



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 604 St James St
Historic district Jackson Ward

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Elizabeth Dwyer-Bash
Company 604 St James St. LLC
Mailing Address 13412 Ripout Ct
Henrico VA 23233

Phone 804.387.1717
Email _____
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)

Please see enclosed plans and proposal

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

Date

1/24/18



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

BUILDING TYPE

- | | |
|--|--|
| <input type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> other |
| <input type="checkbox"/> mixed use building | |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- ☐ property description, current conditions and any prior alterations or additions
- ☐ proposed work: plans to change any exterior features, and/or addition description
- ☐ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☐ proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- ☐ elevations of all sides
- ☐ detail photos of exterior elements subject to proposed work
- ☐ historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- | | | |
|---|--|---|
| <input type="checkbox"/> current site plan | <input type="checkbox"/> list of current windows and doors | <input type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> proposed site plan | <input type="checkbox"/> list of proposed window and door | <input type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> current roof plan | <input type="checkbox"/> demolition plan |
| <input type="checkbox"/> proposed floor plans | <input type="checkbox"/> proposed roof plan | <input type="checkbox"/> perspective and/or line of sight |
| <input type="checkbox"/> legal "plat of survey" | | |

604 St. James Street

January 22, 2019

CAR – Applicant's Description

The attached application is for a CAR Certificate of Appropriateness at 604 St. James Street, located in the Jackson Ward Historic District. The existing vacant historic structure is two stories tall and occupies a majority of its small site. This structure was originally a carriage house for a building located at 2 W. Leigh Street, which has since been demolished and the parcel separated off. Other uses of building were for a cigar rolling facility, a first floor store with second floor apartment, and most recently a residence before falling into disarray. Our intention is to turn the building into a duplex by rebuilding the first floor rear door access on the south façade and maintaining the door on the east side as an entrance to the upstairs. The front wood 6 over 6 windows are existing and will be refurbished as well as the main entrance door. Some of the bricked in openings to the sides will be reopened and have new bronze colored storefront installed. A few openings will remain closed, or be closed where along the property line for fire rating requirements. Historic Tax Credits are to be obtained for the building.

All masonry will be repointed as required per NPS guidelines and repainted, since the structure is currently painted brick. Wood windows, doors, and trim will also be painted. See attached Paint Sheet with selections from the CAR Color Pallet.

Several interior historic features are to be retained as well including the main historic stair (to be extended to the first floor per historical evidence) and crown molding denoting historic gathering spaces. The roof has failed and while currently patched to avoid more degradation of the structure, it is planned to be fully replaced with a white membrane system and new rain leader.

Using this building for a residential function will enhance the overall environment by increasing both social and economic activity in the surrounding area and meets the current zoning and City Master Plan. The characteristics of the building's end use and features will contribute to the community and will not be detrimental to the safety, health, morals and general welfare of the community involved. We further feel the project will not tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved.

DRAWING INDEX

CS-1 COVER SHEET
CS-2 ASSEMBLY DETAILS

D-1 FIRST FLOOR DEMOLITION PLAN
D-2 SECOND FLOOR DEMOLITION PLAN

AS-1 EXISTING BOUNDARY SURVEY

A-0 NEW CONSTRUCTION NOTES
A-1 FIRST FLOOR NEW CONSTRUCTION PLAN
A-2 SECOND FLOOR NEW CONSTRUCTION PLAN
A-3 FIRST FLOOR REFLECTED CEILING PLAN
A-4 SECOND FLOOR REFLECTED CEILING PLAN
A-5 EAST ELEVATION (FRONT)
A-6 SOUTH ELEVATION (SIDE)
A-7 WEST ELEVATION (BACK)
A-8 NORTH ELEVATION (ALLEY)
A-9 NEW WINDOW DETAILS

HARDWARE SCHEDULE

SET #	DESCRIPTION	MANUF.	STYLE	FINISH	HINGES	REMARKS
01	ENTRANCE TYPE	NOTE #03	NOTE #03	AS SELECTED BY OWNER	NOTE #01	NOTE #02
02	PASSAGE TYPE	AS SELECTED BY OWNER	AS SELECTED BY OWNER	AS SELECTED BY OWNER	NOTE #01	NOTE #02
03	PRIVACY TYPE	AS SELECTED BY OWNER	AS SELECTED BY OWNER	AS SELECTED BY OWNER	NOTE #01	NOTE #02
04	CLOSET TYPE	AS SELECTED BY OWNER	AS SELECTED BY OWNER	AS SELECTED BY OWNER	NOTE #01	NOTE #02

HARDWARE NOTES:
01. Provide (3) hinges per door installed per manufacturer recommendations.
02. All doors are to receive wall stops. Coordinate final selection and locations with Owner. Where wall stops are not feasible, provide floor stops.
03. Entrance hardware to be exterior grade as selected by owner.

DOOR SCHEDULE

MARK	DESCRIPTION	ELEV.	WIDTH	HEIGHT	THK.	MATERIAL	FRAME	HDWR.	REMARKS
01	HALF LIGHT ENTRANCE DOOR	02	3'-0"	7'-0"	1 3/4"	WOOD/ GL	WOOD	01	NOTE 01
02	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	02	-
03	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	03	-
04	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	04	-

DOOR NOTES:
01. CONFIRM DOOR SIZE ON SITE TO FIT EXISTING HISTORIC OPENING.

604 St. James St. Renovation

604 ST. JAMES STREET
RICHMOND, VA 23220

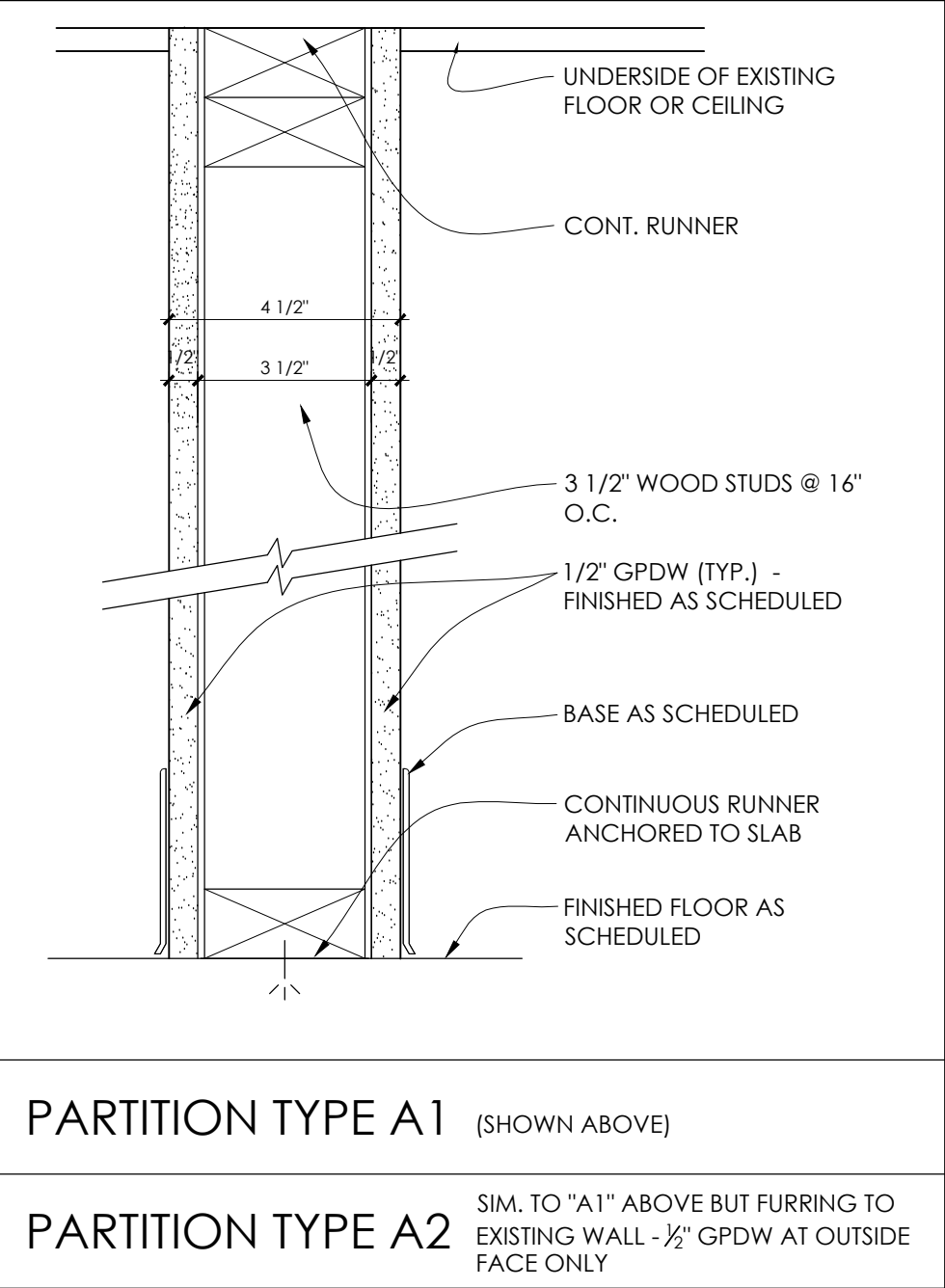
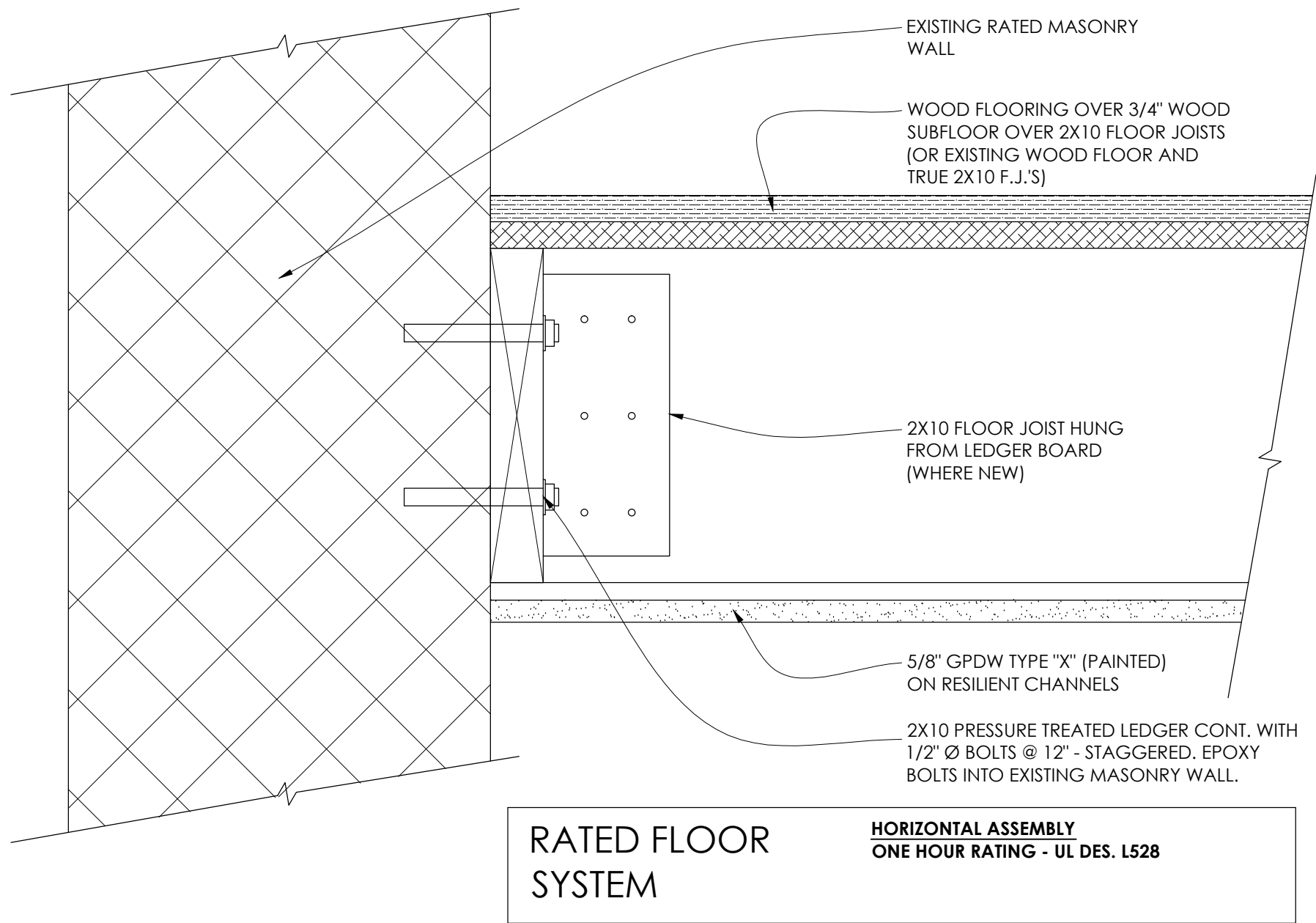
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ARCHITECT:
Rotio, PC
1406 Confederate Avenue
Richmond, VA 23227
804.264.1729

COVER SHEET

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CS-1



KEYED DEMOLITION NOTES

- 1. EXISTING WINDOW BEYOND REPAIR. WINDOW TO BE REMOVED AND OPENING PREPARED FOR RECEIVING NEW HISTORIC REPLACEMENT WINDOW.
- 2. EXISTING MASONRY OR WOOD INFILL TO BE REMOVED AND DISCARDED. PREPARE OPENING FOR NEW HISTORIC REPLACEMENT OR STOREFRONT WINDOW PER NEW CONSTRUCTION PLANS.
- 3. EXISTING WALL TO BE REMOVED AND DISCARDED.
- 4. EXISTING NON-HISTORIC DOOR TO BE REMOVED AND DISCARDED.
- 5. EXISTING NON-HISTORIC CABINETS AND SHELVING TO BE REMOVED AND DISCARDED.
- 6. EXISTING NON-HISTORIC STAIR TO BE REMOVED AND DISCARDED. PREPARE OPENING FOR NEW STAIRS PER NEW CONSTRUCTION PLANS.
- 7. REMOVE AND DISCARD ALL REMAINING PLUMBING FIXTURES.
- 8. REMOVE AND DISCARD EXISTING OVERGROWN VEGETATION.
- 9. EXISTING WOOD WINDOW OR DOOR TO REMAIN AND BE REFURBISHED.

LEGEND:

EXISTING MASONRY WALL TO REMAIN

EXIST. STUD WALL TO BE REMOVED

NEW WOOD STUD WALL

PARTITION TYPE (SEE BELOW)

KEYED PLAN NOTE

ALIGN WALLS AS SHOWN

DOOR KEY (SEE CS.02)

TEMPERED GLASS

A

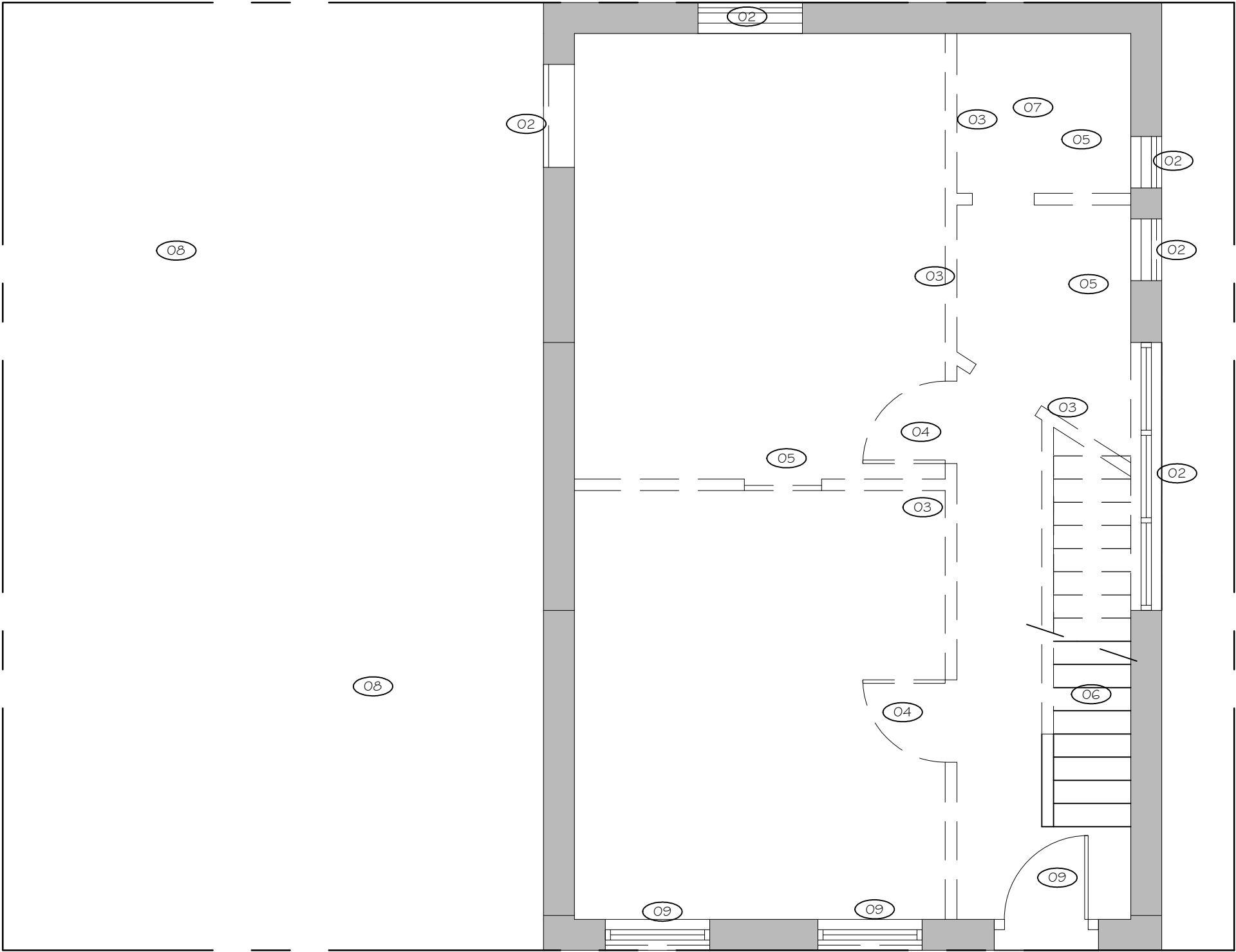
B

01

02

T

UNIT INTERIOR NEW WALLS ARE PARTITION TYPE "A1" &
DEMISING WALLS ARE TYPE "B1" U.N.O.
(SEE PARTITION TYPES ON SHEET CS.01)



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FIRST FLOOR DEMOLITION PLAN

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


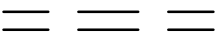
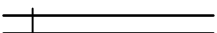





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D-1

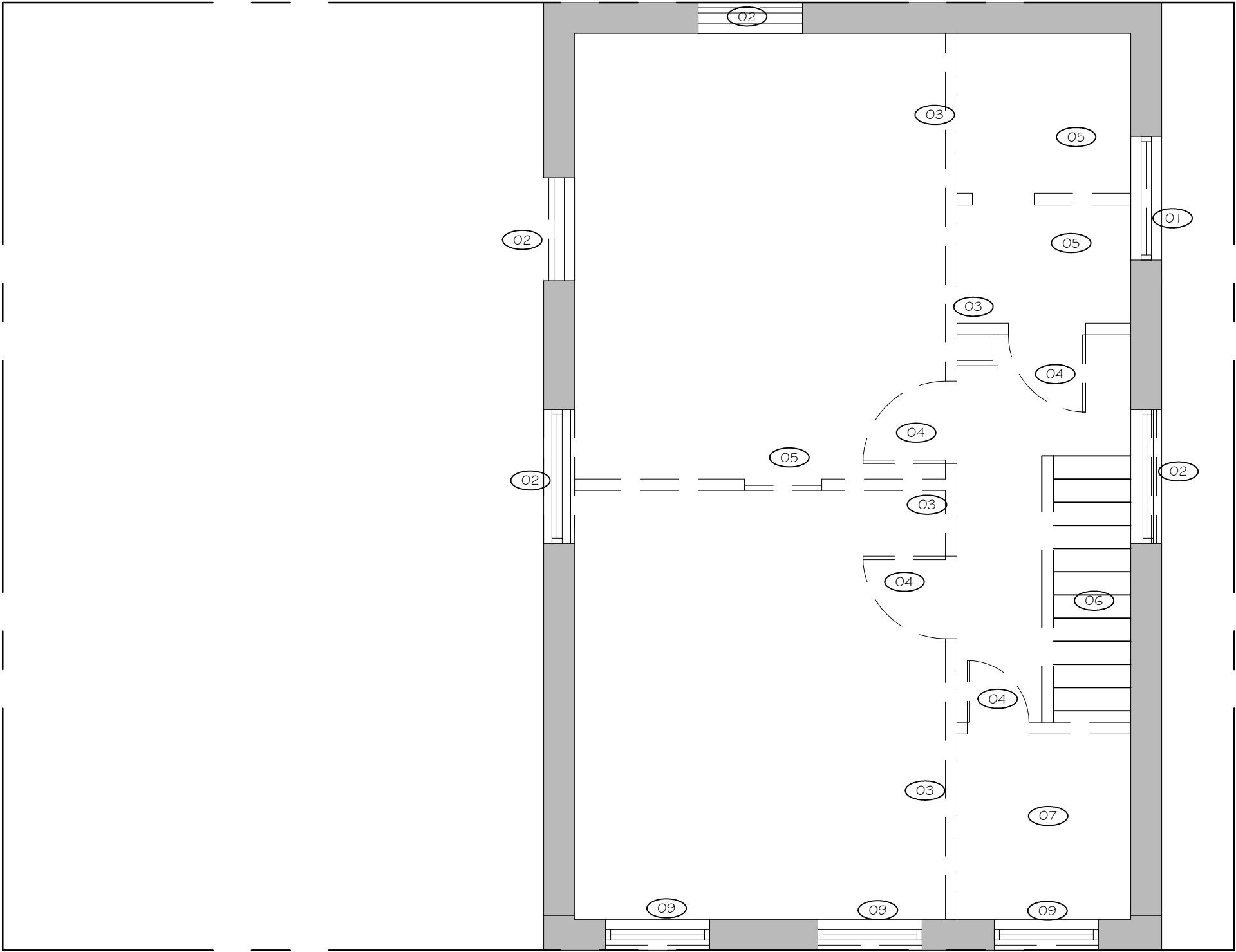
KEYED DEMOLITION NOTES

- 1. EXISTING WINDOW BEYOND REPAIR. WINDOW TO BE REMOVED AND OPENING PREPARED FOR RECEIVING NEW HISTORIC REPLACEMENT WINDOW.
- 2. EXISTING MASONRY OR WOOD INFILL TO BE REMOVED AND DISCARDED. PREPARE OPENING FOR NEW HISTORIC REPLACEMENT OR STOREFRONT WINDOW PER NEW CONSTRUCTION PLANS.
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- 8. REMOVE AND DISCARD EXISTING OVERGROWN VEGETATION.
- 9. EXISTING WOOD WINDOW OR DOOR TO REMAIN AND BE REFURBISHED.

LEGEND:

EXISTING MASONRY WALL TO REMAIN	
EXIST. STUD WALL TO BE REMOVED	
NEW WOOD STUD WALL	
PARTITION TYPE (SEE BELOW)	
KEYED PLAN NOTE	
ALIGN WALLS AS SHOWN	
DOOR KEY (SEE CS.02)	
TEMPERED GLASS	

UNIT INTERIOR NEW WALLS ARE PARTITION TYPE "A1" &
DEMISING WALLS ARE TYPE "B1" U.N.O.
(SEE PARTITION TYPES ON SHEET CS.01)



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SECOND FLOOR DEMOLITION PLAN

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

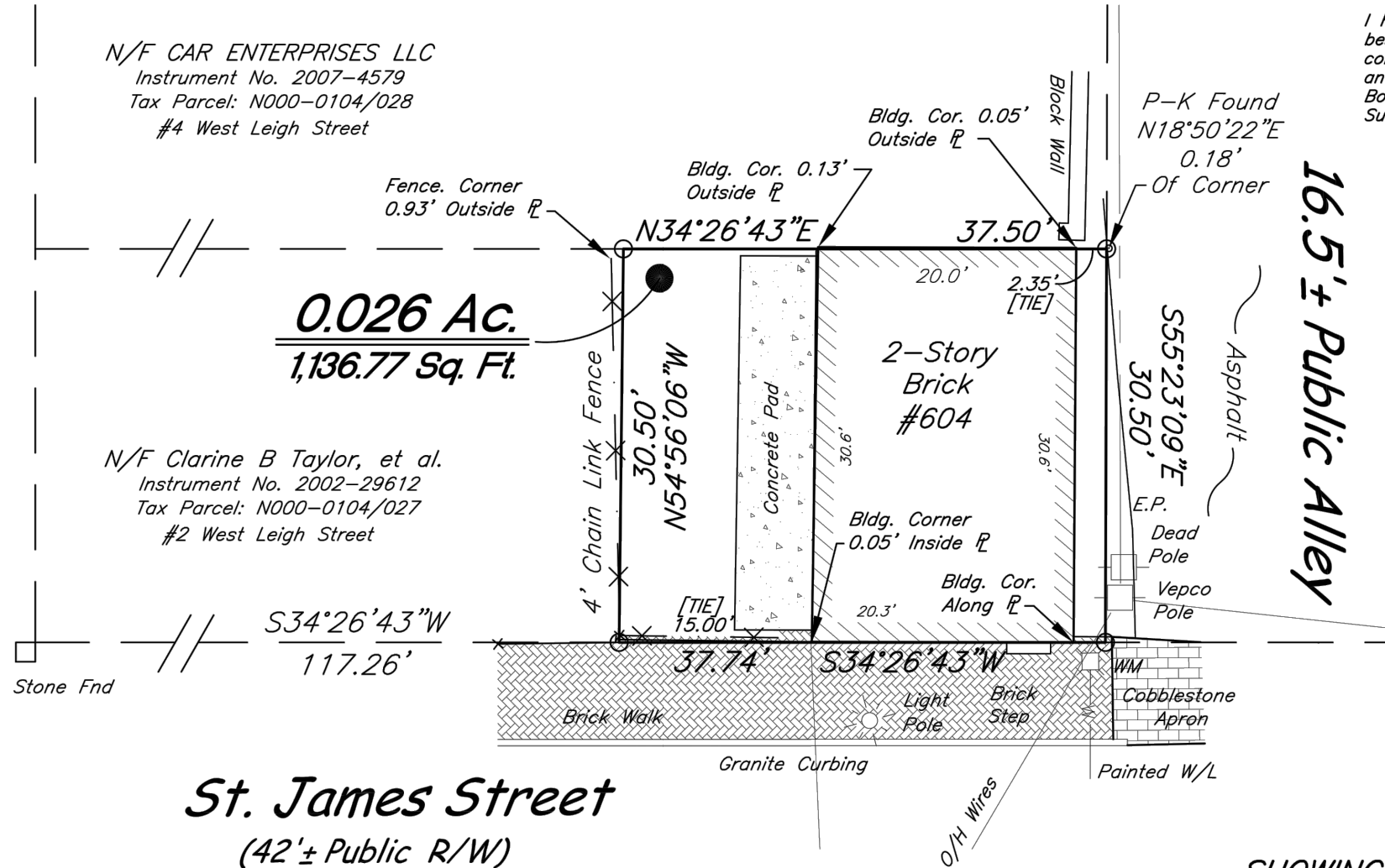
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West Leigh Street
(65'± Public R/W)

N/F CAR ENTERPRISES LLC
Instrument No. 2007-4579
Tax Parcel: N000-0104/028
#4 West Leigh Street

N/F Clarine B Taylor, et al.
Instrument No. 2002-29612
Tax Parcel: N000-0104/027
#2 West Leigh Street



17073.JOB -- 17073-BNDY3.DWG

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EXISTING BOUNDARY SURVEY

SCALE: 1" = 1'-0"

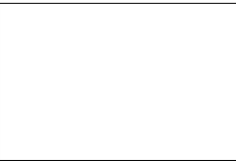
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AS-1

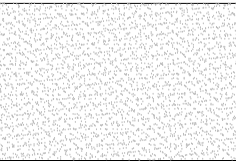
KEYED RCP NOTES

- 01 MECHANICAL CLOSET. OPEN TO DUCTING ABOVE.
- 02 COORDINATE FINAL MECHANICAL DUCTING WITH ARCHITECT FOR POSSIBLE SOFFIT REVISIONS.
- 03 PROVIDE SPRAY APPLIED CELLULOSE INSULATION AT ROOF AND FLOOR STRUCTURE.

RCP MATERIAL LEGEND















EXISTING CEILING TO REMAIN. REPAIR AS REQUIRED IN KIND.



DROPPED GPDW CEILING AT 8'-0" AFF. RUN MECHANICAL ABOVE AS REQUIRED. SURROUNDING WALLS RUN TO UNDERSIDE OF EXISTING DECK/ CEILING ABOVE (PAINTED)

RCP LIGHTING LEGEND

-  01. NOT USED
-  02. LED GLIMPSE STYLE FIXTURE (UNIT ACCENT LIGHTING - SMALL)
-  03. UNDERCOUNTER LED STRIP FIXTURE
-  04. SURFACE MOUNT LED FOR KITCHEN
-  05. WALL SCONE LED (MOUNT OVER BATH MIRROR)
-  06. EXTERIOR LED WALL SCONE
-  07. NOT USED.
-  08. SURFACE MOUNTED LED
-  09. NOT USED.
-  10. CEILING FAN WITH LED LIGHT KIT AND SEPARATE SWITCHING FOR DIMMING LIGHT AND FAN CONTROL
-  11. EXHAUST FAN WITH LIGHT KIT (SWITCH SEPARATELY)
-  12. INTERCONNECTED SMOKE DETECTOR

KEYED NEW CONSTRUCTION NOTES

- A. EXISTING WOOD FLOOR TO BE SANDED AND REPAIRED IN KIND AS NEEDED TO MEET NPS GUIDELINES
- B. NEW REFRIGERATOR.
- C. NEW 30" RANGE.
- D. 24" DEEP BASE CABINET AND 12" DEEP UPPERS WITH SINGLE BOWL SINK. PROVIDE DISPOSAL.
- E. 18" DISHWASHER
- F. PROVIDE CONNECTIONS FOR CLOTHES WASHER AND DRYER.
- G. MECHANICAL UNIT WITH LOWBOY HWH BELOW. CONFIRM DUCT LAYOUT WITH OWNER AND ARCHITECT FOR POSSIBLE CHANGES.
- H. PROVIDE TYPICAL TUB SHOWER INSERT AND ELONGATED BOWL TOILET IN BATH. EXISTING CONCRETE PATIO AT GRADE. PATCH AND REPAIR AS NEEDED. VANITY IS A 30" BASE CABINET. CONFIRM ALL SELECTIONS WITH OWNER INCLUDING TILE FLOOR.
- I. NOT USED
- J. PROVIDE PAINTED WOOD SELF AND ROD IN CLOSET (TYP.).
- K. NEW WOOD STAIR TO FIT EXISTING STAIR OPENING - CONFIRM RUN HEIGHT IN FIELD AND COORDINATE WITH ARCHITECT FINAL LAYOUT. RISERS TO BE ±8" MAX. TREADS TO BE 9" WITH 1" NOSING. PROVIDE WOOD GUARD AND HAND RAIL.
- L. EXISTING CONCRETE PAD/ PATIO TO REMAIN.
- M. CONFIRM SEED OR GRAVEL FOR SIDE YARD WITH OWNER.
- N. RE-POINT ALL MASONRY AS REQUIRED PER NPS GUIDELINES ONCE VEGETATION IS REMOVED.
- O. NOT USED.
- P. PROPERTY LINE
- Q. EXISTING MASONRY WALL IS INHERENTLY 2-HOUR RATED AS REQUIRED BY BUILDING CODE.
- R. EXISTING FLOOR ABOVE TO BE 1-HOUR RATED. SEE ASSEMBLY ON CS.01.
- S. PROVIDE BLOWN-IN CELLULOSE IN ENTIRE ROOF SPACE. INSTALL NEW ROOF AND FLASH TO EXISTING PARAPET AND CAP AS REQUIRED. PROVIDE NEW GUTTER AND DOWNSPOUT.
- T. INFILL EXISTING OPENING AT THIS LOCATION WITH 2-HOUR RATED 4" BRICK ON 4" CMU (CMU TO INTERIOR).

LEGEND:

EXISTING MASONRY WALL TO REMAIN

EXIST. STUD WALL TO BE REMOVED

NEW WOOD STUD WALL

PARTITION TYPE (SEE BELOW)

KEYED PLAN NOTE

ALIGN WALLS AS SHOWN

DOOR KEY (SEE CS.02)

TEMPERED GLASS

A2

O1

O2

T

UNIT INTERIOR NEW WALLS ARE PARTITION TYPE "A1" &
DEMISING WALLS ARE TYPE "B1" U.N.O.
(SEE PARTITION TYPES ON SHEET CS.01)

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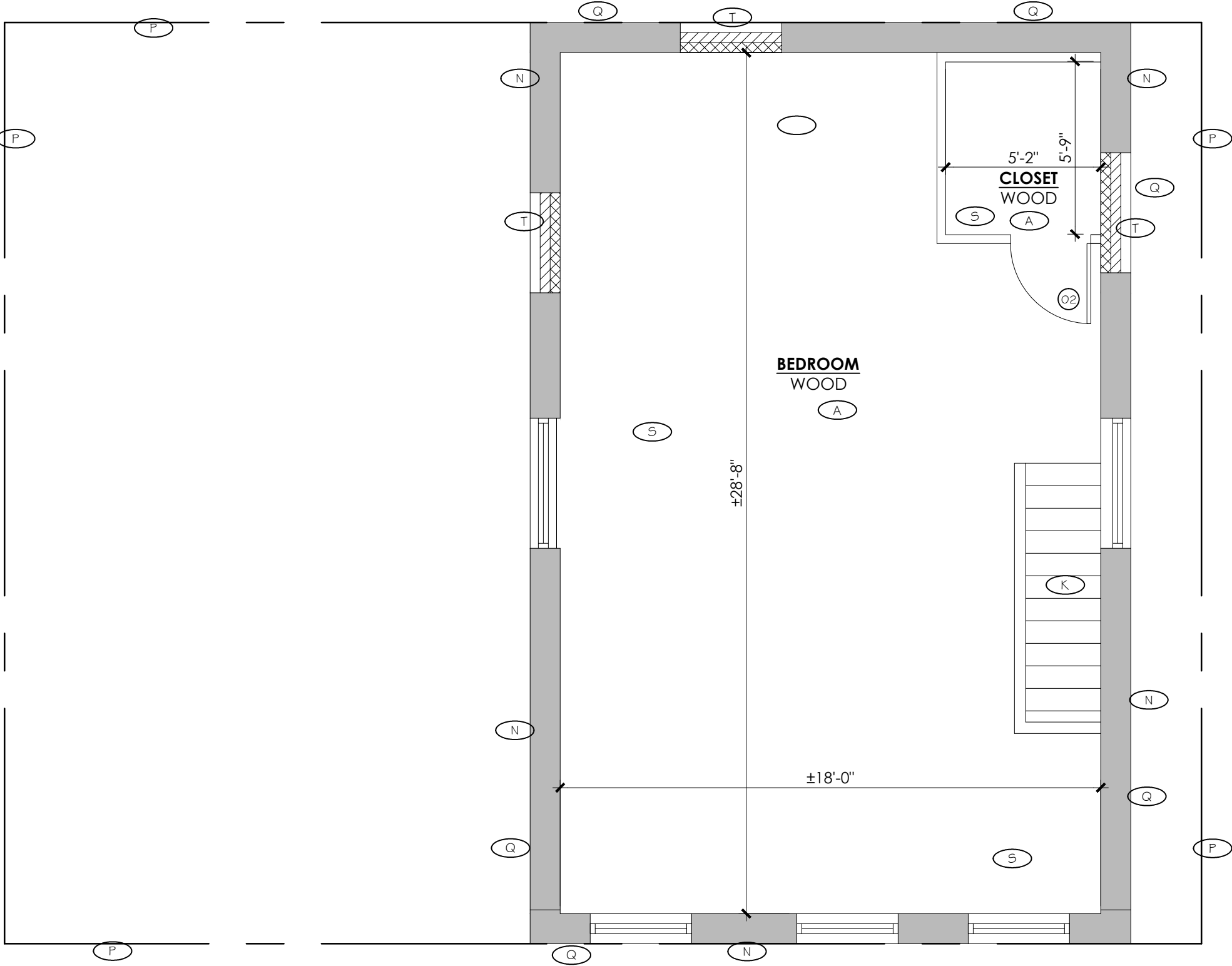
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FIRST FLOOR NEW CONSTRUCTION PLAN

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

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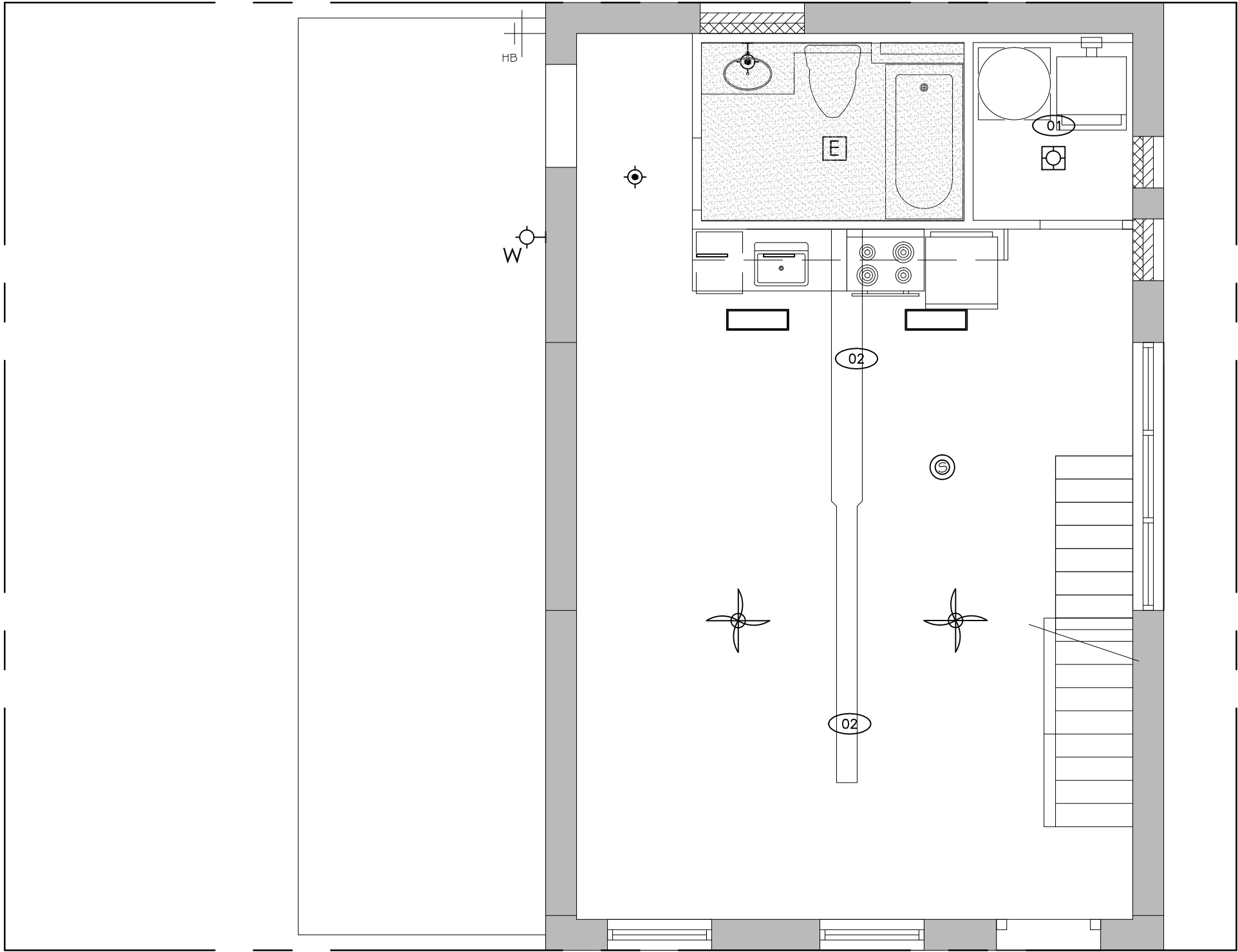
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SECOND FLOOR NEW PLAN

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

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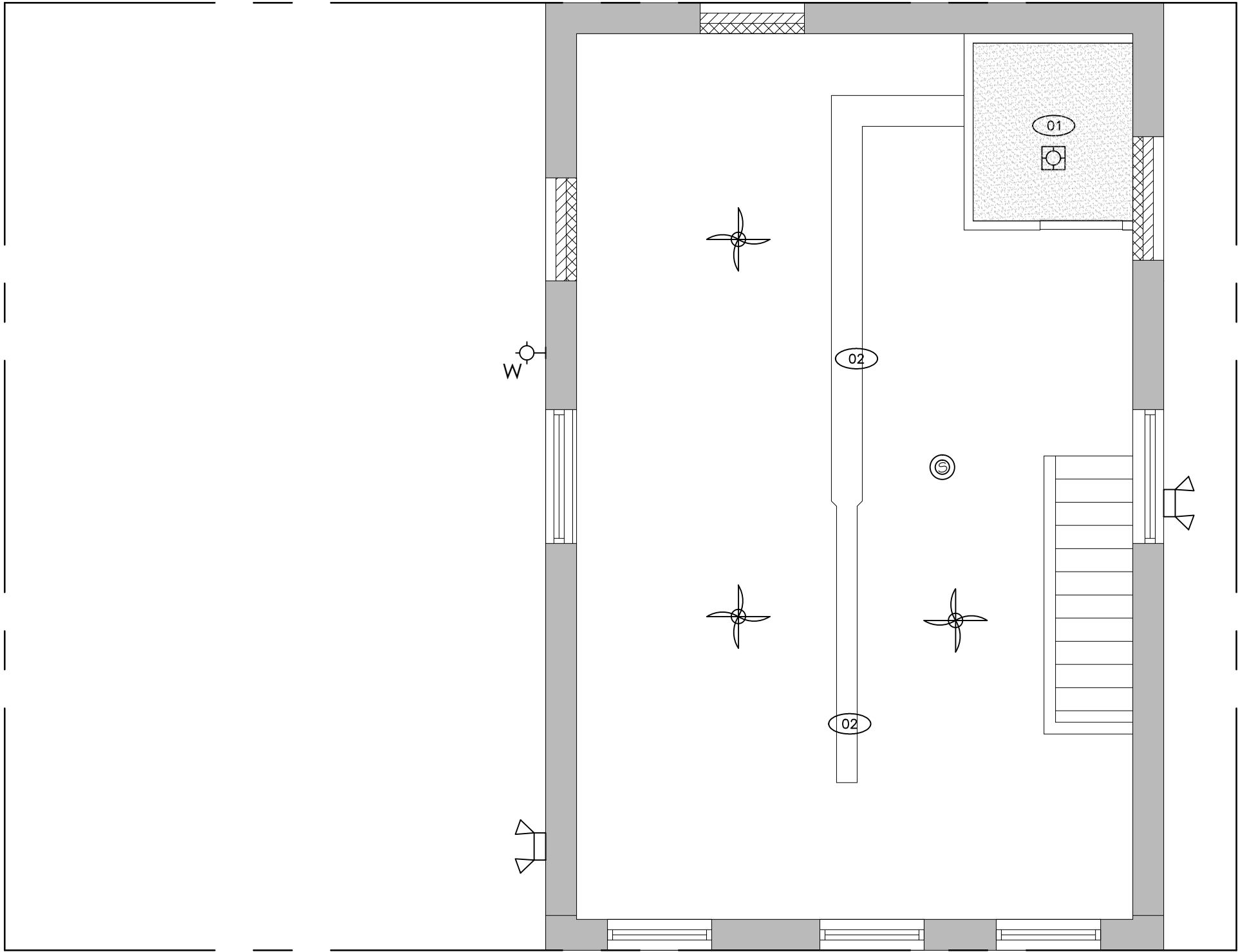
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FIRST FLOOR REFLECTED CEILING PLAN

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

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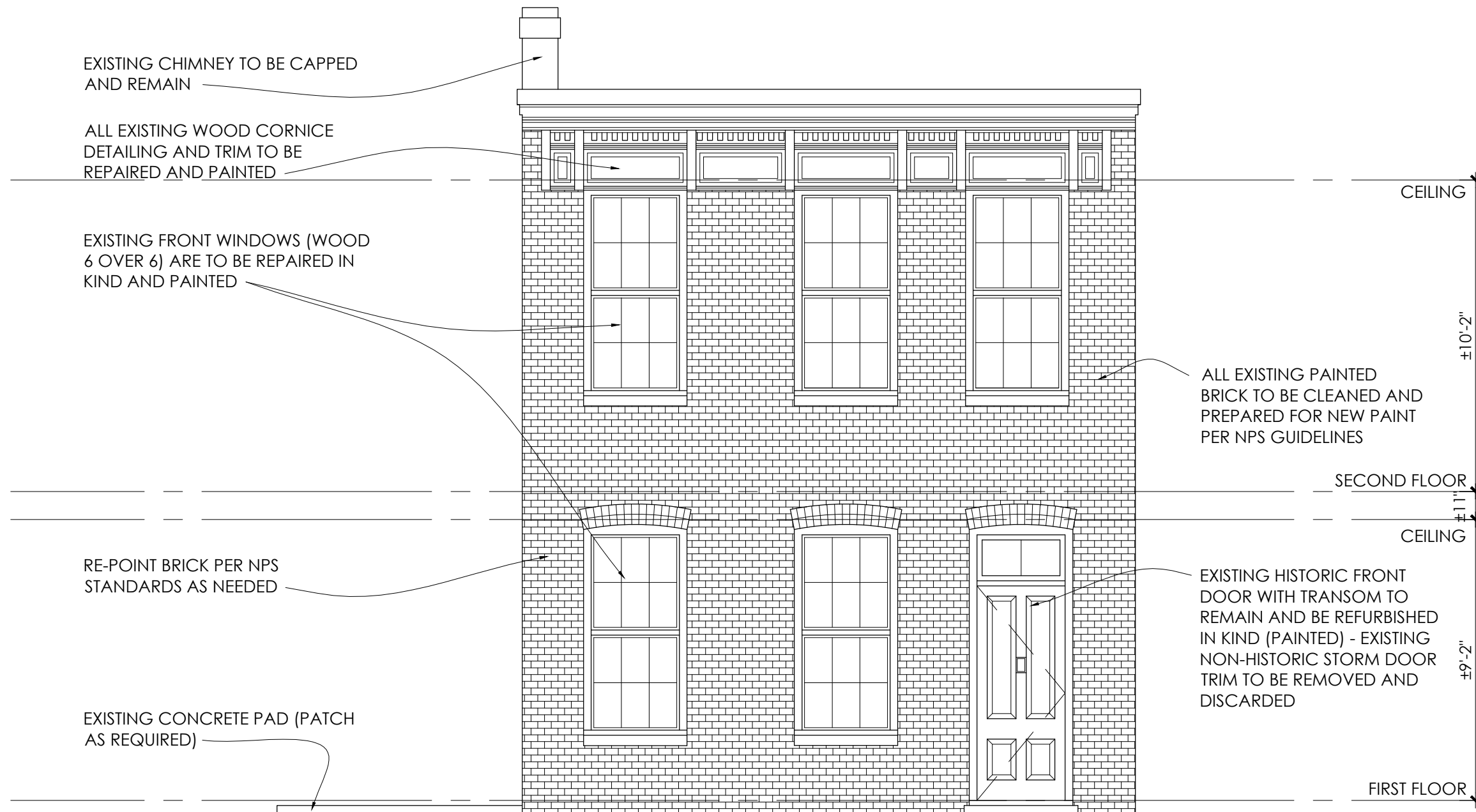
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SECOND FLOOR REFLECTED CEILING PLAN

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

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CONFIRM ALL MASONRY
OPENINGS IN FIELD

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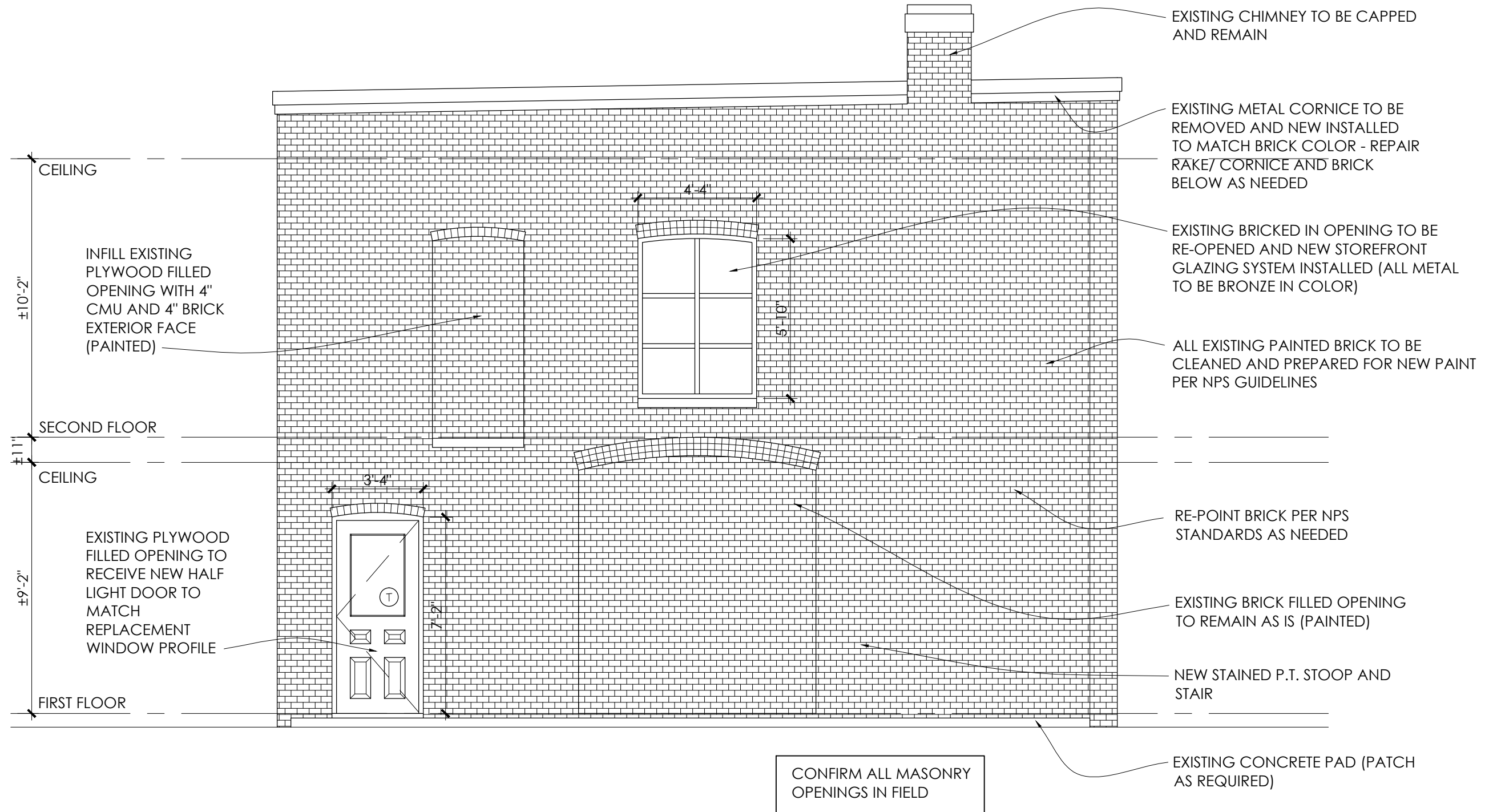
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EAST ELEVATION (FRONT)

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

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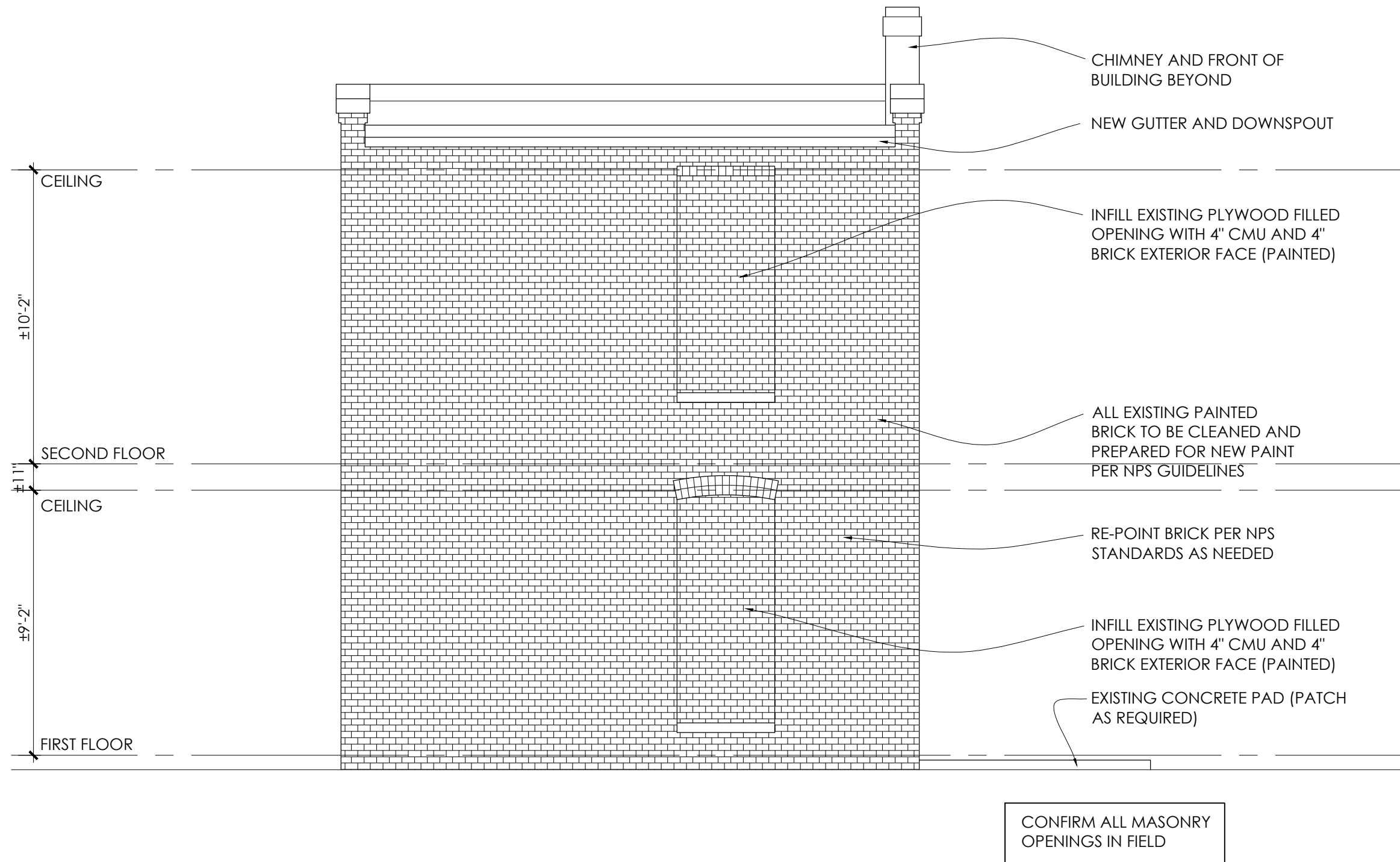
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SOUTH ELEVATION (SIDE)

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

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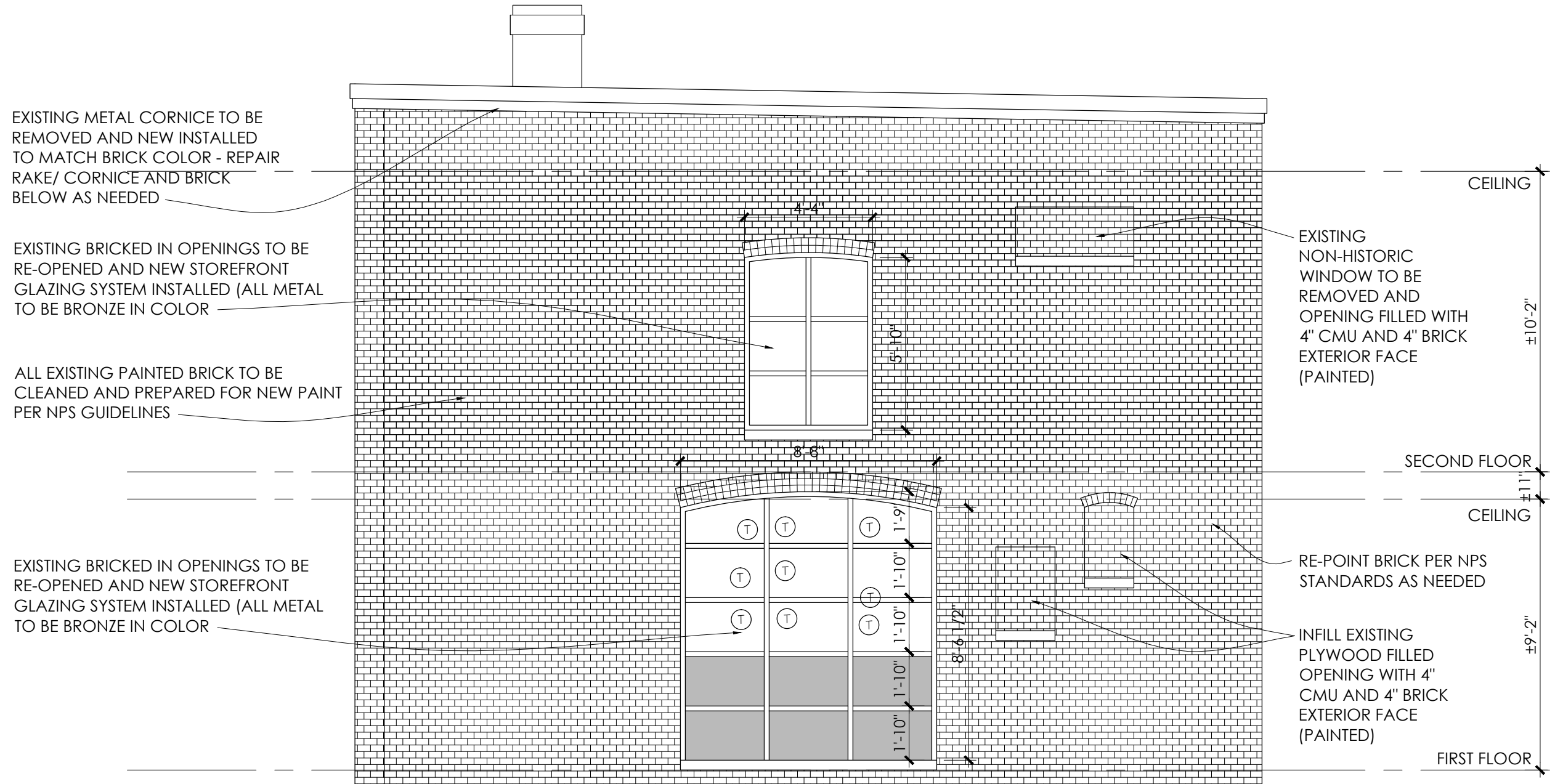
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WEST ELEVATION (BACK)

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

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CONFIRM ALL MASONRY OPENINGS IN FIELD

604 St. James St. Renovation

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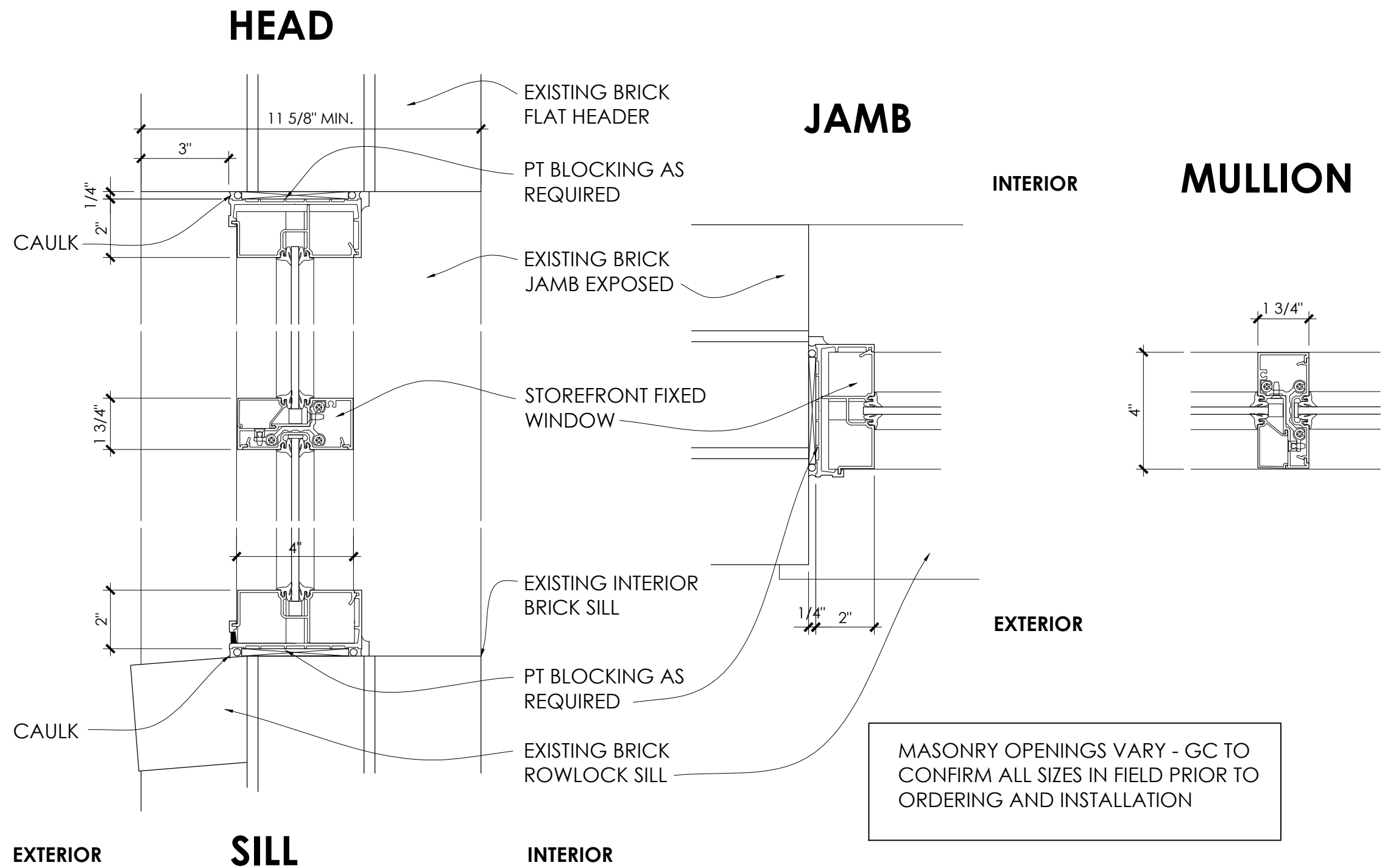
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NORTH ELEVATION (ALLEY)

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

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WINDOW DETAIL

NEW STOREFRONT IN RE-OPENED EXISTING MASONRY OPENING

SCALE: 3" = 1'-0"

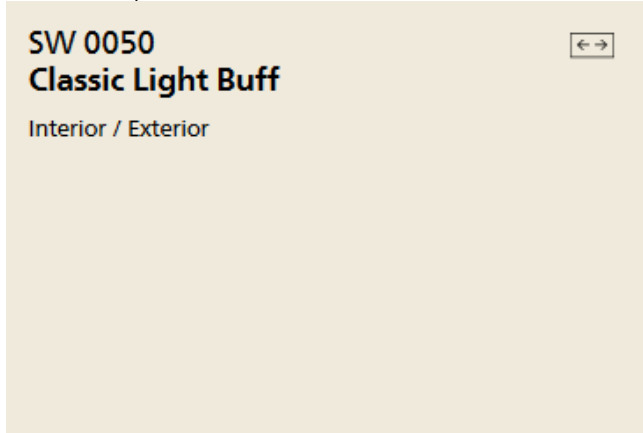
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A-9

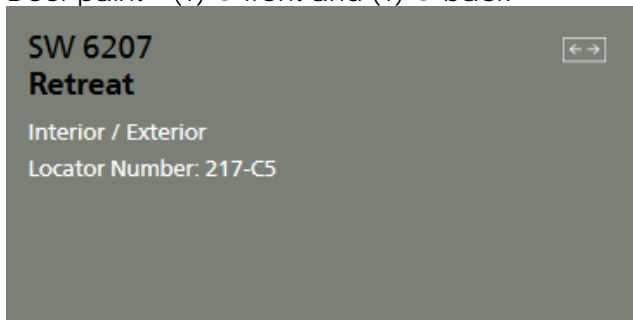
604 St. James Street
January 22, 2019

CAR – Paint Sheet

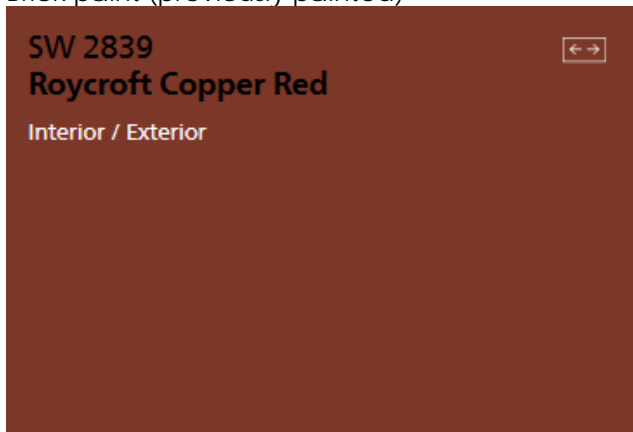
Main trim paint & window exterior color



Door paint – (1) @ front and (1) @ back



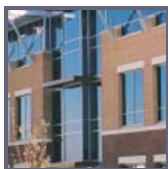
Brick paint (previously painted)





Trifab™ VersaGlaze™ 451/451T Framing System

- 2" (50.8mm) sightline
- 4-1/2" (114.3mm) depth
- High thermal performance
- Center, back, front, multi-plane glazed options
- Blast mitigation (451T), hurricane resistance
- Structural silicone glazed (SSG) options



Product Features

Trifab™ VG (VersaGlaze™) Framing systems are built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab™ VG improves upon it.

There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills.

Select from four glazing applications, four fabrication methods and multiple infill choices.

Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

Key Features Include:

- Hurricane Impact tested on Shutter Application Only
- Trifab™ VG 451/451T Framing is 4-1/2" (114.3) deep with a 2" (50.8) sightline
- Front, Center, Back or Multi-Plane glass applications
- Flush glazed from either the inside or outside
- Screw Spline, Shear Block, Stick or Type-B fabrication
- ~~• SSG / Weatherseal option~~
- Isolock™ lanced and debridged thermal break option with Trifab™ VG 451T Framing
- Infill options up to 1-1/8" (28.6) thickness
- Permanodic™ anodized finishes in 7 choices ← Silver Anodized
- Painted finishes in standard and custom choices

Optional Features:

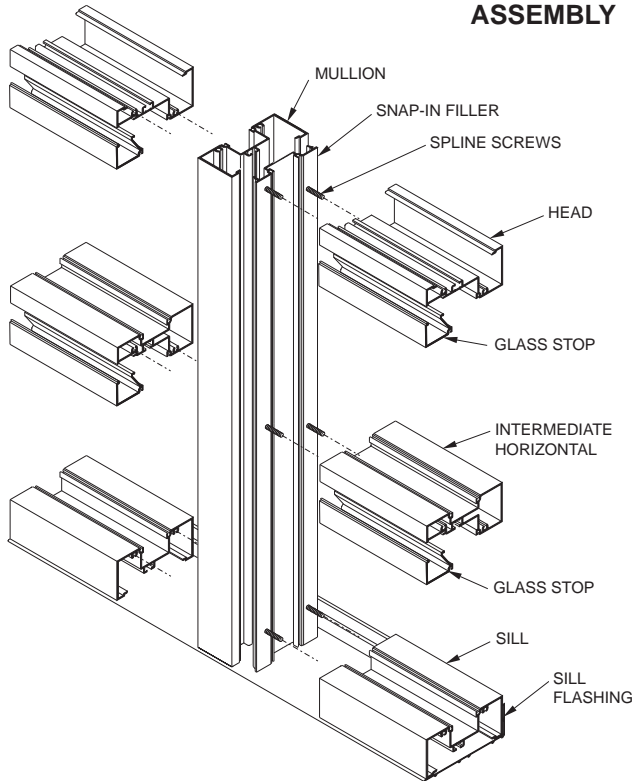
- High performance interlocking flashing
- Acoustical rating per AAMA 1801 and ASTM E 1425
- Project specific U-factors (See Thermal Charts)

Product Applications:

- Storefront, Ribbon Window or Punched Openings
- Single-span
- Integrated entrance framing allowing Kawneer standard entrances or other specialty entrances to be incorporated
- Kawneer windows including GLASSvent™ are easily incorporated

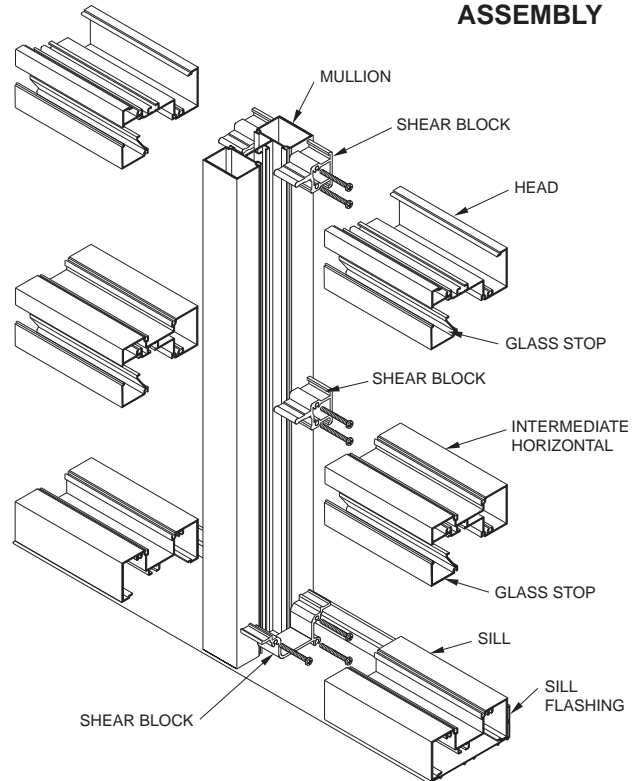
The split vertical in the **Screw Spine** system allows a frame to be installed from unitized assemblies. Screws are driven through the back of the verticals into splines extruded in the horizontal framing members. The individual units are then snapped together to form a complete frame.

SCREW SPLINE ASSEMBLY

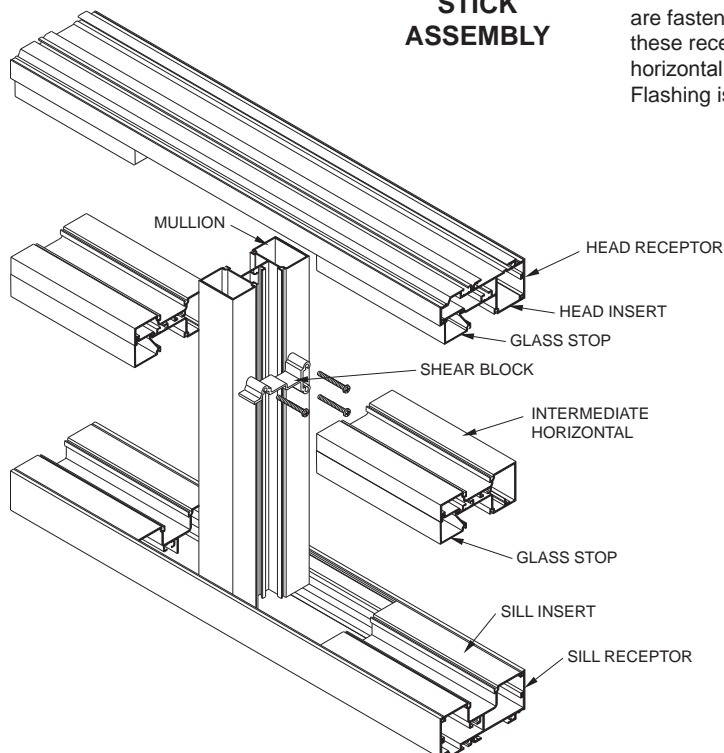


The **Shear Block** system of fabrication allows a frame to be pre-assembled as a single unit. Horizontals are attached to the verticals with shear blocks.

SHEAR BLOCK ASSEMBLY



STICK ASSEMBLY



The **Stick** system allows on-site construction. Head and sill receptors are fastened to the surround. Vertical mullions are then installed in these receptors and are held in place by snap-in inserts. Intermediate horizontal members are attached to the verticals with shear blocks. Flashing is not required.

NOTE:

If the end reaction of the mullion (mullion spacing (ft.) times height (ft.) times specified wind load (psf) divided by two) is more than 500 lbs., the optional mullion anchors must be used. (See page 14)

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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