



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUN 10 2019

PROPERTY (location of work)
Address 521 Saint James St
Historic district Jackson Ward

Date/time rec'd _____
Rec'd by: NE
Application #: _____
Hearing date: 6/25/19

APPLICANT INFORMATION

Name Kamran Bajwa Phone 804 402 9984
Company KB Properties VA LLC Email bajwa
Mailing Address 2906 Providence creek rd
N Chesterfield VA 23236
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)

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 [Signature] Date 06/10/2019

521 ST. JAMES STREET NEW SINGLE-FAMILY RESIDENCE

JACKSON WARD HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPT REVIEW

PREPARED: June 06, 2019 APPLICANT: KB Properties c/o Kamran Bajwa

PROJECT DESCRIPTION:

The submission depicts a new 3-story, 1,590 square foot detached single-family home at 521 St. James Street, one of two small vacant lots in the northern third of the block between Clay and Leigh Streets. The lot abuts an alley that connects St. James and N 1st Streets.

The proposed design endeavors to respect the historic development pattern and architectural form of the immediate Jackson Ward vicinity, while taking on a modestly more contemporary expression. Taking advantage of the applicable R-63 zoning regulations, the home includes a third floor, which is set back from the primary façade in order to achieve two important goals: maintaining a 2-story cornice line in keeping with the historic structures on the block, and providing usable outdoor living space on an incredibly compact (862 sf) lot. The design also includes a bay projection, a play on the pattern established by the two existing small houses in its would-be “row”.

The proposed exterior materials include: fiber-cement siding in two forms – 5” horizontal lap finished in a soft gray color and a 9” contemporary channel product on the loft; painted 1over-1 double-hung windows; painted trim and built-up cornice; and prefinished aluminum entry canopy.

We look forward to working with the CAR and staff towards approval for this project.

2906 Providence Creek Road, N Chesterfield, VA



PROJECT CONTACTS:

DEVELOPER:
KAMRAN BAJWA
804-402-9984

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

NEW 3-STORY, SINGLE-FAMILY, ZERO-LOT LINE HOUSE
IN RICHMOND'S HISTORIC JACKSON WARD NEIGHBORHOOD

521 SAINT JAMES ST. HOUSE

521 SAINT JAMES STREET
RICHMOND, VIRGINIA 23220

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DRAWING INDEX

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CI.2	ARCHITECTURAL SITE PLAN & CONTEXT ELEVATION
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AI.2	THIRD FLOOR PLAN
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A2.2	LEFT SIDE EXTERIOR ELEVATION
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XI.1	MATERIAL SPECIFICATIONS

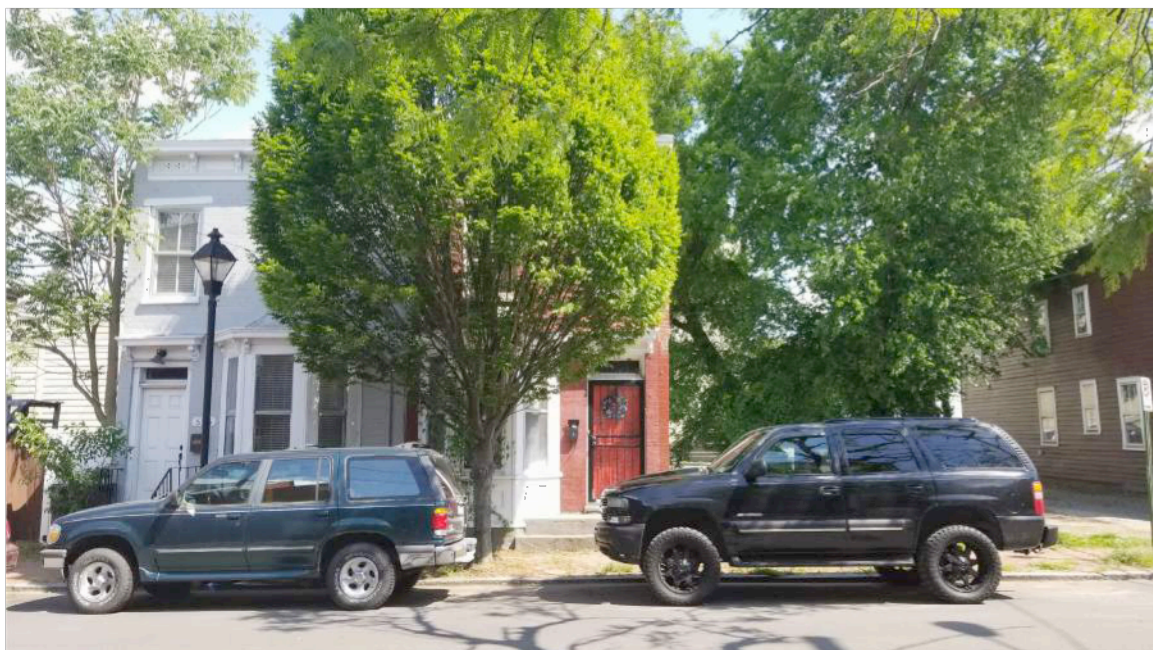


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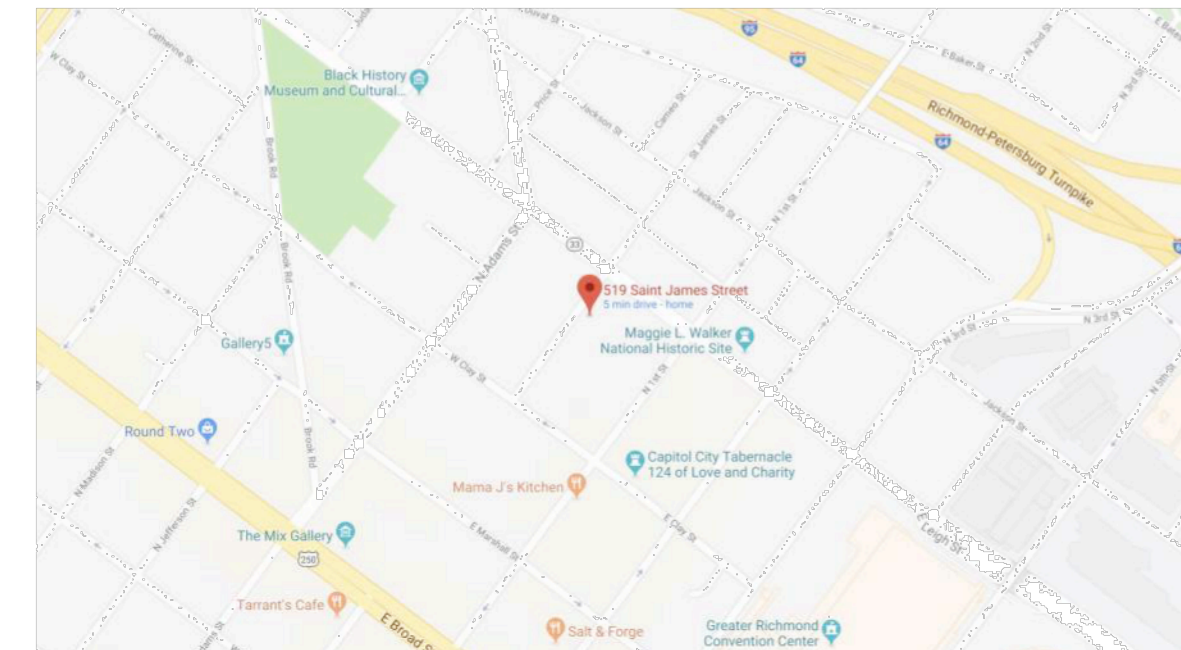
COVER SHEET

CS



02 | BLOCK PHOTOS
N.T.S.

01 | BASIC SITE MAP
N.T.S.



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SITE MAP &
BLOCK PHOTOS

CI.I



01 | ARCHITECTURAL SITE PLAN
1/8" = 1'



02 | CONTEXT ELEVATION
1/8" = 1'

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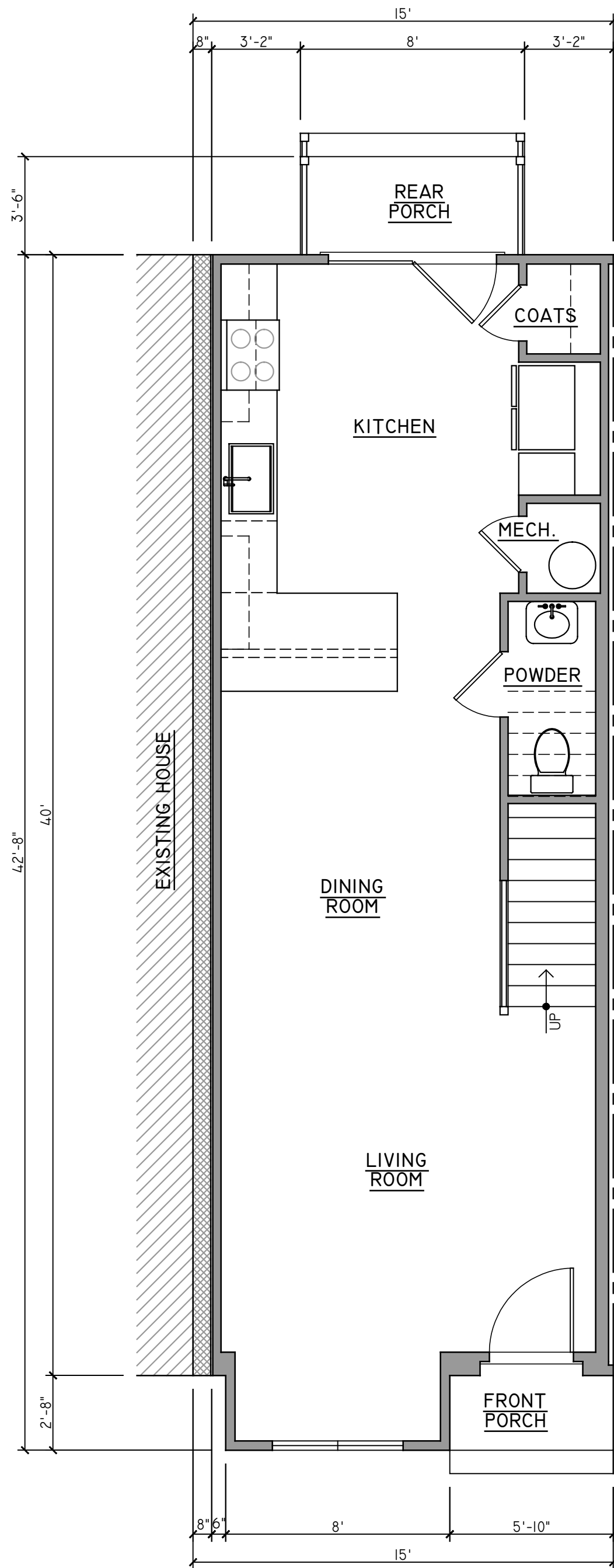


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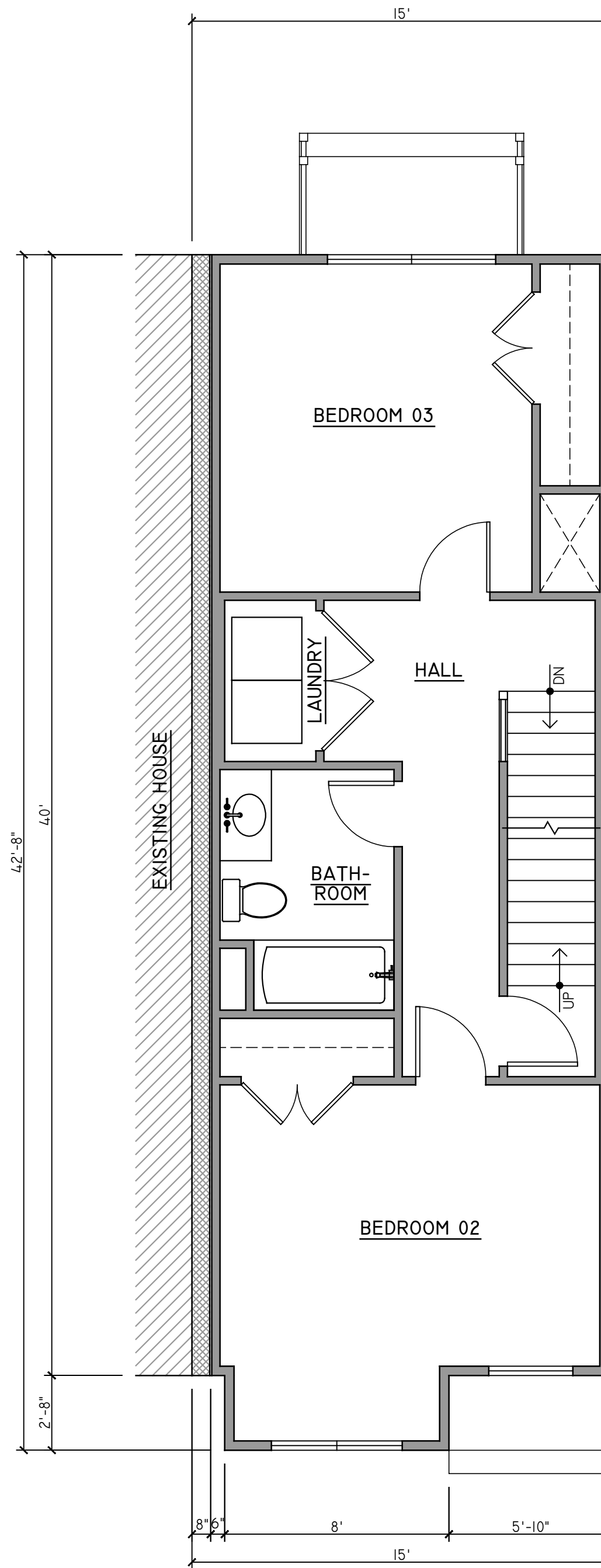
ARCH. SITE PLAN &
CONTEXT ELEVATION

CI.2



01 | FIRST FLOOR PLAN

1/4" = 1'



02 | SECOND FLOOR PLAN

1/4" = 1'

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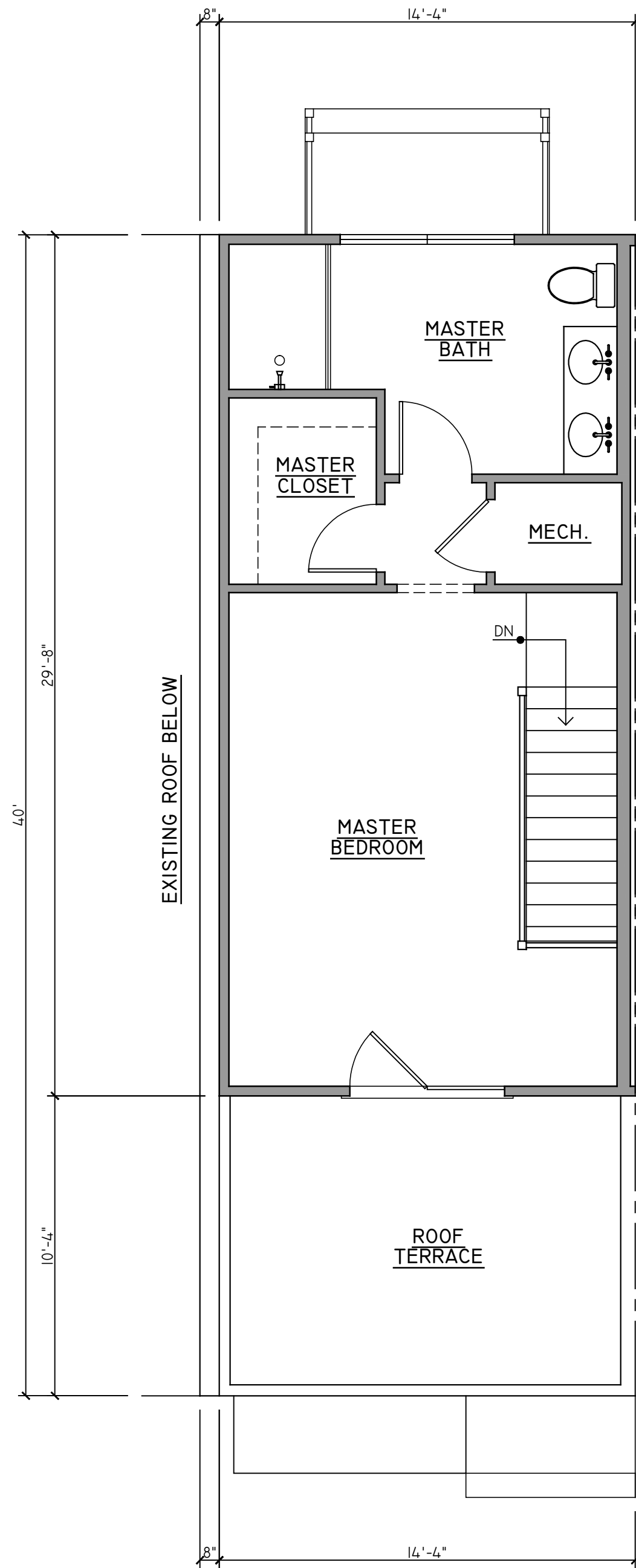


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FIRST & SECOND
FLOOR PLANS

AI.I



01 | THIRD FLOOR PLAN
 1/4" = 1'

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THIRD FLOOR PLAN

AI.2

DOOR/WINDOW SCHEDULE				
DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	-	3'x6'8" + 16" TRANSOM (8' TOTAL)	FULL GLASS	SOLID WOOD, PAINTED BLACK
102	-	PAIR 3'x6'8" CENTER OPENING	FULL GLASS	SOLID WOOD, PAINTED BLACK
201	-	PAIR 2'8"x6'8" CENTER OPENING	FULL GLASS	SOLID WOOD, PAINTED BLACK
A	-	3'x6'2"	DOUBLE HUNG	PAINTED BLACK
B	-	PAIR 3'x6'2"	DOUBLE HUNG	PAINTED BLACK
C	-	PAIR 2'4"x6'2"	DOUBLE HUNG	PAINTED BLACK
D	-	3'x3'	FIXED	PAINTED BLACK
E	-	3'x3'	AWNING	PAINTED BLACK
F	-	PAIR 3'x3'	FIXED	PAINTED BLACK
G	-	PAIR 3'x3'	AWNING	PAINTED BLACK

ALL WINDOWS PLYGEM 200 SERIES.
ALL WINDOWS & DOORS MUST MEET GENERAL C.A.R. REQUIREMENTS.

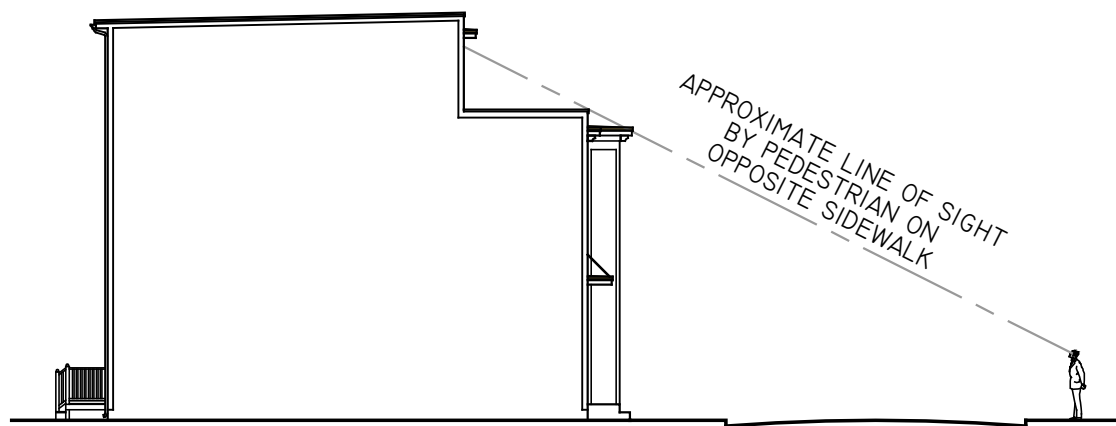
EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION & LEFT SIDE WALL	GRAY
02	PARGED CMU COMMON WALL	BLACK
03	FRONT PORCH - CAST CONCRETE	MATCH PARGED FOUNDATION COLOR
04	ALLURA 5" EXPOSURE LAP SIDING	ARCTIC WHITE
05	TRU-EXTERIOR CHANNEL SIDING (3RD LEVEL)	WHITE
06	COMPOSITE TRIM	ARCTIC WHITE
07	SOLID WOOD & GLASS DOORS	PER SCHEDULE (THIS SHEET)
08	WINDOWS	PER SCHEDULE (THIS SHEET)
09	MAIN ROOF - TPO	FACTORY WHITE
10	CORNICE ROOFS - FLAT METAL	MEDIUM BRONZE
11	ROOF BRACKETS (MODEL BLK188366)	PAINTED WHITE
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
13	REAR PORCH P.T. WOOD FRAMED WITH P.T. DECKING & COMP. TRIM SURROUND & WOOD "RICHMOND" RAIL	RAIL & PORCH FRAMING SURROUND PAINTED WHITE
14	WALL-MOUNTED DOWN LIGHT OVER ALL DOORS	BLACK

ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.

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02 | SIGHT LINE VISUALIZATION
1/16" = 1'



01 | FRONT ELEVATION
1/4" = 1'

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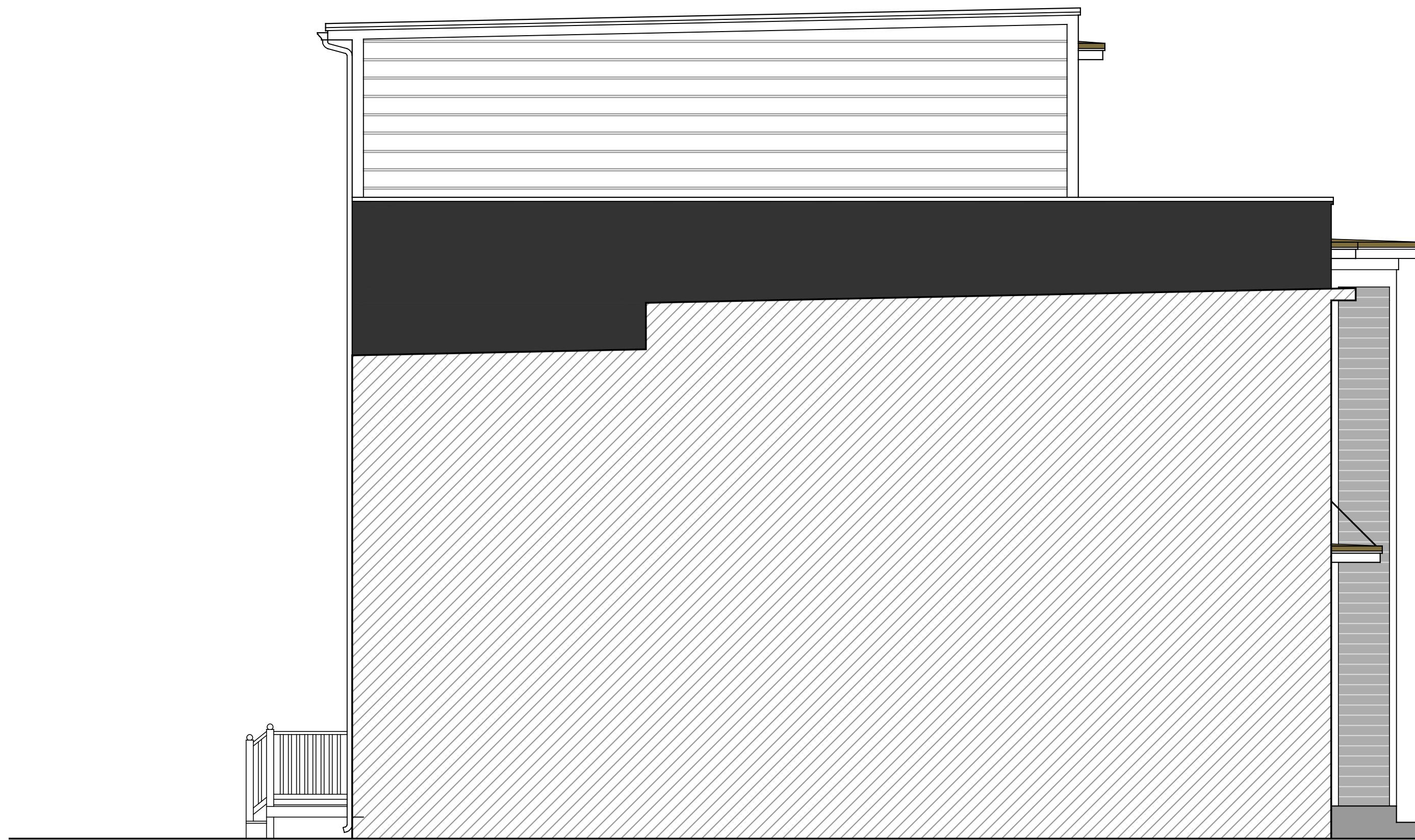
NOT FOR
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FRONT EXTERIOR
ELEVATION

A2.1



01 | LEFT SIDE ELEVATION
1/4" = 1'

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LEFT SIDE
EXTERIOR ELEVATION

A2.2

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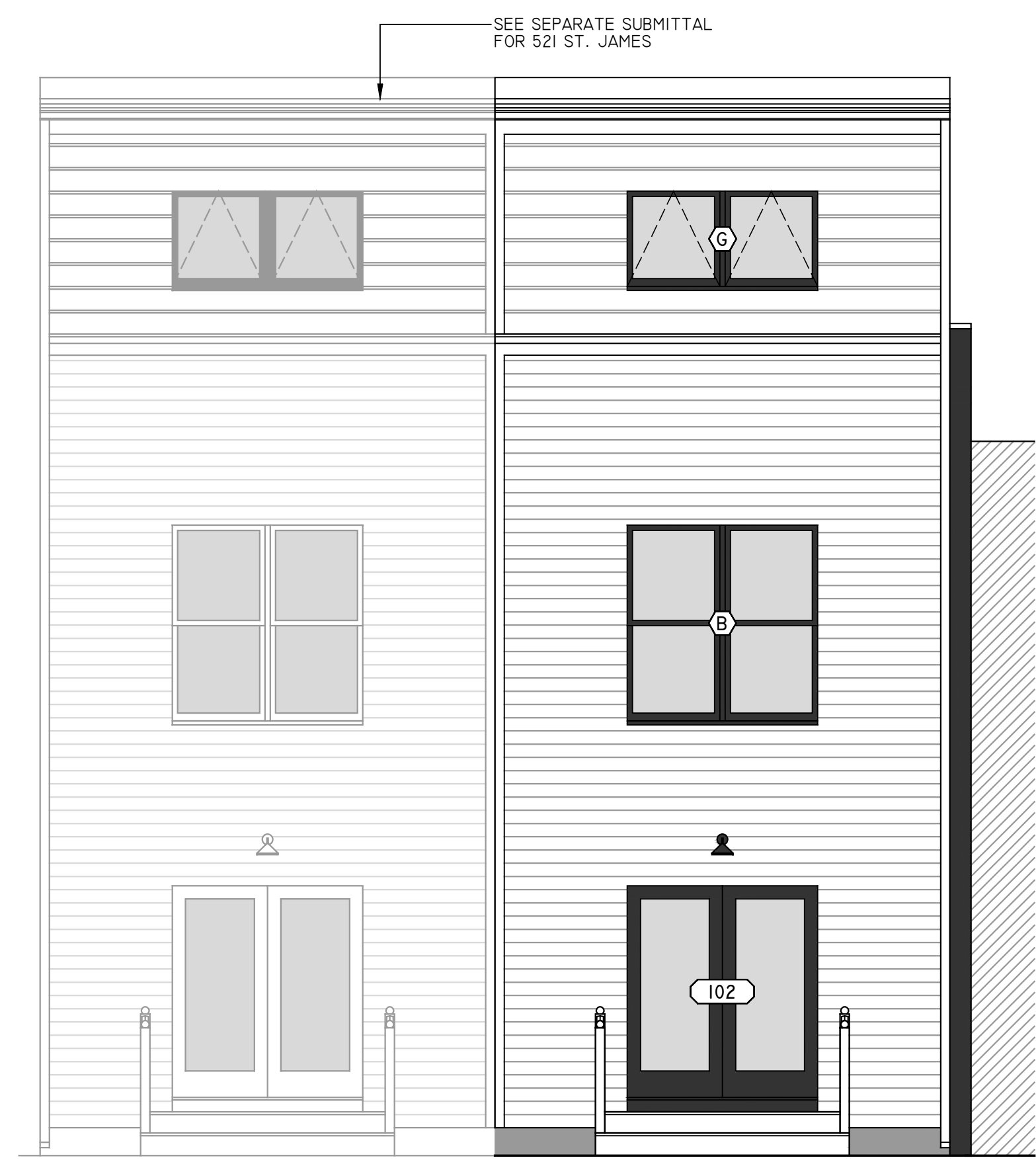
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REAR EXTERIOR
ELEVATION

A2.3

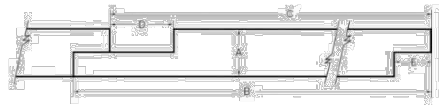


01 | REAR ELEVATION
1/4" = 1'



3RD FLOOR
CLADDING

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	0.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.969"	0.531"
1 x 10	0.6875"	9.25"	8.719"	0.969"	0.531"



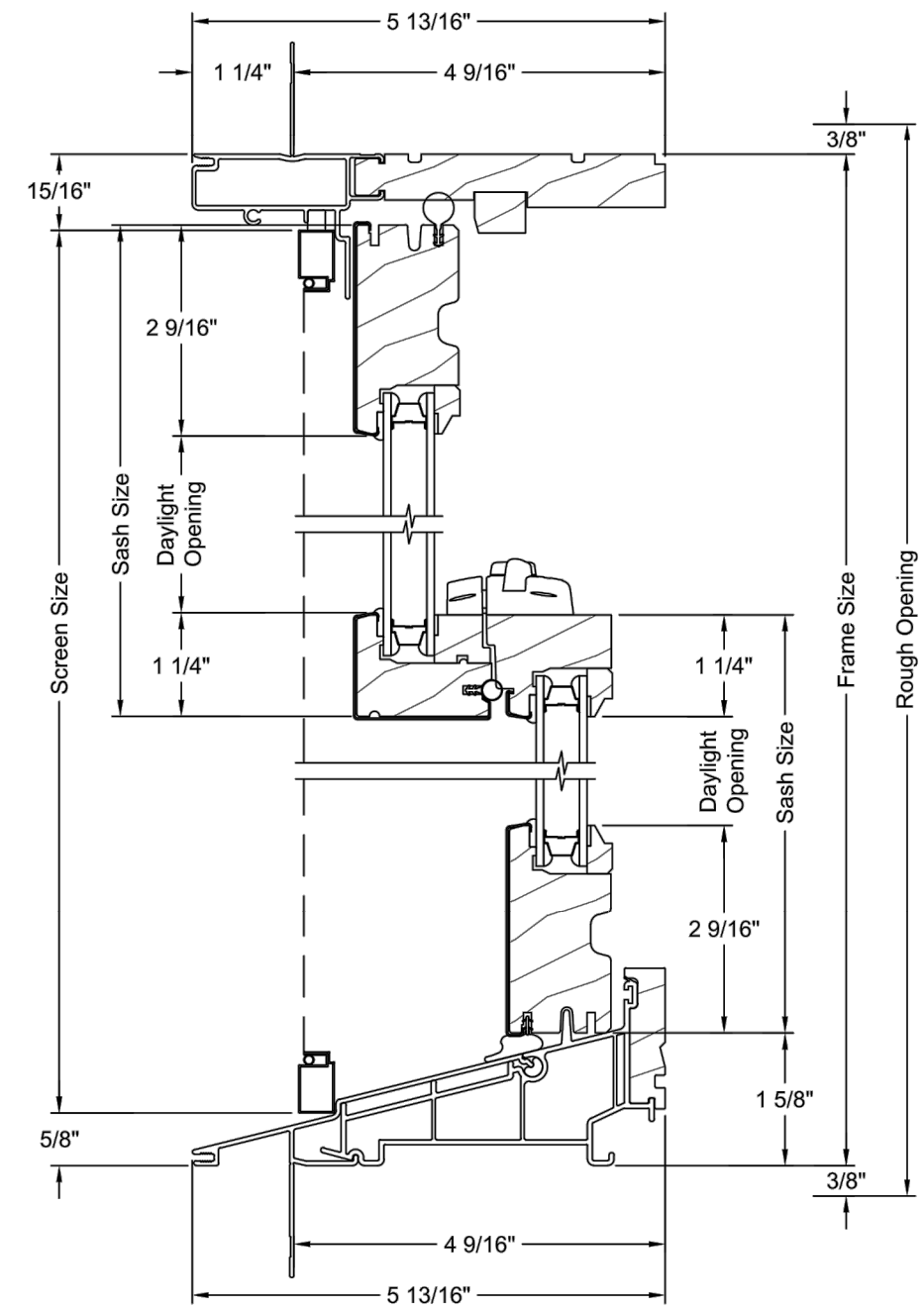
ALUMINUM-CLAD
CANOPY SAMPLE
PHOTO



01 | LOWER SIDING COLOR
N.T.S.



02 | WINDOW SPEC.
N.T.S.



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MATERIAL
SPECIFICATIONS

XI.I