



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address _____

Historic district _____

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

APPLICANT INFORMATION

Check if Billing Contact

Name _____

Phone _____

Company _____

Email _____

Mailing Address _____

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

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Project Type:

Alteration

Demolition

New Construction

(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

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 _____

Date _____

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

In advance of the application deadline please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. The Commission of Architectural Review website has additional project guidance and required checklists:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Staff Contact: 804.646.6335 Carey.Jones@Richmondgov.com

SUBMISSION INSTRUCTIONS

Certain exterior work can be administratively approved by Staff. Please contact staff for a preliminary determination of the level of review required prior to submitting an application.

Submit the following items to the Division of Planning and Preservation, 900 E. Broad Street, Rm. 510:

- One (1) signed and completed application – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist, collated and stapled. All plans and elevations must be printed **11x17** and all text easily legible.
- One digital copy of the application and supporting documentation, submitted via email or OneDrive.
- Application fee, as required, will be invoiced. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- **A complete application** includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice if required.

MEETING SCHEDULE AND APPLICATION DUE DATES

- The CAR meets on the fourth Tuesday of each month, except in December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit: <http://www.richmondgov.com/CommissionArchitecturalReview> or contact staff.
- **Exception:** Revisions to applications that have been deferred or conceptually reviewed at a Commission meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

523, 525, 527 North 21st Street - CAR Application

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CAR 11	3D Views
CAR 12	3D Views
CAR 13	Site Plan

Owner

TNT Construction Carolina LLC
7714 Whitepine RD, STE C
N Chesterfield, VA, 23237

Plans Prepared By

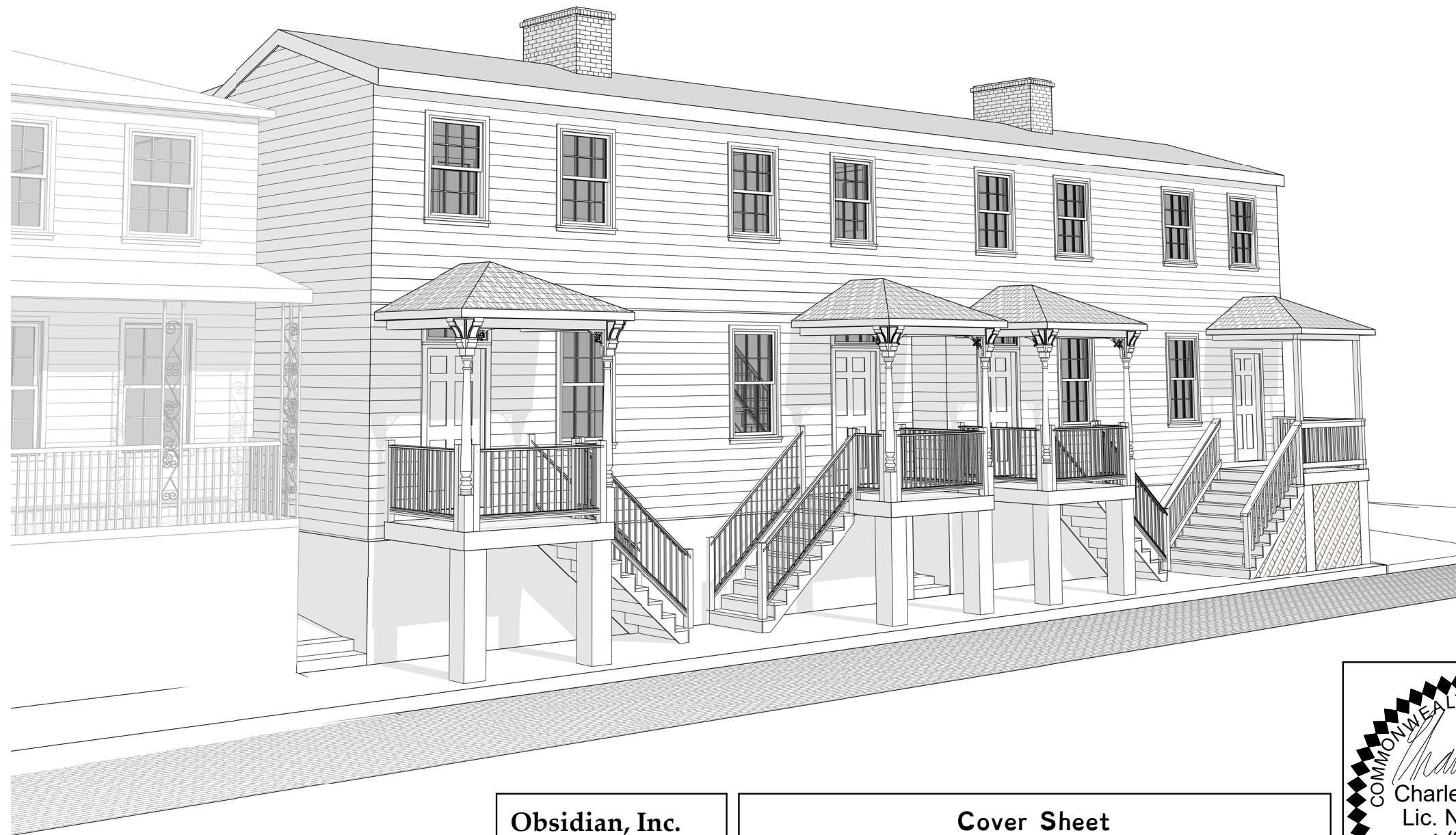
Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information

Parcel ID E0000253021
Zoning R-63
Use Residential
Setbacks Front Yard = 15' maximum
Side Yard = 3 feet
Rear Yard = 5 feet
Lot Coverage < 65%

Scope of Work

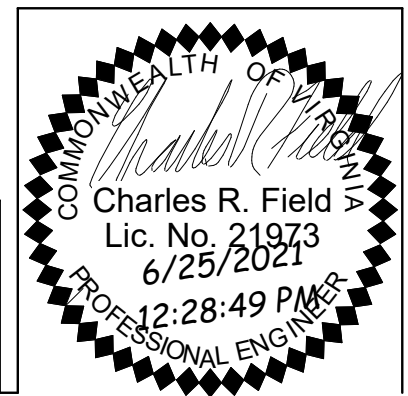
Scope of work will generally consist of a second floor addition at the rear of the houses as well as extending the footprint of the first floor to accommodate the addition. Renovations are to be in accordance with these plans and the Virginia Residential Code, 2015.



Print plans at 11" x 17",

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417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

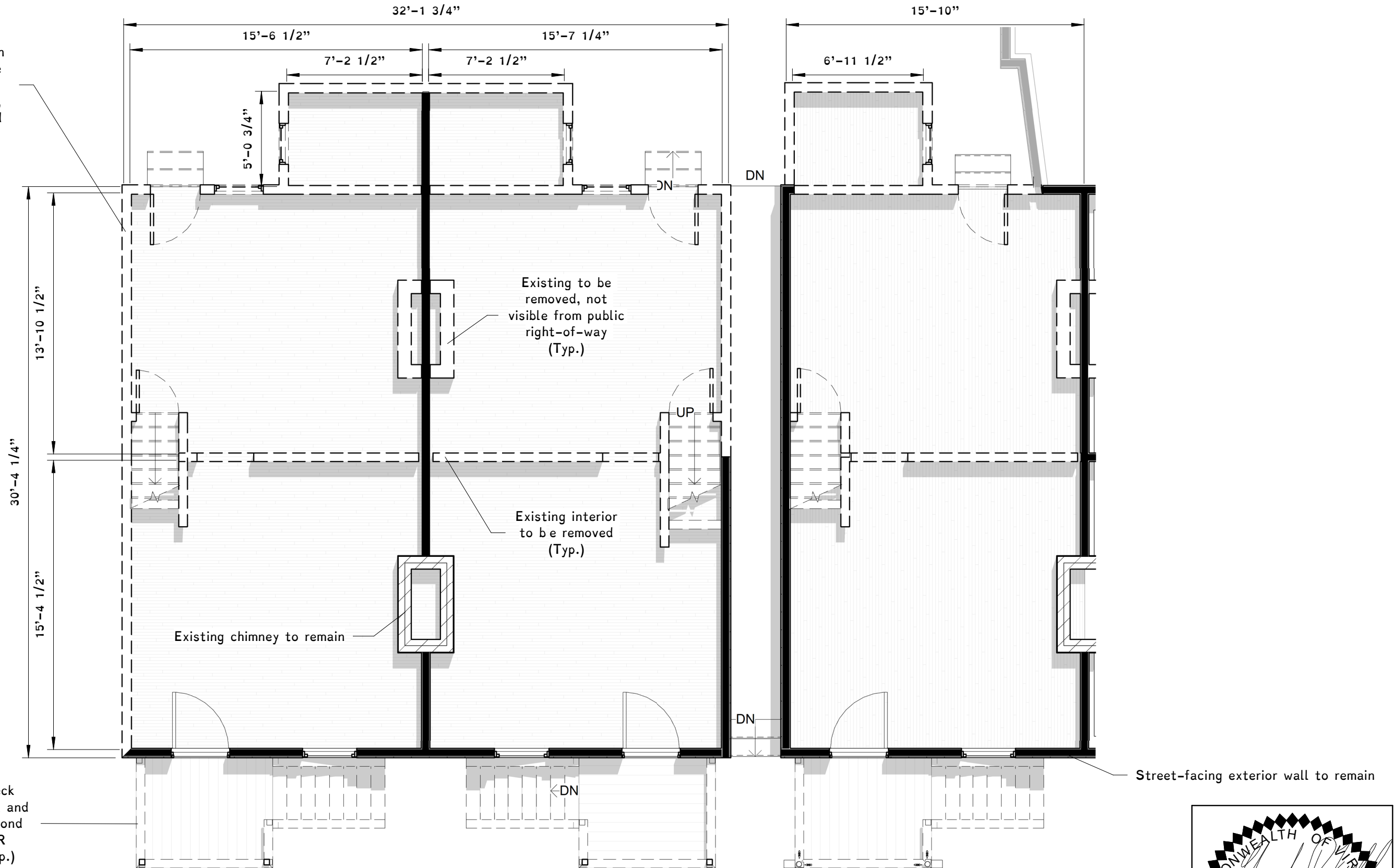
Cover Sheet
523, 525, 527 North 21st Street
TNT Construction
June 25, 2021



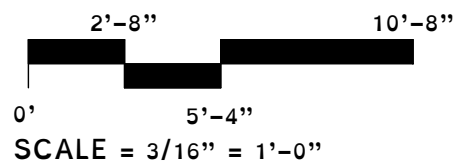
Rev.	Date	Description

CAR 1

Existing structure to remain, existing modern InsulBrick siding to be replaced with smooth, unbeaded HardiePlank, painted CAR approved color (Typ.)

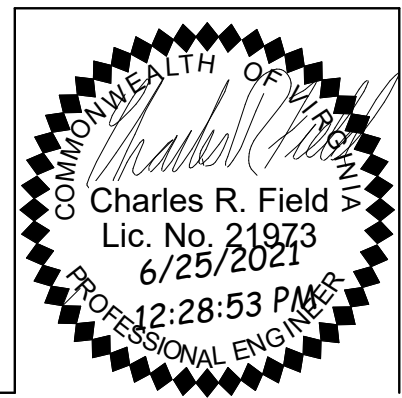


1 1st Floor - Existing
3/16" = 1'-0"



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First Floor Existing
523, 525, 527 North 21st Street
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Rev.	Date	Description

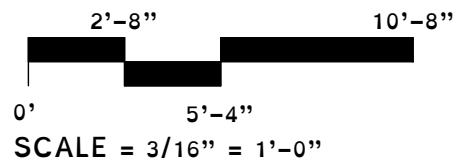
CAR 2

Print plans at 11" x 17",

Print plans at 11" x 17",



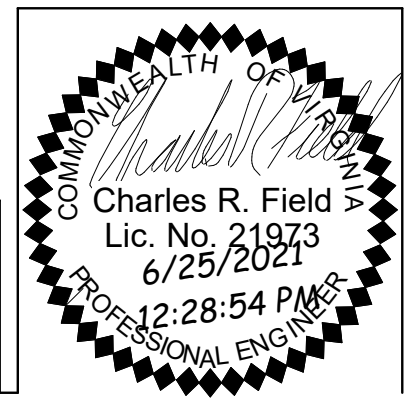
1 1st Floor - Proposed
3/16" = 1'-0"



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First Floor Proposed
523, 525, 527 North 21st Street
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June 25, 2021

CAR 3

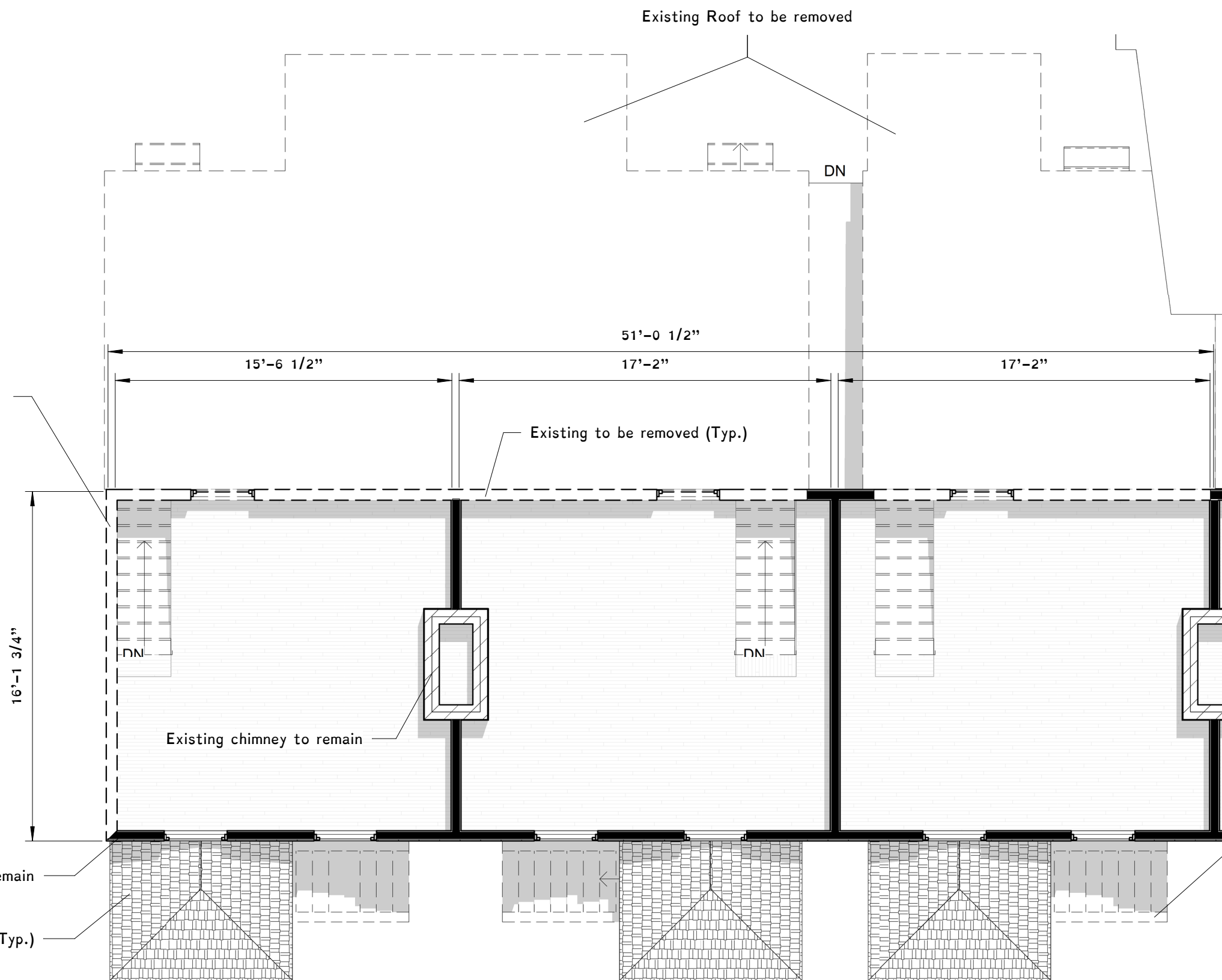


Rev.	Date	Description

Print plans at 11" x 17",

Existing Roof to be removed

Existing structure to remain, existing modern InsulBrick siding to be replaced with smooth, unbeaded HardiePlank, painted CAR approved color (Typ.)



Existing to be removed (Typ.)

Existing chimney to remain

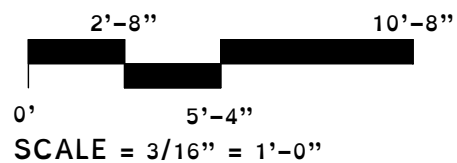
Existing modern deck railing to be removed and replaced with Richmond Rail, stained CAR approved color (Typ.)

Street-facing exterior wall to remain

Existing porch roof to remain (Typ.)

1 2nd Floor - Existing

3/16" = 1'-0"



SCALE = 3/16" = 1'-0"

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Second Floor Existing
 523, 525, 527 North 21st Street
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 CAR 4



Rev.	Date	Description

Proposed exterior wall
smooth, unbeaded
HardiePlank on wood stud
(Typ.)

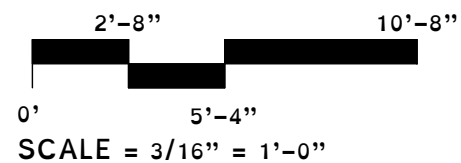
Existing structure to
remain, existing modern
InsulBrick siding to be
replaced with smooth,
unbeaded HardiePlank,
painted CAR approved
color (Typ.)

Existing modern deck
railing to be removed and
replaced with Richmond
Rail, stained CAR
approved color (Typ.)

Street-facing exterior wall to remain

Existing porch roof to remain (Typ.)

1 2nd Floor - Proposed
3/16" = 1'-0"



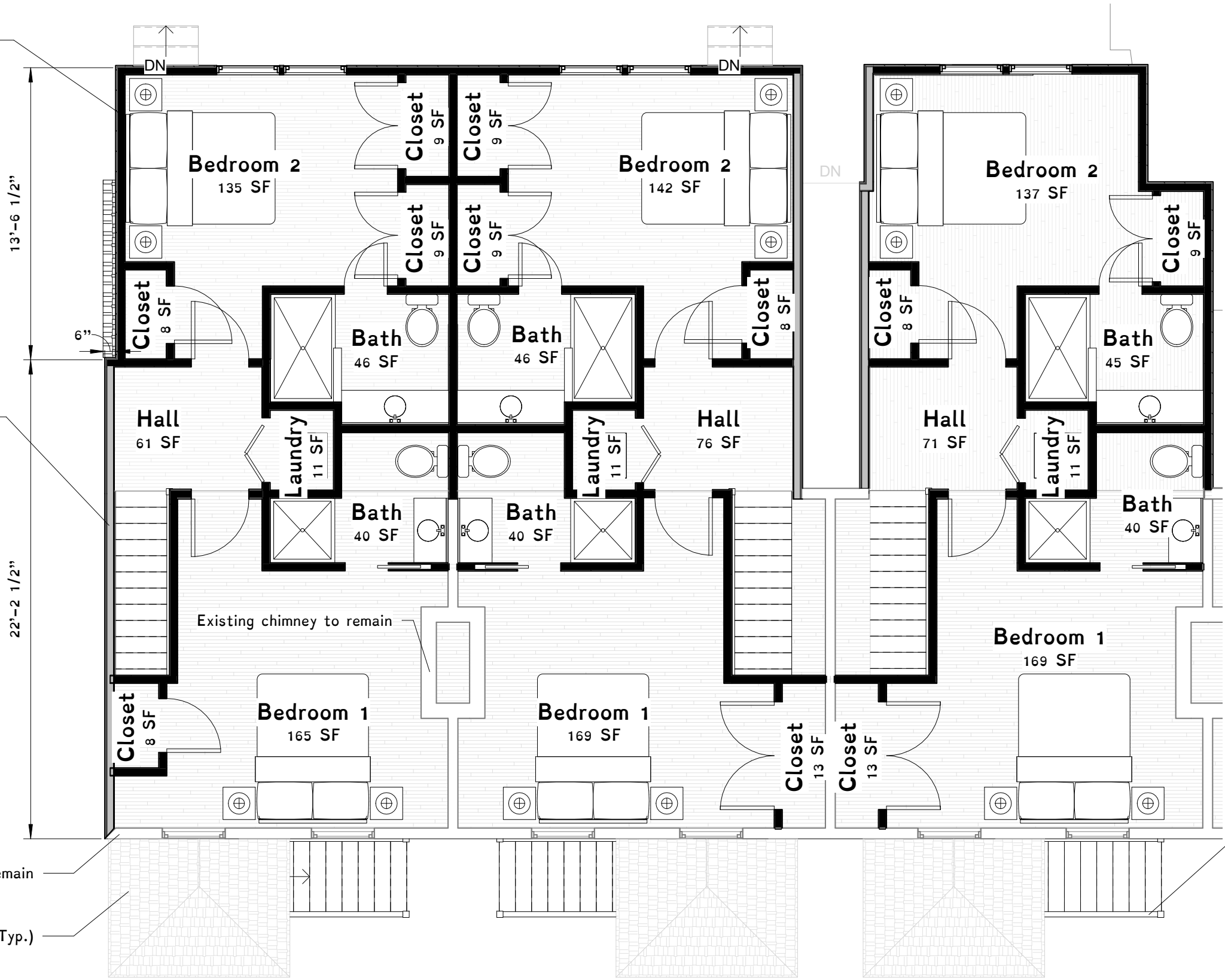
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Second Floor Proposed
523, 525, 527 North 21st Street
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June 25, 2021

CAR 5



Print plans at 11" x 17",



● Ceiling
17'-6 1/8"

● Second Floor
9'-6 1/8"

● First Floor
0"

1 Existing North
1/4" = 1'-0"

Modern InsulBrick siding to be removed and replaced with smooth, unbeaded HardiePlank, painted CAR approved color (Typ.)

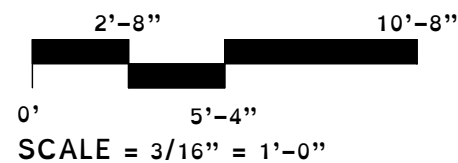
Existing roof to be removed (Typ.)

Window and wall to be removed

Existing chimney to remain

Existing porch roof to remain (Typ.)

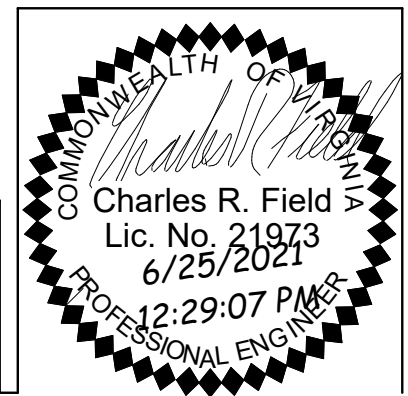
Existing modern deck railing to be removed and replaced with Richmond Rail, stained CAR approved color (Typ.)



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Elevations
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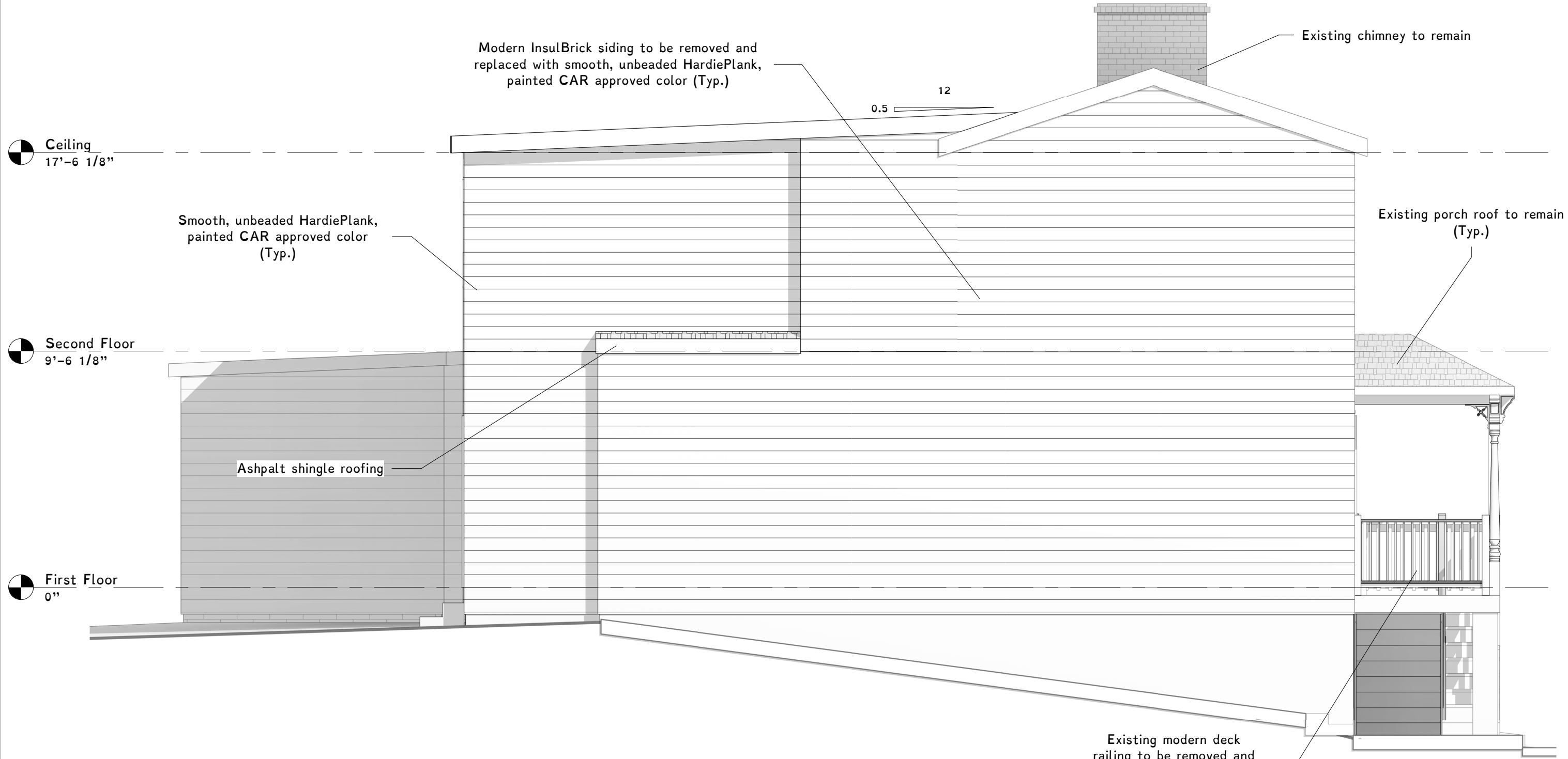
CAR 6



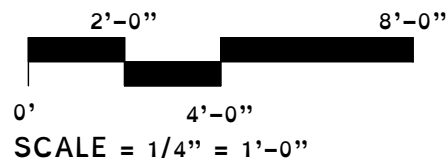
Print plans at 11" x 17",

Rev.	Date	Description

Print plans at 11" x 17",

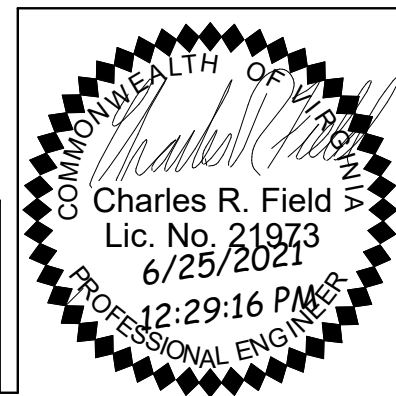


2 Proposed North
1/4" = 1'-0"



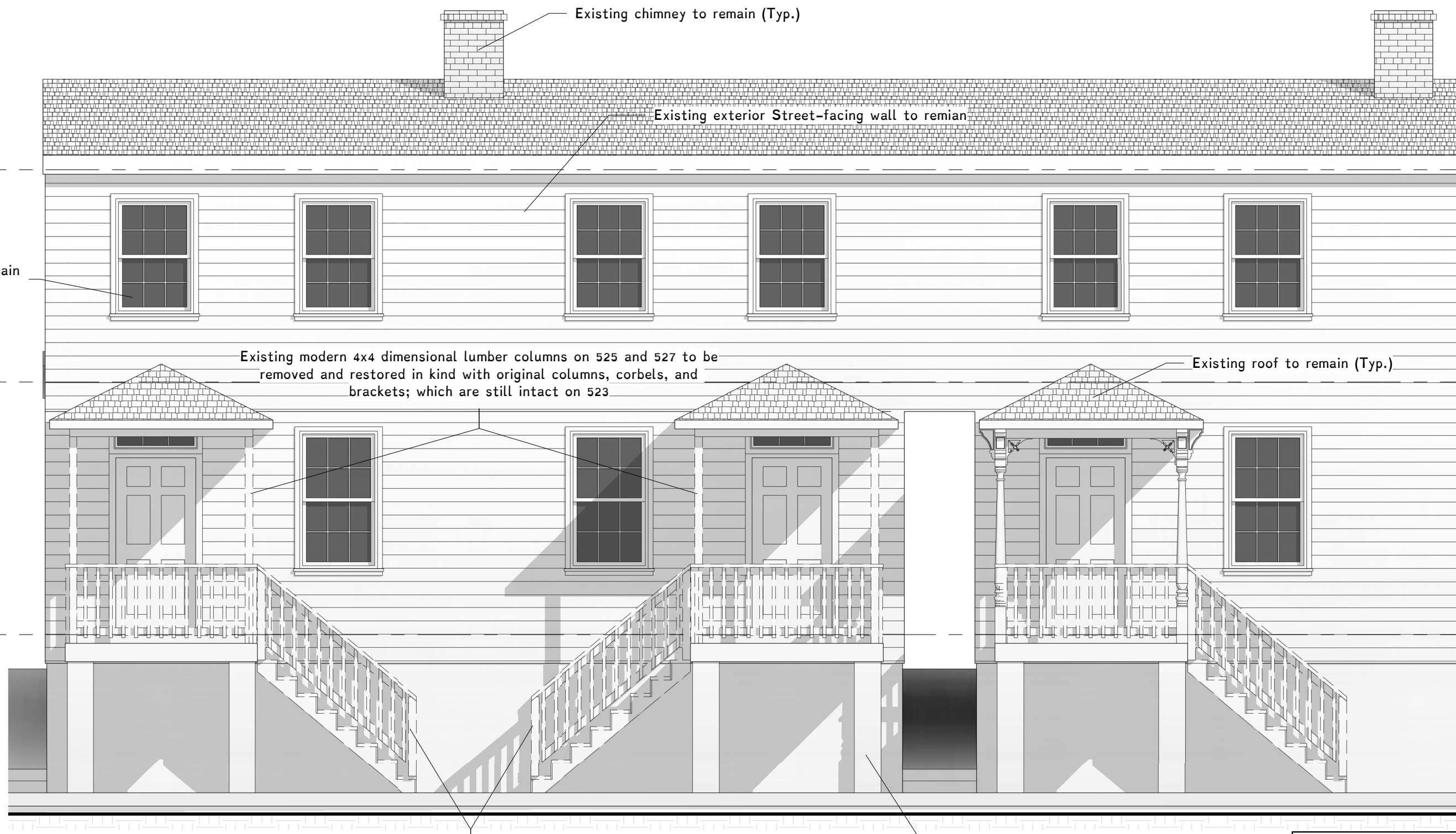
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Elevations
523, 525, 527 North 21st Street
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Rev.	Date	Description

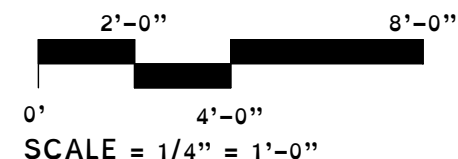
CAR 7



Existing deck railings to be replaced with Richmond Rail, stained CAR approved color (Typ.)

Existing support columns to remain (Typ.)

1 Existing West
1/4" = 1'-0"



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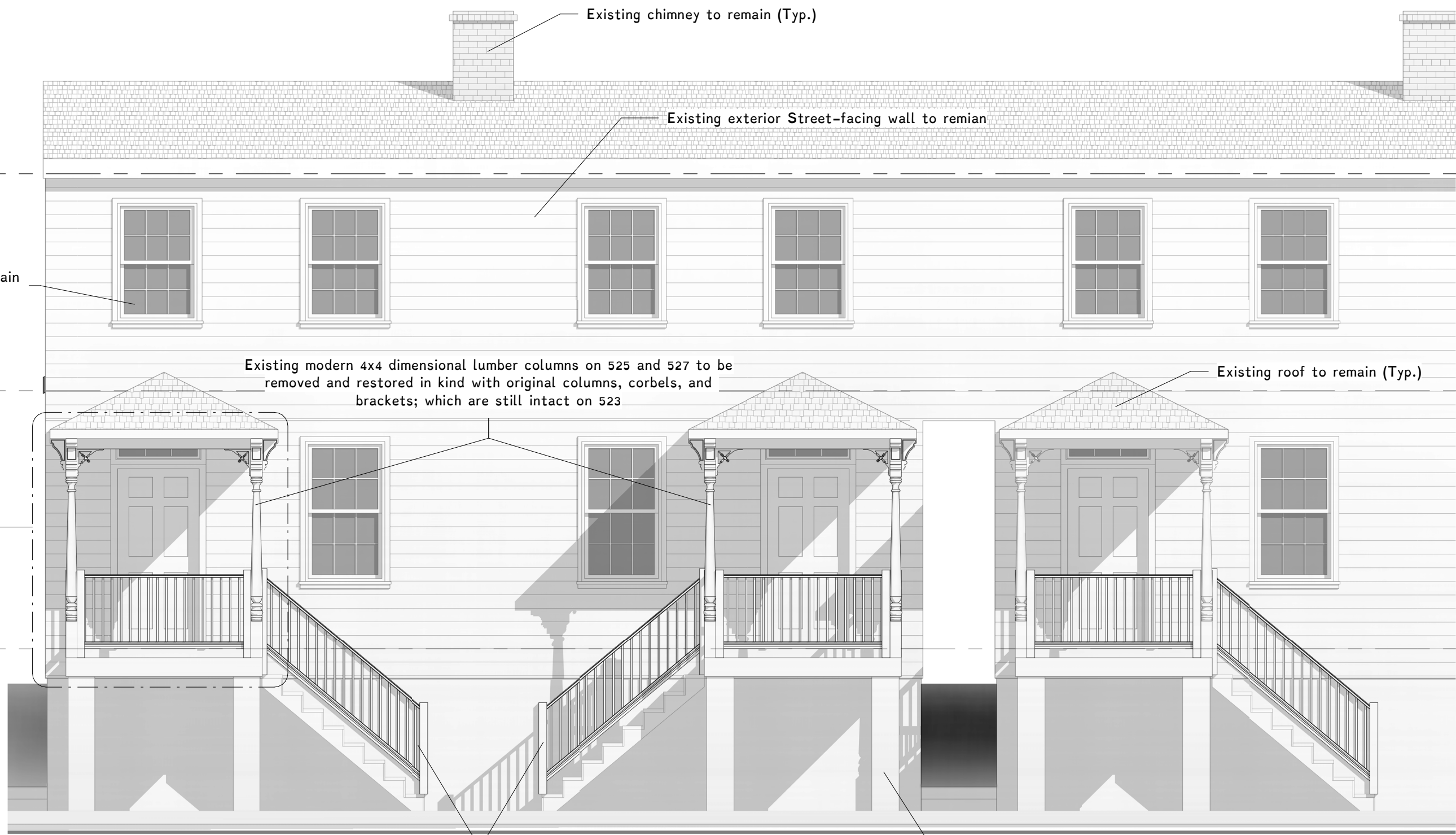
Elevations
523, 525, 527 North 21st Street
TNT Construction
June 25, 2021

CAR 8



Print plans at 11" x 17"

Rev.	Date	Description



● Ceiling
17'-6 1/8"

Existing windows to remain
(Typ.)

● Second Floor
9'-6 1/8"

1
CAR 10

● First Floor
0"

Existing deck railings to be replaced with Richmond Rail, stained CAR approved color (Typ.)

Existing support columns to remain (Typ.)

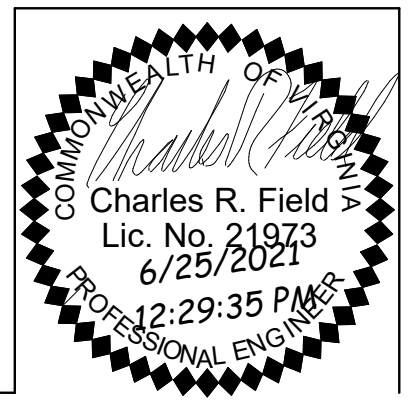
1 Proposed West
1/4" = 1'-0"

Print plans at 11" x 17",

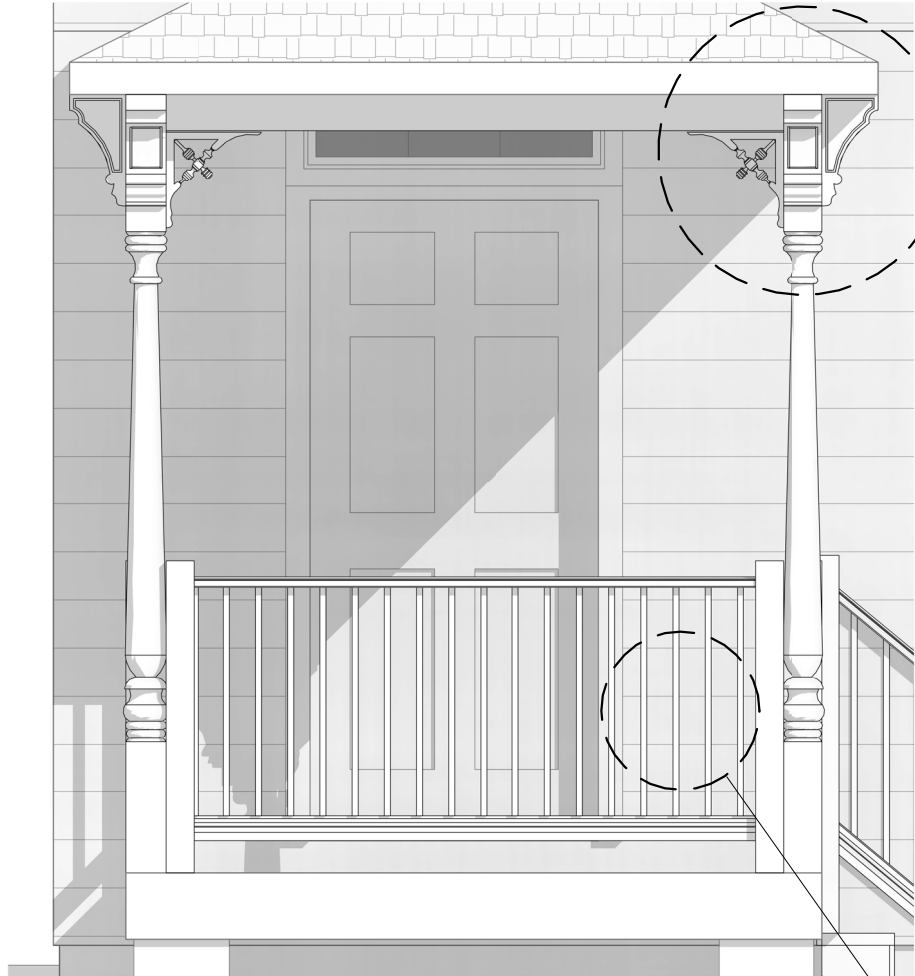
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Elevations
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CAR 9



Existing modern 4x4 dimensional lumber columns on 525 and 527 to be removed and restored in kind with original columns, corbels, and brackets; which are still intact on 523



Existing deck railings to be replaced with Richmond Rail, stained CAR approved color (Typ.)

1 CAR - Proposed West - Callout 1
1/2" = 1'-0"

Print plans at 11" x 17",

Rev.	Date	Description

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3D Views
523, 525, 527 North 21st Street
TNT Construction
June 25, 2021

CAR 10



Print plans at 11" x 17",



3 Proposed Street View

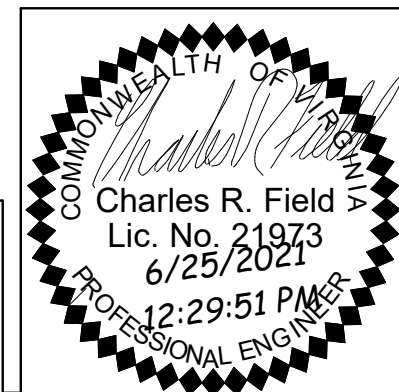
Rev.	Date	Description



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3D Views
 523, 525, 527 North 21st Street
 TNT Construction
 June 25, 2021

CAR 11





1 Proposed Street View



2 Proposed Street View



Print plans at 11" x 17",

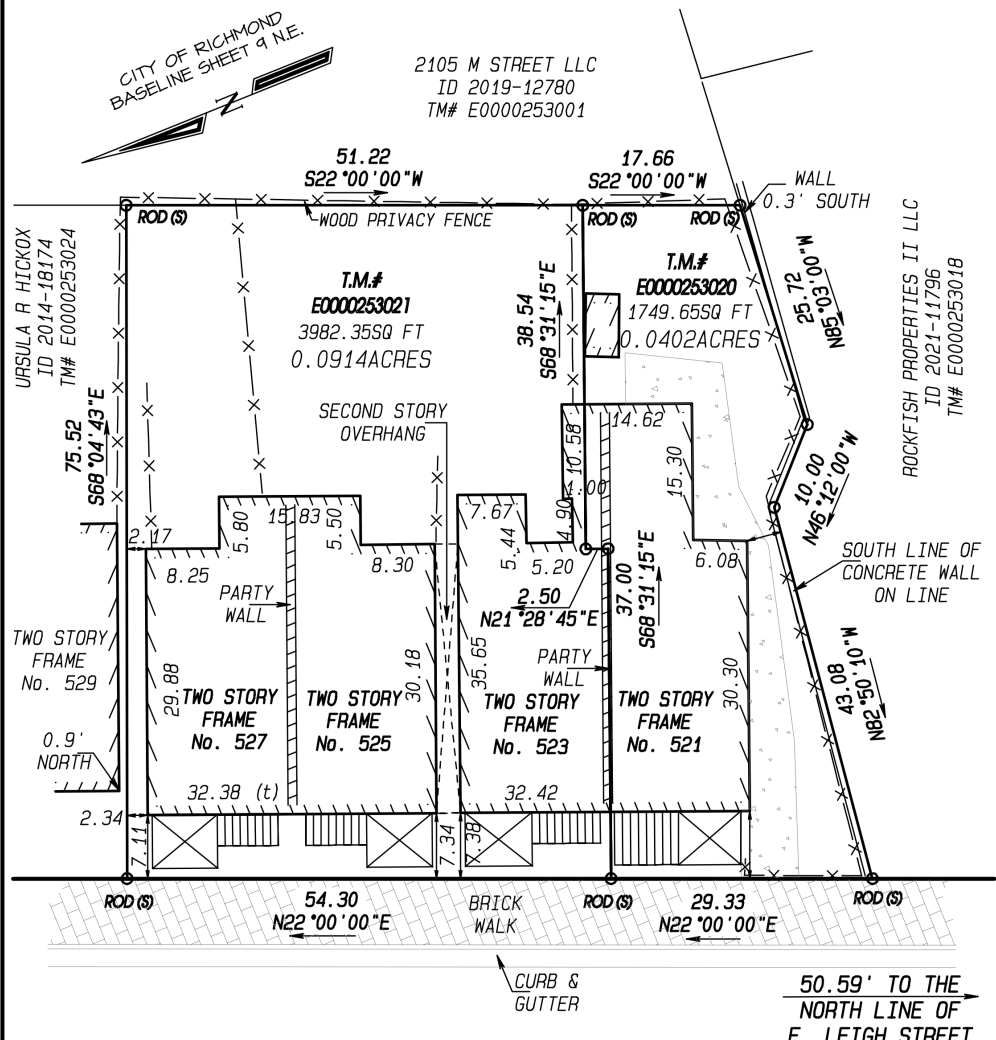
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3D Views
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 CAR 12

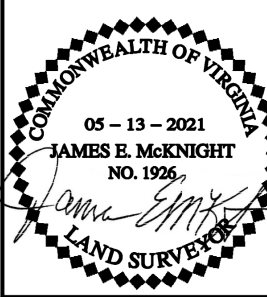


NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: TM# E0000253020: MARY M WISE DB 739 PG 2036
 TM# E0000253021: WILLIAM P PEARSALL, JR IW2020-359



N. 21 ST STREET
 50' +/- R/W

PLAT SHOWING IMPROVEMENTS ON TWO PARCELS
 SITUATED ON THE EASTERN LINE OF N. 21 ST STREET,
 NORTH OF E. LEIGH STREET, IN THE
 CITY OF RICHMOND, VIRGINIA.

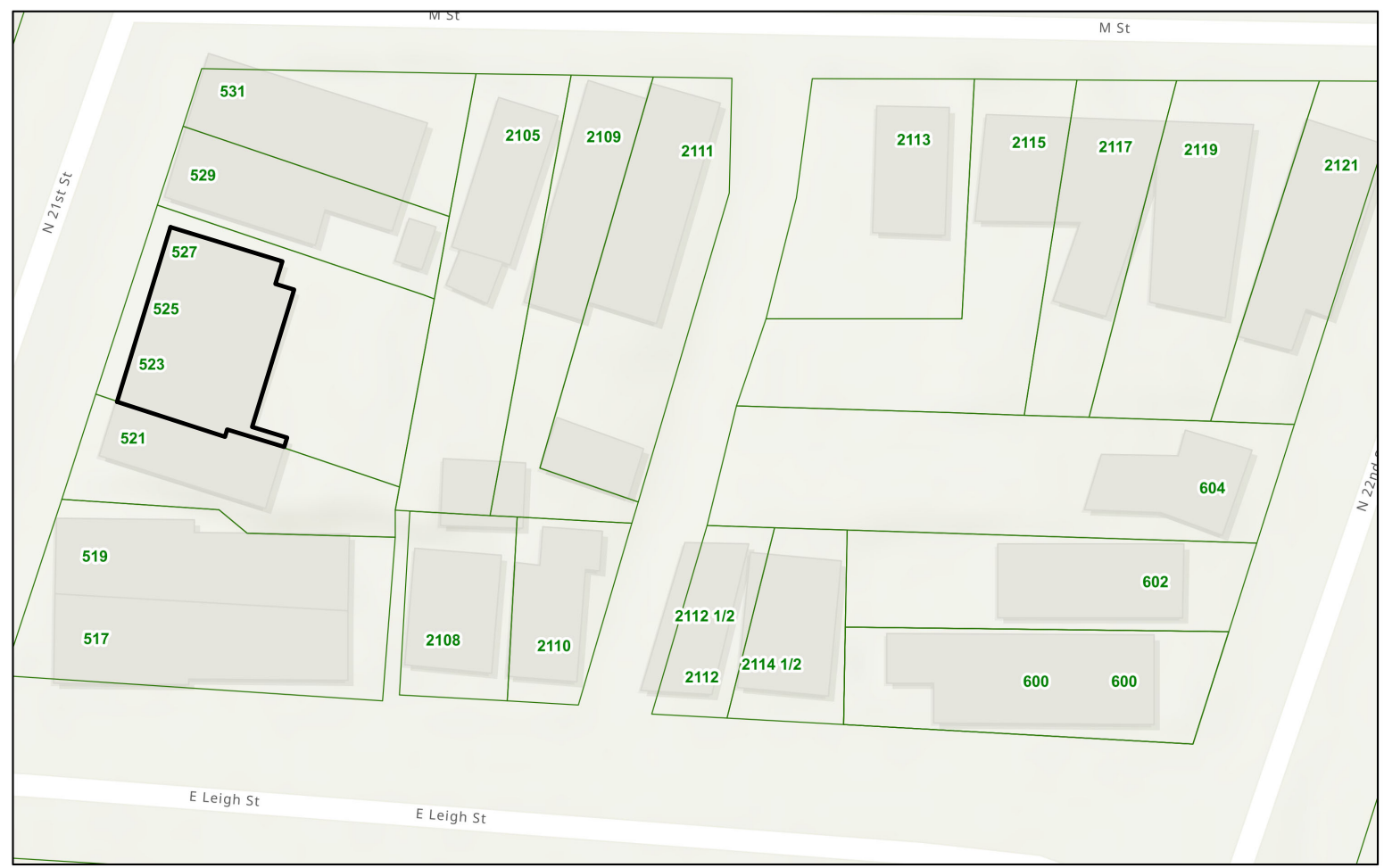


THIS IS TO CERTIFY THAT ON MAY 13, 2021, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 15'

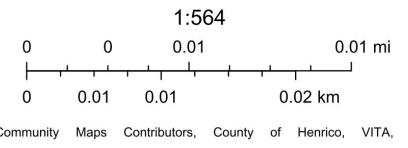
McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS
 201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646
 JOB NUMBER: 90045321

Richmond Parcel Map



6/25/2021, 10:30:04 AM

CityBoundary Parcels
 Address Labels



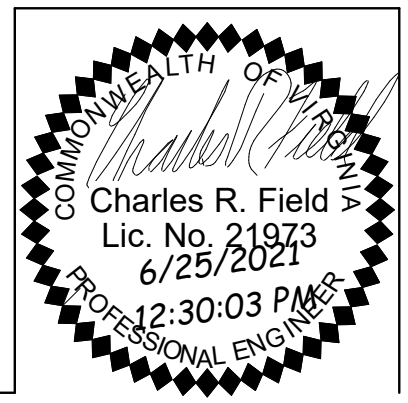
Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

Print plans at 11" x 17",

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Site Plan
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CAR 13