



COMMISSION OF ARCHITECTURAL REVIEW APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 608 N 23rd St

Historic District _____

PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

OWNER

Name Tony/Tonya Goodspeed
 Company TGT Properties LLC
 Mailing Address 6904 Everview Rd
Richmond, VA 23226
 Phone 703-589-0906
 Email Tonya_goodspeed@yahoo.com
 Signature *Tonya Goodspeed*
 Date 8/22/2017

APPLICANT (if other than owner)

Name _____
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____
 Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

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.

(Space below for staff use only) _____

Application received:

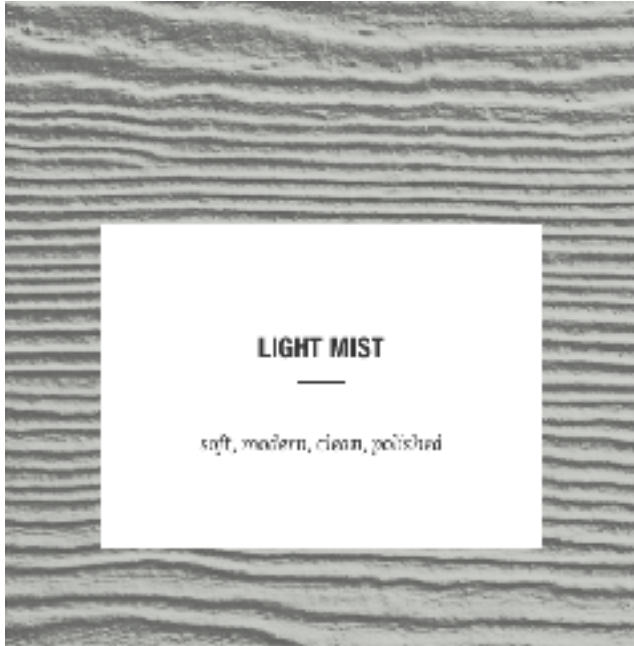
Date/Time _____

Complete Yes No

By _____

608 N 23rd St Proposed Alterations

We propose to use smooth Hardieplank siding on secondary elevations in color Light Mist (see below-although photo is wood grain instead of smooth).



Trim would be white and the front door would be painted SW6594 Poinsettia



We propose to replace rotted porch floor and stair treads with tongue and groove composite decking in gray.

We also plan to replace the existing gray metal roof, which is damaged, with a new one in slate gray.

Proposal for Exterior Modifications for 608 N 23rd Street in Union Hill

1. Replace existing masonite siding (which replaced “imitation brick shingles” according to property records dating back to 1977) with smooth Hardieplank siding in Light Mist, which will be installed on secondary elevations. We haven’t found any evidence of the type of siding that was used when the house was built. Interior photos show OSB beneath the masonite siding, and older photos of the house show the imitation brick siding.

Photo of existing beaded masonite siding.



Photo of OSB behind siding on interior of house.

Proposal for Exterior Modifications for 700-702 N 23rd Street Duplex in Union Hill, cont.

2. Replace porch roof with TPO or EPDM membrane roof in gray.

Photo of existing shingled porch roof.



Proposal for Exterior Modifications for 700-702 N 23rd Street Duplex in Union Hill, cont.

3. Rebuild stairs in accordance with original design of a single staircase as seen in 2 historic photos of original house. Also, rebuild railings in Richmond rail style, which is also seen in the historic photos. Because the porch was built for a 30” railing height, we propose to install a metal rail at 36” for safety as there is a significant drop off the porch, as per CAR recommendation.

Current stairs and railing



Proposal for Exterior Modifications for 700-702 N 23rd Street Duplex in Union Hill, cont.

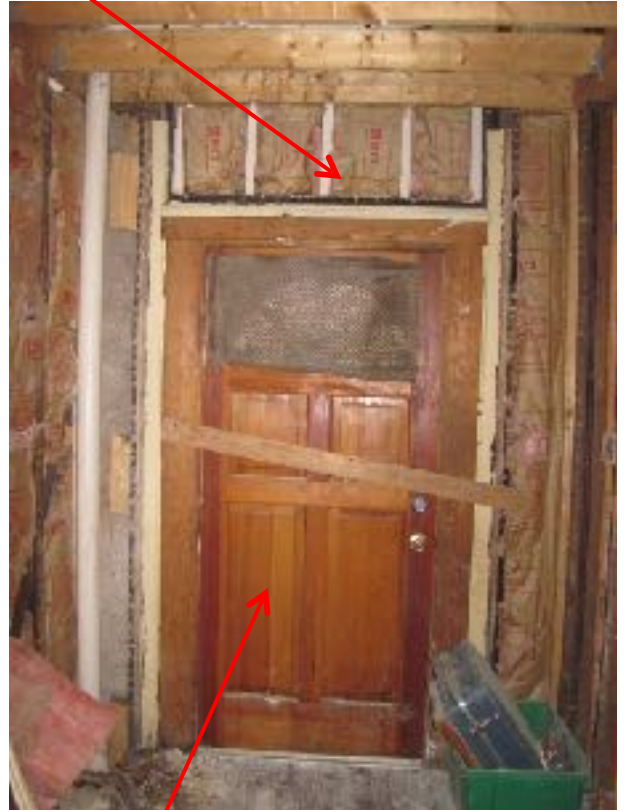
#3 continued....



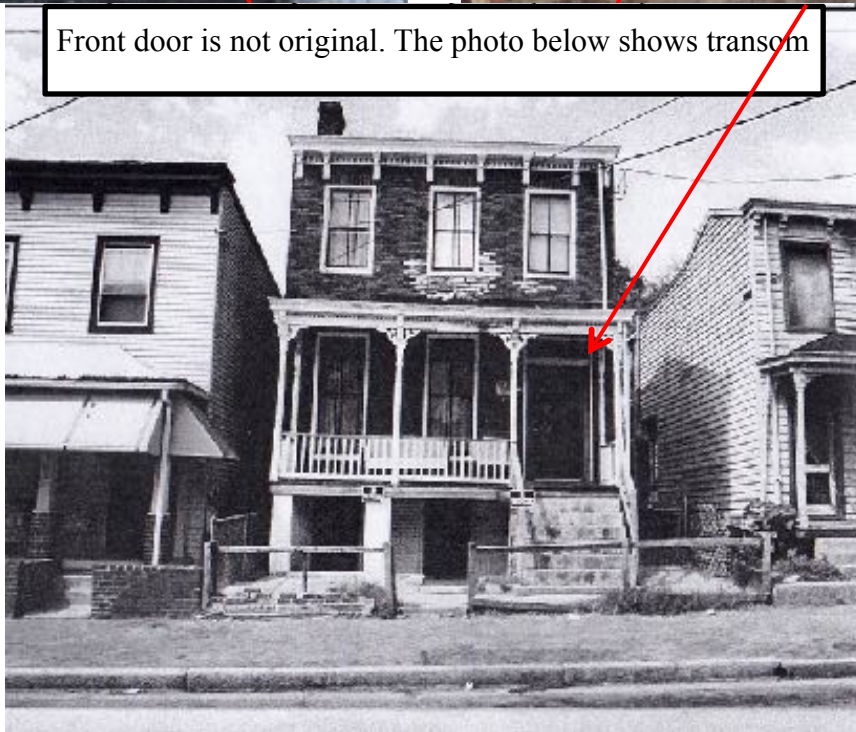
Proposal for Exterior Modifications for 700-702 N 23rd Street Duplex in Union Hill, cont.

4. Restore transom above front door (photos show where it was removed), and replace front door with a period-correct style door, TBD.

Evidence of original transom
over front door



Front door is not original. The photo below shows transom



Proposal for Exterior Modifications for 700-702 N 23rd Street Duplex in Union Hill, cont.

5. Propose to remove existing vinyl replacement windows on primary elevation on first and second floors with more period-correct windows that fit the original opening, as seen in the photos below. As evidenced in historic photos, the windows were 2 over 2 SDL, which is the style we would install. The window brand/series is Ply-Gem Pro Series 200 with wood frame and sash, and 3.5" flat PVC casing. Please refer to attached spec sheet.

Note the original window size was altered when vinyl replacement windows were installed.



200 DOUBLE HUNG



FEATURES

- 1 Low-maintenance cellular PVC exterior casing and brick mould ready to accept acrylic paint
- 2 Cam action sash locks with matching jambliner
- 3 4 ³/₁₆" jamb eliminate extensive drywall work
- 4 Both sash tilt in and remove for safe and easy cleaning of exterior glass
- 5 Energy-efficient Warm Edge insulating glass standard; optional upgrades include Low-E, Low-E^{SG}, Low-E2+, Low-E2+^{SG}, HP, HP^{SG}, HP2+ and HP2+^{SG} for improved energy efficiency
- 6 Bulb weatherstripping on sash for air-tight performance and smooth operation
- 7 Sash and interior made with select clear wood ready for staining to match any interior décor – also available with primed interior for painting
- 8 Compression balance system for simple tilt-in cleaning of exterior glass



Style comes standard with all of our 200 double hung wood/composite windows. They are equipped with a tilt-in sash system that makes cleaning simple. The low-maintenance cellular PVC exterior components and brick mould resist rot and can easily be painted. A selection of exterior casing options and simulated-divided-lite (SDL) provide a historically accurate look to help enhance the beauty of your home.



A Cam action sash locks with matching jambliner



B Sash and interior made with select clear wood ready for paint or stain to match any interior décor



C Compression balance system for simple tilt-in cleaning of exterior glass

1. Available option. 2. HP glass option combines Low-E with argon gas fill for high performance.

TGT PROPERTIES LLC.

ALTERATIONS & ADDITIONS
608 N 23RD STREET
RICHMOND, VIRGINIA 23220

CODE NOTES

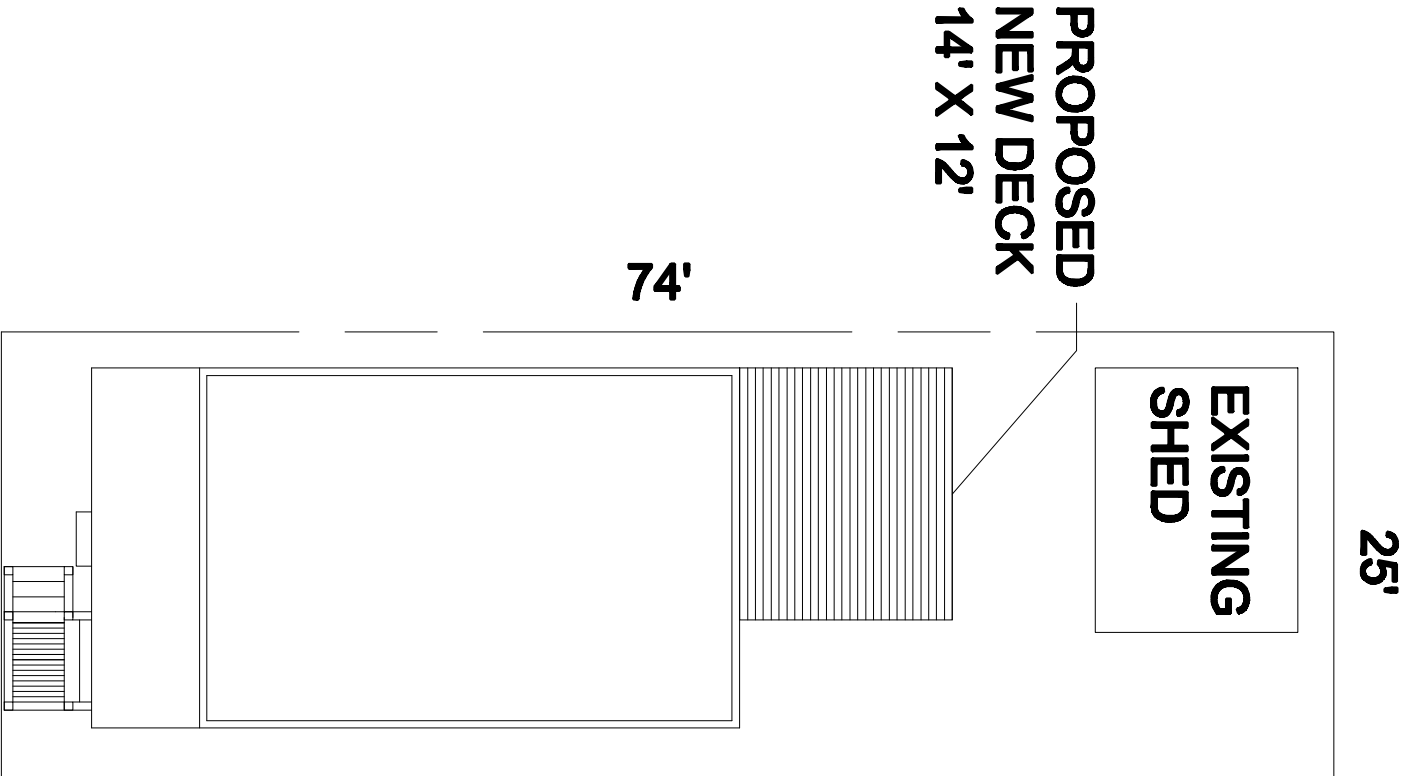
1. IRC 2012 & ALL LOCAL CODES SHALL APPLY
2. USE NO. 2 GRADE FRAMING MATERIAL
3. HEADERS (2) 2X8'S UNLESS NOTED OTHERWISE
4. SHEATHING 7/16" OSB THROUGHOUT
5. BRACED WALL CONTINUOUS SHEATHING
6. INSULATE WALLS WITH R-15, ATTIC/ROOF AREAS R38 BATT CRAWL SPACE W/ R-19
7. FINISH WITH 1/2" GYPSUM BOARD AND PAINT.
8. ASSUMED SOIL BEARING CAPACITY 2000 PSI
9. CONCRETE 3500 PSI WITH FIBER REINFORCING 1% AIR
10. LOADS: FLOOR - LIVE 40 PSF, DEAD 10 PSF
ROOF - LIVE 20 PSF, DEAD 10 PSF
11. WIND SPEED 90 MPH
12. SIMPSON CONNECTORS AS REQUIRED

AREA SQUARE FOOTAGE (EXISTING)

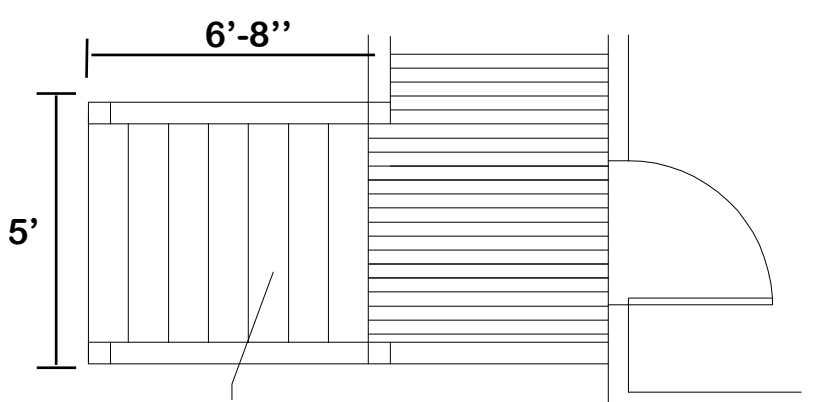
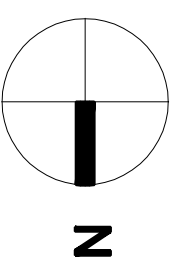
FIRST FLOOR	600 SQ.FT.
SECOND FLOOR	600 SQ.FT.
BASEMENT	600 SQ.FT.
REAR DECK (NEW)	198 SQ.FT.

GENERAL NOTES

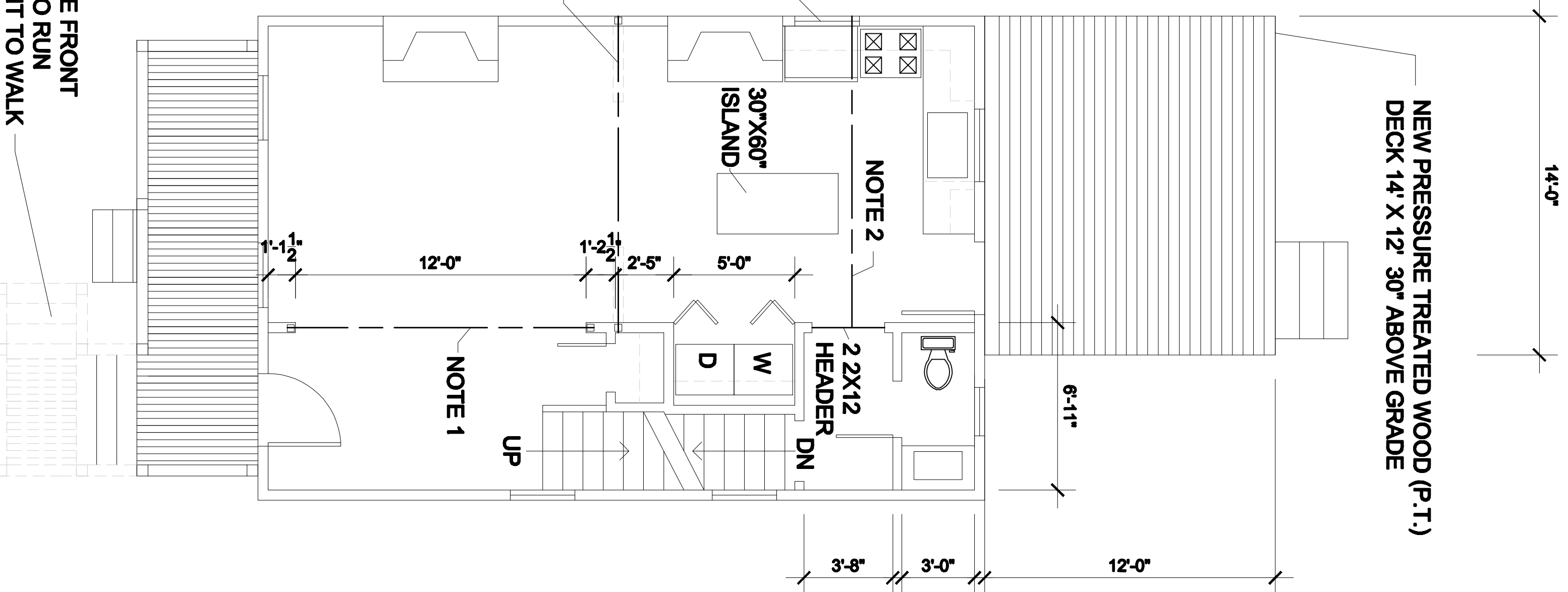
1. SCOPE OF WORK NEW KITCHENS & BATHS
2. PARTITION CHANGES AS NOTES NEW FINISHES
3. INSULATE BUILDING ENVELOPE WHERE FINISHES ARE REMOVED
4. REPAIR AND REPLACE STRUCTURAL COMPONENTS AS REQUIRED
5. ADD NEW REAR DECK
6. RESIDE EXTERIOR & REPLACE WINDOWS



SITE PLAN
SCALE: 3/32" = 1'-0"



REFRAME FRONT
STEPS TO RUN
STRAIGHT TO WALK



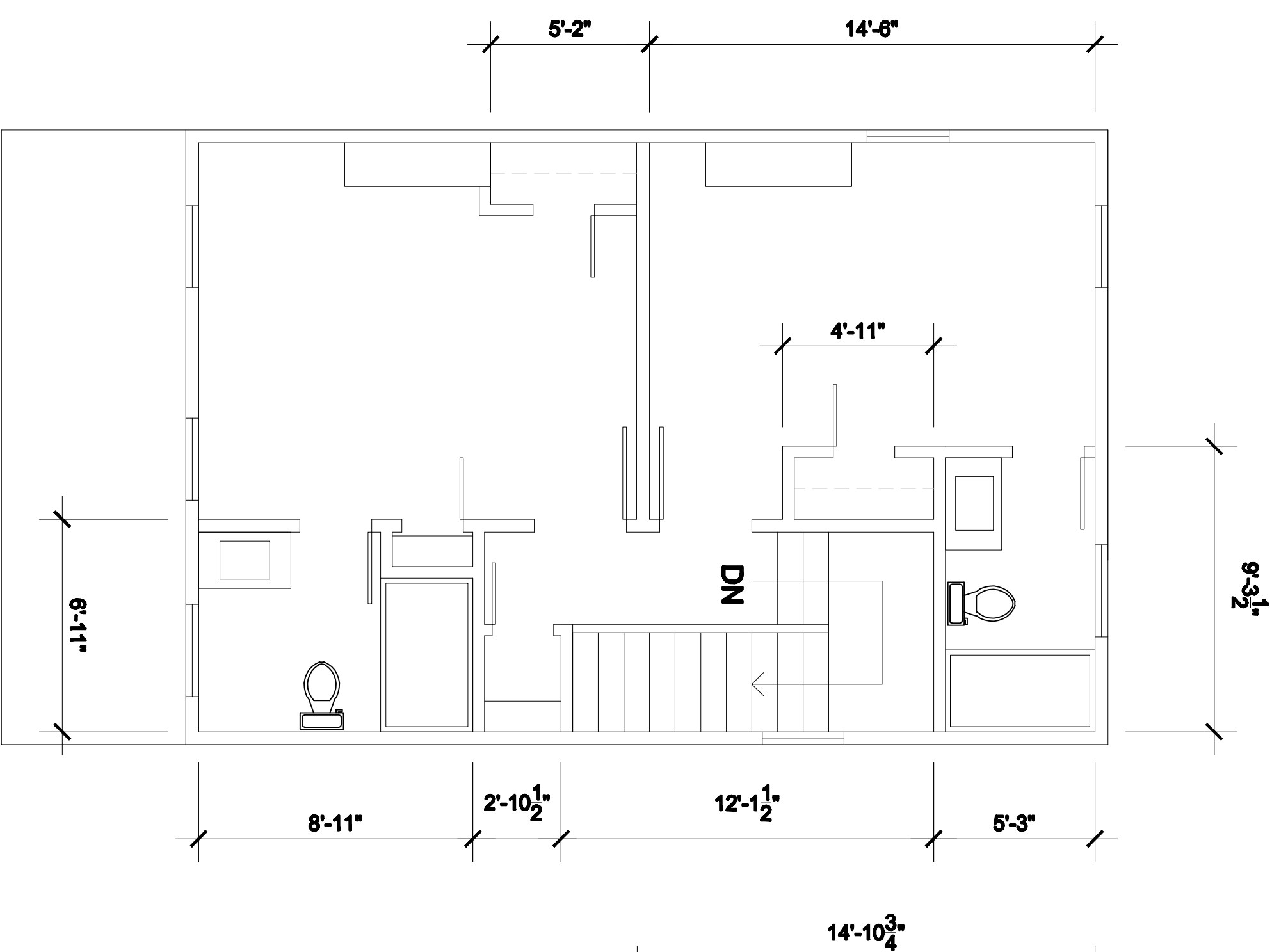
NEW PRESSURE TREATED WOOD (P.T.)
DECK 14' X 12' 30" ABOVE GRADE

NOTE 2:
(2) 9-1/4" LVL'S
W/ FLUSH W/
EXISTING FLOOR
JOISTS

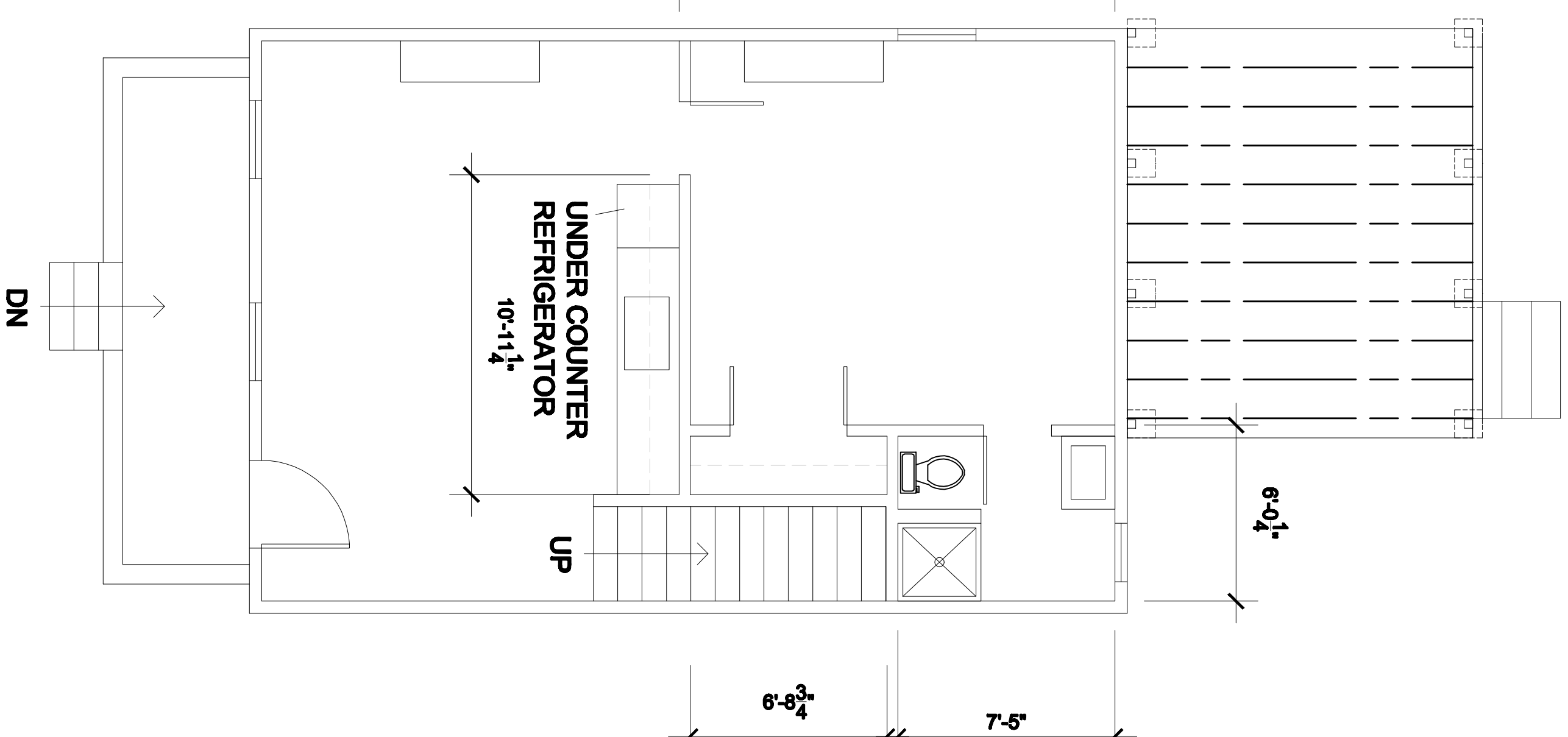
NOTE 1:
(2) 1-7/8" LVL'S
W/ 4X4 PLAM
POST EACH END

REMOVE
EXISTING
PARTITION
WALLS

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW PRESSURE TREATED WOOD (P.T.)
DECK 14' X 12' SUPPORT ON 12" X 12" X
8" FOOTINGS, 4X4 POSTS, 2X10 JOISTS
16" O.C., DOUBLE @ PERIMETER

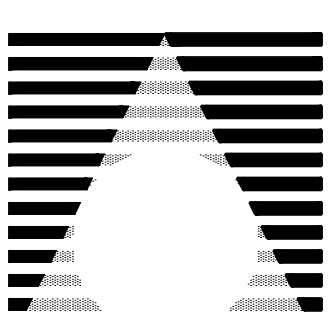


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BASEMENT PLAN
SCALE: 1/4" = 1'-0"



TGT PROPERTIES LLC.
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608 N 23RD STREET
RICHMOND, VA 23220



APPICH
ARCHITECTS
ARCHITECTURE PLANNING CONSTRUCTION MANAGEMENT

14321 Winter Ridge Lane • Midlothian, Virginia 23113 • (804) 379-8808 • FAX: 379-7470

A-1
COVER SHEET

PROJECT NUMBER: 1751
DATE: JULY 23, 2017
DRAWN BY: CWA