



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION / CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (Location of Work)

Address 508 St. James Street  
 Historic District Jackson Ward

**PROPOSED ACTION**

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

**OWNER**

Name Zarina M. Fazaldin  
 Company \_\_\_\_\_  
 Mailing Address 721 W 28th Street  
Richmond, VA 23225  
 Phone 804-310-5051  
 Email landzhistoric@msn.com  
 Signature Zarina M. Fazaldin  
 Date 09/22/17

**APPLICANT** (if other than owner)

Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Date \_\_\_\_\_

**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: ECE VED KC  
 Date/Time 1:30  
 By SEP 22 2017  
COA-024459-2017

Complete  Yes  No



**JOHANNAS**  
design group

CAR Applicant's Report  
9/21/2017

### **508 ST. JAMES STREET**

This property will be renovated into 4 dwelling units, with one of the units being the owner's personal residence.

#508 St. James Street was originally constructed in 1915 as a single family residence. The residence was converted in the mid 1900's to the Negro Training Center for the Blind and a large addition was constructed at the rear in 1952.

The original residential structure at #508 is two story with a partial basement and a small walk-up, usable attic. The rear addition is three stories, including a full basement with area way light wells. The building has substantial water and termite damage that will require significant repairs. The combined structure contains approximately 8400 gross square feet on the three plus floors.

### **PROPOSED EXTERIOR ADDITIONS AND RENOVATIONS**

Exterior will be restored. Existing wood sash will be repaired and missing sash and frames will be replaced with wood units that match existing. The industrial metal sash on the rear are in poor condition and will be repaired or replaced with matching units.

The two-story side porch has been removed and will be reconstructed as close as possible to match the pre 1950 photo that was provided by a family member of the original occupants.

A small residential elevator will be added at the rear for use by the owner to provide access to the second floor from an existing ramp.

The front yard will have a hedge replanted to match the pre 1950 photo and a wood picket fence will be installed behind the hedge. A small stamped concrete or paver block patio will be installed between the side porch and the front hedge.

### **HISTORIC REHABILITATION TAX CREDITS**

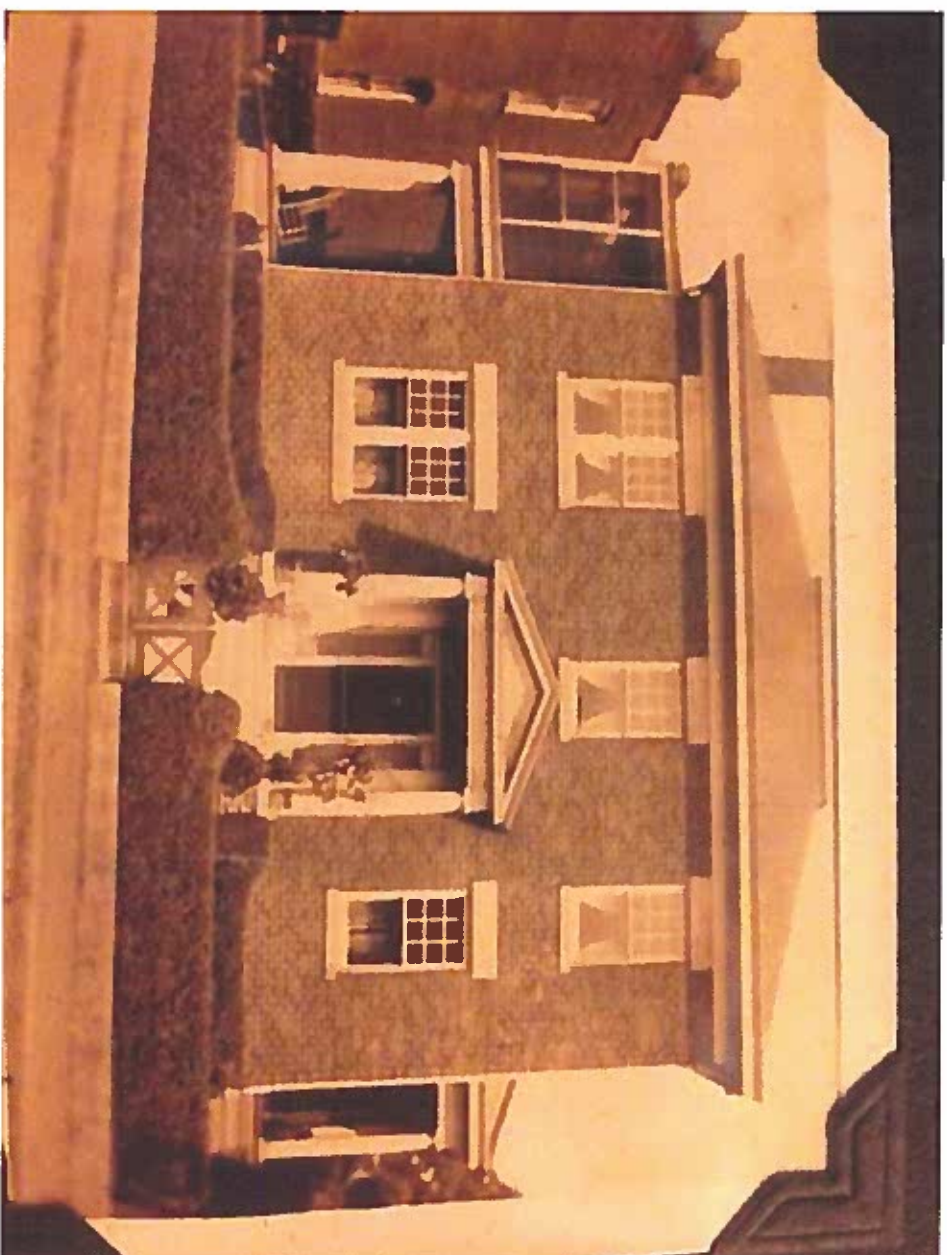
The proposed work has been submitted to DHR and NPS for Tax Credits. The Part 2 approval is pending as of 9/21/17.

*end of report*





Current Front



Pre 1950 front



Left Side where porch was removed



Rear view

508 St James St  
Jackson Ward





Picket Fences in Jackson Ward





Front Yard Paving  
In Jackson Ward



**508 ST. JAMES STREET - PROPOSED USE**

4 APARTMENTS:

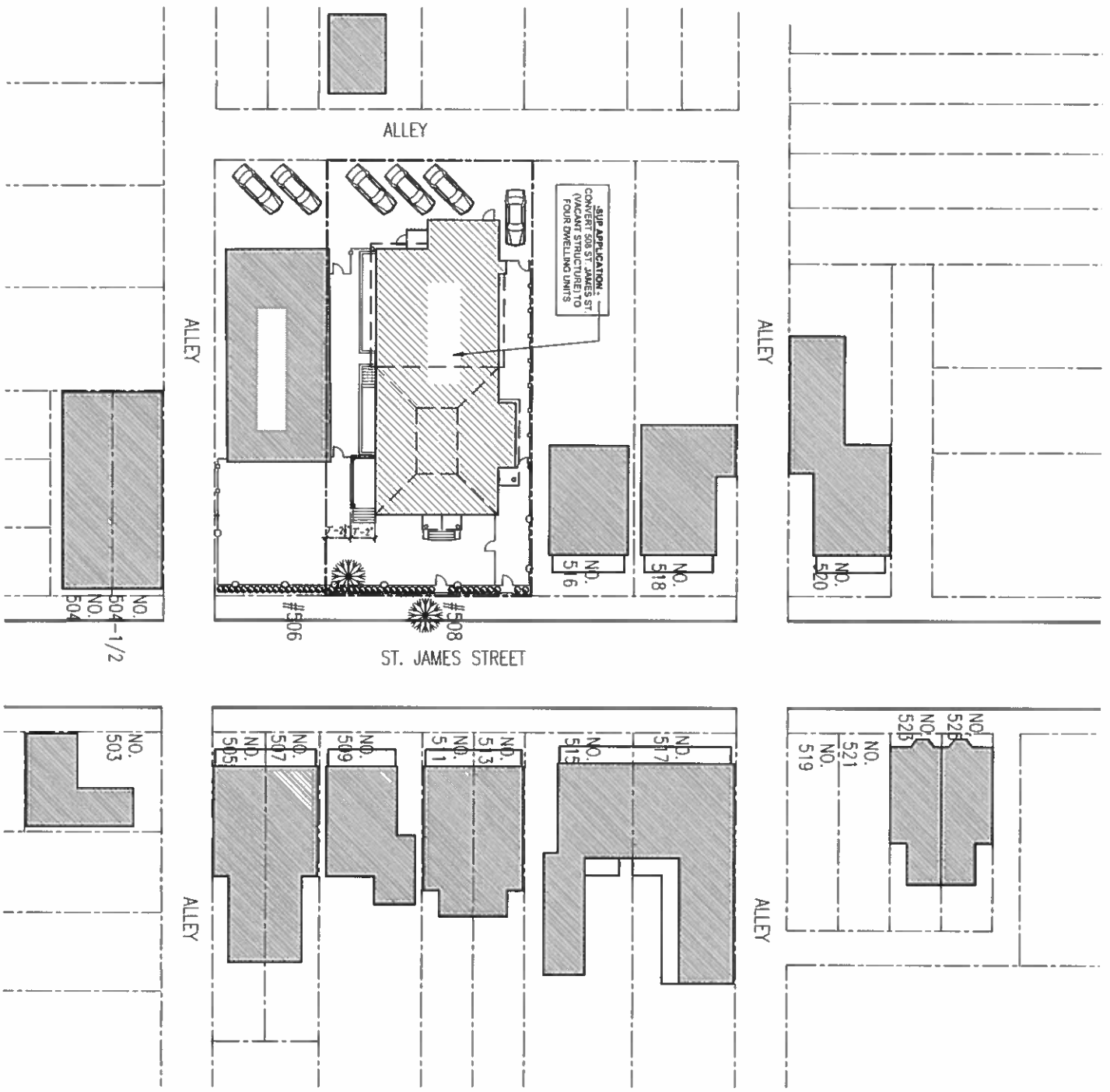
APT 1	3 BR, 2 BA	1285 SF
APT 2	2 BR, 1 BA	835 SF
APT 3	3 BR, 2 BA	1290 SF
APT 4	3 BR, 3-1/2 BA	3790 SF

ONE PARKING SPACE TO BE PROVIDED FOR EACH APARTMENT BUILDING TO BE FULLY SPRINKLERED

DWELLING UNIT SEPARATION TO BE 1-HR RATED PER BLDG. CODE WORK WILL CONFORM TO CITY OLD AND HISTORIC DISTRICT REGULATIONS

PROPOSED DENSITY OF 508 ST. JAMES STREET:  
 4 UNITS ON 0.179 ACRES = 23 UNITS PER ACRE  
 THIS MATCHES THE EXISTING DENSITY OF THE BLOCK

IF LOT AREA OF 506 ST. JAMES STREET IS INCLUDED,  
 DENSITY EQUALS 5 RESIDENTIAL UNITS ON 0.262 ACRES, OR 19 UNITS PER ACRE  
 THIS WOULD BE LESS DENSE THAN THE EXISTING BLOCK



**EXISTING DENSITY**  
 500 BLOCK OF ST. JAMES STREET  
 18 EXISTING RESIDENTIAL UNITS ON 15 LOTS COMPRISING 0.765 ACRES  
 THIS DENSITY = 24 UNITS PER ACRE

VICINITY PLAN  
 1"=20'



P 804.358.4993  
 F 804.358.8211

**JOHANNAS DESIGN GROUP** 1901 WEST CARY STREET RICHMOND, VA 23220

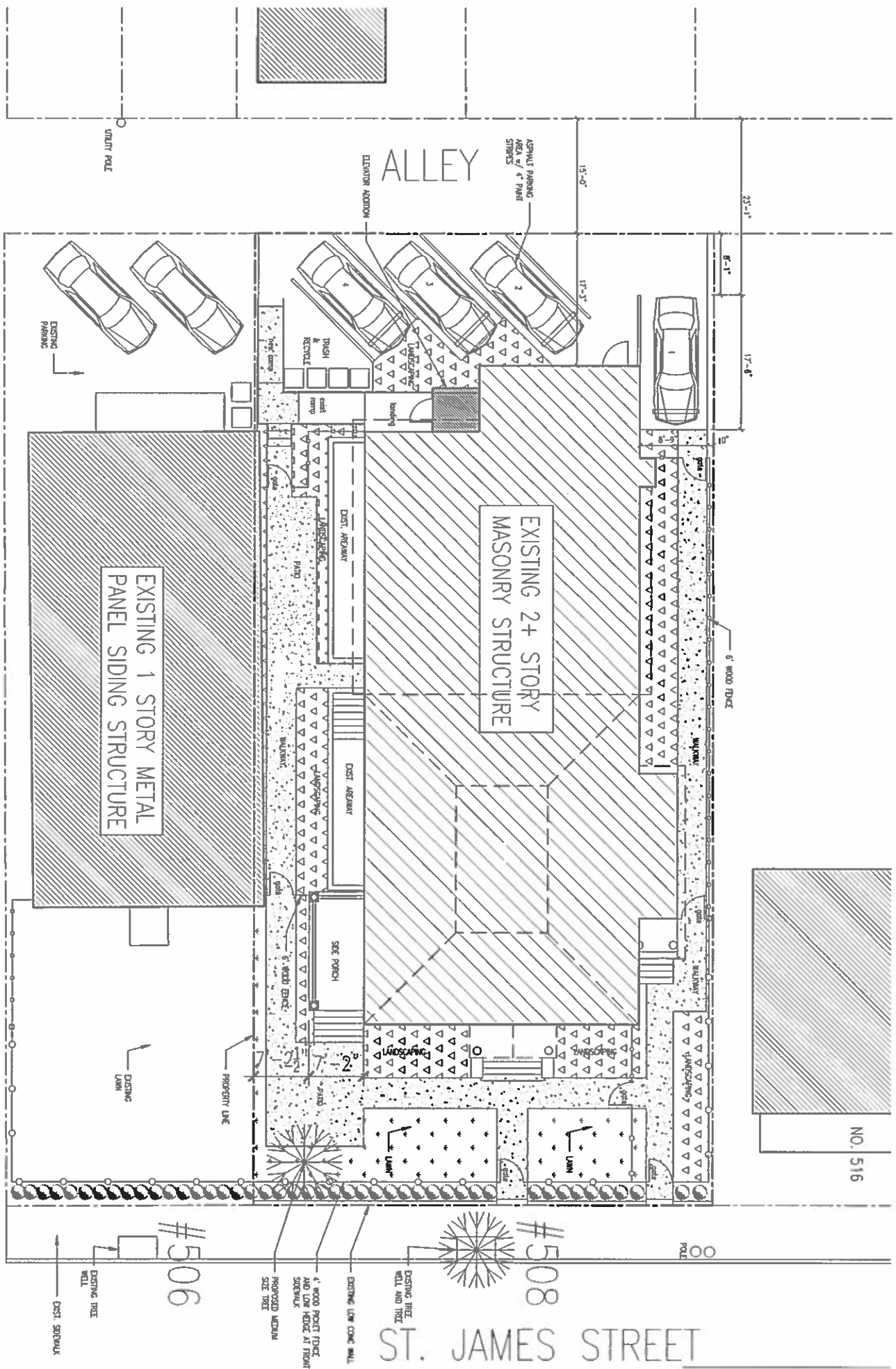
508 St. James St.  
 RICHMOND, VA 23220

SUP APPLICATION

REVISIONS

SEAL

SHEET TITLE	VICINITY PLAN
PROJECT NO	1710
DATE	08.02.2017
SHEET NO.	SUP1



ALLEY

ST. JAMES STREET

EXISTING 1 STORY METAL PANEL SIDING STRUCTURE

EXISTING 2+ STORY MASONRY STRUCTURE

#506

#508

NO. 516



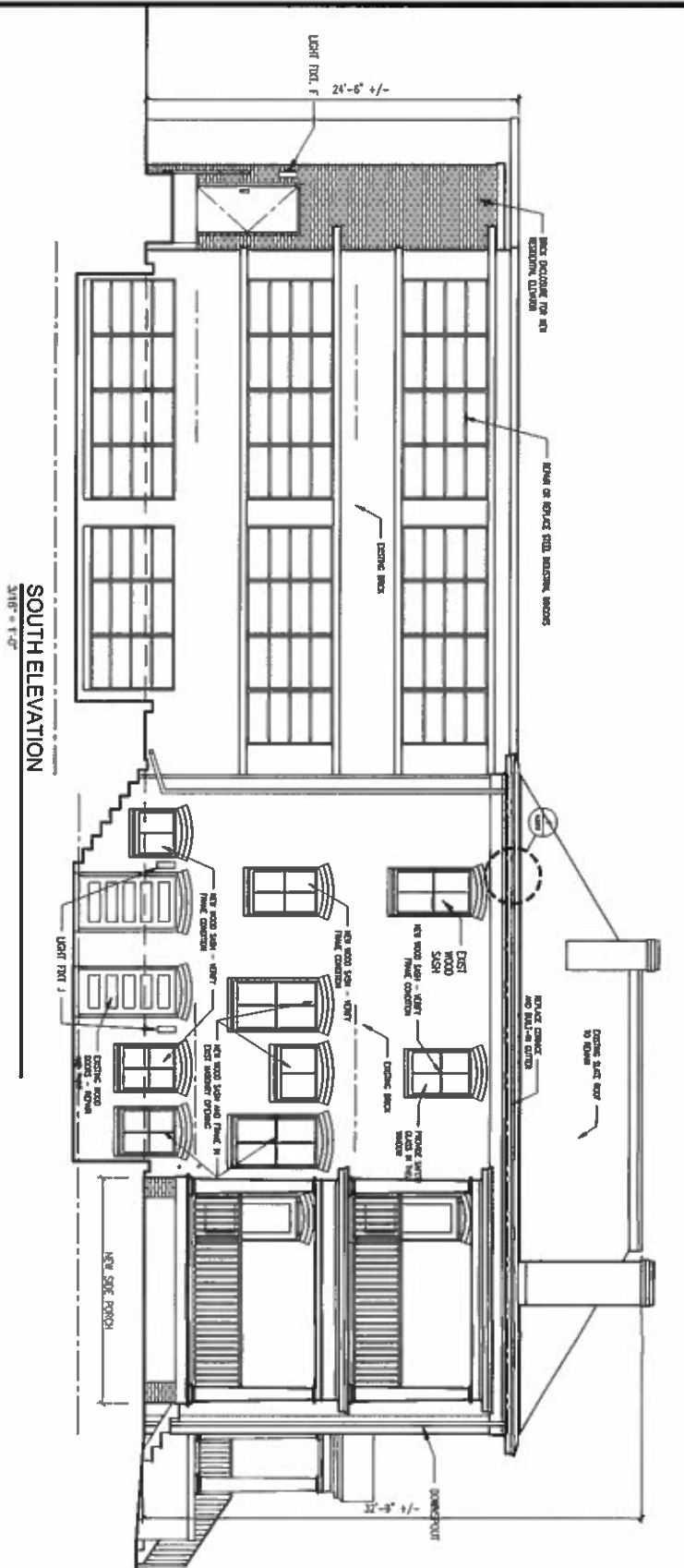
SITE PLAN

1/8" = 1'-0"

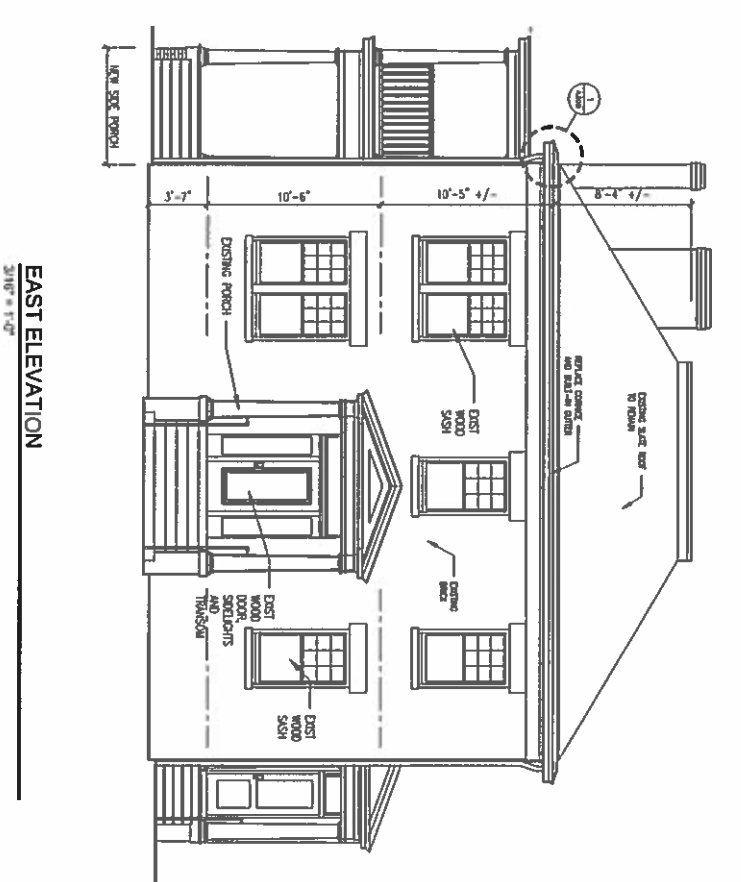


SCALE: 1/8" = 1'-0"

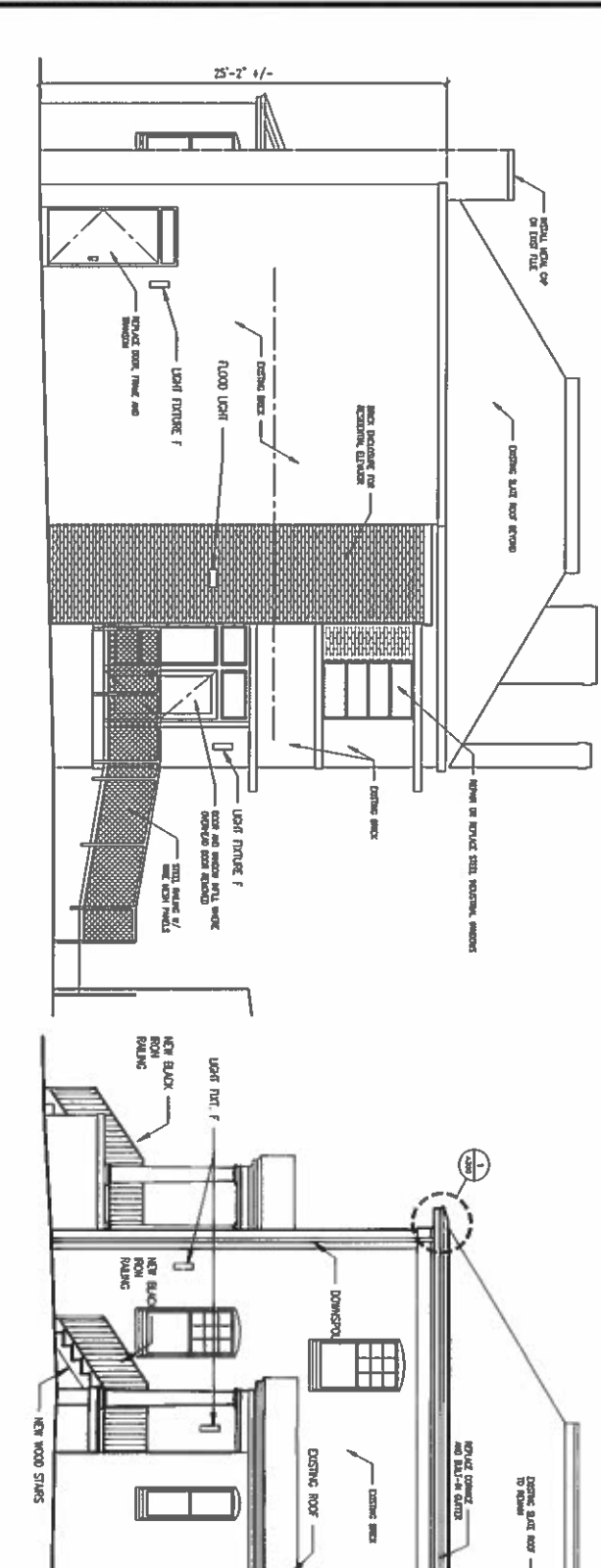
SHEET TITLE	508 St. James St. RICHMOND, VA 23220		SEAL
	SUP APPLICATION		
PROJECT NO.	1710	REVISIONS	5-17-2017
DATE	4.25.2017		9-1-2017
SHEET NO.	SUP2		



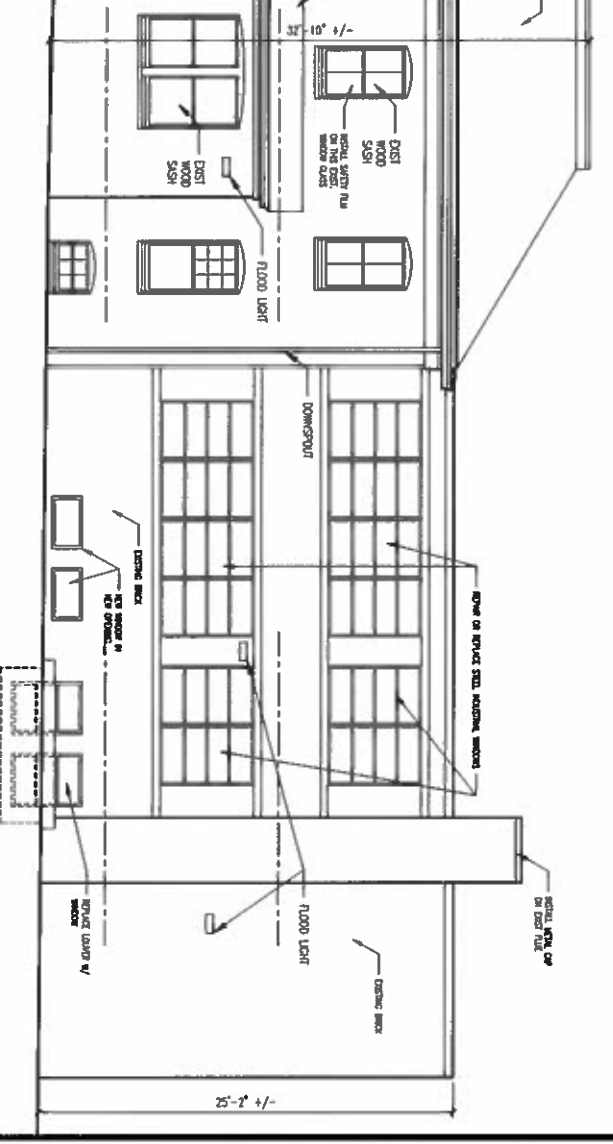
**SOUTH ELEVATION**  
 3/16" = 1'-0"



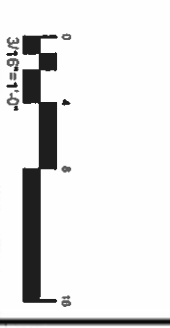
**EAST ELEVATION**  
 3/16" = 1'-0"



**WEST ELEVATION**  
 3/16" = 1'-0"



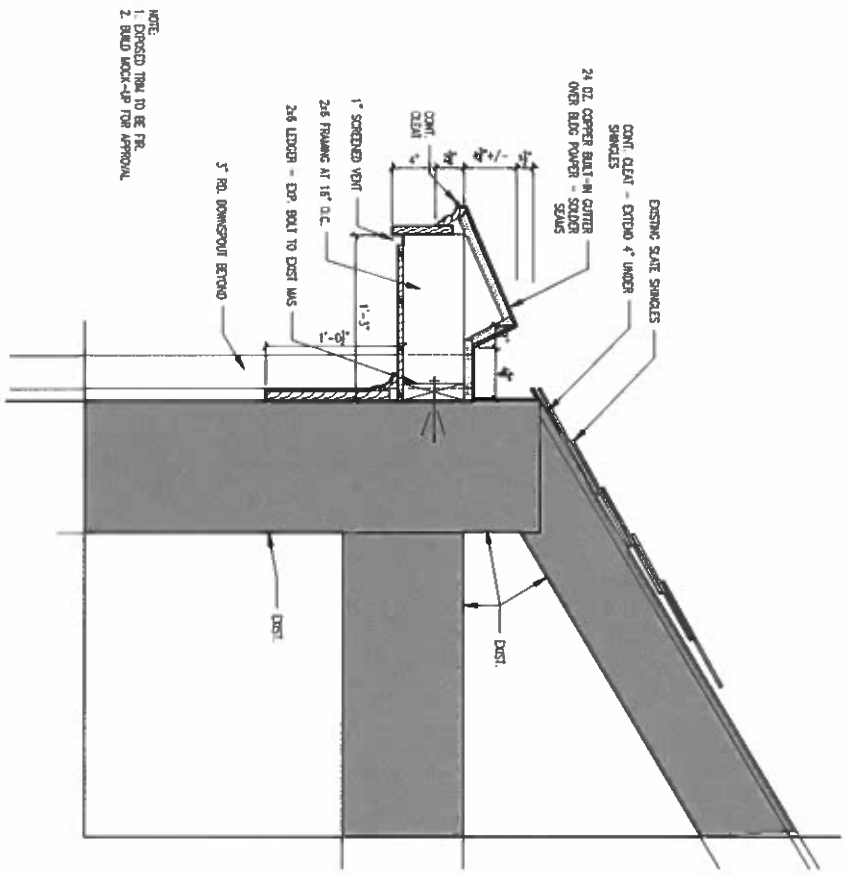
**NORTH ELEVATION**  
 3/16" = 1'-0"





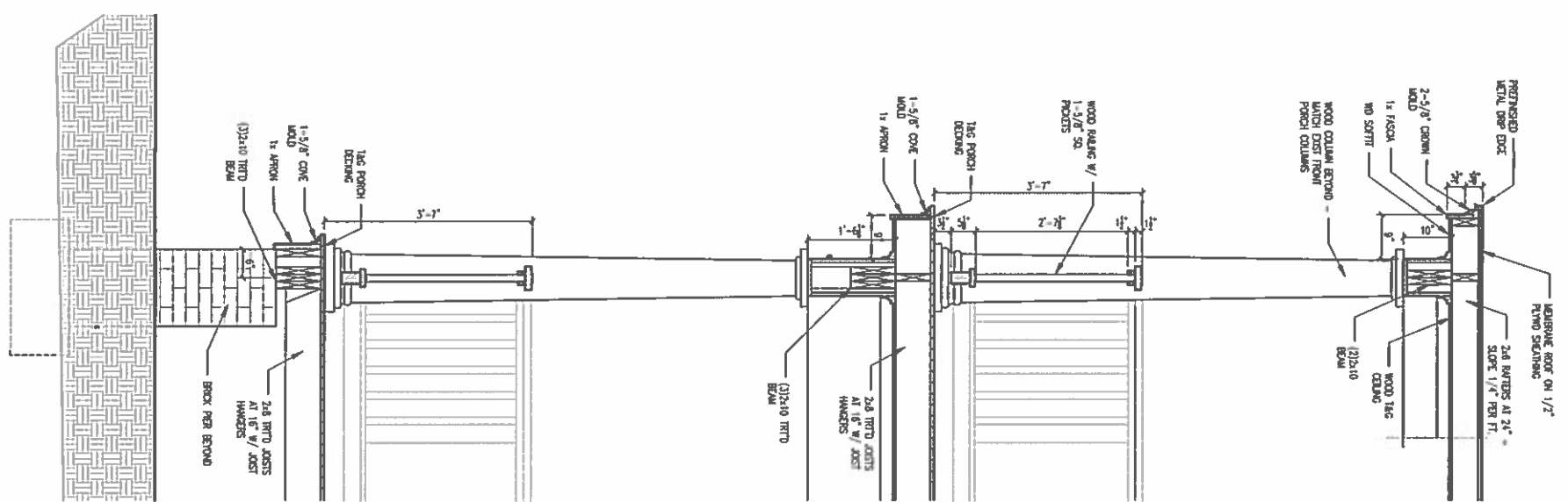




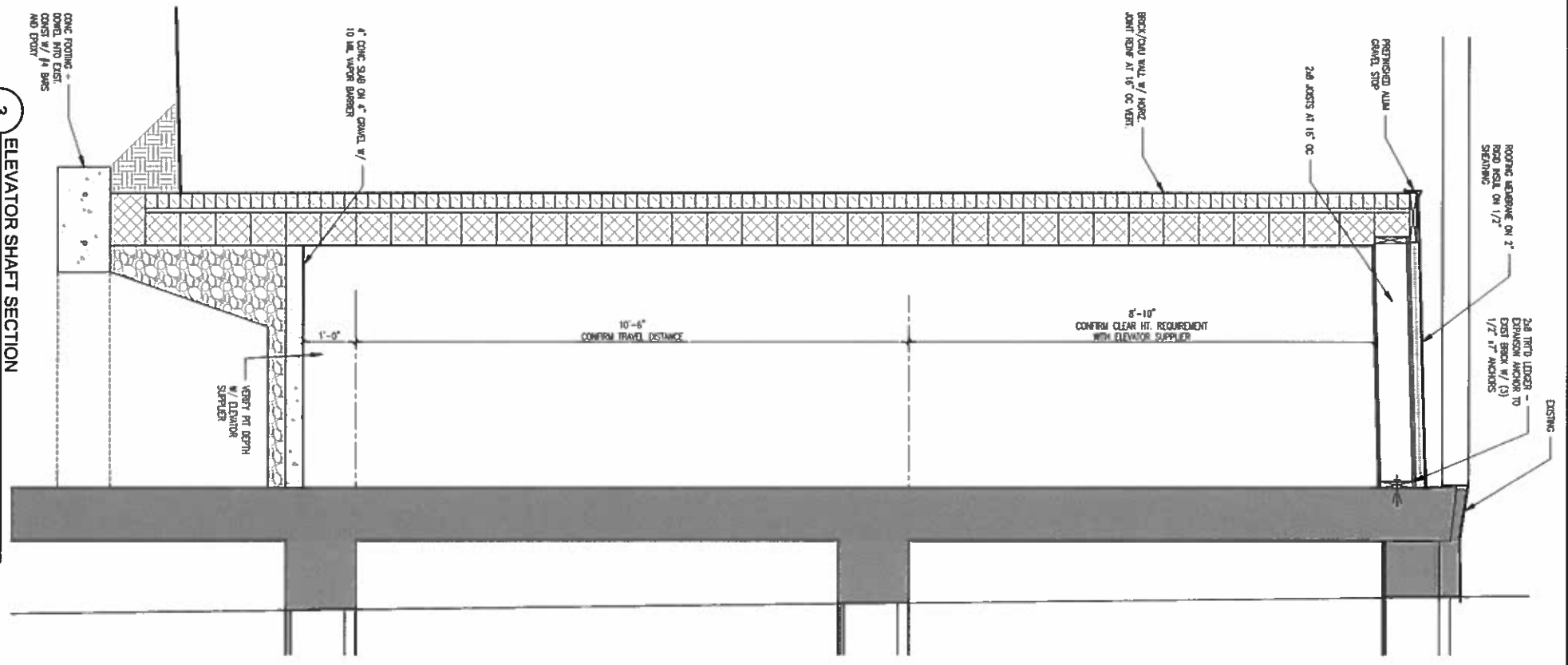


**1** BUILT-IN GUTTER DETAIL  
1/2" = 1'-0"

NOTE:  
1. DRESSED TRIM TO BE FR.  
2. BRAD NAIL-UP FOR APPROVAL



**2** PORCH SECTION  
3/4" = 1'-0"



**3** ELEVATOR SHAFT SECTION  
3/4" = 1'-0"

SECTIONS AND DETAILS	SHEET TITLE	
	PROJECT NO.	1710
A300	DATE	08.02.2017
	SHEET NO.	
REVISIONS		