



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: 2428 Venable Street

DATE: June 27, 2016

OWNER'S NAME: Holloway

TEL NO.: 8042643277

AND ADDRESS: 3022 Lincoln Avenue

EMAIL: projects@lisa.company.com

CITY, STATE AND ZIPCODE: Richmond, VA 23228

ARCHITECT/CONTRACTOR'S NAME: Lisa Company

TEL. NO.: 804-264-3277

AND ADDRESS: 3022 Lincoln Ave

EMAIL: projects@lisa.company.com

CITY, STATE AND ZIPCODE: Richmond VA 23192

flouisecox@gmail.com

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.)

Proposed work includes renovating home for Historic Tax Credits to current standards to create a rental property. Work will include an addition to existing home to expand space and provide room for mechanical systems. Final property will include 3 bedroom two bath residence. Porch will be repaired, windows replaced throughout property and home painted historically appropriate colors. Attached please find 12 copies of paint color selection, building materials list for project, and drawings of the structure in current footprint as well as with proposed addition.

Signature of Owner or Authorized Agent:

Name of Owner or Authorized Agent (please print legibly): Allen Holloway

(Space below for staff use only)

Received by Commission Secretary

RECEIVED

1:07 pm

APPLICATION NO. _____

DATE JUL 29 2016

SCHEDULED FOR _____

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

Revised 10-02-2014

Commission of Architectural Review ~
Application for Certificate of Appropriateness
Description of Proposed Work *for* 2428 Venable Street

DESCRIPTION OF PROPERTY:

2428 Venable Street was built circa 1870. While the building has been modified throughout the decades, the alterations made over the years have not changed the general look of the house as you walk or drive by. The facade of this frame Italianate house features a bracketed cornice, pierced, decorative ventilator panels in the frieze. The front porch features a shallow hipped roof, Ionic columns and turned balusters. The front door assembly is composed of a single door with a sidelight to the right of the door with a transom window above that spans the width of the door and the sidelight window. Window openings on all elevations feature 1/1 sashes and are replacements. The framing height of the first floor facade windows has been altered to accommodate shorter replacement windows. The frame house is constructed on a brick foundation and is currently clad in a combination of two materials; Hardiplank on the front elevation and vinyl siding on the sides and rear.

DESCRIPTION OF PROPOSED PROJECT:

As mentioned above, the overall appearance of this house is largely intact; however, as part of the rehabilitation of the building, the following changes are proposed:

1. Siding: No existing siding will be removed. The Hardiplank siding on the facade will be painted Morris Room Grey (SW0037, Sherwin Williams Historical Collection).
2. Front & Rear Doors: Front Door will be a new solid wood door; stile & rail construction with a 4-panel design. This replaces the existing steel door. The existing rear steel door will remain in place. Door hardware will be newly installed and will have an oiled bronze finish
3. Windows: All existing replacement windows will be removed and replaced with new double hung windows with all wood frames, sashes and insulated glass. Sash configuration will be one-over-one. The two front windows on the first floor will be re-established to their original height based on the cue provided by existing interior framing. All windows are manufactured by EH Lail Company; specification sheets attached to this application.
4. Storm Windows: No storm windows are currently installed. Because the new windows are wood sashes, exterior aluminum storm windows will be installed. Storm windows are manufactured by West Window Company and will be aluminum construction from the Velv-a-Lume in-line, flush mount windows for historic rehabilitation. Factory finish will be white to match exterior trim.
5. Front Porch: No changes to the front porch are proposed. All existing porch components will be retained and repaired as required. Existing wood porch decking will be evaluated and replaced in kind with wood tongue-in-groove floorboards that will match existing in width and species.
6. Cornice: Cornice assembly is in good condition and no work is proposed. All elements will be painted in the trim color outlined for the house.

DESCRIPTION OF PROPOSED PROJECT, continued:

7. Proposed Addition: an addition is proposed for the first floor off the side and the second floor off the rear of the building as shown on the accompanying floor plans and elevations. The first floor addition is proposed for the east side of the house and will continue past the front hall to allow for the addition of a full bathroom on the first floor. Further, the first floor addition will allow for the inclusion of a pantry and laundry room off of the small existing kitchen. The second floor addition will be above the first floor addition and wrap around the rear of the house and will create a third bedroom at the rear of the house above the kitchen. This second floor addition will also include a bathroom at the rear of the extended second floor hallway that will be accessible for all three 2nd floor bedrooms. This addition is seen in the rear off of the alley. The proposed addition will be inset from all sides of the existing house so that it is discernible from the original building and clearly independent of the main house as shown on the building elevations. The addition will be compatible with the historic building; it will be clad in vertical board and batten siding so that it is clearly distinguished from the rest of the house.
8. Exterior paint colors (all selected from Sherwin Williams Historical Collection) are proposed as follows:
 - a. Front Siding: SW0037, Morris Room Grey
 - b. Porch Ceiling: Valspar 4008-3-A, Rising Tide
 - c. All Exterior Trim: SW7005, Pure White
 - d. Front & Rear Doors: Valspar 1010-3, Heirloom Red
 - e. Porch Floor: Valspar 4007-6C, Deep Twilight Blue

NOTE: please see the attached diagram for location and application of the above color palate. Color chips of this palate are also included in this submission.



VELV-A-LUME STORM WINDOW SPECIFICATIONS

MANUFACTURER: Manufacturer shall be West Window Corporation, located at 226 Industrial Park Drive, Martinsville, Virginia. (PO. Box 3071, Martinsville, VA 24115, phone 276-638-2394)

MATERIALS: Frame and sash main members are made of T6063-T6 aluminum alloy extrusions. Typical extrusion wall thickness is .050 inches for frame sections and .0465 inches for sash and screen sections. Sash and screen extrusions are of tubular design for additional strength and rigidity.

CONSTRUCTION: Frame components are assembled using double screw coped corner construction and are secured by #6 x 3/4" 410 stainless steel screws. Frame depth with expander is 1". Extruded aluminum expanders are used at the head, jambs, and sill to compensate for opening irregularities. Frame head utilizes a recess to capture the top of the upper sash for added strength and rigidity. An extruded channel at the sill is used for positive water drainage. An integral tongue extruded onto the sill mates with the bottom of the lower sash for improved rigidity and water control.

Active sash components are joined at the corner using mitered corner construction and are fastened with zinc die cast self locking corner angles. An extruded aluminum interlock is located at the meeting rails for strength and improved resistance to air infiltration. Weeps are employed at the bottom of each sash to effectively vent any accumulated water from the sash.

GLAZING: Both sash are channel glazed using a flexible vinyl glazing gasket along the perimeter of a single lite of glass. Both sash may be re-glazed if necessary using existing sash rails. Glazing options consist of clear, tinted, obscure, and tempered glass.

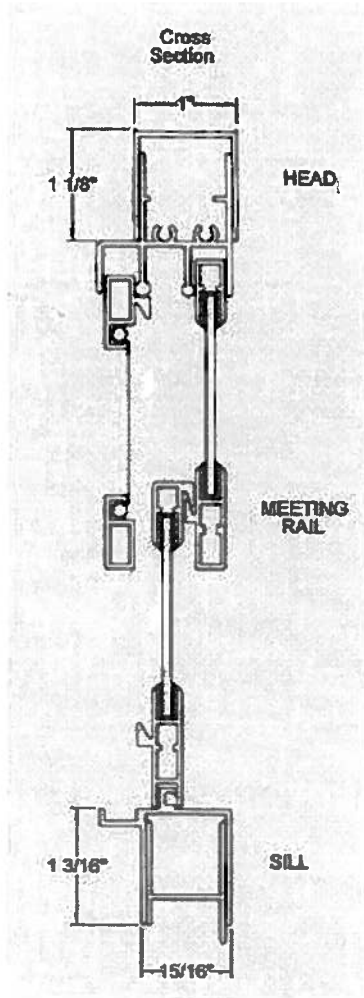
SCREEN: Screen frame is made of tubular T6063-T6 aluminum alloy extrusions and employs mitered corner construction, fastened at the corner with self locking zinc die cast corner angles. Screen cloth is of aluminum wire mesh held firmly in place by a solid vinyl spline. **HARDWARE:** Sash are equipped with spring loaded combination zinc die cast/stainless steel slide bolts (with wire form handle, lower sash) that positively engage punched holes in the master frame at predetermined locations along the travel path of the sash. Stainless steel tension springs located on one sash stile and one screen stile hold the inserts firmly in place. Upper sash utilizes a stainless steel lock plate that prevents sash movement from the outside. Stainless steel wire form handle on screen allows screen to be latched in place when fully closed.

FINISHES: All aluminum extrusions in master frame, sash, and screen are finish painted with an electrostatically applied enamel in a choice of three colors: White, Bronze, and Tan.

INSTALLATION: Installation of window shall be furnished by others and should be done in a professional manner. Window shall be set plumb and square in opening with no twisting or distorting of the window, and shall be properly anchored. A non-hardening sealant compatible with aluminum shall be provided by the installer and applied by the installer in sufficient quantity to provide a watertight seal between the window and opening.

OPERATION: After installation, window shall operate smoothly with no binding of either sash. Sash shall fully interlock at the meeting rail when both sash are in the fully closed position. Frame jambs shall be straight with no bowing in or out and sash shall positively engage the frame jamb at all points along the sash stile. Sash slide bolts shall positively engage the holes in the frame jamb. Sash and screen will be removable to the inside provided enough clearance exists between the primary window and the storm window frame.

WARRANTY: Window is covered by West Window Lifetime Limited Warranty. Details of the provisions of this warranty are available on request. West Window commenced operation in 1949.



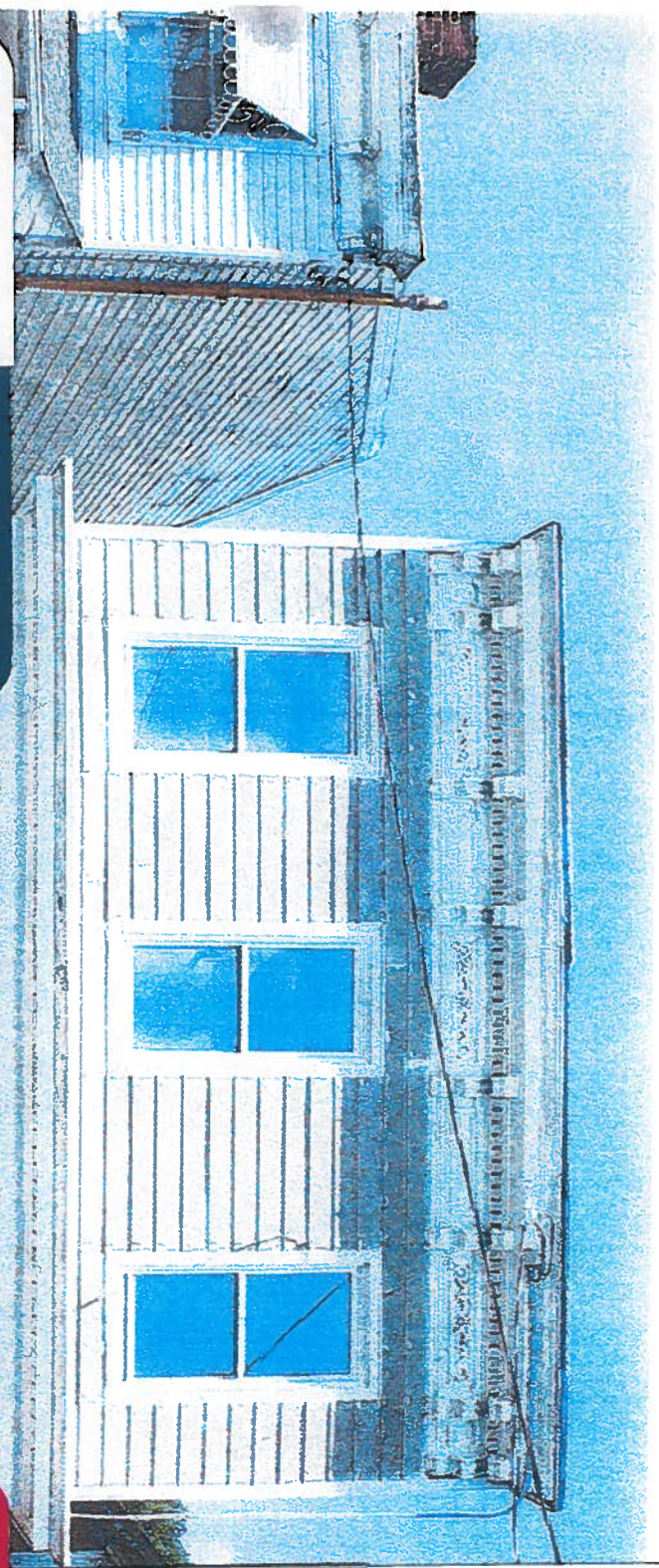
SW 7005
Pure White

255-C1

Trim

SW 0037
Morris Room Grey

Siding



1010-3

Door

1010-3
Hearthroom Red
Door

4008-3

Porch Ceiling



4008-3A
Rising Tide

Porch Floor



4007-6C
Deep Twilight Blue

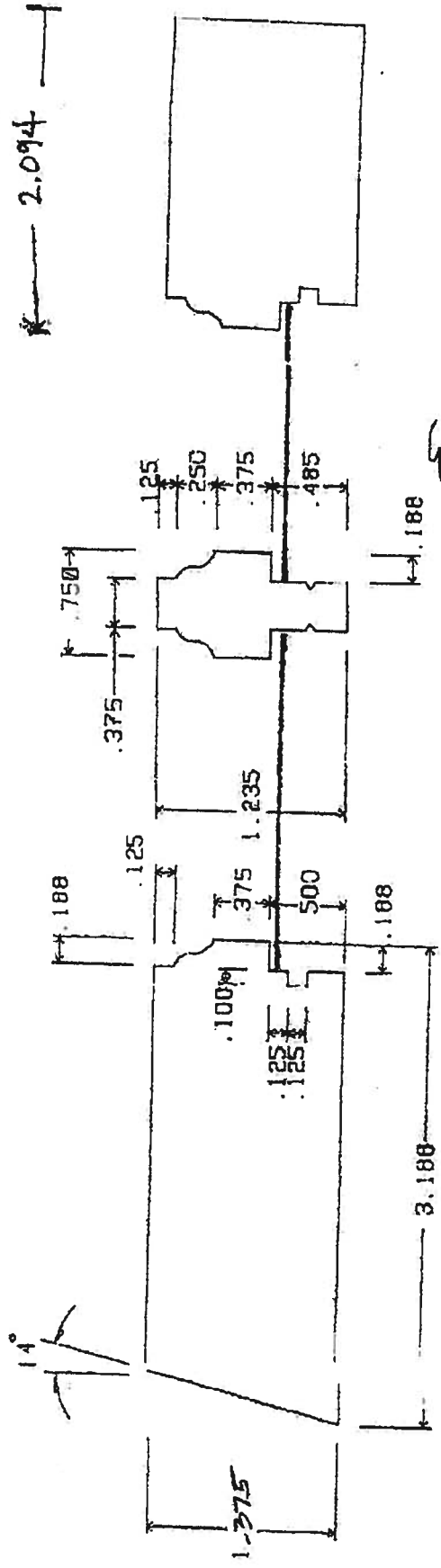
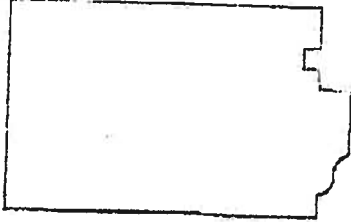


SSB
Picture Sash

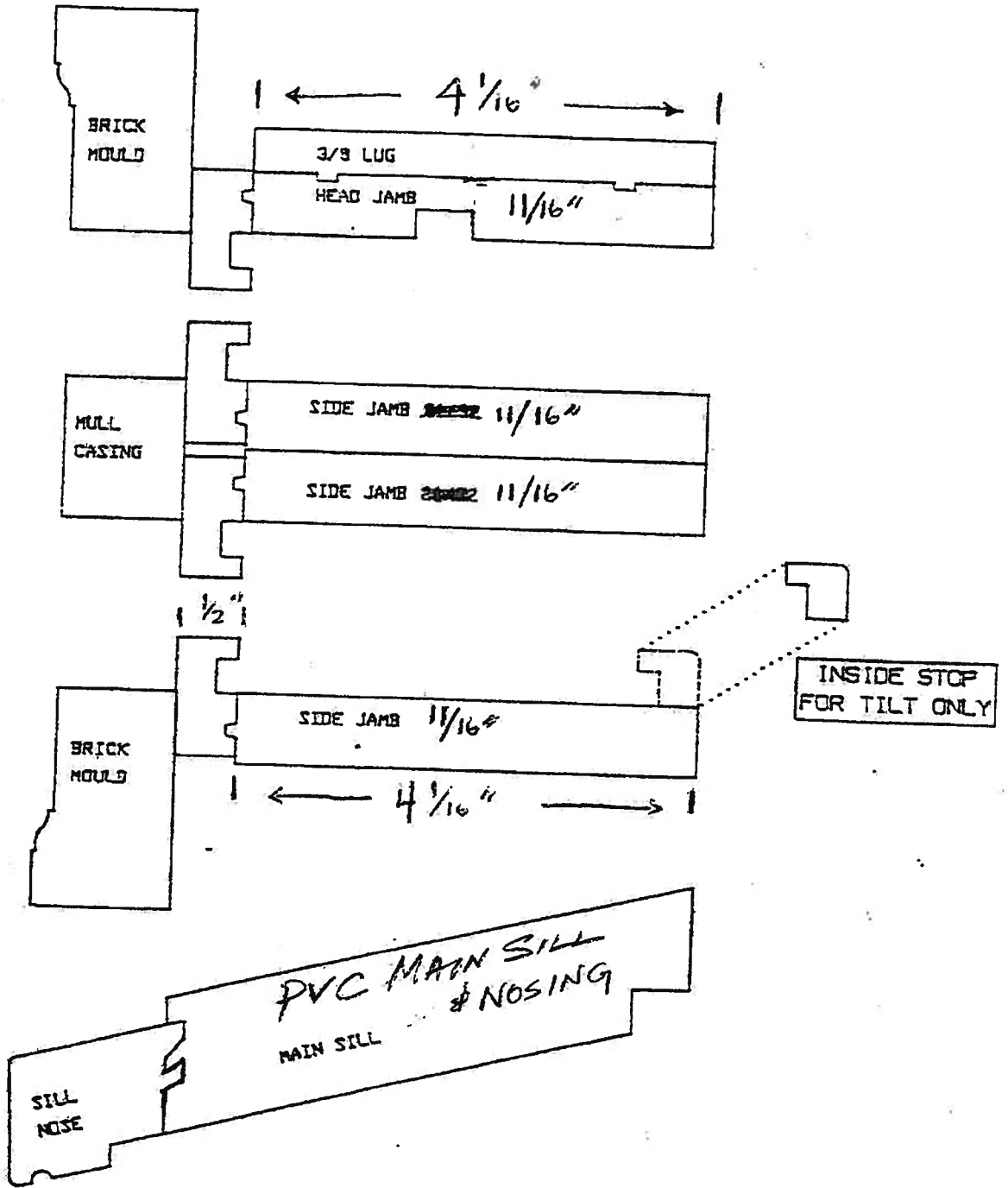
Interior

3 of 6

Stile

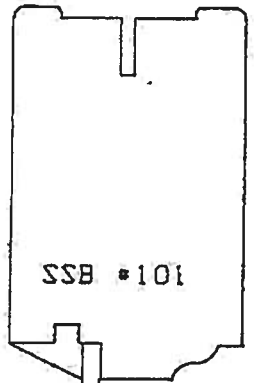


Exterior

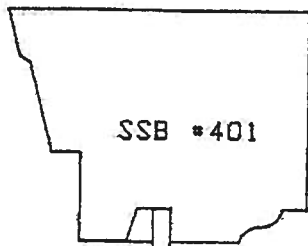
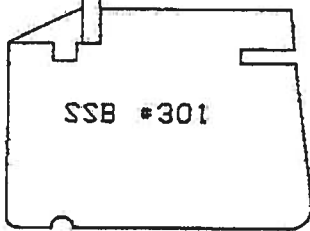


L-3/8 · SSB SASH

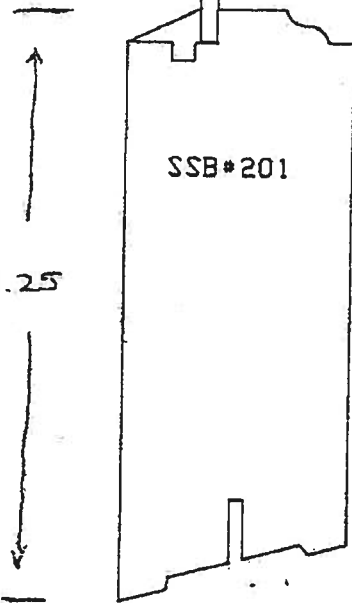
NSD SASH Profile



↑
2.25
↓

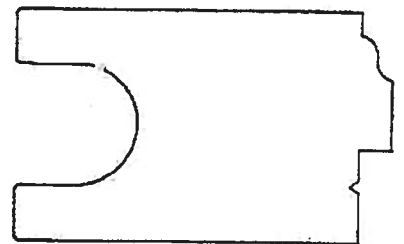


↑
1.25
↓



↑
3.25
↓

← 2.25 →



CADD

2044 — TRADITIONAL



SERIES: Traditional Exterior Doors

TYPE: Exterior Traditional

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" Double Hip-Raised Panel

Profile: Ovolo Sticking

STANDARD FEATURES

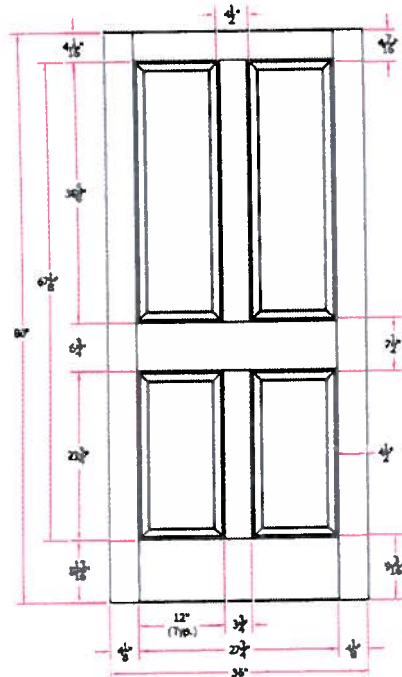


Any Wood Species

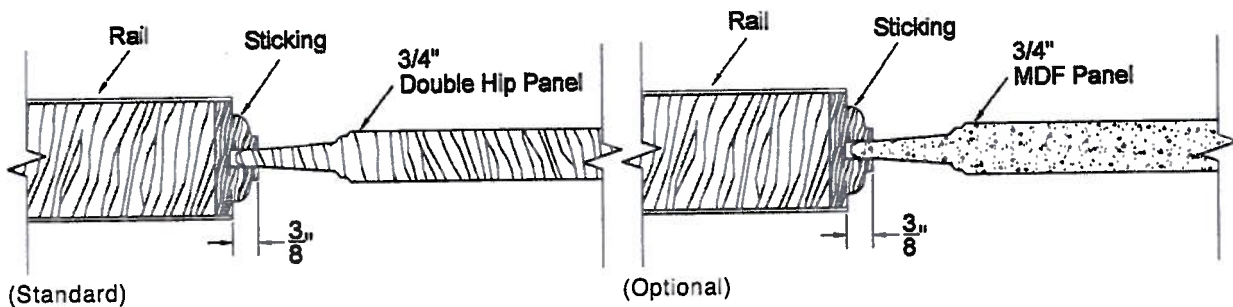


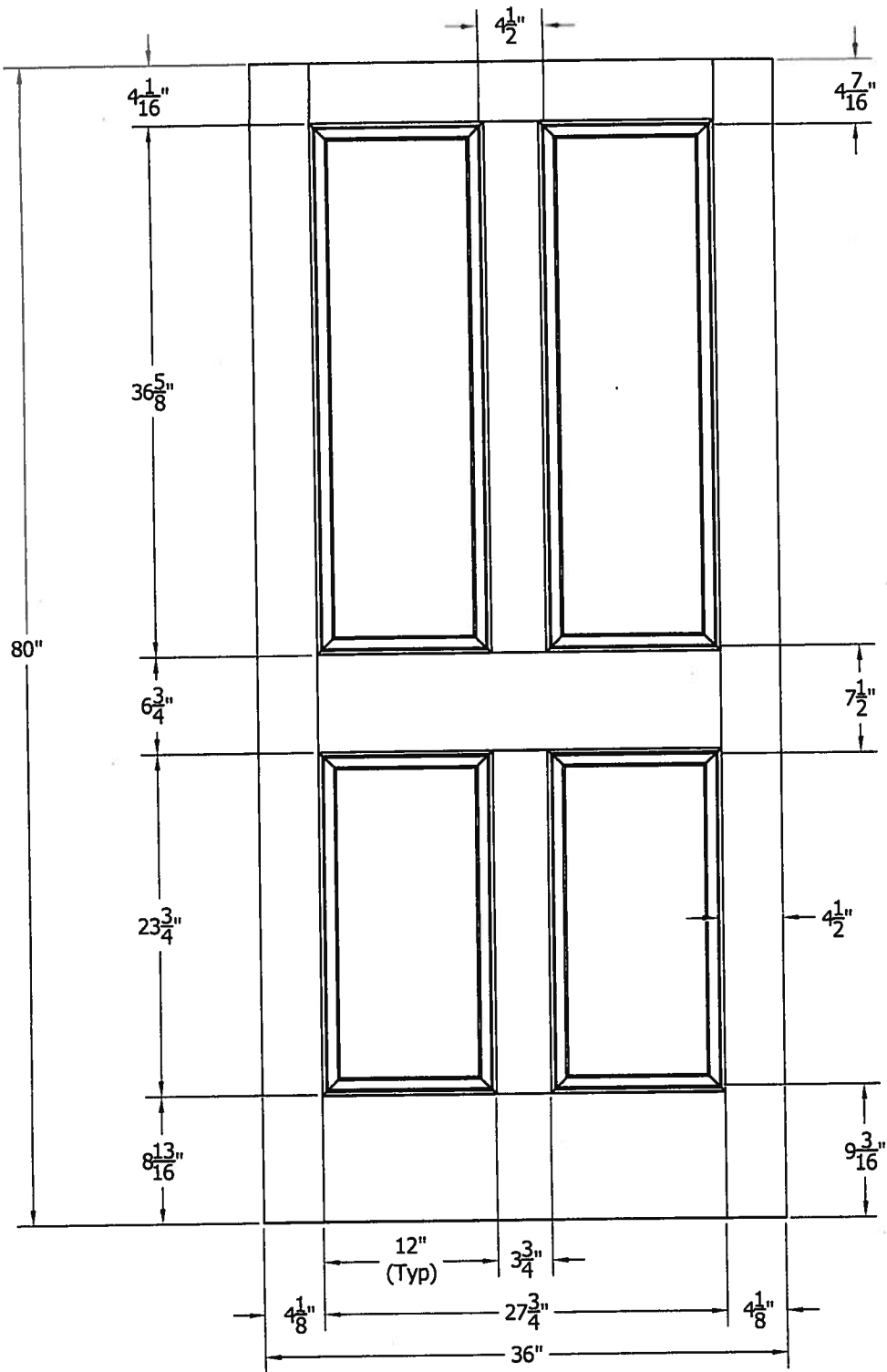
Virtually Any Size

DETAILED DRAWING



DETAILS





THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

TITLE 2044 3/0 x 6/8
Customer Layout

DRAWING NO. D-2044-300-608-0300

Revisions				
Rev. #	Description	Date	by Whom	

LAYOUT 00	SCALE NTS	BORE PATTERN# 1
DRAWN BY: S. Beerbower	DATE 02/17/05	

Simpson®



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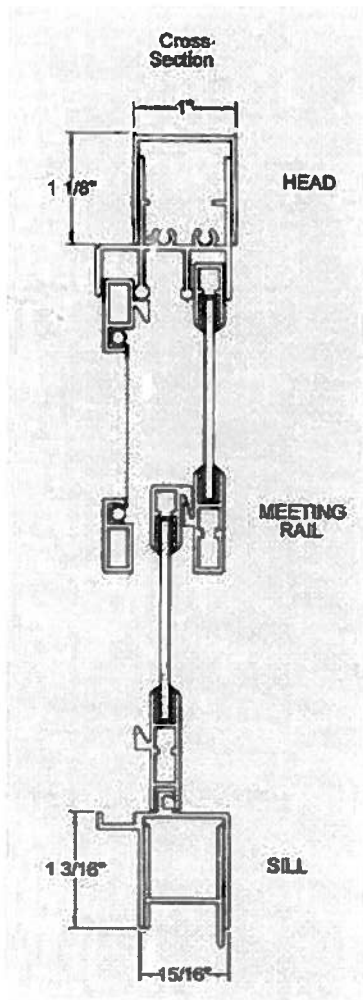
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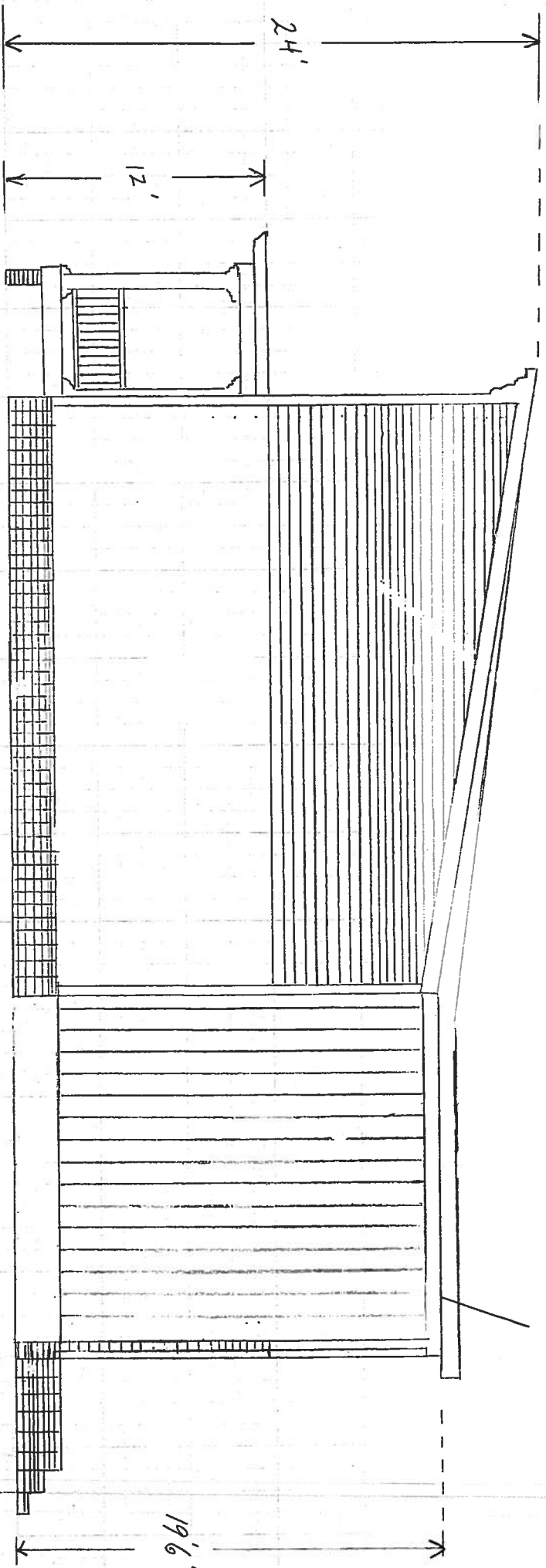
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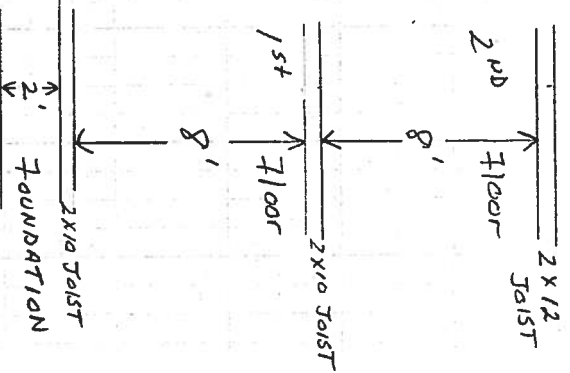


Addition
 EAST SIDE ELEVATION
 2428 VENABLE



Lower Roof

Same in original
 house and addition



Scale 1/4" = 1'0"

Addition
EAST SIDE ELEVATION
2428 VENABLE

Painted Barn & Batten Boards
on Addition

EXISTING
Vinyl Siding

NEW LOWER LEVEL
Flat Roof

NEW UPPER
Level Flat Roof

EXISTING Vinyl Siding

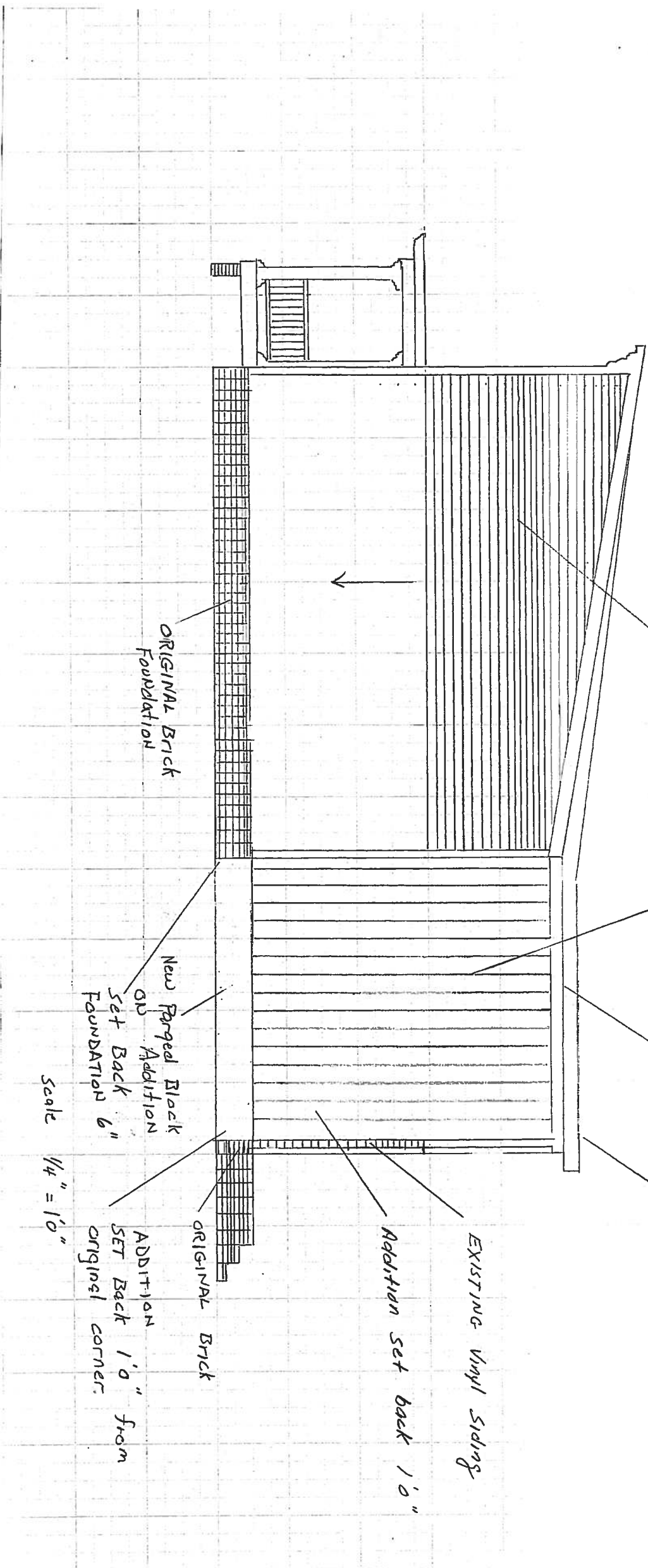
Addition set back 1'0"

ORIGINAL BRICK
Foundation

New Parged Block
on Addition
Set Back 6"

ORIGINAL BRICK
ADDITION
Set Back 1'0" from
original corner.

Scale 1/4" = 1'0"



Addition Rear of house
 21428 VENABLE



← Same in original house and addition

2 X 12 JOIST

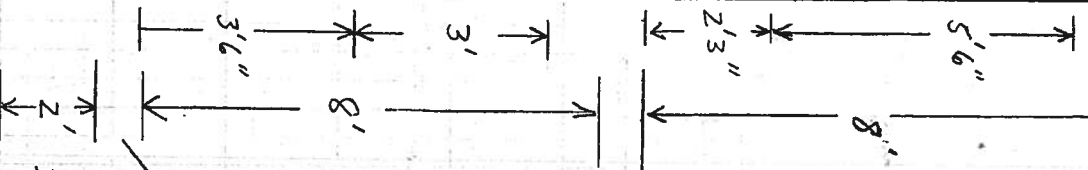
2 X 10 BRND BOARD

1 1/2" Floor

2 X 10 BRND BOARD

Scale 1/2" = 1' 0"

FOUNDATION

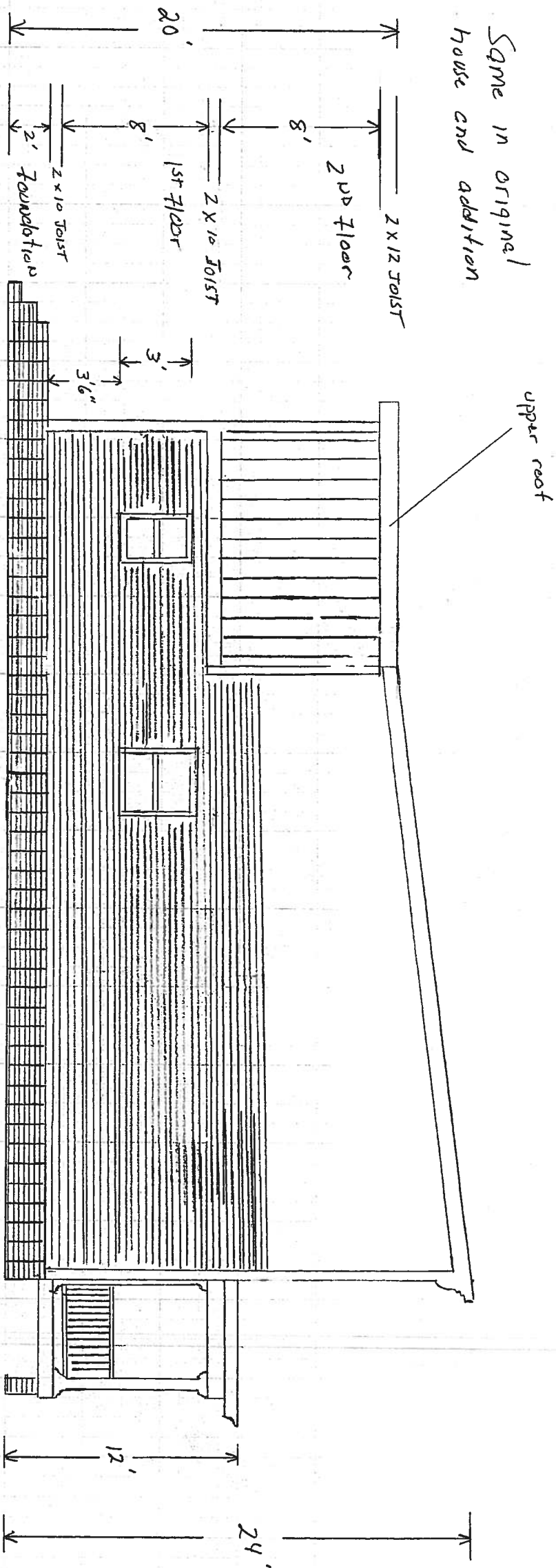


Addition Rear of house
2428 VENABLE



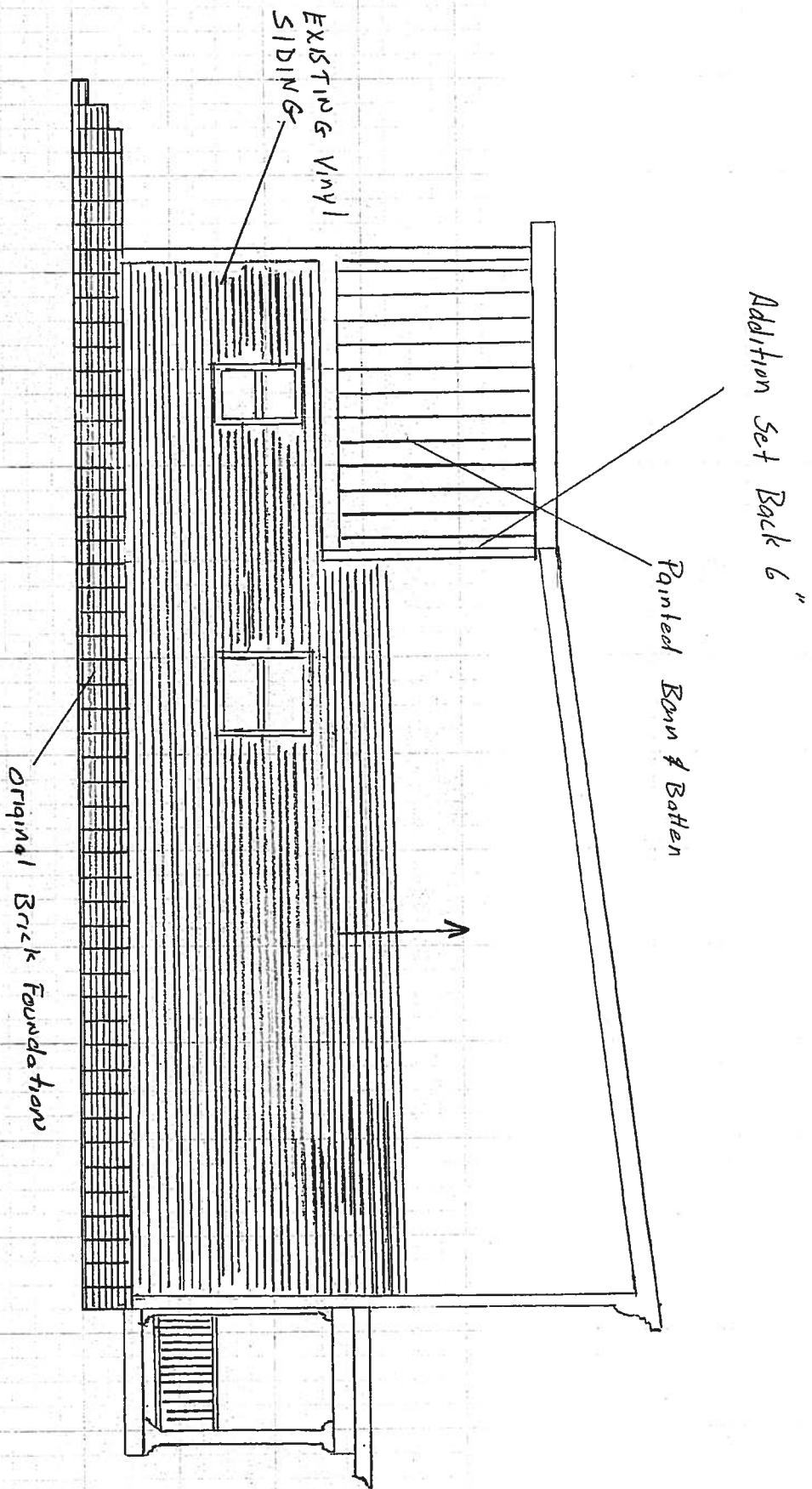
2428 VENABLE
WEST SIDE

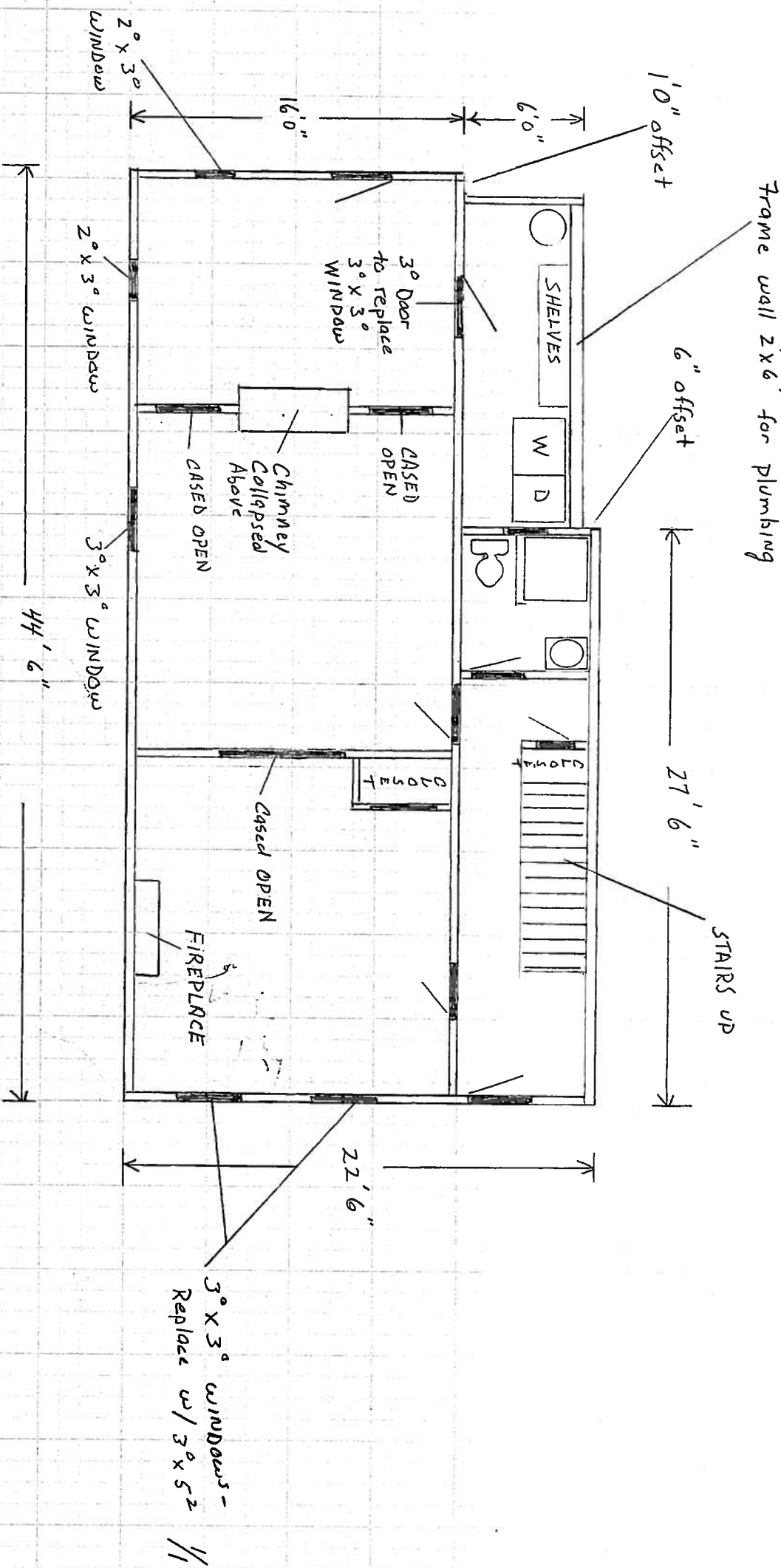
Same in original
house and addition



Scale - 1/4" = 1'0"

WEST SIDE ELEVATION
2428 VENABLE





Frame wall 2"x6" for plumbing

STAIRS UP

3° x 3° windows -
Replace w/ 3° x 5°
//

2ND Floor Plan w/ Addition
2428 VENABLE

Set Back 1'0"

Set Back 6"

