



**Property** (location of work)

Property Address: 22 S Arthur Ashe Blvd, Richmond, VA 23220 Current Zoning: R-48  
Historic District: Boulevard City Old and Historic District

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

**Project Description** (attach additional sheets if needed):

See Attached Documents for Description

**Applicant/Contact Person:** Rodney Young

Company: Roofing Innovations LLC  
Mailing Address: PO Box 4374  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 447 8426  
Email: hayden@roofinginnovation.com  
Billing Contact? Yes Applicant Type (owner, architect, etc.): Contractor

**Property Owner:** Campus - Pierce Arrow LLC

If Business Entity, name and title of authorized signee: Mary Shaw  
Mailing Address: 2709 W Cary St  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 593 4411  
Email: mary.shaw@campusapts.com  
Billing Contact? No  
**\*\*Owner must sign at the bottom of this page\*\***

**Acknowledgement of Responsibility**

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 2/2/24



1607 Rhoadmiller St. STE A, Richmond, VA 23220 | 12-16 Littell Rd, Unit 1B, East Hanover, NJ 07936  
Office: (804) 447-8426  
Fax: (804) 447-8429

The property located at 22 S Arthur Ashe Blvd, Richmond, VA 23220 is a sizable multi-family residence.. Spanning 19,376 square feet, this home is set on a 7,906 square foot lot. With a construction date of 1921, this property is classified as a Multi-Family residence. The property, despite its age, maintains a commendable condition. A notable exception to this overall state of preservation is the condition of the addition located in the rear of the building. These critical safety features have significantly deteriorated over time, presenting a stark contrast to the otherwise fine condition of the building. The addition is now in dire need of replacement to ensure the safety and compliance of the property. This necessity highlights a crucial area for immediate attention and investment, ensuring that the building not only maintains its aesthetic and functional value but also adheres to essential safety standards.

- -To include the complete renovation of the approximately 10'x14' addition on the rear of the building.
- Remove Stucco from exterior
- Allow the engineer to complete his evaluation and implement his instructions for "Phase 2" of renovation.
- Assess existing framing once exposed and replace the rotten boards
- Repair/replace existing exterior plywood or substrate throughout the addition
- Install stucco to the exterior to industry standards or any suitable replacement chosen by the client (Hardiplank/Siding)
- Remove and replace all windows on back addition -Take before and after pictures for reporting
- Clean up the area of all job-related debris
- 2 Year workmanship warranty

In light of the deteriorated state of the addition, comprehensive plans have been developed to address and rectify the issues. These plans are designed with the safety and structural integrity of the building in mind. The intention is to remove and replace the currently damaged stucco, windows, and framing where needed.



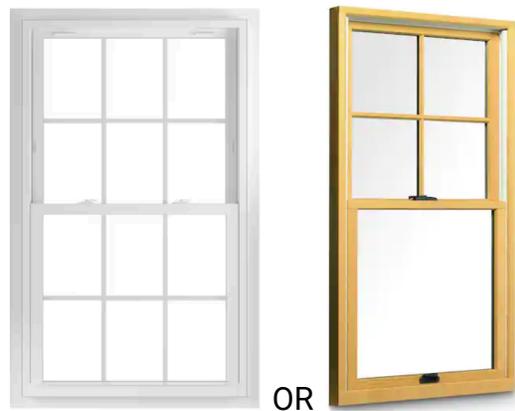
This project signifies a significant investment in the property's future, prioritizing the safety of its occupants and visitors. By replacing the damaged materials with a modern, code-compliant replacement, the property is set to meet current safety standards, thereby enhancing its overall value and functionality. The planned improvements are a testament to the commitment to maintaining the building's heritage, while ensuring it meets contemporary safety requirements.

**Proposed New Materials:**

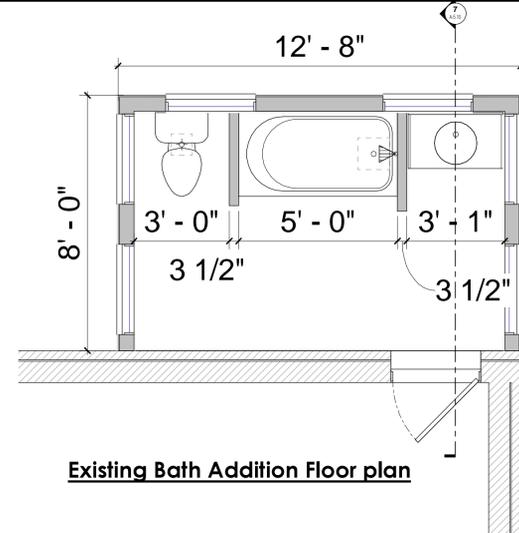
Existing Stucco Refinishing OR  
Plywood Siding Panel T1-11 4 IN



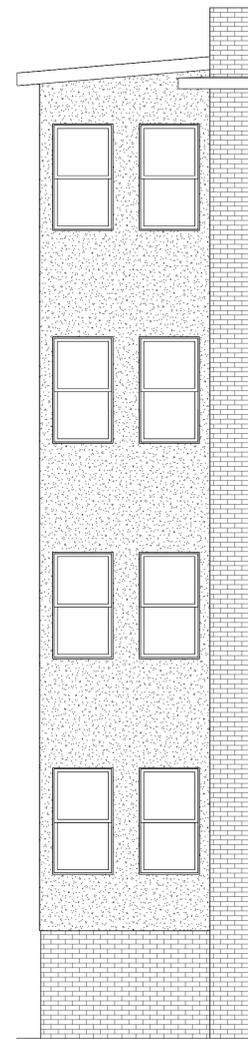
Windows (Vinyl-Clad OR Wooden)



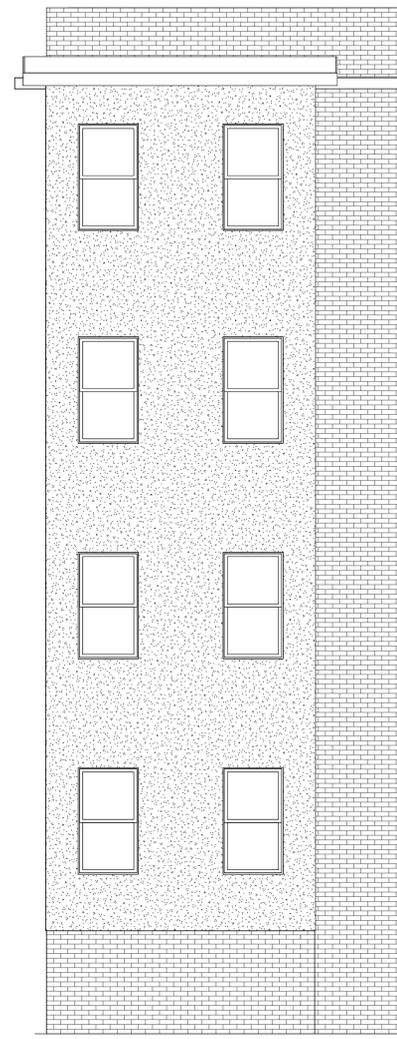




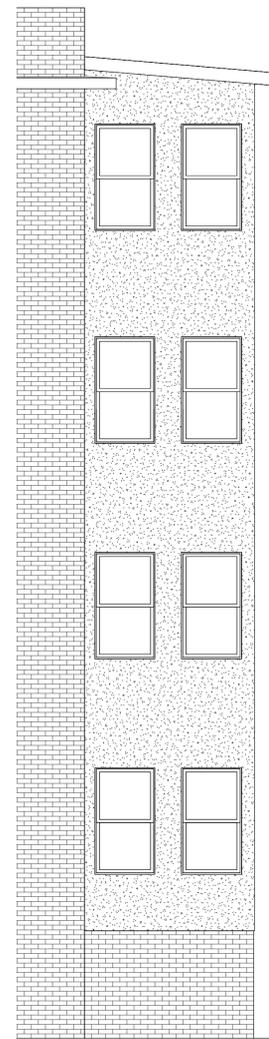
**Existing Bath Addition Floor plan**



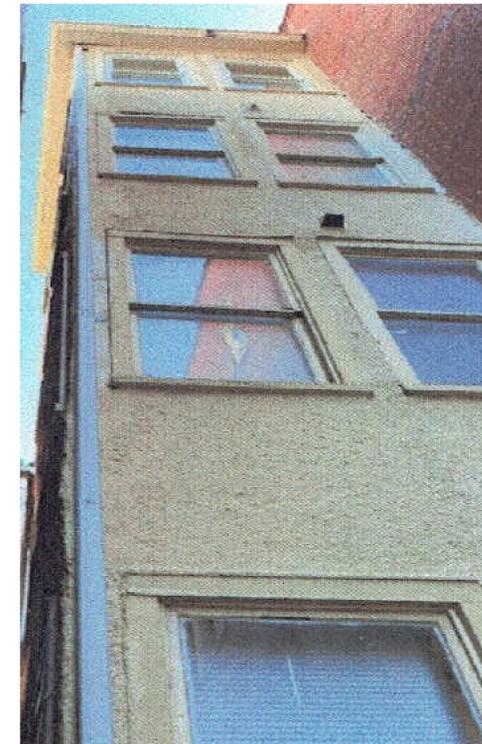
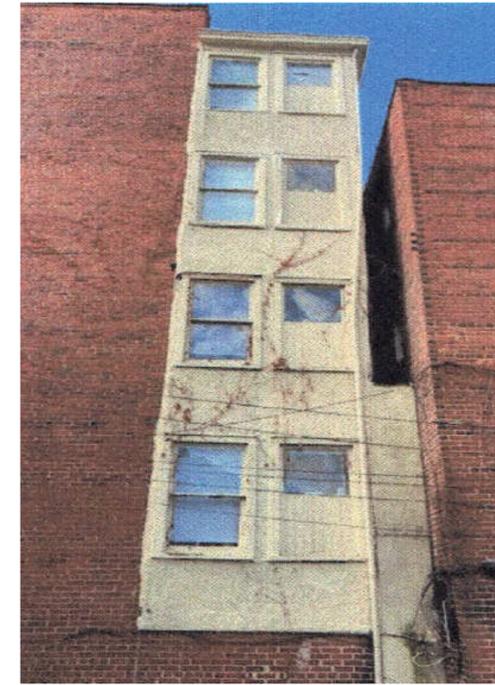
**Existing Left Elevation**

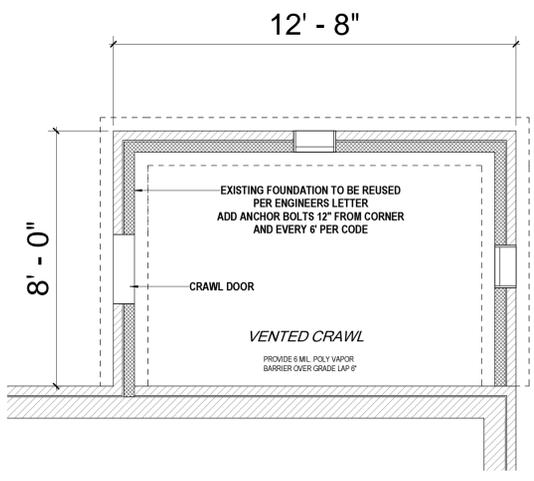


**Existing Rear Elevation**

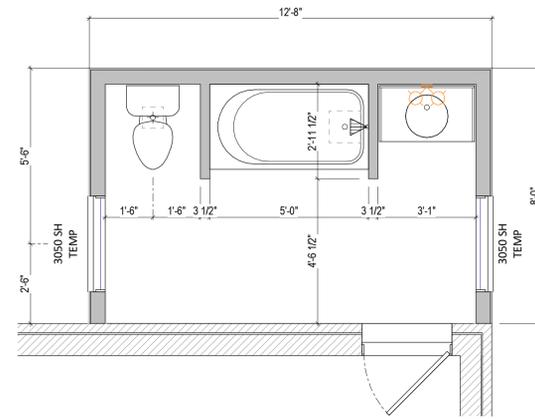


**Existing Right Elevation**

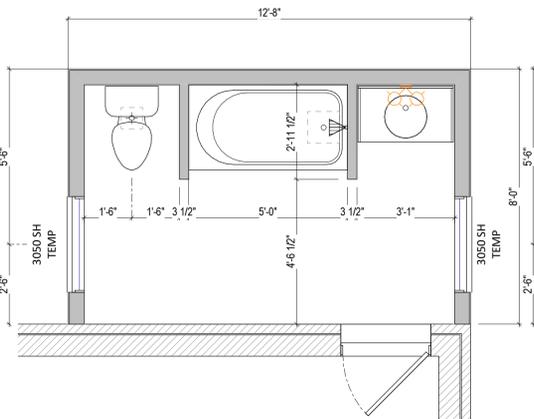




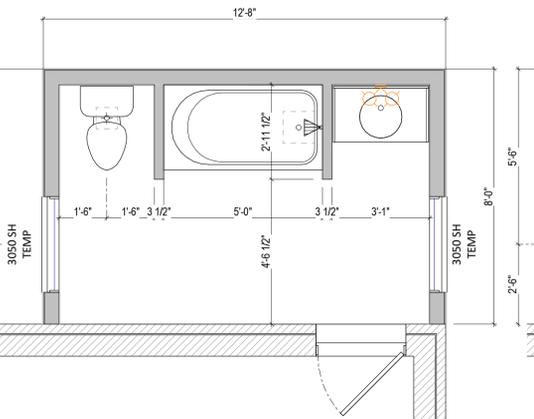
**Foundation Plan**



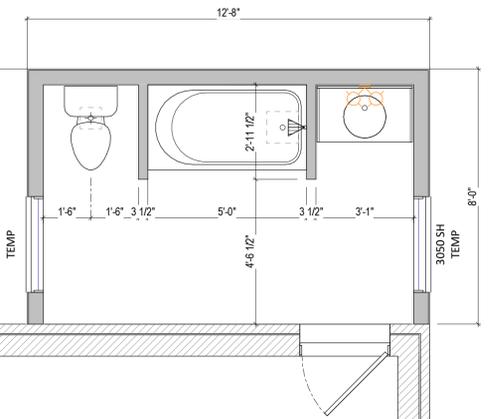
**First Floor Plan**



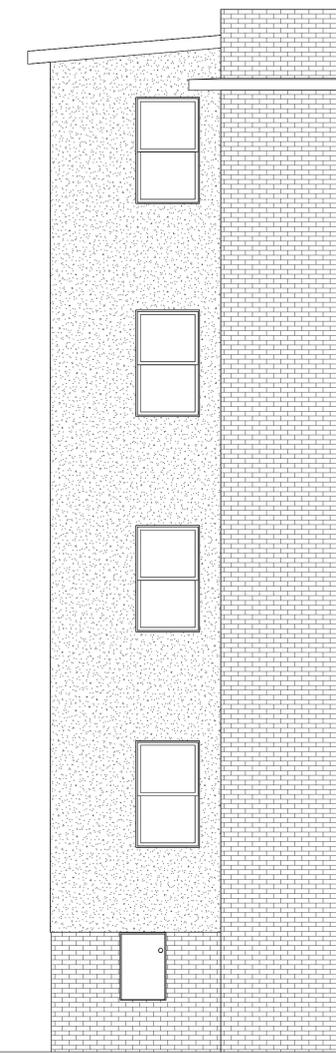
**Second Floor Plan**



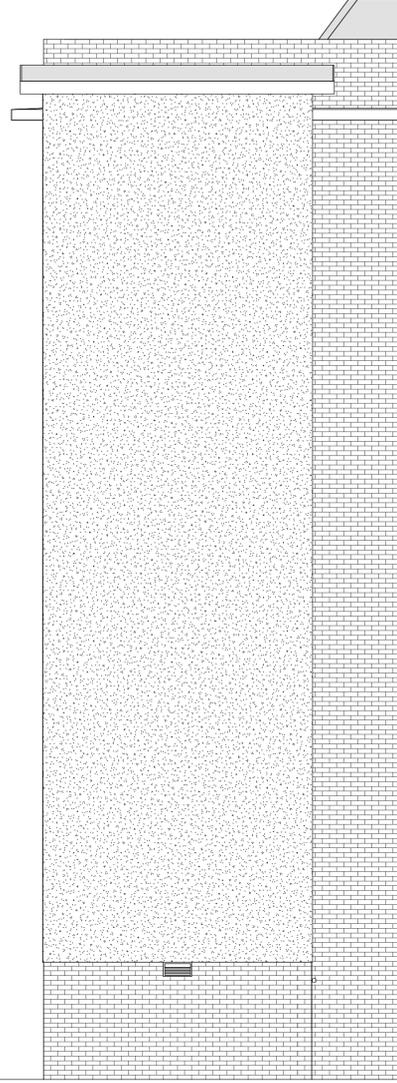
**Third Floor Plan**



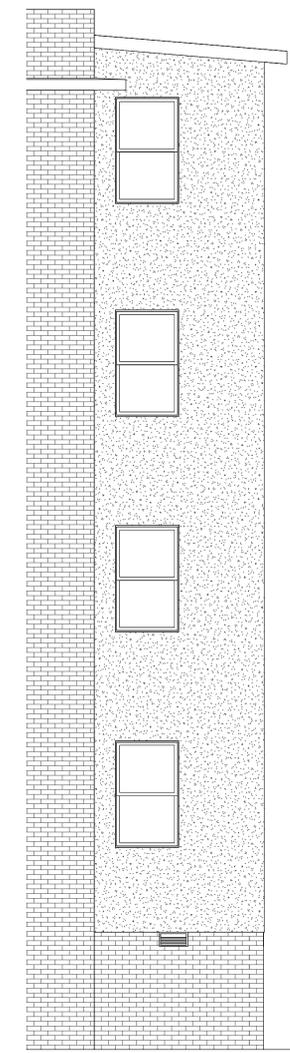
**Fourth Floor Plan**



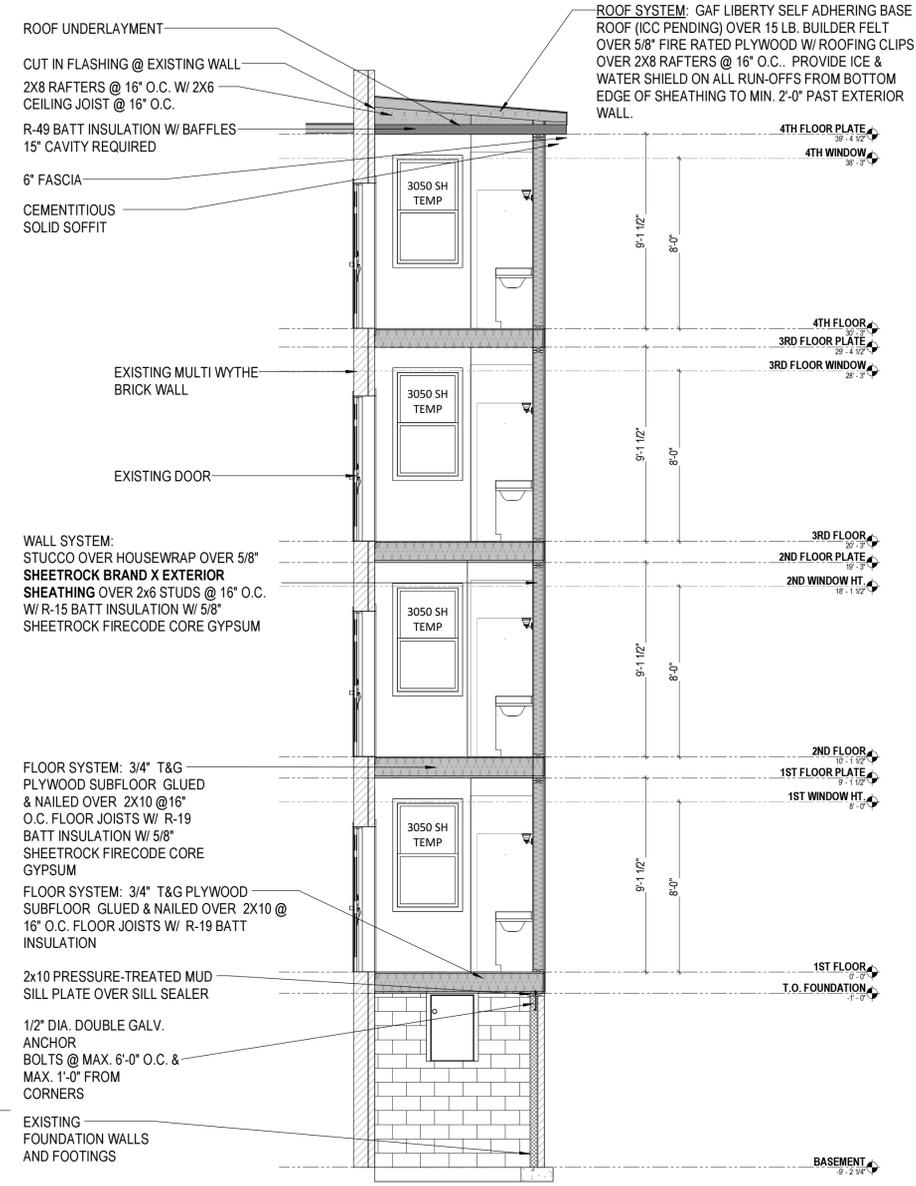
**Proposed Left Elevation**



**Proposed Rear Elevation**



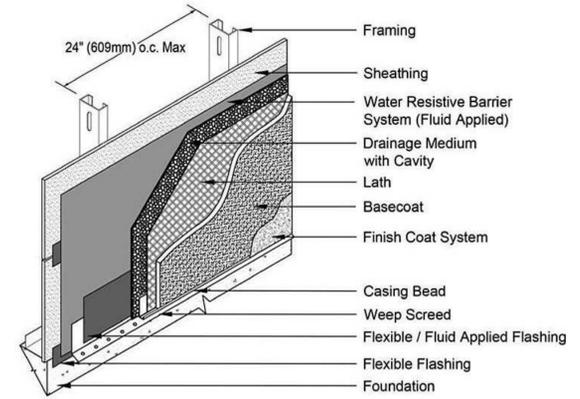
**Proposed Right Elevation**



**Section View**

**NOTE:**  
PLANS ARE FOR REPLACEMENT OF EXISTING REAR BATH ADDITION. EXISTING BUILDING IS BEYOND REPAIR AND SHOULD BE COMPLETELY REPLACED FROM FOUNDATION UP IMMEDIATELY UPON APPROVAL. EXISTING FOOTINGS AND FOUNDATIONS SHOULD BE VERIFIED BY A THIRD PARTY ENGINEER. NO OTHER CHANGES TO THE ELEVATIONS OR INTERIOR ARE TO BE MADE.

**NOTE:**  
EXISTING ADDITION IS FRAMED WITH MULTIPLE WINDOWS ON EACH FLOOR EITHER FILLED IN OR MODIFIED AND ARE LEAKING IN MULTIPLE LOCATIONS. REPLACEMENT PLANS HAVE THE MODIFIED WINDOW LOCATIONS DELETED AND (2) USABLE WINDOWS HAVE BEEN SHOWN IN USABLE LOCATIONS ON EACH FLOOR.



CLIENT  
**ROOFING INNOVATIONS**  
ADDRESS  
**22 S ARTHUR ASHE BLVD**

PROJECT  
**RENOVATION**  
SHEET  
**Proposed Addition Replacement**

ISSUE DATE  
**11/16/23**  
DRAWN BY  
**PINNACLE DESIGN**  
SHEET NUMBER  
**A-5.10**



# 22 S Arthur Ashe Blvd. - Rear Addition Photo Report



## Deficiencies

1



Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg

2



Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg

3



Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg

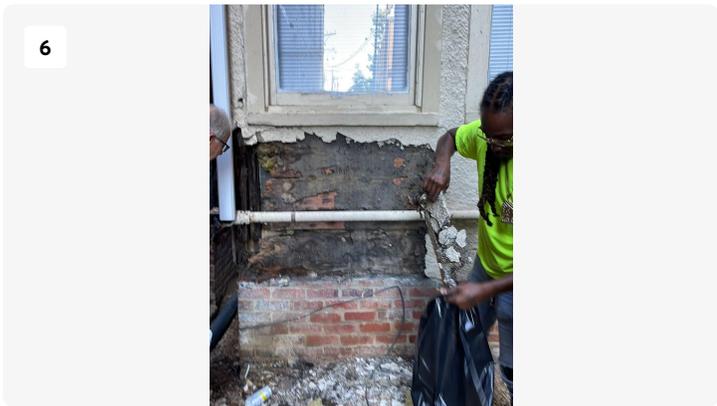
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Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg



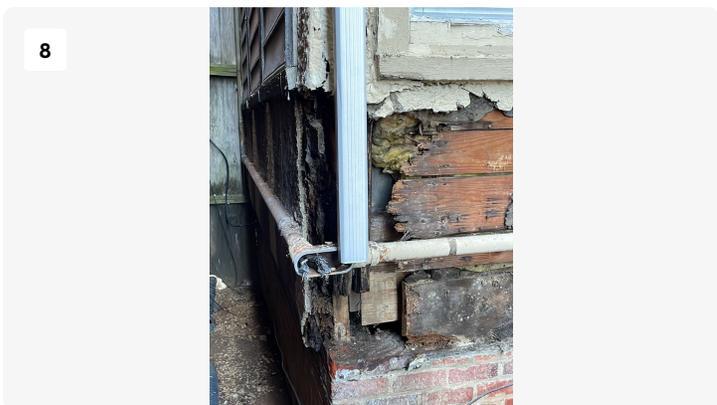
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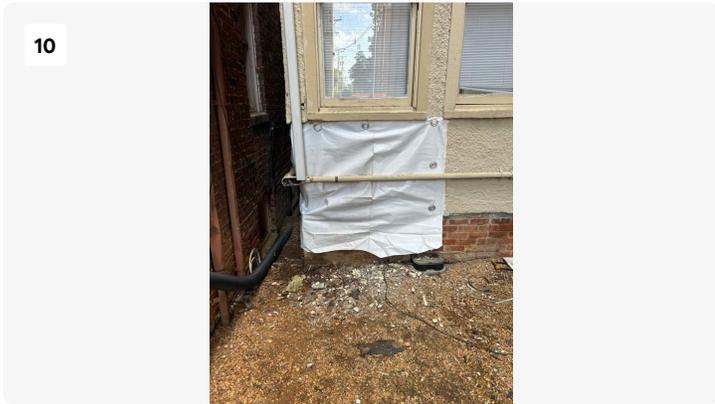
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Creator: Mark Holmberg



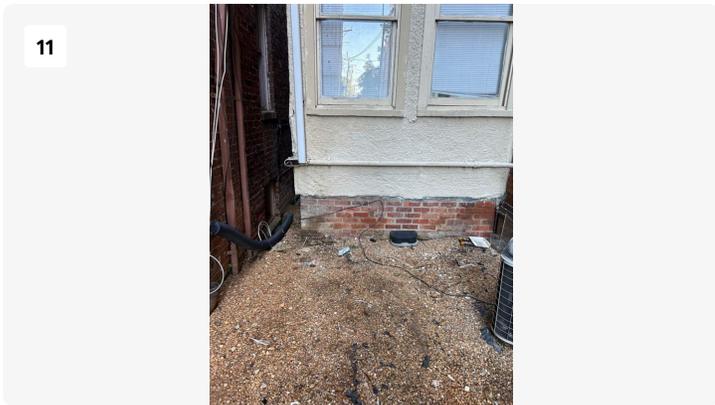
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Creator: Mark Holmberg



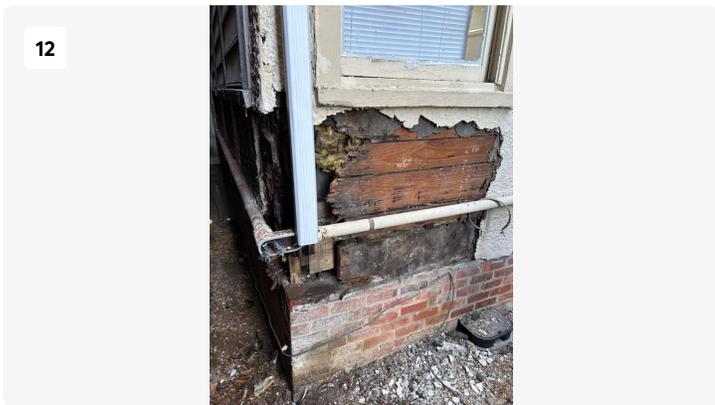
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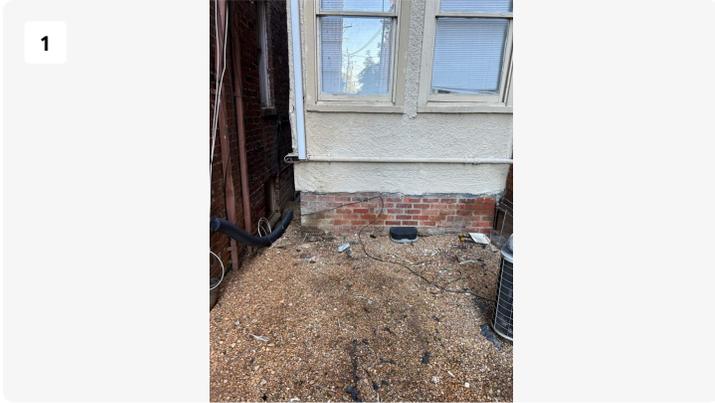


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Creator: Mark Holmberg



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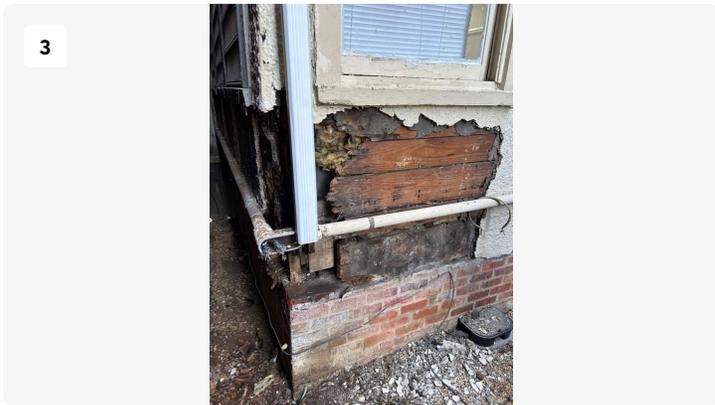
## **Exploratory Demo on 9/23**



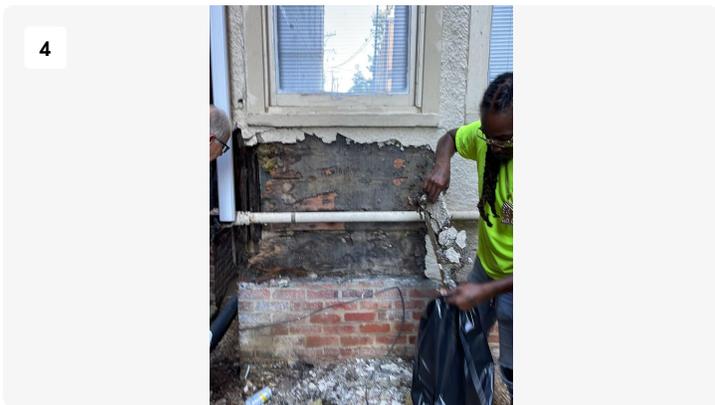
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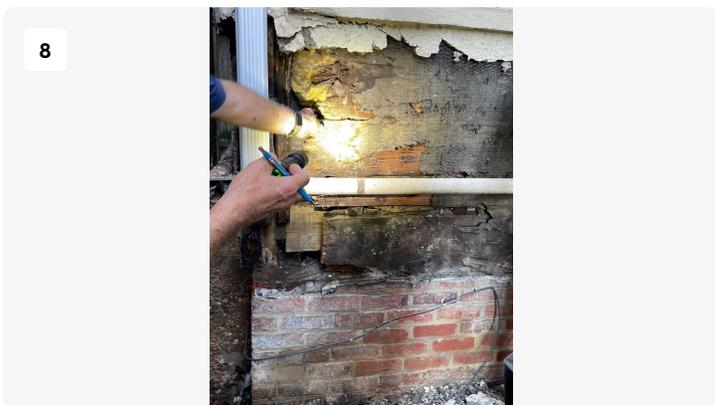
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Creator: Mark Holmberg



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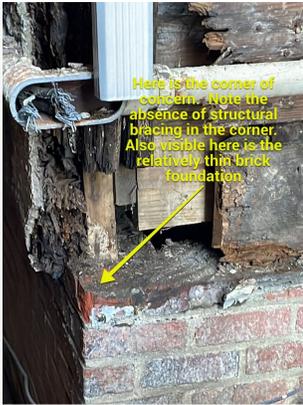


Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg



Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg

9



Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg

10



Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg

11



Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg

## **Additional Overall Photos**

1



Project: 22 S Arthur Ashe Blvd  
Creator: Adam Fletcher

2



Project: 22 S Arthur Ashe Blvd  
Creator: Adam Fletcher

3



Project: 22 S Arthur Ashe Blvd  
Creator: Adam Fletcher

4



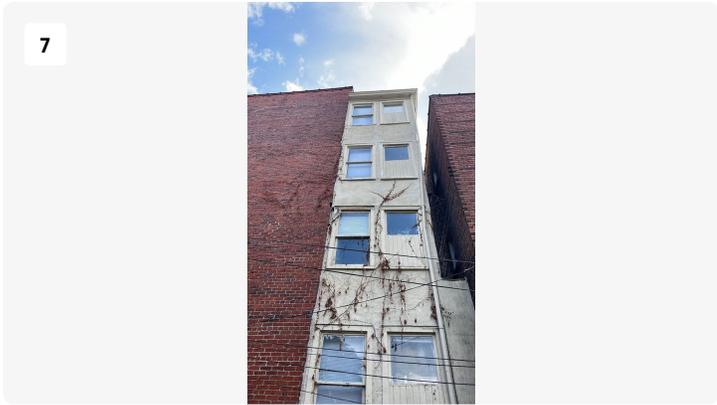
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Creator: Daniel Frias



Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg



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Creator: Mark Holmberg



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Creator: Mark Holmberg



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Creator: Mark Holmberg

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Creator: Mark Holmberg

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Creator: Mark Holmberg

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Creator: Mark Holmberg

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Creator: Mark Holmberg

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Creator: Mark Holmberg

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Creator: Mark Holmberg

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Creator: Mark Holmberg

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Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg

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Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg

19



Project: 22 S Arthur Ashe Blvd  
Creator: Mark Holmberg