



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 525 N. 1st St. 23219

DATE: Jan. 29, 2015

OWNER'S NAME: Bob & Mary Beth Blinn

TEL NO.: 804-836-3704

AND ADDRESS: 515 N. 1st St.

EMAIL: robertcblinn@gmail.com

CITY, STATE AND ZIPCODE: Richmond VA 23219

ARCHITECT/CONTRACTOR'S NAME: _____

TEL. NO.: _____

AND ADDRESS: _____

EMAIL: _____

CITY, STATE AND ZIPCODE: _____

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

See detail on following pages for:

- | | |
|---------------------------|-----------------|
| 1. Front porch | 4. Brick repair |
| 2. Windows: rehabilitated | 5. Back deck |
| 3. Windows: replaced | 6. Pantry door |

Signature of Owner or Authorized Agent: X Robert C Blinn Mary Beth Blinn

Name of Owner or Authorized Agent (please print legibly): Robert C Blinn Mary Beth Blinn

(Space below for staff use only) _____

Received by Commission Secretary

APPLICATION NO. _____

DATE 1/30/2015 4:59

SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

Pinnacle Series

DOUBLE HUNG - 24" WIDE

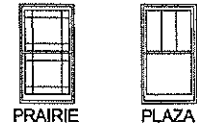
ELEVATIONS

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

	2-8 3/4	5-2 1/8	7-7 1/2
	2-6 1/8	4-11 1/2	7-4 7/8
	2-6 1/8	4-11 1/2	7-4 7/8
	2-5 3/8	4-10 3/4	7-4 1/8
	24	24	24
3-2 13/16			
3-1 1/4	2414	2414-2	2414-3
3-6 13/16			
3-5 1/4	2416	2416-2	2416-3
4-2 13/16			
4-1 1/4	2420	2420-2	2420-3
4-6 13/16			
4-5 1/4	2422	2422-2	2422-3
4-10 13/16			
4-9 1/4	2424	2424-2	2424-3
5-2 13/16			
5-1 1/4	2426	2426-2	2426-3
5-6 13/16			
5-5 1/4	2428	2428-2	2428-3
5-10 13/16			
5-9 1/4	2430	2430-2	2430-3
6-2 13/16			
6-1 1/4	2432	2432-2	2432-3
6-6 13/16			
6-5 1/4	2434	2434-2	2434-3
6-10 13/16			
6-9 1/4	2436	2436-2	2436-3

525 N. 1st St.

OTHER GRILLE PATTERNS



UNIT SIZE INFORMATION

- FOR CLAD BRICKMOULD**
 - ADD 2 13/16" TO FRAME WIDTH
 - ADD 1 3/4" TO FRAME HEIGHT*
 - FOR CLAD WILLIAMSBURG**
 - ADD 6 1/2" TO FRAME WIDTH
 - ADD 3 5/8" TO FRAME HEIGHT*
 - FOR PRIMED WM-180**
 - ADD 2 19/32" TO FRAME WIDTH
 - ADD 1 9/16" TO FRAME HEIGHT*
 - FOR PRIMED 3 1/2" FLAT CASING**
 - ADD 5 5/8" TO FRAME WIDTH
 - ADD 3 1/16" TO FRAME HEIGHT*
 - FOR PRIMED 4 1/2" BACKBAND**
 - ADD 7 5/8" TO FRAME WIDTH
 - ADD 4 1/16" TO FRAME HEIGHT*
 - FOR PRIMED 5 1/2" FLAT CASING**
 - ADD 9 5/8" TO FRAME WIDTH
 - ADD 5 1/16" TO FRAME HEIGHT*
 - FOR PRIMED WILLIAMSBURG**
 - ADD 5 1/8" TO FRAME WIDTH
 - ADD 2 13/16" TO FRAME HEIGHT*
 - FOR PRIMED PLANTATION**
 - ADD 5 5/8" TO FRAME WIDTH
 - ADD 5 15/16" TO FRAME HEIGHT*
- * ADD ADDITIONAL 15/16" FOR BULLNOSE SILL
ADD ADDITIONAL 1 1/32" FOR BELLY SILL

NOTE:
ADD 3/4" TO UNIT WIDTH & 1/2" TO UNIT HEIGHT
TO CALCULATE MASONRY OPENING




NOTES:
CLAD MASONRY OPENINGS ARE FOR STANDARD FRAME WITH NO CASING.
PRIMED MASONRY OPENINGS ARE FOR STANDARD 180 BRICKMOLD.
SHADED SIZES MEET MOST EGRESS REQUIREMENTS VERIFY LOCAL CODES.

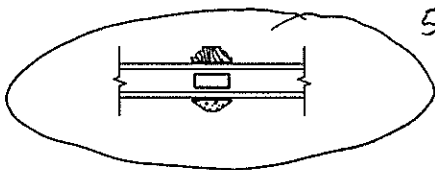
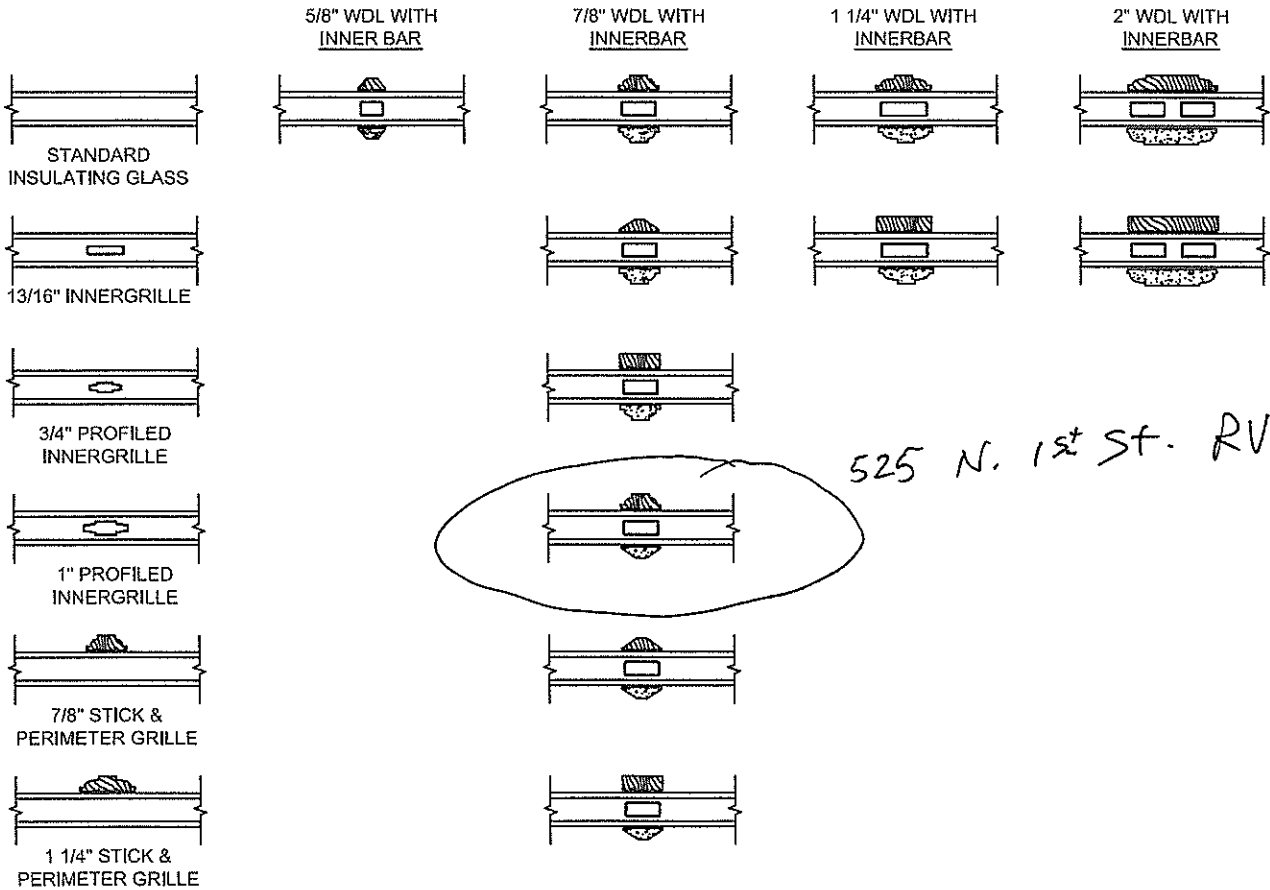
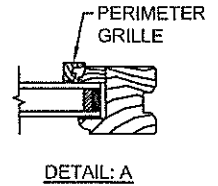
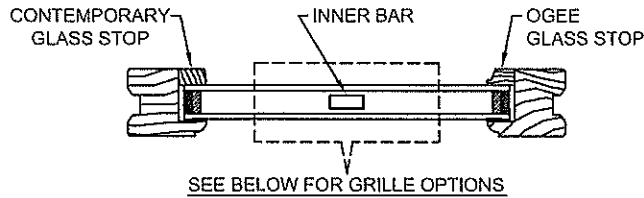
Pinnacle Series

PRIMED DOUBLE HUNG

SECTION DETAILS : GLASS STOP & DIVIDED LITE OPTIONS
 SCALE: 3" = 1'-0"

AVAILABLE STYLES

-  - PUTTY
-  - OGEE
-  - CONTEMPORARY



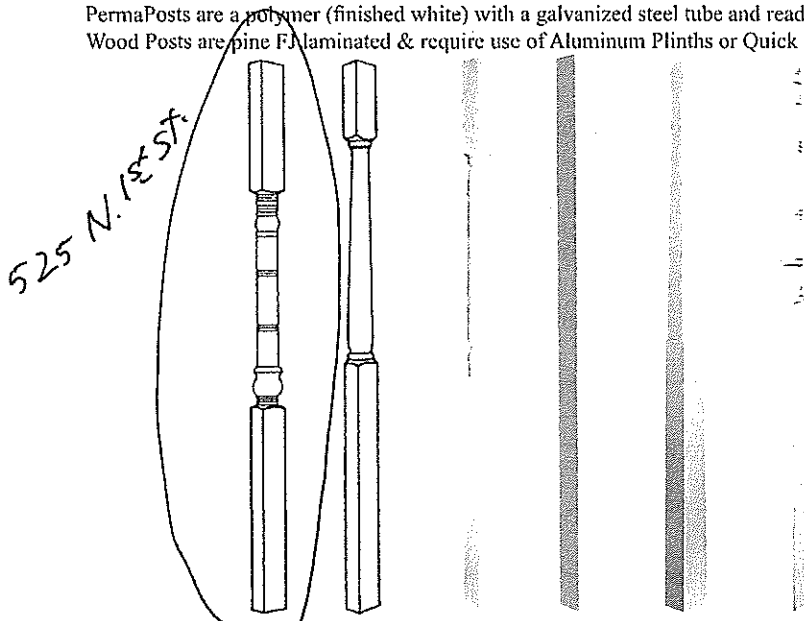
525 N. 1st St. RVA

NOTE:

- * ALL WDL OPTIONS CAN BE ORDERED WITH OR WITHOUT INNER BAR
- * PERIMETER GRILLES ONLY AVAILABLE IN THE 7/8" AND 1 1/4" OGEE STYLE GLASS STOP (SEE DETAIL: A)

Porch and Lamp Posts

PermaPosts are a polymer (finished white) with a galvanized steel tube and ready to install. Chamfered porch posts may be used as a lamp post. Wood Posts are pine F5 laminated & require use of Aluminum Plinths or Quick Mount fasteners. #100 posts are primed.



PermaPosts are Finished White and ready to Install

Specifications:	Head	Turning	Base
#100 Wood	-8'	24"	40"
	-9'	24"	44"
	-10'	24"	56"
PermaPost (Colonial)	-8'	16-1/4"	38-1/2"
	-9'	24-1/2"	45-1/4"
New Orleans Wood	-8'	14"	40-3/8"
	-9'	14"	43-5/8"
Chamfered	-8'	4-1/2"	46-1/4"

Prior to 6/2010 #100 8' posts had a 12" head and a 32" base. New Orleans 9' tall had a 23" head and a 44" base

Load Data		8'	9'	10'	Net widths
Wood	4"	3000	3000	3000	3-1/4"
	5"	6000	6000	6000	4-1/4"
	6"	7500	7500	7500	5-1/4"
PermaPost	5"	1300	1300		4"
	6"	5000	5000		5"
Square Perm	5"	5000	5000	5000	4"
Chamfered	6"	5000			5"

Size	#100 Prime Wood	New Orleans Wood	Colonial Perma	Square Perma	Chamfer Perma	Lamp Perma	Add to Split*
4 x 4 x 8			-	-	-	-	
4 x 4 x 9			-	-	-	-	
5 x 5 x 8		**					
5 x 5 x 9							
5 x 5 x 10		-	-				
6 x 6 x 8		**					
6 x 6 x 9							
6 x 6 x 10							

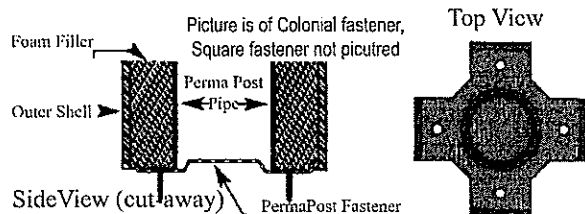
Lamp post is 90-1/2" high with a 2-7/8" collar and is 4-1/4" wide. The turned area is 38" Chamfered post may be used as a Lamp Post.

PermaPosts have a limited 25 year warranty. Wood posts are warranted to be free from defects in material and workmanship for one year. For full details and requirements see www.hbgcolumns.com.

*Split PermaPosts have no pipe or foam. Splits are non load bearing. Special Order
**New Orleans in 5x8 & 6x8 will ship as a running change as primed.

PermaPost Fasteners

Two fasteners are shipped with each post. Simply screw into place & rest the post on top. PermaPost pipe should be trimmed to the same length as post.

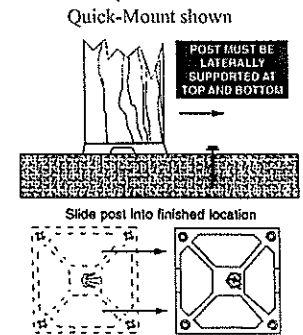


Wood Fasteners: Quick Mount & Aluminum Plinths

An aluminum plinth (fasteners not included) or a Quick-Mount Porch Post Fastener should be used on all wood porch posts.

Quick-Mount - Securely fastens top & bottom of post in seconds

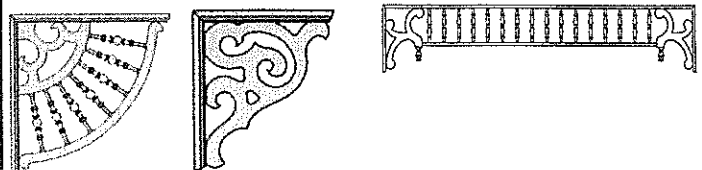
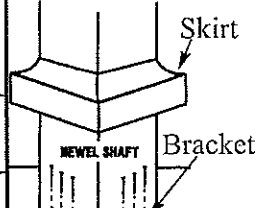
Aluminum Plinths	List
4" (3-1/4" wide)	
5" (4-1/4" wide)	
6" (5-1/4" wide)	
Quick-Mount	List
4" #17004	
5" #17005	
6" #17006	



Optional PermaPost Fasteners & Skirts

Shaded Prices are Special Order

Perma Access	List	#3869, #3870 include 4-brackets, skirt & hardware.
5" Kit #3869		
6" Kit #3870		
Sq Kit #3880		
5" Skirt 3873		
6" Skirt 3874		
Cham Skirt 3883		



525 N. 1st St., Richmond, VA 23219 Owners: Robert C. and Mary Beth Blinn Date: February 6, 2015

Description of Rehabilitation

1. Roof, main part. Date of original construction for all features, unless otherwise noted, c. 1880.

Existing roof is metal, with a slight front-to-rear pitch. It has major leaks, with some decking plank rot. The roof surface is not visible from street level. The metal will be removed, and the decking repaired. ½" ridged insulation will be installed under a rubber membrane. The impact of a new cover will promote the structural integrity of the roof and protect the interior from further water damage.

2. Front hall.

Ceiling, walls and floor have water damage. Some of the ceiling drywall is separating from the joists. Some sections of wall are water-stained and crumbling. One or two vertical studs show water damage, with rot and mold near their bases. Floor boards have rotted and broken through in two 1' x 2' sections, and other floor boards show water damage. Bead-board covering under stairs and at chair-rail height on opposite wall are also water damaged, and the wood darkens the interior space. Damaged drywall will be removed from ceiling and walls. Bead-board will be removed, and replaced with drywall. Damaged floor boards will be removed, and repaired using heart-pine salvaged from the upstairs hall and other sources. Ceiling and walls will be painted in neutral colors, and the floor sanded and refinished. The impact of the repair will restore structural integrity and welcoming brightness to the hall.

3. Living room/dining room.

Walls or other features dividing this space were removed in a previous renovation. Steel bars protect western north window. Floorboards were added but incompletely cover the floor (for example, under front left window), and do not match front hall or kitchen floor level. Floor, ceilings and walls have water-caused staining, softness and decay. Work will replace damaged drywall on walls and ceiling. Floorboards will be removed, lowered ¾" and reinstalled. Damaged floor boards, subflooring and floor joists will be replaced or repaired as necessary. Two front windows and two side windows will be cleaned, stripped, repainted, and re-glazed with glass. Steel bars will be added to eastern north window. Flush-mounted three-channel exterior storm windows will be added to all four windows. Floor boards will be sanded and finished.

4. Kitchen.

Ceiling has some water damage, and also several floor boards near double door. Double door destroyed by vandalism. Stock cabinets and mismatched counter tops. Island is French Provincial style. Stove and surrounding surface shows heavy wear. Work will customize and install a set of traditional cabinets (originally crafted for another home), including island. New countertops, appliances and fixtures will be installed. Damaged drywall will be replaced on ceilings and walls. New double door will be installed. Impact of work will restore operational quality of kitchen and complement traditional design of house.

5. Library.

10' x 8' room off kitchen with exposed brick interior corner has major water damage. Ceiling, lowered to 8' in previous renovation, is significantly stained and deteriorated, as are east and south walls. Light switches are inappropriately located next to window at far end of room and behind exterior door when door is opened. The 22" x 40" 1 over/1 paned window bears a stamp indicating recent construction, and is located 8' from one wall and 6" from the other wall, well off-center. Work will replace damaged drywall. One switch will be moved to immediately inside room door on the left wall. Second switch outside room will be removed. Work will also remove the existing window and install a 35" x 60" window in center of wall (see 20, Exterior Wall). Impact of work will improve structural integrity and intuitive usefulness of this library or small office space.

6. Pantry. Date of this part of structure is uncertain, but after 1905.

This 12' x 12' room at the rear of the first floor features another large double door and a window with a false transom. An exterior door has been framed into an arched passage connecting kitchen with pantry. Parching on exterior wall has a large vertical crack above center of door. Electrical circuit box in this room is damaged, probably by squatters. Work will remove double door and install a single door with stationary vertical support for wall above. Stationary window or enclosing wall will fill remaining part of double door opening. Circuit box will be repaired. Existing window and transom will be removed and a new architecturally-appropriate fitting entire opening will be installed.

7. First floor bath. Date of this part of the structure is c. 1905.

Previous renovation installed a three-quarter bath in this 10' x 8' room. Shower is imperfectly installed, with significant tile irregularities and leaking floor pan. Tile flooring is loose, and subflooring is crumbling around base of shower. Work will remove shower. A vanity will be installed in center of left wall. New commode will be installed in existing position. Ceiling may be lowered to match the Library and better fit the size of room.

8. Stairs.

Stairs, railing and spindles are in original configuration, and is an excellent representation of original design of building. Base of newel on the first step is damaged. Hand rail is unstable. Four stair treads have deterioration and softness due to water damage. Work will repair newel or replace with vintage item. Rotted stair treads will be replaced with matching hard wood. Surfaces will be sanded and refinished.

9. Second floor front bath.

Claw-foot tub and large front window grace this feature. Tub feet are loose. Shower hardware is loose and held up with tape. Recent untraditional tile is installed. Ceiling and walls have water-stained and crumbling sections. Chair rail height bead board covers north and west walls. Tile floor is loose and subfloor is crumbling in sections due to water damage. Pedestal sink of recent origin. 3' deep, 4" wide wall between tub and commode crowds space and blocks light. Window bottom sash is made with

hand-shaped new wood and fitted into casing with sections of paneling. Weights and ropes are unattached. Work will remove damaged ceiling and wall drywall. Wall tile, floor tile and damaged subflooring will be removed. Narrow wall section will be removed. Drywall will be installed, and bead board will be continued on south and east walls. New vanity will be installed. Tub feet will be repaired and tub reinstalled. New shower hardware will be attached. Bottom window sash will be repaired or replaced with vintage sash. All panes will be stripped, repainted, and re-glazed. Sashes will be weatherized. Flush-mounted exterior storm window will be added.

10. Front bedroom.

Hardwood floor has three broken boards. Walls and ceiling are stained and crumbling from water damage in sections. Door is swollen and deteriorating along bottom edge. Top window sash rails are separated from side rails. Bottom sash is made with new wood, hand-shaped, and fitted to opening with paneling added to casing. Weights and ropes are not attached. Work will remove damaged ceiling and wall drywall, door and broken floor boards. Matching hardwood floor boards will be installed. Floor will be refinished. Top sashes will be cleaned, stripped, re-glazed and reinstalled. Bottom sashes will be replaced with vintage sash. Flush-mounted, three-channel exterior storm windows will be added.

11. Middle bedroom.

Floor features dark wood perimeter, separated from baseboard by $\frac{1}{4}$ to $\frac{1}{2}$ ". 3' by 4' section of ceiling has fallen in. Other parts of room ceiling and closet ceiling show staining and are soft due to water damage. Window is recently constructed, but weathered and deteriorating along bottom edge. Work will remove damaged ceiling drywall and insulation, and damaged wall sections. Replace window with architecturally correct new window. Add shoe molding to finish outer edge of floor. Sand and refinish floor.

12. Upstairs hall, laundry. Date of construction of eastern part of this feature is 1905.

Floor is mismatched, old and new. Floor near steps, at entrance to front bath and back deck has rotted, broken, and softened due to water damage. 6' by 4' section of ceiling has fallen through, due to water damage. Other sections of ceiling and wall are stained and crumbling. A skylight has staining and looseness due to leakage. A 24" x 40" 1-over-1 paned window of recent construction is located next to windowed deck door, with 9 panes. Tile floor in laundry is loose from water damage. Particle subfloor is also damaged. Dryer vent pipe loosened from its unsealed roof opening. Electric water heater mounted on a frame over dryer space on right. Work will take salvageable heart pine flooring from upstairs hall for use in entrance foyer, and remove the rest. New hard wood flooring will replace all upstairs hall flooring. Damaged subflooring and tile in laundry will be replaced. Dryer vent will be re-routed through ceiling of library and outside under deck door and over first floor deck.

13. Master bedroom.

This large room has cosmetic damage to ceiling and walls, except for closet, which has extensive water damage to drywall on ceiling and walls. Windows on both sides of room are rotted around base rails

and sills. South window has an aluminum cover over sill. Work will patch walls and ceiling before painting. Floor will be sanded and refinished. Both windows will be replaced with architecturally appropriate wooden 6-over-6 new windows and hardwood sills and casing.

14. Master bath.

A 5' x 4' jacuzzi rests in a wood-trimmed frame, dominating the 12' by 12' space. A glass-walled tile shower is missing a door. A brick chimney has been left exposed. Paint on the sashes and trim of the east window is peeling, and the glass has been broken recently. The south bath window opening is filled with glass brick in a 5' x 4' opening. Floor tiles are loosened from water damage, and have no backing board over the subfloor. Two single vanities sit side by side with broken drawers and cabinet doors. Floor of bath is $\frac{3}{4}$ " inch below floor of bedroom. Work will remove jacuzzi, vanities, shower, floor tiles, and tile around shower. Replace tiled walls and cover brick chimney with drywall. Clean, strip, paint and re-glaze eastern window. Leave glass brick, or replace with compatible contemporary window. Install new floor tile. A cast iron skirted tub, new shower and single vanity with one or two sinks will be installed.

15. Front porch.

Posts and roof decking have rotted places due to water damage. One post is missing. Cover metal is rusted through in several places. Downspout is missing. Foundation is sagging. Railing is missing spindles and has separated from posts. The front door is natural wood, finished with clear varnish, with break-in repair and loose panels. The fence needs new pickets. A photo from the 1930's shows tops on the front fence posts, which are missing. Work will, if allowed, include a rubber membrane cover, or metal if required and available. The foundation will be shored up. New fir posts in a historic design will be installed, including splits at the walls. The railings will be repaired and stabilized in the existing pattern; same with the fence. The door will be filled and repaired, and if painted, in a historically correct color.

16. Upper deck.

The deck boards have rotted places due to being installed over plastic and particle board. The deck is attached to the east wall of the house, breaking the siding. Water has flowed against the house, rotting the particleboard sheathing under the deck door. Work will remove deck boards and western ledger. A new 6 x 6 treated lumber post will be installed near sided wall. New skirt 6 x 10s will be installed on western edge of deck, completing frame. New deck boards will be installed. Deck will be 2' from sided wall when complete.

17. Rear landscaping.

The lawn inside the fence is overgrown with weeds. The fence follows property line just inside alley on north and eastern edge of property. A gate opens into the corner of the alley. The fence encloses a 12' by 3' slot on the eastern end of the north side. Work will clear weeds and prepare soil for grass in the spring. The existing fence materials will be used to build a new fence and centered gate on the eastern

side, 12' back from the alley. An off-street parking spot will be established, and sight lines will be improved for traffic in the alley. The fence will stop at eastern edge of house, opening the slot for a trash bin space. The slot will be paved with old bricks. A new brick sidewalk will connect the new gate and the deck.

18. Masonry.

Existing feature includes damaged mortar and missing bricks on north wall near ground to about ten feet up. Work will repair mortar and replace bricks with period materials in a professional manner using historically appropriate materials and methods. Impact will stabilize wall and reduce further damage.

19. HVAC.

Existing feature includes a heat pump located on the roof. This unit is no longer connected to the interior furnace/fan. Work will replace heat pump and interior air handling system using existing location and duct work. Exterior heat pump will be located on the deck centered under new window.

20. Rear exterior wall.

Existing siding is damaged, primarily due to improper installation of second-story rear deck. Work will separate deck from wall (see #16). Install and paint wooden 4" to 5" planks. Impact will restore design and appearance of original addition, and complement period siding found on other homes in the Historic District. Contemporary window compatible with home will be in center of wall.

WINDOW PHOTO KEY 2/6/15

525 N. 1st St., RVA 23219

1a Exterior front 1st floor south

1b Interior living room front left

2a Exterior front north

2b Interior living room front right

3a Exterior 1st floor western north

3b Interior dining room

4a Exterior 1st floor eastern north

4b Interior kitchen north

5a Exterior 1st floor east

5a-1 Exterior 1st floor east detail, upper false transom

5b Interior pantry

6a Exterior 1st floor deck

6b Interior library

6b-1 Interior library eastern wall

7a Exterior front

7b Interior 2nd floor front bath

8a Exterior 2nd floor middle front

8b Interior front bedroom left

9a Exterior 2nd floor north front

9b Interior front bedroom right

10a Exterior western north 2nd floor

10a-1 Exterior western north 2nd floor detail lower eastern corner (taken from inside)

10b Interior middle bedroom

10b-1 Interior middle bedroom detail, lower right

11a Exterior eastern north 2nd floor

11b Interior master bedroom north

11b-1 Interior master bedroom north detail, lower right

11b-2 Interior master bedroom north detail, lower left

12a Exterior 2nd floor east

12b Interior master bath east

13a Exterior master bath south

13b Interior master bath south

14a Exterior master bedroom south

14a-1 Exterior master bedroom south close-up

14a-2 Exterior master bedroom south detail, sheathed sill

14b Interior master bedroom south

14b-1 Interior master bedroom south detail, lower left

15a Exterior 2nd floor hall

15b Interior 2nd floor hall



