



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 602 W. 19th Street

Historic District Springhill

PROPOSED ACTION

- Alteration (including paint colors)
 Rehabilitation
 Demolition
 Addition
 New Construction (Conceptual Review required)
 Conceptual Review
 Final Review

OWNER

Name 602 LLC
 Company _____
 Mailing Address Richmond, VA 23225
Richmond, VA 23225
 Phone (804) 615 1203
 Email cdw804@live.com
 Signature Carol Williams member 602 LLC
 Date 12/22/2016

APPLICANT (if other than owner)

Name 602 LLC
 Company _____
 Mailing Address Richmond, VA 23225
 Phone 804 615 1203
 Email cdw804@live.com
 Signature Carol Williams
 Date 12/22/2016

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

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.

(Space below for staff use only)

Application received:

Date/Time _____

By _____

Complete Yes No

ECE VED

DEC 22 2016

11:55

Written Description 602 W. 19th Street

This is an application for a new 2 story single family detached dwelling at 602 W. 19th street. The property is a vacant lot that wasn't previously developed. This build will complete a two-lot infill between 606 and 600 W. 19th street. The home will be 2-story, conventional, wood-frame, construction. Exterior cladding will be a combination of fiber-cement siding and Miratec trim boards. The windows will be Jeld Wen 2500 series black aluminum clad. Foundation is brick and block. Front porch columns are 12" wrap site-built Douglas Fir or treated wood box and trim painted white. Railings are white-painted, Douglas Fir, Richmond, Rail profile with plowed hand and base rails and 2x2 pickets like the railing profile found on Page 47. Roof pitches are 7 in 12.

The historic guidelines aided me in the selection of my veneer and windows and outbuilding cladding. Pages 55 and 57 reference material options to include fiber cement siding for exterior veneer and page 48 describes the specifications for outbuildings to have the same finish and profiles as the primary building. While description of the Springhill historic district on pg 35 doesn't define the specific house style this house will mirror the styles found on the this section of W. 19th Street (historically Belle Isle Street). I have tried to keep the overall look of this house consistent with other houses on the block.

Specs and Colors For 602 W. 19th Street:

Exterior Paint and Material Specifications:

Horizontal lap siding will be smooth fiber-cement straight edge with a 7.25" reveal. Straight lap siding wall color will be from Sherwin Williams to match James Hardie Monterrey Taupe. Contrasting trim color will be smooth-side out Miratec wood painted to match James Hardie Artic White. In the upper portion of the gables where Fiber Cement Straight Edge Textured Shakes are shown on the front elevation drawing the color will be to match James Hardie Evening Blue. Picture to the right is for color and fiber cement material reference only (casement style windows will not be used).

Windows and Doors:

Windows will be Jeld Wen 2500 Aluminum Clad With Black Cladding and a 1 over 1 lite pattern. Doors will be smooth fiberglass for strength and durability.



Written Description

This is a application for a new 2 story single family detached dwelling at 602W. 19th street. The home will be conventional platform wood frame construction. Exterior veneer will be a combination of fiber cement siding and miratec trim boards. The windows will be Jeld Wen 2500 series aluminum clad. Foundation is brick and block. Front porch columns will a 12" wrapped column. Roof pitches are moderate 7/12 pitch in keeping the overall appearance of the neighborhood.

The historic guidelines aided me in the selection of my veneer and windows particularly page 55 of the design guidelines. I have tried to keep the overall look of the house consistent with other houses on the block.

Specs and Colors For 602 W. 19th Street

Main body:

Fiber Cement Siding smooth straight edge with a 7.25" reveal

Color will be from Sherwin Williams to match James Hardie Monterrey Taupe.

Front Elevation Gable End:

Fiber Cement Straight Edge Textured Shakes:

Accent Color for this siding will be to match James Hardie Evening Blue

Trim:

Trim Paint Color Will be to match James Hardie Artic White

Windows:

Windows will be Jeld Wen 2500 Aluminum Clad With Black Cladding. And a 1 over 1 grill pattern.

Specs and Colors For 602 W. 19th Street

Main body:

Fiber Cement Siding smooth straight edge with a 7.25" reveal

Color will be from Sherwin Williams to match James Hardie Monterrey Taupe.

Front Elevation Gable End:

Fiber Cement Straight Edge Textured Shakes:

Accent Color for this siding will be to match James Hardie Evening Blue

Trim:

Trim Paint Color Will be to match James Hardie Artic White

Windows:

Windows will be Jeld Wen 2500 Aluminum Clad With Black Cladding. And a 1 over 1 grill pattern.

Front of the lot seen from W. 19th Street, showing 600 W 19th street on the left, and 604 W 19th street on the right.



Rear of the lot seen from the alley off Springhill Ave showing 604 W 19th street on the left and 600 W 19th street on the right.



JELD-WEN.
WINDOWS & DOORS

W-2500

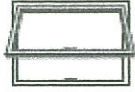
Clad-Wood Window Features

Awning | Casement | Double-Hung | Fixed, Radius and Geometric



STYLES, LITES, COLORS & GLASS

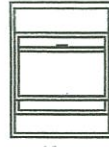
Window Styles



Awning



Casement



Double-Hung

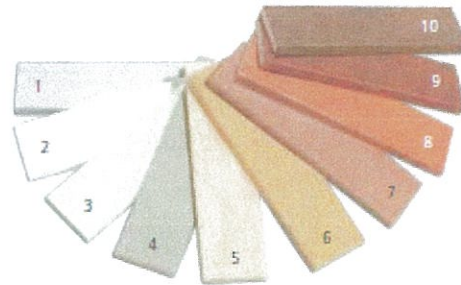


Fixed, Radius
& Geometric

Standard Prefinished Interiors*

- | | |
|--------------------|--------------|
| 1. Primed | 6. Wheat |
| 2. Brilliant White | 7. Cider |
| 3. Ivory | 8. Fruitwood |
| 4. Desert Sand | 9. Cordovan |
| 5. Clear Lacquer | 10. Walnut |

*Colors shown may vary from final finish.



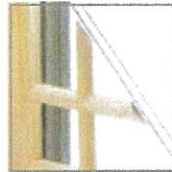
**SUSTAINABLE
FORESTRY
INITIATIVE**
SFI-COC-1234

FSC® certified or SFI® certified wood available. See your JELD-WEN dealer for details.

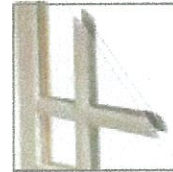
Divided Lites



Grilles Between the Glass (GBG)



Full-Surround (FS) and Knocked-Down (KD) Removable Wood Grilles



Simulated Divided Lites (SDL)

Clad Colors*



Brilliant White



French Vanilla



Desert Sand



Hartford Green



Mesa Red



Chestnut Bronze



Black

* Colors shown may vary from actual color.

Decorative Glass Options

Tinted Glass

Reduces glare and is ideal for areas that get a lot of direct sunlight in the summer.



Low-E



LoE²-366

Textured Glass

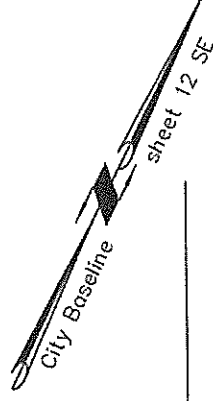
Lets light in while maintaining privacy.



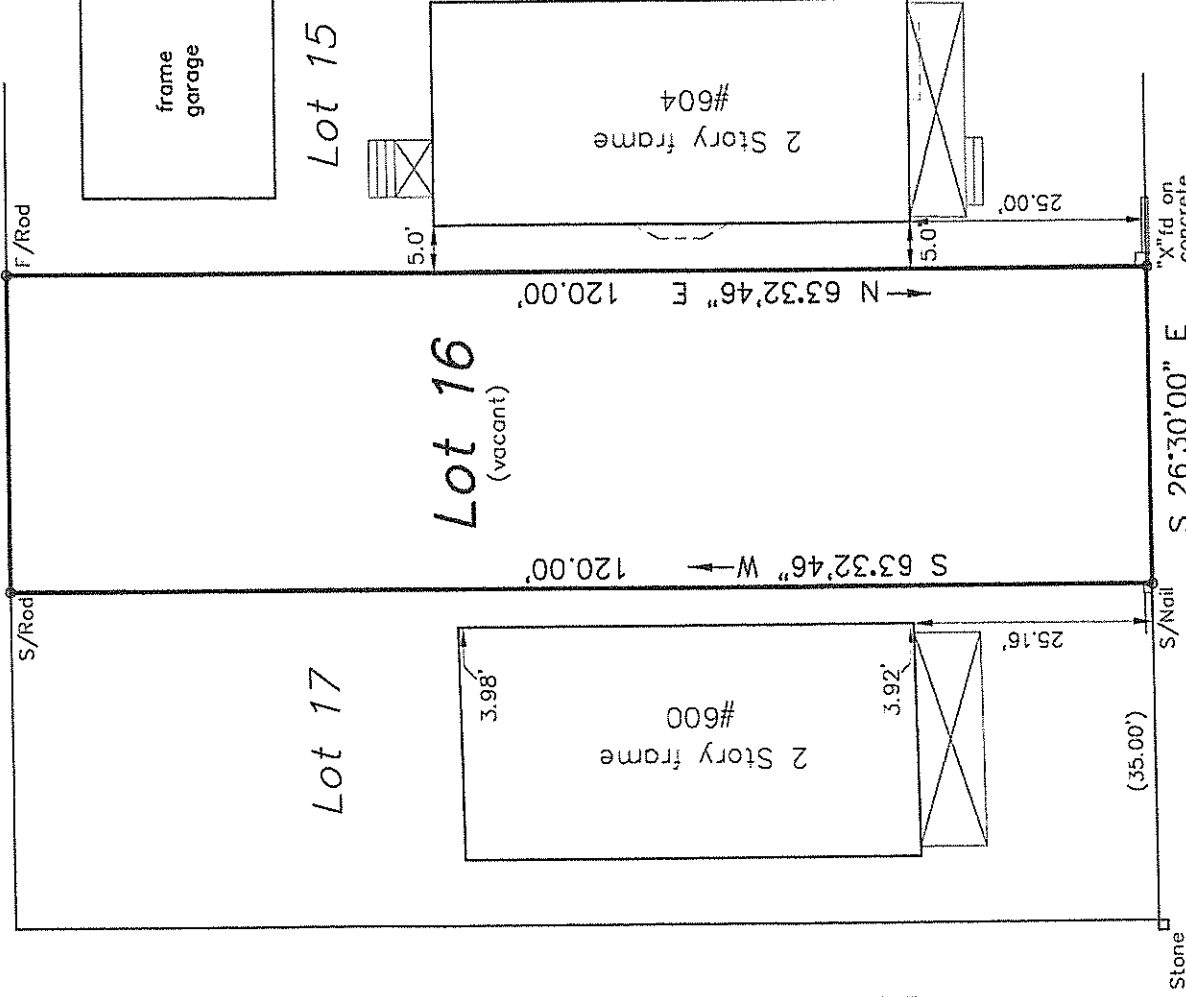
Obscure

Address: #602 W. 19th Street
 Current Owner: Braveheart, LLC
 Map Ref.: S0000303010

Note: Bearings protracted from City
 Baseline sheet 12 SE.

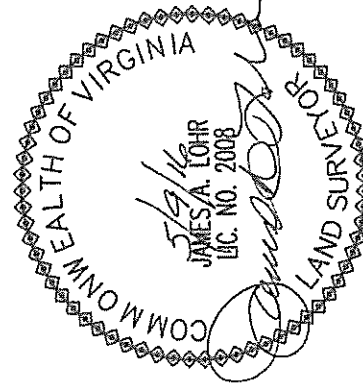


10' Alley
 N 26°30'00" W
 33.00'



SPRINGHILL AVENUE

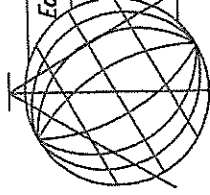
WEST 19th STREET



Survey and Plat of
 Lot 16, Block 9,
 the Plan of Bellevue
 in the City of Richmond, VA

This is to certify that on 05/09/16 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. 5101290039D effective date of 04/02/09. 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.



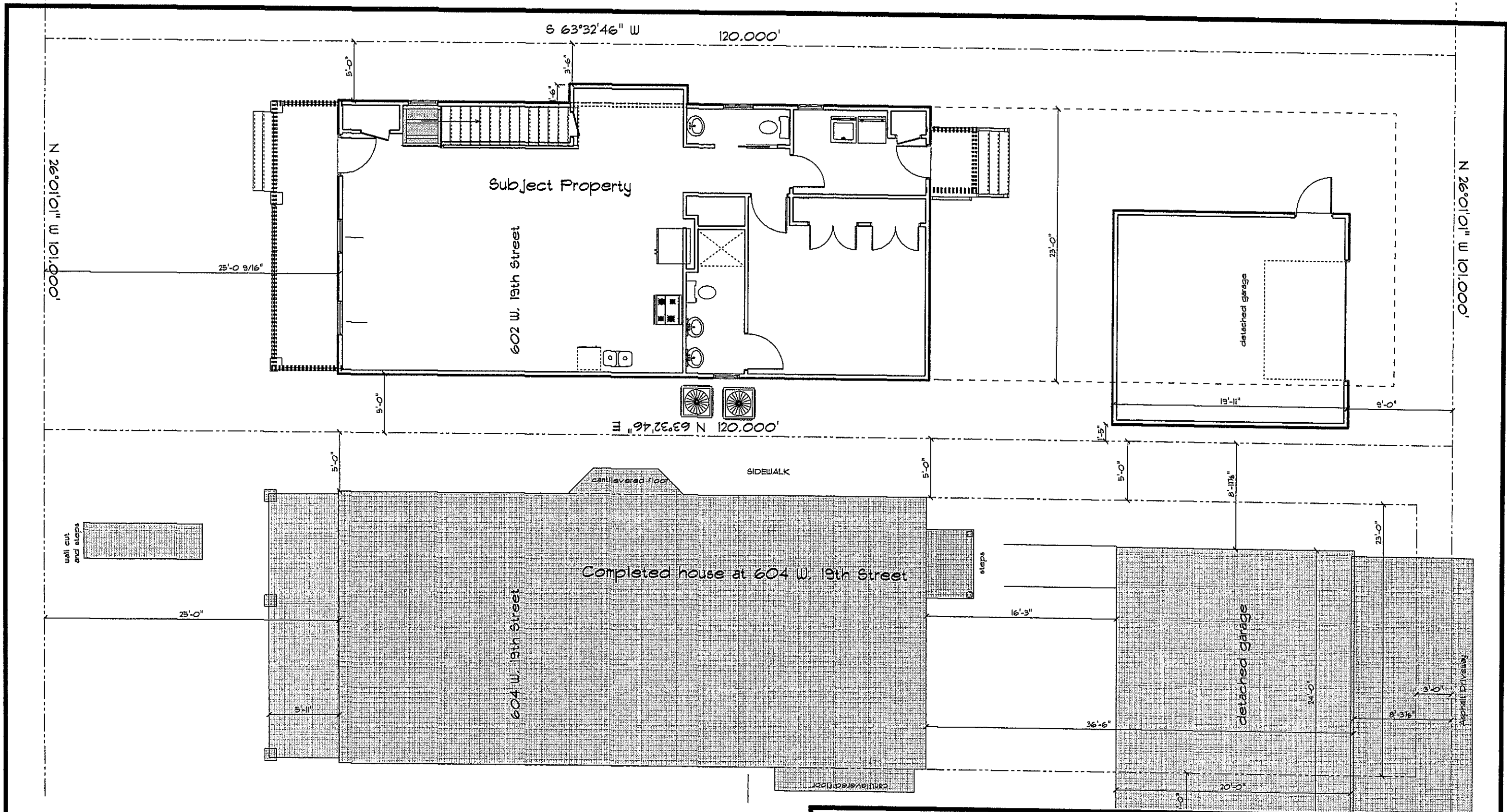
Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=20'
 Drawn: TCJ
 Job: 1191-16
 Date: 05/11/16
 Checked: JAL



CDW Homes Inc.

2527 Trefoil Way
Richmond
VA
23235

PHONE: (804) 615-1203
FAX: (804) 601-4531
cdw804@gmail.com

602 W. 19th Street

602 W 19th St.
VA

Richmond
23225

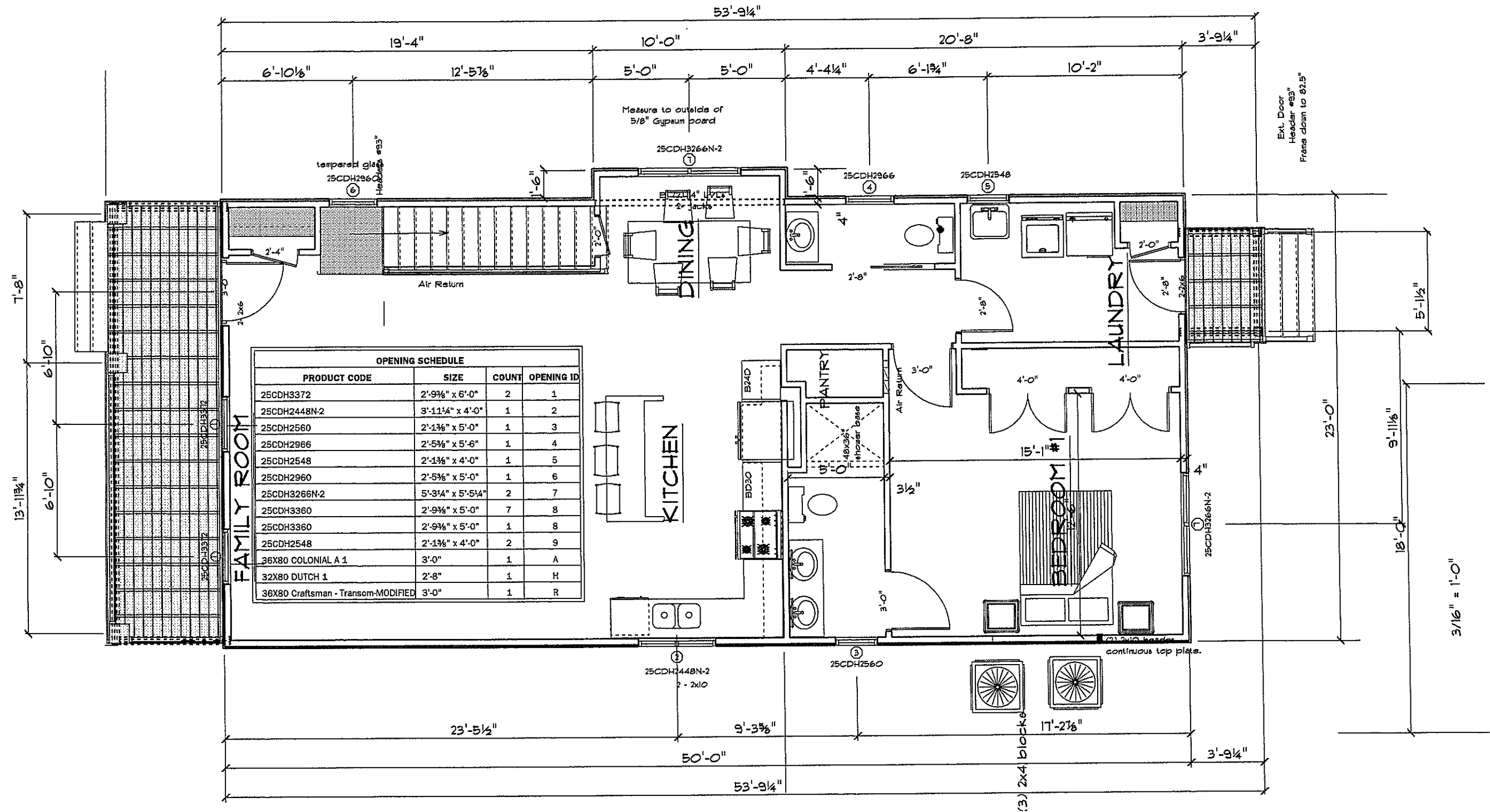
Site Plan

SCALE: 1/8" = 1'-0"

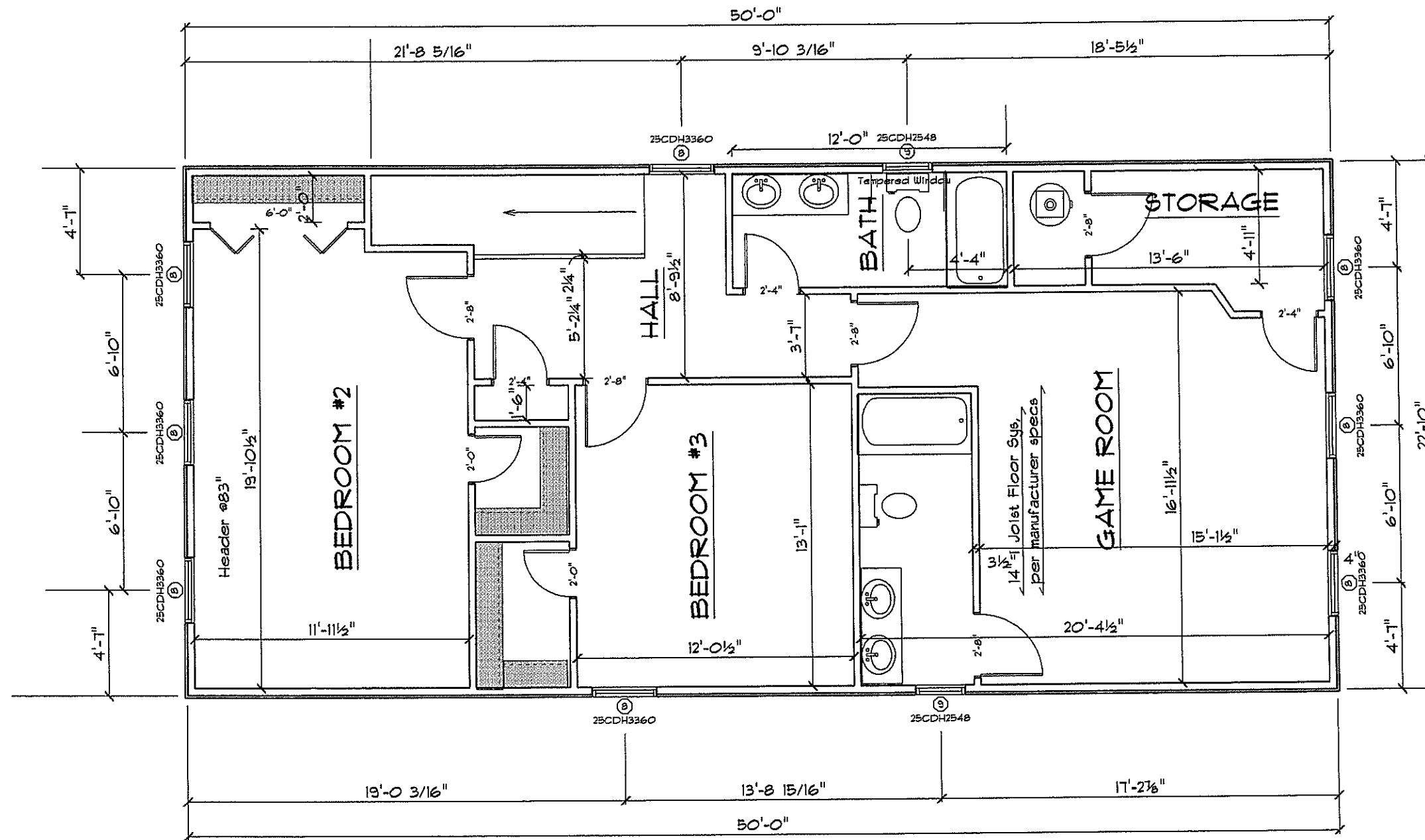
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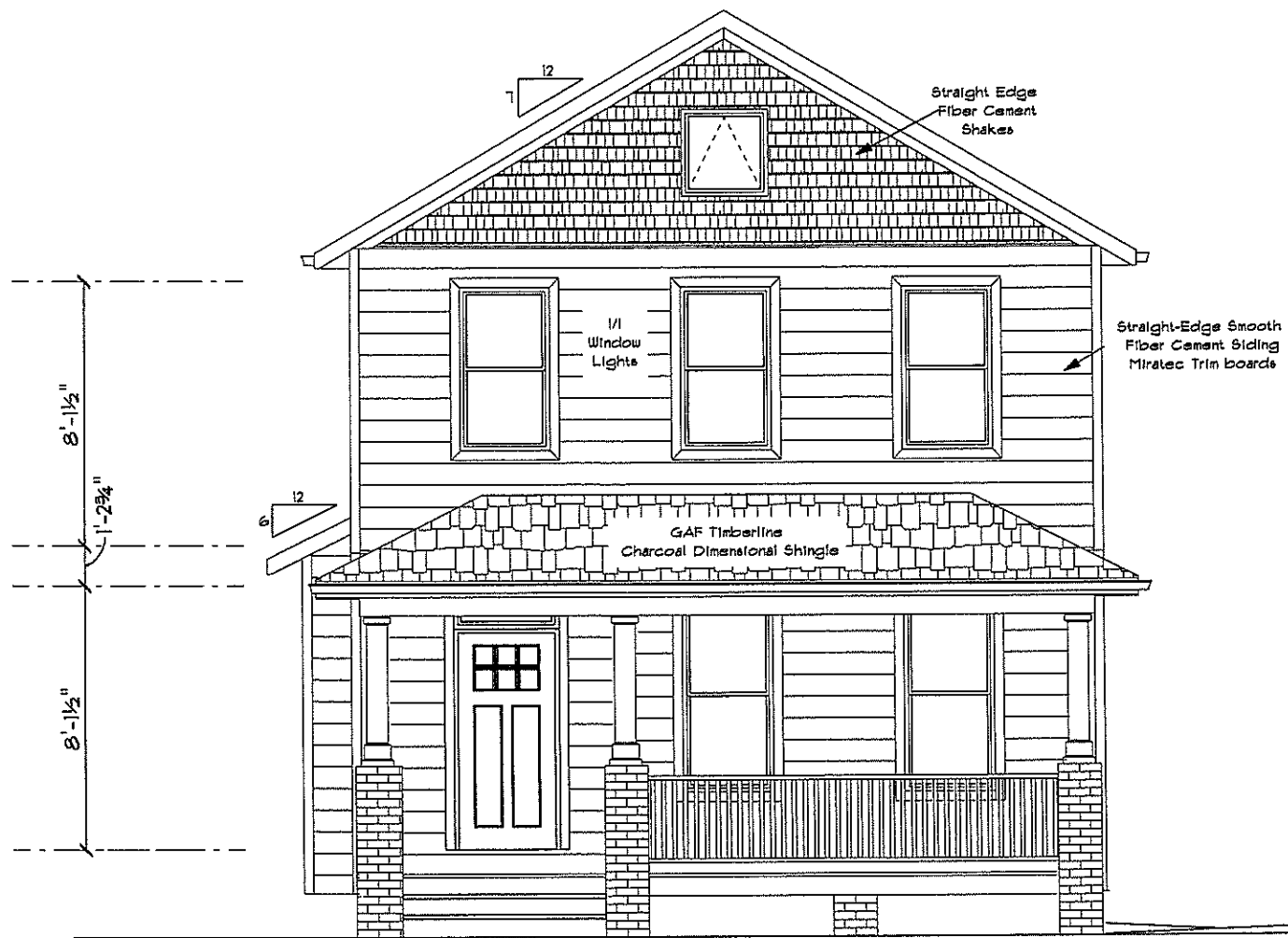
1



CDW Homes Inc. 2527 Trefoil Way Richmond VA 23235		602 W. 19th Street 602 W 19th St. VA Richmond 23225	
		PHONE: (804) 615-1201st Fl FAX: (804) 601-4531 cdw804@gmail.com	
& Opening Schedule SCALE: 3/16" = 1'-0" DATE: Thursday, December 22, 2016		PAGE: 2	



CDW Homes Inc. 2527 Trefoil Way Richmond VA 23235		602 W. 19th Street 602 W 19th St. VA Richmond 23225	
		2nd floor SCALE: 3/16" = 1'-0" DATE: Thursday, December 22, 2016	PAGE: 3



602 W. 19th Street
New Construction



604 W. 19th Street
Completed 2016

CDW Homes Inc.

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602 W. 19th Street

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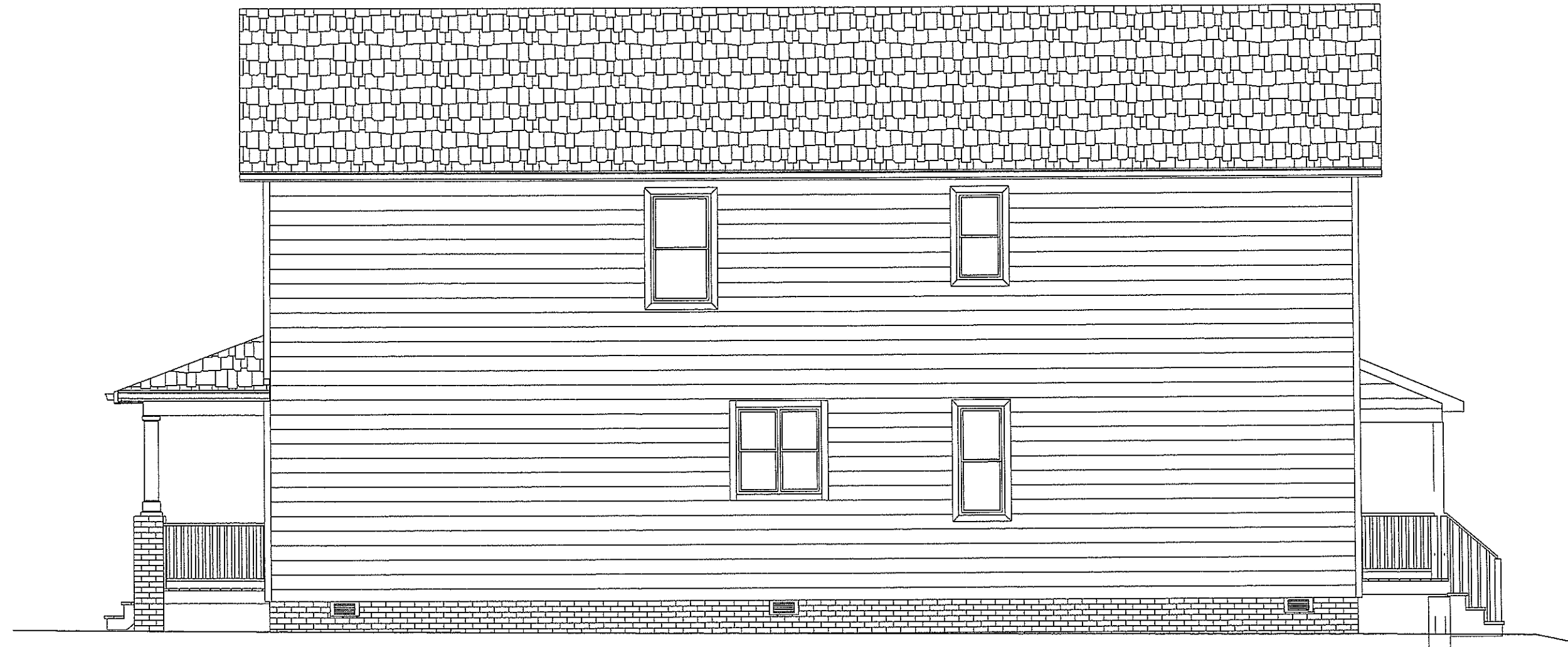
Front Elevation

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

DATE: Thursday, December 22, 2016

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CDW Homes Inc. 2527 Trefoil Way Richmond VA 23235		602 W. 19th Street 602 W 19th St. VA Richmond 23225	
		PHONE: (804) 615-1203 FAX: (804) 601-4531 cdw804@gmail.com	Right Elevation SCALE: 3/16" = 1'-0" DATE: Thursday, December 22, 2016



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602 W 19th St.
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23225

Richmond
23225

Rear Elevation

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

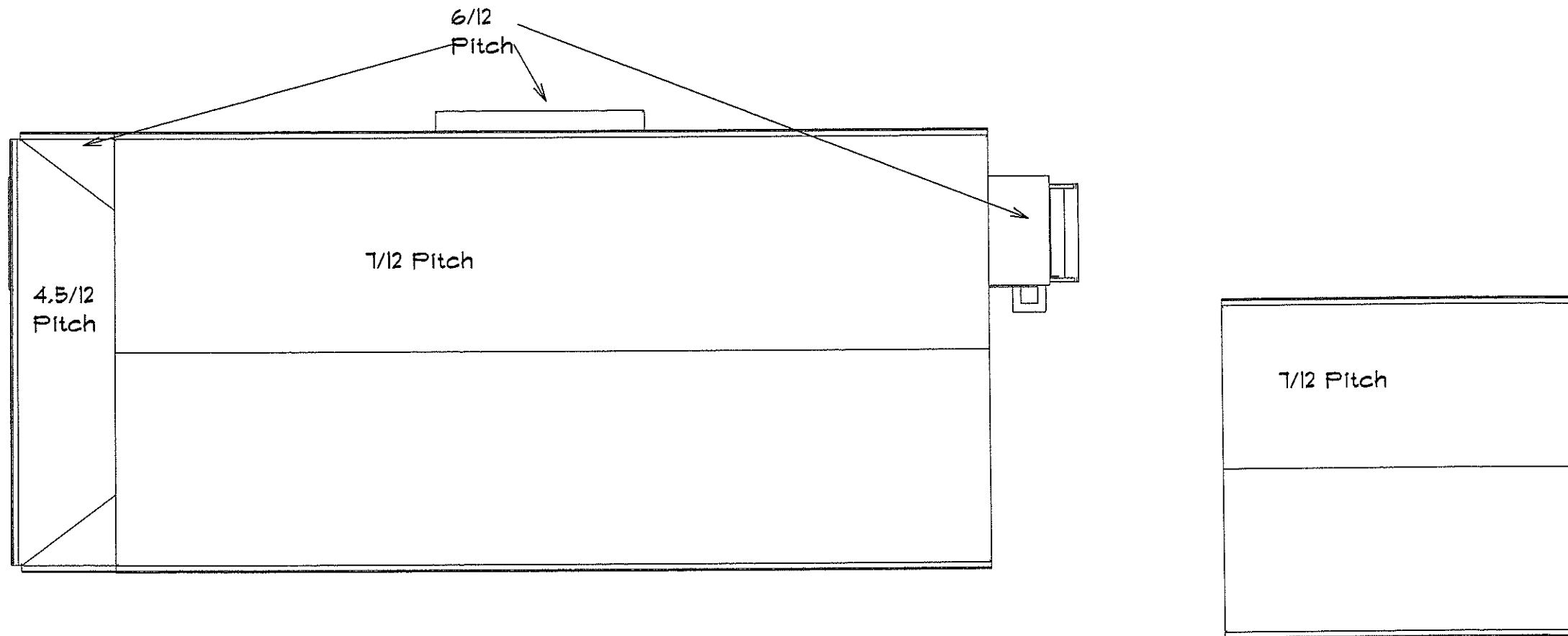
DATE: Thursday, December 22, 2016

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CDW Homes Inc. 2527 Trefoil Way Richmond VA 23235		602 W. 19th Street 602 W 19th St. Richmond VA 23225	
		PHONE: (804) 615-1203 FAX: (804) 601-4531 cdw804@gmail.com	Left Elevation SCALE: 3/16" = 1'-0" DATE: Thursday, December 22, 2016



CDW Homes Inc.

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23225

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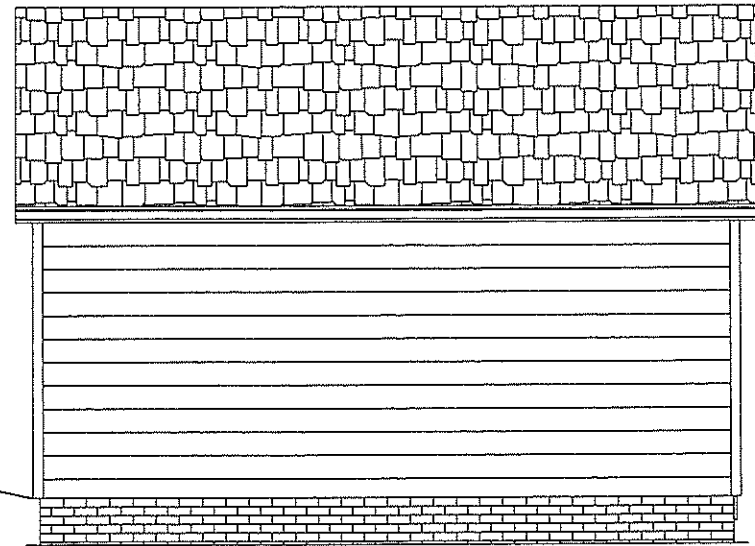
Roof Plan

PAGE:

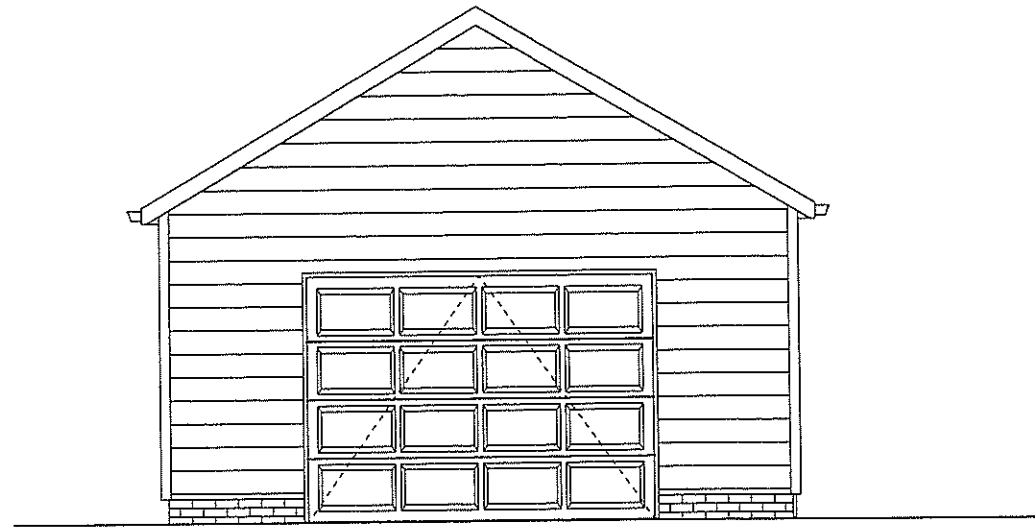
SCALE: 1/8" = 1'-0"

DATE: Thursday, December 22, 2016

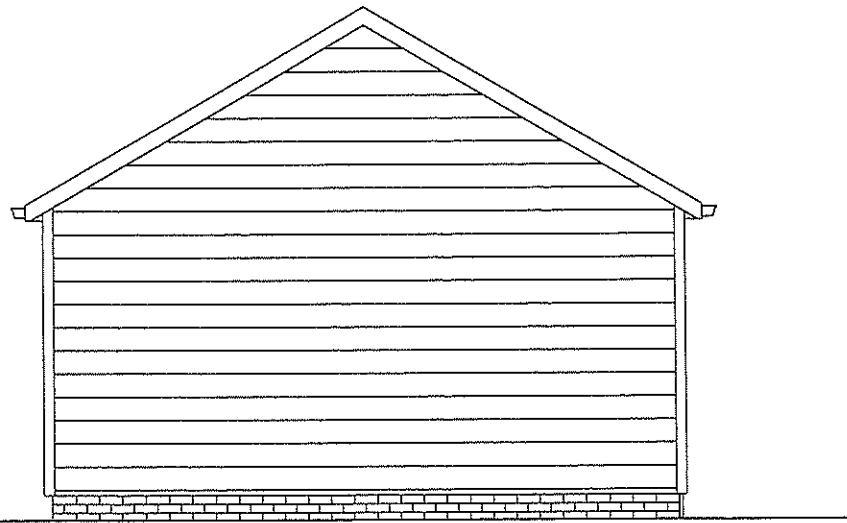
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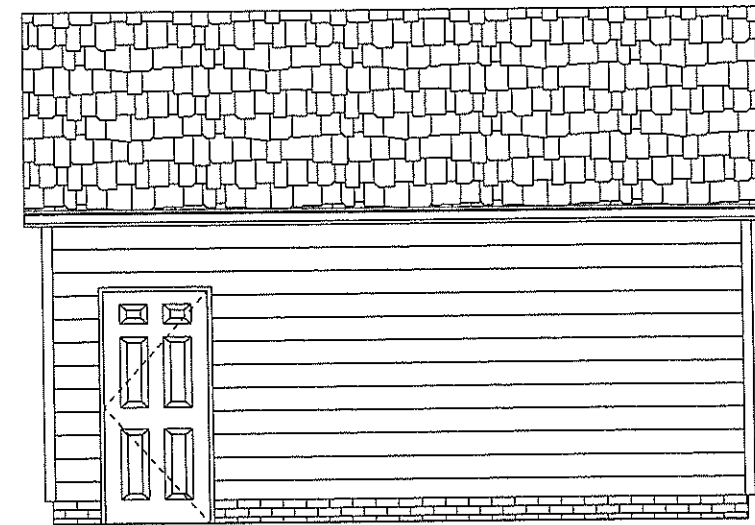
Right Elevation



Rear Elevation
(Alley)



Front Elevation



Left Elevation

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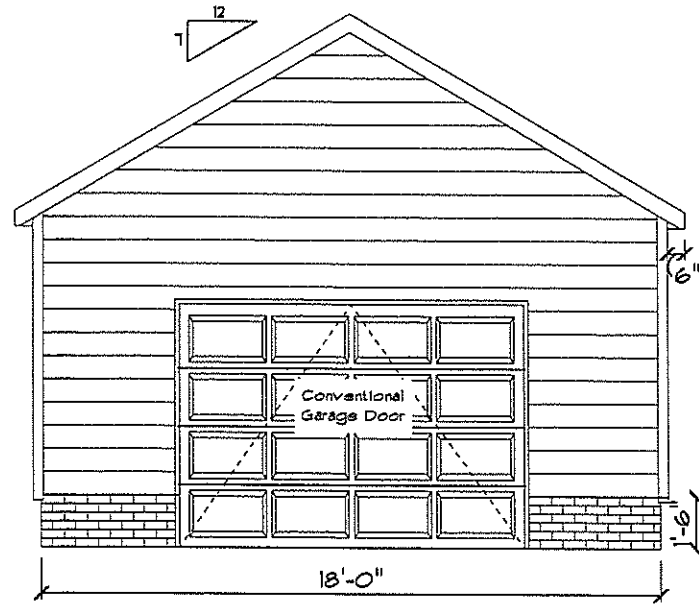
Garage elevations

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

DATE: Thursday, December 22, 2016

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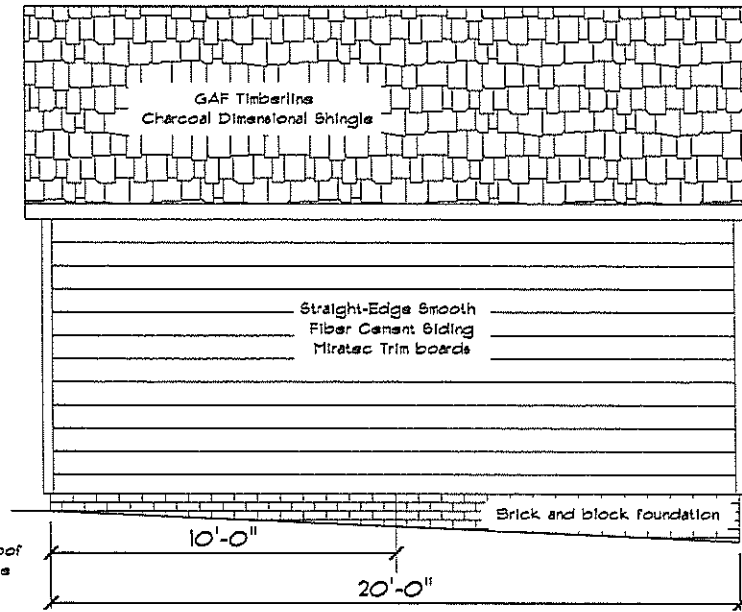
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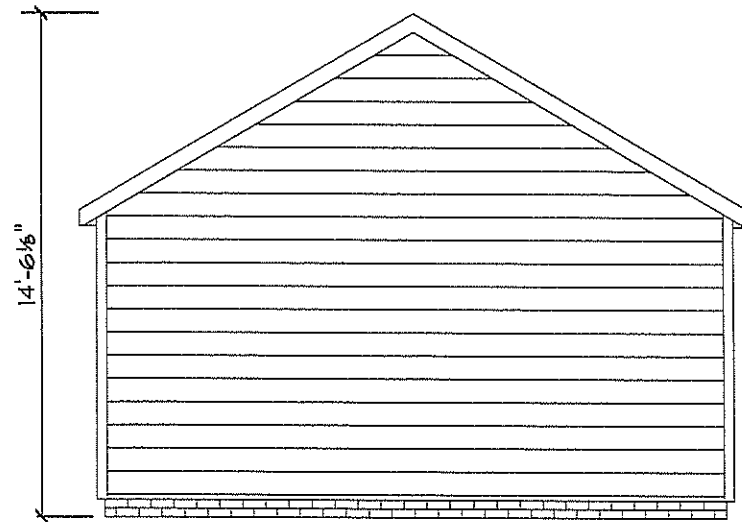
Rear Elevation
(Alley)

roof midpoint

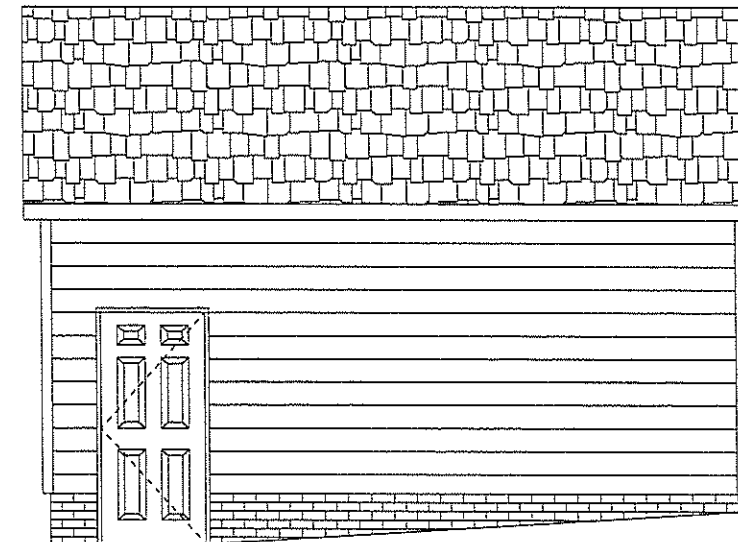
12'-0"
Midpoint of roof to avg. grade



Right Elevation



Front Elevation



Left Elevation

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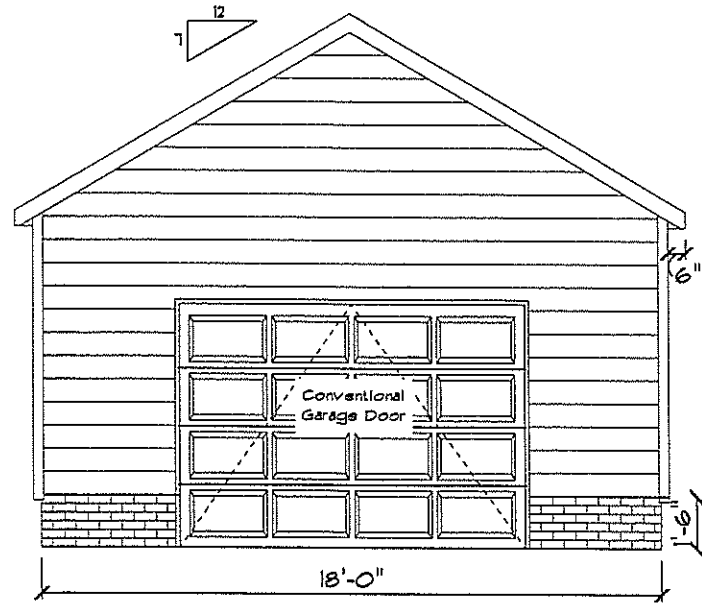
Garage elevations

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

DATE: Thursday, January 5, 2017

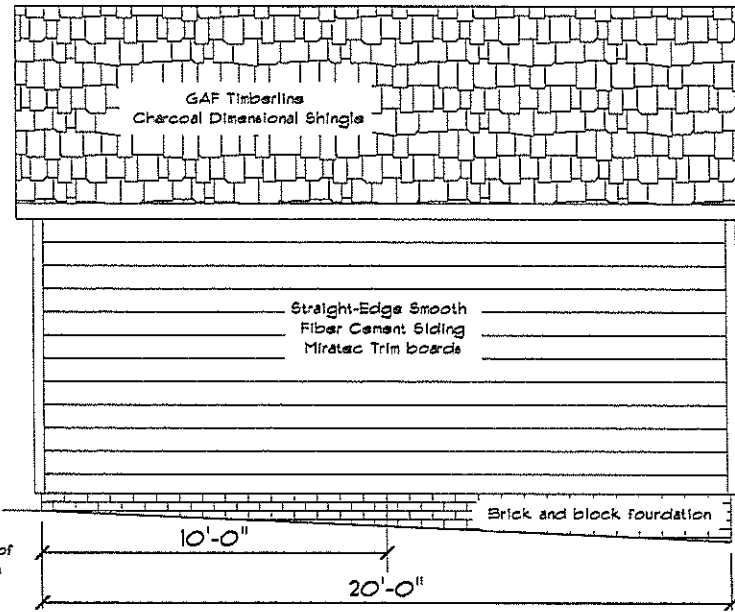
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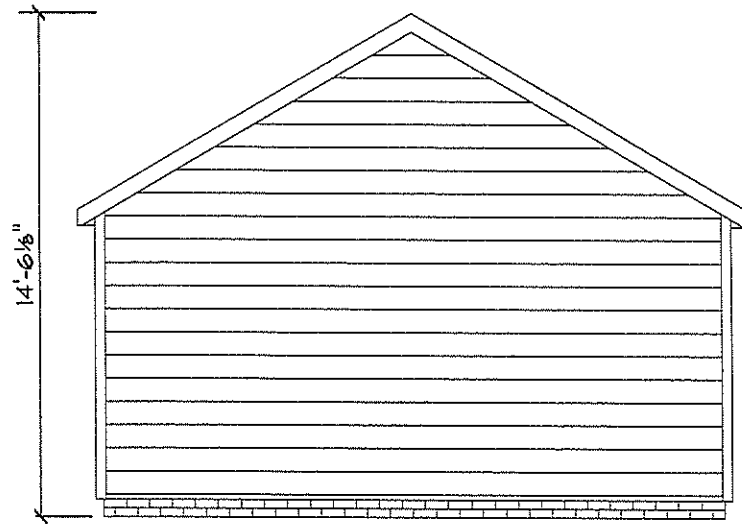


Rear Elevation
(Alley)

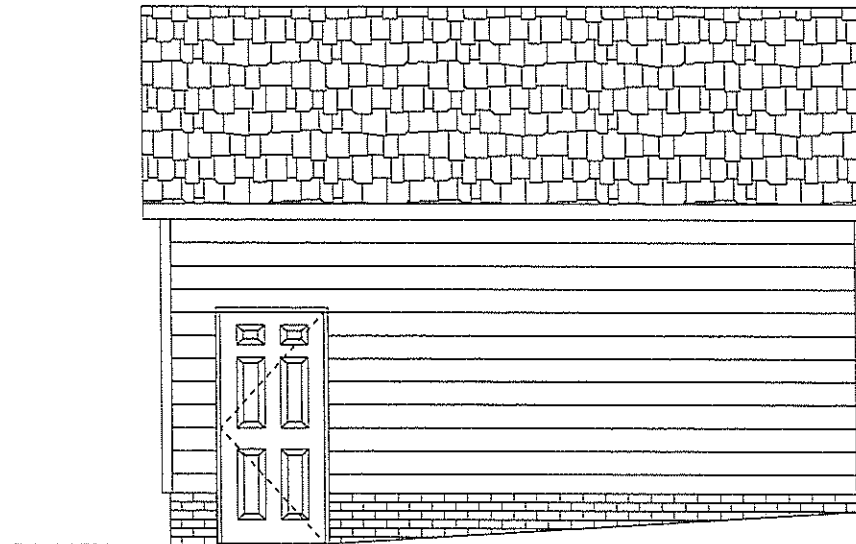
roof midpoint
12'-0"
Midpoint of roof to avg. grade



Right Elevation



Front Elevation



Left Elevation

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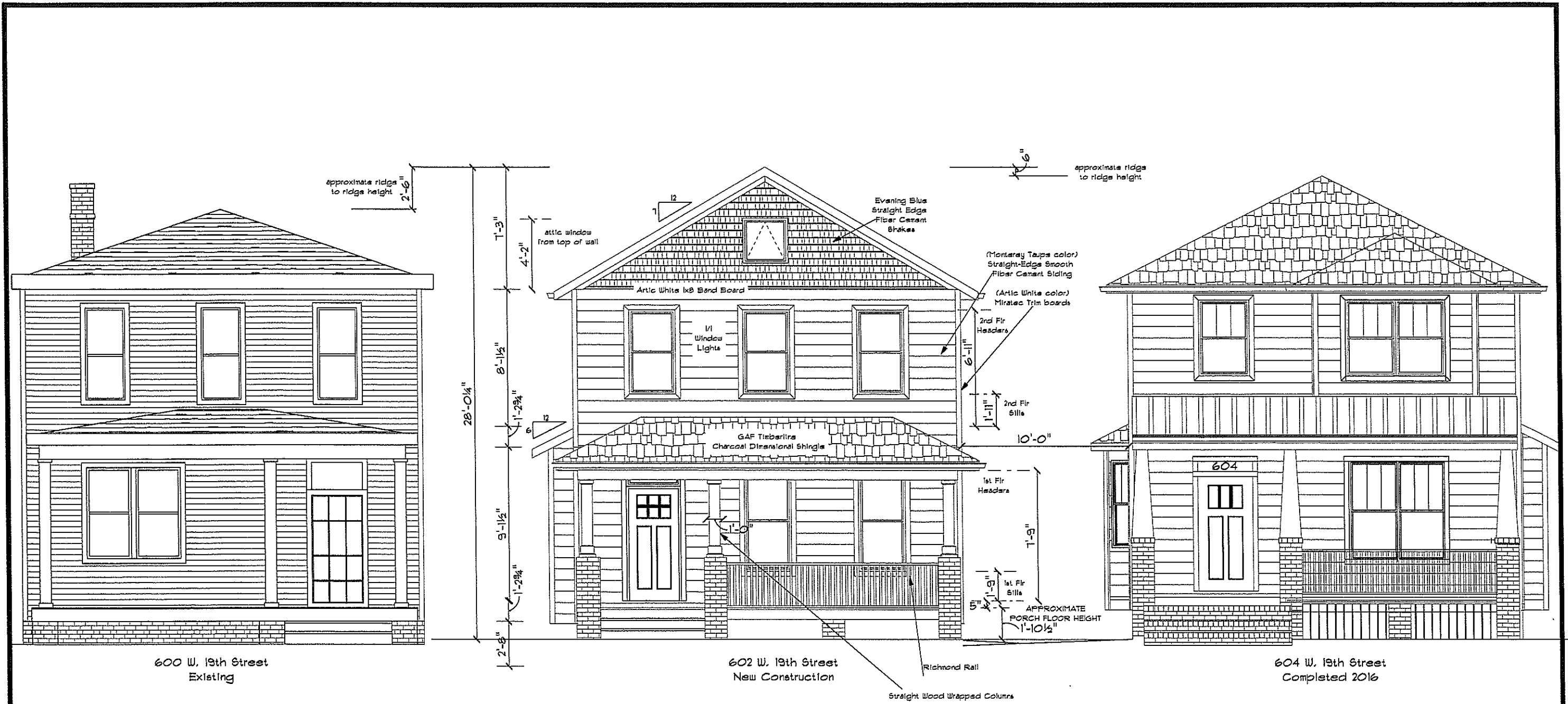
Garage elevations

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

DATE: Thursday, January 5, 2017

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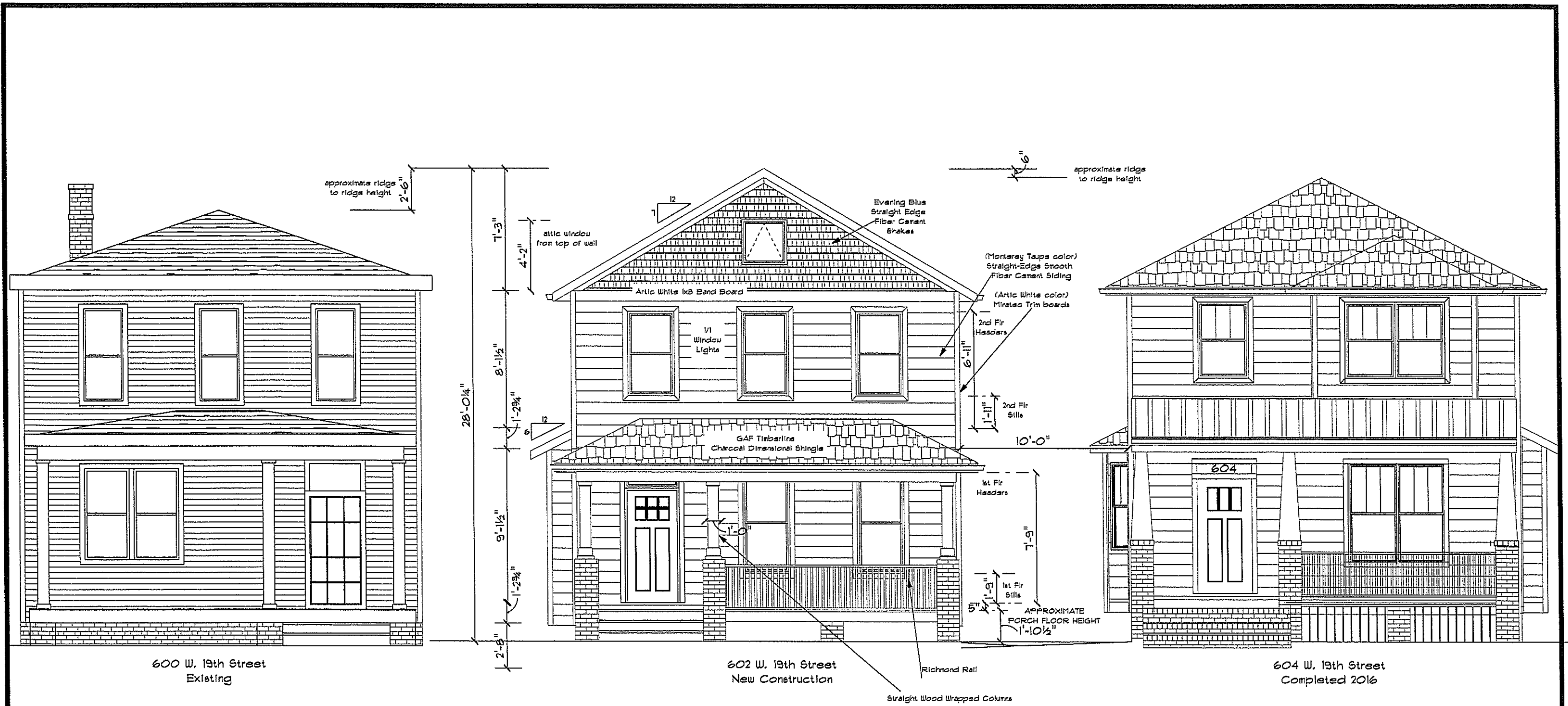
Front Elevation

SCALE: 0.1719" = 1'-0"

DATE: Thursday, January 5, 2017

PAGE:

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Front Elevation
SCALE: 0.1719" = 1'-0"
DATE: Thursday, January 5, 2017

PAGE:
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