



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 517 Catherine ST

Historic district JWOHD

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

APPLICANT INFORMATION

Check if Billing Contact

Name Jimmy Montgomery

Phone 336-407-3246

Company _____

Email projectmanager@dobrinhon

Mailing Address 304 E Main St Richmond VA 23219

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

OWNER INFORMATION (if different from above) Check if Billing Contact

Name Oregon Hill Historic, LLC

Company _____

Mailing Address 304 E Main St Richmond VA 23219

Phone 336-407-3246

Email Jimmy@dobrinproperties.com

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

Revised plans for 517 Catherine as previously reviewed 1/28/2020

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 Alex Key

Date 9/22/2020

517 Catherine St
Jackson Ward
Oregon Hill Historic LLC

Summarizing Notes from Staff Report for January 28, 2020 Meeting –

Faux brick siding to be removed, install new sheathing and install smooth cement board siding with an 6” reveal on the left side of the current structure (to distinguish existing structure from addition) and a 8” reveal on the addition.. Salvageable wood siding will be moved to the front of the structure and will be reinstalled on the front of the structure.

Original openings were not found within the home, new aluminum clad windows are proposed 1/1 grid pattern. The existing windows are not historic aluminum sliding windows.

Replace roof.

Remove ramp and chain link fence in front.

Rebuilding the chimney as structurally unsound as confirmed by structural engineer.
Locate HVAC units at the rear of the property, fence to disguise (see site survey)

Parse existing foundation (currently parged and deteriorated)

Construct addition.

Significant Notable Changes since last meeting –

Initially, this project was approved by the Virginia Department of Historic Resources Part 1 and Part 2. The National Park Service, rejected the nomination and after again reviewing with Virginia DHR they rescinded the approval. This impacted the addition as initially they had a preference for the offset to occur on the left side of the structure. Local zoning requirements need the addition to offset from the right side due to the placement of the current structure on the property this is feasible. This is proposed in the new plans

The structure is currently set up as a 2 family unit and was last inhabited as such. With feedback from the commission regarding the mass of the addition this has been reduced. With feedback from the neighbors being considered, the number of bedrooms has been reduced while maintaining by right the 2 family use.

Scope has been reduced to not include the front porch.

SITING

The existing structure is in line with the adjacent historic structure 519 Catherine and the newer construction 515 Catherine St.

FORM, HEIGHT, WIDTH, PROPORTION & MASSING

The addition is tucked on the left side 6" and on the right 3'. This acknowledges the existing historic structure's form and makes it subordinate to the existing structure horizontally. The proposed addition is 25' 10". The addition is slightly shorter than the addition that was done on 519 Catherine as it is 31'. This makes the addition subordinate. As referenced in the base map, properties immediately across the alley have significant additions with lot coverages far larger than the proposed addition of this structure as well.

MATERIALS & COLORS

The materials used follow the guidance of the Standards. Cement siding is smooth and not beaded. To the extent able, any recoverable wood will be removed from the side elevations and installed on the front elevation. Colors follow the historic Sherwin Williams provided in the standards.

House Cement Siding/Wood siding SW0072

Black Roof, Black Windows

Trim SW0050 entire building

FENCES AND WALLS

A standard 6 foot picket fence will be installed around the rear perimeter of the property.

WINDOWS AND DOORS

Black aluminum clad windows are being installed as per the plans. There is one historic photo that shows the front of the home and the fenestration as closely as possible is replicating that. The windows that exist currently are not historic, aluminum mostly horizontal windows which is not represented in any homes in the area. The intention is to make the home blend with the neighboring houses. Windows will be a 1/1 grid pattern and are horizontally placed over each other on the sides and back. The front windows upper are 6/6 as depicted in historic photo. The right side of the existing structure is located nearly on the property line and building code will not allow additional windows nor would they be visible from the front or alley.

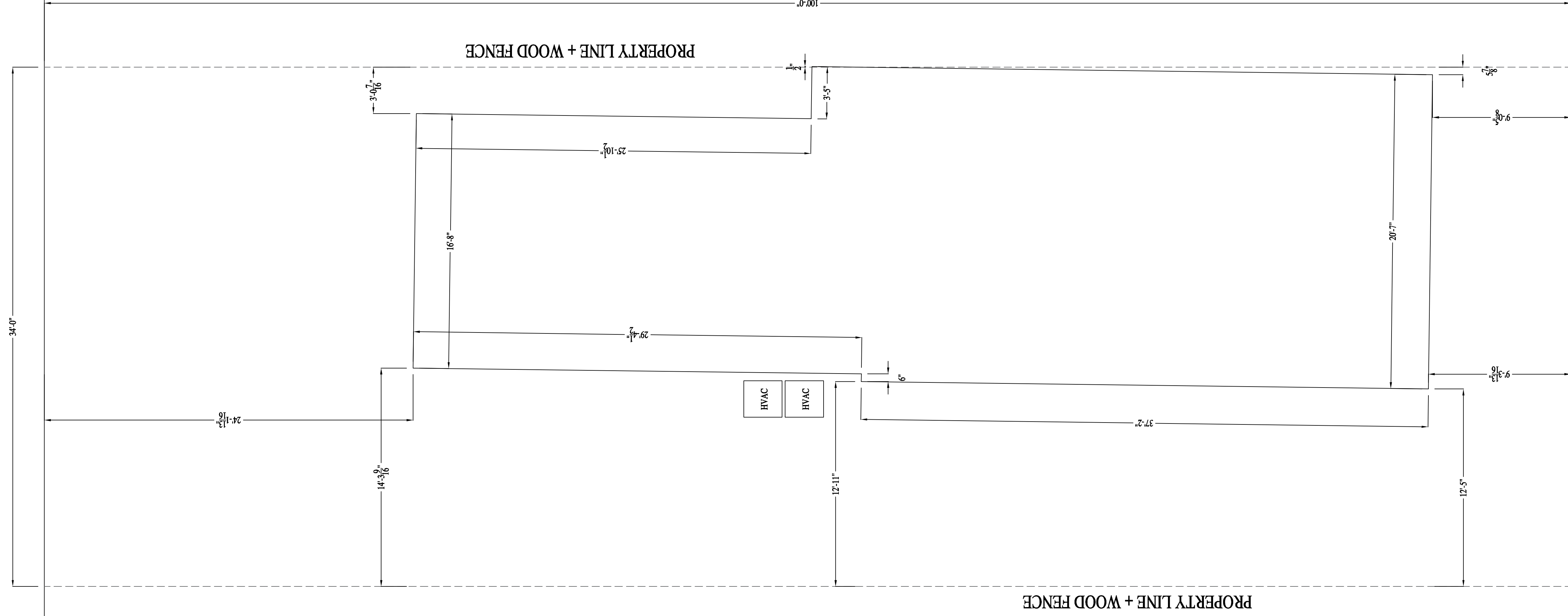
The proposed front and rear door are shown in the photos.

ROOF

Rear – TPO Membrane

Front Roof – Asphalt shingles

ALLEY



CATHERINE ST.

SITE PLAN

517 CATHERINE ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	DESCRIPTION
1-13-2020	START

SCALE:
1/4" = 1'-0"

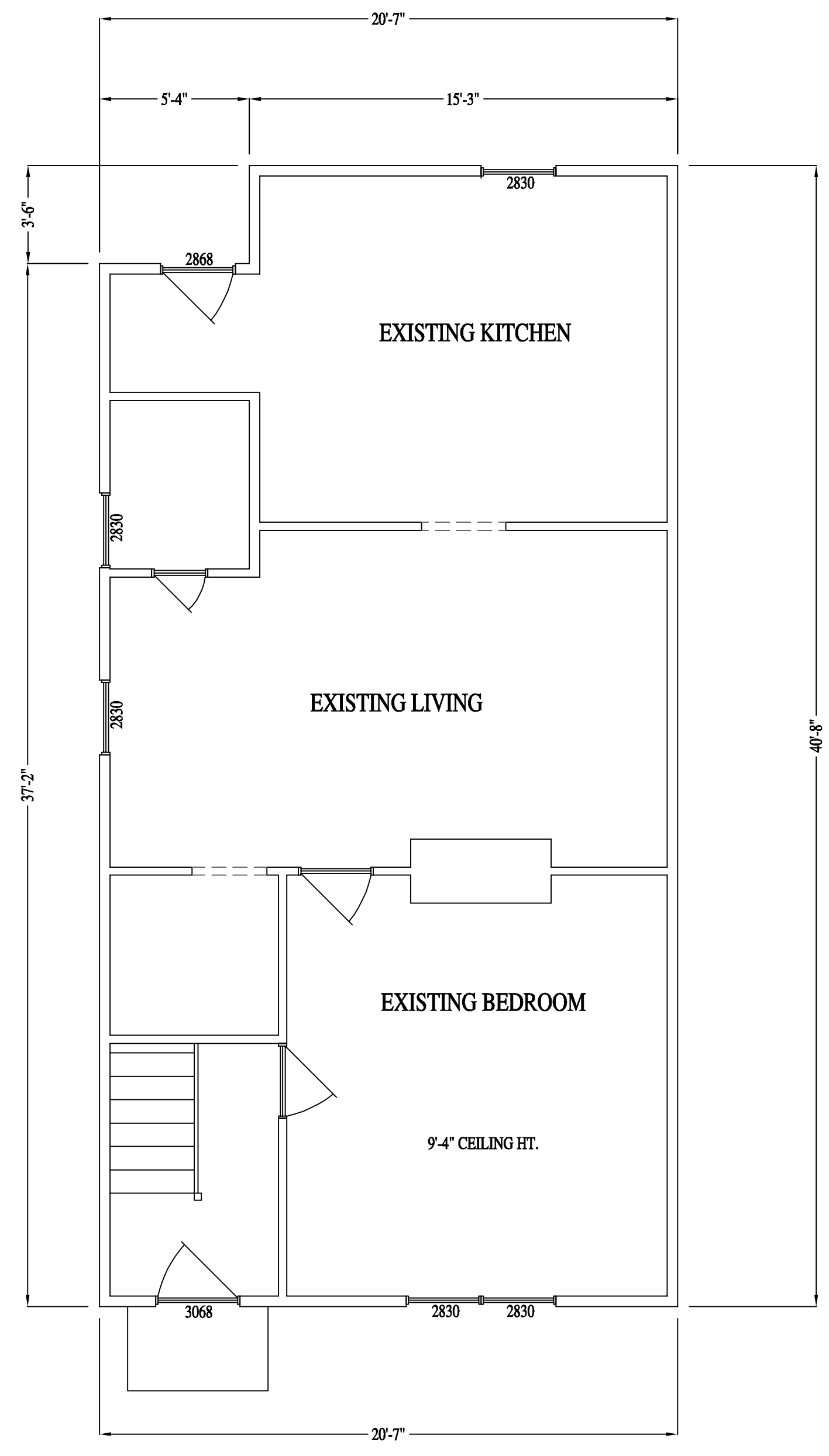
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1-13-2020

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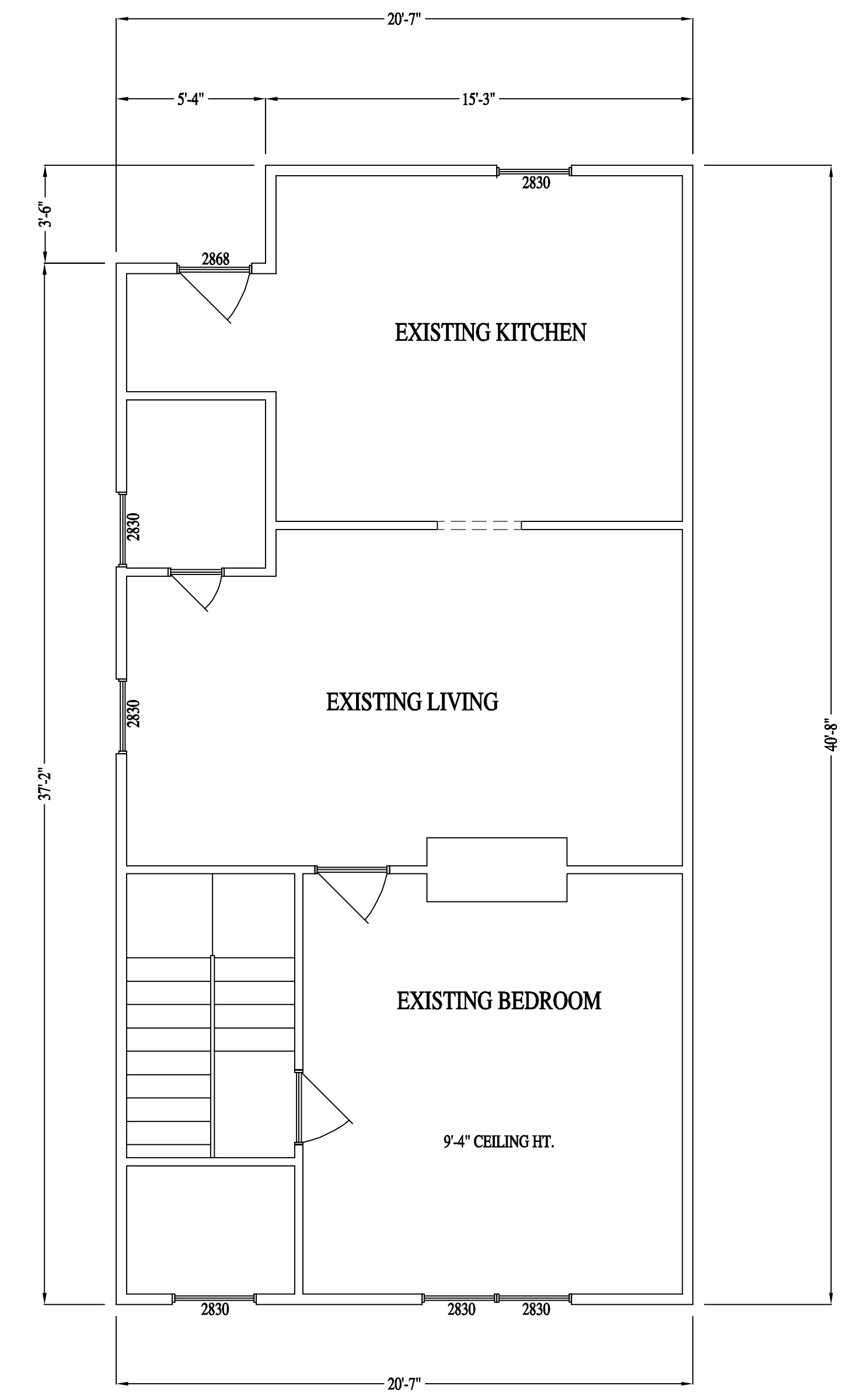


517 CATHERINE ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 714-4535



EXISTING 1ST FL.



EXISTING 2ND FL.

REVISION NOTES

DATE	DESCRIPTION
1-13-2020	START

SCALE:
1/4" = 1'-0"

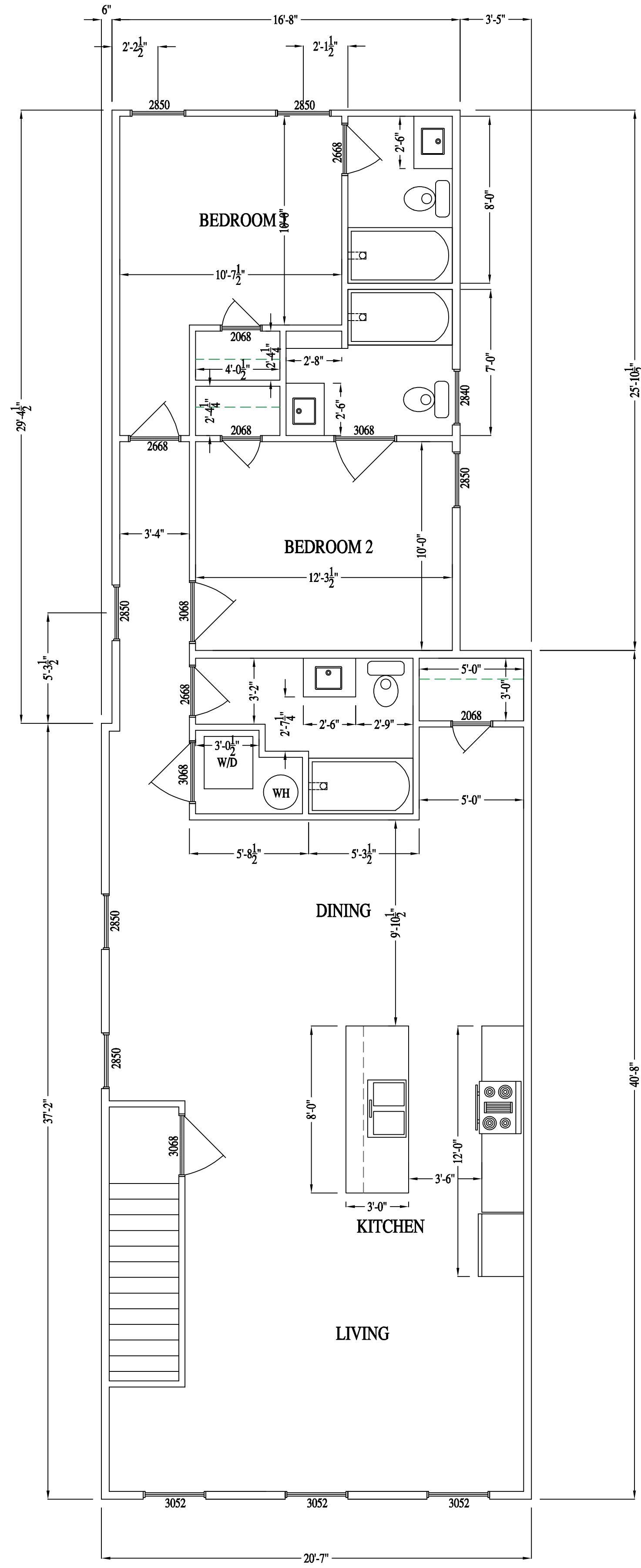
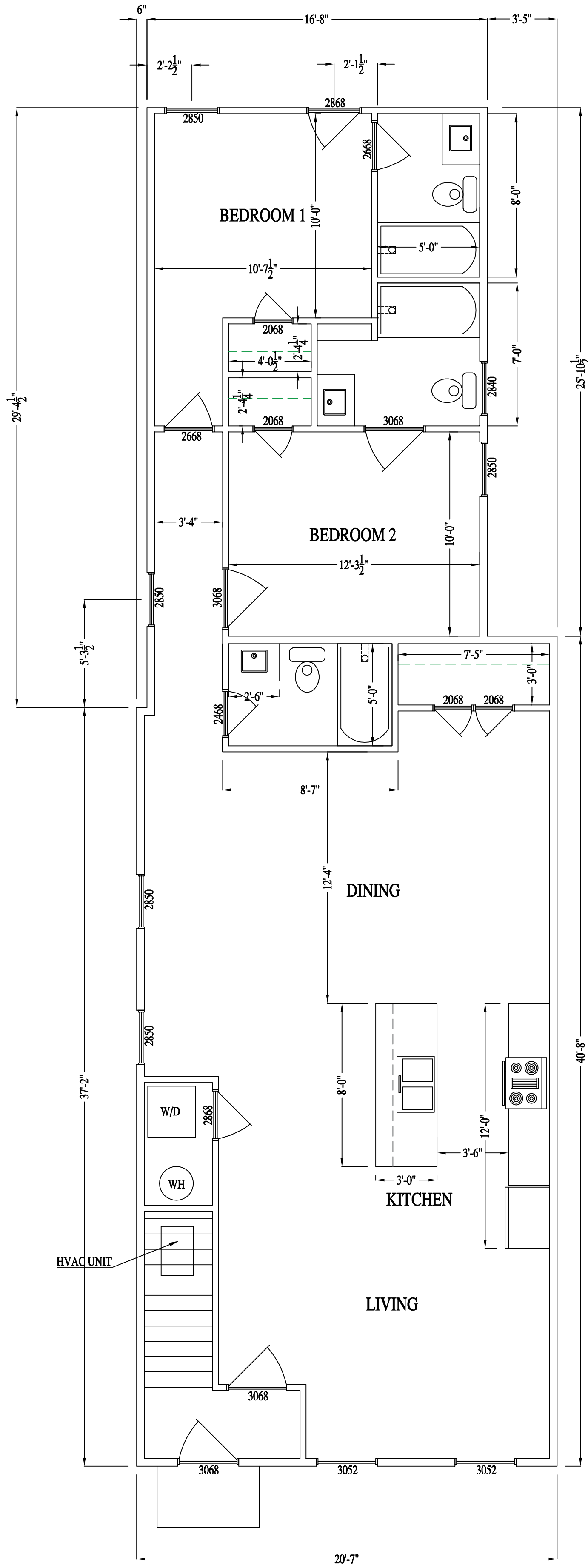
DATE:
1-13-2020

SHEET:
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517 CATHERINE ST.

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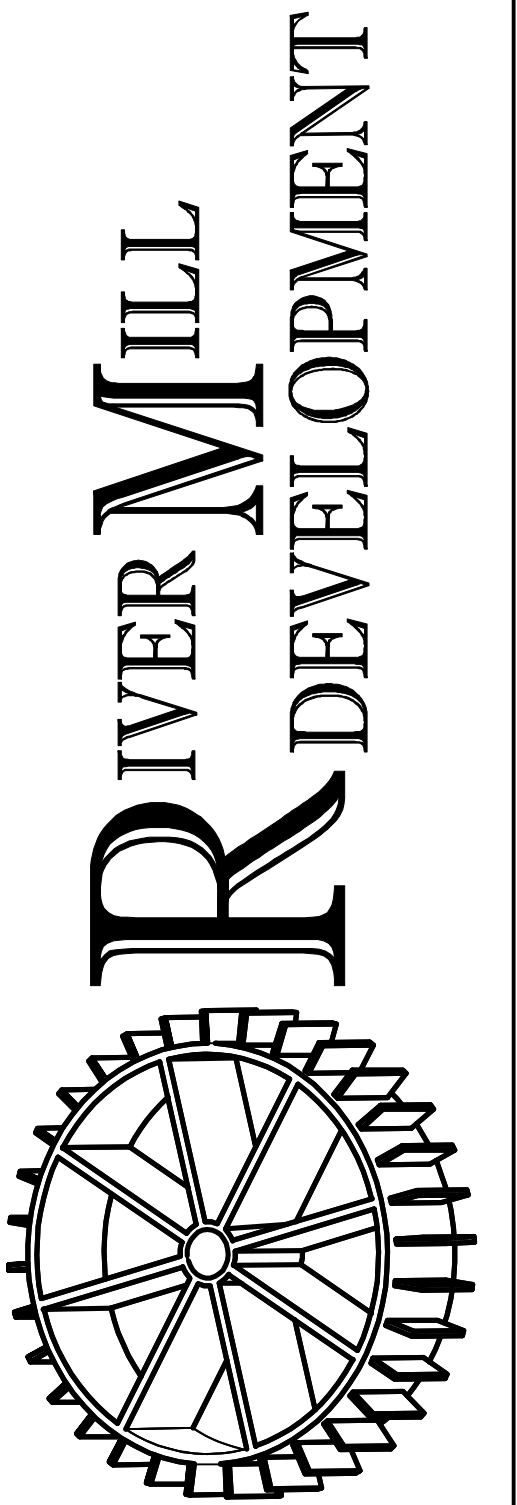
REVISION NOTES

1-13-2020	START

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DATE:
1-13-2020

SHEET:
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517 CATHERINE ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 714-4333

REVISION NOTES

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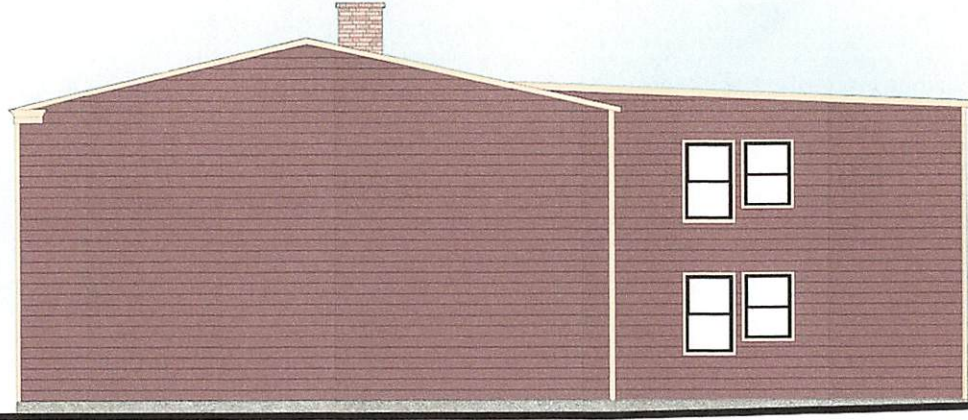
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1-13-2020

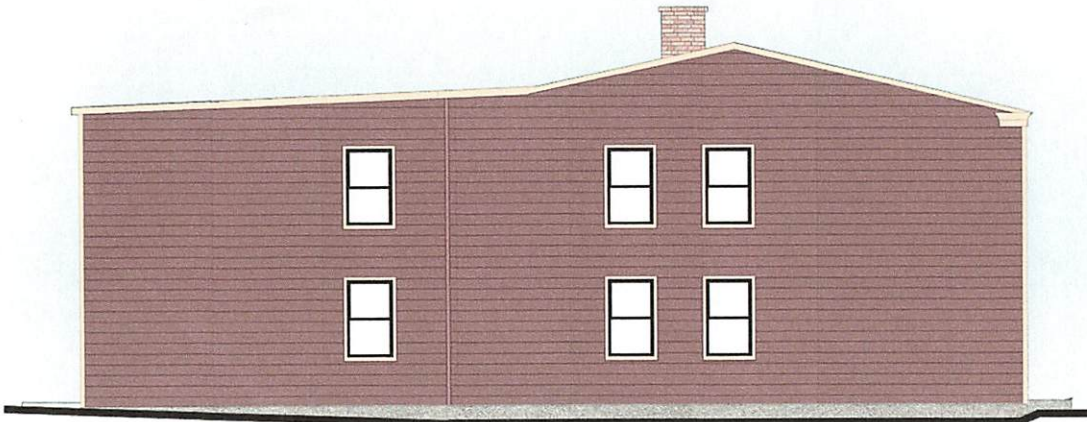
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FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

517 CATHERINE ST.

RIVER MILL DEVELOPMENT
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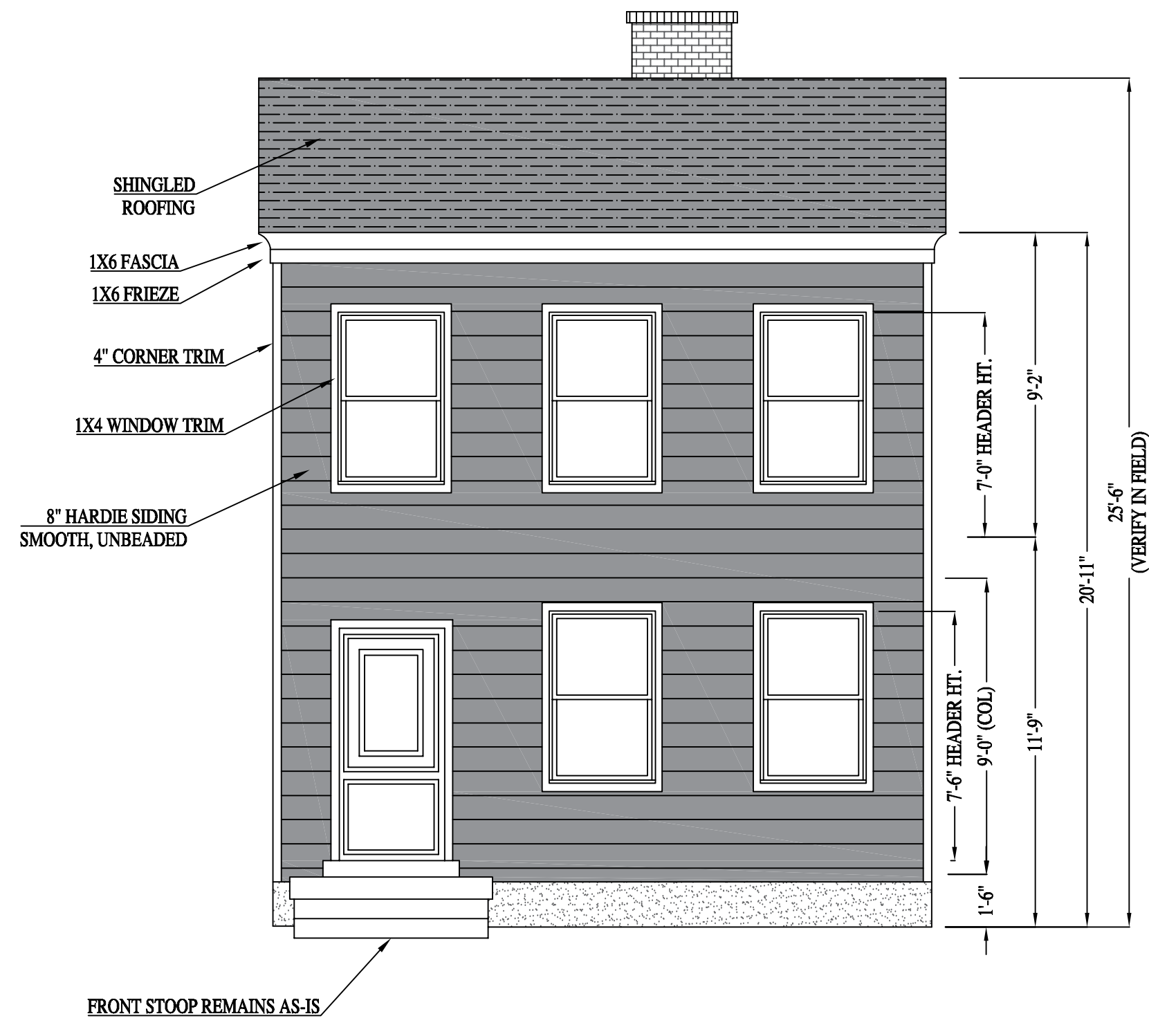
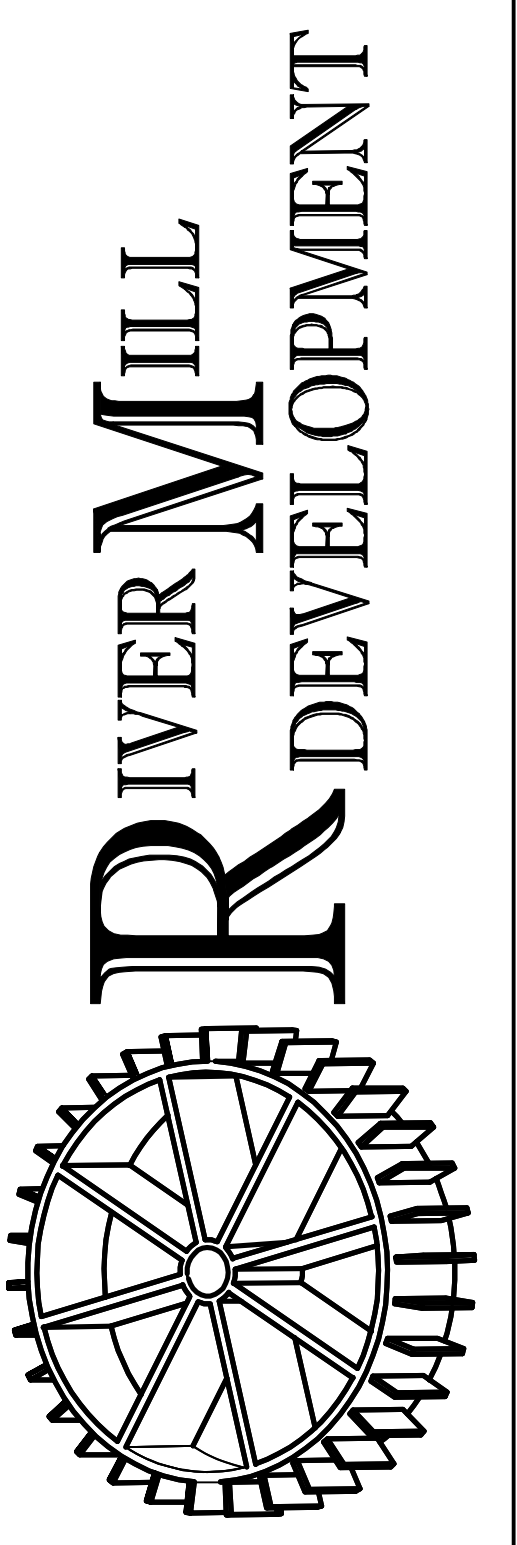
REVISION NOTES

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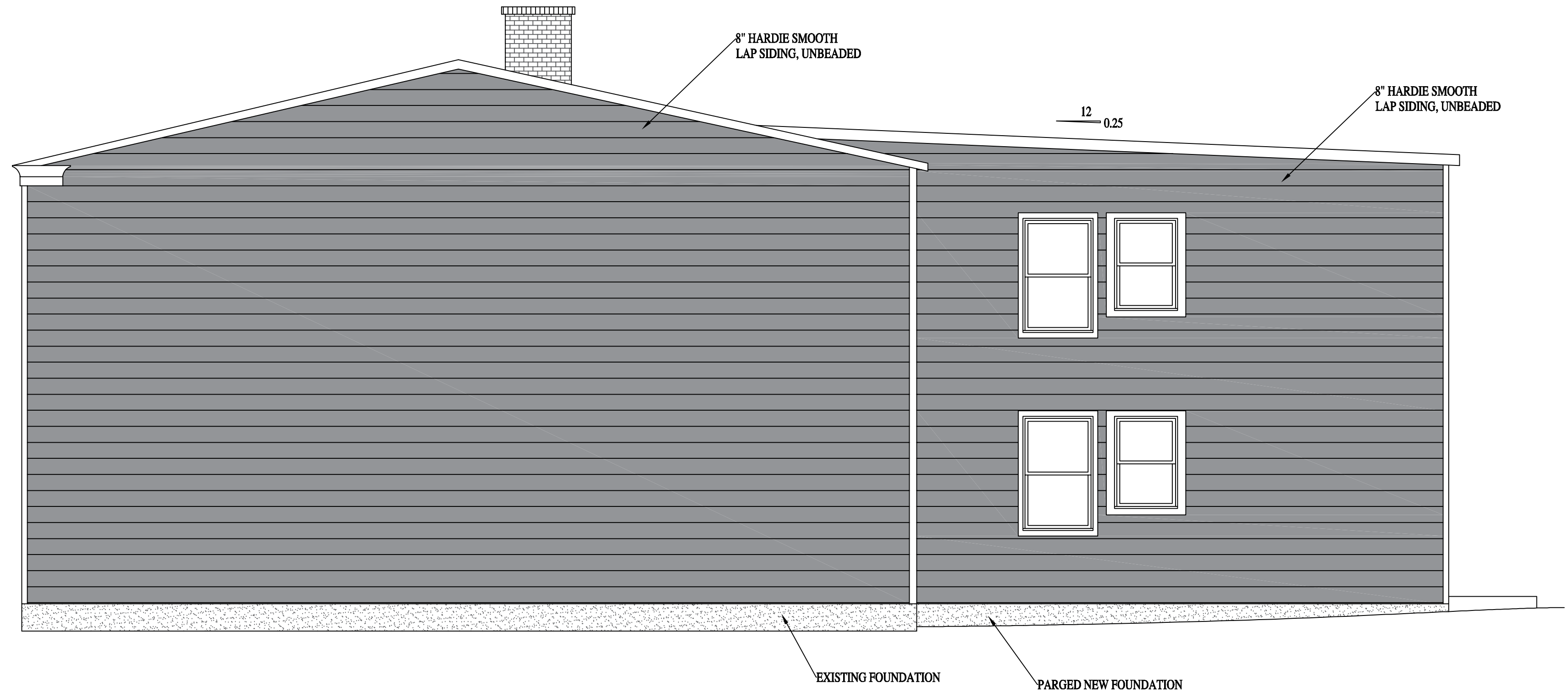
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1/4" = 1'-0"

DATE:
1-13-2020

SHEET:
A2.1



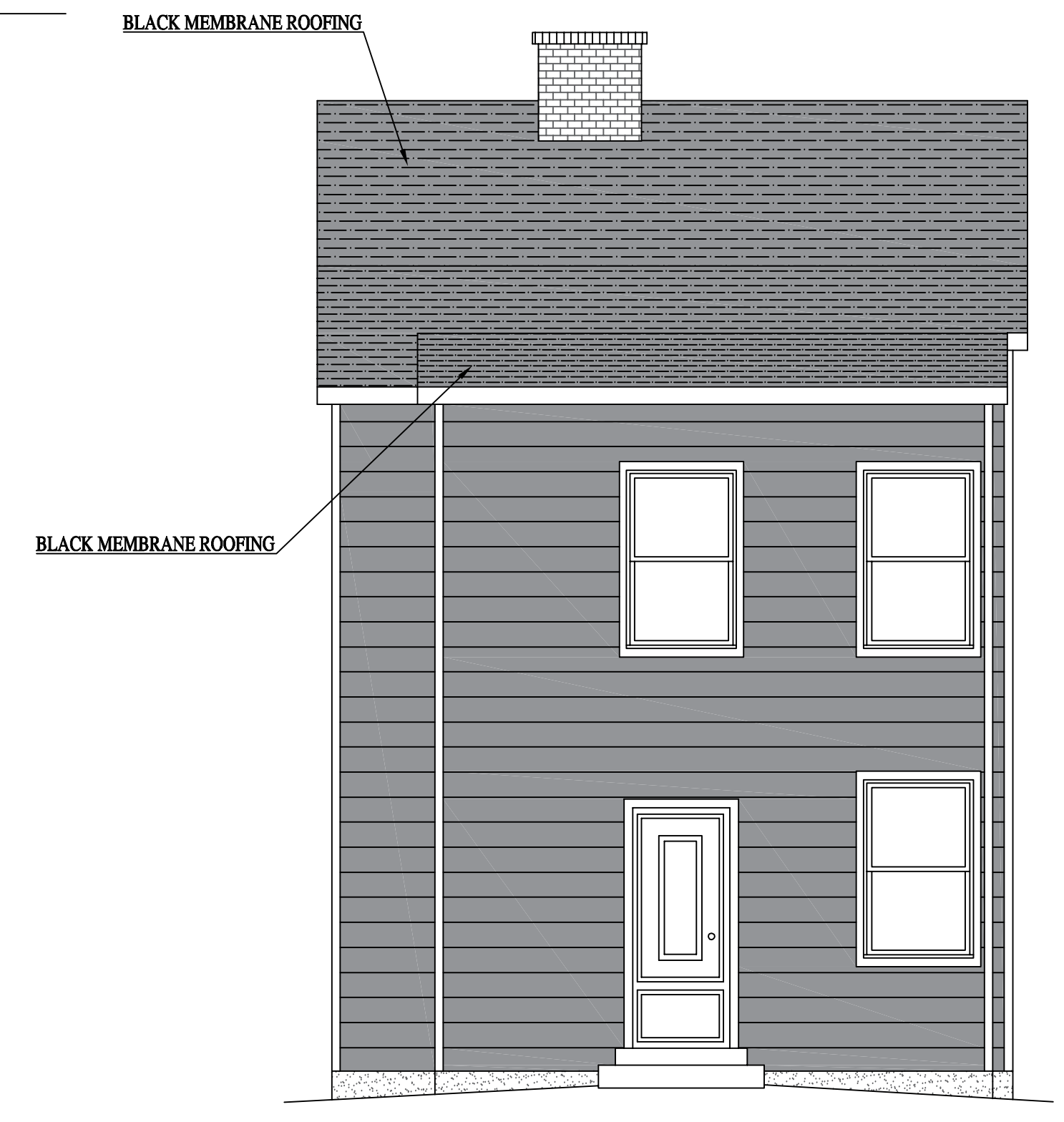
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

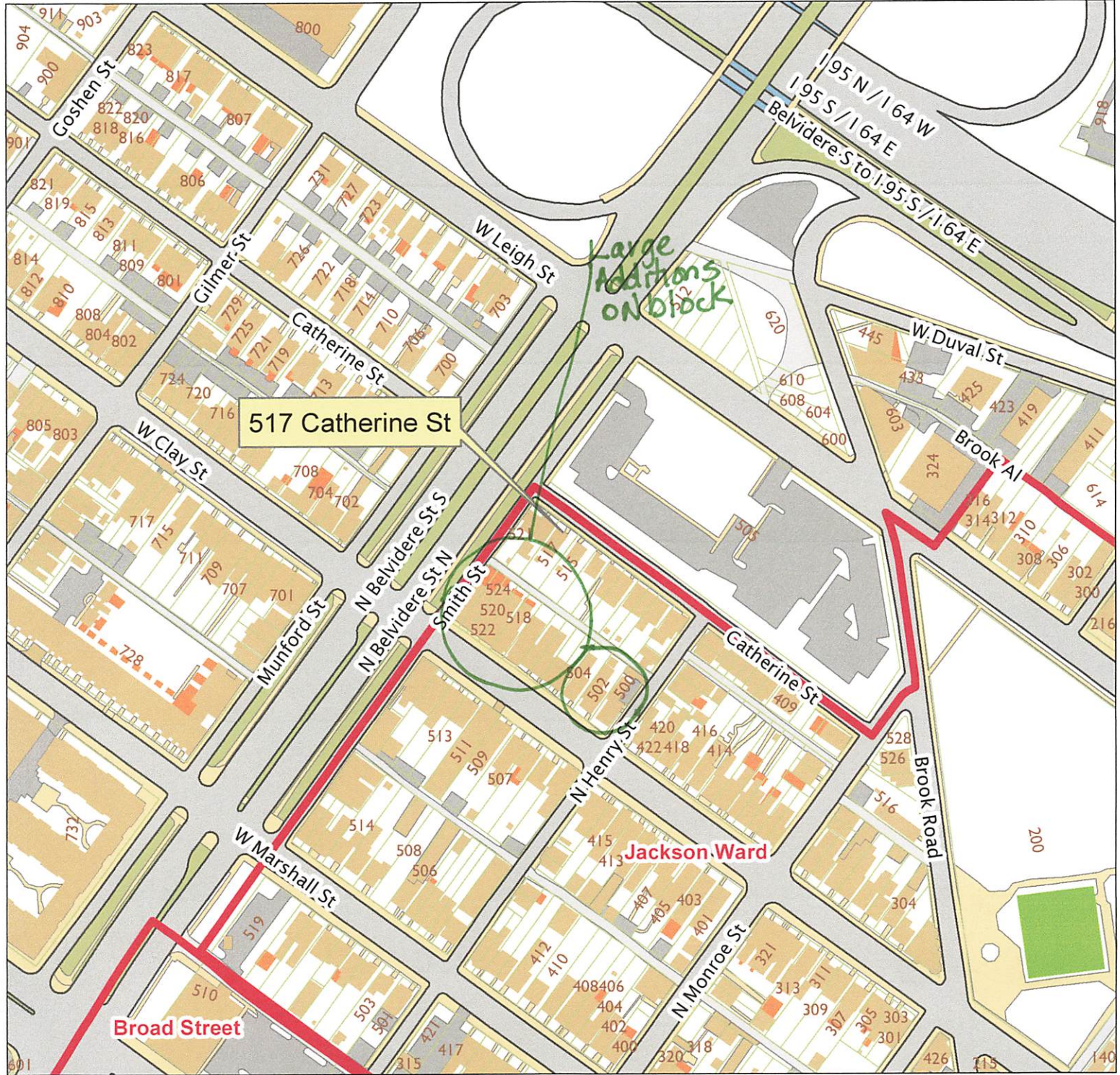


REAR ELEVATION

517 Catherine Street

City of Richmond, VA

Geographic Information Systems



1 inch = 200 feet

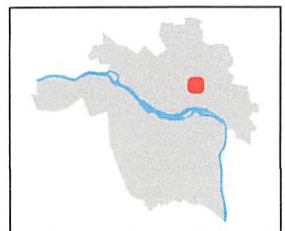


Map printed by jonescl2 on 2019.03.07.

Document Path: G:\PDR\Planning & Preservation\CAR\Meetings\00 Current Meeting\Base Maps\Tools\Base Map.mxd

Disclaimer:
The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Location Reference





Back to Quote



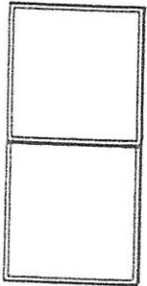
LOWE'S HOME CENTERS, LLC #1037
1640 WEST BROAD STREET
RICHMOND, VA 23220-2107
USA
(804) 219-0640



Project #: 569172676 Description: Walker St Windows
Customer Name: DOBRIN HOMES
Customer Phone: (336) 407-3246
Customer Address: 2006 WALKER ST
RICHMOND, VA 23220
USA

Line Item
Frame Size Product Code Description Unit Price Quantity Total Price

0001 Size = 31 1/2-in W x 65 1/2-in H	Manufacturer: Pella (R) 450 Series Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella (R) 450 Series Will This Product Be Installed By Lowe's (R)?: Millwork In-Store Project Energy Star (R) Qualified Products Only: No - I would like to view all available product offering. Product Family: Full Frame Pella Products Room Location: Other 1 Configuration: 1 Wide Actual Frame Width: 31 1/2-in Actual Frame Height: 65 1/2-in Fits Opening Width: 32 1/4-in Fits Opening Height: 66 1/4-in Operation / Venting: Double Hung Venting Height: Equal Unit Type: Complete Unit Exterior Material Type: Clad Wood Type: Pine Actual Base Frame Depth: 5-in Actual Base Wall Depth: 3 11/16-in Exterior Paint Grade: Standard EnduraClad Exterior Color: Black Interior Finish: Prefinished White Glazing Type: Insulated	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p><i>ON plans</i></p> </div> <hr/> <p>\$477.26 16 \$7,636.16</p>
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Actual Frame Height: 65 1/2-in
Fits Opening Width: 32 1/4-in
Fits Opening Height: 66 1/4-in

ON plans

\$477.26 16 \$7,636.16



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

DATE: October 23, 2019
TO: Carey Jones, Planning and Development Review, CAR
FROM: Andrea Cuffee, Zoning Administration, Pdr
THRU: William C. Davidson, Zoning Administrator
RE: COA Review: 517 Catherine Street COA-061559-2019

The subject property is located within the R-6 (Single-Family Attached Residential) district. The proposal is for extensive internal renovations along with external aesthetic upgrades to the dwelling and to add a 2-story addition onto the rear of the two-family detached dwelling located at 517 Catherine Street. According to the City of Richmond's Assessor's records, the property was originally improved in 1854 and the parcel is 3400 square feet; 34' wide and 100' deep. **Records also indicate that there is a tax hold on the account that must be paid in full prior to obtaining a building permit for this project.**

ZONING AND USE:

The addition is allowed by right, provided that the following zoning requirements are met, relative to the addition:

LOTS RECORDED PRIOR TO EFFECTIVE DATE OF REQUIREMENTS: Sec. 30-620.1

Side yards on lots of substandard widths. (In any district except R-7, R-8 and R-63 districts, a single-family or two-family dwelling located on a lot less than 50 feet in width legally recorded prior to the effective date of the ordinance from which such requirements are derived, shall have a side yard adjacent to each side lot line of not less than ten percent of the width of the lot, but in no case less than three feet. **Zoning Issue: side and rear yard setback measurements relative to the addition were not denoted on the survey to determine if requirements met. Minimum three foot (3') side yard setback; and foot (5') rear yard setbacks are required and shall be shown on the site plan relative to the addition.**

Lot Coverage: Sec. 30-412.6

Lot coverage in the R-6 single-family attached residential district is not to exceed 55 percent of the area of the lot. **(No Zoning Issue: Lot coverage of 22 percent ± is proposed.)**

Please do not hesitate to reach out to me at Andrea.Cuffee@richmondgov.com should you have any questions or concerns regarding this review.



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

July 22, 2020

Mr. Alex Lugovoy
Carver Homes, LLC
304 E. Main Street
Richmond, VA 23219-3820

RE: 517 Catherine Street, City of Richmond
DHR # 2019-156
Part 1 Appeal

Dear Mr. Lugovoy:

RE: DHR 127-0237-0300

Thank you for your letter, received by the Department of Historic Resources (DHR) on June 17, 2020, in which you formally appeal DHR's denial of your Part 1 application, Evaluation of Significance, for the above-referenced property. The background contained within your letter as well as the supporting information you provided were very helpful to me in considering your appeal.

As you are aware, the National Register of Historic Places (NRHP)/Virginia Landmarks Register (VLR) nomination for the Jackson Ward Historic District is very dated and would not meet current standards for documentation if it were written today. Because this is not uncommon and because the condition of a property can change since its initial evaluation and determination of significance, submission of a Part 1 application is essential to document the current condition of a property and determine whether the property is a "certified historic property" and therefore qualifies for the state and federal rehabilitation tax credit programs. For these reasons, listing or mention of a property in a NRHP/VLR nomination does not mean that the property is necessarily a "certified historic property" and is not a substitute for an approved Part 1 application.

In the case of 517 Catherine Street, the address is included in the nomination's limited inventory, but the description does not match the building. Within the nomination, 517 Catherine Street is

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

described briefly as a frame, two-story, three-bay townhouse with a two-story porch and a brick end chimney flush with the wall; the inventory further notes that the building was constructed in 1854 by Peter Everett. This description does not resemble 517 Catherine Street and is actually for the building next door. A further clue that the address and description were mismatched can be found in the 1983 survey of the district.

Having reviewed the documentation that you provided, as well as the tax credit project file, the VCRIS record, and the eligibility determination made by DHR's Evaluation Team, I must affirm the tax credit staff's denial of the Part 1 application due to the fact that 517 Catherine Street does not retain sufficient physical integrity to be considered a contributing resource to the Jackson Ward Historic District.

I understand that this denial will come as a disappointment and I regret that it is not possible for DHR to certify the Part 1 application for your property. You have the right to appeal this decision to an appropriate Virginia Circuit Court in accordance with Va. Code § 2.2-4025, et. seq., and Part 2A of the Rules of the Supreme Court of Virginia. In order to do so, you must file a notice of appeal with the Department of Historic Resources, 2801 Kensington Avenue, Richmond, Virginia 23221, within 33 days from the date of this letter, and you must then file a petition for appeal in the Circuit Court within the time set out in Part 2A of the Rules. If you do not file a notice of appeal on or before that time expires, this decision will become final.

Should you have any questions about this decision, please do not hesitate to contact me.

Sincerely,



Julie V. Langan
Director

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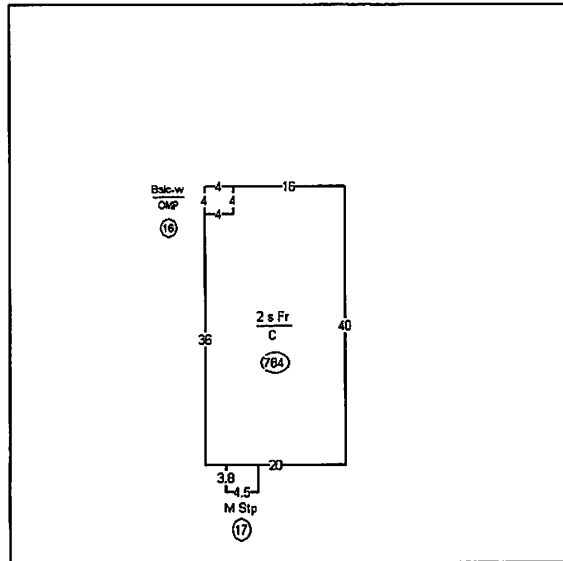
Print

Property: 517 Catherine St Parcel ID: N0000242003

Sketches

Sketch Images

Name: N0000242003 Desc: R01



Previous

Next

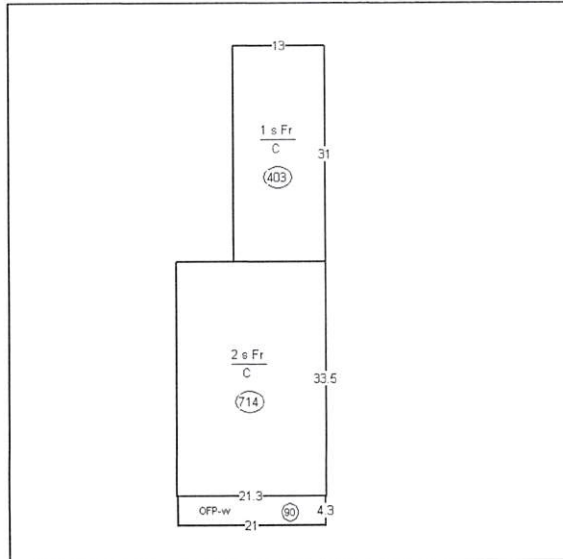
Print

Property: 519 Catherine St Parcel ID: N0000242002

Sketches

Sketch Images

Name: N0000242002 Desc: R01



Neighboring
property
depth

Previous

Next

C. E. Duncan & Associates, Inc.

2609 Rocky Oak Road
Powhatan, Virginia 23139
(804) 598-8240 Fax (804) 598-9240

September 25, 2020

Dobrin Property Management
304 East Main Street
Richmond, VA. 23219

RE: 517 Catherine Street

Dear Sir,

You asked our office to evaluate the condition of the existing chimney at the above referenced location. The chimney is severely damaged and cannot be repaired. The foundation has spalled and crumbled. It cannot be patched or repaired. The entire chimney will have to be removed to stabilize its foundation. It is our recommendation to completely remove the chimney.

Sincerely,



Carl E. Duncan, P.E., L.S.

