



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: 2220/2222 JEFFERSON AVE DATE: 10/12/2016

OWNER'S NAME: ANNA JOHN PROPERTIES (JOHN HARDY) TEL NO.: 336-687-6367

AND ADDRESS: 3422 LUBET LANE EMAIL: jhardy@annajohnproperties.com
CITY, STATE AND ZIP CODE: WINSTON-SALEM, N.C. 27107

ARCHITECT/CONTRACTOR'S NAME: JEFF FARRAR PAWTINS TEL. NO.: 804-304-5520

AND ADDRESS: 7319 NICKLAUS CIRCLE # REMODELING EMAIL: jeff@farrarconstructionllc.com
CITY, STATE AND ZIP CODE: MOSELBY VA. 23120

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

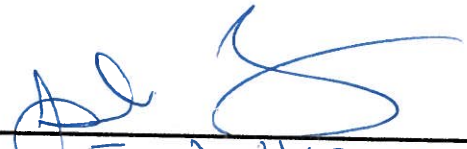
REQUEST FOR CONCEPTUAL REVIEW

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.)

Signature of Owner or Authorized Agent: X 
Name of Owner or Authorized Agent (please print legibly): JOHN HARDY

(Space below for staff use only) RECEIVED
Received by Commission Secretary _____ APPLICATION NO. _____
DATE OCT 14 2016 SCHEDULED FOR _____

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

2220 & 2222

Jefferson Avenue

Commission of Architectural

Review

Application for Proposed Work

To be Reviewed

A	PROPERTY DESCRIPTION
B	PICTURE; FRONT OF PROPERTY
C	PICTURE; FRONT OF PROPERTY, CLEAN UP AND MISMATCHED POST
D	PICTURE; BACK OF PROPERTY
E	PICTURE; FRONT PORCH
F	PICTURE; SIDING #1
G	PICTURE; SIDING #2
H	PICTURE; SIDING & BACK DECK #1
I	PICTURE; SIDING & BACK DECK #2
J	PICTURE; SIDING & BACK DECK #3
K	PICTURE; BACK DECK #1
L	PICTURE; BACK DECK #2 STAIRS
M	PICTURE; BACK DECK #3
N	PICTURE; BACK OF PROPERTY & BACK DECK SUPPORTS (BLOCK)
O	PICTURE; BACK DECK SUPPORTS (BRICK)
P	PROPOSED WORK
Q	HARDIE SIDING SPECIFICATION SHEET
R	SPECIFICATION SHEETS FOR LEGACY WINDOWS & TRIMLINE WINDOWS
S	EXISTING SITE PLAN
T	SITE PLAN SHOWING TWO (2) UNITS
U	SITE PLAN SHOWING ADDITION / REPAIRED DECK AREA
V	DRAWING #1 CURRENT 1ST FLOOR
W	DRAWING #2 CURRENT 2ND FLOOR
X	DRAWING #3 PROPOSED 1ST FLOOR
Y	DRAWING #4 PROPOSED 2ND FLOOR
Z	DRAWING #5 PROPOSED NEW ELEVATIONS

2220 & 2222 Jefferson Ave.

Property Description

In reference to 2220 & 2222 Jefferson Ave, here in referred to as the "property", The past use for this property has been a Four (4) unit rental. The current condition of the property is dilapidated, at best, and there are many code violations as well. It would appear that little or no work has been done to the property in the last 10 to 15 years. There is much overgrowth on the property, of which we have been removed. (Please see attached pictures). The front porch of the property has rotten deck boards, is not supported correctly and some of the corbel's are missing along with an unmatched support post.

The siding on this property is in bad shape all over and has both vinyl and aluminum siding covering up something.

On the property, the windows are a mixed combination of products. The 1st floor front windows are original while the 2nd floor front windows are vinyl replacement, the windows on the back of the home have been replaced at some point and time and our best estimate is about 15 years ago and they are the least expensive possible. There is another set of windows on each floor off the back deck area. None of these are operational and some are boarded up.

There is a flat roof on this property and there is a leak in every single room.

Finally, there are the back porch areas, the only way to describe this is "Dangerous". There is nothing here that is code compliant or safe. This area is in emanate need of reconstruction and repair.







2220

2220









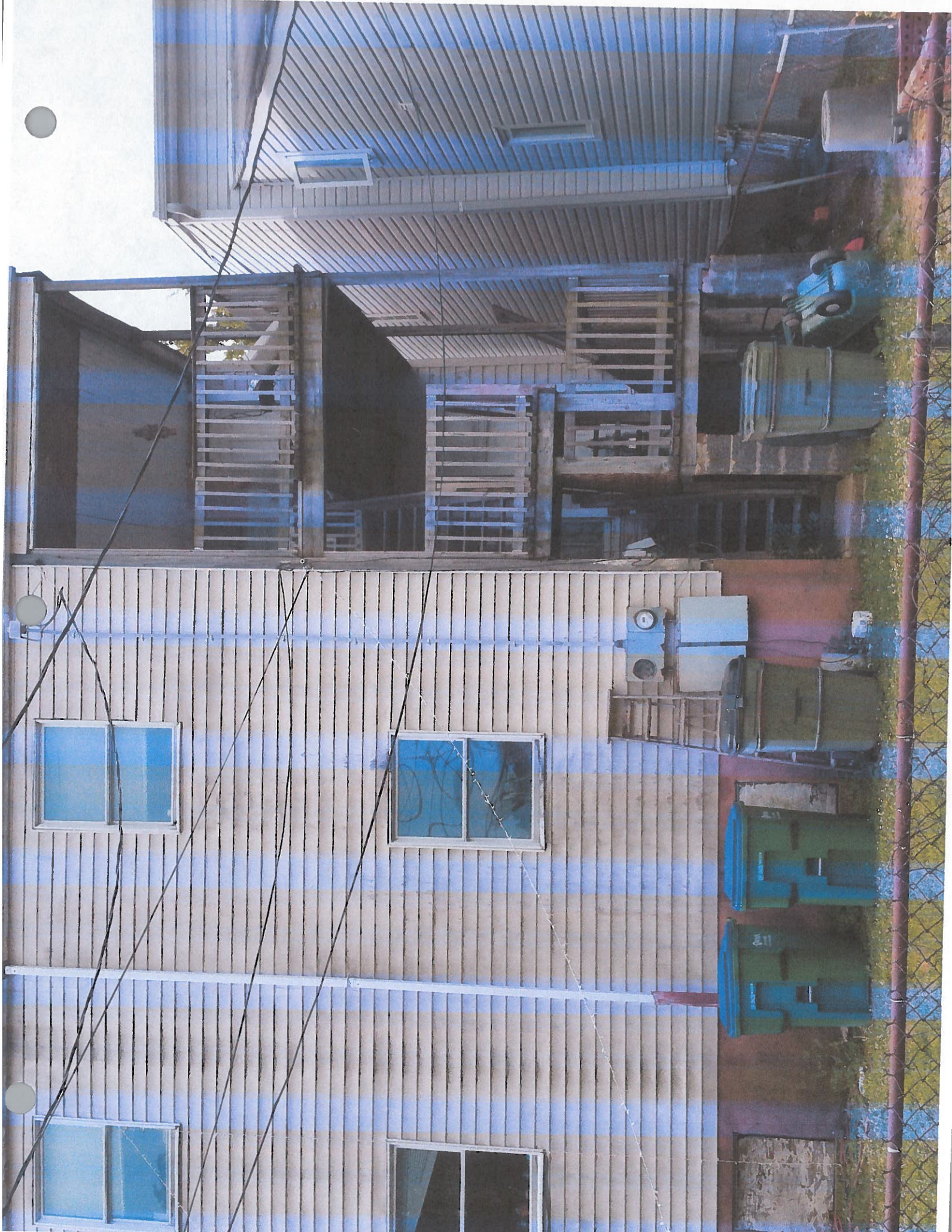














2220 & 2222 Jefferson Ave.

Proposed Work

Our intent for this property is to take it from four (4) apartments to a duplex with two (2), single family type residencies.

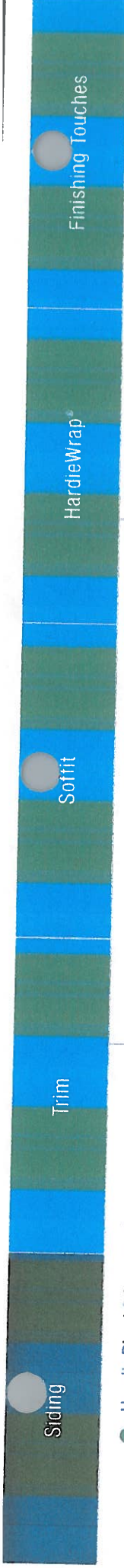
The front porch of the property will not undergo any design changes, however we will be doing several repairs and upgrades. First off we will be re supporting the porch itself with proper brick and or block foundation with footings. Secondly there are several deck boards that need replacing due to rot. There is one support post for the roof/overhang that does not match and needs to be replaces to match the original's, there are also some corbels that are missing and will need to be reconstructed. The roof on the front porch appears to be sound but does need clean up and recoating. Finally, the deck, trim, posts, railings, and ceiling needs to be scraped, sanded, repaired, and finally painted.

With the majority of the siding on this property being in some state of decay, we propose to remove all of the siding from the property and replace it with smooth Hardee board siding and trim. A specification sheet for this product is included.

As previously stated the existing windows are a mixed combination of products. Our intent and is to replace all of the windows to achieve symmetry and efficiency. We would like to replace the windows with the legacy brand product that is made here locally and has been previously approved by the commission. At the time of this proposal, we unfortunately are 30 days in and have no pricing, timeline, or availability from legacy. With this in mind, we have been able to procure information from Trimline. According to Trimline, their products have been approved in the past. We have provided specifications for both Legacy and Trimline in this request packet.

In reference to the roof we will be replacing the roof with standard TPO roofing to maintain the integrity of the property.

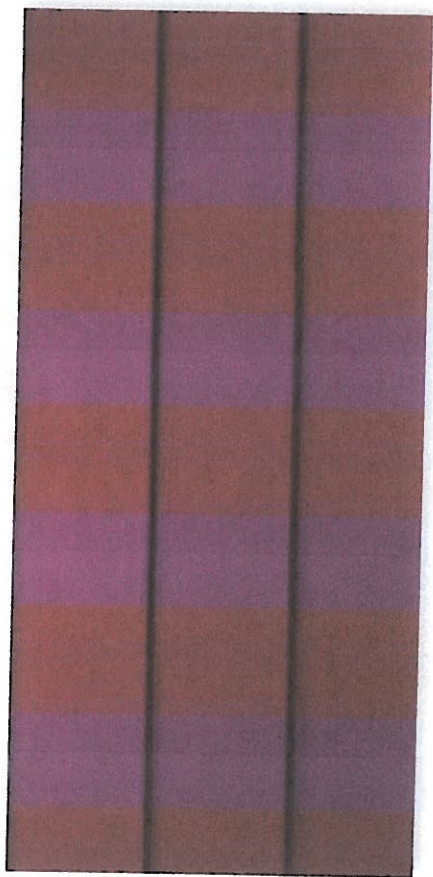
The last item up for discussion is the back porch areas. As we discussed in the Property Description these areas are dilapidated and not to any building code standard. We propose to completely demolish this area and rebuild it according to Building Code Standards. Please see the site plans and building plans included in this proposal packet. As you will see the exterior is made to still look like a porch structure with attached decks and landings. The back will have a door and window in a traditional porch look with a transom window above. On the side we will install a window at the corner area and again in a traditional porch look. Please note that the rebuilding of this area will be three (3) foot or more from the property line as shown in the proposed site addition site plan.



● HardiePlank® Lap Siding

HardiePanel® Vertical Siding

HardieShingle® Siding



SMOOTH*

Countrylane Red

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



Plank Coastal Colors*



[View all HardiePlank Lap Siding Products](#)

*6.25 in. and 8.25 in. also available in coastal colors; 9.25 in. and 12 in. only available primed.



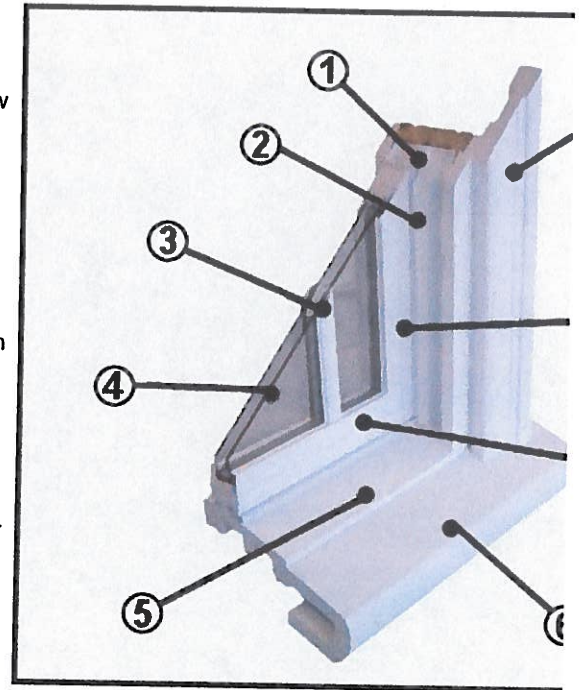
Installation
Warranty
Information
FAQ

Architectural Millwork Legacy Windows Envision Windows Custom Doors Xwood Shutters

Legacy Window Specifications

1. Fixed jamb liner with premium block and tackle balances allow for ease of operation; both sashes tilt in for easy cleaning.
2. Retractable parting stop increases the strength and thermal properties of the window.
3. SDL grids provide the look of true divided light windows with the flexibility and performance of one-piece glass units.
4. Available in clear glass or low-e glass with argon, which will reduce your energy consumption and practically eliminate fading caused by harmful UV rays.
5. Prefinished cellular PVC frame parts have 10-year warranty on the finish, and can be repainted any color.
6. Bull-nose sill adds an impressive finishing look to the window. Standard sill-nose is also available.
7. Cellular PVC sash has fully welded corners. Our premium accessories include recessed lift handles and two flush-mounted locks and tilt latches on every window.
8. Triple weatherstripping decreases air infiltration, adding to your comfort level and reducing energy consumption.
9. Our unique one-piece brickmould and blind stop combination is attached from the side, leaving no factory nail holes to fill. When the window is installed using the interior strap method, as explained in our installation instructions, no further nail holes are made and no touch-up painting is needed.

Double Hung Cross Section



STRUCTURAL & THERMAL TEST RESULTS*

GLAZING	SPACER TYPE & GLASS THICKNESS	U-FACTOR	SOLAR HEAT GAIN	VISIBLE TRANST.
Clear	Alum./SSB	.47	.51	.53
Low-E w/ Argon	Alum./SSB	.30	.29	.47
WINDOW SIZES			44" x 60"	38" x 81"
Air Infiltration			.25	.19
Water Infiltration			R-25	R-30
Structural			R-25	R-20
Forced Entry			Grade-10	Grade-10

*with grids





TrimLine
WINDOWS INCORPORATED



Energy-tight Windows for comfortable living and fuel efficiency

HOME PAGE

CORPORATE PROFILE

WHAT'S NEW

PRODUCTS

HISTORIC WOOD WINDOWS

ULTRA - FIT SASH KIT

COMFORT PLUS GLASS

TEST RESULTS

BECOME A DEALER

CONTACT US

The Ultimate Sash Replacement System

Ultra-Fit Sash Pac Sash Replacement System

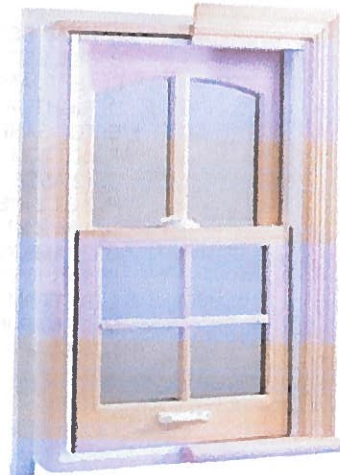
TrimLine Windows offers the **Ultra-Fit Sash Pac** sash replacement window system. Unlike typical wood sash replacement window systems, which merely provide a pair of loose compression style jambliners, the Ultra-Fit design unitizes its jambliner with a low profile head and sill plate, thereby ensuring a factory controlled sash opening.

The Ultra-Fit jambliner features a flexible blind stop flap to ensure a tight fitting weatherseal, while providing a seamless transition from the old window frame.

Custom made on every 1/8", the unit, which is field assembled, is installed in a similar manner as a conventional replacement window. Once the unit is secured in the opening the jambliner can be adjusted to remove any hour-glassing or bowing-out through the use of a specialized jamb adjusting screw.

The system employs the same E-Z Tilt sash, block and tackle balance system and hardware, as well as other available options on the Legend Series clad wood [double hung](#) replacement window. In addition, all wood and arched head sash with True Divided Lites are also available with this system.

Please click [here](#) for window options



Ultra-Fit sash replacement system in white shown installed in typical wood opening with 5/8" removable grille in bottom sash and 1 1/8" authentic true divided lite "Presidential" model segmented arch top sash.

Manufacturer's Certification Statement



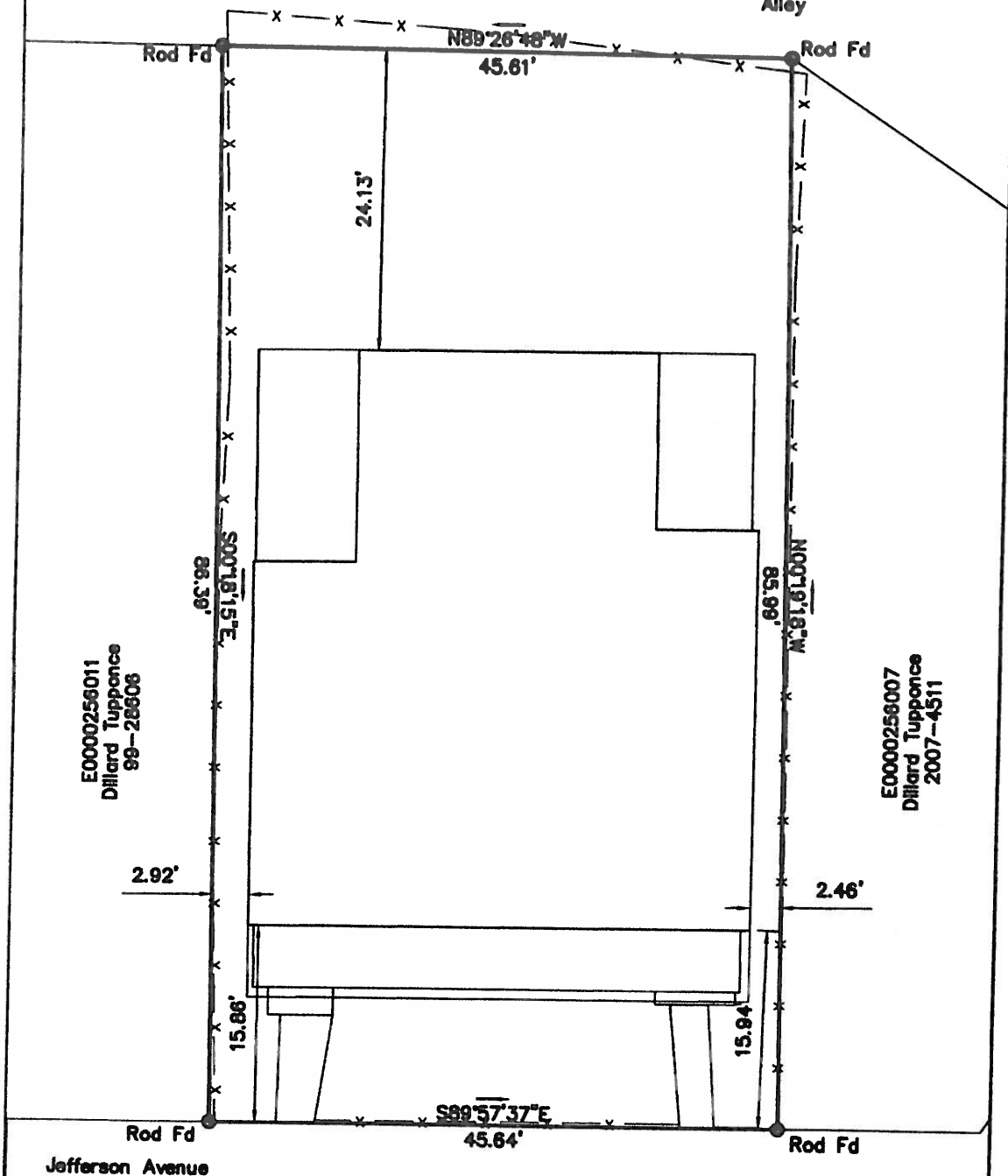
Ultra-Fit head and jambliner assembly shown in white (also available in almond).



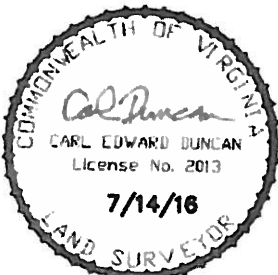
Ultra-Fit sill and jambliner assembly.



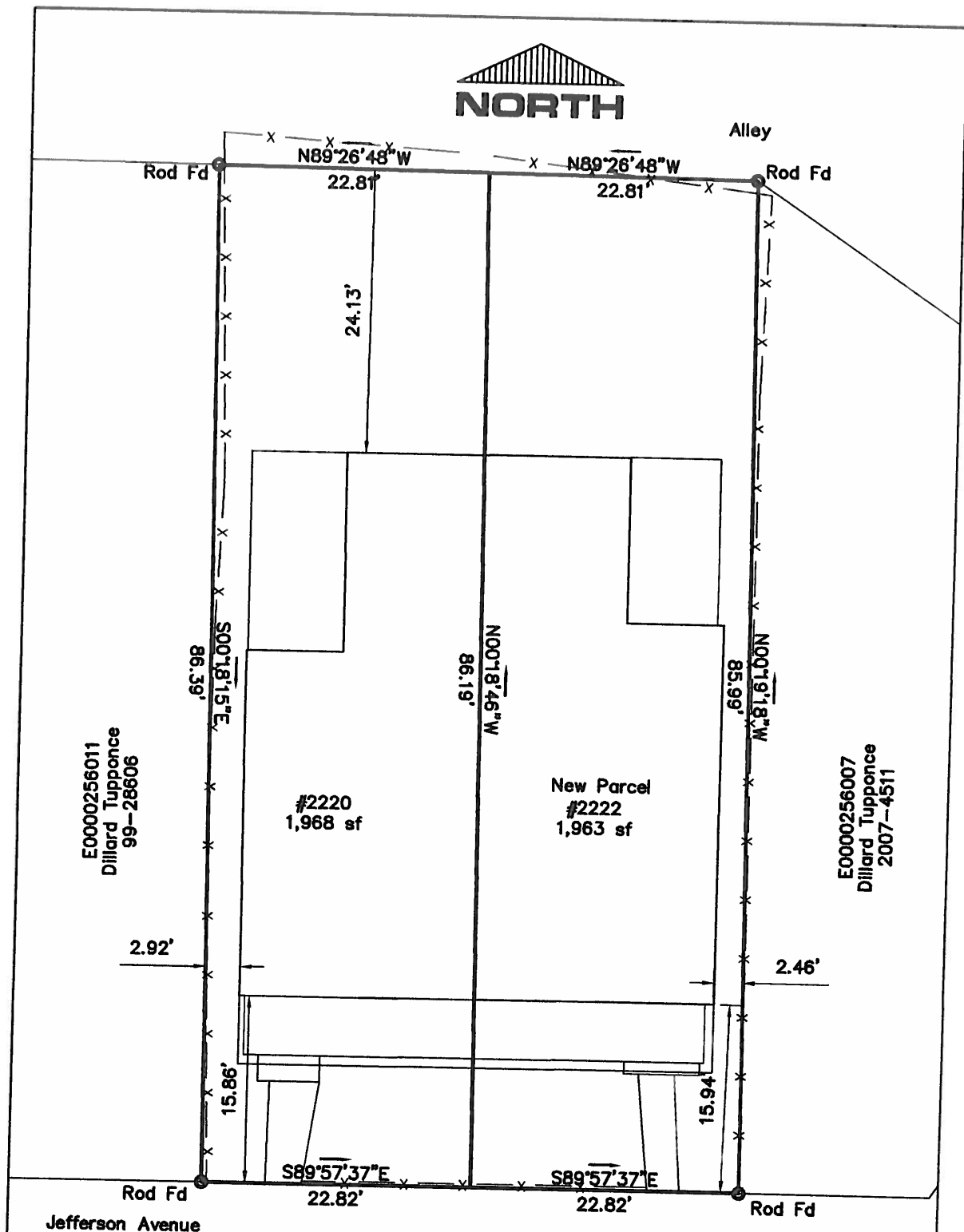
The Ultra-Fit sash replacement system is offered as a kit ready for field assembly complete with instructions and all necessary assembly and installation hardware. Shown in almond (also available in white) with optional 4 lite SDL grille in top sash and 5/8" removable wooden grille in lower sash in western pine interior.



Plat Showing the
Physical Improvements to
E0000256009
2222 Jefferson Avenue
Albert Draucker
7th District
City of Richmond



C. E. Duncan & Associates, Inc.	
2008 Rocky Oak Road	
POWATAM, VIRGINIA 23139	
(804) 588-8240 Fax: (804) 588-8240	
DATE: 7/14/16	SCALE: 1"=10'
DRAWN BY: CED JOB NO. 16-0891	

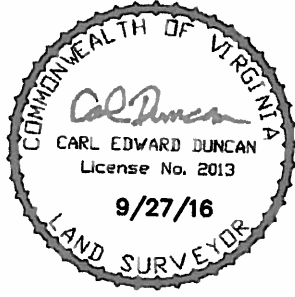


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Dillard Tupponce
99-28606

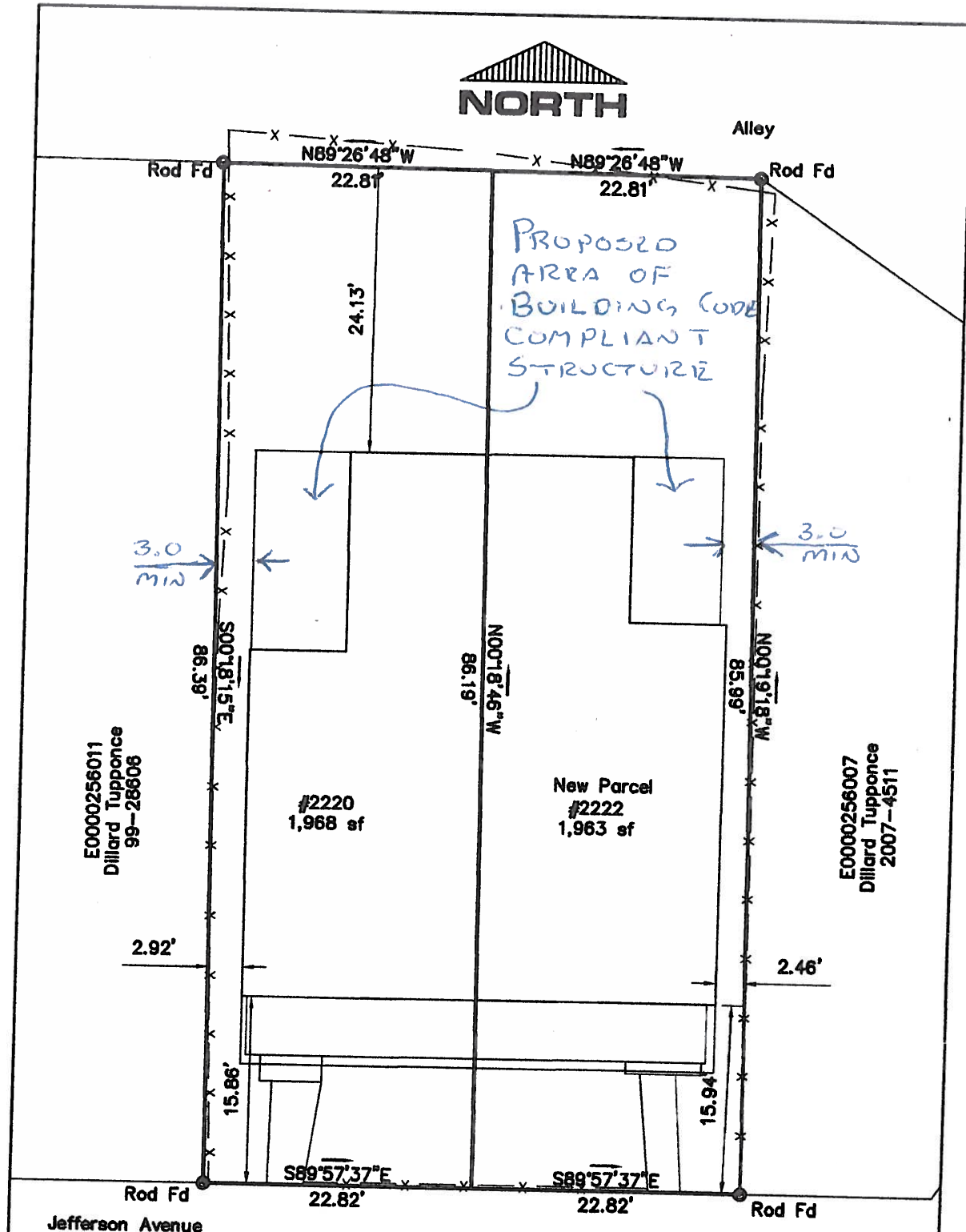
E0000256007
Dillard Tupponce
2007-4511

Rod Fd
Jefferson Avenue

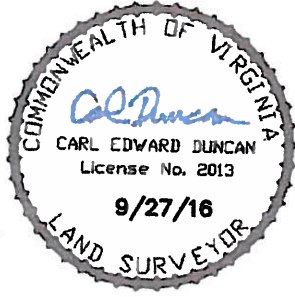
Plat Showing a new
parcel being part of
E0000256009
2222 Jefferson Avenue
Albert Draucker
7th District
City of Richmond



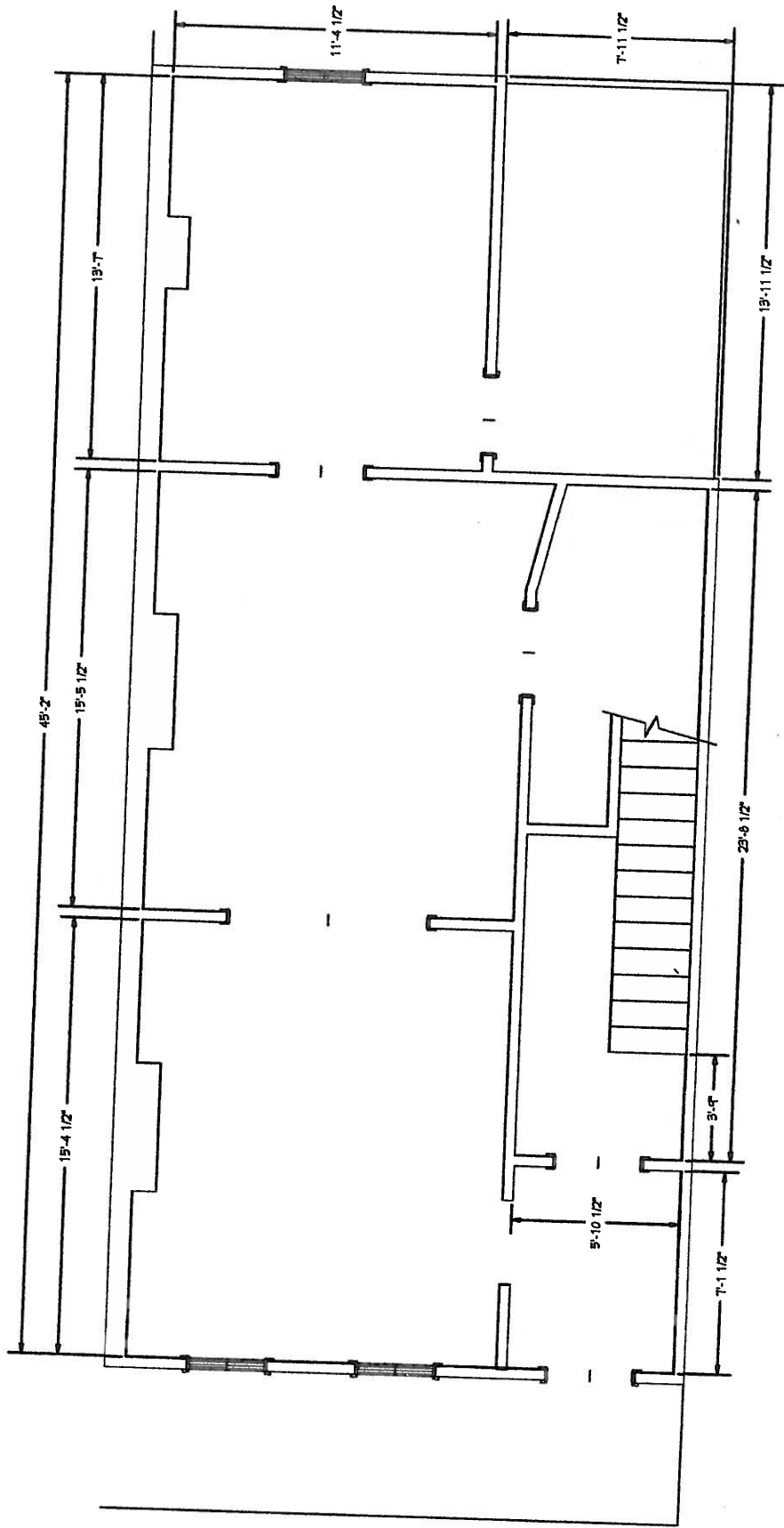
C. E. Duncan & Associates, Inc.	
2808 Rocky Oak Road	
POWhatan, VIRGINIA 23139	
(804) 598-8240 Fax (804) 598-9240	
DATE: 9/27/16	SCALE: 1"=10'
DRAWN BY: CED JOB NO.: 16-0891	



Plat Showing a new parcel being part of
 E0000256009
 2222 Jefferson Avenue
 Albert Draucker
 7th District
 City of Richmond

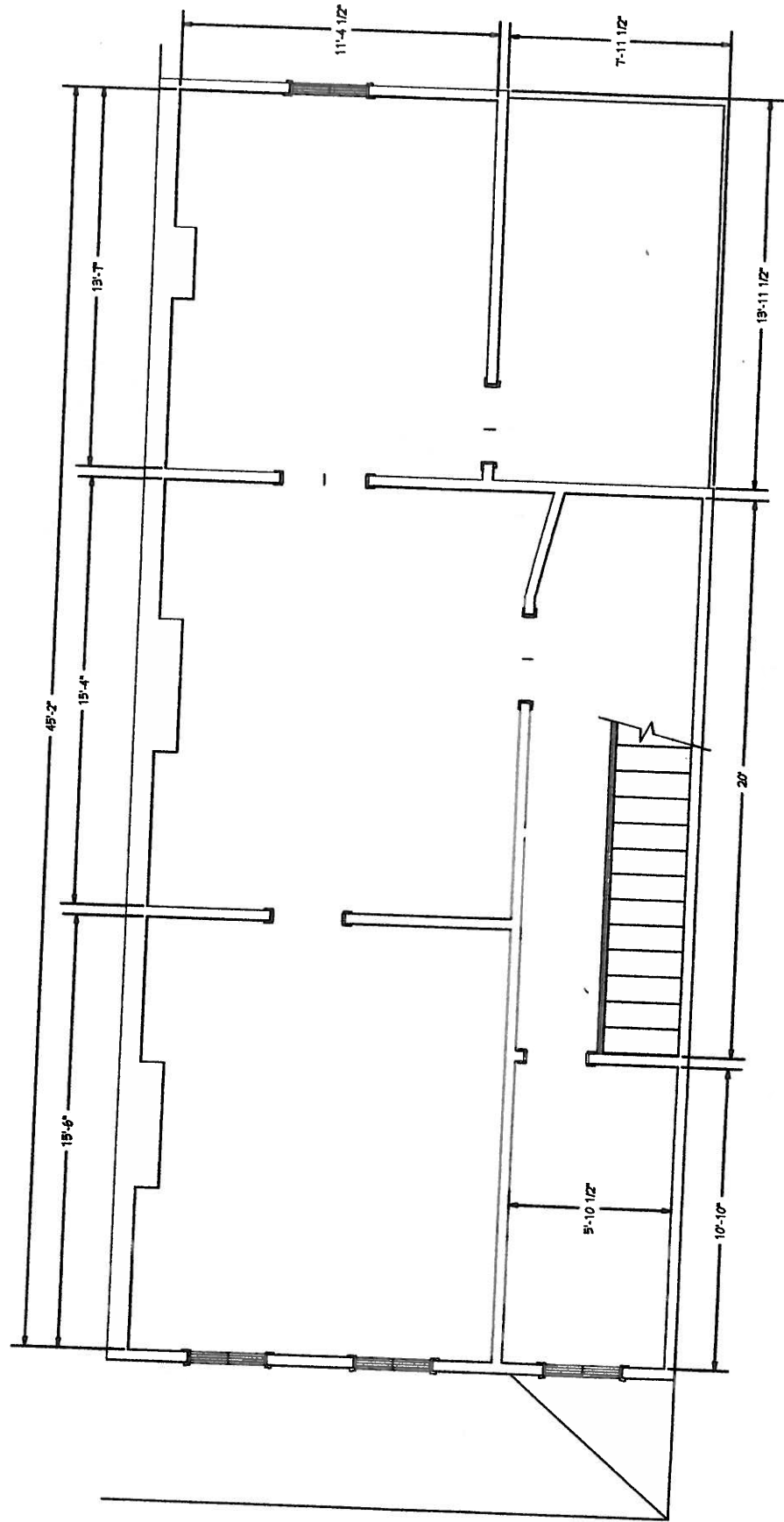


C. E. Duncan & Associates, Inc.
 2808 Rocky Oak Road
 POWHATAN, VIRGINIA 23139
 (804) 598-8240 Fax (804) 598-8240
 DATE: 9/27/16 SCALE: 1"=10'
 DRAWN BY: CED JOB NO.: 16-0891



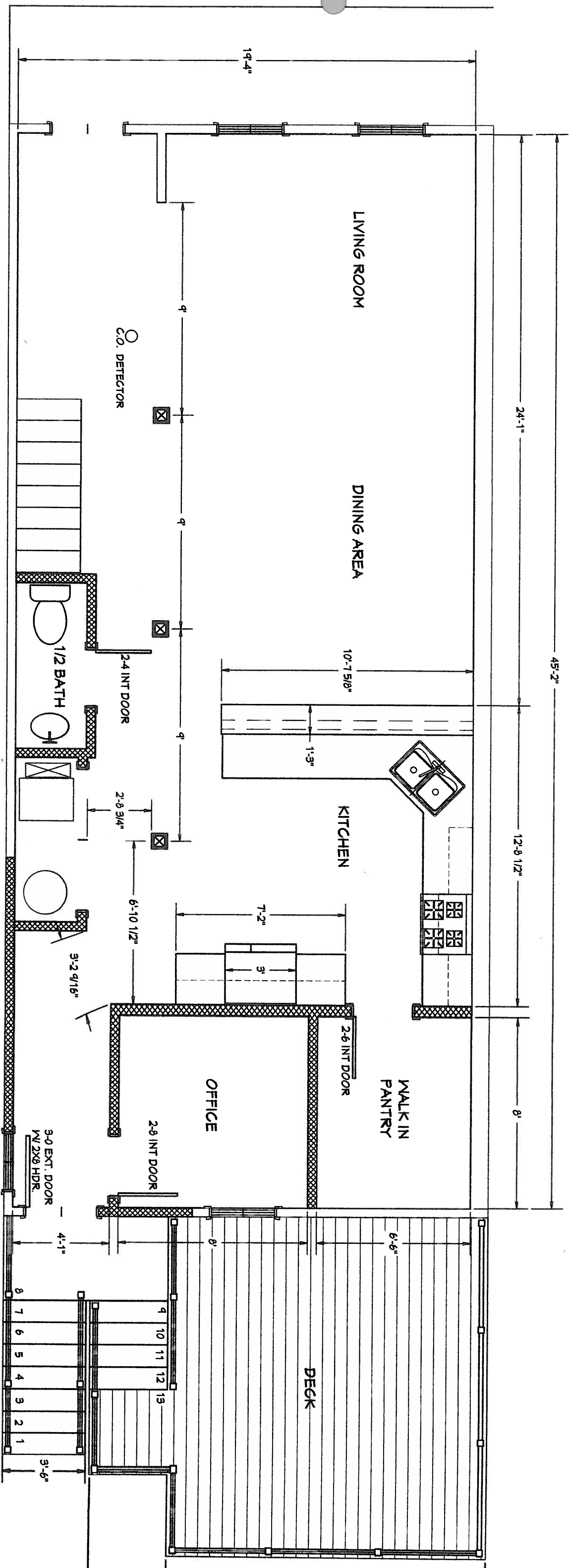
1 PLAN: FIRST FLOOR EXISTING
 1 2222 JEFFERSON AVE RESTORATION

NTS



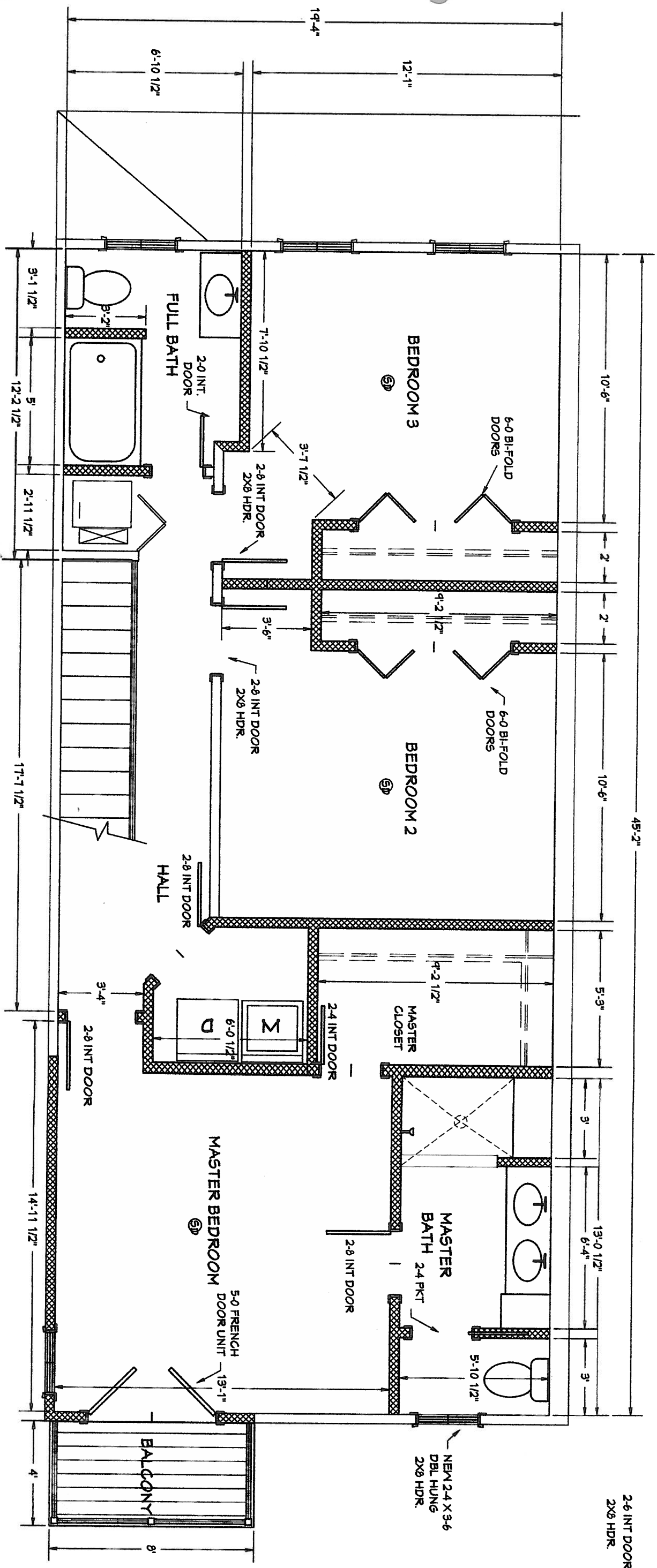
3 PLAN: SECOND FLOOR EXISTING
 1 2222 JEFFERSON AVE RESTORATION

NTS



2 PLAN: FIRST FLOOR PROPOSED, OPPOSITE HAND FOR OTHER UNIT

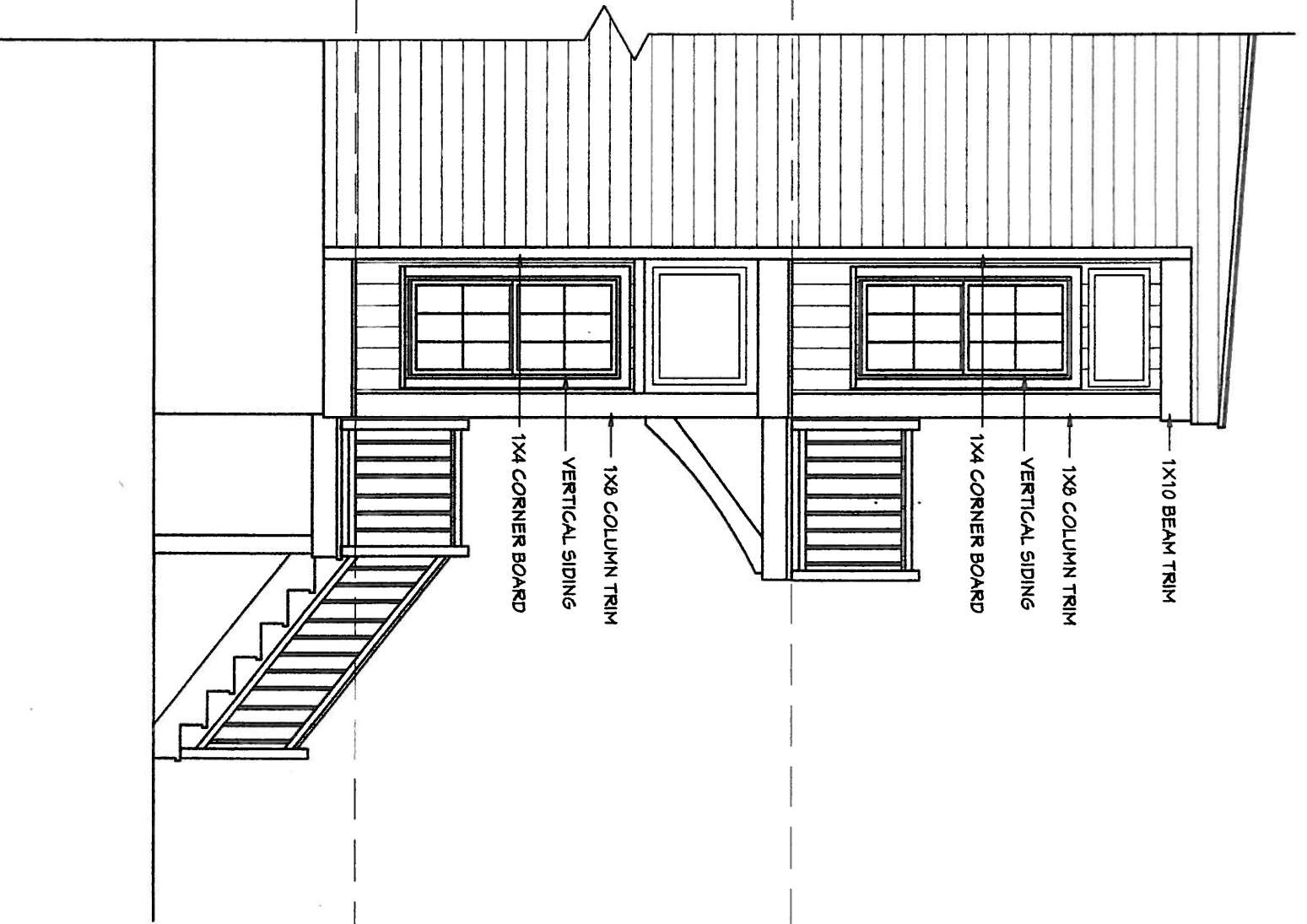
1 2220 & 2222 JEFFERSON AVE RESTORATION



2-6 INT DOOR
2X6 HDR.

NEW 24 X 36
DBL HUNG
2X6 HDR.

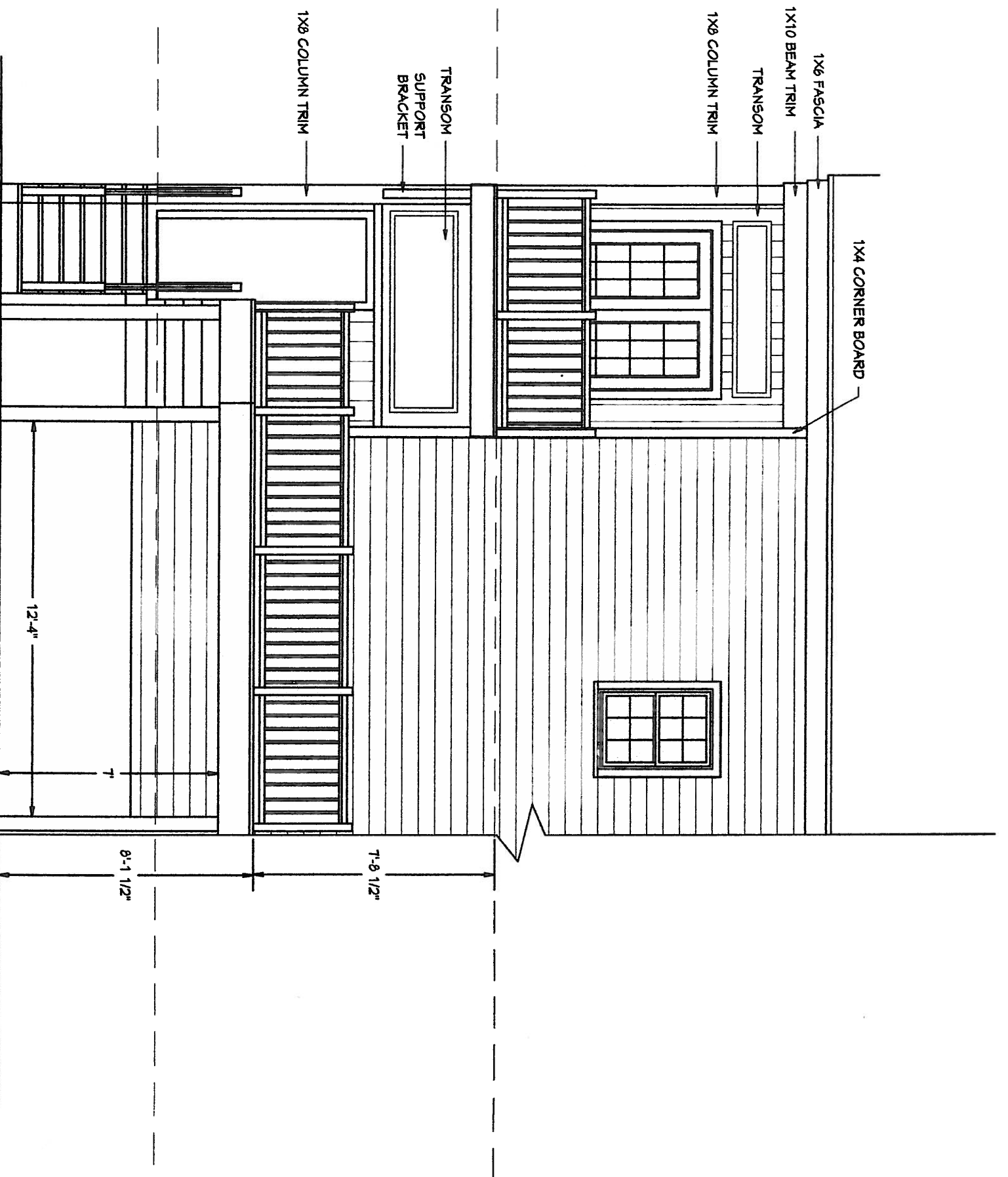
4 PLAN: SECOND FLOOR PROPOSED, OPPOSITE HAND FOR OTHER UNIT
1 2220 & 2222 JEFFERSON AVE RESTORATION



1 SIDE ELEVATION

2 2220 & 2222 JEFFERSON AVE RESTORATION

1/4"=1'-0"



2 REAR ELEVATION

2 2220 & 2222 JEFFERSON AVE RESTORATION

1/4"=1'-0"

From: [John Hardy](#)
To: [Pitts, Marianne G. - PDR](#)
Subject: Re: 2220/2222 Jefferson Avenue - CAR Application
Date: Monday, November 07, 2016 6:18:43 PM

Hello Marianne,

- 1) We would like the deck length to be 18' into the back yard. According to the Zoning Department this is acceptable and within there guidelines, however, this is verbal only.
- 2) The windows for the porch enclosure will be 36"w X 60"h (3' X 5') and yes you are correct in the other windows will be the same size as existing.
- 3) I will need the Commission's assistance on this issue. Currently the front 1st floor windows are 2 over 2 and the front 2nd floor windows are 6 over 6, while the back is one over one. personally I prefer the 2 over 2 pattern, however I have no issue with the Commission's recommendation on this issue.

Please let me know if you will need anything further. I can always be reached at 336-687-6367.

John Hardy
AnnaJohn Properties, LLC

On Fri, Nov 4, 2016 at 3:43 PM, Pitts, Marianne G. - PDR
<Marianne.Pitts@richmondgov.com> wrote:

Mr. Hardy,

I am reviewing your application and was hoping you could provide me with some additional information. Specifically, we need the following:

- Dimensions on the first floor proposed plan for how far the deck projects into the rear yard
- Window Dimensions for the new windows of the porch enclosure (am I correct to say that all other windows will be sized to fit the existing openings?)
- Light configuration for the replacement windows

If you can email me this information as soon as possible, it would be greatly appreciated

Thank you,

Marianne

Marianne Pitts

Planning and Preservation Division

Department of Planning and Development Review

City Hall, Room 510

900 East Broad Street

Richmond, Virginia 23219-1907

Ph. [\(804\)646-7550](tel:(804)646-7550)

marianne.pitts@richmondgov.com