



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 419 + 421 Brook Rd. Richmond, VA. 23220

Historic district Jackson Ward

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

☒ Check if Billing Contact

Name J. Sid DelCardayre

Phone 804-387-1600

Company Project 421, LLC

Email Sid@VanGoRichmond.com

Mailing Address 1832 Park Ave. Richmond, VA. 23220

Applicant Type: ☒ Owner ☐ Agent

☐ Lessee ☐ Architect ☐ Contractor

☐ Other (please specify): _____

OWNER INFORMATION (if different from above) ☐ Check if Billing Contact

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Project Type:

☒ Alteration

☐ Demolition

☒ New Construction

(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Renovate building and add a 2nd floor apartment (see attached drawings)

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payment of the application fee. 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 3/26/2021



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" | | |

JOHN S BUDWELL
ID 2003-4894
TM# N0000120005

JAMES R BENNETT
IW 2020-727
TM# N0000120004

JOSEPH J JAMES
DB 348 PG 2082
TM# N0000120006

RICHARD & ENIKO RUMWILL
ID 2009-21893
TM# N0000120007

T.M.# N0000120047
524.00SQ FT
0.0120ACRES

T.M.# N0000120045
1783.22SQ FT
0.0409ACRES

ONE STORY MASONRY No. 207-A

NEW PROPERTY LINE ALONG CENTER LINE OF MASONRY WALL

BROOK ROAD

CITY OF RICHMOND BASELINE SHEET 1 N/A

ALLEY

CURRENT OWNER:
TM# N0000120045 - ARLINGTON R BANKS, JR ID 2000-21190
TM# N0000120047 - JOHN S BUDWELL ID 2003-4894

PARCEL LINE MODIFICATION BETWEEN TWO PARCELS SITUATED ON THE EAST SIDE OF BROOK ROAD, IN THE CITY OF RICHMOND, VIRGINIA.

MCKNIGHT & ASSOCIATES, P.C.
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE RICHMOND, VIRGINIA 23235 TELEPHONE (804) 320-2646

JOB NUMBER: 03102019

1. PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE CODES.
2. DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON DRAWINGS SHALL GOVERN. ALL DIMENSIONS ARE TAKEN TO FACE OF STUDS OR EXISTING MASONRY/ CONCRETE OR OTHER EXISTING CONSTRUCTION, UNLESS OTHERWISE INDICATED.
3. OBTAIN AND PAY FOR ALL PERMITS, PROCESS AND COMPLETE ALL INSPECTIONS AND REPORTS, SECURE FINAL BUILDING CODE OFFICIAL SIGN-OFFS AND OBTAIN A CERTIFICATE OF OCCUPANCY. PROVIDE THE OWNER WITH A BONAFIDE RELEASE OF ALL LIENS WITH EACH SUBCONTRACTOR'S SIGNATURE.
4. INSTALL ARCHITECT'S SIGN WITHIN 30 DAYS OF NOTICE TO PROCEED. ADJACENT TO CONTRACTOR'S SIGN OR AS APPROVED BY THE OWNER. ARCHITECT'S SIGN SHALL BE FURNISHED BY THE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN SIGN IN NEAT APPEARANCE THROUGH DURATION OF THE CONTRACT. REMOVE AND TURN OVER SIGN TO THE ARCHITECT AT PROJECT COMPLETION.
5. SCHEDULE A KICK OFF MEETING WITH ARCHITECT, CONTRACTOR AND MAJOR SUBCONTRACTORS TO COORDINATE ALL BUILDING SYSTEMS.
6. PROVIDE ALL TEMPORARY FACILITIES AND UTILITIES REQUIRED FOR COMPLETION OF THE PROJECT.
7. IF LEAD PAINT IS ENCOUNTERED, COMPLY WITH OSHA 29CFR 1926.62
8. ISOLATE CONSTRUCTION ACTIVITIES FROM OCCUPIED AREAS, PARKED VEHICLES, ADJACENT BUILDINGS OR PROPERTY FOR NOISE, DUST, HEAT LOSS AND GENERAL ACCESS.
9. KEEP CONSTRUCTION SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES.
10. PROVIDE A SUBMITTAL/ SHOP DRAWING LOG WITHIN 30 DAYS OF NOTICE TO PROCEED TO THE ARCHITECT. LOG MUST INDICATE ANTICIPATED DATES FOR DESIGN PROFESSIONAL REVIEW, PROVIDE SHOP DRAWINGS AND / OR SUBMITTALS FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION OF ALL ITEMS. PRIOR TO SUBMITTING SHOP DRAWINGS AND SUBMITTALS, REVIEW EACH ITEM FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. ALL SUBMITTALS SHALL BE FOR PRODUCTS SPECIFIED OR INDICATED. SUBSTITUTIONS MUST BE SO IDENTIFIED AND MAY REQUIRE ADDITIONAL REVIEW TIME BY THE ARCHITECT OR ENGINEER.

<p>19-421 Brook Road is a single story masonry structure in the Jackson Ward Old and Historic District. It is now a single parcel, but used to be two separate buildings with different uses. The property was most recently used as a laundromat. The structure that was 419 is zoned R-6, while the structure that was originally 421 is zoned B-1.</p> <p>The current scope of work is a rehabilitation of the structure along with a new modern second story addition. The proposed use is an office within the former 421 structure and a dwelling unit at the 419 address. The second floor addition dedicated to the dwelling unit.</p>		
<h2>CODE INFORMATION</h2>		
<p>APPLICABLE BUILDING CODE</p>	<p>NO CHANGE OF USE SEPARATED MIXED USE OCCUPANCY</p> <p>2015 Virginia Construction Code (2015 VCC)</p>	
<p>CONSTRUCTION TYPE</p>	<p>TYPE VB</p>	
<p>AUTOMATIC SPRINKLER SYSTEM</p>	<p>NFPA 13</p>	
<p>USE GROUP</p>	<p>B</p>	<p>R-2</p>
<p>ALLOWABLE AREA (TABLE 506.2)</p>	<p>36,000 sf</p>	<p>21,000 SF</p>
<p>PROPOSED FIRST FLOOR AREA</p>	<p>1,886 sf</p>	<p>449 sf</p>
<p>PROPOSED SECOND FLOOR AREA</p>	<p>-</p>	<p>2,338 sf</p>
<p>ALLOWABLE HEIGHT (TABLE 504.3 & 504.4)</p>	<p>3 Stories 60 ft</p>	<p>3 Stories 60 ft</p>
<p>PROPOSED BUILDING HEIGHT</p>	<p>1 Story 12'</p>	<p>2 Stories 25 ft</p>

ADDRESS	419	421
ZONING	B-1	R-6
PRINCIPAL USE	OFFICE	DWELLING
ACCESSORY USE	DWELLING	STORAGE
FRONT YARD	10" (EXISTING)	10" (EXISTING)
SIDE YARD	NONE (EXISTING)	2'-3" (EXISTING)
REAR YARD	NONE (EXISTING)	3'-9" (EXISTING)
HEIGHT EXISTING	15'	15'
HEIGHT PROPOSED	25'	25'
LOT COVERAGE	-	77.4% (EXISTING)

MECHANICAL

1. All vents to be run through the roof, including fans, dryer vents & make-up air intakes. Where visible, penetrations to be painted to match roof color.
2. Stacked corridors in each building to be conditioned with a single unit, using a transfer grille with fire damper between floors.
3. Locate condensers to on roof unless otherwise specified.
4. Return Air Grill to be a vent set into wall, see plan, (doors to HVAC closet will not be lowered). Filter to readily accessible.
5. No exposed duct.
6. All refrigerant lines need to be enclosed in walls or ceilings.
7. No CFC's in mechanical units.
8. All units to use R-410A coolant.

ELECTRICAL

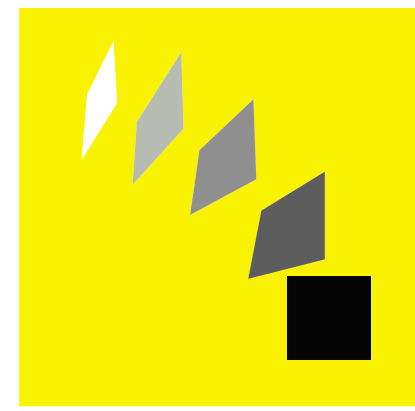
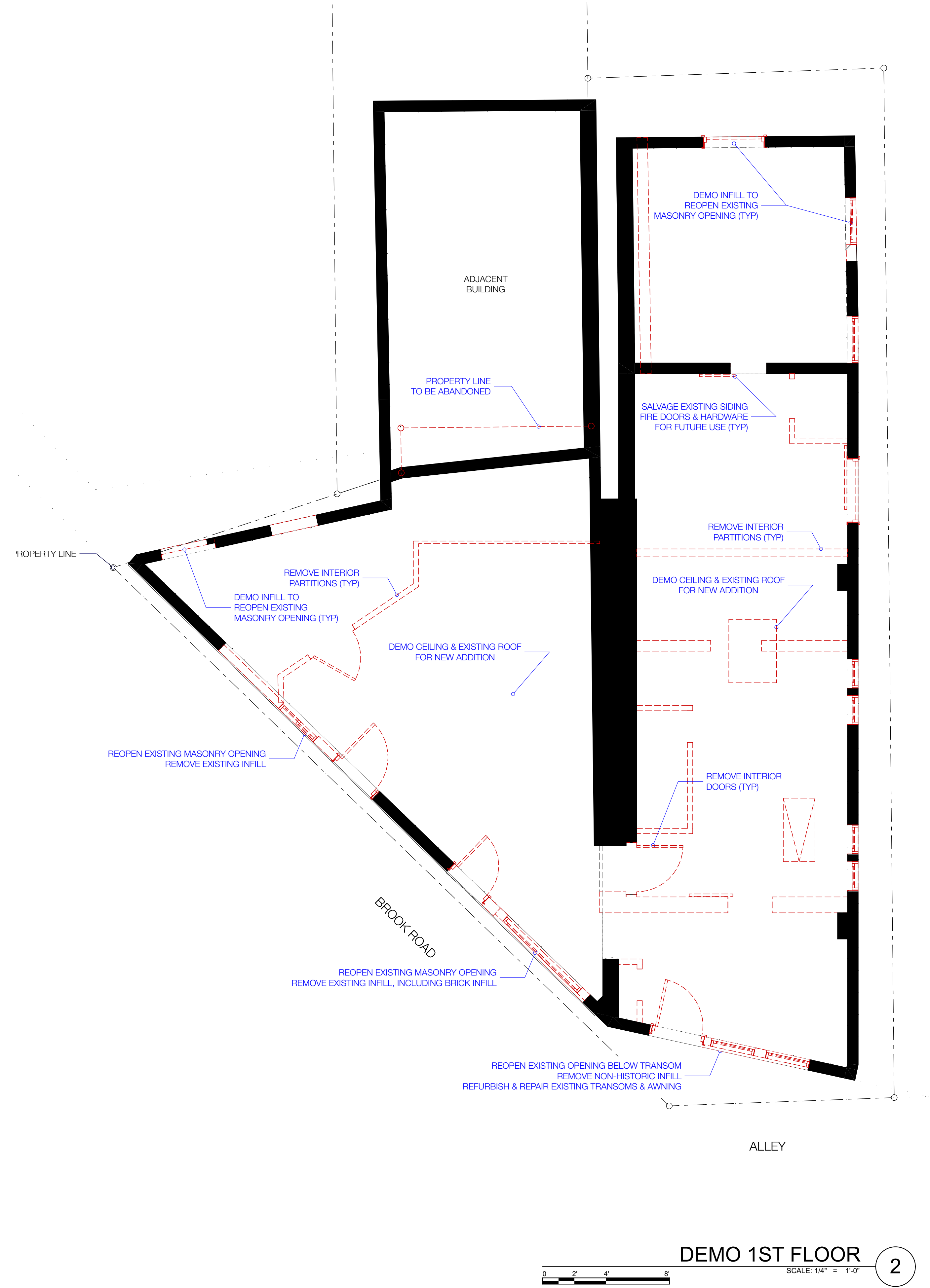
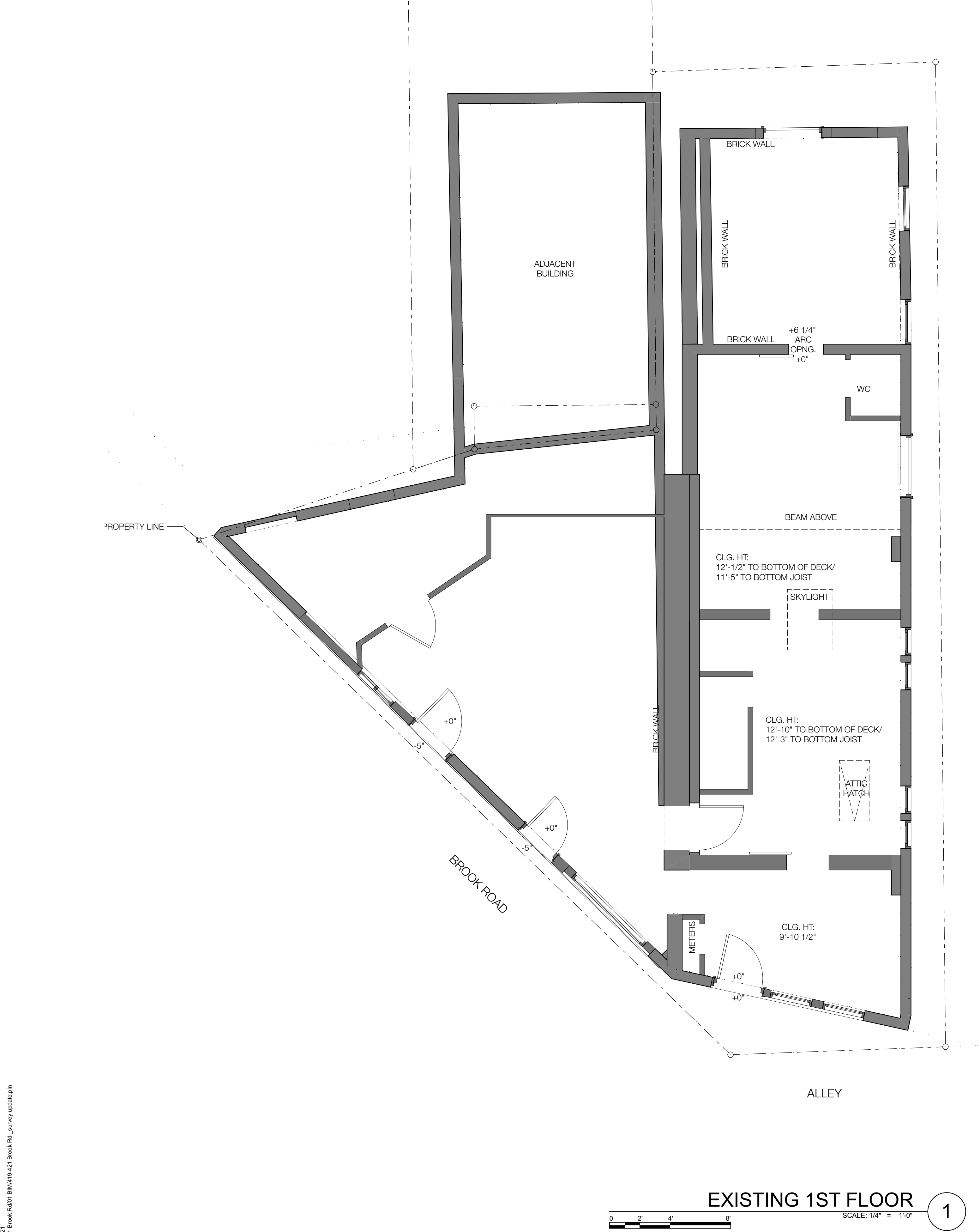
1. Provide separate meters for each use group.
2. All electrical feeders to be concealed.
3. All wire to be concealed in wall construction. No exposed "Romex" cable for electrical wiring. In cases where wiring cannot be concealed (solid masonry walls) it should be run in conduit (EMC). Conduit runs should be made as short as possible, co-ordinate with architect.
4. Electrical panels should be located in a discrete location. Verify location with architect.
5. Power connection should enter building underground.
6. Emergency egress lighting should be either ballasted in corridor lights, or LED lights set as high as practical.
7. Outlets and outlet covers should match the color of the adjacent surface. Check with architect to get approval on atypical surfaces like backsplashes, wainscots, and flooring.

1. Plumbing to be wet vented.
2. Penetrations through the roof to be painted to match roof color.
3. Provide water to refrigerator ice-makers.
4. All plumbing lines should be run in concealed spaces.
5. Supply shall be CPVC.
6. Waste shall be PVC.
7. Water supply for each unit will be sub-metered, provide adequate space for meter.

1. UNDERGROUND STORAGE TANKS (UST), IF FOUND, ARE TO BE "CLOSED IN PLACE". ANALYZE A MINIMUM OF 8 SOIL SAMPLES ADJACENT TO THE BOTTOM OF THE USTS FOR TOTAL PETROLEUM HYDROCARBON VIA EPA METHOD 8015B.
2. ASBESTOS-CONTAINING MATERIALS, IF FOUND, ARE TO BE MANAGED UNDER A SITE-SPECIFIC OPERATIONS AND MAINTENANCE PROGRAM DEVELOPED IN ACCORDANCE WITH STATE AND FEDERAL GUIDELINES BY A LICENSED ASBESTOS PROJECT DESIGNER.
3. LEAD-BASED PAINT, IF FOUND, SHALL BE ENCAPSULATED IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS UNLESS OTHERWISE NOTED.
AREAS IDENTIFIED WITH LEAD PAINT ARE SUBJECT TO PAINT REMOVAL SHALL BE PERFORMED IN A CONTROLLED MANNER PER OSHA 29 CFR 1926.62.
4. POLYCHLORINATED BIPHENYLS - PCB CONTAINING LIGHT BALLASTS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL APPLICABLE REGULATIONS BY AN ELECTRICAL CONTRACTOR FAMILIAR WITH PCBs.



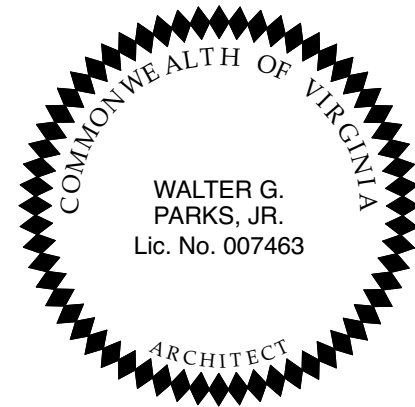
Printed on: Friday, March 26, 2021
Volume/Project/Sheet: 01 419-421 Brook Rd/01 BIM/419-421 Brook Rd_survey update.dgn



walter PARKS
ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

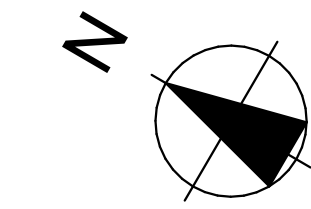
313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761
f: 644-4763
wparks.com



419-421 Brook Rd

419 Brook Rd
Richmond, VA 23220

DESIGN DEVELOPMENT



REVISIONS

TAG	DATE

PROJECT #: 21.01
ISSUE DATE: 11/20/17

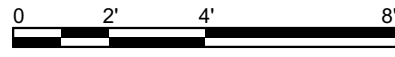
AS BUILT / DEMO
PLANS

D.201



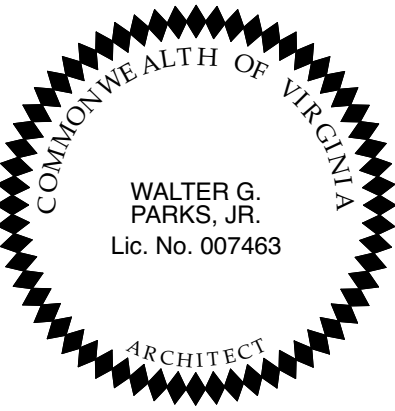
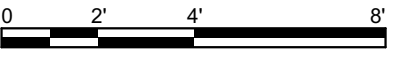
1 EXISTING / DEMO BROOK RD ELEVATION

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



2 EXISTING / DEMO ALLEY ELEVATION

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



419-421 Brook Rd
419 Brook Rd
Richmond, VA

REVISIONS	
TAG	DATE

walter PARKS
ARCHITECT

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761 / f: 644-4763

PROJECT #: 21.01
DATE: 3/26/21

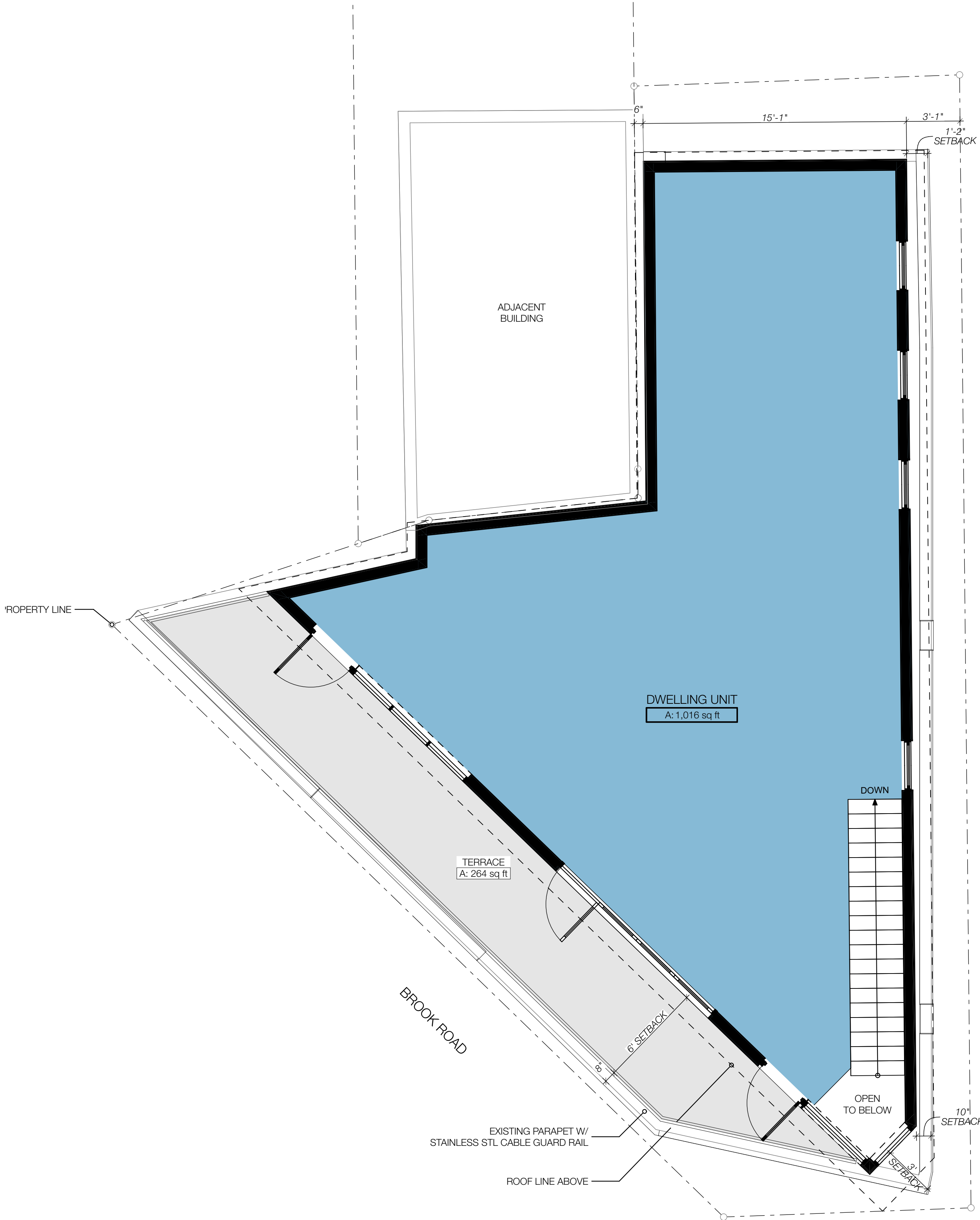
AS BUILT
ELEVATIONS
D.202



PROPOSED 1ST FLOOR

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

1



PROPOSED 2ND FLOOR

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

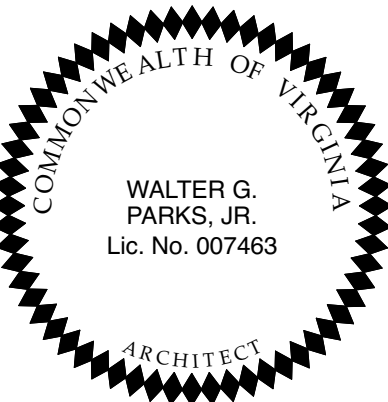
2



walter PARKS
ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

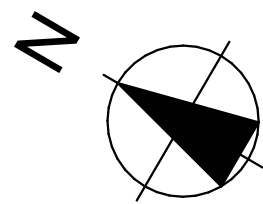
313 N. ADAMS STREET
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wparks.com



419-421 Brook Rd

419 Brook Rd
Richmond, VA 23220

DESIGN DEVELOPMENT



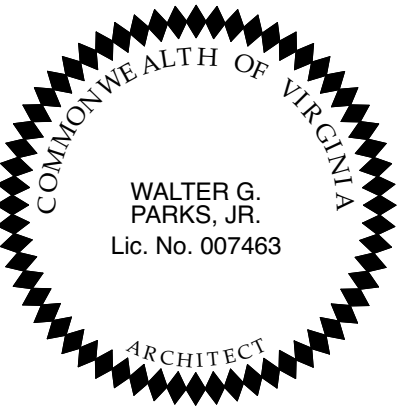
REVISIONS

TAG	DATE

PROJECT #: 21.01
ISSUE DATE: 11/20/17

PROPOSED
LAYOUTS

A.201



419-421 Brook Rd
419 Brook Rd
Richmond, VA

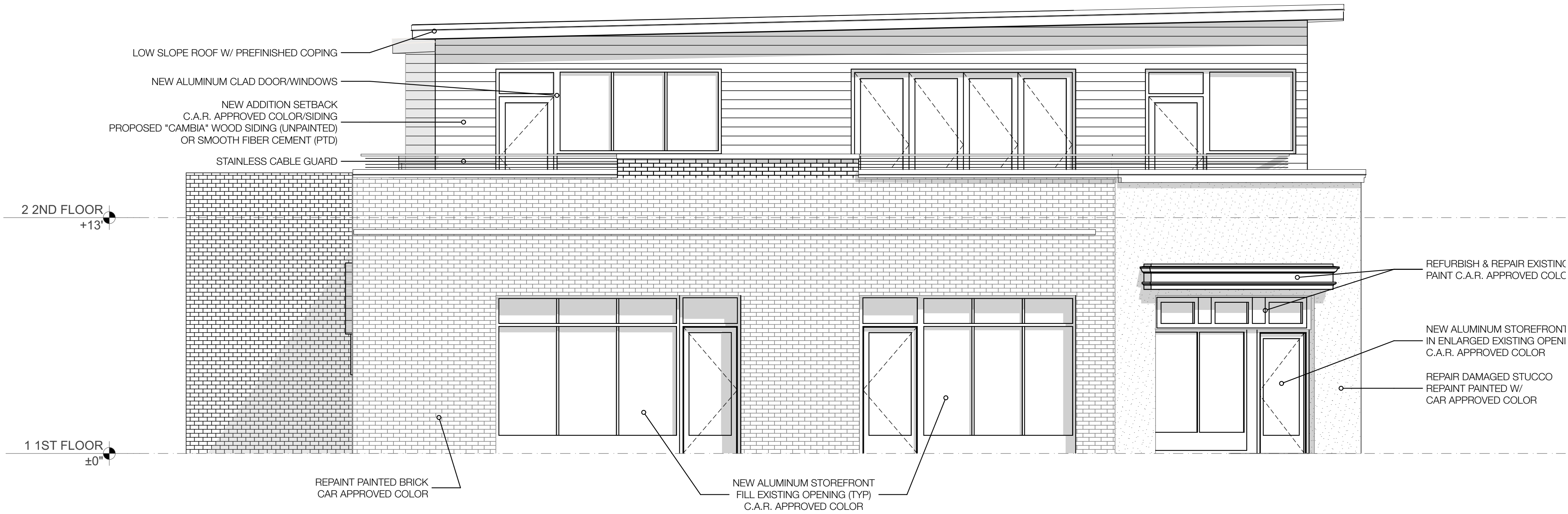
REVISIONS	
TAG	DATE

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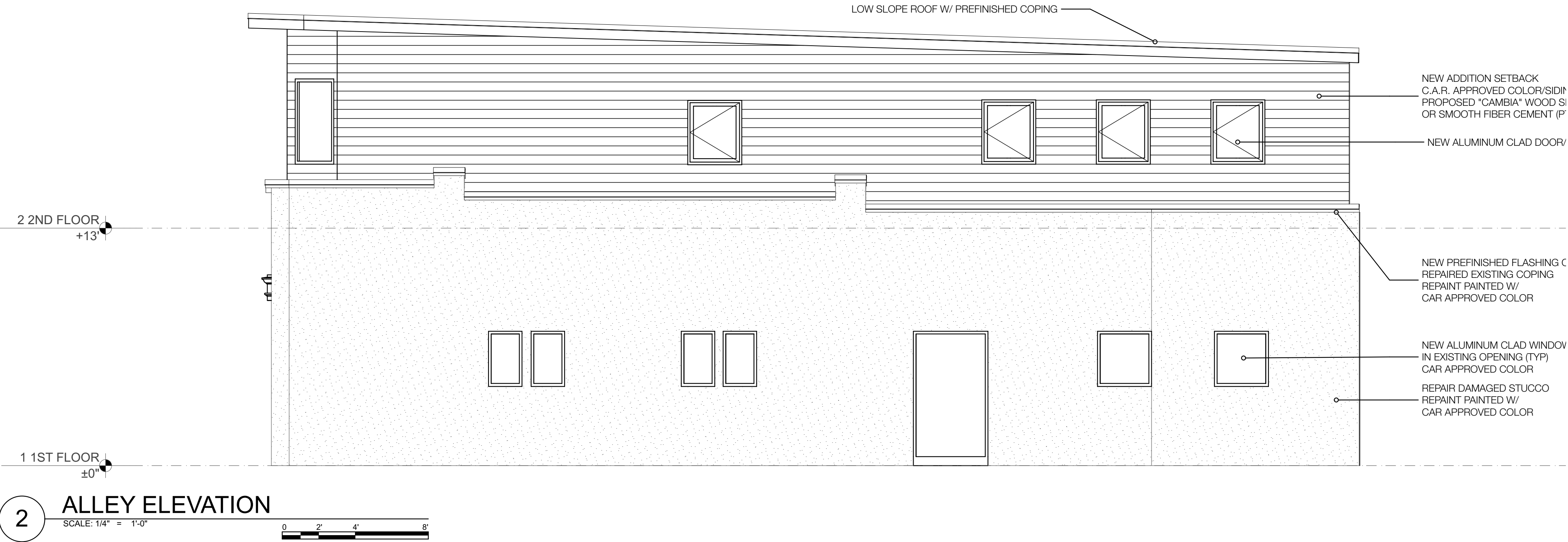
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PROJECT #: 21.01
DATE: 3/26/21

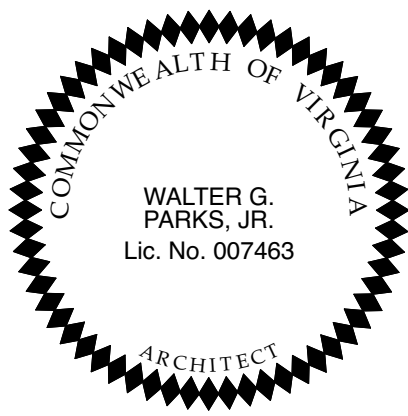
ELEVATIONS
A.301



1
BROOK RD ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2
ALLEY ELEVATION
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



419-421 Brook Rd
419 Brook Rd
Richmond, VA

REVISIONS	
TAG	DATE

walter PARKS
ARCHITECT

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761 / f: 644-4763

PROJECT #: 21.01
DATE: 3/26/21

MASSING STUDIES
A.302