



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 105 N. 29th Street
Historic district St. John's

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

APPLICANT INFORMATION

Name Richard Rummill
Company _____
Mailing Address 105 N. 29th Street
Richmond, VA 23223

Phone 804 822 8596
Email randerummill@gmail.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
Mailing Address _____

Company _____
Phone _____
Email _____

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

See Attached. Enclosure of a sleeping porch with casement windows.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. 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

Date August 29th, 2019

Aug 29, 2019

Property description, current conditions and any prior alterations/additions

The house is a two-story Frame Victorian house in the Saint John's Historic district built sometime before 1876 with an English Basement and rear sleeping porch. The house was built in three phases, the first addition was a framed two story addition which also added to the sleeping porch, and the second addition was a two story brick servants quarters built before 1905. The house is largely original though some work was done to the rear roofs and the sleeping porch. We have an approved Part II with the VA Dept. of Historic resources and are presently waiting for written approval for our part II amendment, which includes the porch enclosure. We have consulted on multiple occasions with DHR (tax credit open houses) about the design of casement windows we will use to enclose this sleeping porch.

Proposed work:

We propose to enclose both the pre-1876 and post-1876 sleeping porch primarily with casement windows.

Current building material conditions:

The porch railing consists of rectangular balusters which appear quite old, though the top rails are modern 2x4's and the bottom rails appear to be more modern Richmond rails. Most of the floorboards appear to be original 5/4" thick pine but they are mixed with less sturdy 3/4" pine floorboards.

Proposed new material description

Attached plans detail the proposed construction and a two page general description of the Jeld-Wen Sitaline Clad casement windows is attached as well as two pages of our quote for the windows from 'Custom View'.

One of our objectives has been to let in as much light and air as possible to help the sleeping porch retain its feel and function. All casement windows will be operable, though the two small awning windows on the south side facing the neighbors windows (Photo #3) will be fixed.

The older part of the sleeping porch was built with thicker columns (7" square) and the columns on the newer part are 3.5". The thinner columns will be encased with Boral TruExterior trim for durability but will remain thinner to differentiate the newer part of the sleeping porch from the old.

105 N. 29th Street

Photo
#1



Photo
#2

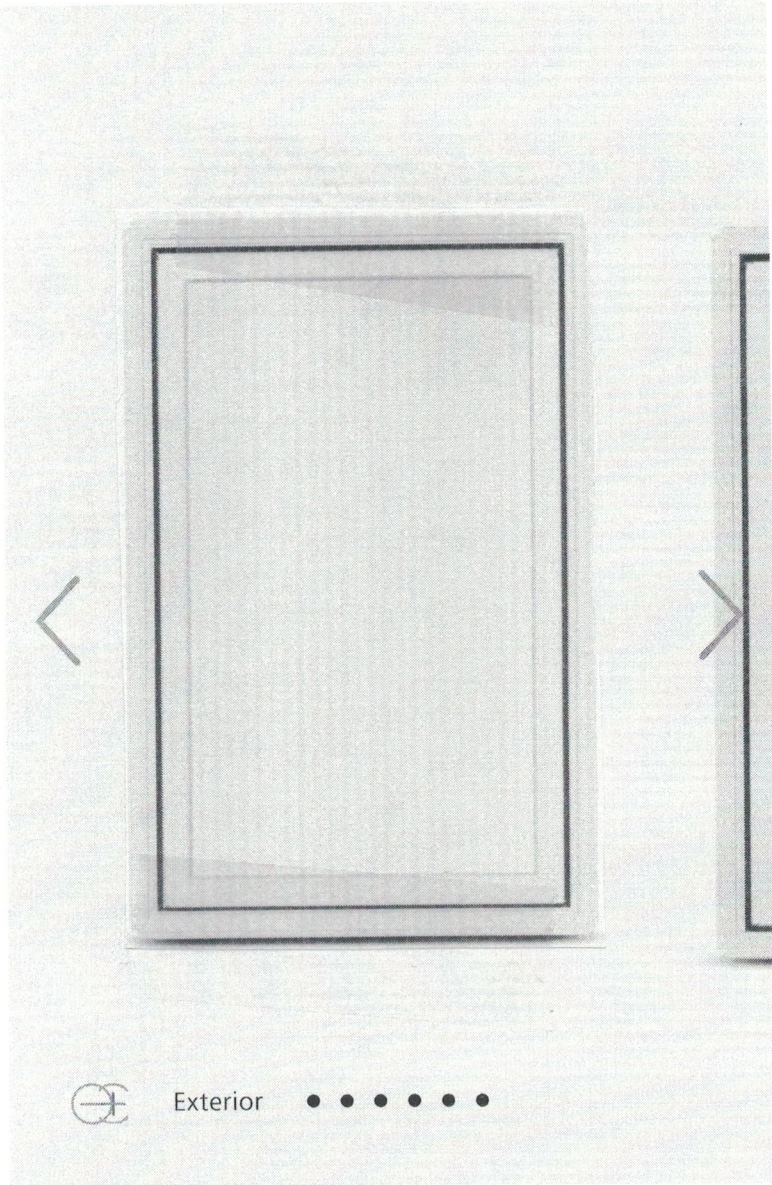


105 N. 29th Street

Photo
#3



Siteline™ Clad-Wood Window: Casement



Visualize your window

Grille Designs



Colonial Grille



No Grille



Prairie Grille



Top Down Grille

Interior Finish Options ▾

AuraLast Pine Americano Finish

Exterior Colors ▾

Bone White

[See all options and features >](#)

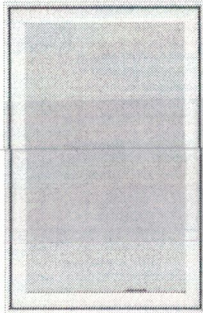


PRICING

Many options will influence the price of your window.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/EN-US/WHERE-TO-BUY?PID=145811)

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?PID=145811&JWCT_GETHELP=PRODUCTPAGE)



Model Overview

PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

27 Exterior Colors
28 Interior Finish Options

SCREEN & TRIM OPTIONS

4 Insect Screens
3 Exterior Trim

FRAME OPTIONS

Block
Frame/Replacement
Integral Nailing Fin

GLASS

Decorative, energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

2 Handles options in 9 finishes

MATERIALS

3 Wood Options



CUSTOM VIEW

w i n d o w s & d o o r s

Custom View LLC
 1965 Westmoreland St.
 Richmond, VA 23230
 Phone: (804) 523-1167

QUOTE BY: Keith Abbott
SOLD TO: Custom View LLC
 Keith Abbott
 1965 Westmoreland St.
 Richmond, VA 23230
Phone: 804-523-1167

QUOTE #: JKSA00579
SHIP TO:

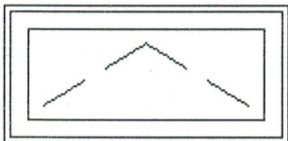
PROJECT NAME: Rumrill Porch

PO#:

REFERENCE:

Ship Via: Ground/Next Truck

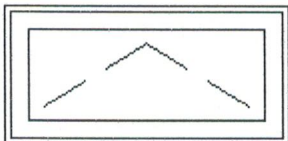
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	1	SCA3618 Frame Size : 36 X 18 Siteline Clad Awning, Auralast Pine, Bone White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Venting, Nesting Crank Handle, White Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, PEV 2019.1.0.2446/PDV 6.281 (02/20/19) NW	\$447.98	1	\$447.98



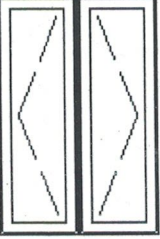
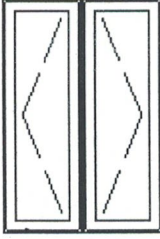
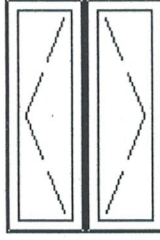
Viewed from Exterior. Scale: 1/2" = 1'

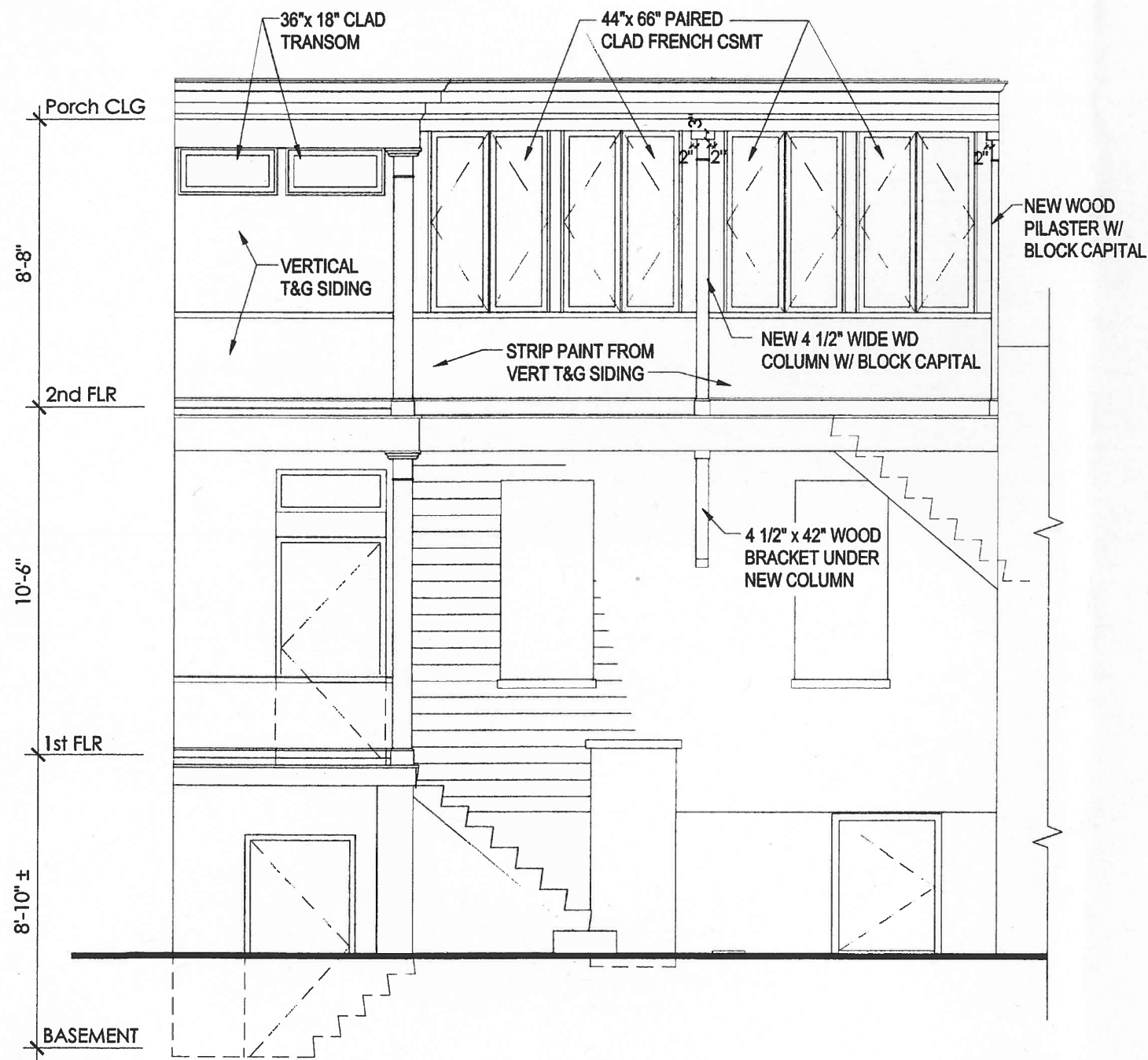
Exd cost = \$334

Line-2	2	SCA3618 Frame Size : 36 X 18 Siteline Clad Awning, Auralast Pine, Bone White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Venting, Nesting Crank Handle, White Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, PEV 2019.1.0.2446/PDV 6.281 (02/20/19) NW	\$447.98	1	\$447.98
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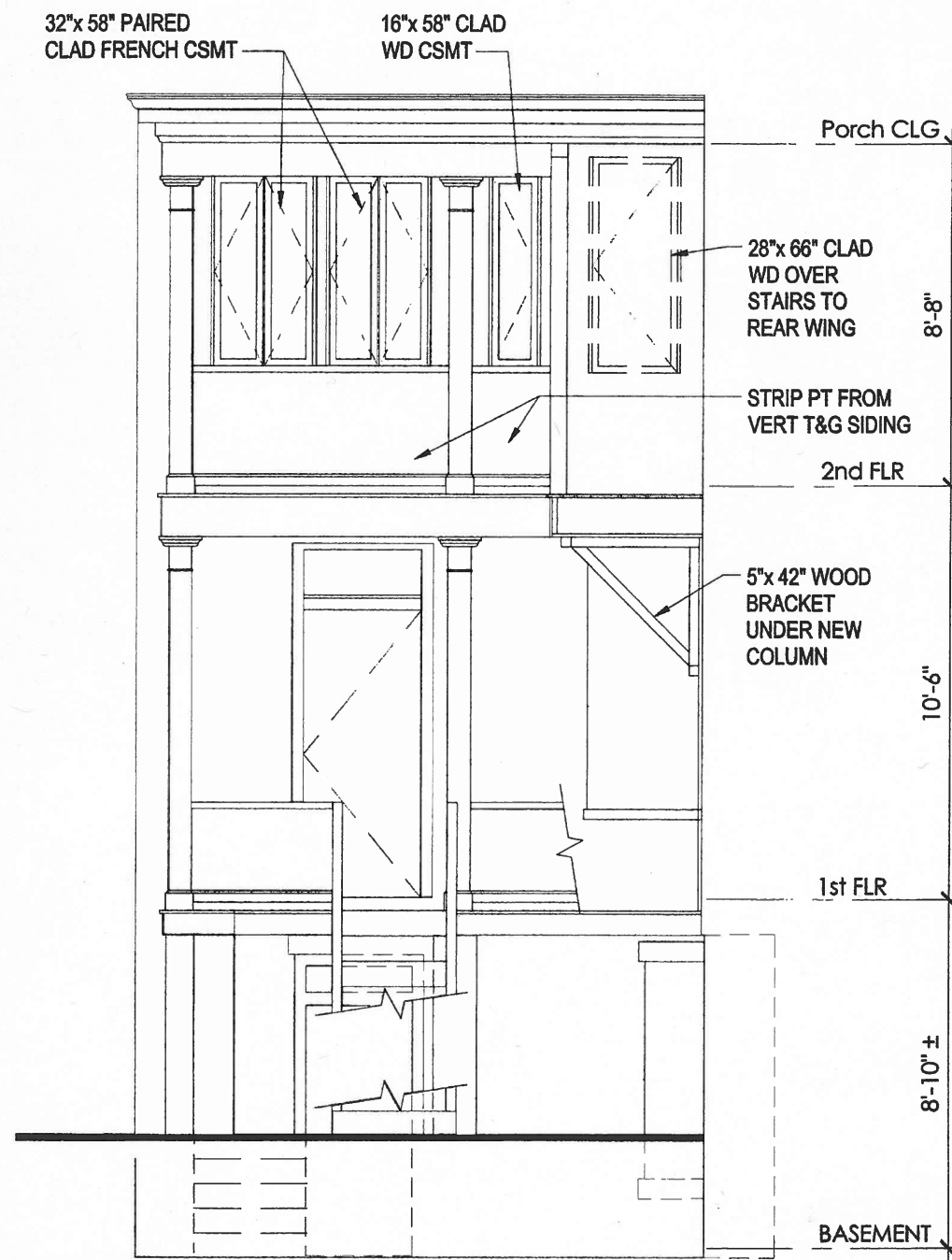


Viewed from Exterior. Scale: 1/2" = 1'

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3	3 Rough Opening: 40 3/4 X 60 3/4	SCC2060-2 Frame Size : 40 X 60 Siteline Clad Casement, Auralast Pine, 2 Wide Bone White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Left/Right, Nesting Crank Handle, White Hardware, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2019.1.0.2446/PDV 6.281 (02/20/19) NW	\$1,094.13	1	\$1,094.13
					
	Viewed from Exterior. Scale: 1/4" = 1'				
Line-4	4 Rough Opening: 40 3/4 X 60 3/4	SCC2060-2 Frame Size : 40 X 60 Siteline Clad Casement, Auralast Pine, 2 Wide Bone White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Left/Right, Nesting Crank Handle, White Hardware, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2019.1.0.2446/PDV 6.281 (02/20/19) NW	\$1,094.13	1	\$1,094.13
					
	Viewed from Exterior. Scale: 1/4" = 1'				
Line-5	5 Rough Opening: 40 3/4 X 60 3/4	SCC2060-2 Frame Size : 40 X 60 Siteline Clad Casement, Auralast Pine, 2 Wide Bone White Exterior, Primed Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Left/Right, Nesting Crank Handle, White Hardware, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Tempered Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2019.1.0.2446/PDV 6.281 (02/20/19) NW	\$1,262.05	1	\$1,262.05
					
	Viewed from Exterior. Scale: 1/4" = 1'				



New South Elevation
SCALE: 1/2" = 1' - 0"



New East Elevation
SCALE: 1/2" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

RUMRILL PORCH RENOVATION

105 N 29th STREET
RICHMOND, VIRGINIA

Joseph F. Yates
ARCHITECT

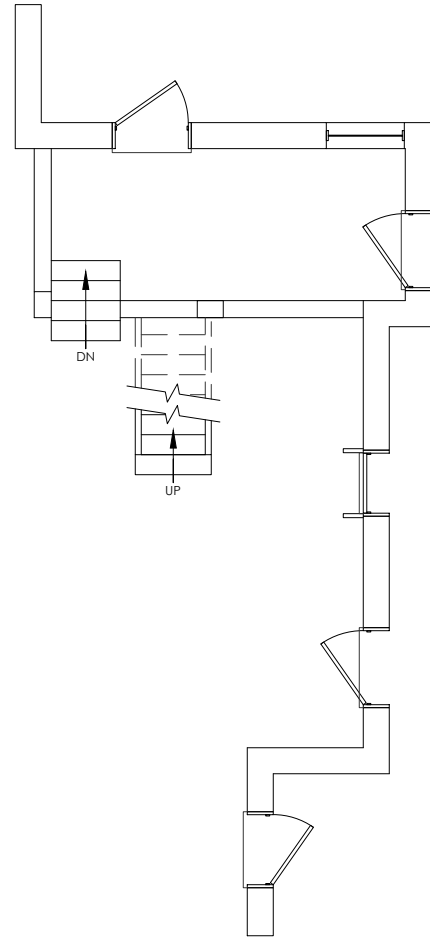
804-839-3747
joe@jfyarchitects.com



Set Date:
AUG 23, 2019
Revisions:

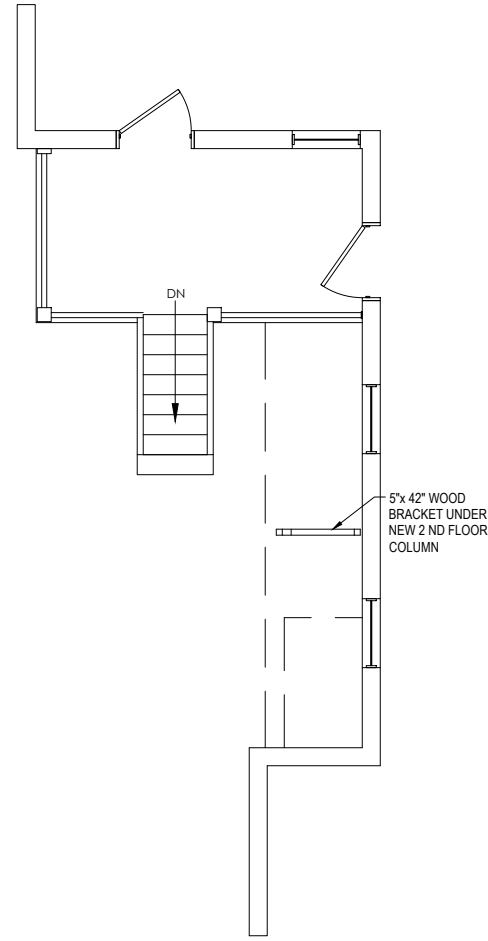
Project No.:
2019-02

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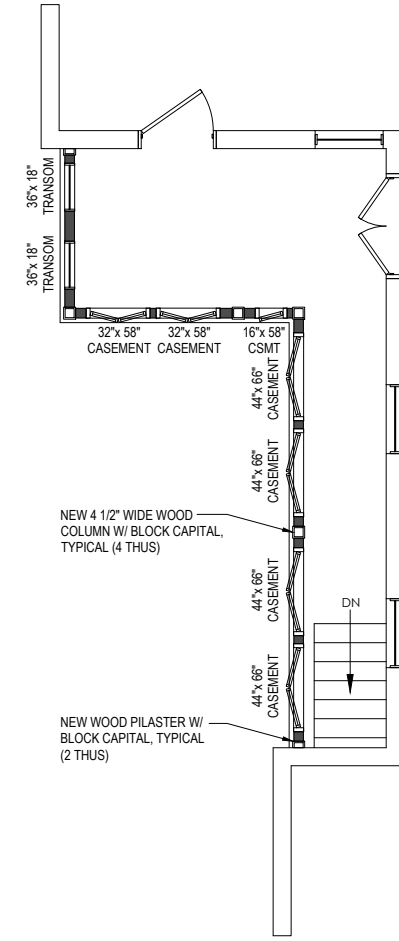
Basement Plan

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



1st Floor Plan

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



2nd Floor Plan

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

PROGRESS PRINT - NOT FOR CONSTRUCTION

Joseph F. Yates
ARCHITECTS
 804-839-3747
 joe@jfyarchitects.com



Set Date:
AUG 23, 2019
 Revisions:

Project No.:
 2019-02

CAR
A1

RUMRILL PORCH RENOVATION
 105 N 29th STREET
 RICHMOND, VIRGINIA

RUMRILL PORCH RENOVATION

GENERAL NOTES:

RICHMOND, VIRGINIA

GENERAL NOTES:

The General Contractor, hereafter referred to as the GC, shall guarantee all materials and workmanship for a period of one (1) year from the date of Substantial Completion. The GC will repair any deficient work during this period, at no cost to Owner.

- GC shall verify all site conditions prior to proceeding with any work, and shall notify Architect if any condition does not coincide with Construction Documents.
- GC is responsible to pay for all permits and coordinate all inspections, including final inspection, unless directed in writing by Owner.
- Dimensions shown are to face of studs in new construction, unless noted otherwise.
- Submit shop drawings for review on the following: Kitchen & Bathroom casework, doors & windows.

STRUCTURAL:

If the Owner chooses, the GC will employ, at the Owner's expense, a Geotechnical Engineer to perform hand augers of the footing excavations prior to pouring of footings. GC shall follow the recommendations of the engineer prior to proceeding with foundation work.

- Mixed, poured-in-place concrete shall be designed to produce compressive strengths as follows:
Slab on-grade: 3500 psi at 28 days.
Footings: 3000 psi at 28 days.
Provide proper protection when air temperature falls below 40 degrees F. Concrete exposed to freeze-thaws cycle shall be air entrained.
- Reinforcing Steel: Deformed bars - ASTM A615, Grade 60. Welded wire fabric (WWF) - ASTM A185.
- Place all masonry with continuous horizontal joint reinforcement at 8" o.c. below grade and at 1'-4" o.c. above grade.

EXTERIOR:

- Concrete Masonry (CMU): ASTM C90, 2000 psi compressive strength.
- Synthetic Stucco: Sto Guide E100G, StoTherm ci Essence
 - Air/Moisture Barrier: StoGuard Air & Moisture Barrier membrane - Sto Gold Coat
 - Base Coats:
 - Cementitious Base Coat: Sto-Primer/Adhesive
 - Waterproof Base: Sto watertight coat
 - Reinforcing Mesh: At doors provide Sto Intermediate Mesh - nominal 4.5oz/yd (2), w/corner guards
 - Acceptable Installers: Installer must have 5-years experience installing Sto system.
- Mortar: Shall meet ASTM C270. Below grade use Type M mortar. Above grade use Type S mortar. Joints shall be concave, 3/8" wide.
- All unpainted wood exposed to exterior in contact with concrete or CMU or below grade must be pressure preservative treated.
- Plywood: Use 5/8" CC exterior grade for roof deck, and 3/4" CC exterior grade tongue and groove for floor decks.
- Glue and nail all floor decking to floor joists.
- All trim to be solid wood. Finish with a minimum of two coats of an oil-based wood preservative shall be brushed on all exposed exterior wood surfaces, including edge cuts of wood trim, prior to installation. Back prime all wood trim.

ROOFING:

- Roofing Materials: Single-ply membrane Roofing
 - Provide and install Single-ply membrane 0.60 roofing as manufactured by Carlisle or Equal.
- Tapered roof insulation to create roof minimum roof slope 1/4" per foot.
- Roofing Materials: Flat seam 24 gage copper roof
 - Provide and install copper flat seam metal roofing at awnings.
 - Install continuous ice and water shield over sheathing on entire roof. Install continuous slip sheet over entire roof.
- Gutters & Downspouts: Copper 5" wide gutters, copper 4" wide downspouts

FLASHING & INSULATION:

- Flash sills and heads at ALL windows and doors and provide any additional flashing required to seal building from water infiltration.
- Flash at base of synthetic stucco walls.
- Provide R-20 insulation in exterior stud wall cavities, R-38 at roof, tapered insulation to create minimum 1/4" per foot roof slope.
- Rigid insulation, installed as shown, in the conditioned crawl space.

INTERIOR:

- All joists, rafters and beams shall have a minimum bearing of not less than 3-1/2" x 3-1/2", or as noted on drawings. All bearing masonry extend to footings.
- Framing lumber shall be Southern Yellow Pine, No. 2, kiln dried, min. Fb = 1200 psi. Studs shall be spaced at 1'-4" o.c.
- Plywood: Use 3/4" CC exterior grade tongue and groove for floor decks. Floor decking shall be glued and nailed to floor joists.
- Install fiberglass batt insulation in exterior walls & roof, to achieve a minimum rating of R-20 and R-38 at roof. Butt edges of insulation, do not leave voids in wall. Use mineral wool sound insulation in common, demising walls and between floors.
- WALLS/CEILINGS:
 - New Walls: Install 1/2" gypsum board at all new walls. New Ceilings: 1/2" gypsum board at ceilings.
 - Use only brand name gypsum board and finishing materials. Install ceilings first, so edges are supported and concealed by gypsum board at walls.
- FLOORS:
 - Floor stain color must be approved by Architect and Owner.
 - Apply four coats of semi-gloss and one coat of matte finish polyurethane floor finish to all wood floors. Follow manufacturer's instructions for application and drying times.
 - Ceramic or stone tile floor coverings are to be selected by Owner purchased and installed by GC.
- INTERIOR PAINTING:
 - The following are acceptable paint manufacturers:
Behr, Porter, Sampson, Benjamin Moore, Sherwin Williams
 - All gypsum board walls and ceilings are to be primed with one coat of latex primer and receive two coats of latex paint. Prime all wood trim with one coat of oil based primer two finish coats of oil or acrylic paint. Colors to be selected by Owner.
 - Color scheme to be three (3) colors as follows:
 - New gypsum board
 - New wood trim and baseboards
 - Doors

ELECTRICAL:

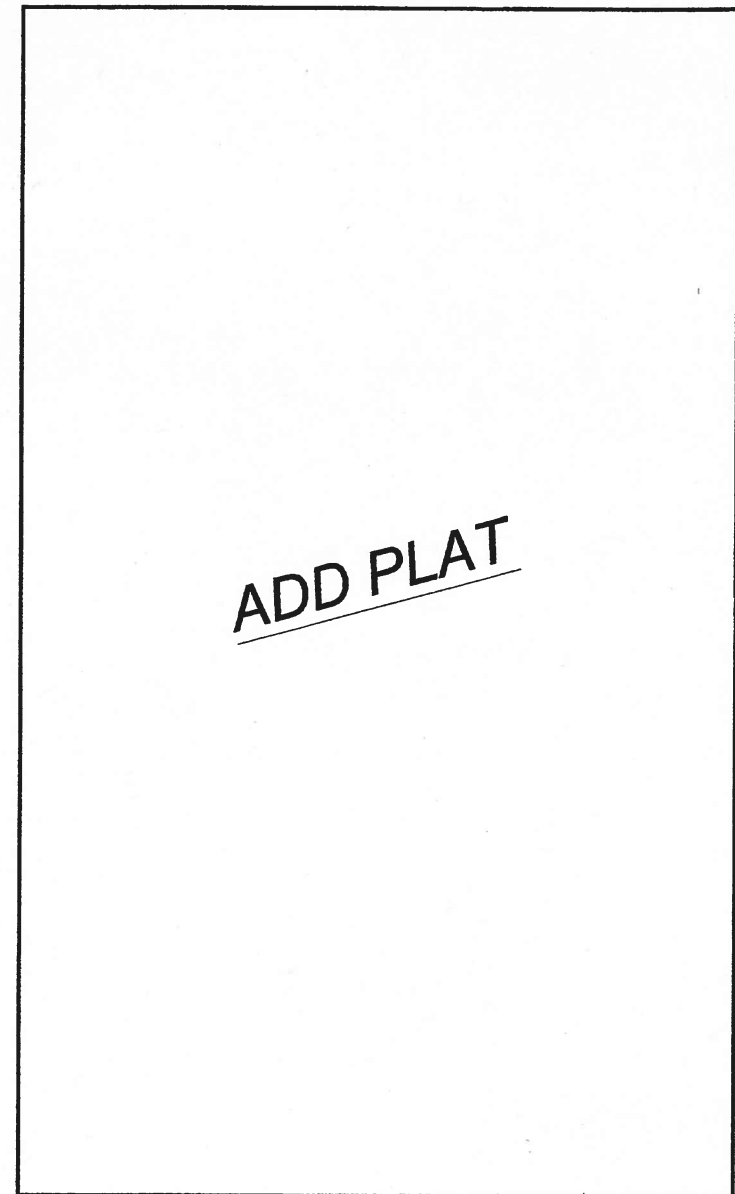
- GC pays for all permits and coordinate with Dominion Virginia Power for installation in service.
- GC provides and installs all wiring, outlets, junction boxes and panel boxes as required for a complete installation. Conceal All wiring; surface mounted conduit will not be permitted.
- Lighting Fixtures: Selected by Owner, purchased and installed by GC.
 - Recessed Ceiling Lights: equal to WAC
 - Under cabinet LED fixtures at upper cabinets
 - Include bathroom exhaust fan with light, equal to Broan, in bathroom.
 - All lighting fixtures selected by Owner purchased and installed by GC.
- Coordinate & locate all electrical outlets, TV receptacles, data outlets & security according to Owner's requirements.
- Provide electrical outlets for future laundry appliances.
- Kitchen & Wet Bar appliances & washer/dryer purchased and installed by GC. All selections by Owner. GC to purchase and install items below, with all necessary rough-ins and hook-ups for appliances, including washer, dryer, 36" Refrigerator with stainless steel finish with ice maker, 3/4 HP (min) Sink Disposer at Sink, Full capacity Washer & Dryer for Laundry

PLUMBING:

- GC provides and installs materials for all plumbing work.
- Plumbing Fixtures and Accessories: Complete fixtures and accessories selected by Owner and purchased and installed by GC.
 - Kitchen Sink: Selected by Owner, equal to Kohler
 - Bathroom Sink: Selected by Owner, equal to Kohler
- Faucets, etc. shall be equal to Kohler. GC provides and installs all necessary plumbing fittings; such as drains, faucets, hot & cold handles, complete flushing mechanism for toilet.
- Provide complete plumbing for future Laundry space.

MECHANICAL:

- GC is responsible for installing a complete heating and air conditioning system throughout, including all controls, piping and ducts. Coordinate location of vents and soffits with Owner prior to installation.



DRAWING INDEX	
T1	Title Drawing
A1	Floor Plans
A2	Elevations

CODE DATA

- CODE: Virginia Residential Code
- ZONING: R-6 Residential
- PROPOSED USE: Single Family accessory building
- Interior Square Footage:

1st Floor:	?? SF
2nd Floor:	?? SF
Total:	?? SF
- USE GROUP: R-3
- TYPE OF CONSTRUCTION: III B

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T1