



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 E. Marshall St DATE: 11/18/15

OWNER'S NAME: Mark Shubert TEL NO.: (757)635-0321

AND ADDRESS: 2220 E. Marshall St EMAIL: mshubert84@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23222

ARCHITECT/CONTRACTOR'S NAME: Emerald Builders TEL. NO.: 334-5625

AND ADDRESS: 1718 E. Cary Street EMAIL: rodneymwilliamsjr@msn.com

CITY, STATE AND ZIPCODE: Richmond, VA 23223

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.)

1) Install a gas meter (done by the City) in order to replace the oil furnace with a more energy-efficient, dual-zone gas furnace & heatpump. This will include removing the above ground oil tank in the back yard and replacing the stainless steel "power venter" on the right of the crawl space trap door to a naturally venting PVC "t-shaped" vent on the left of the crawl space trap door that will be painted out to match the foundation. This may also include concealing the refrigerant & condensation lines to the upstairs air handler in a faux downspout on the right-side of the home due to wall-framing constraints. 3) Remove the asphalt siding to expose the original wood siding then repair and paint the siding with an acceptable color per recommendation by the Commission 4) Replace 14 rusted and failing, factory ...

Signature of Owner or Authorized Agent: X Mark Shubert

Name of Owner or Authorized Agent (please print legibly): Mark Shubert

(Space below for staff use only) **RECEIVED**

Received by Commission Secretary NOV 20 2015

APPLICATION NO. _____

DATE 2:28 Kmc

SCHEDULED FOR _____

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

Revised 10-02-2014

(continued from CAR form/Detailed Description of Proposed Work)

..mill-finish windows & corresponding storm units with lifetime warranty, maintenance-free, energy-efficient, white, PVC double-hung windows including screens and without grids. Replace faded white, metal cladding over window trim with white PVC wrap. Install shutters in the closed position to cover 1 lower window on the back of the house that is non-functioning due to a shower that was installed inside by the previous owner.

5) Front porch: replace metal rails on front with black-painted steel railings, adjust settled wood railings on left side of porch & paint semi-gloss white, repair/replace masonry outer-border on front porch decking with a combination of masonry and painted wood molding; re-paint all wood porch trim (semi-gloss white). Rear porch: Demolish all cinder block "filler" between original brick piers, replace one brick pier on right-side of steps; demolish existing masonry steps & replace with treated wooden steps (white-painted risers) & traditional rails the full width of both 'rear-most' piers; remove brick pavers on top of original lower-level porch decking and replace decking w/ treated decking boards; Replace rail system on upper porch deck to 36" height w/ painted wood rails; repair all rotten floor decking & paint (porch grey); install trim between gaps in upper porch ceiling and paint sky blue. Repair existing foundation & piers as needed and paint all 'foundation brick red' or some other suitable grey color.

*Please note, I have already purchased the windows prior to my realizing I was in a historic district governed by an architectural review commission with exterior material requirements. I am new to the area and this was not disclosed to me by the seller or real estate agent when I contracted to by the property, nor disclosed to me by my mortgage lender, appraiser, inspector, title company or attorney at any point during the escrow period. I do not do this for a living and relied on advice from licensed professionals when purchasing the property. Neither have I received any correspondence from the City of Richmond informing me of this special code requirement.

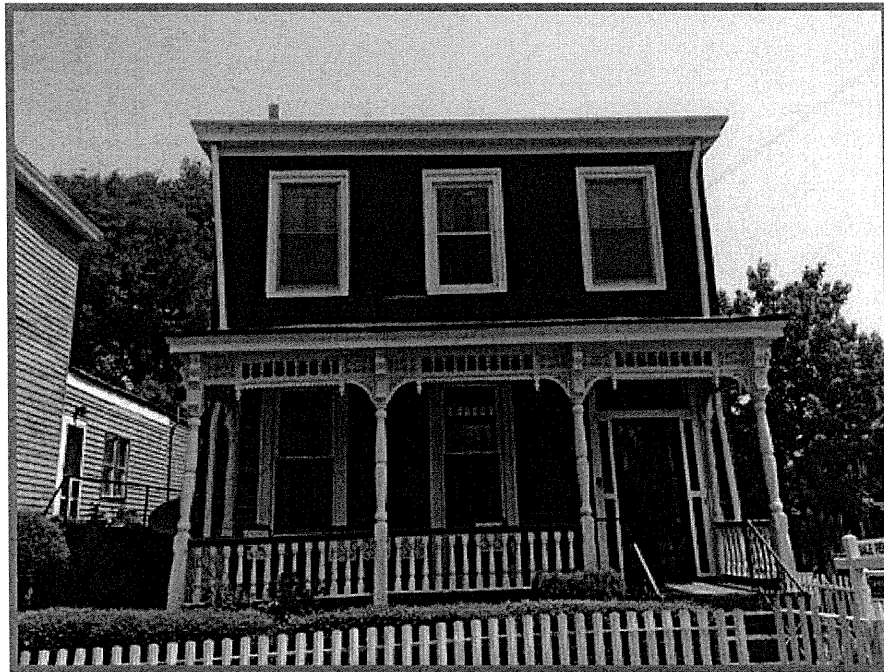
I thought I was doing the right thing in upgrading my windows and matching them with the 3 PVC windows that have already been installed on the front of the house. I would like to blend in with the historic architecture of Church Hill where reasonable, however I can't afford to simply absorb the cost of these windows already purchased. Moreover, I do not want single-pane, inefficient, wood windows on my home that require routine maintenance. And double-pane, insulated, wood windows cost more than twice as much as the ones I've already purchased. They are more of a high-end or luxury item that I don't feel is historically accurate either. I hope that the City will offer me some leniency with this and consider the fact that I am not replacing the "original wood" windows, but windows that have already been replaced with "aluminum units" by the previous owner.

Sincerely,

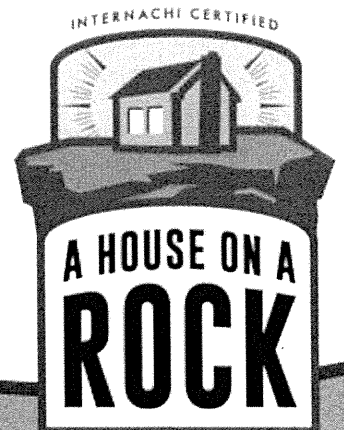
A handwritten signature in black ink, appearing to read 'Mark Shubert', with a stylized flourish at the end.

Mark Shubert

Property Inspection Report



Inspector: Juan Jimenez
Email: Juan@ahouseonarock.com
Phone: 804-269-4321



HOME INSPECTIONS
GOD . FAMILY . HOME

Exterior

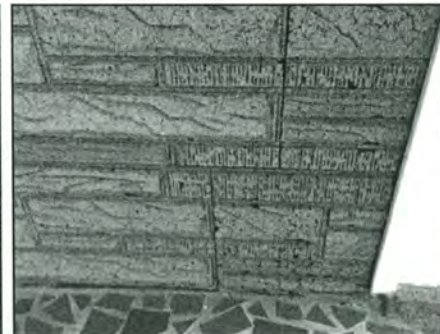
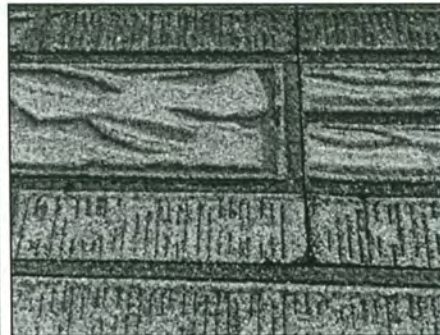
The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

1. Exterior Cladding

Observations:

1.1. The asphalt siding has reached the end of its useful life. Many instances of damage, cracking, and deteriorating were observed. I recommend discussing options and costs for replacement with a qualified contractor. (\$8000-\$13000+)





4. Stairs, Steps, Stoops, and Ramps

Observations:

4.1. The railings on the front steps were damaged and loose. This is a safety concern. A qualified contractor should repair this. (\$100-\$200+)

4.2. The railings on the rear steps was loose. This is a safety concern. A qualified contractor should repair this. (\$50-\$100+)

5. Decks, Porches and Balconies

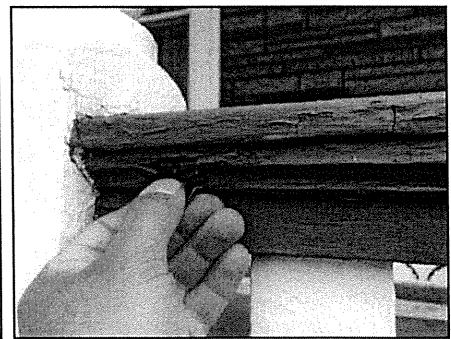
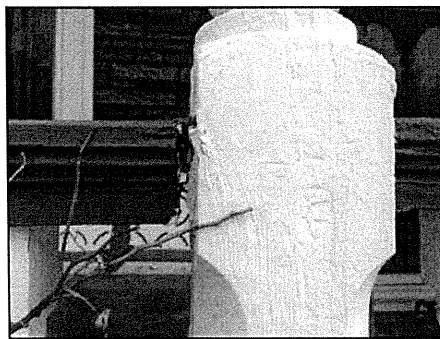
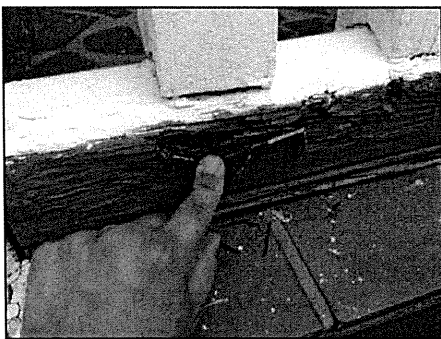
Observations:

5.1. There were several instances of rot observed at the porch guardrails. I recommend repair by a qualified contractor. (\$300-\$500+)

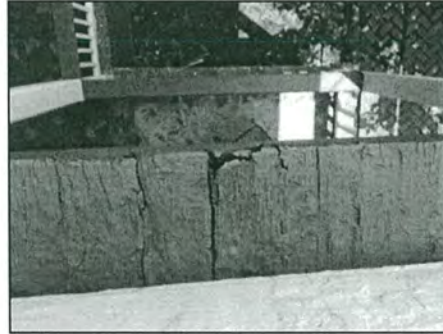
5.2. There were some cracks in the porch and loose tiles observed. I recommend repair by a qualified mason. (\$200-\$300+)

5.3. Rot was observed at a corner post and adjacent guardrails of the rear first floor porch. I recommend repair by a qualified contractor. (\$250-\$400+)

5.4. There were many instances of rot observed at the second floor porch including the decking boards, the posts, and in the eaves above the posts. I recommend repair by a qualified contractor. (\$500-\$800+)



There were many instances of rot observed at the second floor porch including decking boards, wood trim, the main posts, and in the eaves above the main posts. I recommend repair by a qualified contractor. (\$500-\$800+)



6. Eaves, Soffit, Fascia

Observations:

6.1. There was an instance of rot observed in the eaves at the front of the house. I recommend having a qualified contractor repair as needed. (\$150-\$250+)



7. Windows

Metal • Vinyl double paned • Single Hung/Double Hung • Single Pane with storm window

Observations:

7.1. The windows were old and generally in poor condition. General maintenance of the windows such as painting and repairing seals may prolong their life. There are many options for windows in this condition. Here are two links for informational purposes. <http://www.youtube.com/watch?v=WlrqL0LtNE> and http://www.oldhouseauthority.com/archive/old_windows.php.

I recommend obtaining several bids and exploring all options before replacing or restoring your windows.

7.2. There was a cracked window on the right side of the house in the back corner. I recommend having a glass specialist replace the glazing or a contractor replace the window. (\$150-\$500+)

7.3. There were many windows that would not stay open on their own. This makes egress difficult and is a safety concern. I recommend repair/replacement by a qualified contractor. (\$150-\$250+ per window)



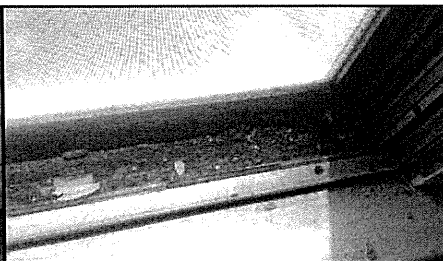
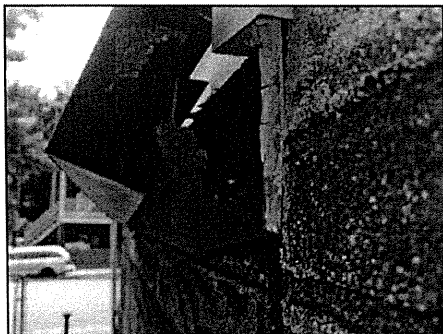
The rear exterior window had a crack in the pane. This was not observed from the interior due to the addition of the downstairs shower. I recommend repair by a qualified glazier or contractor.

8. Window and Door Trim

Observations:

8.1. A lot of peeling paint was observed on the wood trim around the exterior of the house. Paint protects wood from the elements. I recommend having the trim repainted to prolong its life.

8.2. The window sill of the rear facing window was rotted under the metal cladding. I recommend repair by a qualified contractor. (\$250-\$350+)



9. Downspouts

Observations:

9.1. There was a downspout terminating above the roof. Although this a generally accepted practice, it may reduce the life of the roof coverings it discharges onto. You may wish to extend the downspout to the ground.

Page 9 Item: 5	Decks, Porches and Balconies	<p>5.1. There were several instances of rot observed at the porch guardrails. I recommend repair by a qualified contractor. (\$300-\$500+)</p> <p>5.2. There were some cracks in the porch and loose tiles observed. I recommend repair by a qualified mason. (\$200-\$300+)</p> <p>5.3. Rot was observed at a corner post and adjacent guardrails of the rear first floor porch. I recommend repair by a qualified contractor. (\$250-\$400+)</p> <p>5.4. There were many instances of rot observed at the second floor porch including the decking boards, the posts, and in the eaves above the posts. I recommend repair by a qualified contractor. (\$500-\$800+)</p>
Page 10 Item: 6	Eaves,Soffit,Fascia	6.1. There was an instance of rot observed in the eaves at the front of the house. I recommend having a qualified contractor repair as needed. (\$150-\$250+)
Page 11 Item: 7	Windows	<p>7.2. There was a cracked window on the right side of the house in the back corner. I recommend having a glass specialist replace the glazing or a contractor replace the window. (\$150-\$500+)</p> <p>7.3. There were many windows that would not stay open on their own. This makes egress difficult and is a safety concern. I recommend repair/replacement by a qualified contractor. (\$150-\$250+ per window)</p>
Page 11 Item: 8	Window and Door Trim	8.2. The window sill of the rear facing window was rotted under the metal cladding. I recommend repair by a qualified contractor. (\$250-\$350+)
Foundation and Structure		
Page 13 Item: 2	Foundation walls	<p>2.1. There was damage to the foundation wall where the gas vent terminated at the rear. I recommend repair by a qualified mason or contractor. (\$200-\$300+)</p> <p>2.2. Mortar deterioration such as soft and missing mortar was observed through out the foundation walls. Over time this can cause damage to the structure. I recommend discussing options and costs for repair with a qualified mason or contractor.</p>
Page 14 Item: 3	Foundation floor	3.1. There was a lot of debris in the crawlspace including wood and other cellulose containing materials. This can attract termites and other pests. I recommend having the crawlspace cleaned and a vapor barrier installed. (\$400-\$500+)
Page 14 Item: 4	Floor Structure	<p>4.1. There was elevated moisture and rot observed in the wood structure under the first floor rear porch. I recommend discussing options and costs for repair with a qualified contractor.</p> <p>4.2. There was termite damage above the crawlspace entrance that was not repaired properly. Sistered joists must be installed from one bearing end to the other. There was also elevated moisture, termite damage, termite tubes, and rot observed in the joists and beams on the right side of the crawlspace. I recommend discussing options and costs for repairs with a qualified contractor and options for treatment with a qualified pest control specialist.</p>
Electrical		