



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 517 Catherine St

Historic district JWOD

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

APPLICANT INFORMATION

Name James Montgomery

Phone 336-407-3246

Company Carver Homes

Email Project Manager @ dobrin homes.com

Mailing Address 304 E Main St
Richmond VA 23219

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

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

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)

Attached

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 Alex highway

Date 9/25/19



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION 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.

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 Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 517 Catherine St Richmond VA 23220

BUILDING TYPE

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

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new 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)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight

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 forms:

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

Division of Planning and Preservation 804.646.6335 Carey.Jones@Richmondgov.com

SUBMISSION INSTRUCTIONS

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

- One (1) signed and completed application – property owners signature required
- Eleven (11) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled
- All plans and elevations should be printed **11x17** and all text easily legible
- One digital copy of the application and supporting documentation, depending on size emailed to staff or saved to a thumb drive or CD and delivered with the application materials.
- Applications are due by 12 PM (noon) on the deadline date (see table below).
- **Exception:** revisions to items deferred, denied or presented conceptually at the previous Commission meeting are due one week after the application due date. Please contact staff to confirm this date.
- **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.
- 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 DUE DATES

- Commission meetings start at 3:30 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.

2019 Commission Meeting Date	Application Deadline (Friday at noon unless otherwise noted)
January 22 nd	December 28 th , 2018
February 26 th	January 25 th
March 26 th	March 1 st
April 23 rd	March 29 th
May 28 th	April 26 th
June 25 th	May 31 st
July 23 rd	June 28 th
August 27 th	July 26 th
September 24 th	August 30 th
October 22 nd	September 27 th
November 26 th	October 25 th
December 17 th	November 22 nd



517 Catherine St Richmond, VA

09.04.2020

Jimmy Montgomery

Carver Homes, LLC

304 E Main St

Richmond VA 23219

Overview

Built in 1854, 517 Catherine St (Parcel # N0000242003) is a 2 family framed structure that received exterior updates that are not of the constructed period (more than 50 years ago based off finishes). The proposed improvements are in keeping with the surrounding context. The project will follow the Design Guidelines for Building in Old and Historic Districts as authorized by Section 930.7 of the City Code.

Regarding form, the street elevation remains primarily the same with aesthetic changes only as detailed in the below.

Current Condition

The exterior is covered with faux brick siding, over sheathing and what was likely wood siding (little remains) in severely deteriorated condition. Part of the exterior is currently covered in vinyl siding. On the left side of the house there is a plywood board covering an opening in the deteriorated siding. The windows are smaller than believed to be original based off the other houses on the street and are aluminum sliding windows in deteriorated condition.

The structure is in severely deteriorated condition both inside and out with water damage evident throughout the structure.

Proposed Renovations

Exterior Wrap - Remove current exterior wrap of faux brick siding and sheathing underneath. Rewrap house in sheathing and install smooth cement siding over entire house using CAR approved color pallet. If usable wood siding is found, it will be removed and relocated to the front of the house.

Windows - Per the architectural drawing attached, install 1 over 1 windows without grids. These windows are larger than the current openings, however are believed to more accurately represent the original house windows. PVC or Aluminum Clad windows will be used. If original openings are discovered during renovation, the original window size will be utilized.

Front Porch - Stabilize and preserve the current front porch with the same undecorated style with painted wood columns and shingled overhang.

Roof - The front roof is shingled and will remain using black architectural shingles. The rear roof is tar and will be replaced with TPO.



Side entry - Install a side entry door for both levels of the home to allow for a modern interior layout. Railing on the staircase and porch will be wood - richmond rail, painted or stained to the approved palette.

Remove chain link fence front of property.

Remove ADA ramp.

Remove and reinstall chimney using existing brick (or matching) as it is structurally unstable.

Addition - In the rear of the home build an addition to increase the interior size of the property following zoning setbacks offsetting the addition slightly to the left of the front elevation to accommodate appropriate setbacks. The exterior will be wrapped in the same.

AC units to be located either in back on the right side not visible from the front elevation.

Exterior Finishes

Exterior Finish - James Hardie Siding (Color TBD)

Rear Roof - TPO Membrane

Front Roof - Asphalt Shingles (Black)

Porch Roof - Asphalt Shingles (Black)

Windows - White Aluminum Clad

Stair Railing - Richmond Rail (painted or stained)

Foundation - Parged

Current Photos





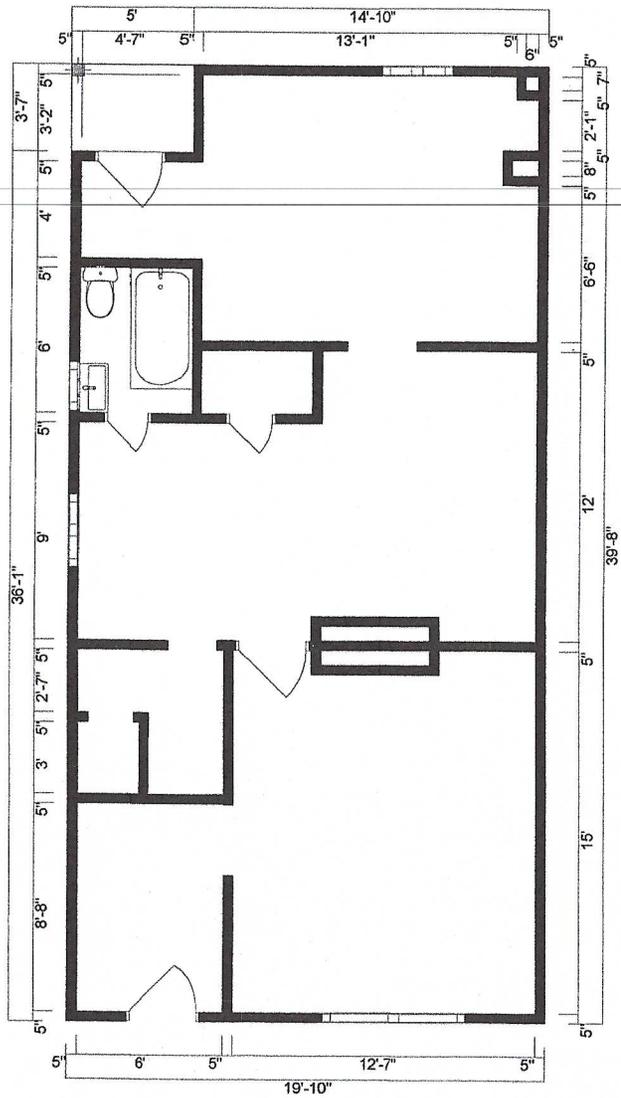




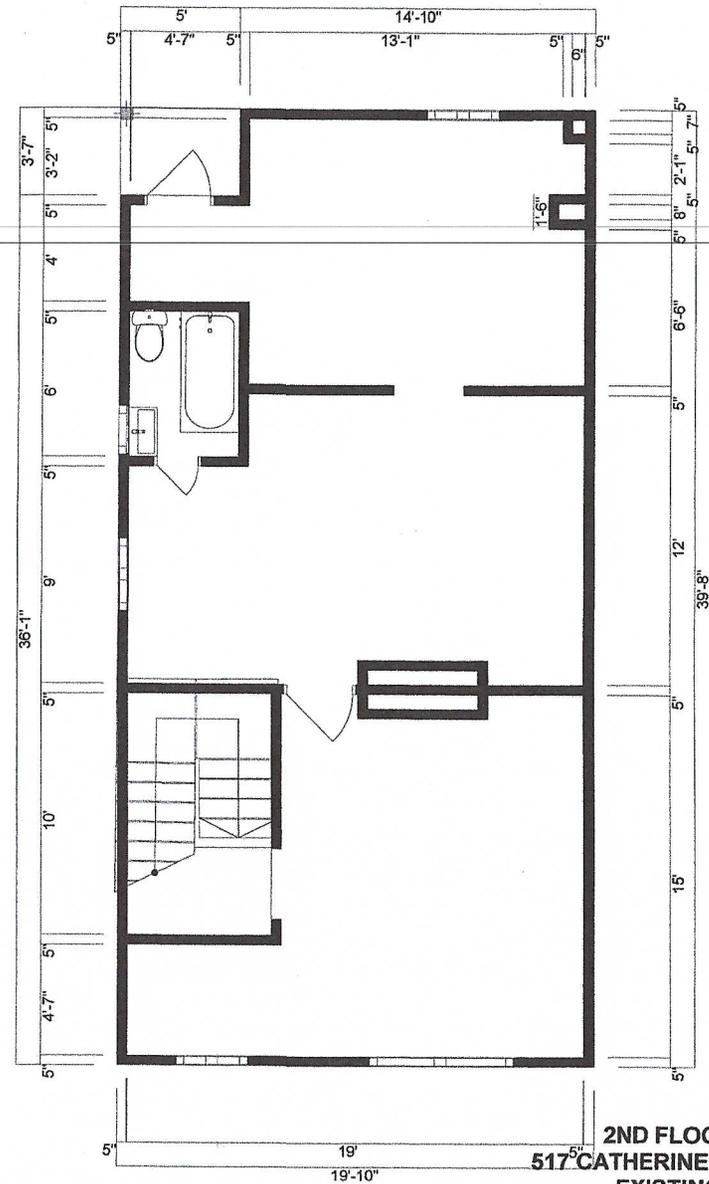




Proposed Renderin



**1ST FLOOR
517 CATHERINE STREET
EXISTING**



**2ND FLOOR
517 CATHERINE STREET
EXISTING**

ADDRESS : 517 CATHERINE STREET , RICHMOND VA 23220	PLAN: ARCHITECTURAL	VERSION: REV 1
OWNER : DOBRIN HOMES LLC	DESCRIPTION EXISTING FLOOR PLAN	DATE 06/14

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "C".
CURRENT OWNER: KENNETH M. & SHIRELLE M.S. THREATT D.B. 344-2052

ALLEY

CITY OF RICHMOND
BASELINE SHEET 1NW
Addition

N/F WHEATFIELD
D.B. 9700-1-1953
T.M.# N-242-08

Existing

No. 517

617

T.M.# N-242-02
2377.97 SQ FT
0.0546 ACRES

N/F JONES
D.B. 240-1400
T.M.# N-242-01

TWO STORY
STUCCO
No. 521

SMITH STREET

ROD FOUND

OVERHEAD UTILITIES ON LINE

S48°32'39"E
(25.78' BY SURVEY)
(26.00' BY DEED)

FENCE POST ON PROPERTY CORNER

LEAD HUB & TACK FOUND

CATHERINE STREET

Representative Survey

PURCHASERS:
ARTHUR BURTON

THIS IS TO CERTIFY THAT ON OCTOBER 09, 2006, 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



**ELEVATION
SIDE VIEW**



E-02

Elevation

3/8" = 1'-0"

ADDRESS : 517 Catherine Street RICHMOND VA 23220 OWNER :	PLAN: ARCHITECTURAL	VERSION: REV 1
	DESCRIPTION FLOOR PLAN	DATE 05/03





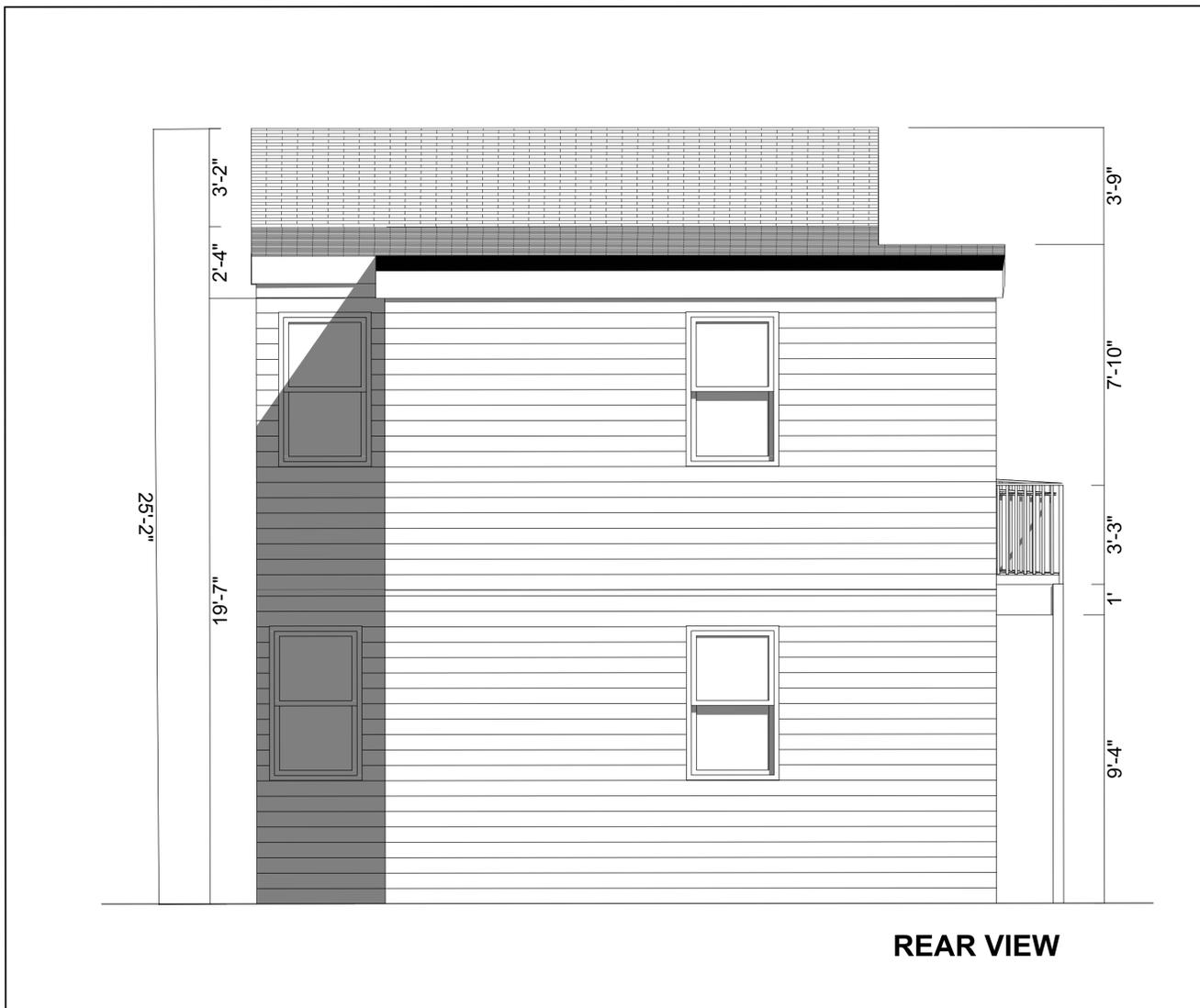




E-01

Elevation

3/8" = 1'-0"

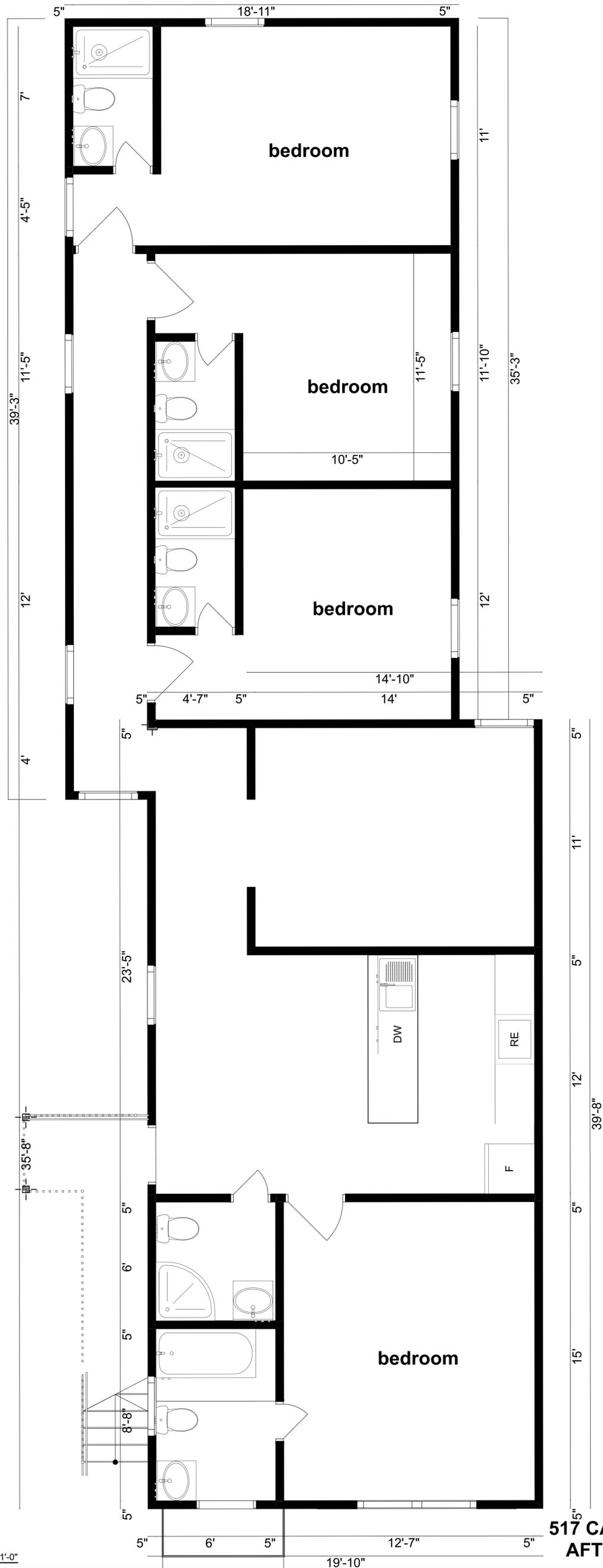


E-03

Elevation

3/8" = 1'-0"

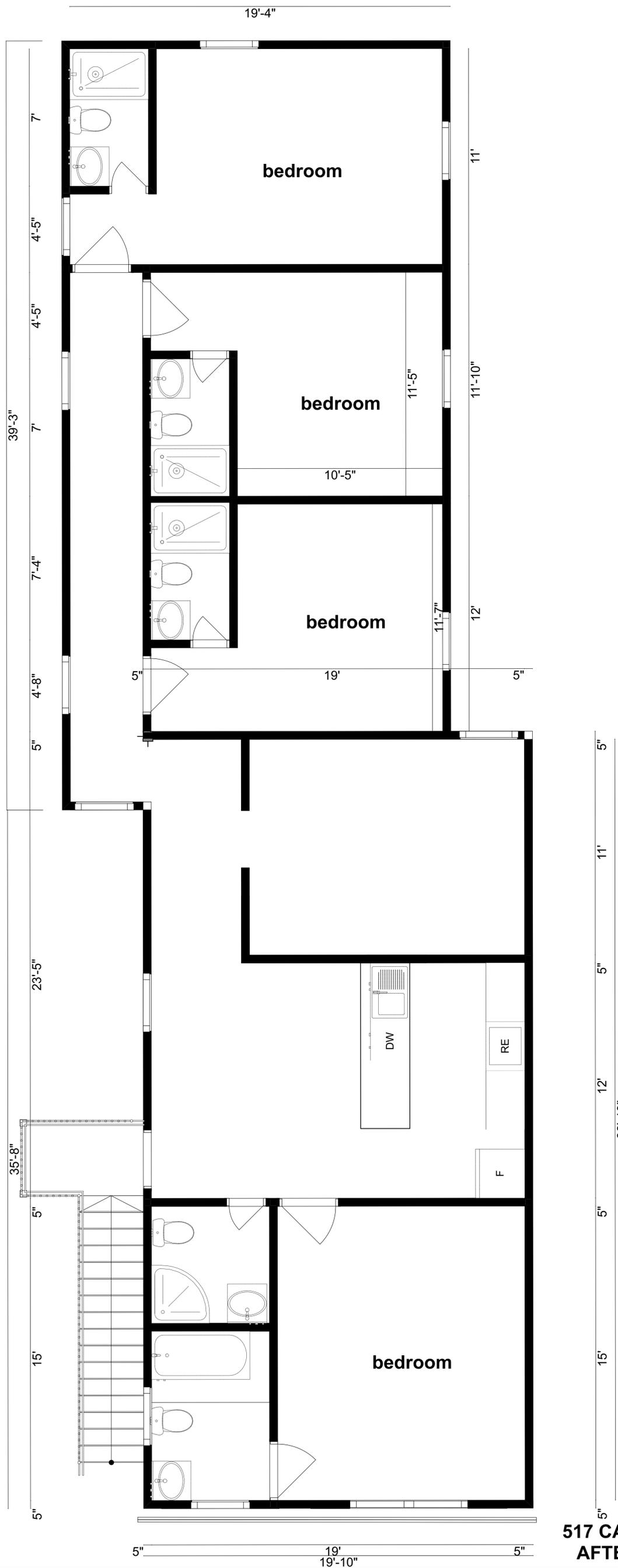
ADDRESS : 517 Catherine Street RICHMOND VA 23220	PLAN: ARCHITECTURAL	VERSION: REV 1	
OWNER :	DESCRIPTION FLOOR PLAN	DATE 05/03	



**1ST FLOOR
517 CATHERINE STREET
AFTER RENOVATION**

0. Story 3/8" = 1'-0"

ADDRESS : 517 Catherine Street RICHMOND VA 23220	PLAN: ARCHITECTURAL	VERSION: REV 1	
OWNER :	DESCRIPTION FLOOR PLAN	DATE 05/03	



**2ND FLOOR
517 CATHERINE STREET
AFTER RENOVATION**

1. 2nd 3/8" = 1'-0"

ADDRESS : 517 Catherine Street RICHMOND VA 23220	PLAN: ARCHITECTURAL	VERSION: REV 1	
OWNER :	DESCRIPTION FLOOR PLAN	DATE 05/03	