



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 918 N. 25th St, Richmond VA 23223
Historic district Union Hill

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

APPLICANT INFORMATION

Name Erica Sims
Company Maggie Walker Community Land Trust
Mailing Address 203 N. Robinson Street
Richmond, VA 23220

Phone 804-915-4940
Email erica@hdadvisors.net
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name same as above
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)

Construction of a new, detached single family home on a vacant corner lot. Additional Narrative is contained in the applicant's submission.

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 Erica Sims

Date 8.8.19



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

Architectural Review Application Narrative

Amended August 8, 2019

originally submitted June 21, 2019

Summary

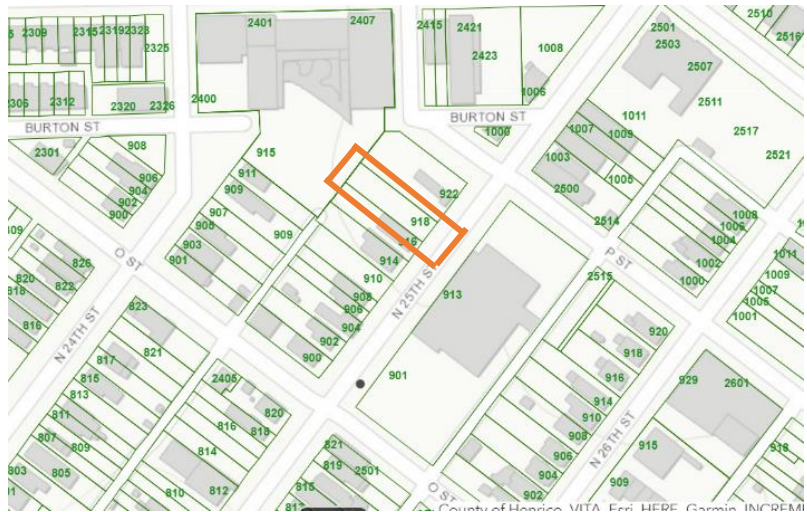
Address: 918 North 25th Street,
Richmond VA 23223

Parcel ID: E0000429003

Neighborhood: East End

Current Use: Vacant R-63

Parcel Square Feet: 4,356



Updates Since Conceptual Plan

- Simplified the cornice and roof line
- Changes to the roof treatment
- Adjusted elevation in line with neighboring uses
- Adjustment of window size and treatment
- Awning on back porch elevation

Written Description

The proposed new construction for this lot is an as-of-right, two-story, single family home. The home has been designed to maximize the use of the lot and to fit into the context of the surrounding the neighborhood. The foundation consists of a standard 24" conditioned /insulated foundation wall crawl space to meet new energy standards. Foundation material is composite masonry with brick exterior.

The Siding is smooth finish Hardiplank with 6" exposure, blind nailed. Trim at upper front elevation is smooth hardboard with pvc OG trim. Windows are MI double hung, insulated double pane vinyl, low E, Argon filled. Size per location. Exterior doors are Fiberglass. Front rail is PVC. Roof is 30 year architectural shingles.

References to the Richmond Old and Historic Districts Handbook and Design Review Guidelines

The front façade treatment and front yard treatment for this corner lot have been designed with the contextual simplicity referenced on Page 77 of the Handbook.

The front and side elevations have been designed in reference to Page 48 wherein the fiber cement siding used has been carried onto the corner/ side elevation. Foundation material references the

historic and the height is in keeping with the surrounding character. Windows for the corner-side and front elevations are proportional and aligned. Architectural elements typical of corner lots in historic districts have been incorporated.

Photos – 918 N. 25th Street



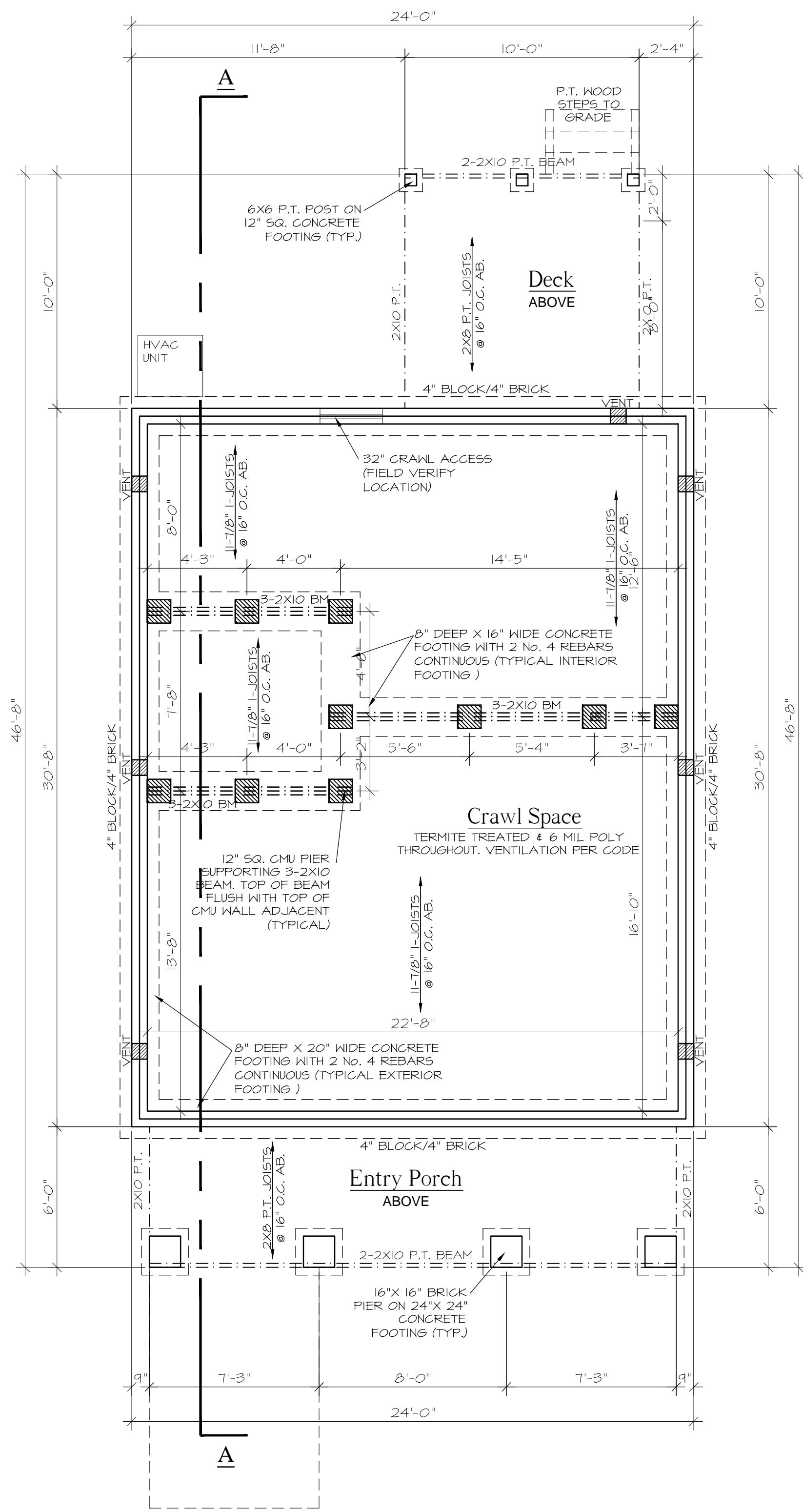
Figure 1 Lot looking North West from 25th St



Figure 2 Neighbor at 916 N. 25th St – 918 N. 25th to the right (north)



Figure 3 918 N. 25th looking South West

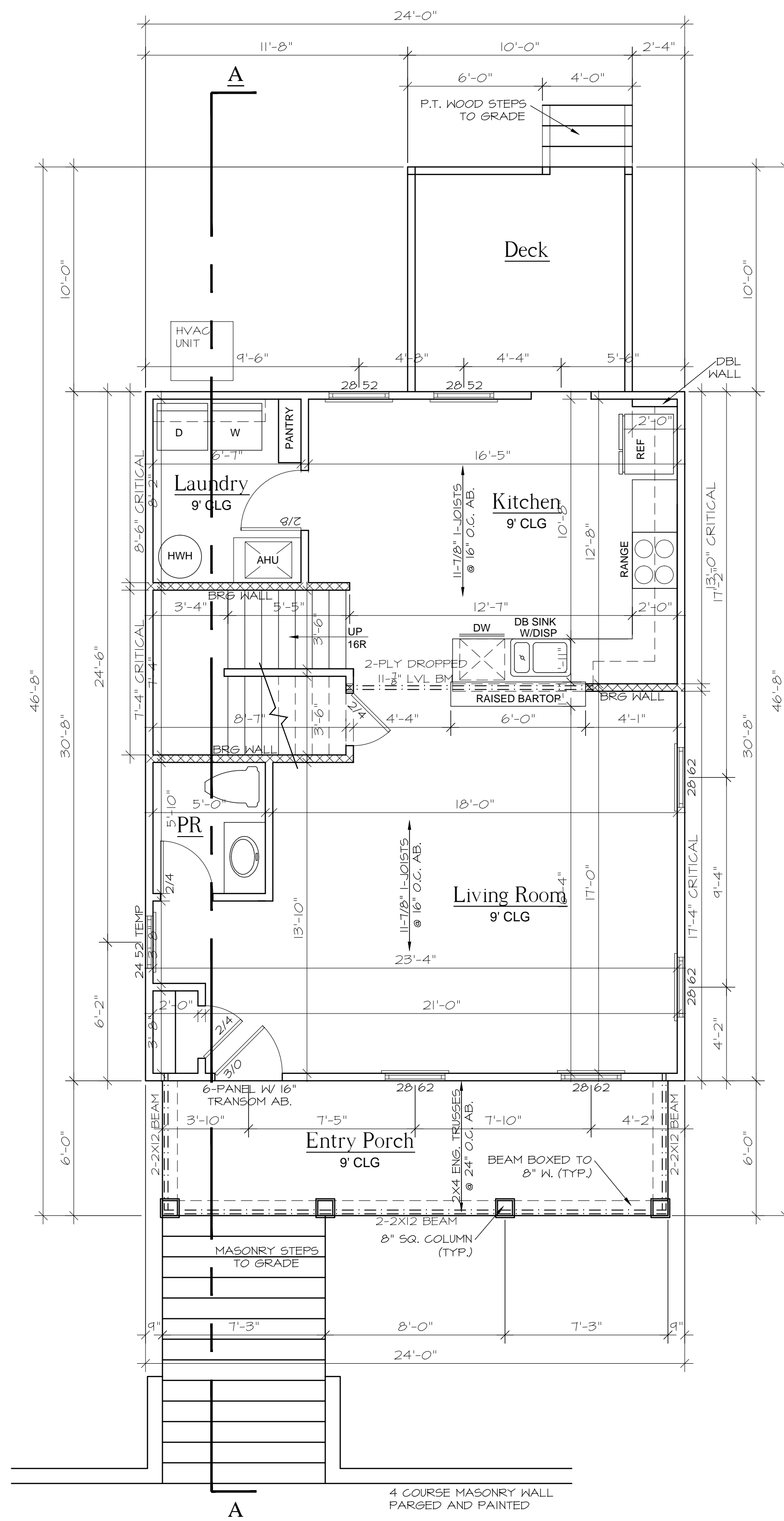


FOUNDATION PLAN

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

NOTE: VERIFY FOOTING SIZE, FOUNDATION CMU WIDTH AND REINFORCEMENT WITH SOILS ANALYSIS, UNBALANCED FILL DEPTH, AND HEIGHT OF MASONRY PER CODES.

NOTE: COMPOSITE MASONRY FOUNDATION: 4" BRICK WITH CMU BACKER, STRUCTURAL BRICK TIES AT 16" O.C. VERTICAL, 32" O.C. HORIZONTAL, FULL BED, HEAD AND COLLAR JOINTS

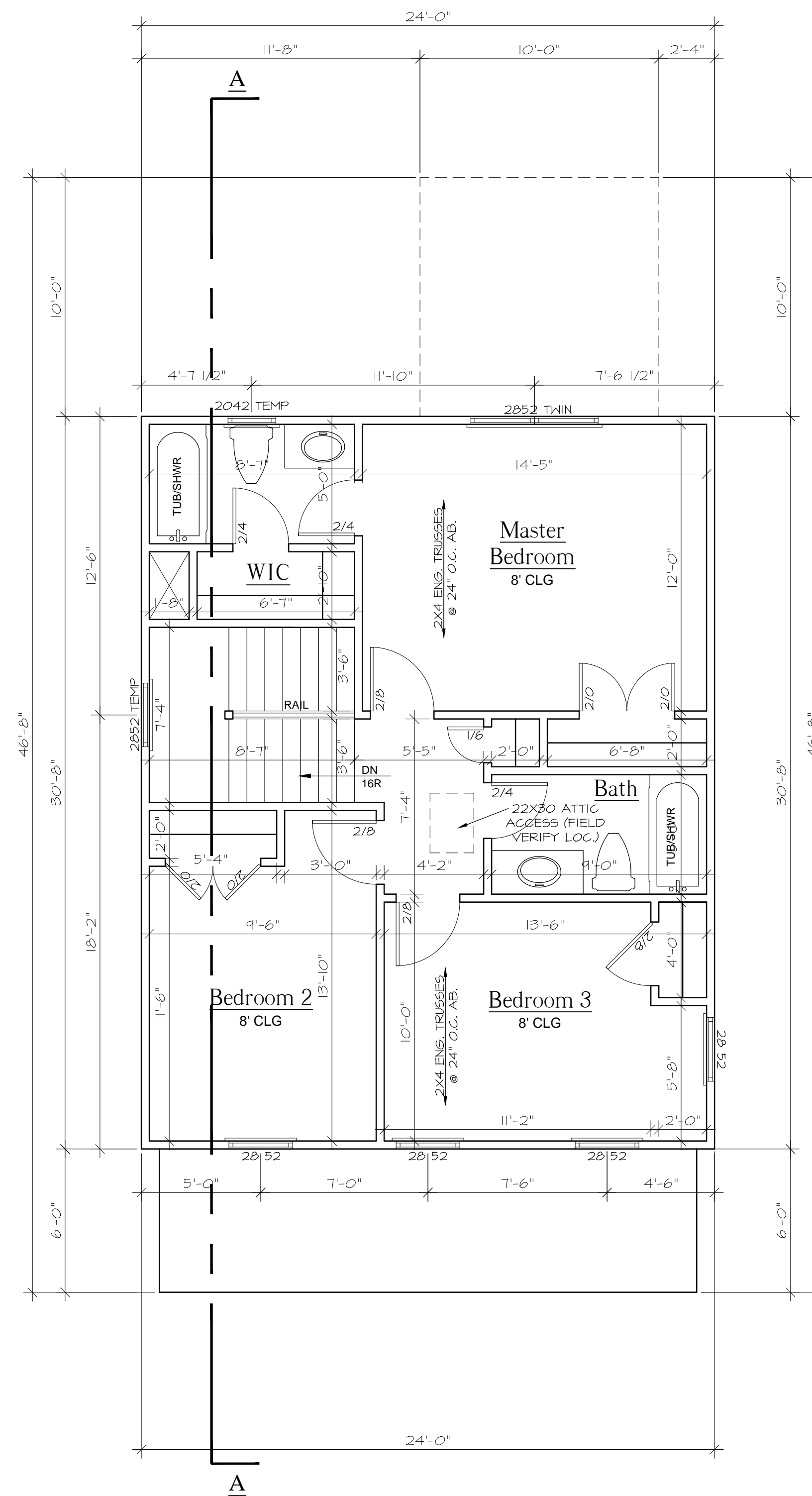


FIRST FLOOR PLAN

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

NOTES:

1. ALL HEADERS 2-2X8 UNLESS NOTED OTHERWISE (UNO)
2. ALL EXTERIOR WALLS 2X4 AT 16" O.C., ALL INTERIOR WALLS 2X4 AT 16" O.C. (UNO)
3. ALL WALLS ARE DRAWN AT 4" OR 6" NOMINAL DIMENSIONS, LOCATE BEARING & OTHER CRITICAL WALLS PER PLAN & ADJUST AS NEEDED TO ACTUAL DIMENSIONS.
4. ALL STRUCTURAL WOOD MEMBERS (I.E. JOISTS, RAFTERS, BEAMS, ETC.) TO BE SYP #2 (UNO)
5. ALL ELEVATION REFERENCES ARE RELATIVE TO INTERIOR FINISHED FLOOR.
6. ALL STRUCTURAL COLUMNS MUST EXTEND CONTINUOUS TO FOUNDATION.
7. BUILDER TO VERIFY ALL WINDOWS MEET EGRESS REQUIREMENTS PER MANUFACTURERS SPECS PRIOR TO ORDERING OR PLACING WINDOWS.



SECOND FLOOR PLAN

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

NOTES:

1. ALL HEADERS 2-2X8 UNLESS NOTED OTHERWISE (UNO)
2. ALL EXTERIOR WALLS 2X4 AT 16" O.C., ALL INTERIOR WALLS 2X4 AT 16" O.C. (UNO)
3. ALL WALLS ARE DRAWN AT 4" OR 6" NOMINAL DIMENSIONS, LOCATE BEARING & OTHER CRITICAL WALLS PER PLAN & ADJUST AS NEEDED TO ACTUAL DIMENSIONS.
4. ALL STRUCTURAL WOOD MEMBERS (I.E. JOISTS, RAFTERS, BEAMS, ETC.) TO BE SYP #2 (UNO)
5. ALL ELEVATION REFERENCES ARE RELATIVE TO INTERIOR FINISHED FLOOR.
6. ALL STRUCTURAL COLUMNS MUST EXTEND CONTINUOUS TO FOUNDATION.
7. BUILDER TO VERIFY ALL WINDOWS MEET EGRESS REQUIREMENTS PER MANUFACTURERS SPECS PRIOR TO ORDERING OR PLACING WINDOWS.

INTERIOR DOOR & CASED OPENING HEIGHTS	
FIRST FLOOR	6'-8"
SECOND FLOOR	6'-8"
UNLESS NOTED OTHERWISE	

AREA CALCULATIONS

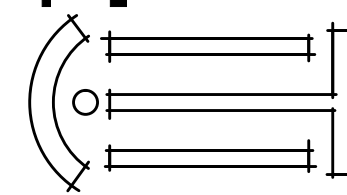
FIRST FL. LIVING:	736 SF
SECOND FL. LIVING:	671 SF
TOTAL COND. AREA:	1407 SF
ENTRY PORCH:	144 SF
AREA UNDER ROOF:	1551 SF
DECK:	100 SF

REVISIONS BY	DATE
1. BID SET - JEN	4-18-18
2. BLDG HEIGHT - TV	7-1-18
DRAWN BY: JEN L.	
DATE: 4-11-18	
FILE NO: HD-19002	

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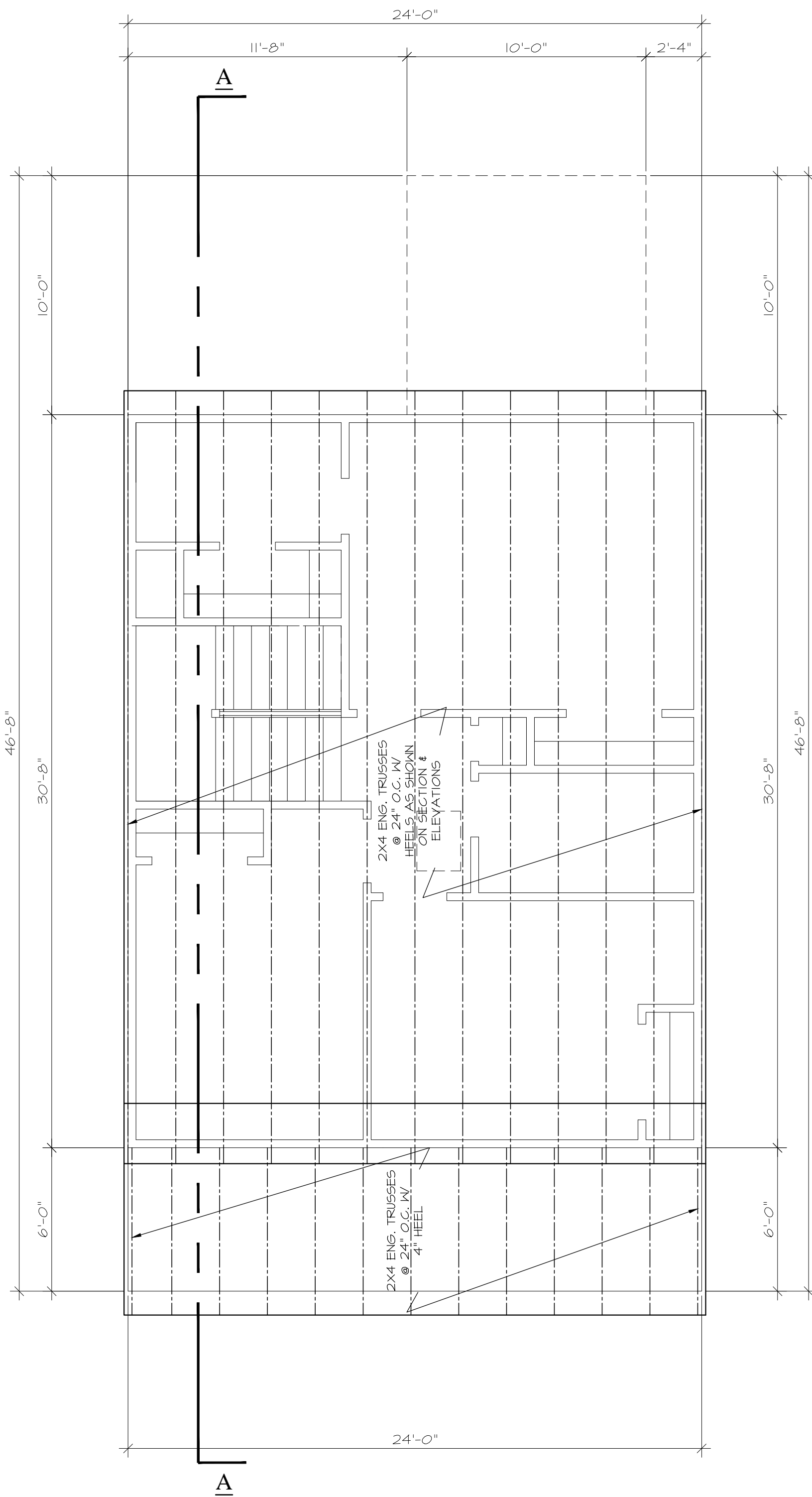
HD ADVISORS / MAGGIE WALKER FOUNDATION
918 N. 25TH STREET, RICHMOND VA
FOUNDATION & FLOOR PLANS

TM VAVRA + ASSOCIATES, P.C.
5065 CRAIG RATH BLVD
MIDLOTHIAN, VA, 23112
PH: 804-269-5129
tom@tmvavr.com



SHEET NO.

1

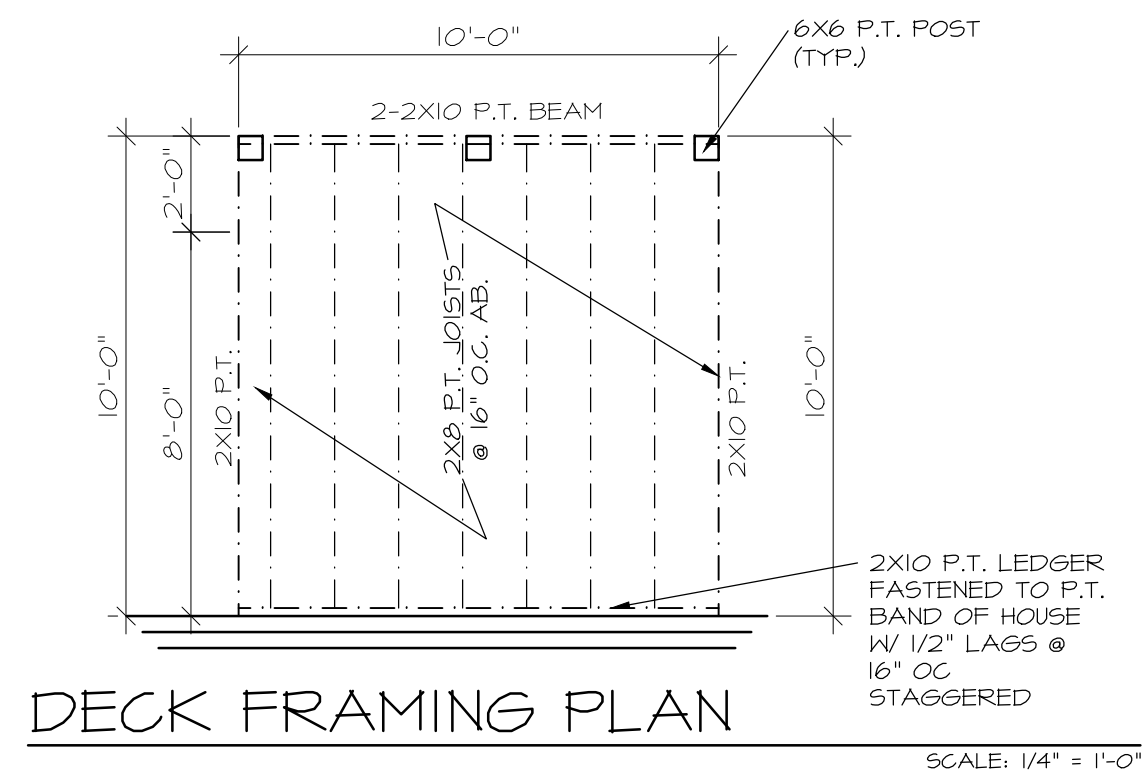


ROOF FRAMING PLAN

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

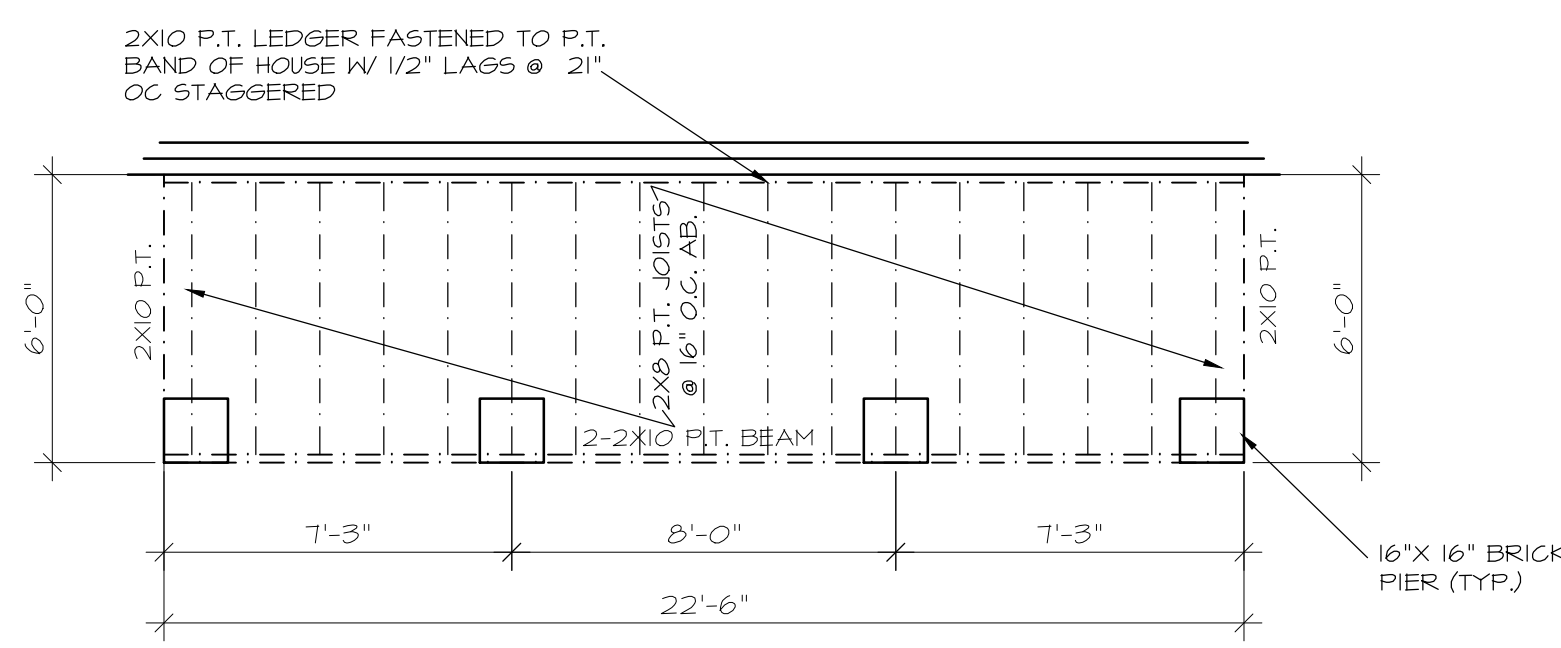
- NOTES ON ROOF FRAMING:
- SEE ELEVATION DRAWINGS FOR PITCH LOCATIONS.
 - ALL RAFTERS 2X #2 TYP OR BETTER AT 16" O.C. UNLESS NOTED.
 - ALL LVL BEAMS ARE 1.9E MICROLAM LVL OR EQUAL.

- TYPICAL OVER FRAMING:
- 2X6/8 RAFTERS AT 16" O.C. PER LOCATION
 - 2X12 RIDGE BOARD
 - 2-2X6 RAFTER PLATES



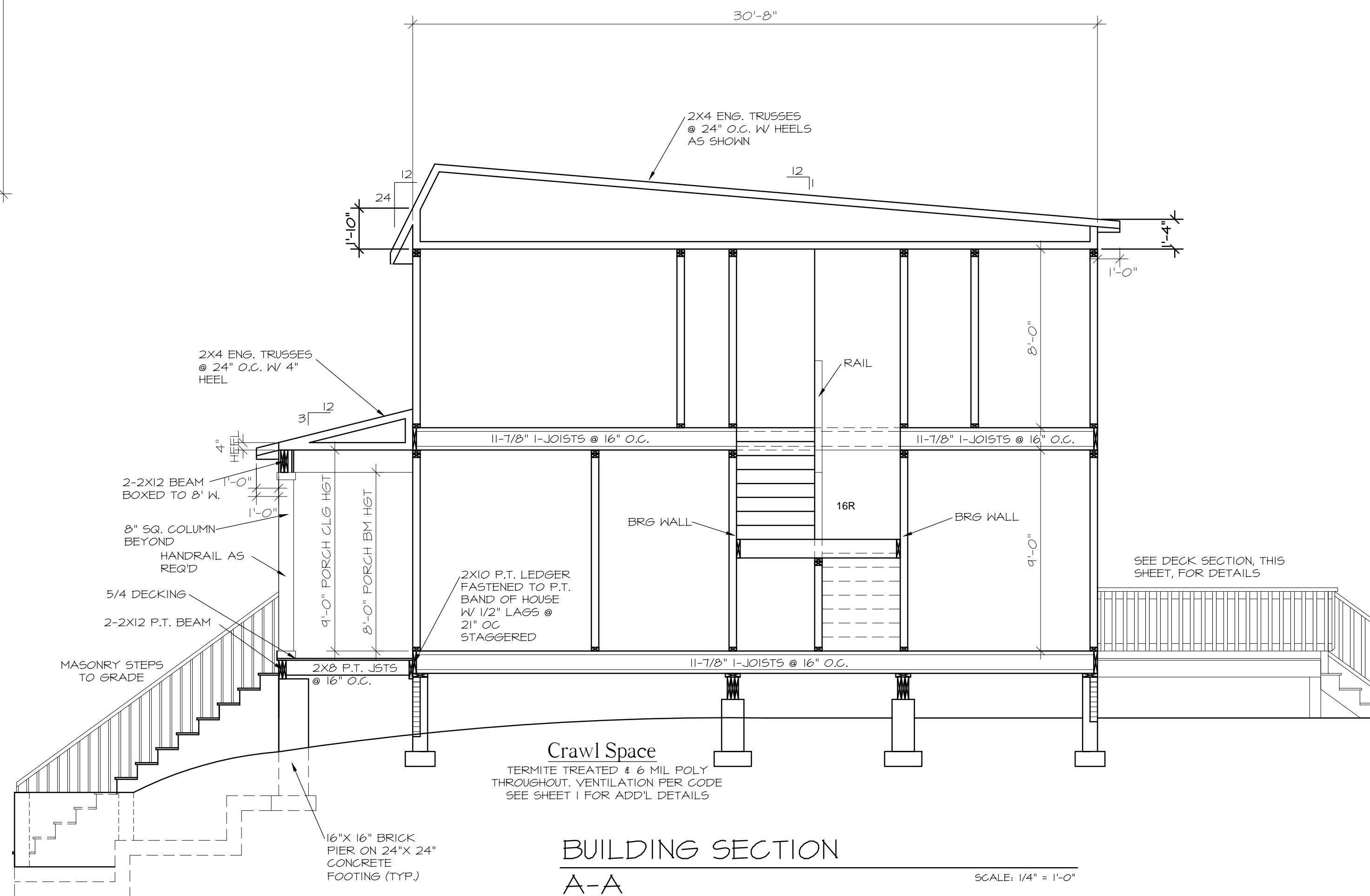
DECK FRAMING PLAN

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



FRONT PORCH FRAMING PLAN

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



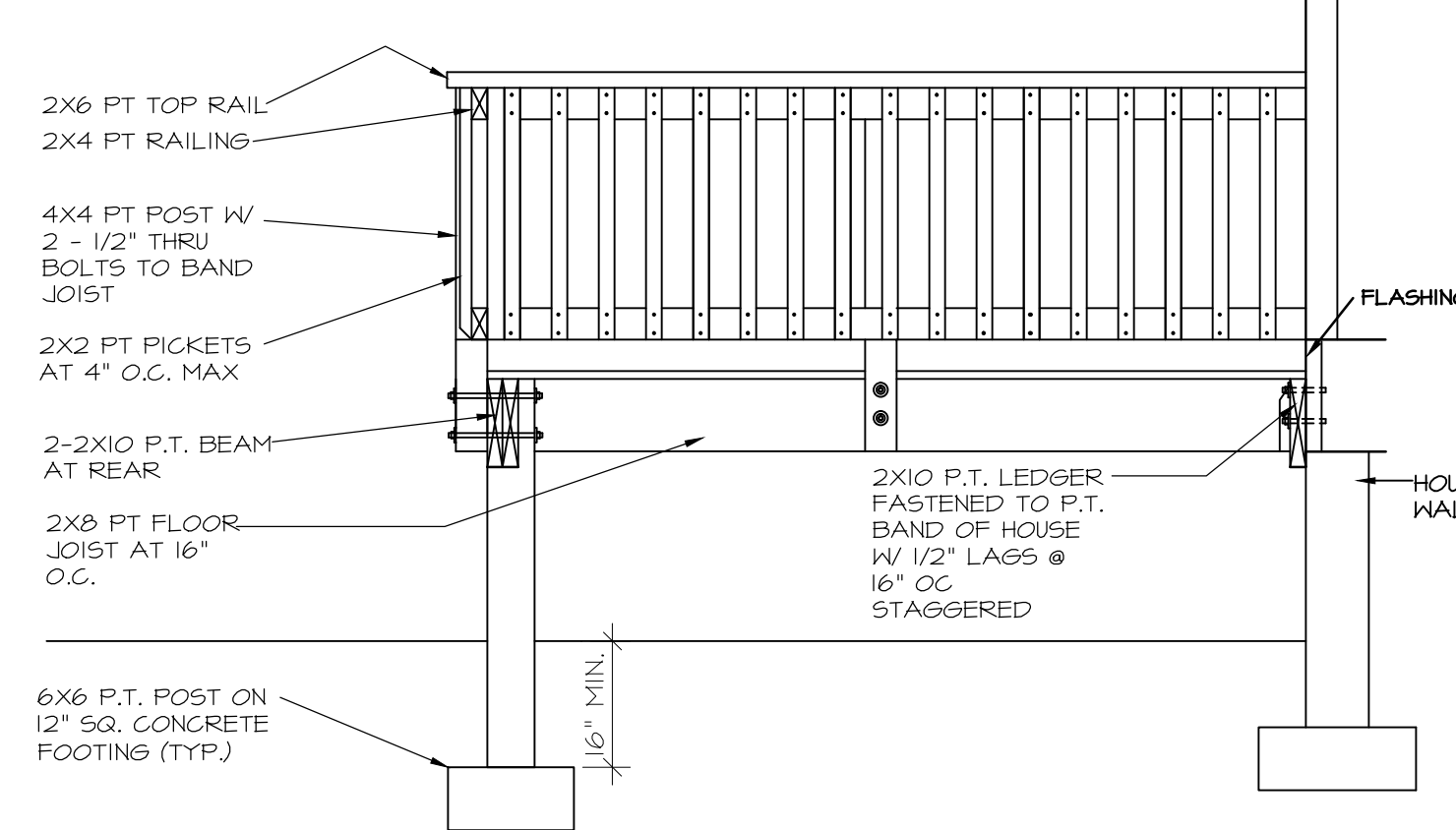
BUILDING SECTION

A-A

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

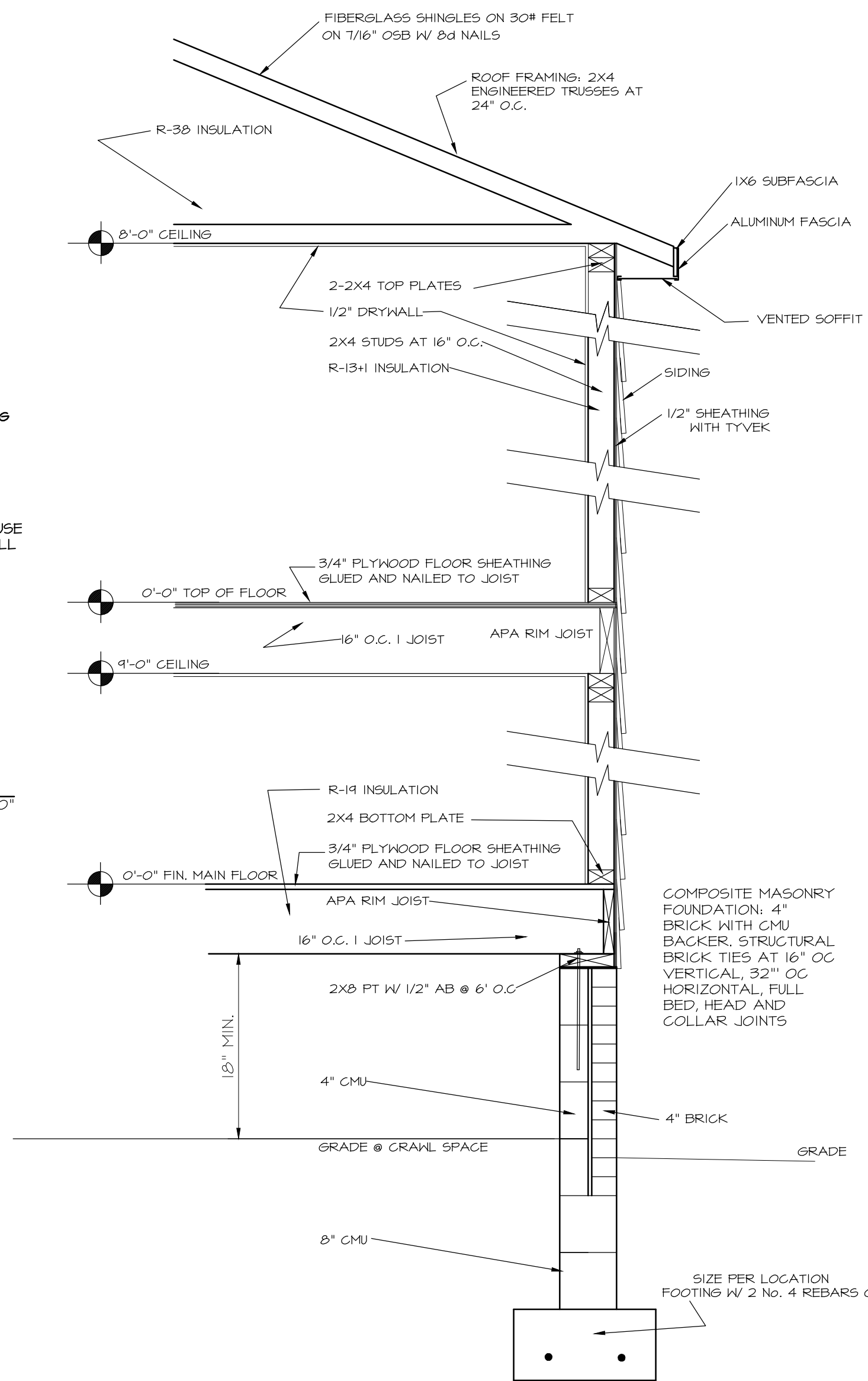
- STAIR NOTES:
- 2X12 PT STRINGERS AT 24" O.C. MAX.
 - 2X6 PT TREADS MINIMUM 10" DEEP.
 - 1X6 PT RISER BOARD.
 - HANDRAIL SIMILAR TO DECK. PROVIDE GRASPABLE HANDRAIL IN ADDITION.

DECK TO BE CONSTRUCTED IN ACCORDANCE WITH AVG DCA 6.



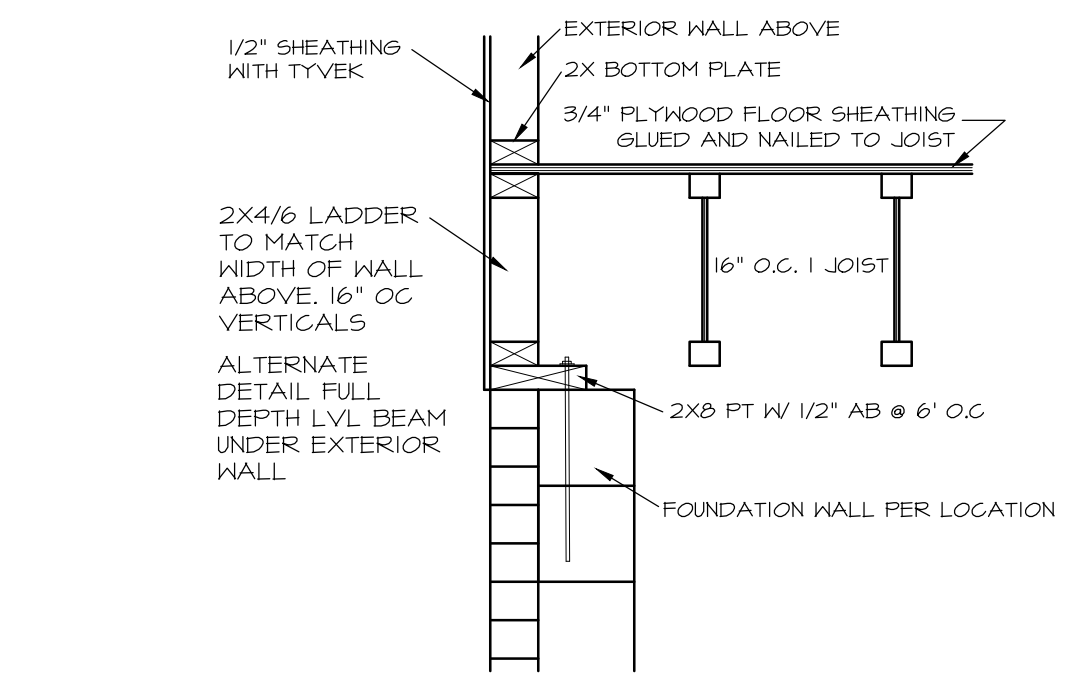
DECK SECTION

SCALE: 1/2" = 1'-0"



TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



FRAMING DETAIL: EXTERIOR WALLS

SCALE: 3/4" = 1'-0"

DETAIL FOR LADDER FRAMING UNDER EXTERIOR WALL WHERE FLOOR JOIST PARALLEL TO FOUNDATION WALL

REVISIONS BY	DATE	DESCRIPTION
1	4-18-18	ISSUE FOR PERMITS
2	7-1-18	REVISED PER COMMENTS

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HD ADVISORS / MAGGIE WALKER FOUNDATION
918 N. 25TH STREET, RICHMOND VA
SECTIONS & ROOF FRAMING PLAN

T.M. VAVRA
& ASSOCIATES, P.C.
5065 CRAIG RATH BLVD
MIDDLETON, VA 23112
TEL: 804-269-5129
tom@tmvavra.com

SHEET NO.

3

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916 N 25TH STREET

918 N 25TH STREET

920 N 25TH STREET

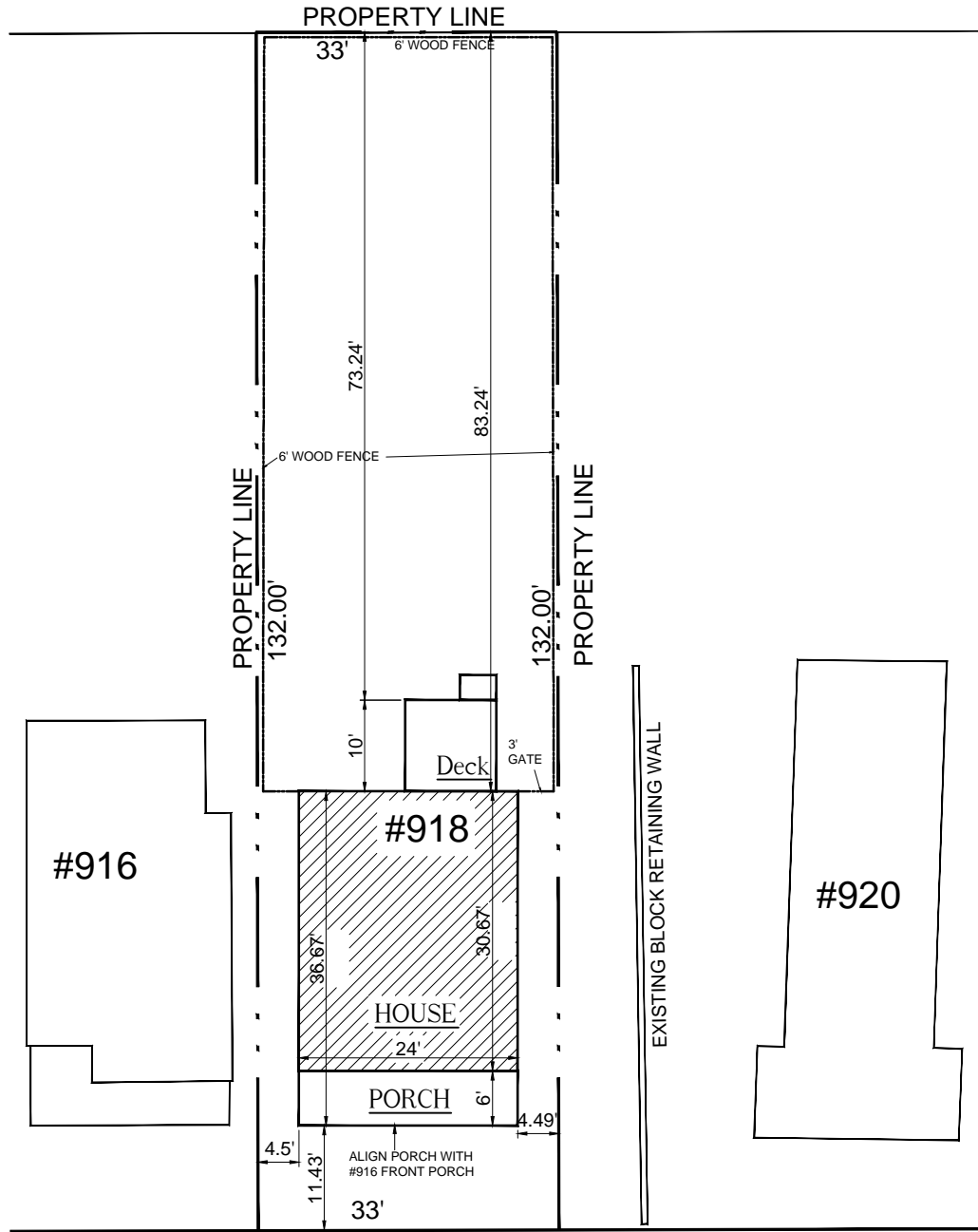
HD Advisors - 918 N 25th St

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TOM VAVRA, ARCHITECT
EMAIL: TOM@TMVAVRA.COM

T M VAVRA ASSOC.

PH: 804-269-5129
5065 CRAIG RATH BLVD., MIDLOTHIAN, VA 23112



PROPERTY LINE
N 25TH STREET

918 N 25TH STREET

PRELIMINARY SITE PLAN
8-8-19

SCALE: 1"=20'

NOTE: THIS IS NOT A SURVEY. THIS A
PRELIMINARY SITE LAYOUT BASED ON
SURVEY DATA BY OTHERS

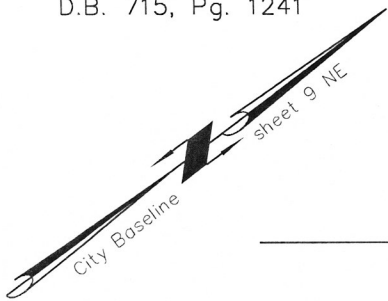
HD Advisors

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TOM VAVRA, ARCHITECT
EMAIL: TOM@TMVAVRA.COM

PH: 804-269-5129
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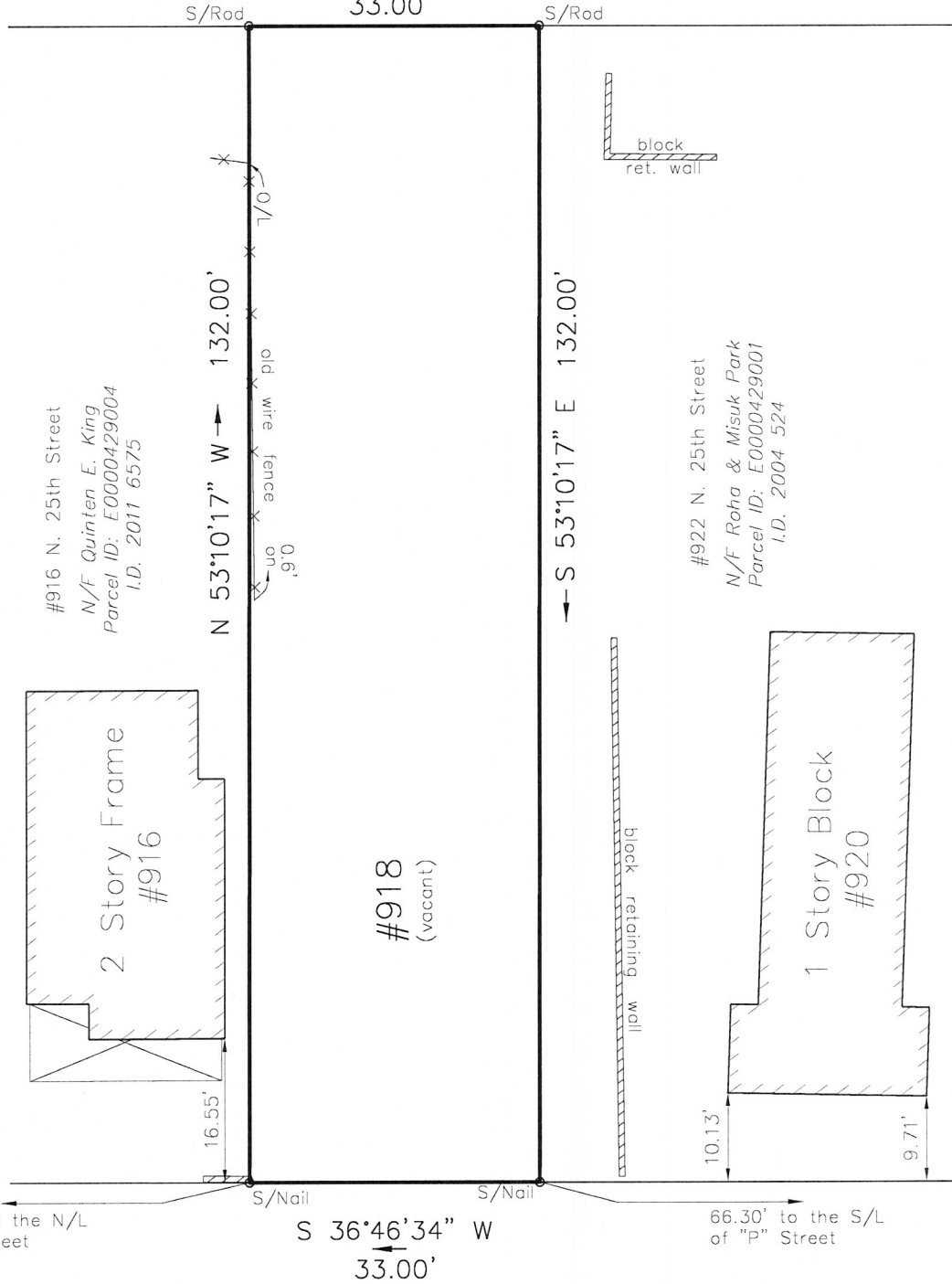
Address: #918 N. 25th Street
 Current Owners: Willie G. & Mattie S. Wilkins
 Parcel ID: E0000429003
 D.B. 715, Pg. 1241

Note: Bearings protracted from City
 Baseline sheet 9 NE.



#2400 Burton Street
 N/F Church Hill Fairmont Apts., LP
 Parcel ID: E0000472005
 I.D. 2006 637

N 36°46'34" E
 33.00'



231.00' to the N/L
 of "O" Street

S 36°46'34" W
 33.00'

66.30' to the S/L
 of "P" Street

N. 25th STREET

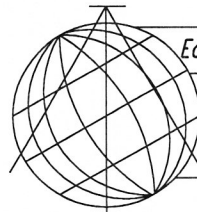
Survey and Plat of

The Property Known as
 #918 N. 25th Street in
 the City of Richmond, VA



This is to certify that on 02/25/19 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

4914 Radford Avenue, Suite 206
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=20'
 Drawn: TCJ
 Job: 1080-19

Date: 02/26/19
 Checked: JAL