



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: 21 S Arthur Ashe Blvd, Richmond, VA 23220

Current Zoning: R-48

Historic District: Boulevard City Old and Historic District

Application is submitted for: (check one)

- ☒ Alteration  
☐ Demolition  
☐ New Construction

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

See Attached Documents for Description

**Applicant/Contact Person:** Rodney Young

Company: Roofing Innovations LLC

Mailing Address: PO Box 4374

City: Richmond State: VA Zip Code: 23220

Telephone: ( 804 ) 447 8426

Email: hayden@roofinginnovation.com

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

**Property Owner:** Campus - Pierce Arrow LLC

If Business Entity, name and title of authorized signer: Mary Shaw

Mailing Address: 2709 W Cary St

City: Richmond State: VA Zip Code: 23220

Telephone: ( 804 ) 593 4411

Email: mary.shaw@campusapts.com

Billing Contact? No

**\*\*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: 

agent for landlord Date: 2/2/24



1607 Rhoadmiller St. STE A, Richmond, VA 23220 | 12-16 Littell Rd, Unit 1B, East Hanover, NJ 07936  
Office: (804) 447-8426  
Fax: (804) 447-8429

The property located at 21 S Arthur Ashe Blvd, Richmond, VA 23220 is a sizable multi-family residence featuring a total of 12 bedrooms and 12 bathrooms. Spanning 8,007 square feet, this home is set on a 4,680 square foot lot. With a construction date of 1922, this property is classified as a Multi-Family residence. The property, despite its age, maintains a commendable condition. A notable exception to this overall state of preservation is the condition of the fire escapes. These critical safety features have significantly deteriorated over time, presenting a stark contrast to the otherwise fine condition of the building. The fire escapes are now in dire need of replacement to ensure the safety and compliance of the property. This necessity highlights a crucial area for immediate attention and investment, ensuring that the building not only maintains its aesthetic and functional value but also adheres to essential safety standards.

- Install Pump Jacks to temporarily support the existing cantilever roof on the back of the building
- Remove all existing material from the existing fire escape down to brick pilings
- Rebuild the entire fire escape from the bottom up using 6" x 6" treated columns holding up each level of the new structure for one side
- Remove existing concrete deck from existing fire escape and replace with 5/4"x6" decking
- Remove and replace existing anchor beams into the wall with new 6" x 8" beams to hold the new structure
- Install floor beams and decking on the new structure
- Install new railing system on new structure to match building code standards
- Take before and after pics for project weekly updates and end-of-project
- Clean up area of all job-related debris

In light of the deteriorated state of the fire escapes, comprehensive plans have been developed to address and rectify this issue. These plans are designed with the safety and structural integrity of the building in mind, aiming to replace the existing fire escape system. The intention is to remove the current steel and concrete construction, which



has succumbed to wear and environmental factors over time, compromising its reliability and safety.

The replacement strategy involves the installation of new stairs and structural support systems, moving away from the old materials to embrace the use of pressure-treated wood framing. This choice of material not only ensures durability and resistance to the elements but also offers a sustainable and aesthetically pleasing alternative. The new wood framing is expected to provide the necessary strength and stability, while also integrating seamlessly with the building's historical character.

This project signifies a significant investment in the property's future, prioritizing the safety of its occupants and visitors. By replacing the outdated fire escapes with modern, code-compliant structures, the property is set to meet current safety standards, thereby enhancing its overall value and functionality. The planned improvements are a testament to the commitment to maintaining the building's heritage, while ensuring it meets contemporary safety requirements.

#### **Proposed New Materials:**

6"x6"x12' - #2 Pressure-Treated Pine

5/4x6x12 Pressure treated

2x6x12 Pressure treated

2x6 joist hangers

2"x4"x10' - Pressure Treated

2x2x8 Pressure Treated

2x12x18 Pressure Treated

2"x8"x12' - Pressure Treated

1x6x12 Pressure Treated

1/2"x6" thru bolt

HD Galvanized Lag Bolt - 1/2"x8"

National Nail CAMO Composite Deck Screws - 2 1/2" (350/BOX)

Sterling Young  
Roofing Innovations  
2/5/2024 | 10 Photos



# Stair Condition

# Section 1

Photo Documentation of Deterioration of Staircase at 21 South Arthur Ashe Blvd

1



Photo showing uneven concrete decking (ground level)

2



Photo showing deterioration on and around steel staircase (ground level)

3



Photo showing deterioration between steel stairs and concrete decking (second level)

4



Photo showing deterioration of concrete decking (second level looking at third level)

5



Photo showing deterioration of steel and uneven level of concrete deck (second level)

6



Photo showing deterioration of concrete/steel (second level)

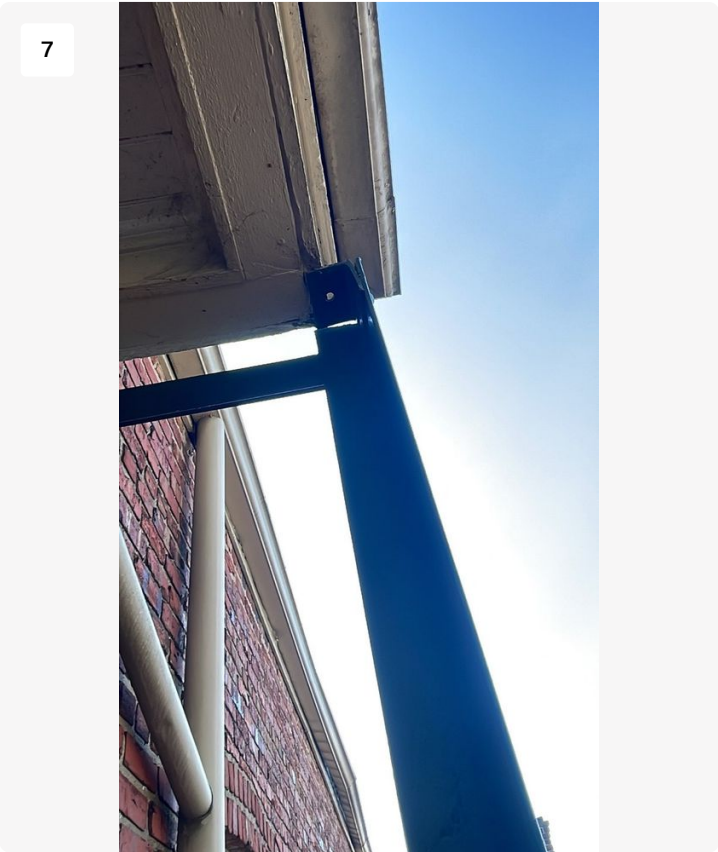


Photo showing deteriorated steel column (third level)

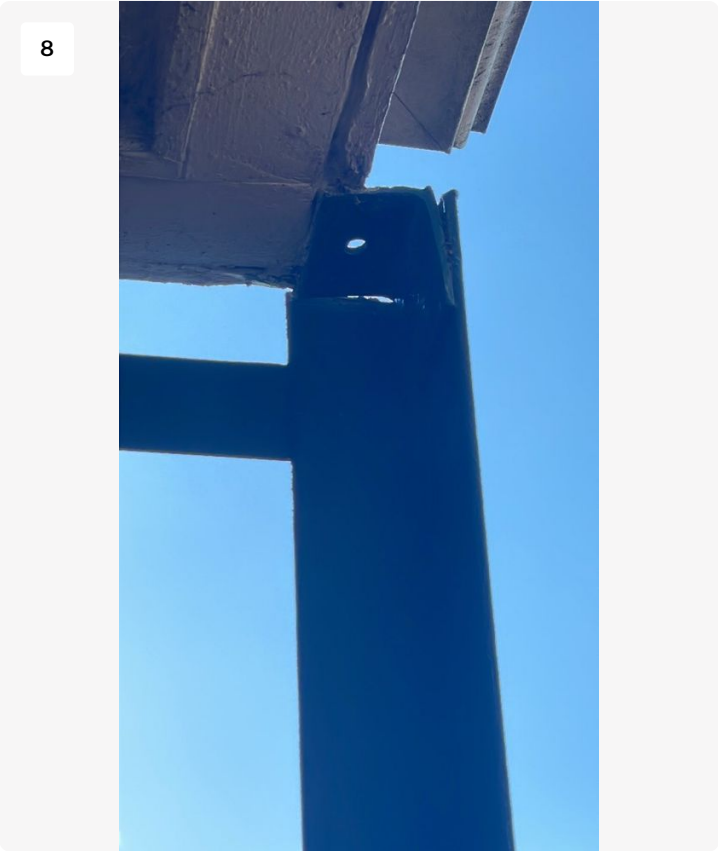


Photo showing deteriorated metal column, closeup of picture 7, (third level)

9



Photo showing deteriorated steel column (ground to third level)

10

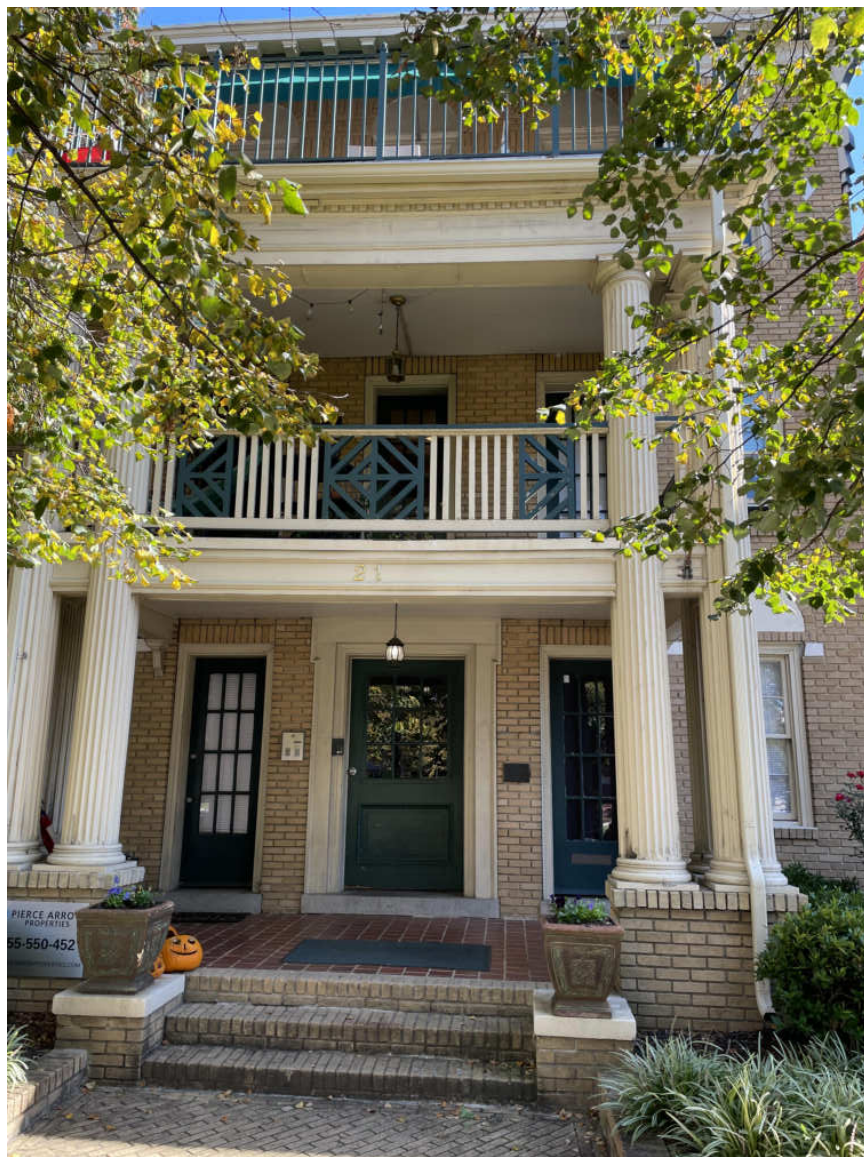


Photo of deterioration of steel railings on deck (second level)

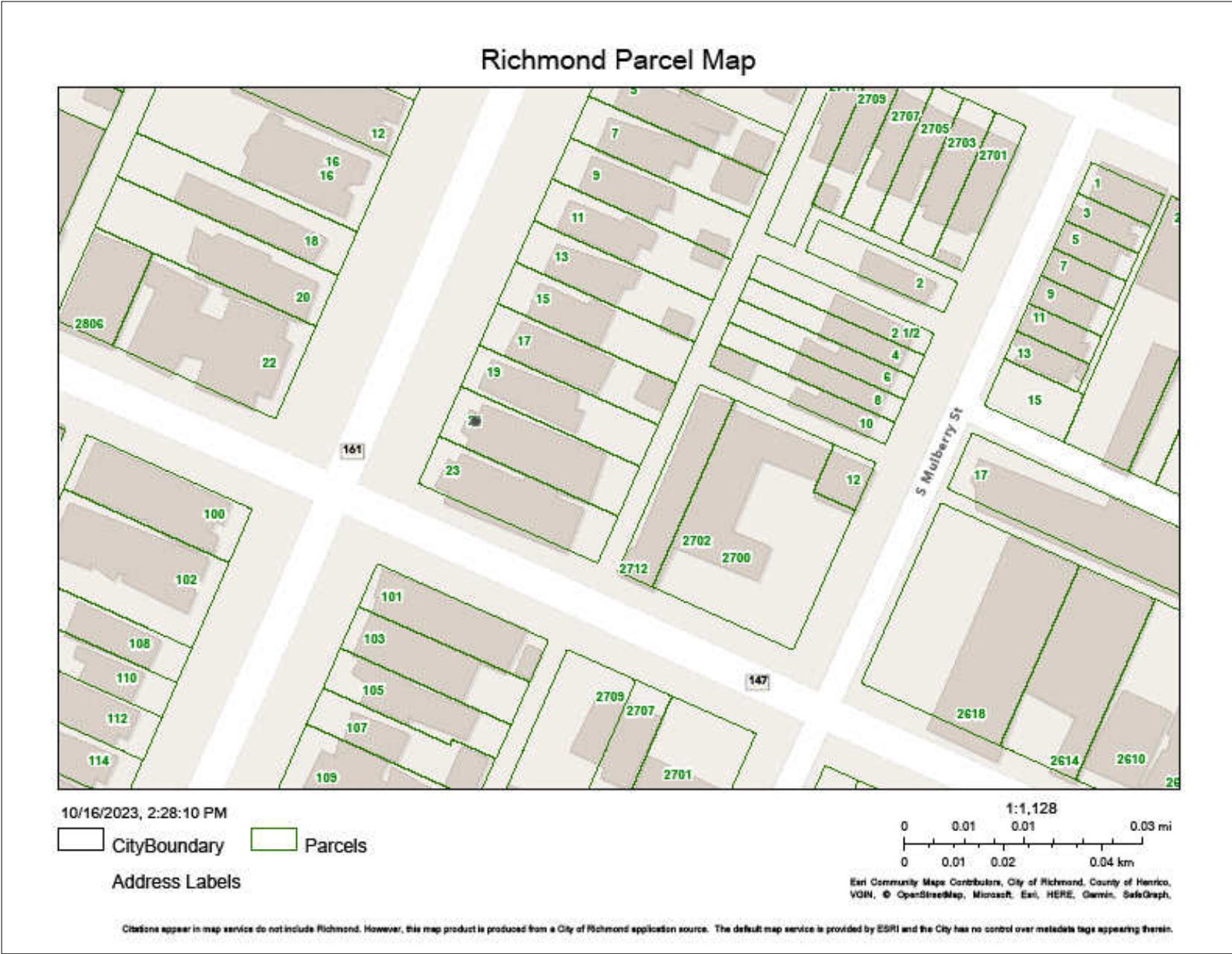
# ROOFING INNNOVATIONS

AREA CALCULATIONS

Unheated Area	
Ceneter Stair Landing Typ	180 SF
North Stair Landing Typ	73 SF
South Stair Landing Typ	60 SF
	313 SF
Total	313 SF



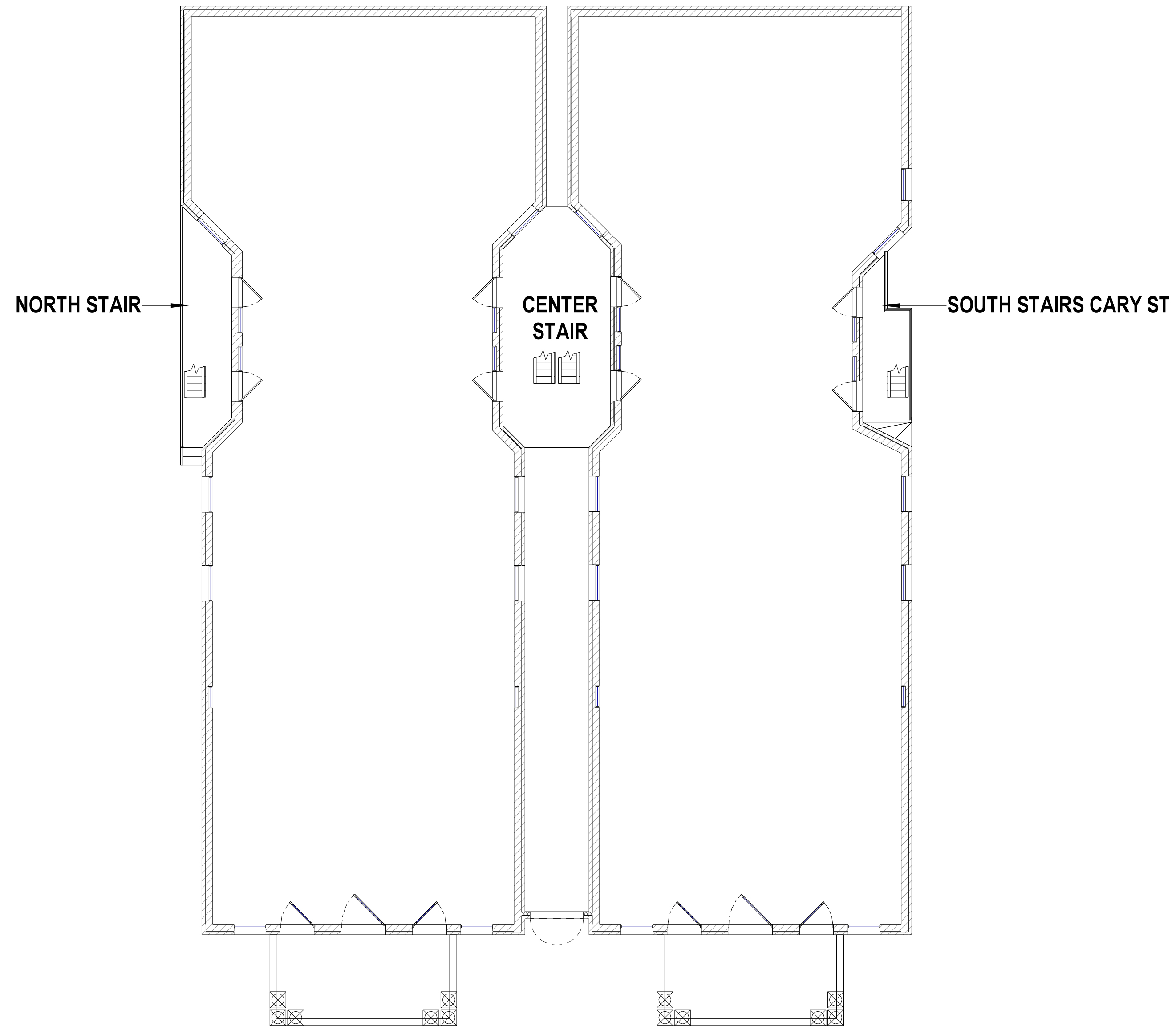
21 & 23 S ARTHUR ASHE BLVD



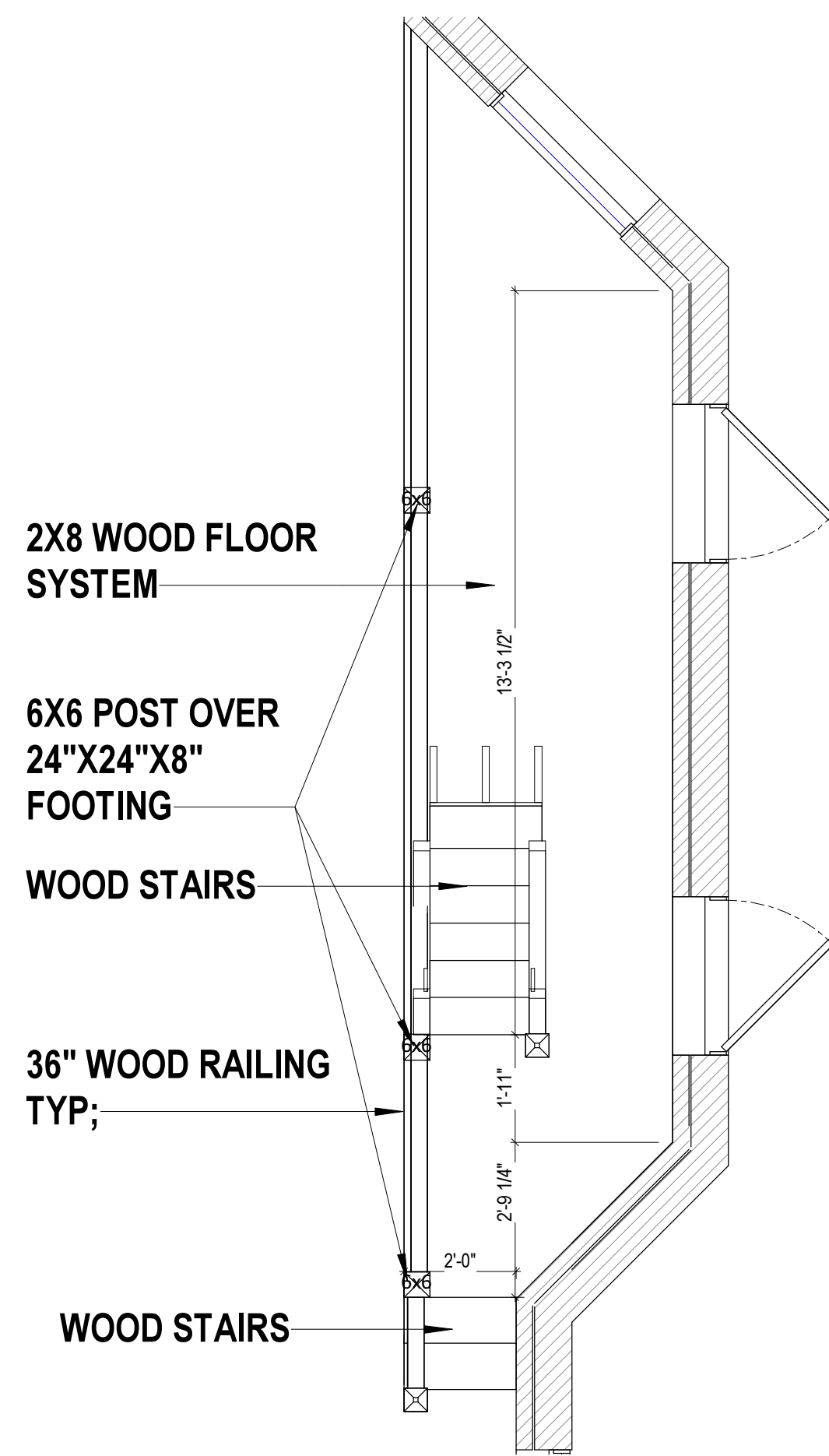
**NOTE:**  
PLANS ARE FOR REPLACEMENT OF  
EXISTING FIRE ESCAPE, STAIRS ,AND  
STRUCTURAL SUPPORT. INTENTION TO  
REMOVE EXISTING STEEL/CONCRETE  
CONSTRUCTION AND REPLACE WITH  
PRESSURE TREATED WOOD FRAMING.  
EXISTING FOOTINGS AND SUPPORTS  
SHOULD BE VERIFIED BY A THIRD PARTY  
ENGINEER. NO CHANGES TO ELEVATIONS  
OR INTERIOR ARE TO BE MADE

PERMIT SET

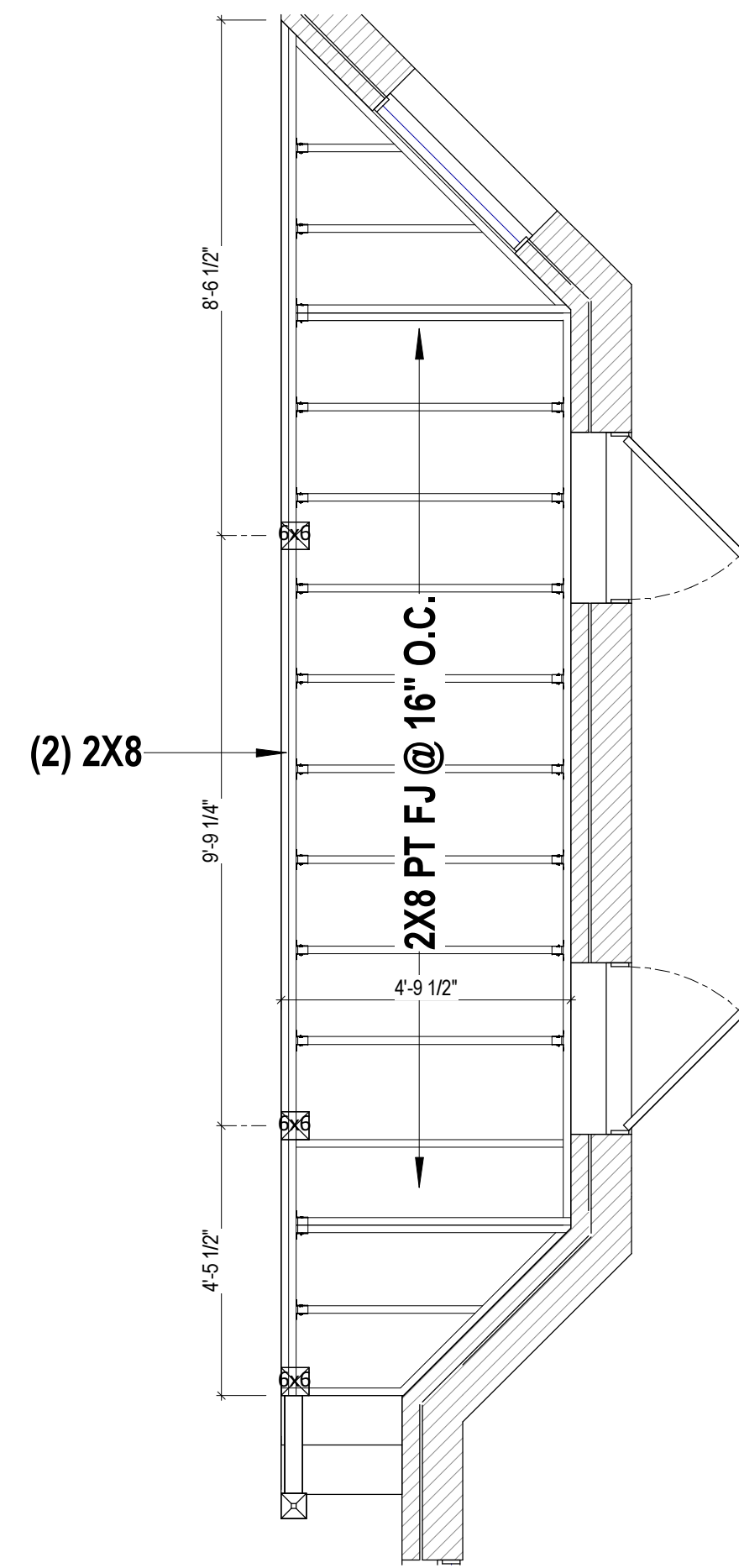
SHEET INDEX	
0-COVER	
A-0.00	Cover
2-ARCHITECTURE	
A-2.00	Existing 1st Floor Plan
A-2.10	Proposed First Floor
A-2.20	Proposed 2nd Floor Plan
A-2.30	Proposed Third Floor
A-3.00	Elevations



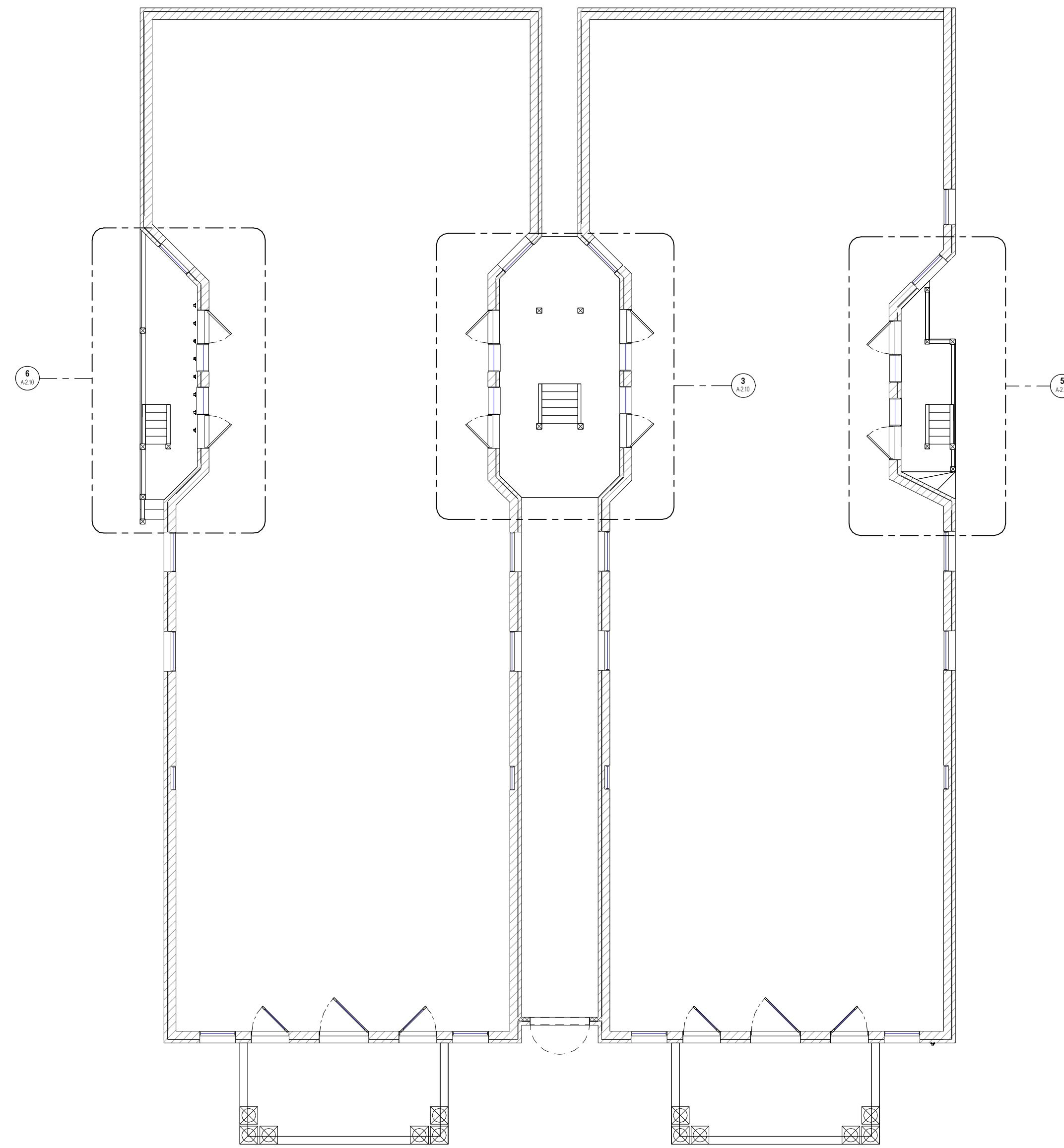
EXISTING 1ST FLOOR PLAN



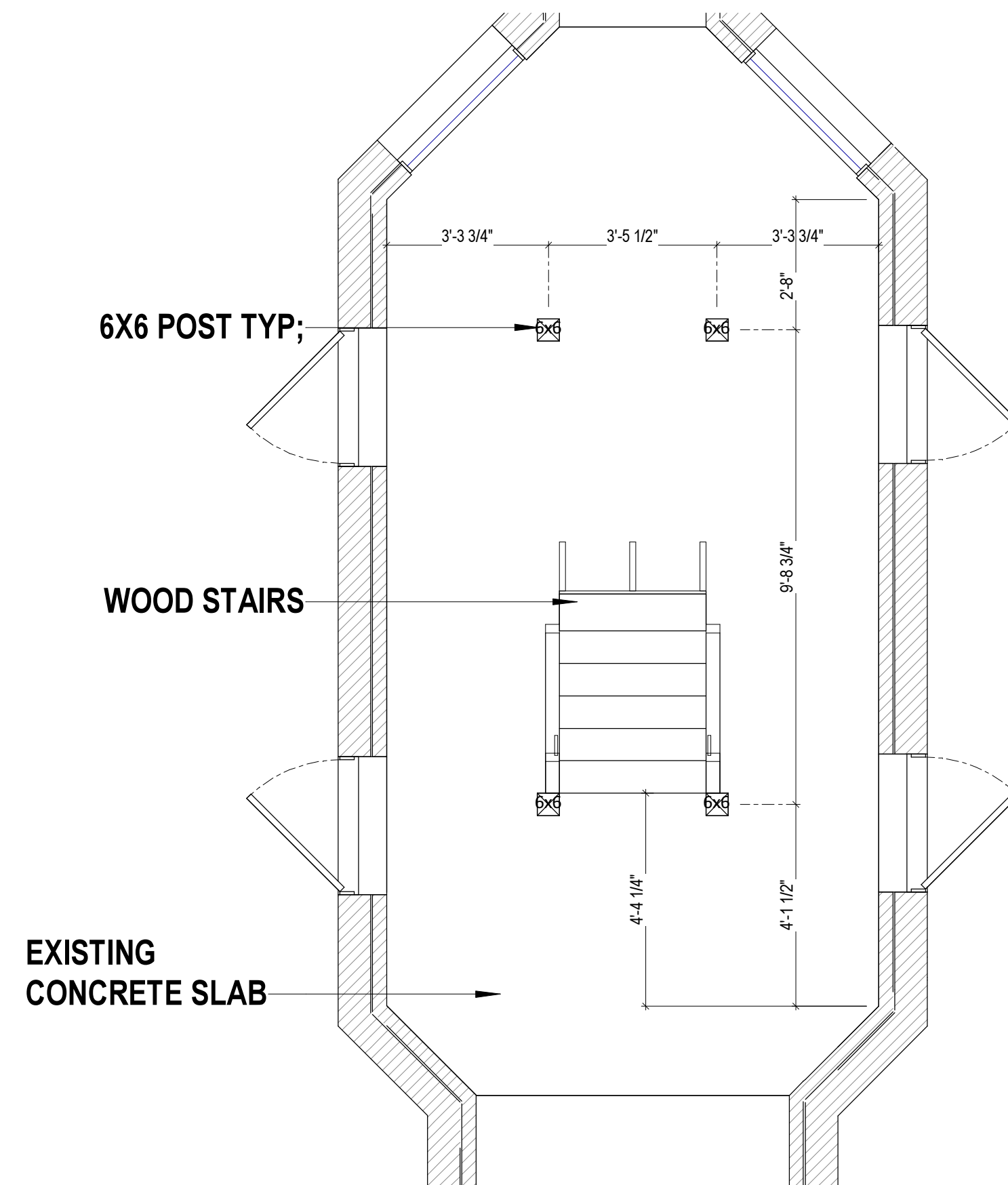
**NORTH STAIR DETAIL 1**



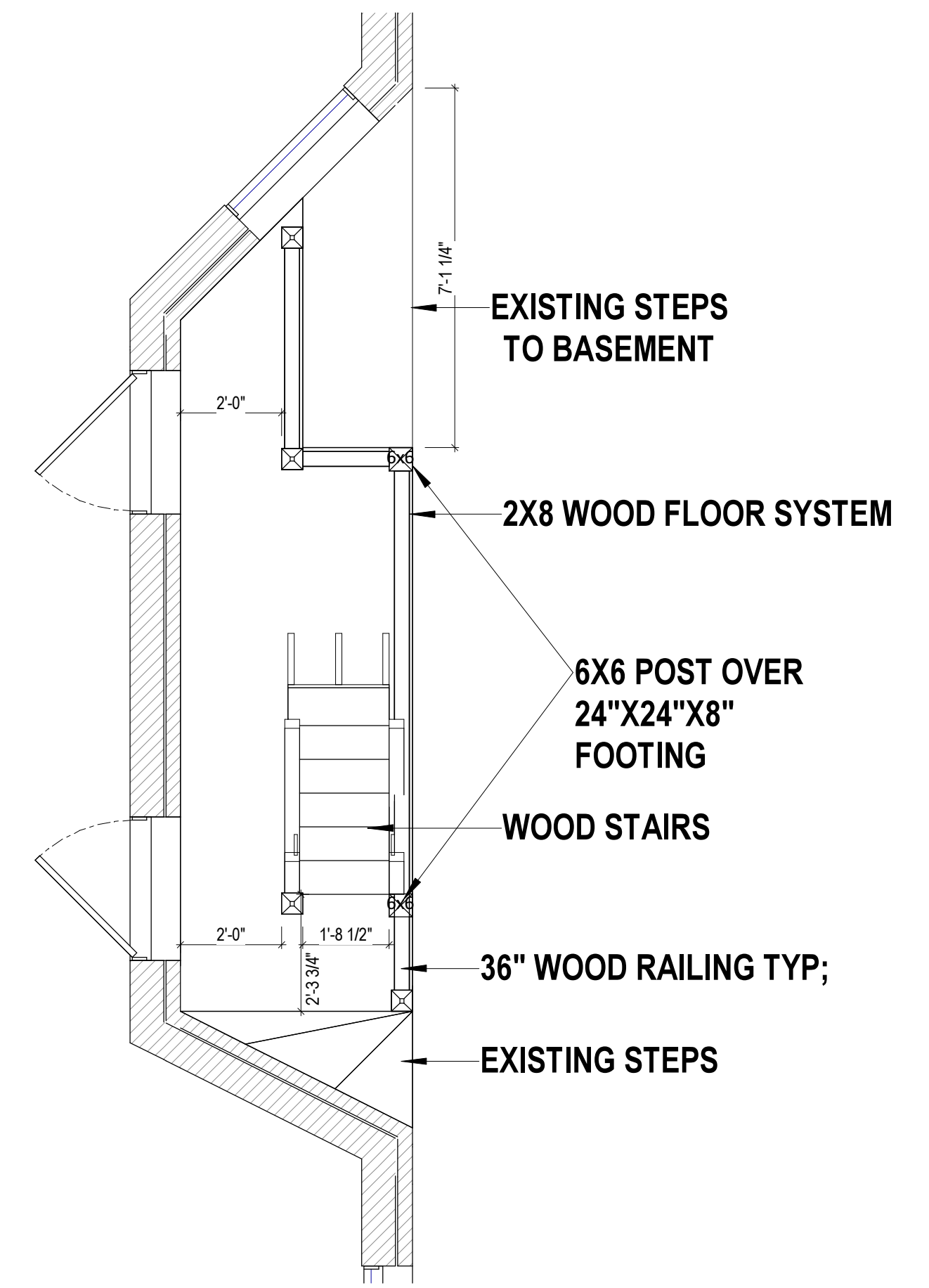
**NORTH STAIR FRAMING DETAIL 1**



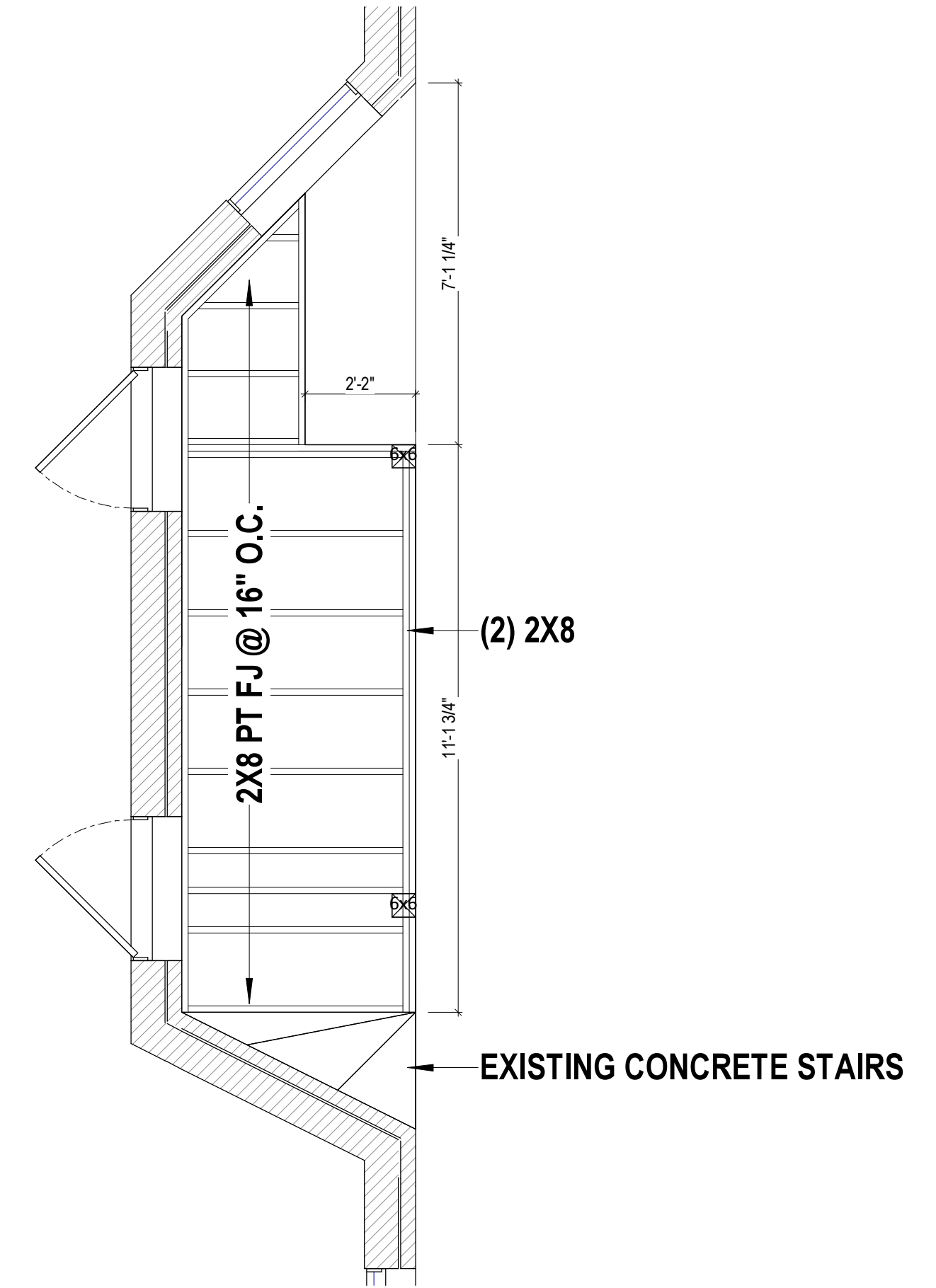
**PROPOSED 1ST FLOOR PLAN**



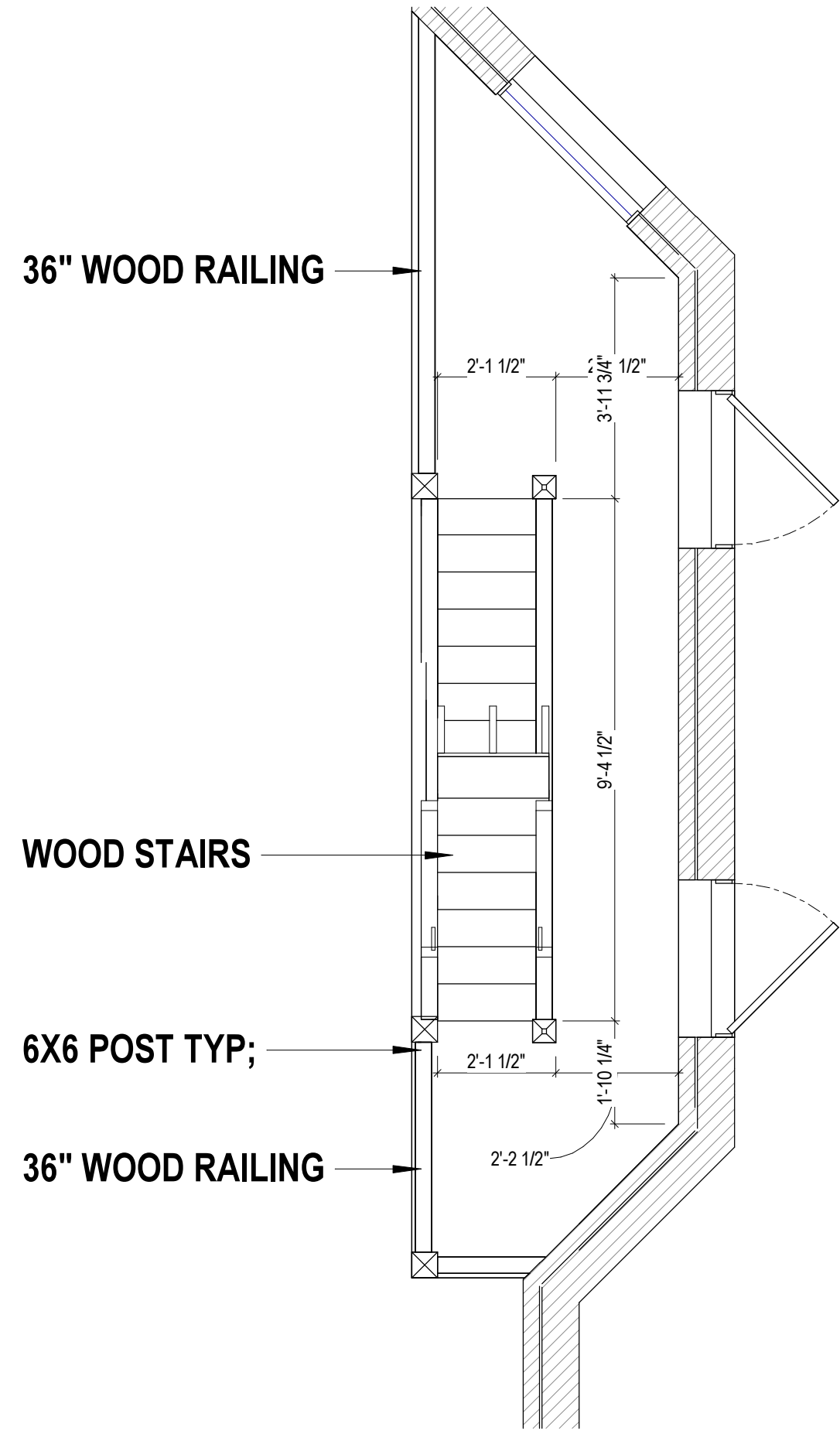
**CENTER STAIR DETAIL 1**



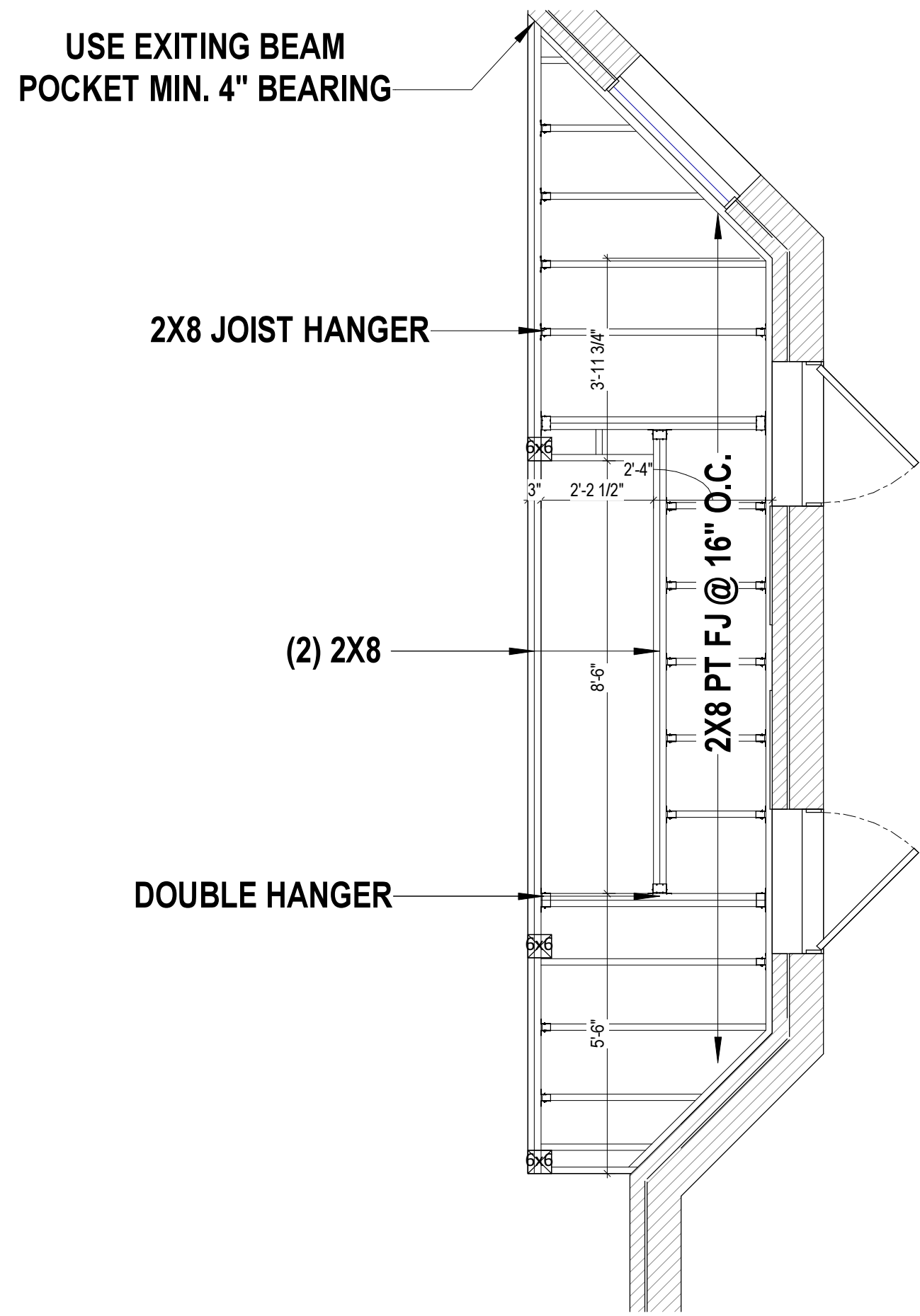
**SOUTH STAIR DETAIL 1**



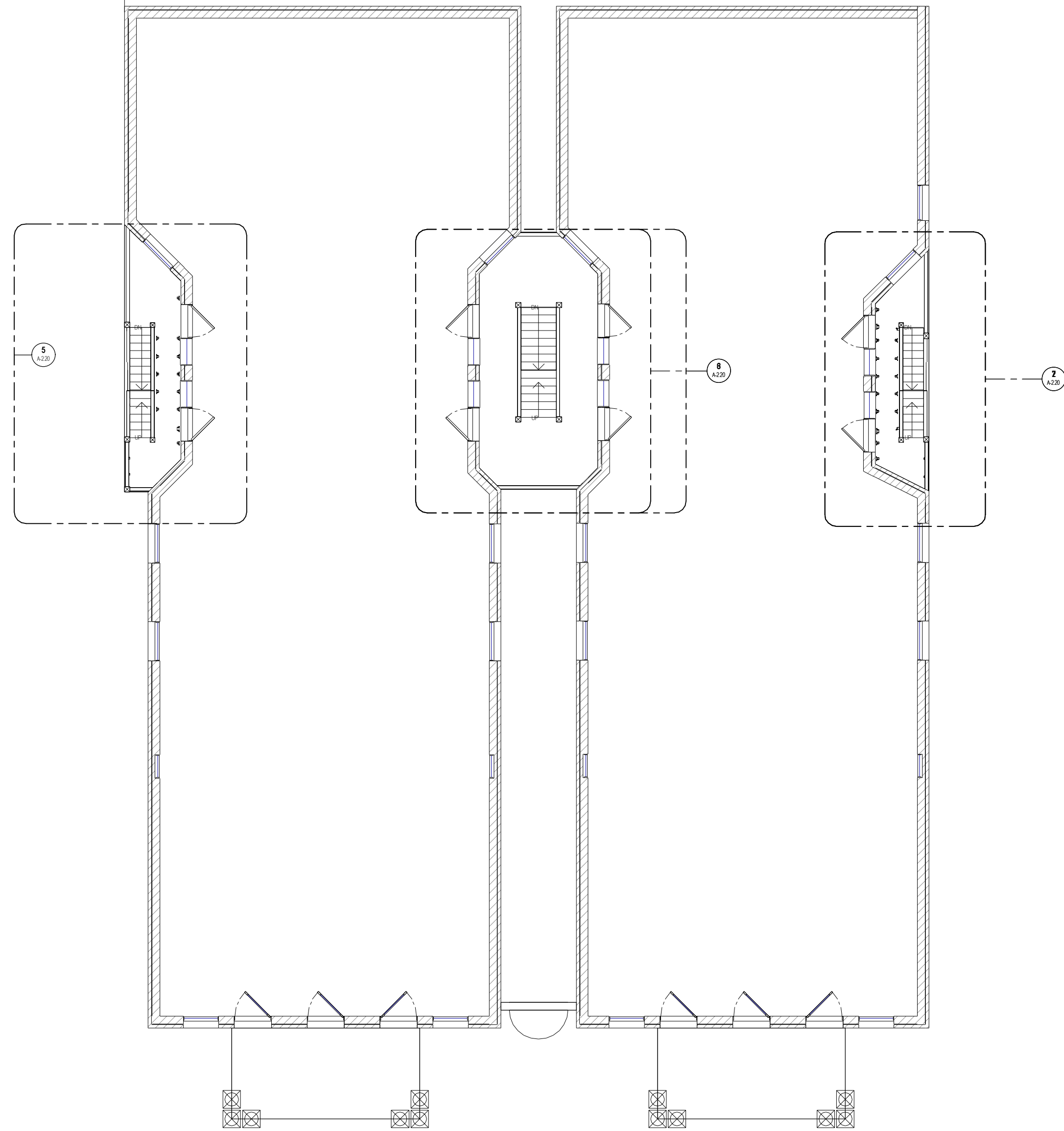
**SOUTH STAIR FRAMING DETAIL 1**



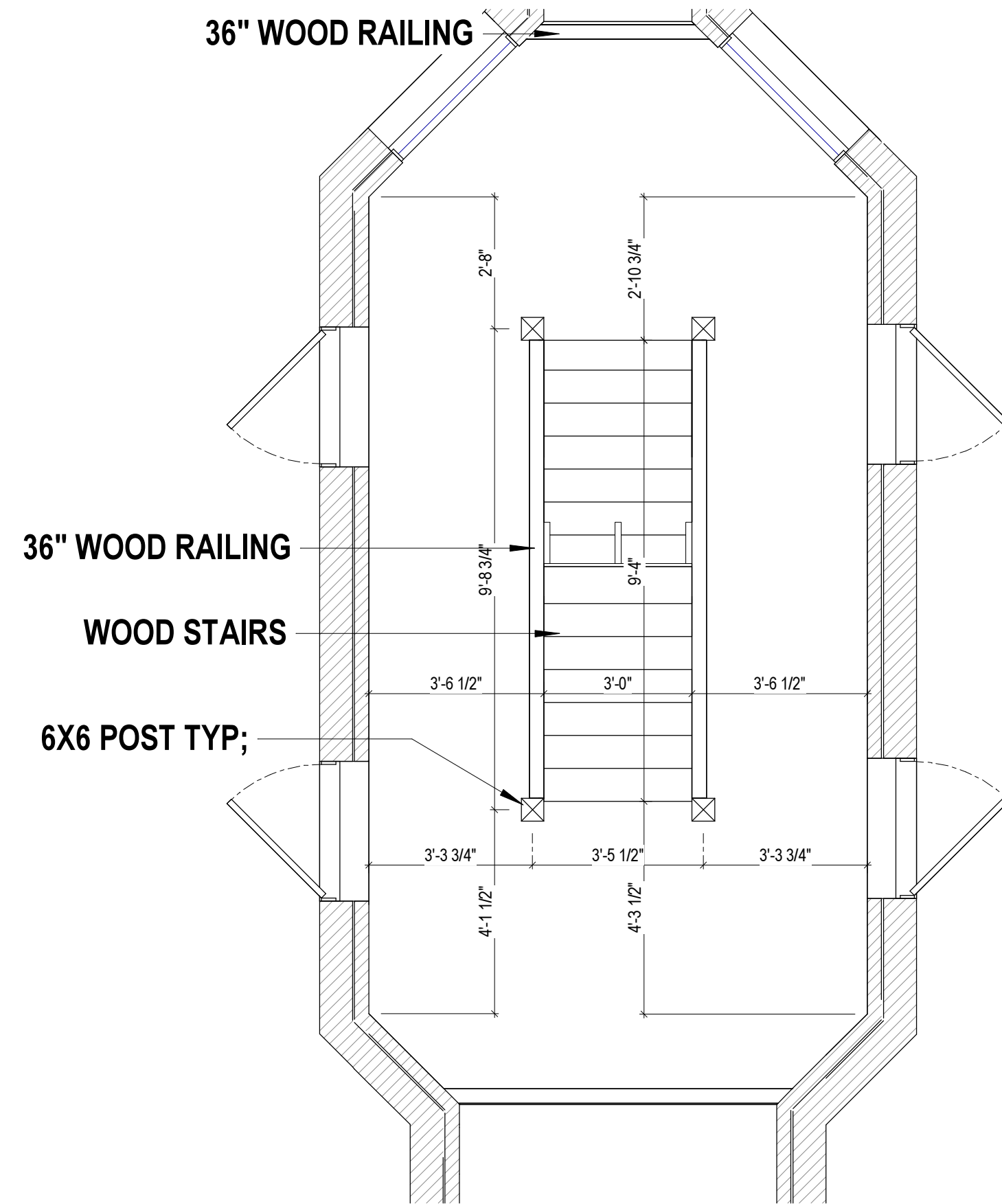
**NORTH STAIR DETAIL 2**



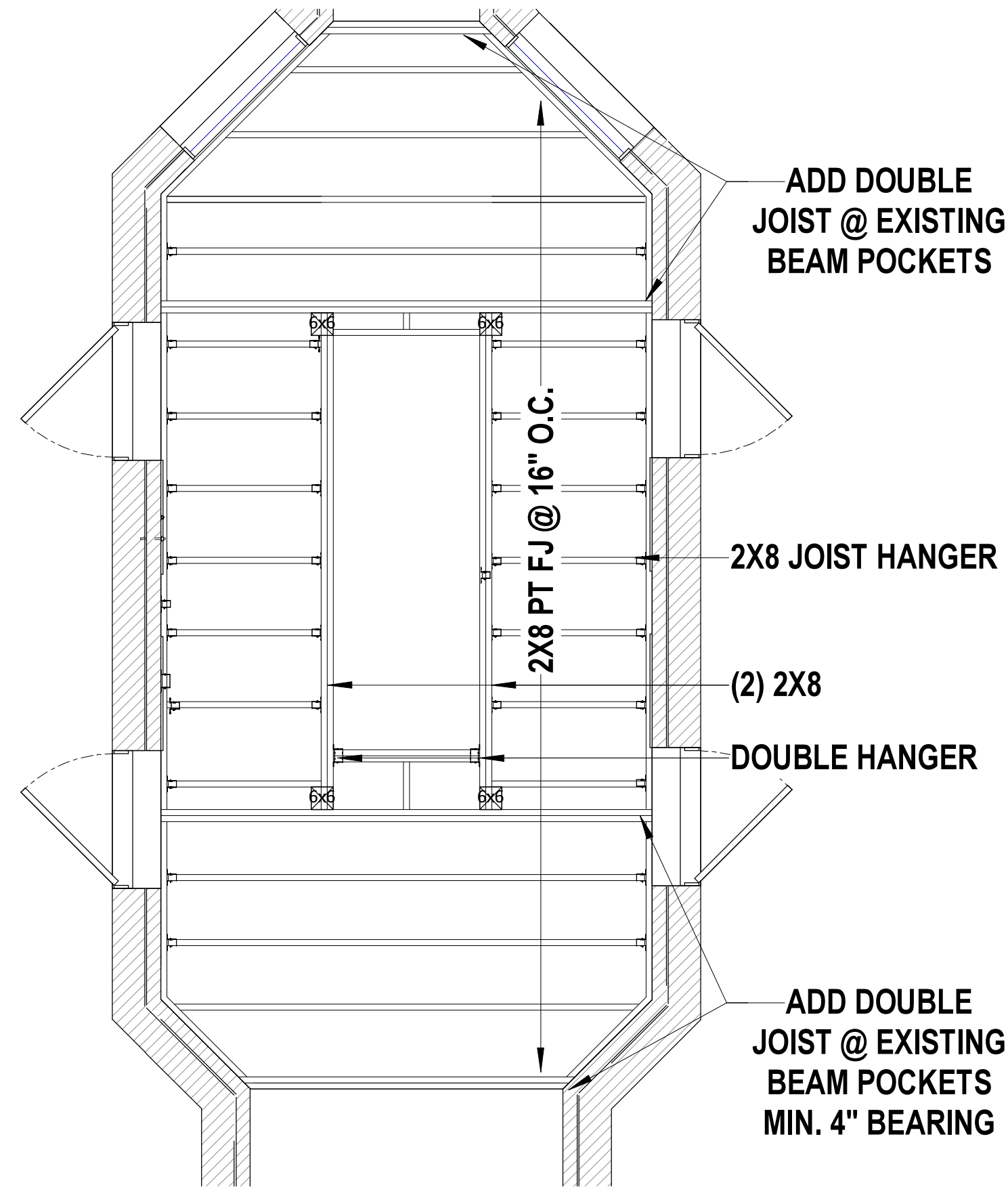
**NORTH STAIR FRAMING DETAIL 2**



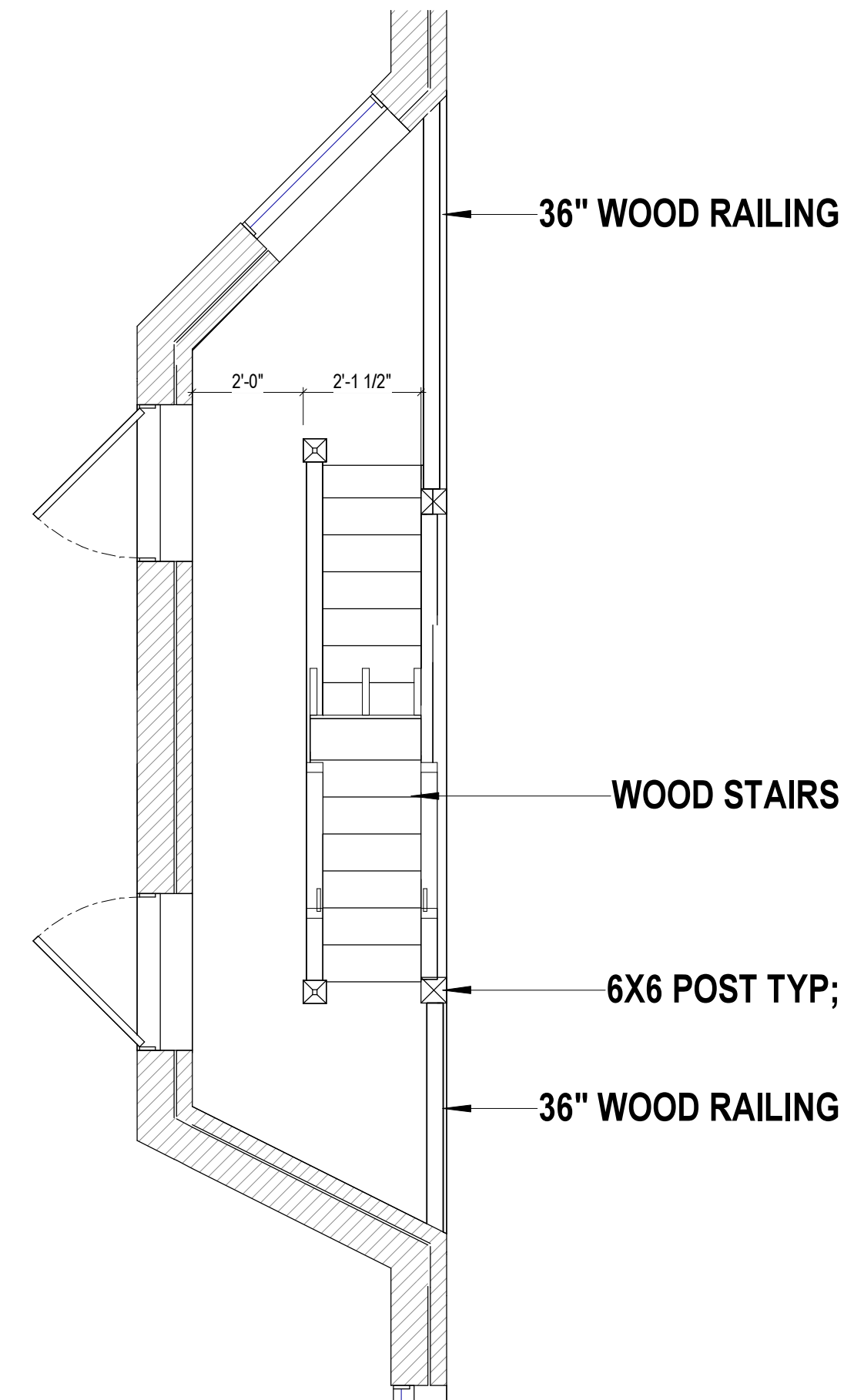
**PROPOSED 2ND FLOOR PLAN**



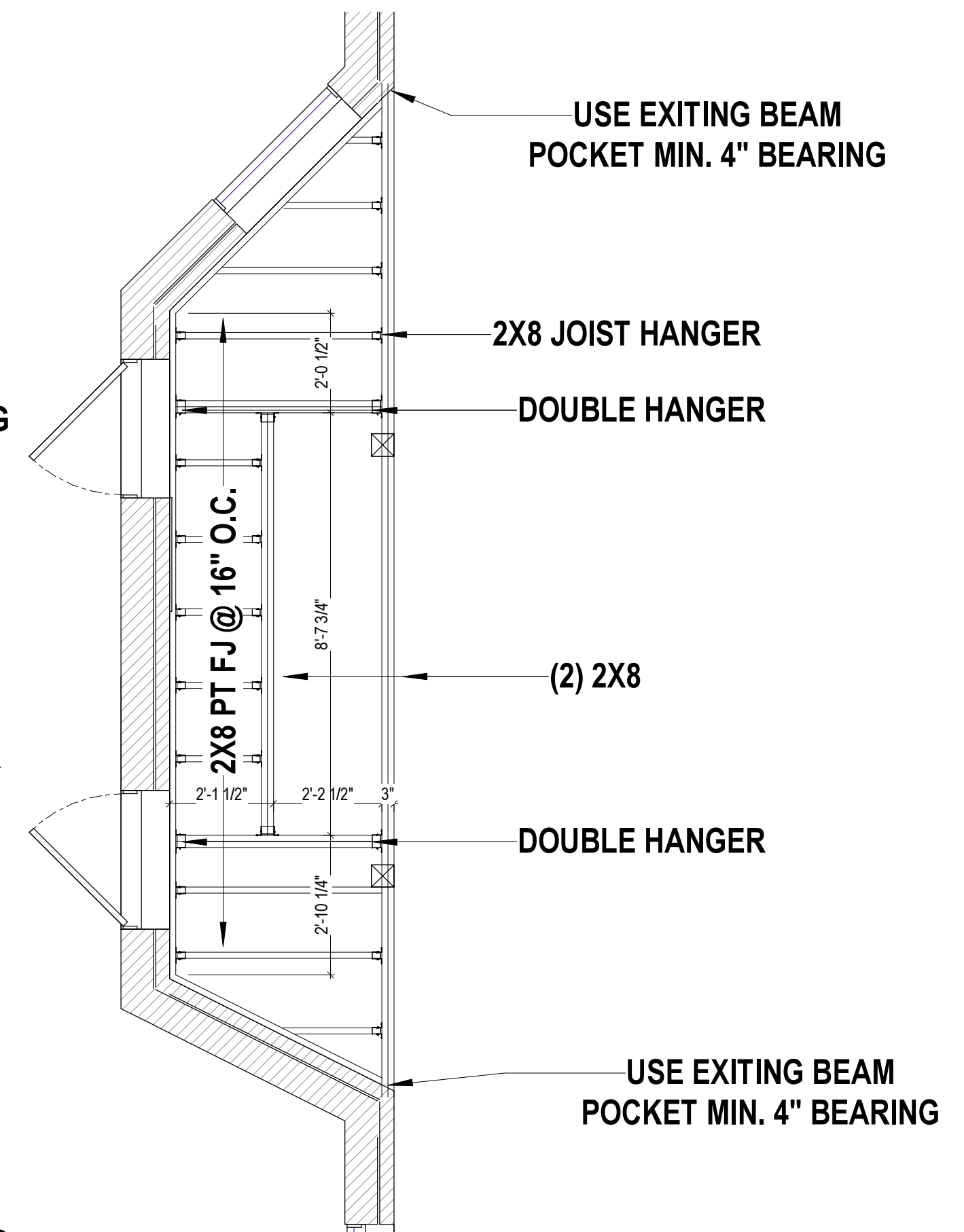
**CENTER STAIR DETAIL 2**



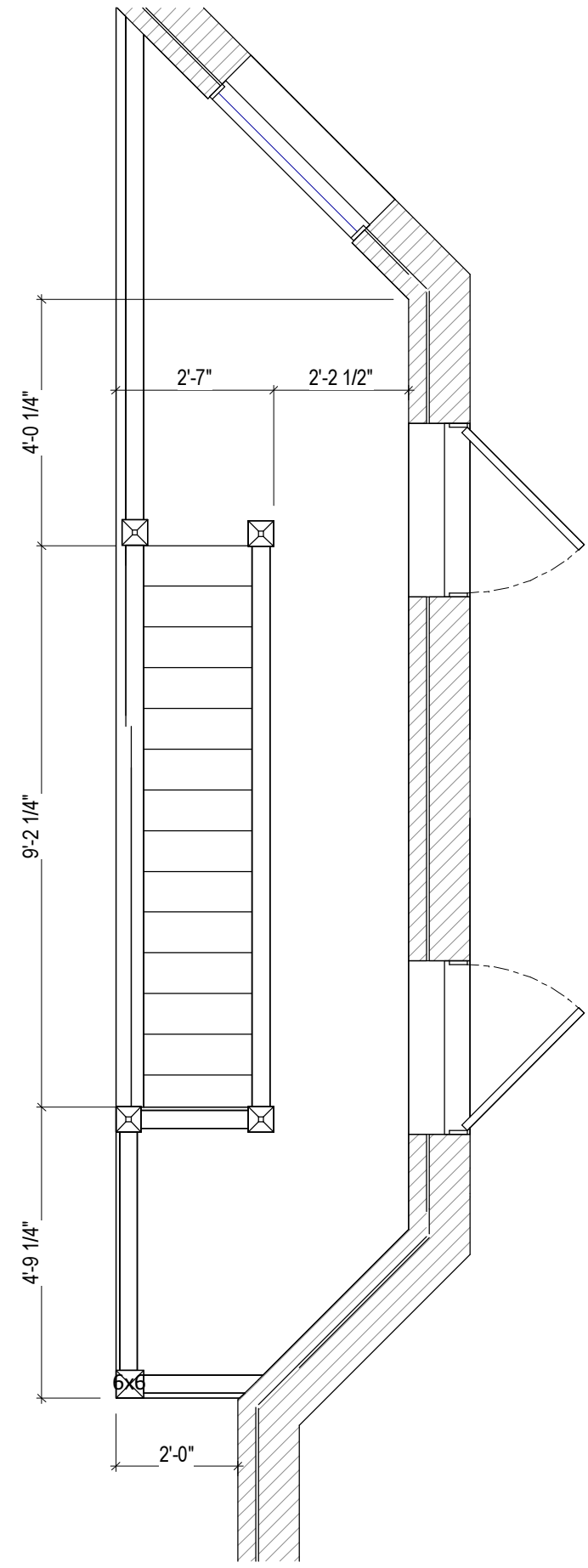
**CENTER STAIR FRAMING DETAIL 2**



**SOUTH STAIR DETAIL 2**



**SOUTH STAIR FRAMING DETAIL 2**



**NORTH STAIR DETAIL 3**

USE EXISTING BEAM  
POCKET MIN. 4" BEARING

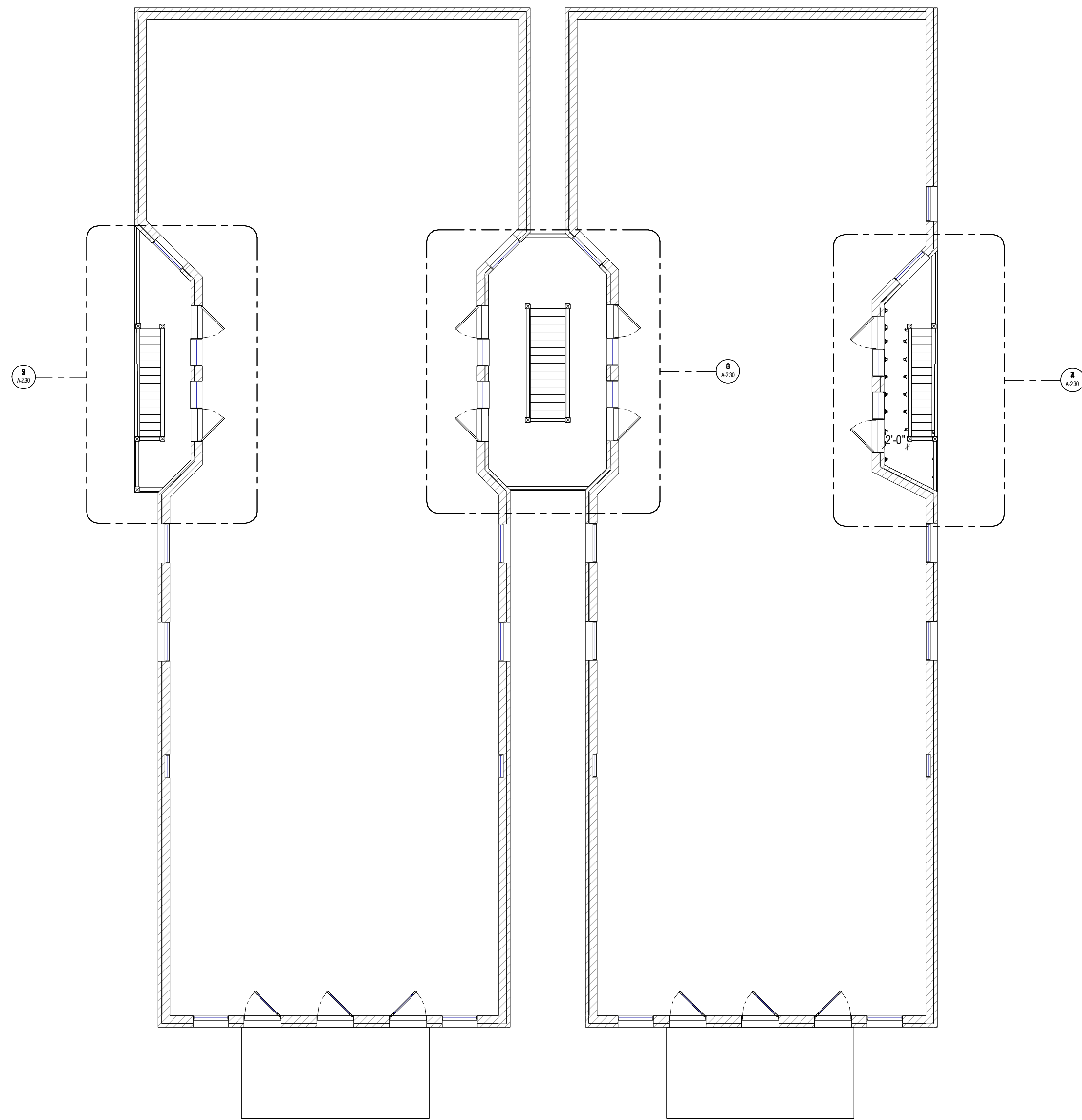
2X8 JOIST HANGER

(2) 2X8

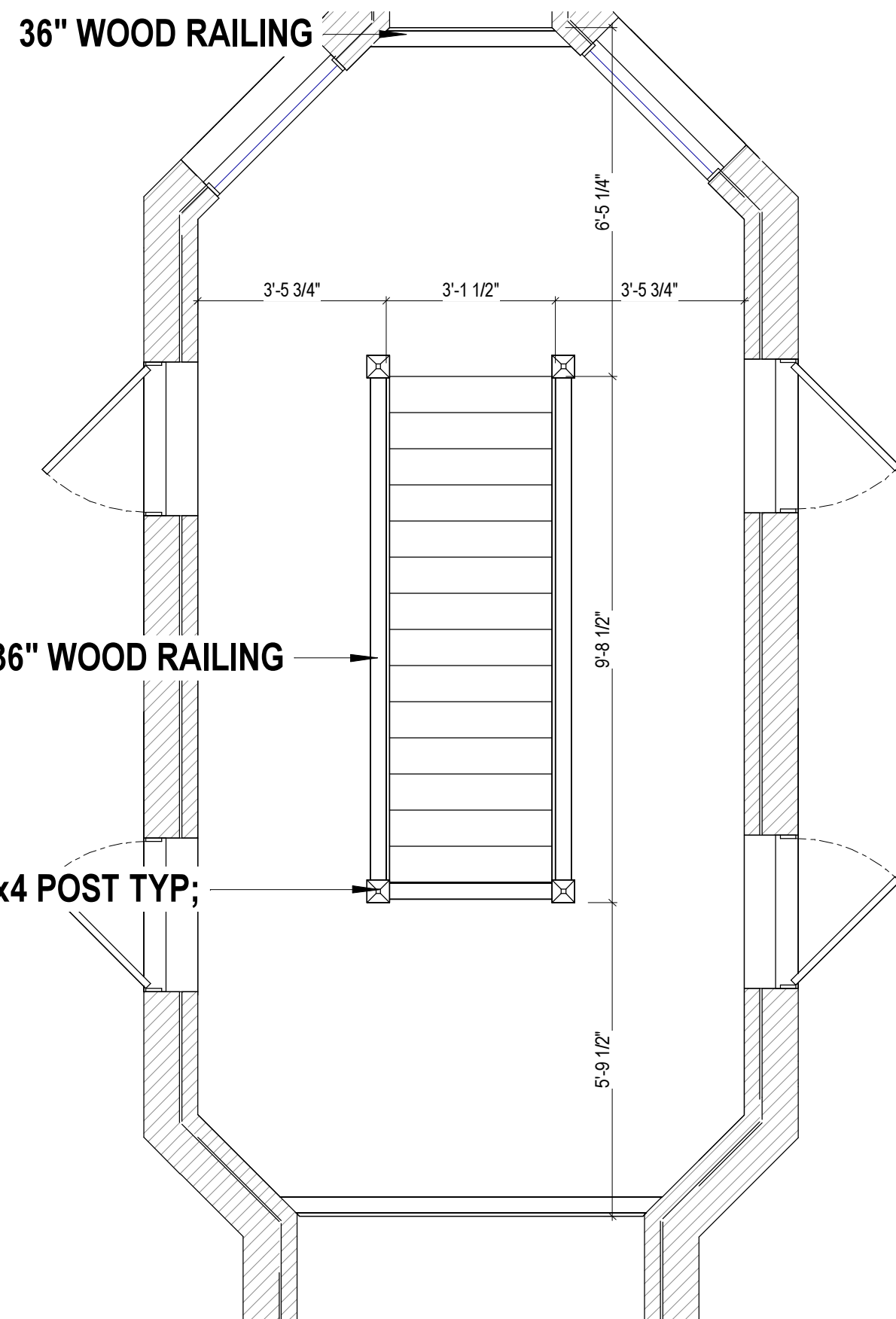
DOUBLE HANGER

USE EXISTING BEAM  
POCKET MIN. 4" BEARING

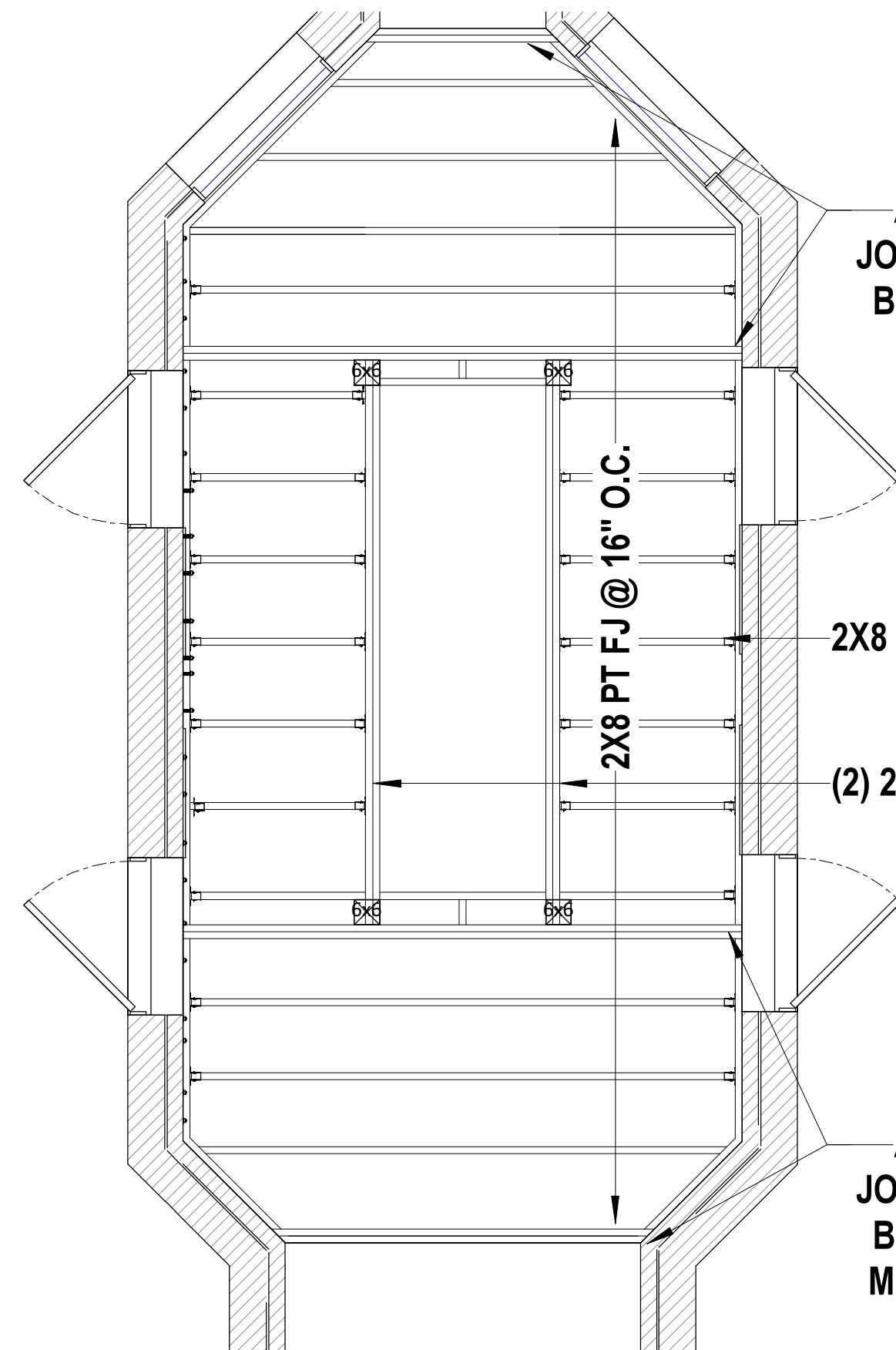
**NORTH STAIR FRAMING DETAIL 3**



**PROPOSED 3RD FLOOR**



**CENTER STAIR DETAIL 3**



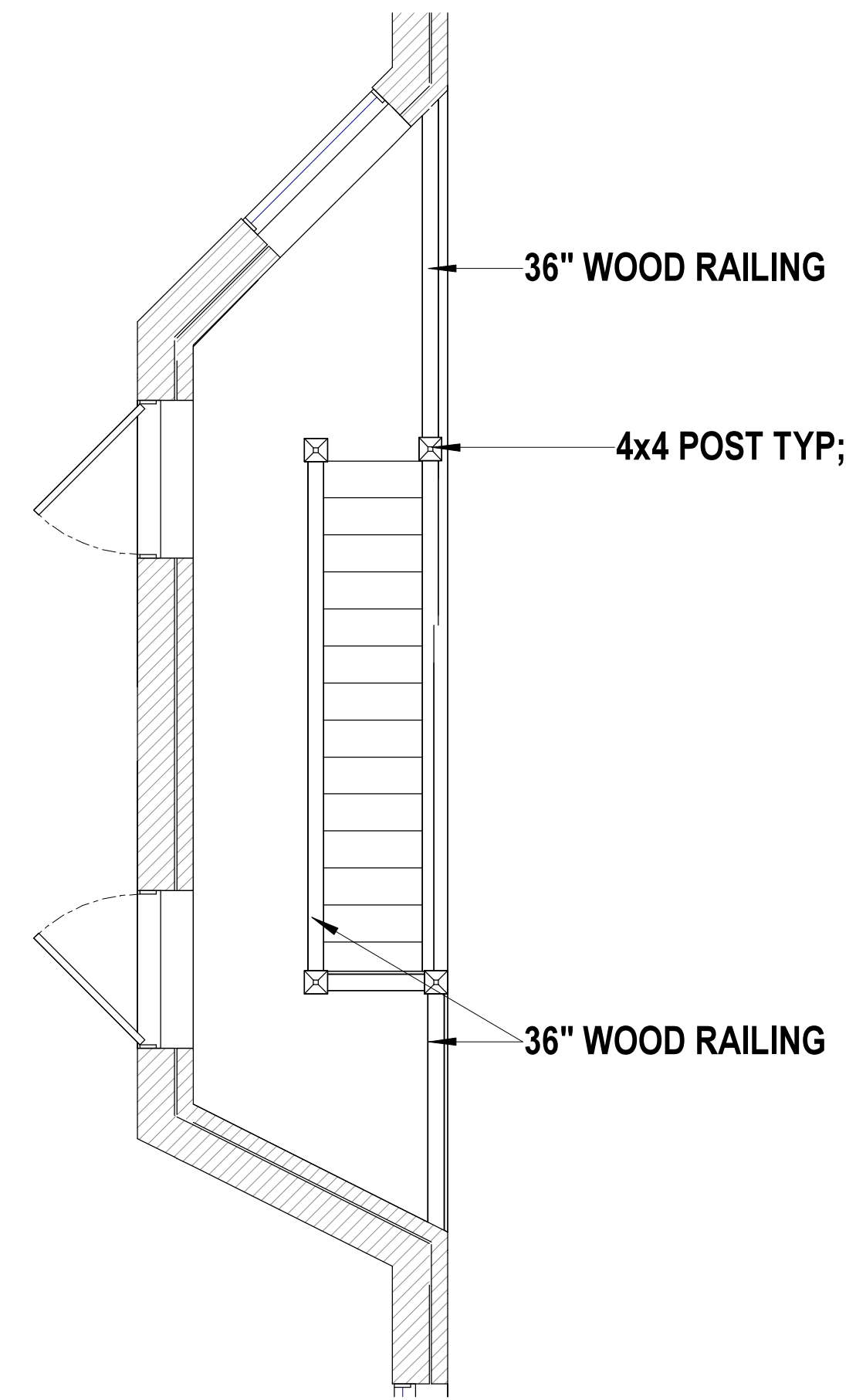
**CENTER STAIR FRAMING DETAIL 3**

ADD DOUBLE  
JOIST @ EXISTING  
BEAM POCKETS

2X8 JOIST HANGER

(2) 2X8

ADD DOUBLE  
JOIST @ EXISTING  
BEAM POCKETS  
MIN. 4" BEARING

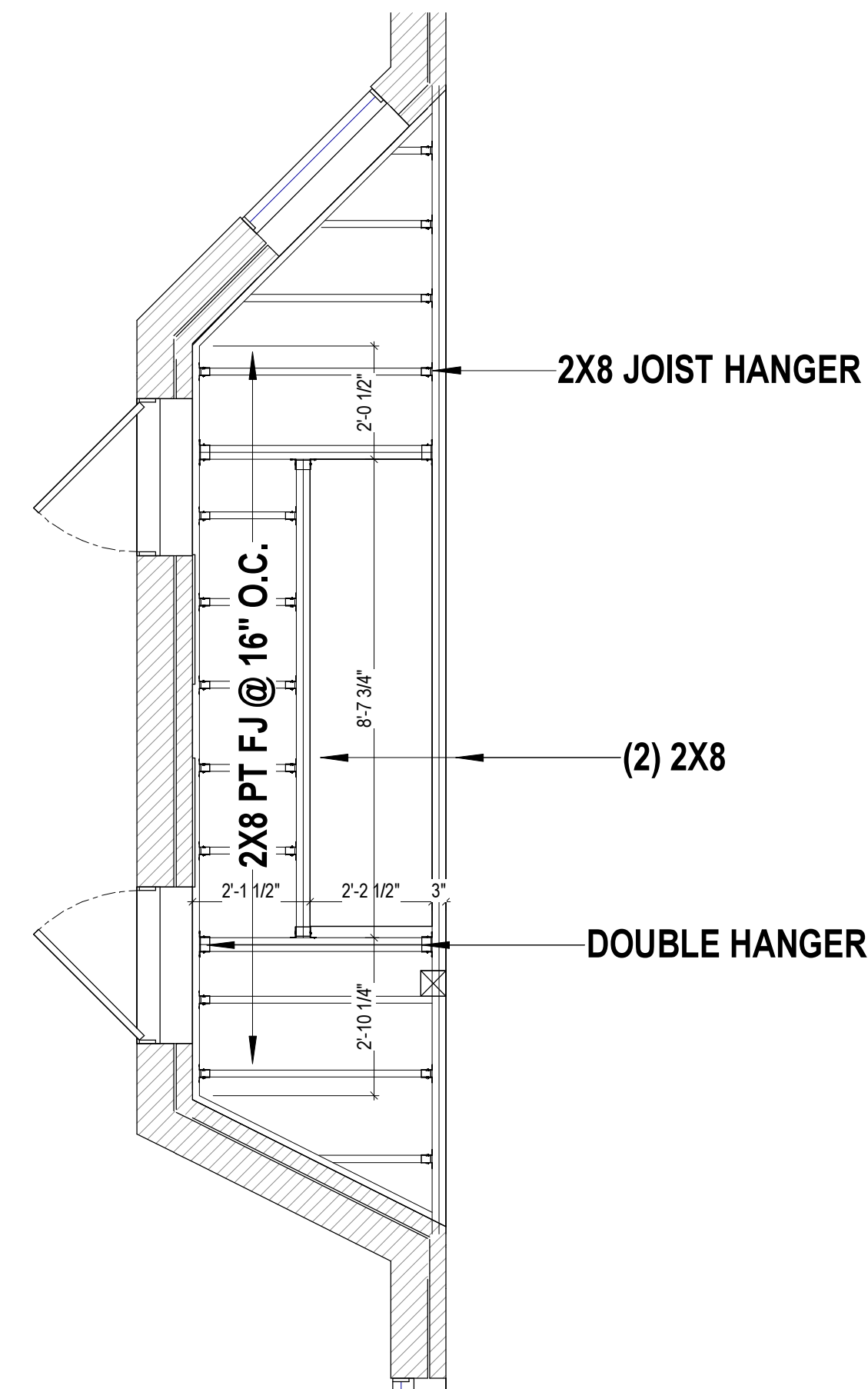


**SOUTH STAIR DETAIL 3**

36" WOOD RAILING

4x4 POST TYP;

36" WOOD RAILING

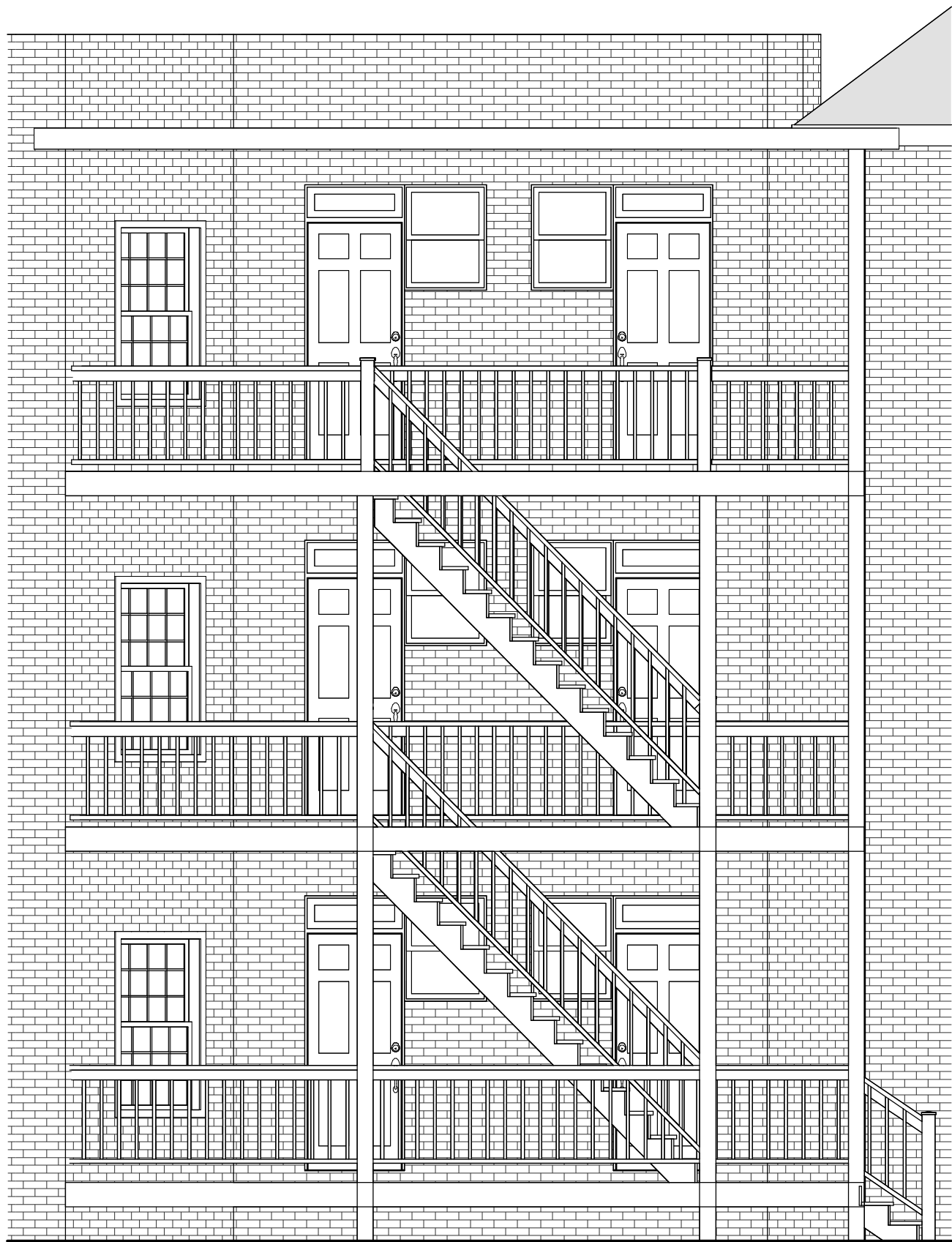


**SOUTH STAIR FRAMING DETAIL 3**

2X8 JOIST HANGER

(2) 2X8

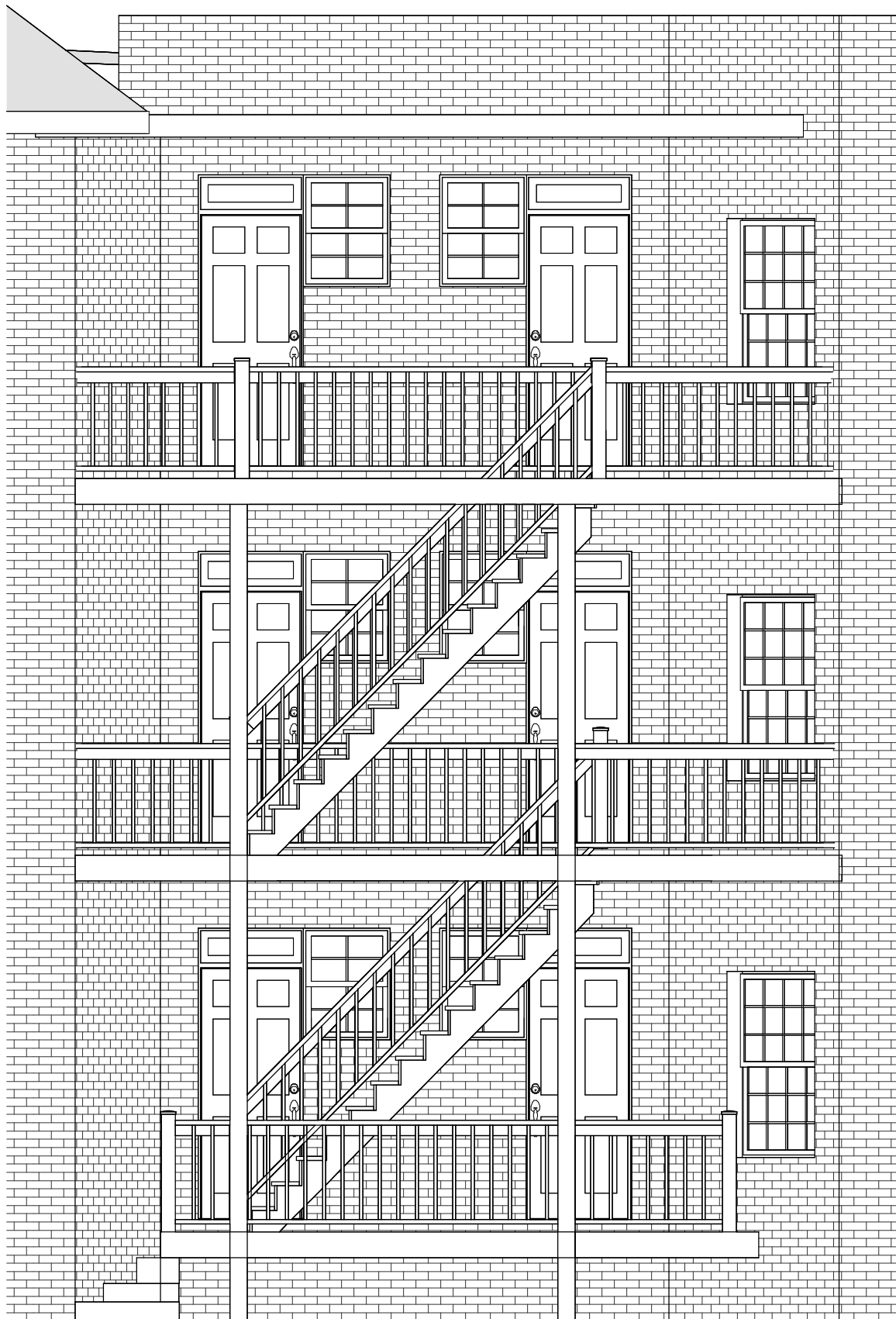
DOUBLE HANGER



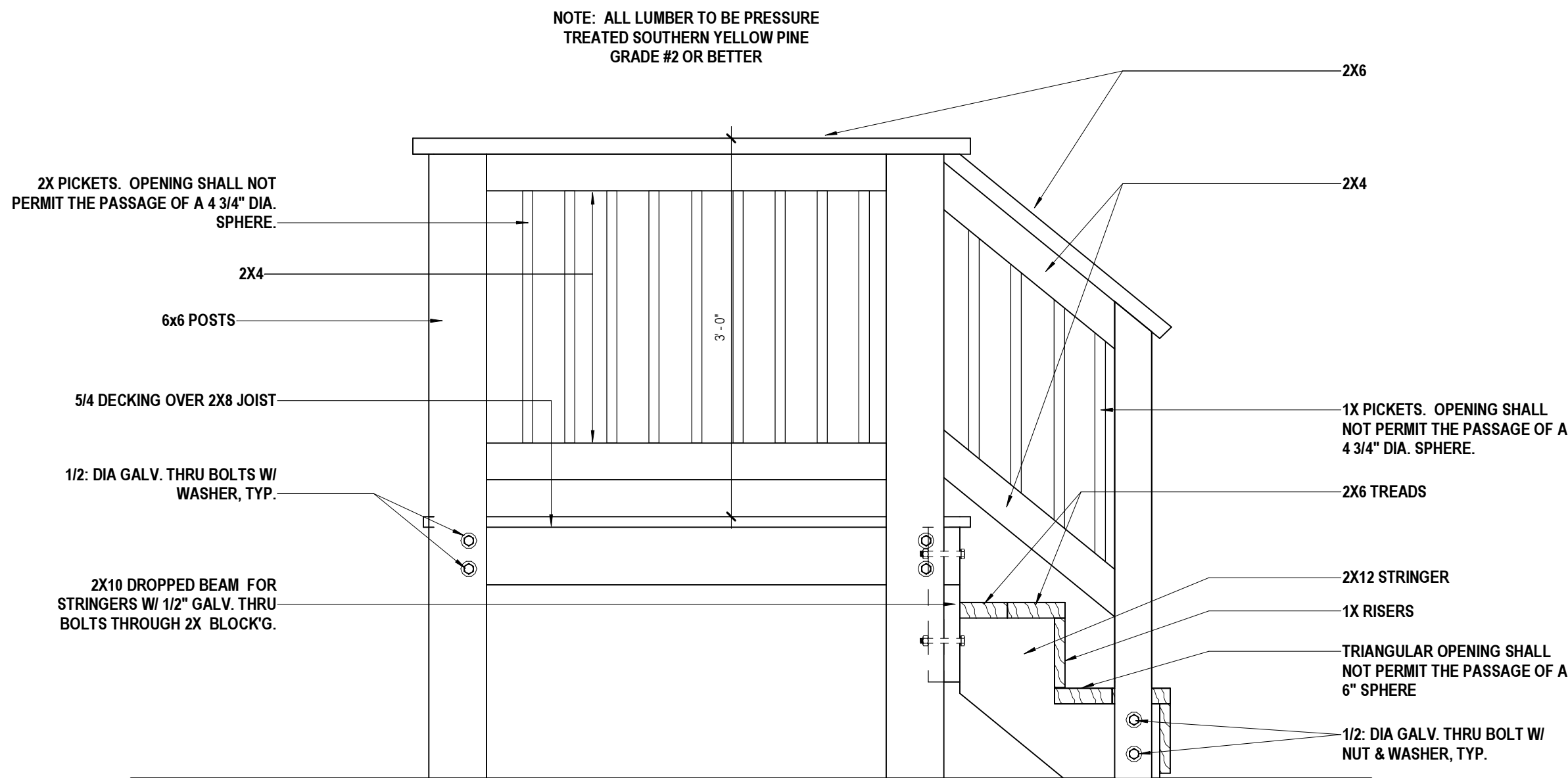
**NORTH ELEVATION**



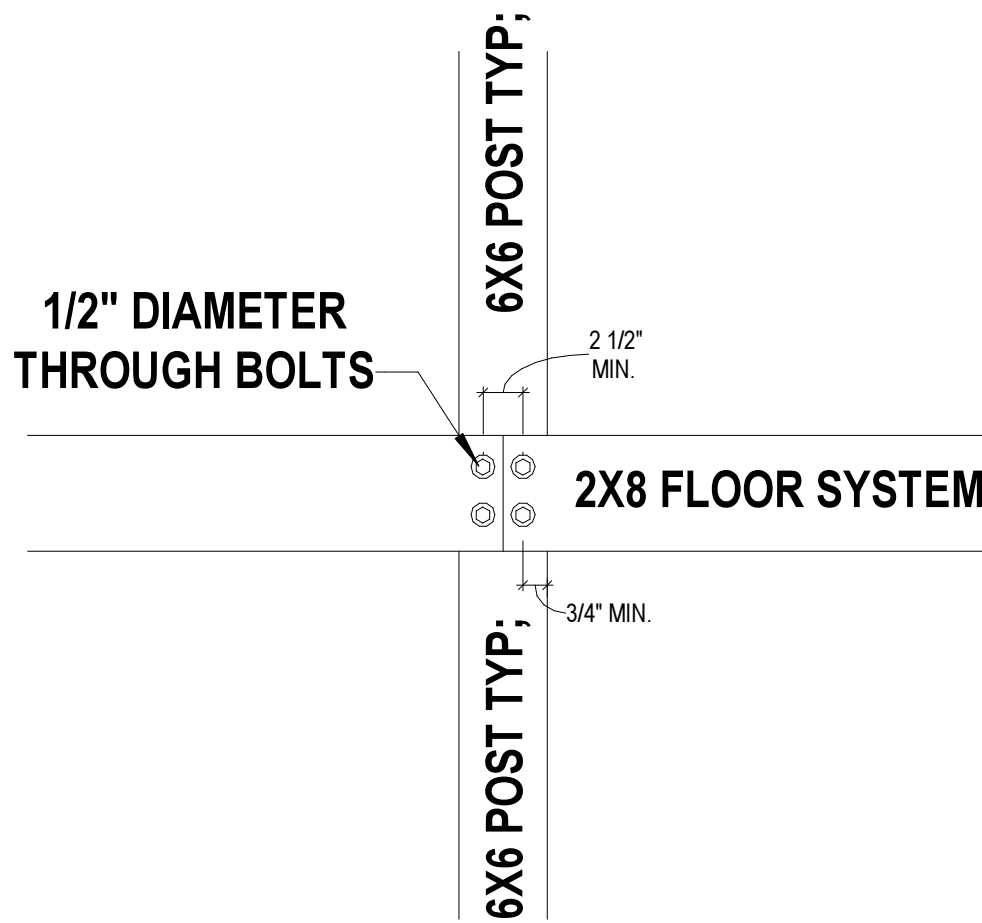
**CENTER STAIR SECTION**



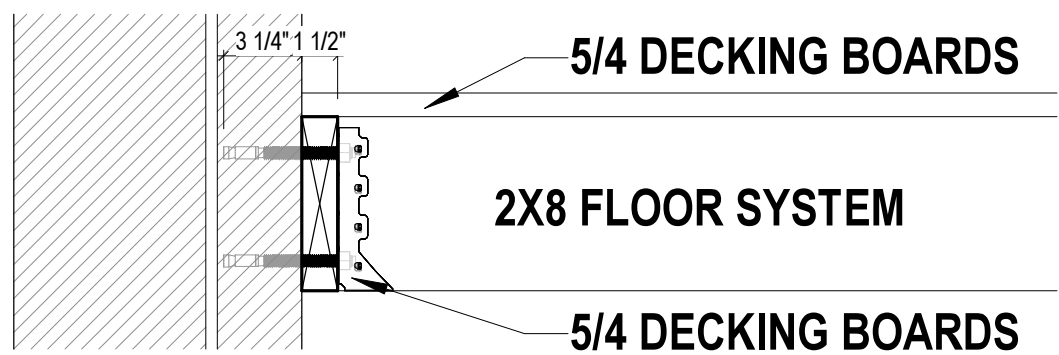
**SOUTH ELEVATION**



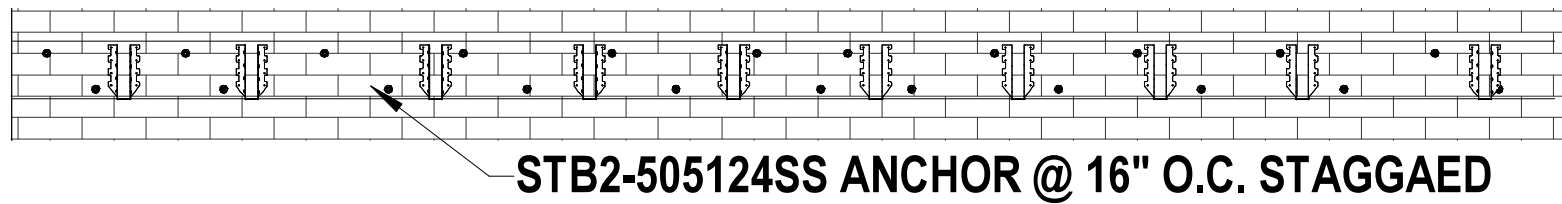
**STAIR AND LANDING DETAIL**



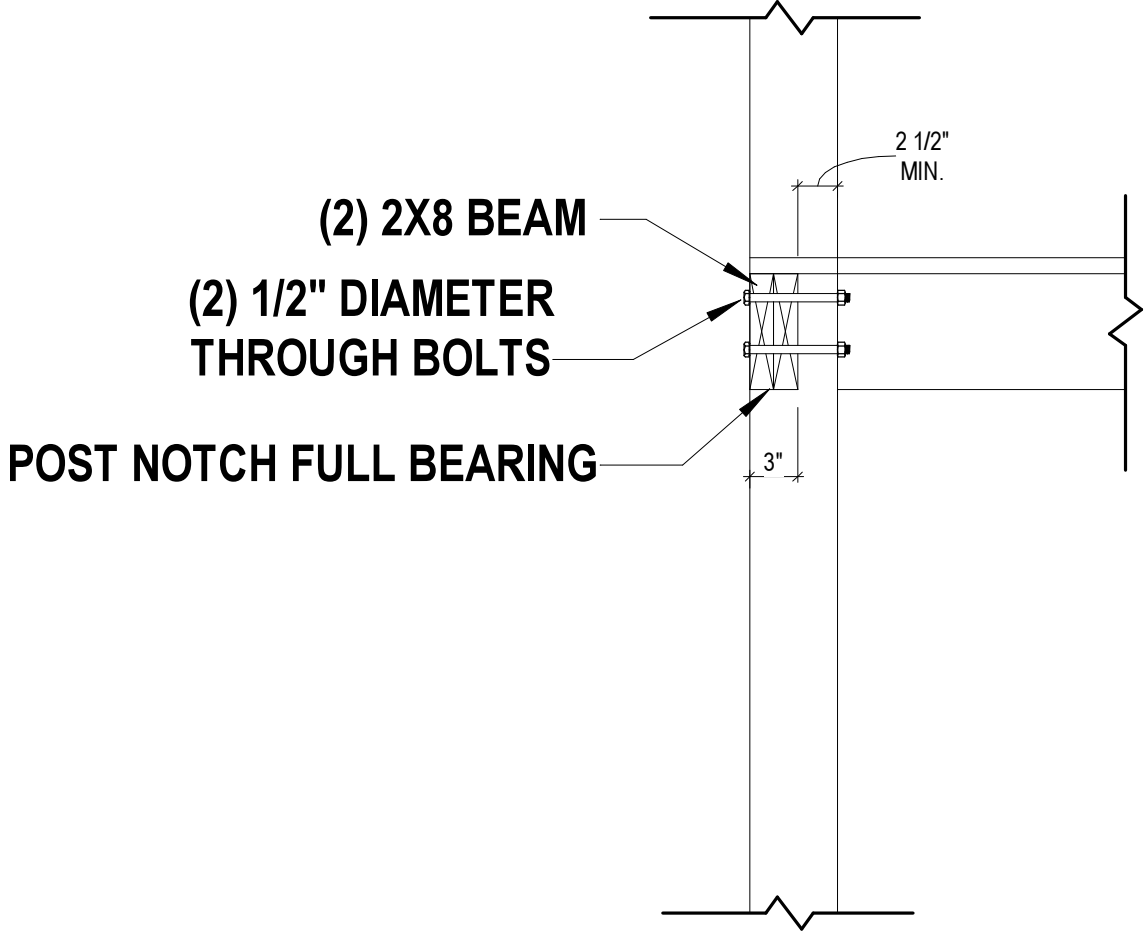
**BEAM SPLICE DETAIL R507.5.1 TYP**



**LEDGER CONNECTION**



**R507.9.1.3 LEDGER DETAIL**



**BEAM ATTACHEMENT DETAIL**