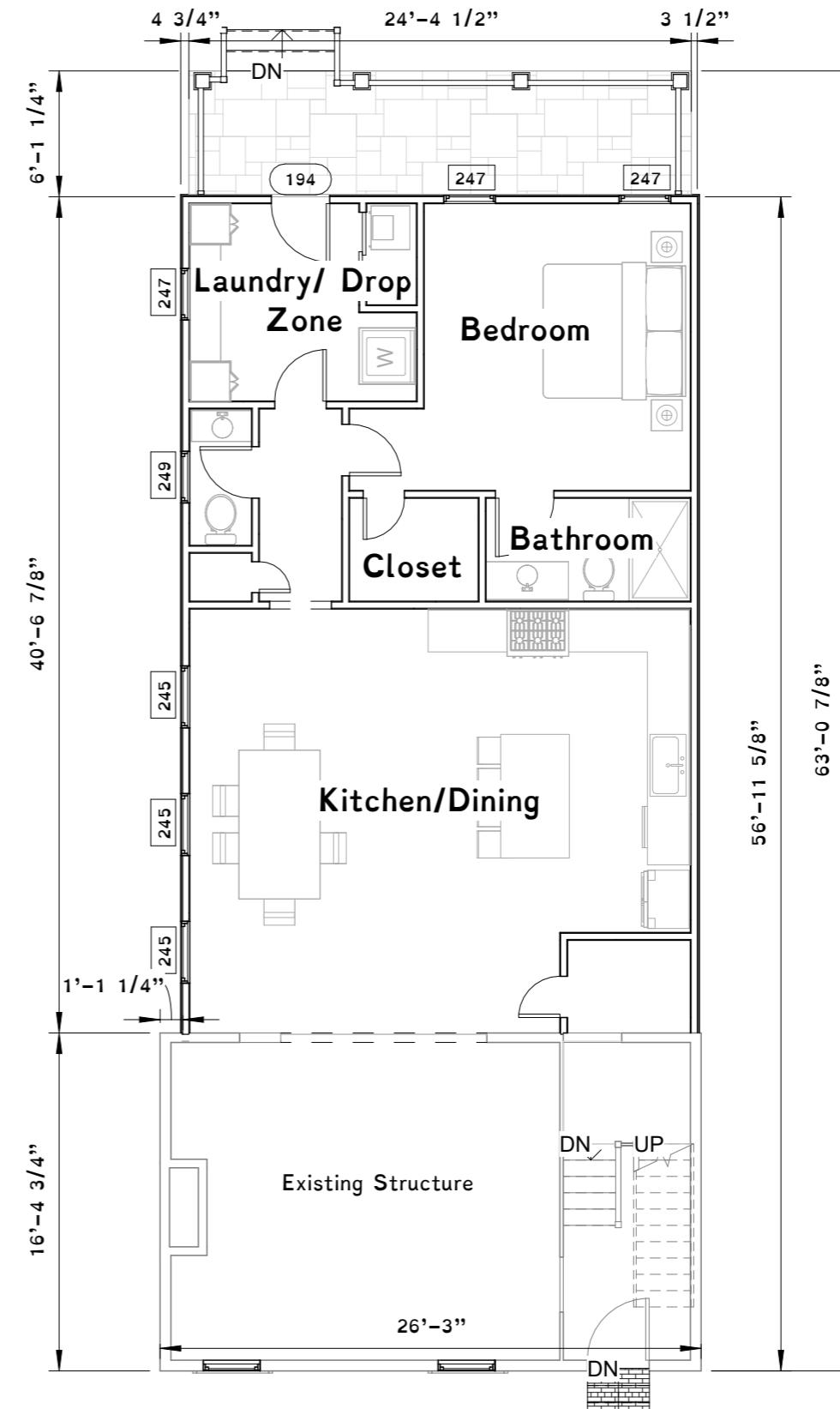
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Floor Plans - 1st Floor
904 North 25th Street
Andrae Austin

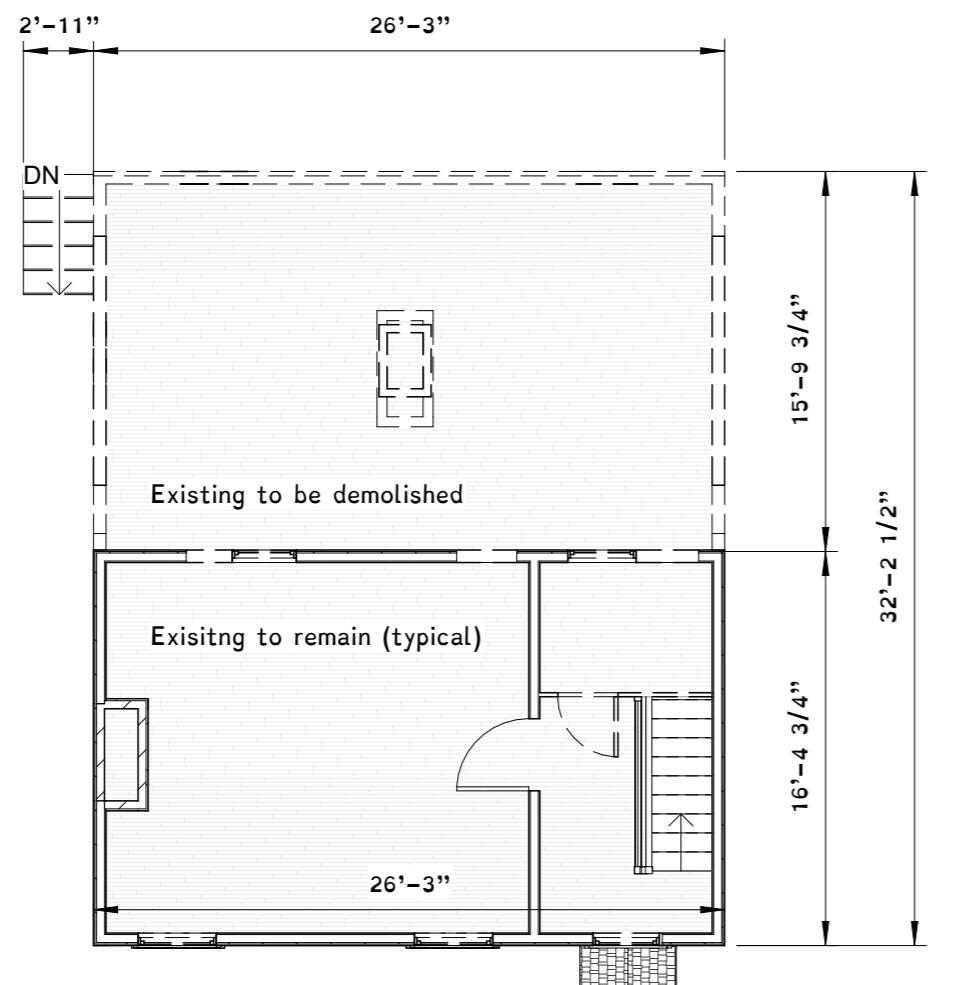
CAR1.1

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1 2nd Floor - Existing
1/8" = 1'-0"



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4'-0" 16'-0"
0' 8'-0"
SCALE = 1/8" = 1'-0"

2 2nd Floor - Proposed
1/8" = 1'-0"

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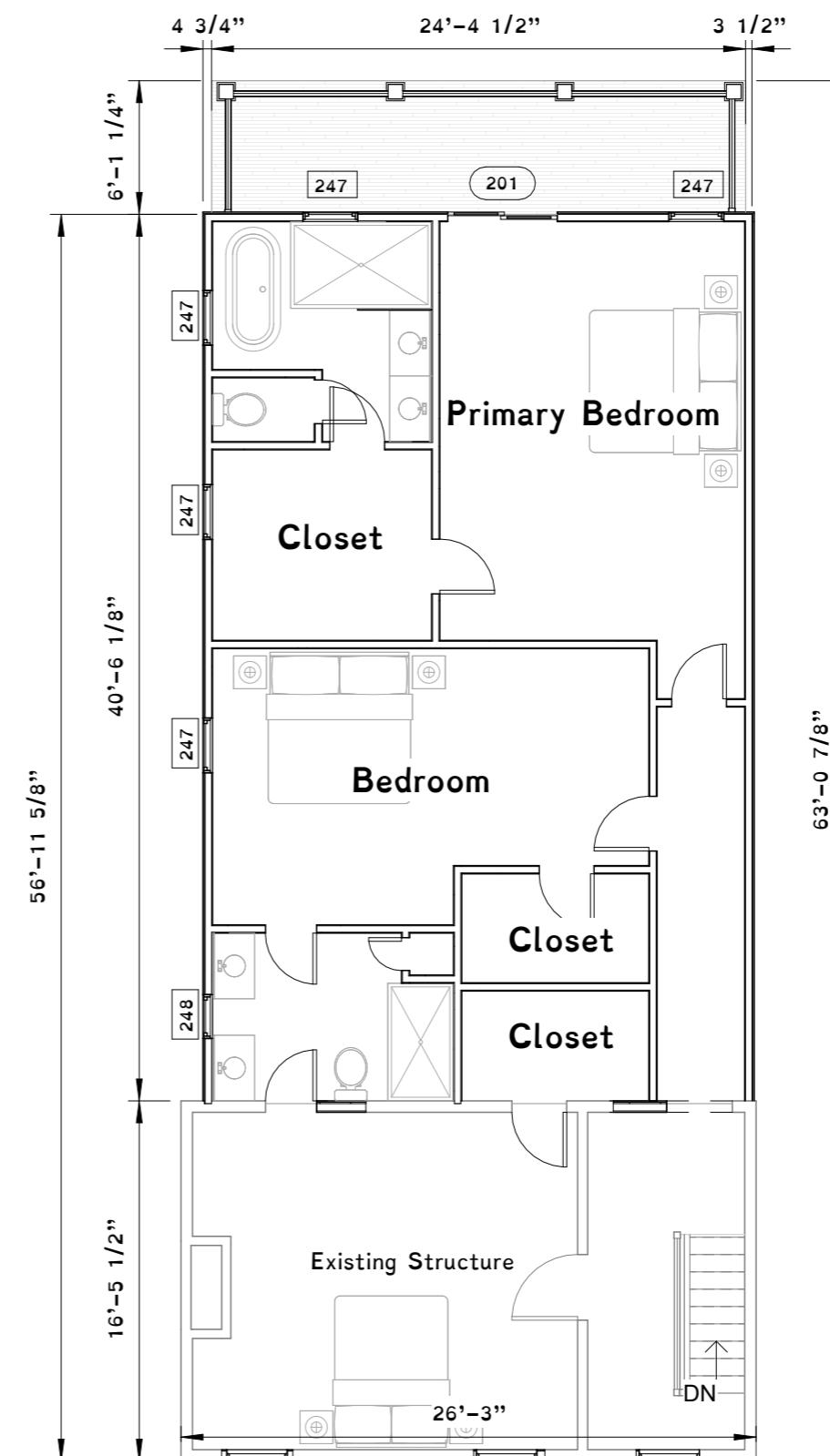
Floor Plans - 2nd Floor
904 North 25th Street
Andrae Austin

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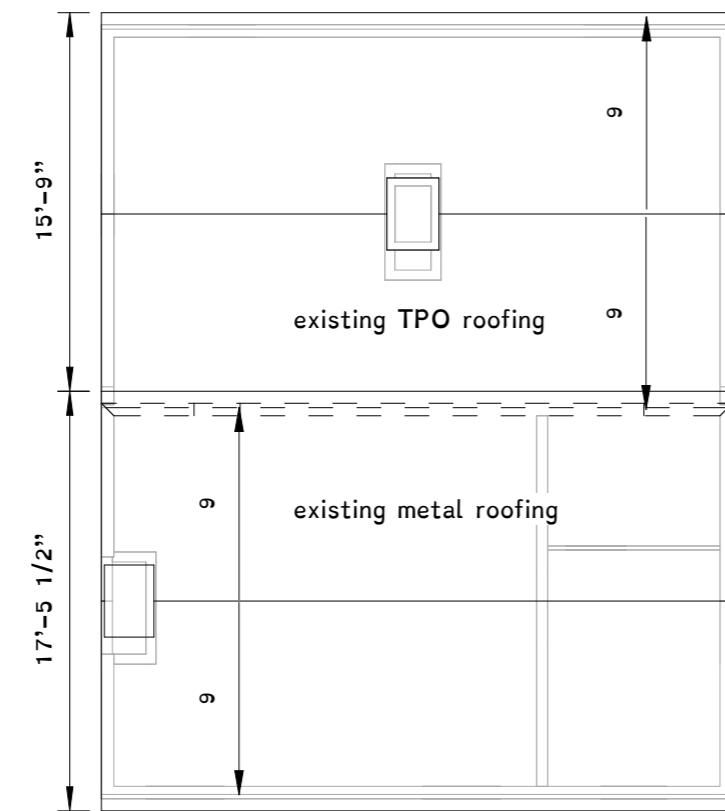
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2 Roof - Existing
1/8" = 1'-0"



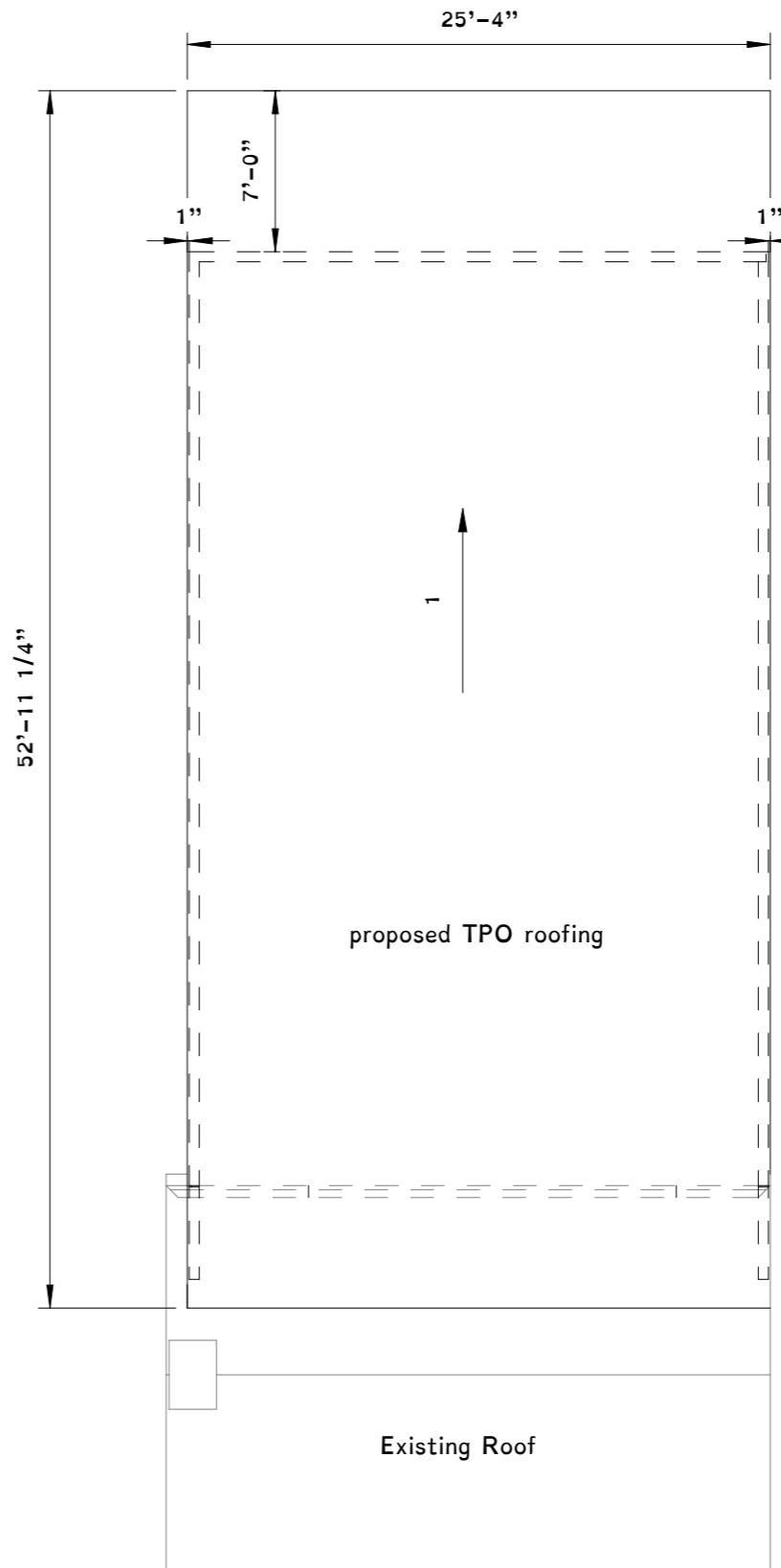
4'-0" 16'-0"
0' 8'-0"
SCALE = 1/8" = 1'-0"

1 Roof - Proposed
1/8" = 1'-0"

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Roof Plan
904 North 25th Street
Andrae Austin

Rev. Date Description



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CAR1.3



3 Existing South

1/8" = 1'-0"



2 Existing North

1/8" = 1'-0"

4'-0" 16'-0"
0' 8'-0"
SCALE = 1/8" = 1'-0"



4 Existing West

1/8" = 1'-0"



1 Existing East

1/8" = 1'-0"

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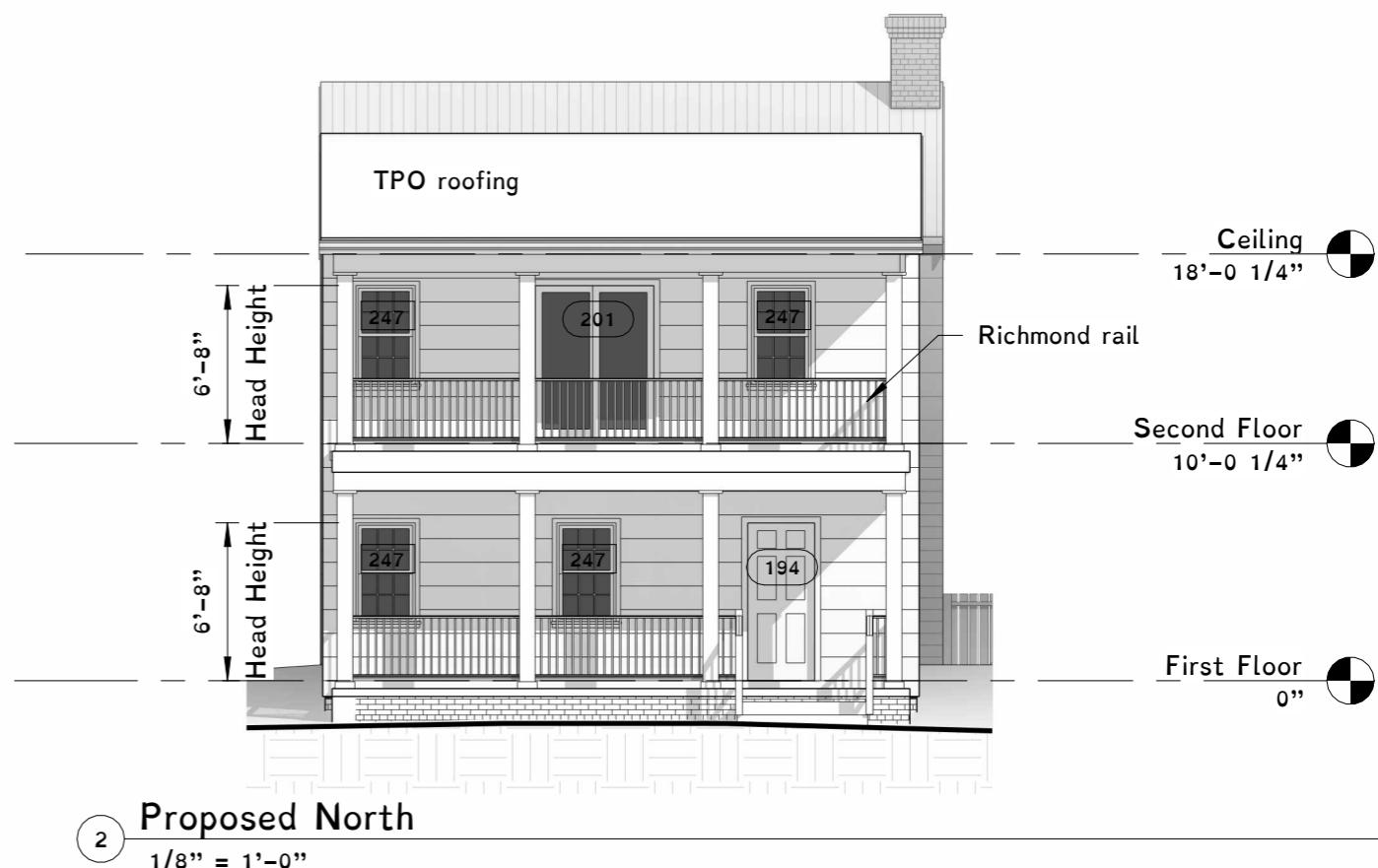
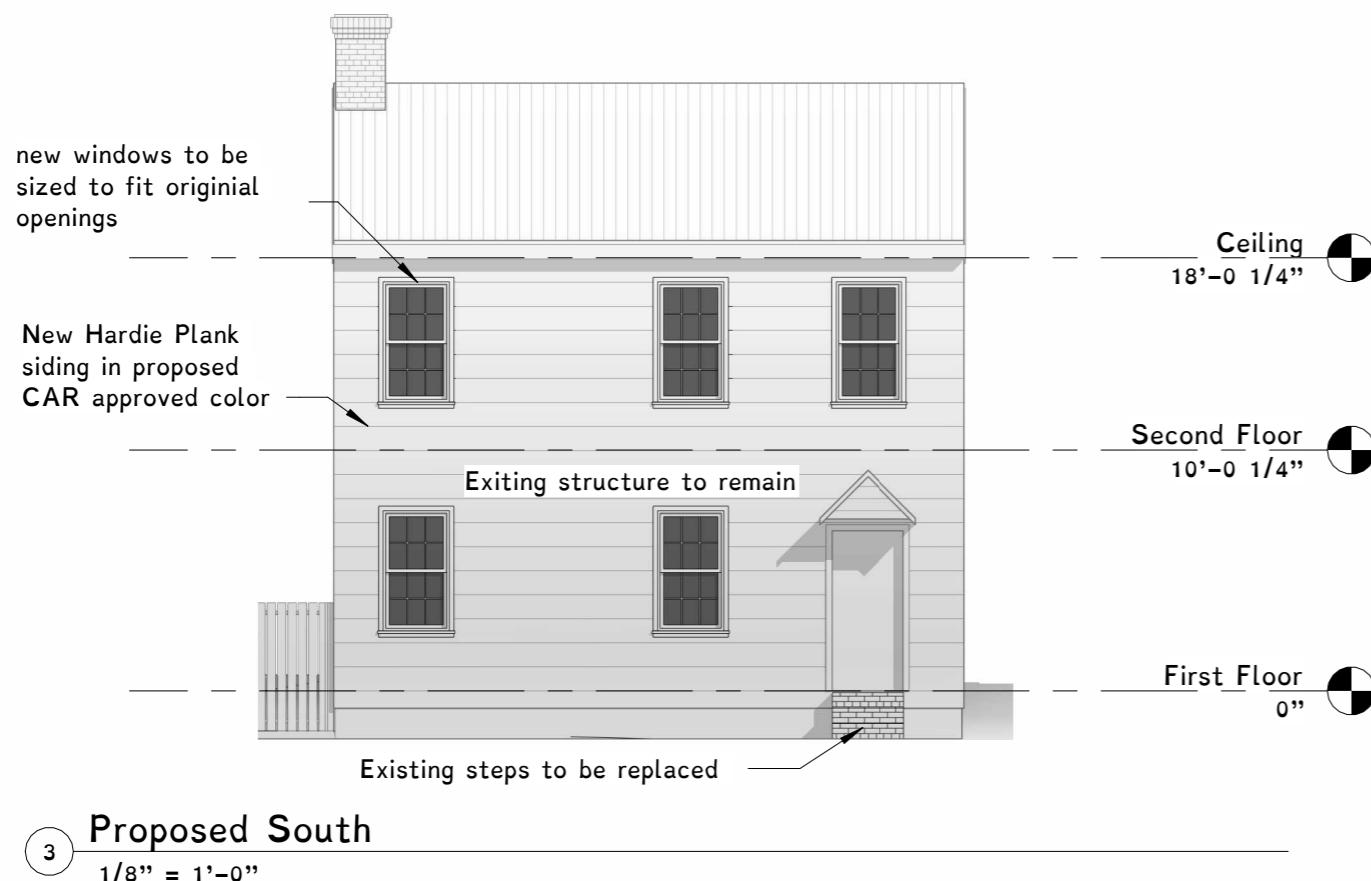
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CAR Window Schedule

Type	Mark	Family	Count	Width	Height	Sill Height
First Floor						
245		Window-Double-Hung	3	3'-0"	5'-0"	1'-8"
247		Window-Double-Hung	3	2'-6"	4'-2"	2'-6"
249		Window-Double-Hung	1	2'-6"	3'-8"	3'-0"
251		Window-Double-Hung	2	2'-9"	5'-0"	2'-6"
Second Floor						
247		Window-Double-Hung	5	2'-6"	4'-2"	2'-6"
248		Window-Double-Hung	1	2'-0"	4'-0"	2'-6"
251		Window-Double-Hung	3	2'-9"	5'-0"	2'-0"

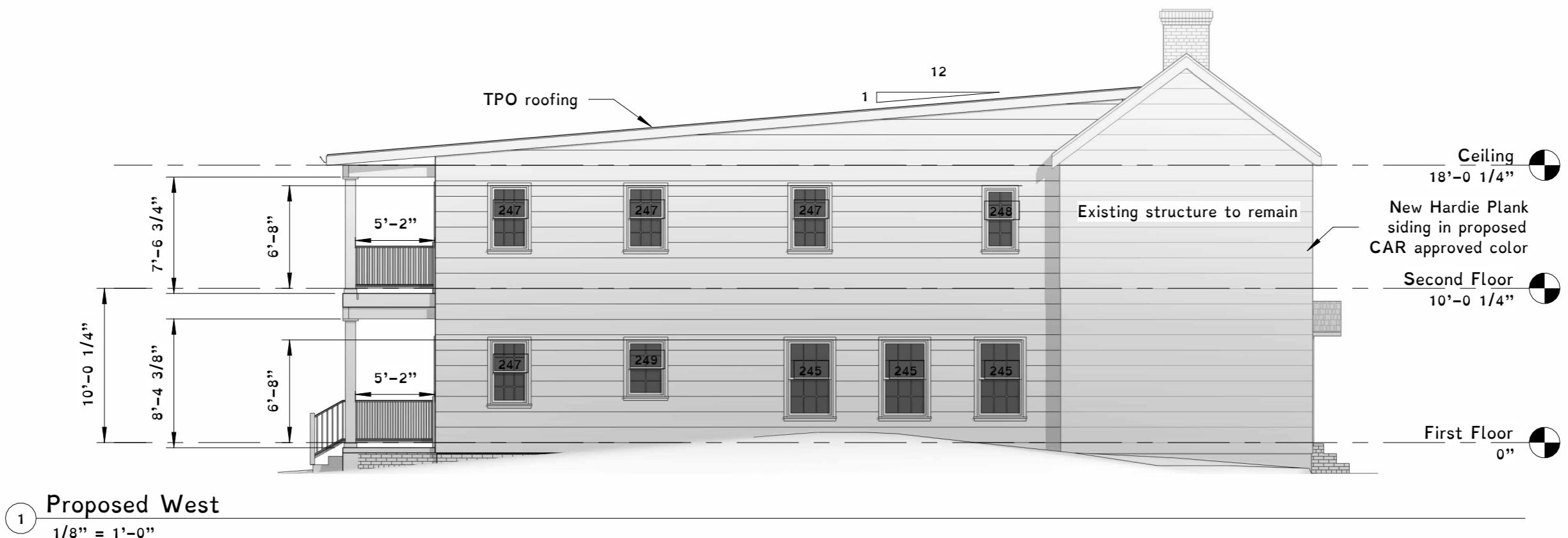
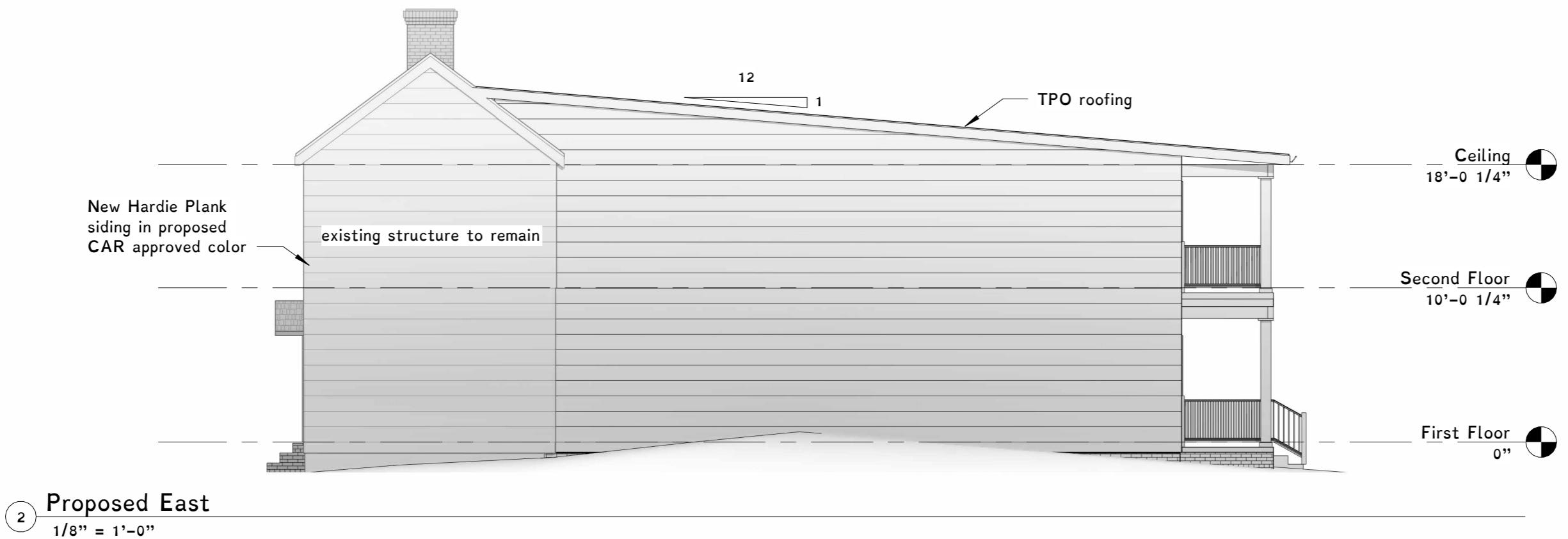
Door Schedule

Comments	Type	Mark	Family	Width	Height	Casing Quantity
First Floor	Exterior	194	Single-Panel 6	2'-10"	6'-8"	32'-4"
Second Floor	Exterior	201	Sliding-Glass	5'-0"	6'-8"	36'-8"



Note :
Exterior architectural details (cornice, trim, mouldings, paint colors, materials, etc.) to be specified by applicant and approved by CAR.

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4'-0" 16'-0"
0' 8'-0"
SCALE = 1/8" = 1'-0"

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Elevations – Proposed
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CAR2.3

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