



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 14 1/2 West Leigh St
Historic district Jackson Ward

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

APPLICANT INFORMATION

Name Elizabeth Dwyer-Basch
Company 14 1/2 West Leigh St LLC
Mailing Address 13412 Rupert Ct
Henrico VA 23233

Phone 804-387-1717
Email lizze@baschful.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
Mailing Address _____

Company _____
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 1/24/19



COMMONWEALTH of VIRGINIA

Department of Historic Resources

Matt Strickler
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

March 4th, 2019

Lizzie Drucker-Basch
14 ½ West Leigh Street LLC
13412 Rupert Court
Henrico, VA – 23233

Re: 14.5 West Leigh Street – Richmond
Part 2 Response
DHR # 2019-013

Dear Ms. Drucker-Basch –

Thank you for submitting the State and Federal Rehabilitation Tax Credit Application, Part 2, “Description of Rehabilitation” for the property located at 14.5 West Leigh Street in Richmond. We are also in receipt of the necessary State application fees and appreciate their timely submission. While it appears that portions of the proposed work are consistent with the Secretary of the Interior’s *Standards for Rehabilitation* if specific conditions are met, we find that there is insufficient documentation to review other aspects of the proposed scope of work. Please see below for a list of conditions to be met and issues that require clarification/revision should tax credits continue to be sought – please note that this application is currently on-hold.

CONDITIONS:

The following conditions would need to be met in order for the project to receive approval. ***Please note that additional conditions will likely be issued once the comprehensive review of the Part 2 application has been completed.*** The next Amendment submitted should acknowledge/respond to the below Conditions.

New Windows – All new windows must be either wood, or aluminum-clad wood. Additionally, absent documentation showing that there were historically transoms present on the first floor front elevation windows, they should be one-over-one hung windows, without a transom.

New Soffits on First Floor – As drawn, the soffits shown on the first floor appear to be nearly two+ feet in width. Please be aware that these new HVAC soffits must be as minimal as possible – typical size of these soffits is generally between 12” – 18” square.

Capital Region Office
2801 Kensington Avenue
Richmond, VA 23221
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Fax: (804) 367-2391

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Unpainted Woodwork – Any woodwork that is not currently painted should remain unpainted – the stain/varnish may be cleaned and revitalized, but this wood should not be painted.

New Walls/Doors/Trim – In order to comply with the requirements of *Standard #9*, seen below, new walls, trim, and doors must be contemporary – and so differentiated from the historic – and compatible with the overall character of the historic structure. Often times this can be accomplished by using trim of the same size as the historic trim, but with a more simple profile.

#9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Second Floor Hall Closet – The plans appear to show a new doorway being installed in the second floor hallway. As this is considered a primary space, a new closet doorway should not be installed in the second floor hallway as this would be in conflict with *Standard #2*:

#2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Please access this new closet from the second bedroom.

CLARIFICATION/ADDITIONAL INFORMATION REQUIRED

Please submit the following items as an Amendment to the Part 2 application. The appropriate forms can be at the National Park Service’s website at <http://www.nps.gov/tps/tax-incentives/application.htm>. Once we have received this information, we will be able to continue and complete our review. ***Please note that the overall work scope is not yet approved – this additional information is required for a complete review.***

Number of Housing Units – The Part 2 application states that two housing units will exist after rehabilitation, but the written narrative indicates that there will only be one residential unit at the end of the project. Please confirm whether there is one or two residential units proposed for this project.

Inconsistencies between Submitted Documentation and Written Descriptions – Please be aware that in accordance with the regulations governing the tax incentives program, the written application takes precedence over all other submitted documentation (drawings, photographs, etc.). Therefore, it must be comprehensive and include *all* treatments proposed for the historic building and site. The burden to identify work scope items in the supplementary documentation and written narrative – whether due to errors in the documentation or changes to the work scope – falls upon the applicant. The following aspects of the work scope are insufficiently described in the written narrative and/or are incorrectly shown in the supplementary documentation. Please clarify/correct the submitted information, paying close attention to ensuring that we have a comprehensive written narrative of the work to be done, and that the supplementary documentation matches the written description.

- 1) **“Missing” Rear Addition** – The before-rehabilitation photograph key appears to show that there are two additions on the rear of the structure – a narrow one that extends across the entire width of the historic structure, and a square one set to the northwest. However, submitted rear elevation photographs do not appear to show the square addition, the after-rehabilitation plans do not appear to show the rear, square addition existing anymore, and yet the before/after floor area are identical. Does this addition exist? If so, what is happening to it? Please provide additional information on this aspect of the work scope, including an updated photograph that clearly shows the pre-rehab rear elevation.

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- 2) **Plan Changes Not Described In Written Description** – As was stated above, all work must be fully described in writing. Supplementary information such as plans and drawings must be supportive of, and accurate to, the written description.
- a. **First Floor** – It appears that the doorway in-between the front hall and the living room is to be widened. Is this the case? If so, this work cannot be approved as it is in conflict with *Standard #2*:
#2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - b. **First Floor** – It appears that the doorway in the rear hallway is to be infilled. Is this accurate? If so, how will this opening be treated? Is this a historic opening? If so, how will the opening be infilled? If it is not, how will the treatment to infill this modern opening differ? Additional information is required to review this aspect of the work scope.
 - c. **Second Floor** – It appears that the doorway in the rear of the hallway is to be infilled. Is this accurate? If so, how will this opening be treated? Is this a historic opening? If so, how will the opening be infilled? If it is not, how will the treatment to infill this modern opening differ? Additional information is required to review this aspect of the work scope.

Second Floor Hallway Closet – The before-rehab plans appear to show a bi-fold door at the second floor hallway towards the front of the structure. The after rehabilitation plans now show this feature is being modified in some way, though this work is not described in the written narrative. Please submit a photograph showing the current condition of this side of the second floor hallway, and a written description of the work to be done.

Additional Photographic Documentation Required – As we are a publically funded program, and we are not visiting the property before the rehabilitation is begun, it is vitally important that we have comprehensive and clear photography of all spaces where work is being done. In addition to the requested photographs of the exterior of the rear, square addition and the pre-existing second floor hallway closet, please provide clear and well-lit additional photographs showing the following spaces:

- One photograph each from opposing corners of the front Living Room.
- One photograph each from opposing corners of the proposed Dining Room/Kitchen.
- One photograph taken from where photograph #9 is taken, pointing towards the east.
- Additional photographs of the first floor interior of the rear, square addition.
- Additional photographs of the second floor interiors of the rear additions.
- New, well-lit photographs of the space that will become Bedroom #2.

Front Porch – No information – either in the form of physical evidence or historical documentation – has been provided that substantiates that there was a front porch at this building when the Jackson Ward Historic District's Period of Significance ended, which was in 1958. Absent this evidence, the installation of a front porch at this structure is in conflict with *Standards #3* and *#4*:

#3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

#4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

If this evidence exists, it must be submitted as an Amendment for review and response. If not, the proposal to create a new front porch cannot be approved as it is in conflict with the above-mentioned *Standards*.

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Fax: (540) 868-7033

We look forward to receiving the requested information so that we may complete our review of the proposed work scope and forward your application to the National Parks Service; *please be aware that the application will not be sent to NPS until it is complete and the above issues have been addressed.* In the meantime, please feel free to contact me at 804-482-6452 or Jessica.Ugarte@dhr.virginia.gov.

Sincerely,

Jessica A. Ugarte
Tax Credit Reviewer
Office of Preservation Incentives

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Architecture
Historic Preservation
Furniture Design
Watercolors

Sadler & Whitehead
ARCHITECTS PLC

responding

reexamining

30 April 2019

refining

TRANSMITTAL

reinventing

restarting

TO: Jessica Ugarte
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221

reclaiming

recalling

remembering

FR: Kathleen Morgan, Project Manager *KM*

respecting

recycling

RE: 14.5 W. Leigh Street, Richmond VA
Amendment 1
DHR# 2019-013

restructuring

restoring

TRANSMITTING:

renovating

2 copies each:

reviving

retracing

- Amendment 1 to the Part 2 State and Federal tax credit application
- 1965 photo showing front porch
- Amendment 1 photos 1-34
- Project drawings, 12 sheets (Ratio, PC, 4/26/2019)

redeeming

reconfiguring

resolving

revisiting

NOTE:

reducing

Enclosed please find Amendment 1 to the State and Federal Part 2 tax credit applications for 14.5 W. Leigh Street in Richmond. We request your concurrence with our finding that the project meets the Secretary of the Interior's Standards for Rehabilitation and that the hold be lifted from the Part 2. Please contact us with any questions or requests for further information.

resurrecting

reusing

recalling

Please note Sadler & Whitehead Architects, PLC are now consulting on this project.

regenerating

revising

COPY: National Park Service
Lizzie Drucker-Basch, 14 1/2 West Leigh Street LLC
Bruce Shirley, Ratio, PC (by email)

rewarding

researching

revealing

726 West 33rd Street

Richmond, Virginia

23225-3533

P 804.231.5299

F 804.231.5298

sadler@sadlerandwhitehead.com



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

NPS Project Number
40017, DHR# 2019-013

Instructions: This page must bear the applicant's original signature and must be dated.

1. **Property name** 14.5 West Leigh Street
Property address 14.5 West Leigh Street, Richmond VA 23220-3209

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

This is Amendment 1 to the Part 2 application submitted to the Virginia Department of Historic Resources (DHR). The amendment responds to the DHR letter dated 3/4/2019, placing the project on hold.

We request your concurrence with our finding that the project, as amended, meets the Secretary of the Interior's Standards for Rehabilitation and ask that DHR lift the hold on the Part 2 application.

3. **Project Contact** (if different from applicant)
Name Mary Harding Sadler or Kathleen Morgan Company Sadler & Whitehead Architects, PLC
Street 726 W. 33rd Street City Richmond State VA
Zip 23225-3531 Telephone (804) 231-5299 Email Address sadler@ or kathleen@sadlerandwhitehead.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Elizabeth Drucker-Basch Signature [Signature] Date 4/30/19
Applicant Entity 14 1/2 West Leigh Street LLC SSN _____ or TIN 82-4198056
Street 13412 Rupert Court City _____ State _____
Zip 23233-7048 Telephone (804) 387-1717 Email Address lizzie@baschful.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date National Park Service Authorized Signature

NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

Property name 14.5 West Leigh Street NPS Project Number 40017, DHR# 2019-013
Property address 14.5 West Leigh Street, Richmond VA 23220-3209

1. New Windows

The windows will be aluminum-clad wood windows. The first floor windows on the front elevation are one-over-one, and the transoms have been removed. The drawings have been updated to reflect this change.

2. New Soffits on First Floor

The soffits have been reduced to be 12"-18" wide wherever possible.

3. Unpainted Woodwork

Any woodwork that is not currently painted will remain unpainted.

4. New Walls/Trim/Doors

New walls, trim, and doors will be differentiated from the historic. New doors will be flush panel wood doors. And new baseboard at new walls will have a simple profile, different from the historic baseboard.

5. Second Floor Hall Closet

There is no new doorway proposed in the second floor hall closet. There is an existing closet with a louvered bi-fold door. The louvered door will be replaced with a flush panel door. The laundry closet door has been moved from hall to the rear bedroom.

6. Number of Housing Units

There was an error on the application. There will only be one residential unit at the completion of the project, not two.

7. Missing Rear Addition

The small, square, rear addition shown on the demolition plans will be demolished. Additional photos of this space are provided with this amendment. The rear elevation will be parged to match the existing rear elevation of the narrow section. Walls of the rear additions are much altered and a mix of brick and CMU. Sheet A-5 shows the proposed rear elevation.

8. Plan Changes

First Floor-

Front Hall Doorway- The doorway between the front hall and the living room will not be widened.

Rear Hall Doorway- The rear hallway at the first floor is not being infilled. The opening will remain and provide access to the narrow, rear addition.

Second Floor-

Rear Hall Doorway- The door opening at the end of the hall will be infilled with drywall. The drywall will be recessed 2" from the wall.

9. Second Floor Hallway Closet

The existing door will be replaced. Photographs of this non-historic bi-fold door have been provided. A new wood door will be installed.

10. Additional Photographic Documentation Required

The requested additional photographs have been provided. An updated photo key of the first and second floors has also been provided.

11. Front Porch

A historic photograph of the front porch has been provided. The proposed front porch matches the historic in materials and design.



Leigh W 14.5 Approx 1967 (3)ADJUSTED



COMMONWEALTH of VIRGINIA

Department of Historic Resources

Matt Strickler
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director

Tel: (804) 367-2323
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www.dhr.virginia.gov

May 29th, 2019

Elizabeth Drucker-Basch
14 ½ West Leigh Street LLC
13412 Rupert Court
Henrico, VA – 23233

Re: 14 ½ West Leigh Street – Richmond
Amendment #1 Response
DHR # 2019-013

Dear Ms. Drucker-Basch –

Thank you for submitting the Continuation/Amendment sheet addressing the additional information requested for, and changes to, the project scope for the proposed work at 14 ½ West Leigh Street in Richmond. This Amendment provides additional information on the items listed in the Part 2 hold letter that was sent on March 4th, 2019. Based on the materials submitted and the revisions noted on the Amendment, the proposed work is consistent with the Secretary of the Interior's *Standards for Rehabilitation*. The project, as described in the original Part 2 application and as revised by the Amendment, is approved as submitted, as clarified by any prior conditions.

As you know, this approval is for the Amendment as submitted. All new information or changes to the project scope should be sent to the Virginia Department of Historic Resources in the form of an Amendment; you can find the appropriate form through the National Park Service's website at <http://www.nps.gov/tps/tax-incentives/application.htm>. We have forwarded a copy of Amendment #1 to the National Park Service with our recommendation – you will receive their response in a separate letter.

We look forward to reviewing Part 3 of the application upon the completion of work. In the interim, please feel free to contact me with any questions at 804-482-6452 or Jessica.Ugarte@dhr.virginia.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ugarte".

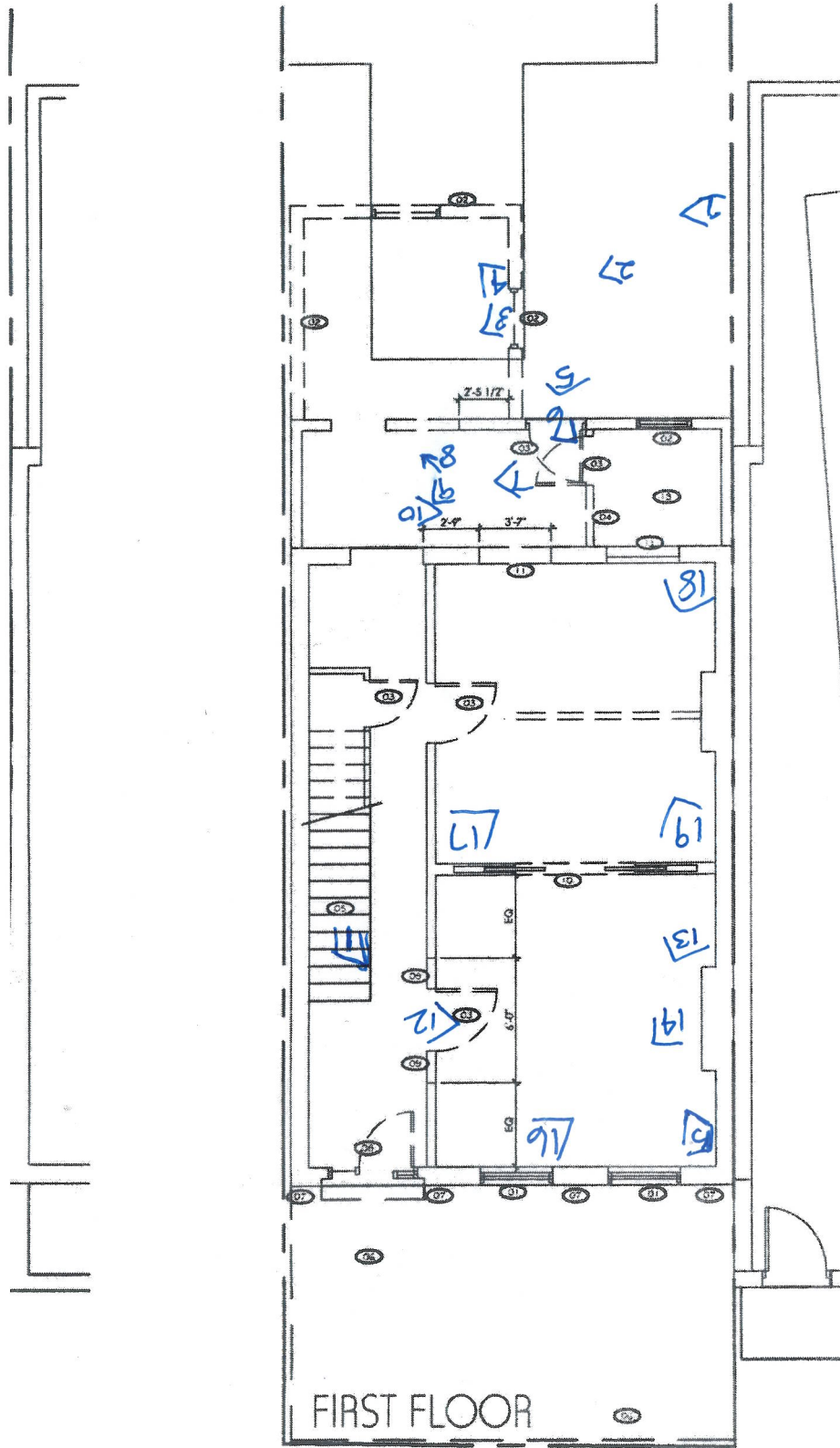
Jessica Aurora Ugarte
Tax Credit Reviewer
Office of Preservation Incentives

cc: Mary Harding Sadler

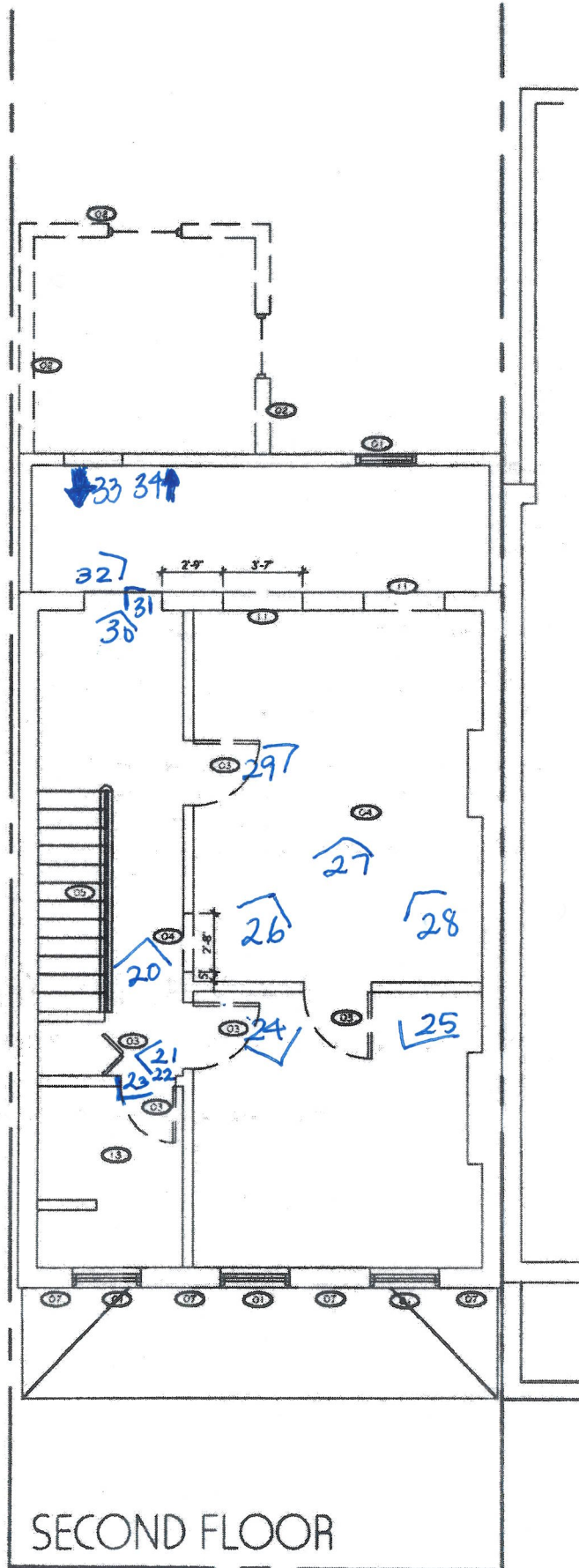
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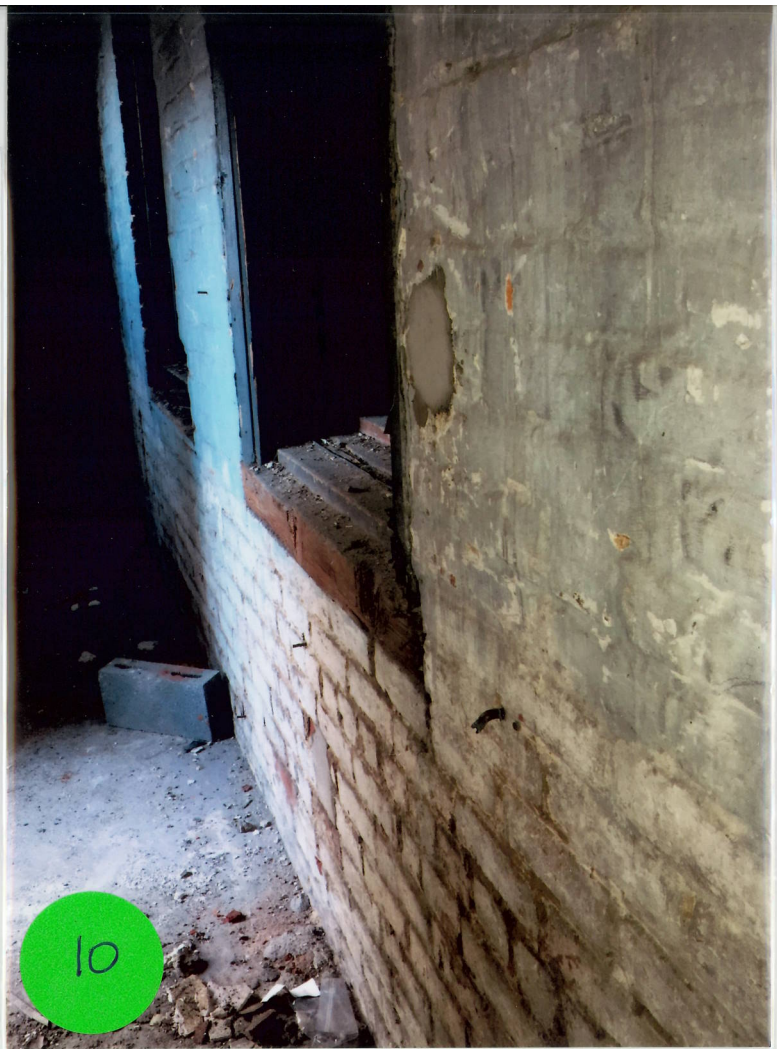
FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

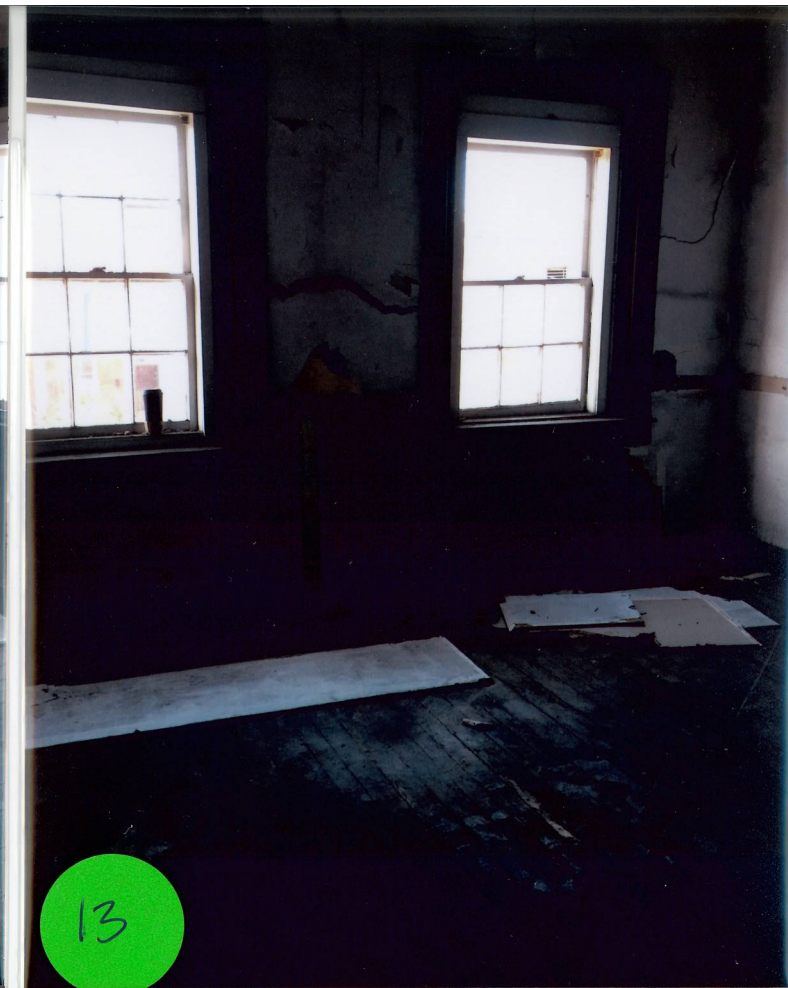


SECOND FLOOR

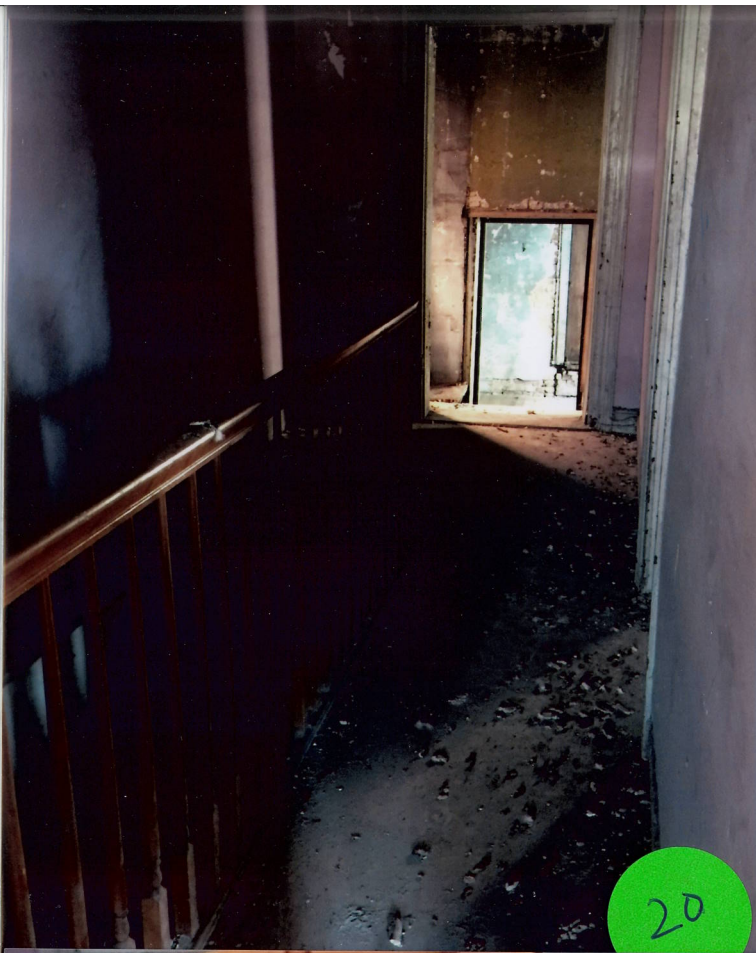












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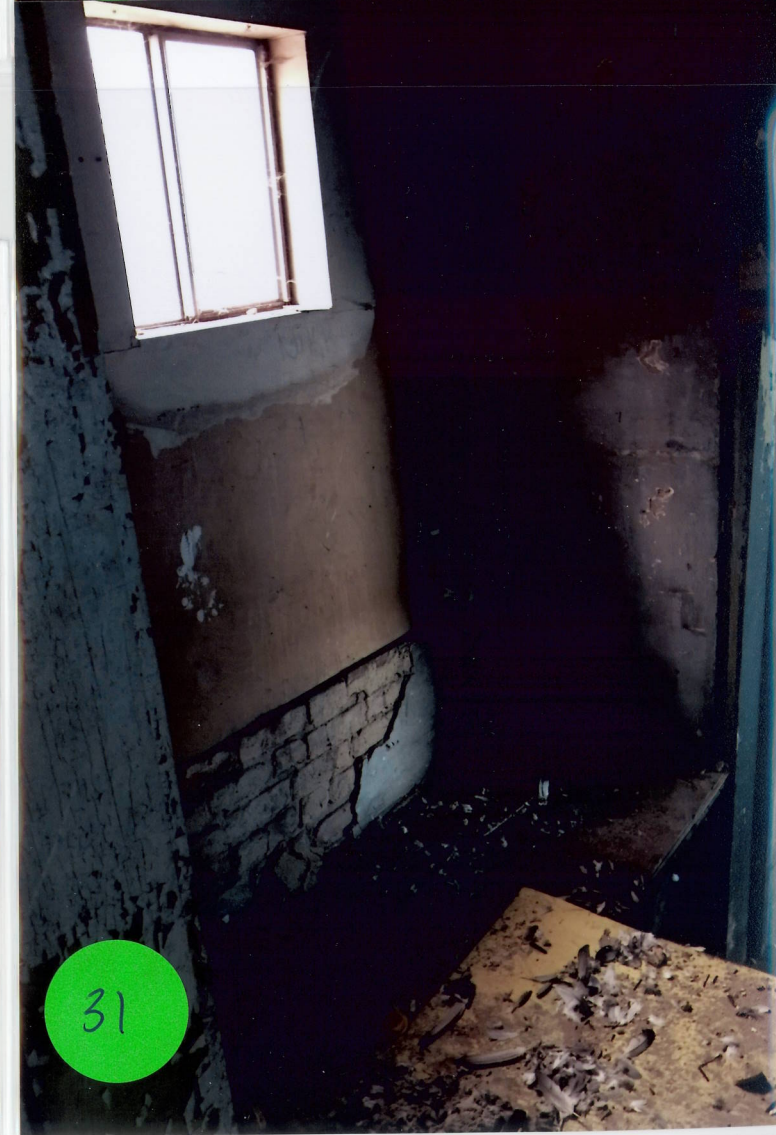
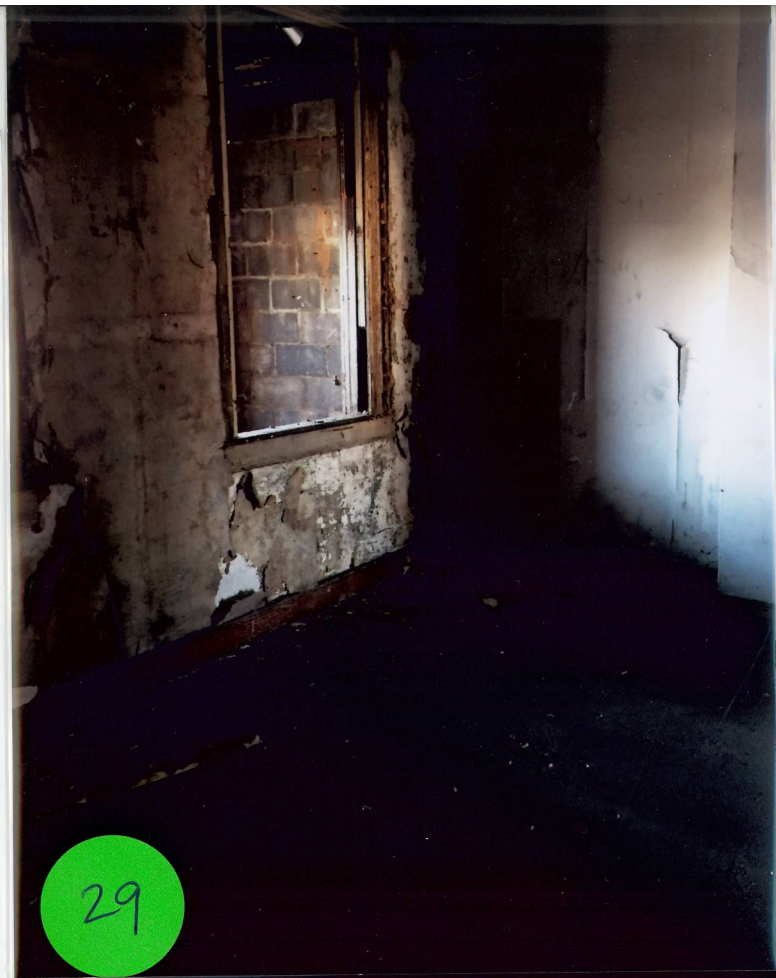


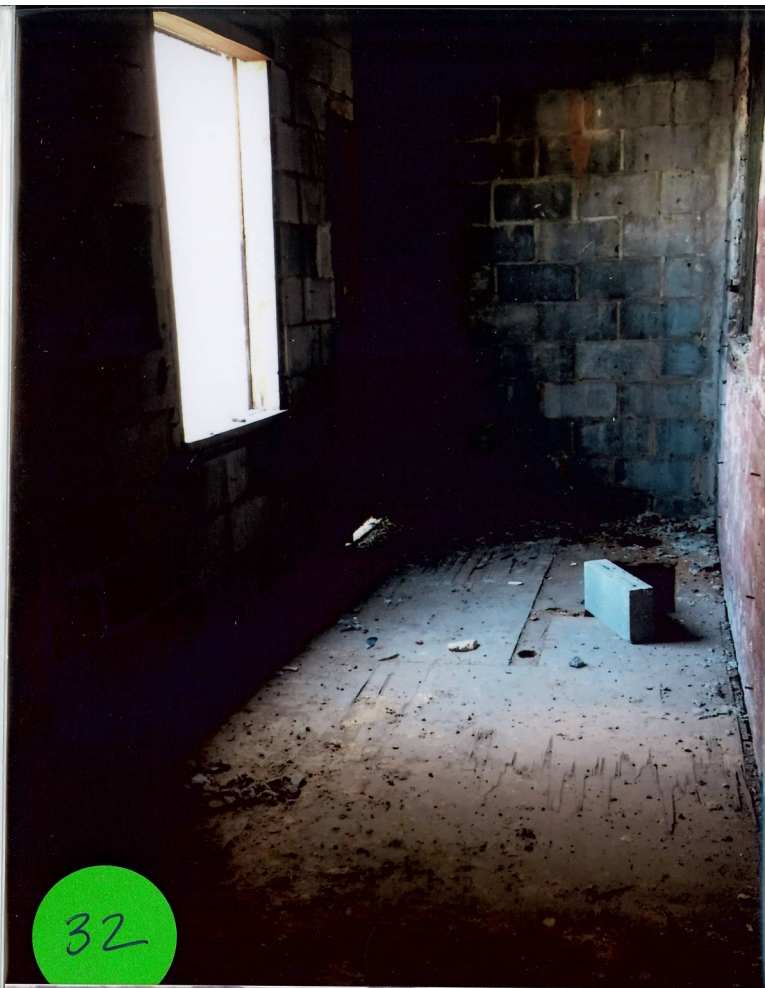
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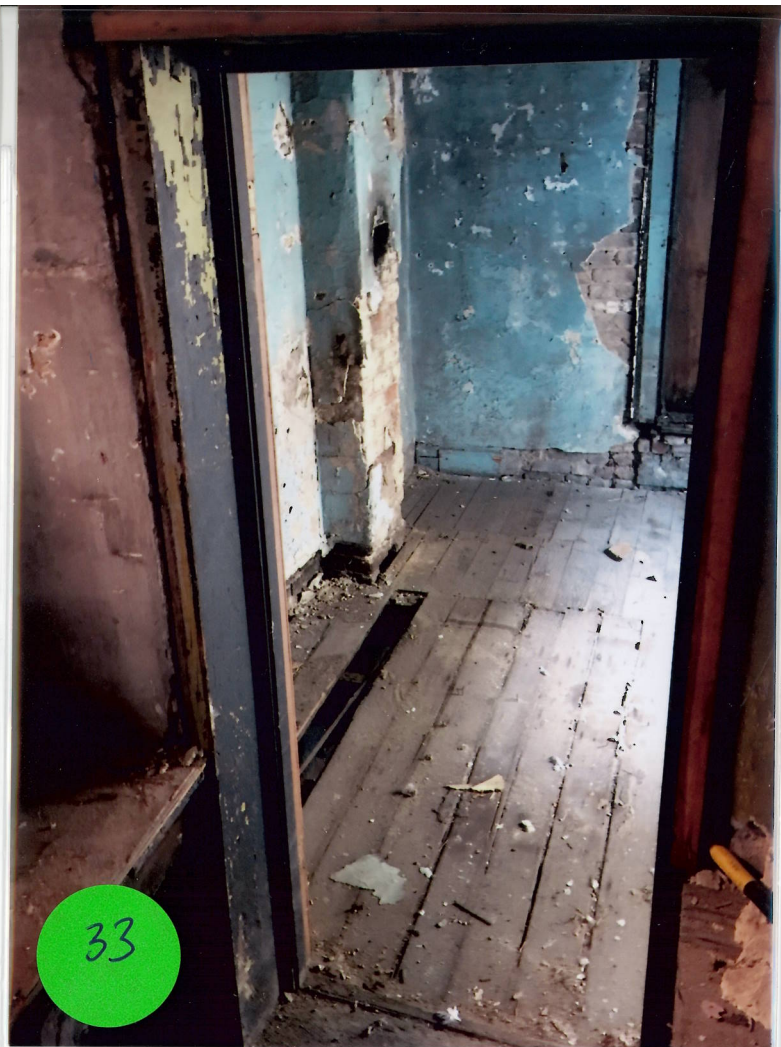
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DRAWING INDEX

CS-1 COVER SHEET
CS-2 ASSEMBLY DETAILS

D-1 FIRST & SECOND FLOOR DEMOLITION PLANS

AS-1 EXISTING BOUNDARY SURVEY
AS-2 ARCHITECTURAL SITE PLAN

A-1 NEW CONSTRUCTION NOTES
A-2 FIRST & SECOND FLOOR NEW CONSTRUCTION PLANS
A-3 FIRST & SECOND FLOOR REFLECTED CEILING PLAN
A-4 SOUTH ELEVATION (FRONT)
A-5 NORTH ELEVATION (BACK)
A-6 FRONT PORCH SECTION
A-7 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	NOT USED	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:

- Provide (3) hinges per door installed per manufacturer recommendations.
- All doors are to receive wall stops. Coordinate final selection and locations with Owner. Where wall stops are not feasible, provide floor stops.
- 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	01/A4.01	3'-0"	±7'-4"	1 3/4"	WOOD/ GL	WOOD	01	NOTE 01
02	INT. PK. DOOR	EXIST.	(2) 3'-0"	±6'-8"	1 3/8"	WOOD	WOOD	EXIST.	NOTE 02
03	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	04	-
04	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	03	-
05	HALF LIGHT ENTRANCE DOOR	02/A4.01	2'-8"	6'-8"	1 3/4"	WOOD/ GL	WOOD	01	-
06	INT. DOOR	01	2'-6"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
07	INT. DOOR	01	2'-0"	6'-8"	1 3/8"	WOOD	WOOD	04	-
08	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
09	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	04	NOTE 01
10	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	04	-
11	INT. DOOR	01	2'-8"	6'-8"	1 3/8"	WOOD	WOOD	03	NOTE 01
12	INT. DOOR	01	2'-4"	6'-8"	1 3/8"	WOOD	WOOD	03	-

DOOR NOTES:

- CONFIRM DOOR SIZE ON SITE TO FIT EXISTING HISTORIC OPENING.
- EXISTING DOOR(S) TO BE REFURBISHED PER NPS GUIDELINES AND REPAINTED.

14.5WL Renovation

14 1/2 W. LEIGH STREET
RICHMOND, VA 23220

DATE: 01.23.19

REVISIONS:

1: 02.14.19
2: 04.26.19

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

© ratio,pc 2019

COVER SHEET

CS-1

14.5WL Renovation

14 1/2 W. LEIGH STREET
RICHMOND, VA 23220

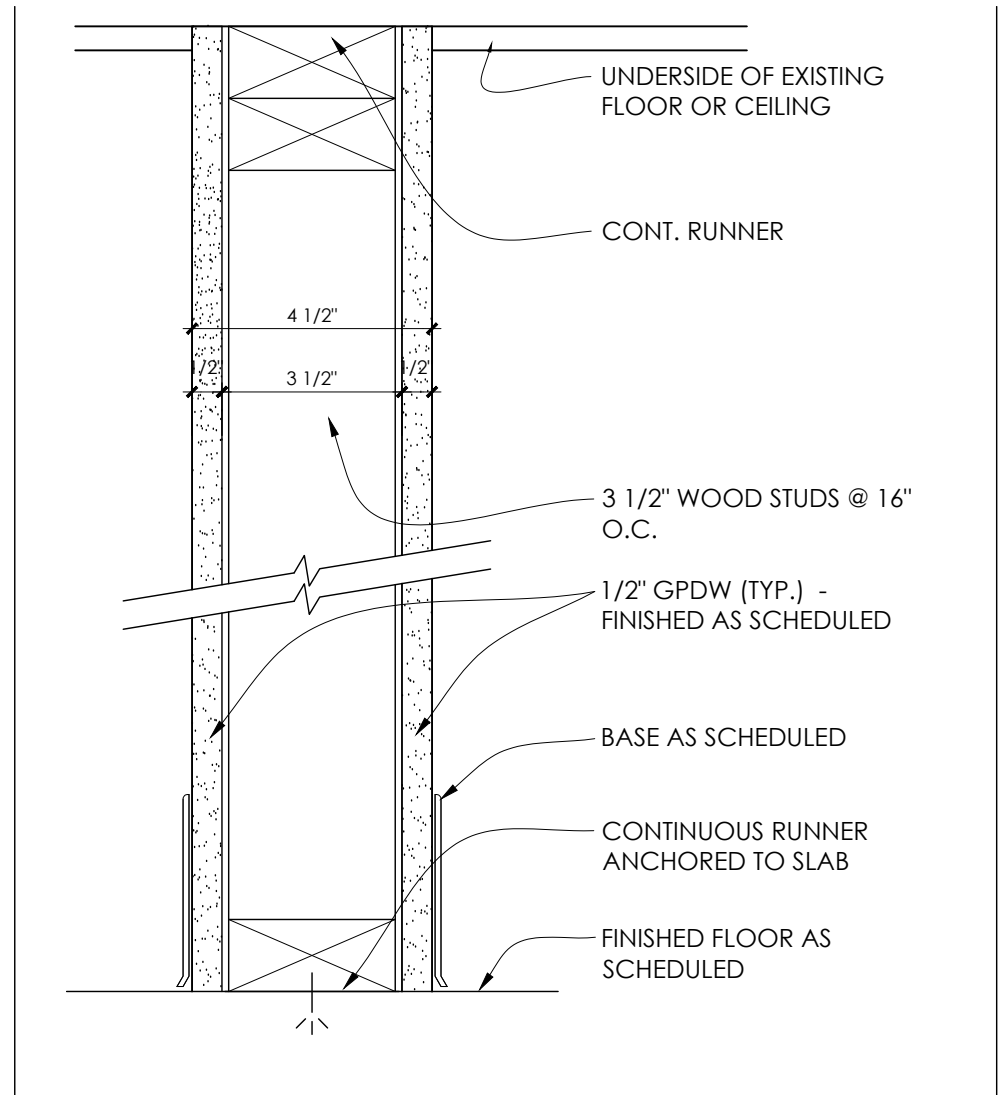
DATE: 01.23.19

REVISIONS:
1: 02.14.19
2: 04.26.19

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

© ratio,pc 2019

ASSEMBLY TYPES



PARTITION TYPE A1 (SHOWN ABOVE)

PARTITION TYPE A2 SIM. TO "A1" ABOVE BUT WITH 2X6 (5 1/2") STUDS (WET WALL)

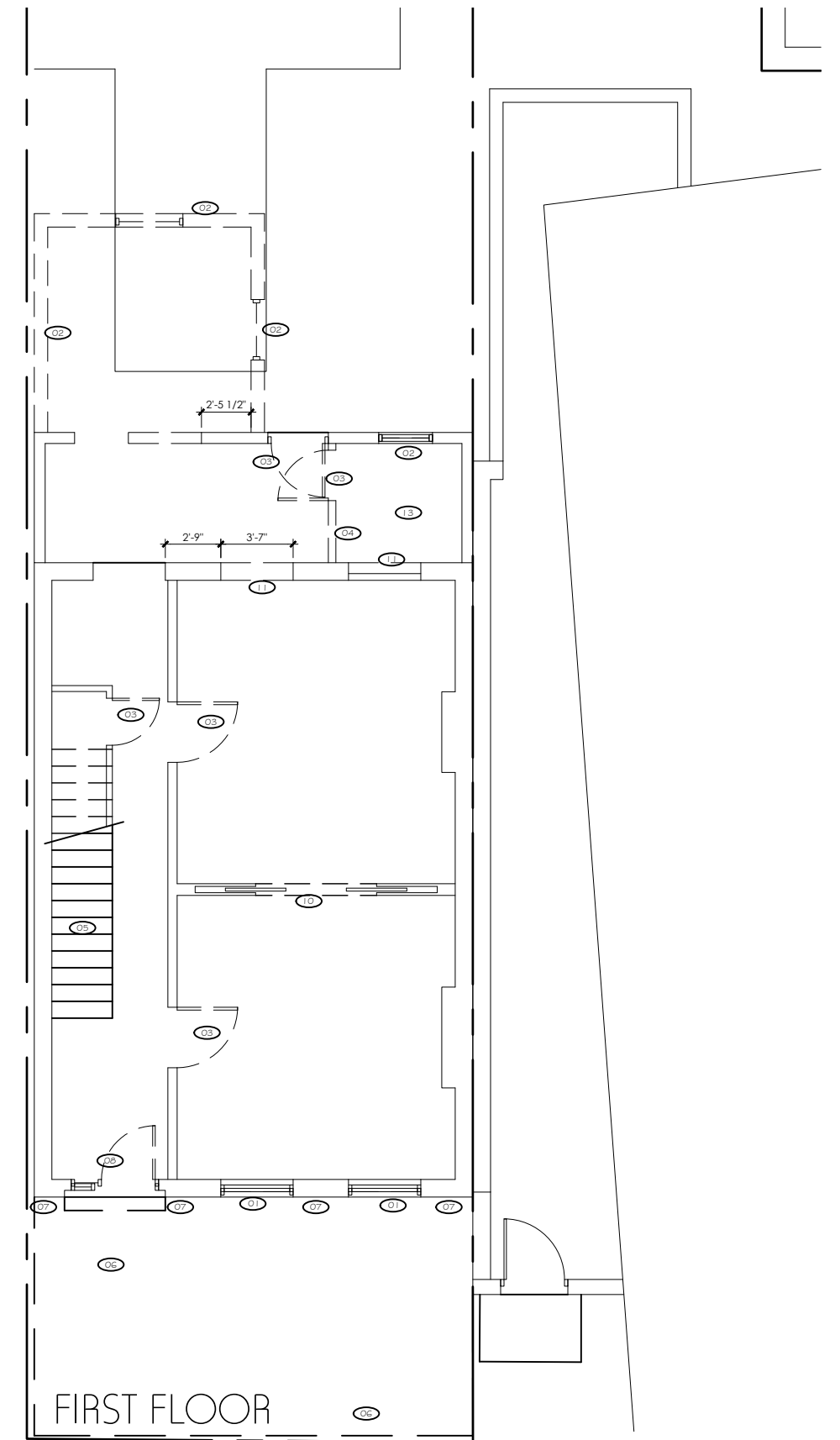
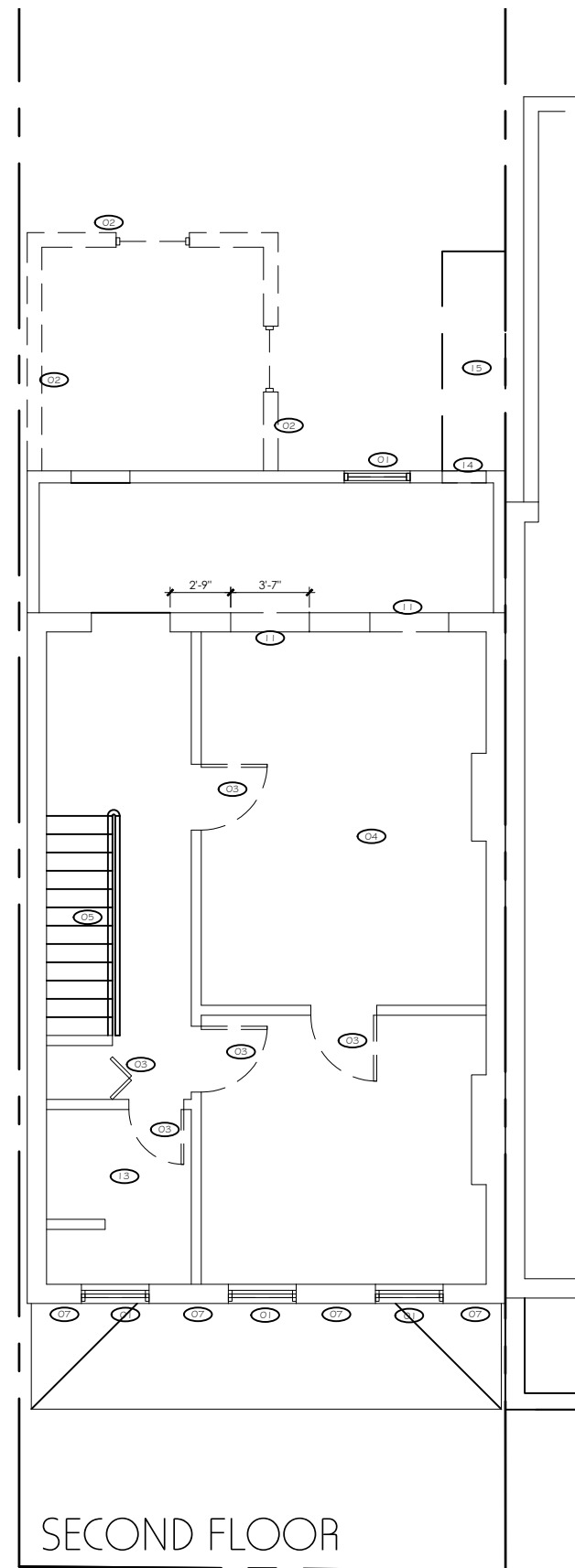
PARTITION TYPE A3 SIM. TO "A1" ABOVE BUT FURRING TO EXISTING WALL - 1/2" GPDW AT OUTSIDE FACE ONLY

PARTITION TYPE B1 EXISTING MASONRY WALL INHERENTLY **TWO HOUR RATED** - CONSISTS OF 12" MIN. TO ±16" SOLID BRICK (DEMISING WALL AND LOT LINE FIRE WALL - ALL EXISTING TO REMAIN)

CS-2

KEYED DEMOLITION NOTES

1. EXISTING WINDOW BEYOND REPAIR. WINDOW TO BE REMOVED AND OPENING PREPARED FOR RECEIVING NEW HISTORIC REPLACEMENT WINDOW.
2. EXISTING NON-HISTORIC ADDITION TO BE REMOVED AND DISCARDED COMPLETELY.
3. EXISTING NON-HISTORIC DOOR TO BE REMOVED AND DISCARDED.
4. EXISTING WALL TO BE REMOVED AND DISCARDED.
5. EXISTING HISTORIC STAIR AND HANDRAIL TO REMAIN.
6. REMOVE AND DISCARD EXISTING CONCRETE PAD AND STEPS AT FRONT. SEE SITE PLAN FOR NEW FRONT STEPS, PORCH, AND PLANTING AREA.
7. EXISTING BRICK FACADE IS PULLING OFF BUILDING AND COLLAPSING. PROVIDE TEMPORARY SHORING AS REQUIRED TO REMOVE AND REBUILD FRONT FACADE TO MATCH EXISTING PER NPS GUIDELINES. PROTECT AS NEEDED HIGH WOOD CORNICE FOR REUSE/ REPAIR AS NEEDED. GC TO EVALUATE INTEGRITY OF HIDDEN BACKING MASONRY FOR TYING NEW TO.
8. EXISTING NON-HISTORIC DOOR AND SIDELIGHT TO BE REMOVED AND DISCARDED. NOTE THAT TRANSOM APPEARS TO BE ORIGINAL AND SHOULD BE SALVAGED FOR REUSE. CONFIRM IF ORIGINAL DOOR TRIM IS EXISTING BEHIND NON HISTORIC TRIM. RECESSED PANELED WOOD WORK (INCLUDING ARCHED HEADER) TO REMAIN (OR BE SALVAGED FOR REINSTALLATION WITH FACADE CORRECTION).
9. DEMO WALL FOR NEW OPENING PER NEW CONSTRUCTION PLAN. INVESTIGATE IF EXISTING HISTORIC CASED OPENING IS PRESENT IN ORDER TO RE-ESTABLISHED.
10. EXISTING POCKET DOORS TO REMAIN.
11. INVESTIGATE AND REOPEN EXISTING HISTORIC WINDOW AND DOOR OPENINGS TO ESTABLISH NEW CASED OPENING. COORDINATE WITH ARCHITECT ANY DISCREPANCIES FOR NEW WALL AND ASSUMED CASED OPENING LOCATIONS.
12. NOT USED.
13. REMOVE AND DISCARD ALL EXISTING NON-HISTORIC PLUMBING FIXTURES.
14. EXISTING NON-HISTORIC DOOR TO BE REMOVED AND OPENING



14.5WL Renovation

14 1/2 W. LEIGH STREET
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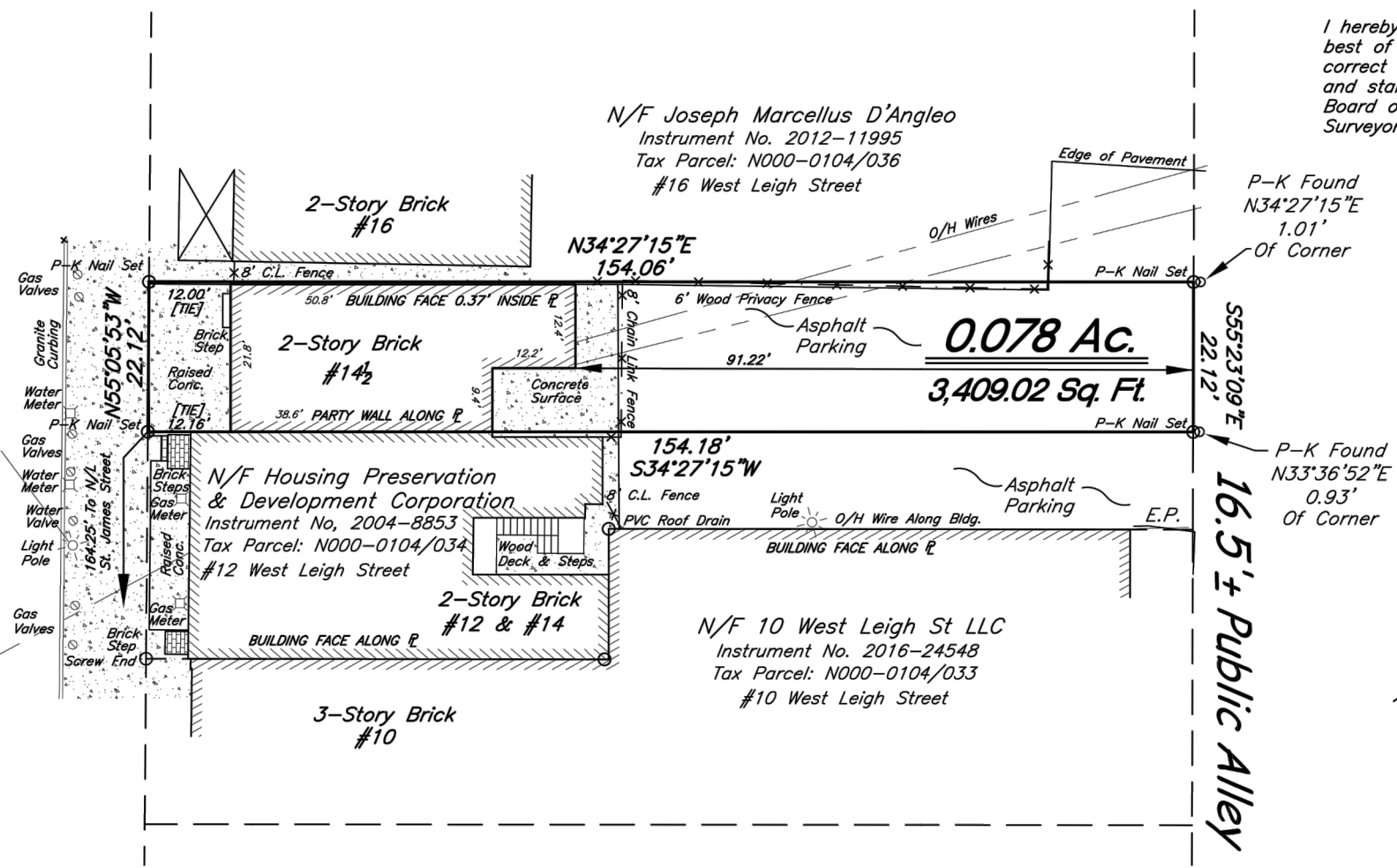
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FIRST FLOOR DEMOLITION PLAN

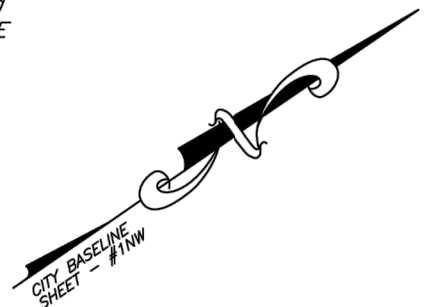
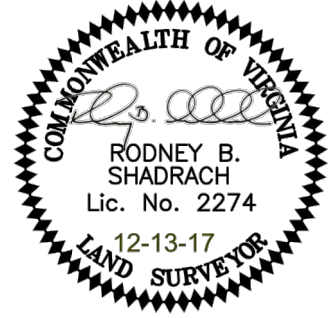
SCALE: 1/8" = 1'-0"

D-1

West Leigh Street
(65'± Public R/W)



I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



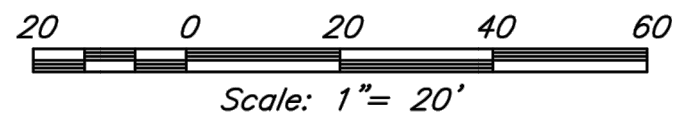
Notes:

1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0037-D, effective date: April 2, 2009 (Zone X).
2. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: November 22, 2017
3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not reflected hereon.

Legal Reference:

James E. & Patrica A. Sheffield
Deed Book 655, Page C0488
Tax Parcel: N000-0104/035
#14 1/2 West Leigh Street
0.078 Acres
Zoned: R-63
(Multi-Family Urban Residential)

SURVEY PLAT
SHOWING EXISTING IMPROVEMENTS
TO #14 1/2 WEST LEIGH STREET
CITY OF RICHMOND, VIRGINIA
DATE: DECEMBER 13, 2017



Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Email: rod@shadrachsurveys.com

17073.JOB -- 17073-BNDY2.DWG

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EXISTING BOUNDARY SURVEY

SCALE: 1" = 1'-0"

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AS-1

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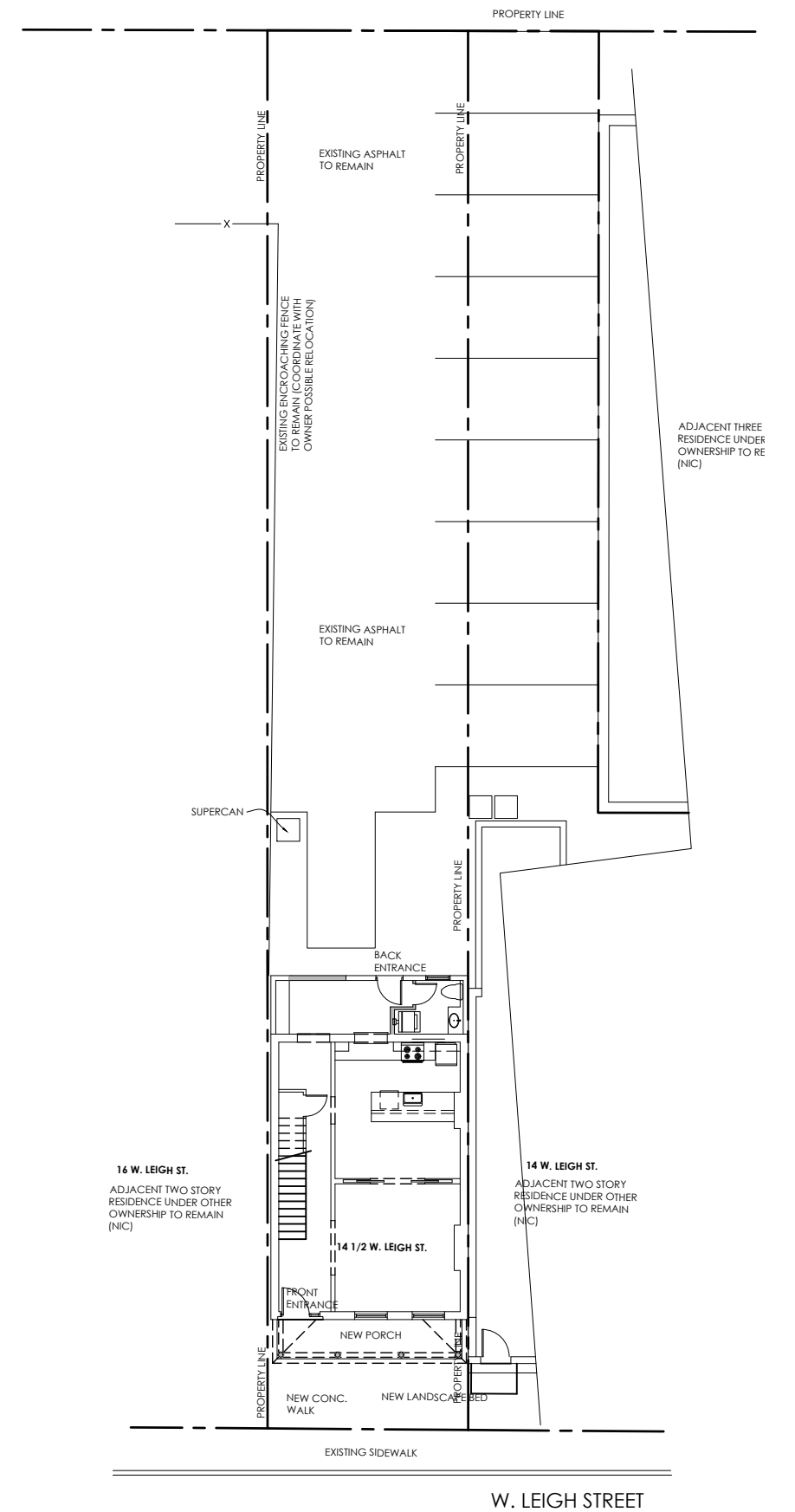
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ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

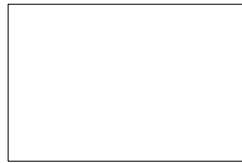
AS-2



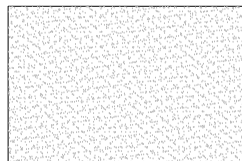
KEYED RCP NOTES

- 01 MECHANICAL CLOSET. OPEN TO DUCTING ABOVE.
- 02 EXISTING HISTORIC BEAM ABOVE TO REMAIN.
- 03 PROVIDE NEW ATTIC ACCESS PULL DOWN STAIR. COORDINATE FINAL LOCATION IN FILED WITH OWNER AND ARCHITECT BASED ON SELECTIVE DEMOLITION, MECHANICAL UNIT PLACEMENT AND AVAILABLE ATTIC HEIGHT.
- 04 PROVIDE PAINTED BEAD BOARD CEILING AT NEW FRONT PORCH.
- 05 COORDINATE FINAL MECHANICAL DUCTING WITH ARCHITECT FOR POSSIBLE SOFFIT REVISIONS.
- 06 ALL SECOND FLOOR DUCTING IS ASSUMED TO RUN IN ATTIC SPACE.
- 07 NOT USED
- 08 PROVIDE DIMMER FOR ALL LIGHTS IN ROOM GROUP

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)

KEYED NEW CONSTRUCTION NOTES

1. NEW PORCH AND COLUMNS PER PORCH SECTION 03/A4.01.
2. NEW CONCRETE PORCH SLAB WITH TURNED DOWN EDGE/ FOUNDATION WALL (TYP.)
3. PROVIDE NEW METAL CLAD WOOD WINDOW (MEETING NPS REQUIREMENTS) TO FIT RECONSTRUCTED EXISTING OPENING. SEE 02/AS.01 FOR WINDOW PROFILE DETAILS. SEE ELEVATIONS FOR PROFILES.
4. PROVIDE NEW ENTRANCE DOOR PER SCHEDULE AND EXTERIOR ELEVATION. MATCH WINDOW PROFILE.
5. PROVIDE NEW CONCRETE ENTRANCE WALK TO MEET EXISTING CONCRETE SIDEWALK.
6. NEW FRONT LAWN TO ADJACENT AND SIDEWALK CONCRETE.
7. NOT USED
8. EXISTING WOOD FLOOR TO REMAIN AND BE REFINISHED.
9. EXISTING WOOD STAIR AND RAILING TO REMAIN AND BE REFINISHED.
10. PROVIDE NEW ROD AND SHELF IN CLOSET - CONFIRM STYLE WITH OWNER.
11. EXISTING FIRST FLOOR CONCRETE IN POOR SHAPE. POUR NEW TOPPING SLAB LEVEL WITH MAIN FLOOR. ADJUST EXTERIOR DOOR SILL AS REQUIRED.
12. PROVIDE NEW PASS THROUGH AT EXISTING OPENING. OPENING WIDTH TO BE SET BY ASSUMED ORIGINAL WINDOW OPENING TO BE INVESTIGATED DURING DEMOLITION.
13. PROVIDE FOR NEW STACKED WASHER AND DRYER WITH DRYERBOX CONNECTION.
14. PROVIDE NEW PLUMBING FIXTURES (ELONGATED BOWL TOILET AND 36" VANITY SINK AS SELECTED BY OWNER. PROVIDE PORCELAIN OR CERAMIC TILE IN ALL BATHROOMS.
15. EXISTING PORCH FLOOR IS ROTTED AND MISSING IN MOST LOCATIONS. FLOOR TO BE REBUILT WITH WOOD TO MATCH EXISTING PAINTED T&G BUT BE LEVEL.
16. PROVIDE NEW PAINTED WOOD FLOOR TO MATCH OLD PORCH FLOOR IN CMU ADDITION. PROVIDE NEW TYPICAL BASE AND UPPER CABINETS AS SELECTED BY OWNER.
17. PROVIDE FOR NEW 30" RANGE WITH MICRO/ HOOD ABOVE.
18. NEW REFRIGERATOR.
19. NEW SINK AT EXISTING WINDOW. PROVIDE POSSIBLE WINDOW WELL AT BACK OF CABINET AS NEEDED TO MISS EXISTING SILL HEIGHT. PROVIDE POWER FOR DISPOSAL.
20. NEW 24" DISHWASHER.
21. PROVIDE NEW MUDROOM CABINETS (12" DEEP) TO MATCH KITCHEN CABINETS.
22. REWORK GRADE AS NEEDED FOR DRAINAGE. MAINTAIN EXISTING AT BUILDING AS MUCH AS POSSIBLE TO STAY BELOW FIRST FLOOR ELEVATION.
23. RE-STRIPE PARKING AS REQUIRED AFTER CONSTRUCTION IN EXISTING PARKING AREA.
24. NEW STANDING SEAM METAL ROOF (BRONZE IN COLOR) FOR RECONSTRUCTED PORCH.
25. REBUILDING FRONT PAINTED BRICK FACADE AS NEEDED TO MATCH EXISTING PER NPS GUIDELINES. ENTIRE FRONT WALL IS SLIDING DOWN AND NEEDS TO BE LIFTED AND RECONNECTED TO THE BACKING MASONRY. REVIEW CONNECTION AND RE-CONSTRUCTION METHODS IN FIELD WITH ARCHITECT PRIOR TO WORK AFTER SELECTIVE DEMOLITION.
26. PROVIDE NEW PLUMBING FIXTURES (ELONGATED BOWL TOILET, TUB/ SHOWER, AND 32" VANITY SINK AS SELECTED BY OWNER. PROVIDE PORCELAIN OR CERAMIC TILE IN ALL BATHROOMS.
27. PROVIDE FULL DEPTH PAINTED WOOD SHELVING IN LINEN CLOSET.
28. PROVIDE SINGLE ZONE MECHANICAL UNIT WITH RETURN FROM HALLWAY. DUCT TO BELOW AND TO ATTIC AS NEEDED. SHARED WALL TO NEW CLOSET CAN BE SHIFTED AS NEEDED FOR DUCTING/ CHASE TO ATTIC. FIT LOWBOY HWH OVERHEAD IF POSSIBLE. IF NOT, COORDINATE FINAL LOCATION IN FIELD WITH OWNER AND ARCHITECT.
29. PROVIDE NEW PLUMBING FIXTURES (ELONGATED BOWL TOILET, TUB/ SHOWER, AND 30" VANITY SINK AS SELECTED BY OWNER. PROVIDE PORCELAIN OR CERAMIC TILE IN ALL BATHROOMS.
30. NEW STANDING SEAM METAL ROOF.
31. PROVIDE FOR NEW CASED OPENINGS AT ASSUMED EXISTING WINDOW OPENINGS. REVIEW LOCATIONS WITH OWNER AND ARCHITECT IN FIELD DURING DEMOLITION. PORCH WOOD FLOOR TO BE RECONSTRUCTED AS NEEDED AND BE FLUSH WITH EXISTING SECOND FLOOR.

RCP LIGHTING LEGEND

-  01. LED GLIMPSE STYLE FIXTURE (UNIT ACCENT LIGHTING - SMALL)
-  02. UNDERCOUNTER LED STRIP FIXTURE
-  03. WALL SCONE LED (MOUNT OVER BATH MIRROR)
-  04. EXTERIOR LED WALL SCONE
-  05. LARGE LED DECORATIVE PENDANT
-  06. SURFACE MOUNTED LED
-  07. (3) LED PENDANT FOR KITCHEN ISLAND. EQUALLY SPACE SIDE TO SIDE AND CENTERED ON ISLAND.
-  08. CEILING FAN WITH LED LIGHT KIT AND SEPARATE SWITCHING FOR DIMMING LIGHT AND FAN CONTROL
-  09. EXHAUST FAN WITH LIGHT KIT (SWITCH SEPARATELY)
-  10. INTERCONNECTED SMOKE DETECTOR
-  11. EXTERIOR LED FLOOD LIGHT WITH MOTION SENSOR
-  D PROVIDE DIMMER BALLAST AND SWITCH.

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NEW CONSTRUCTION NOTES

SCALE: NTS

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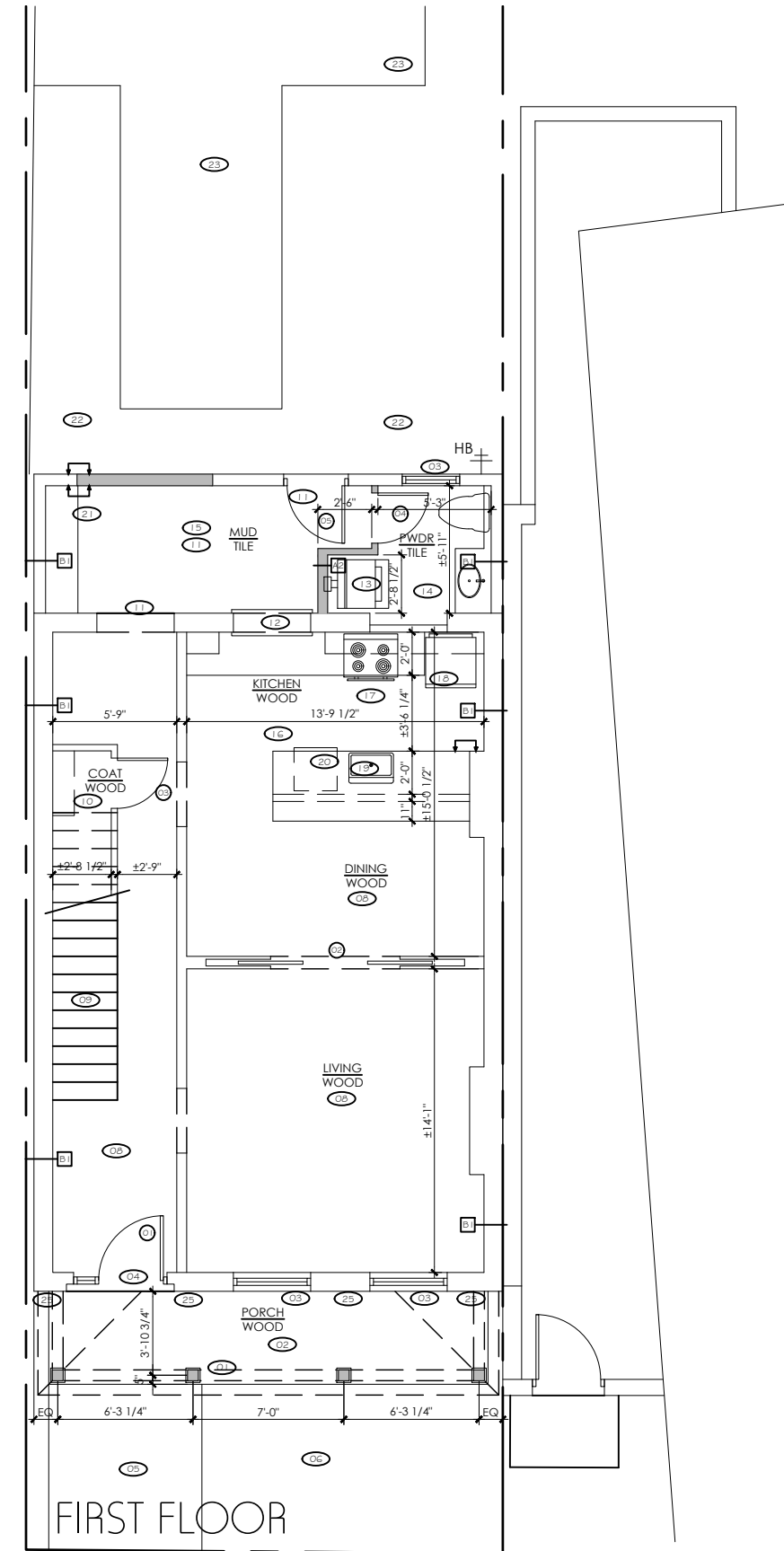
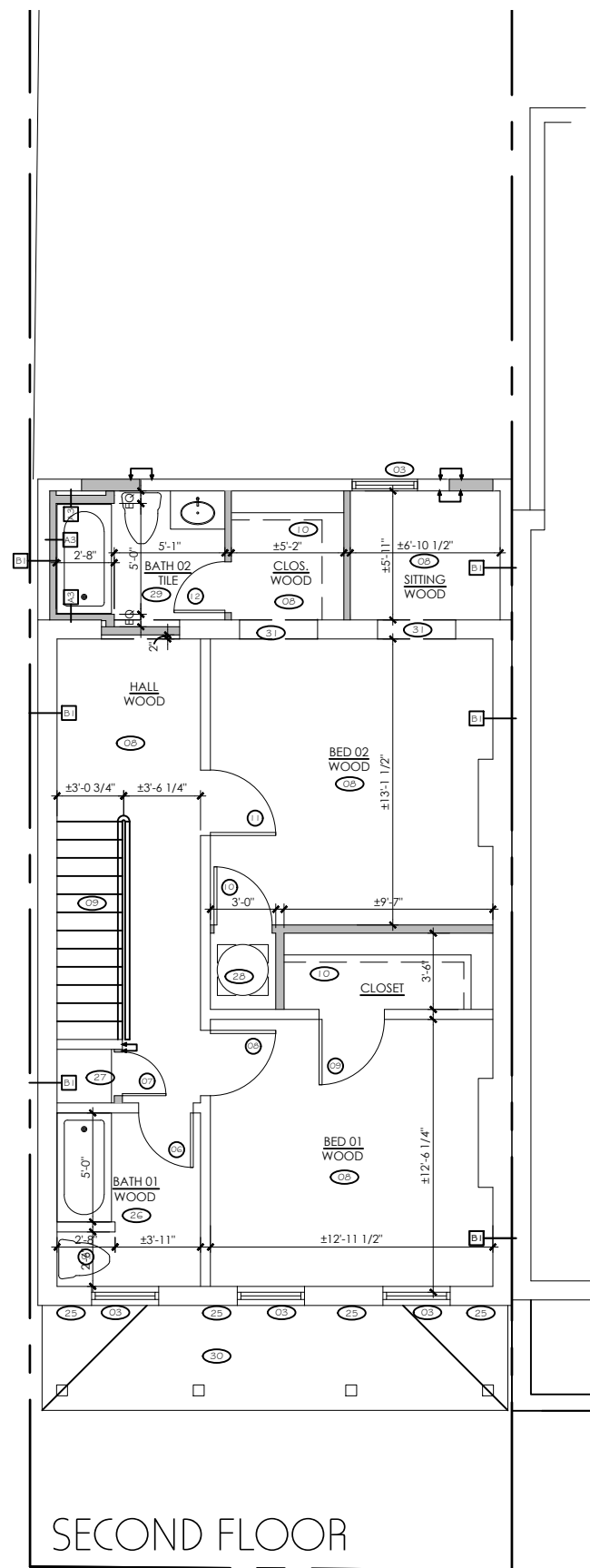
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FIRST & SECOND FLOOR NEW CONSTRUCTION PLAN

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



A-2

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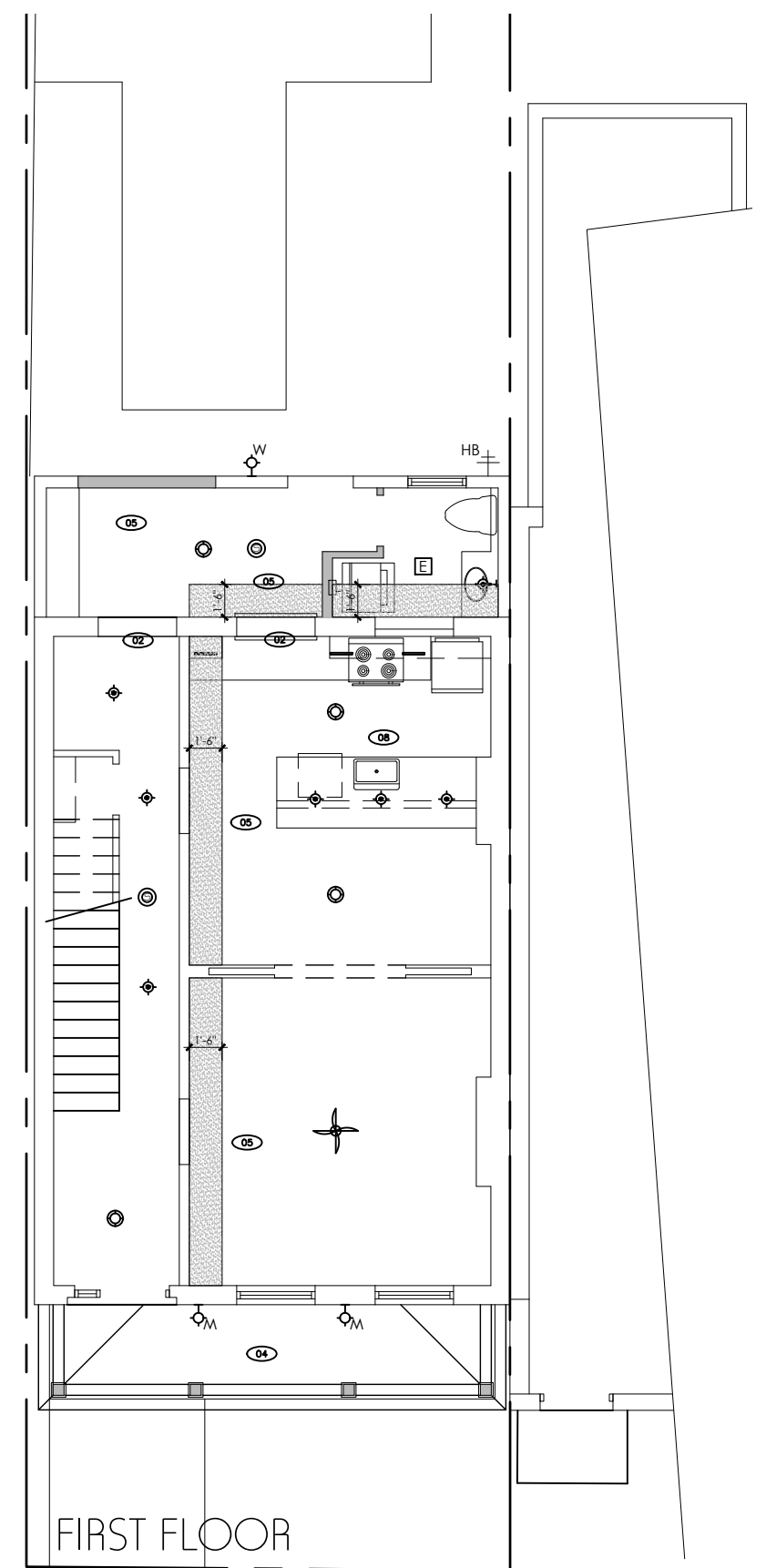
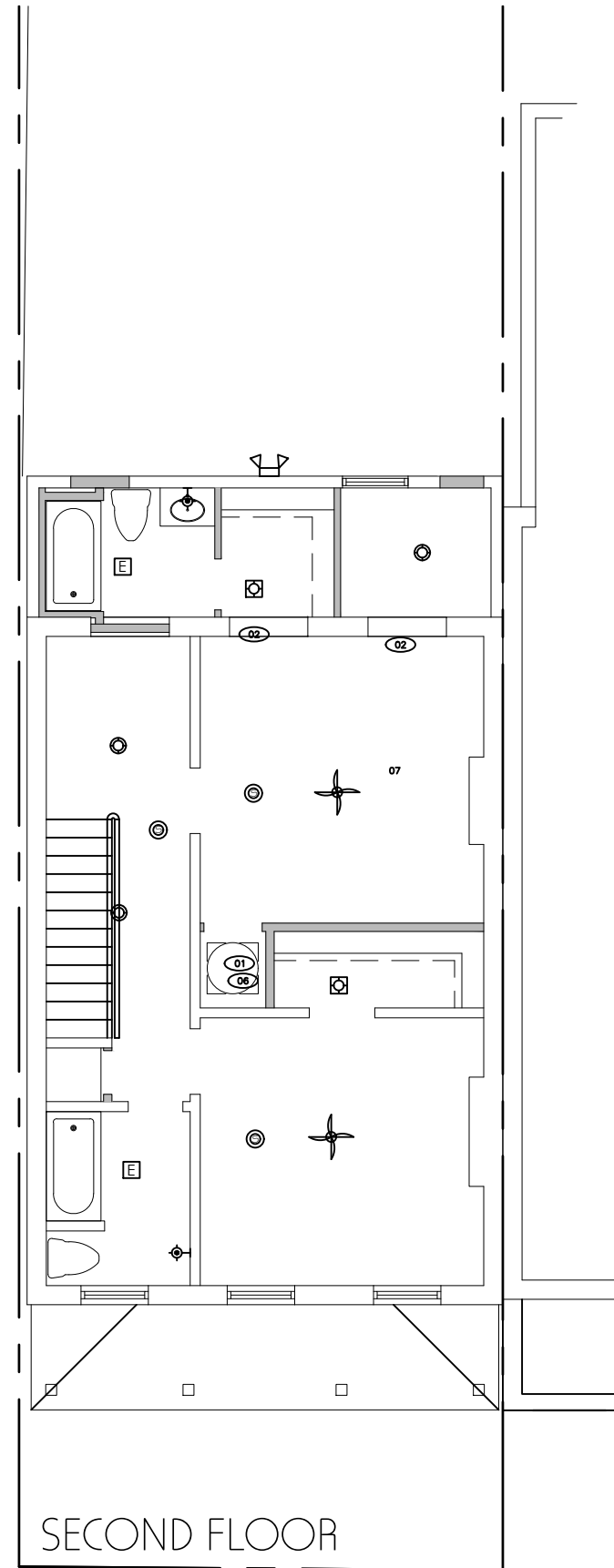
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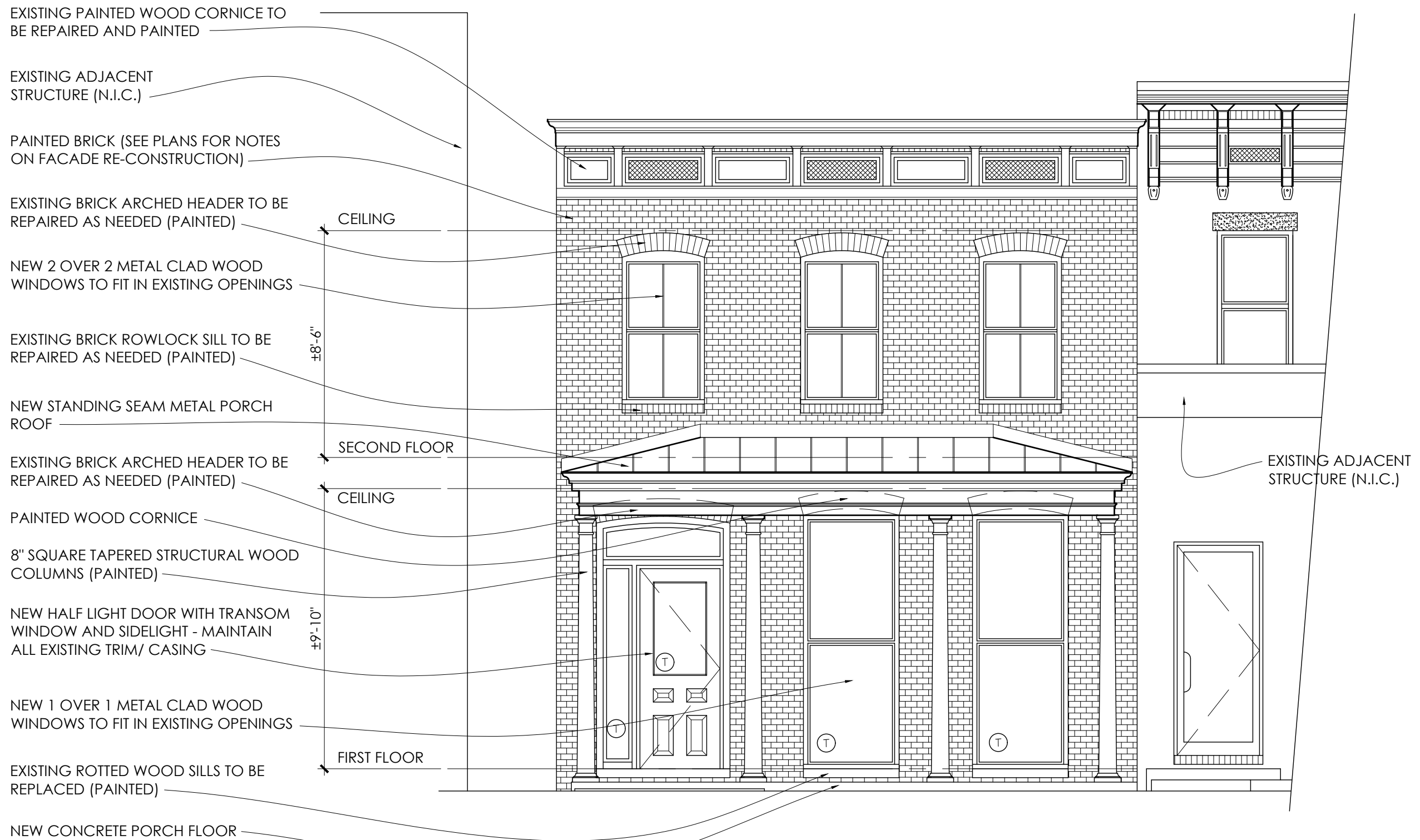
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FIRST & SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



A-3



SEE AS.01 FOR REPLACEMENT WINDOW DETAILS - CONFIRM ALL WINDOW SIZES IN FIELD TO FIT EXISTING HISTORIC MASONRY OPENING

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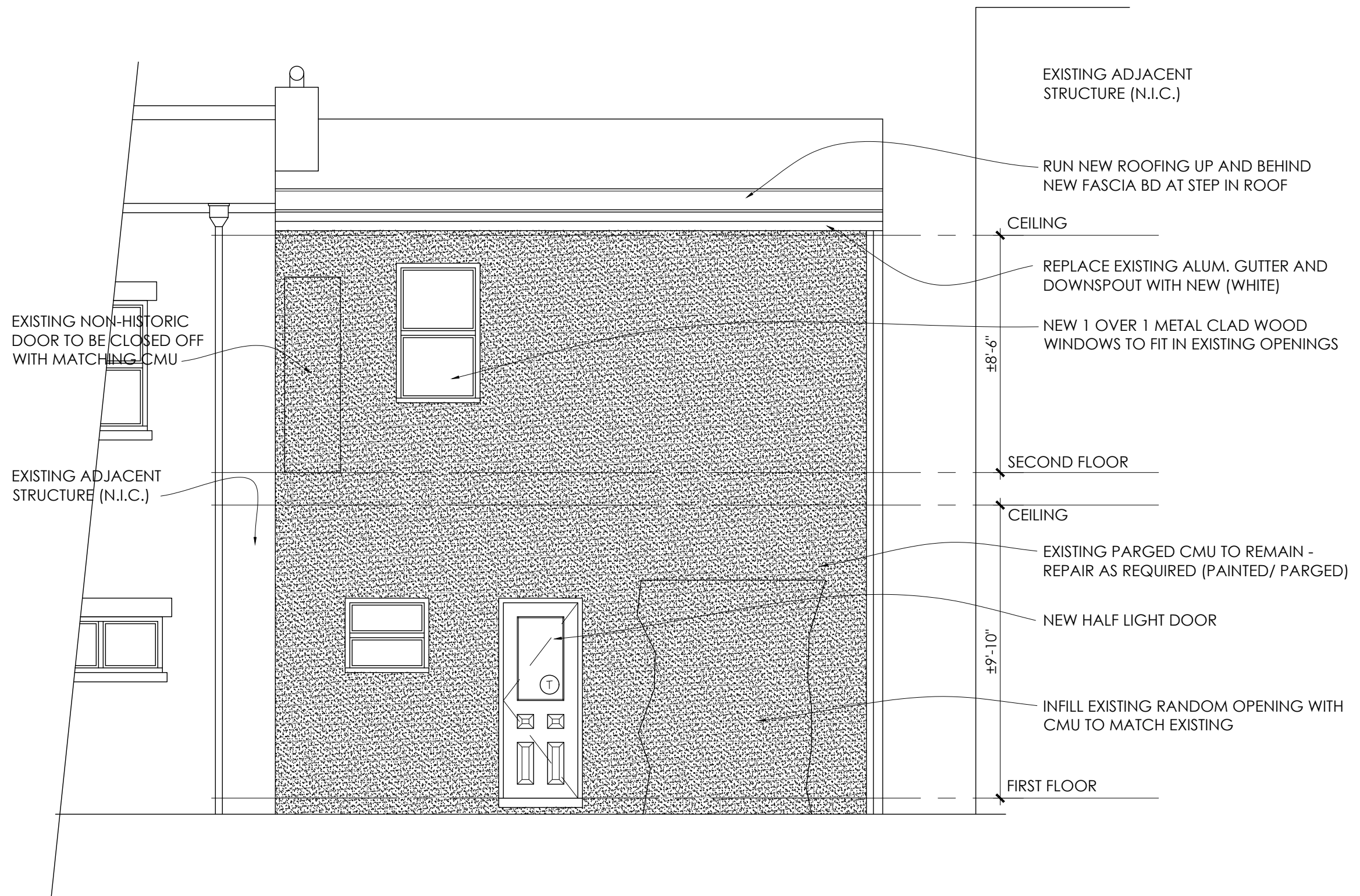
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SOUTH ELEVATION (FRONT)

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

A-4



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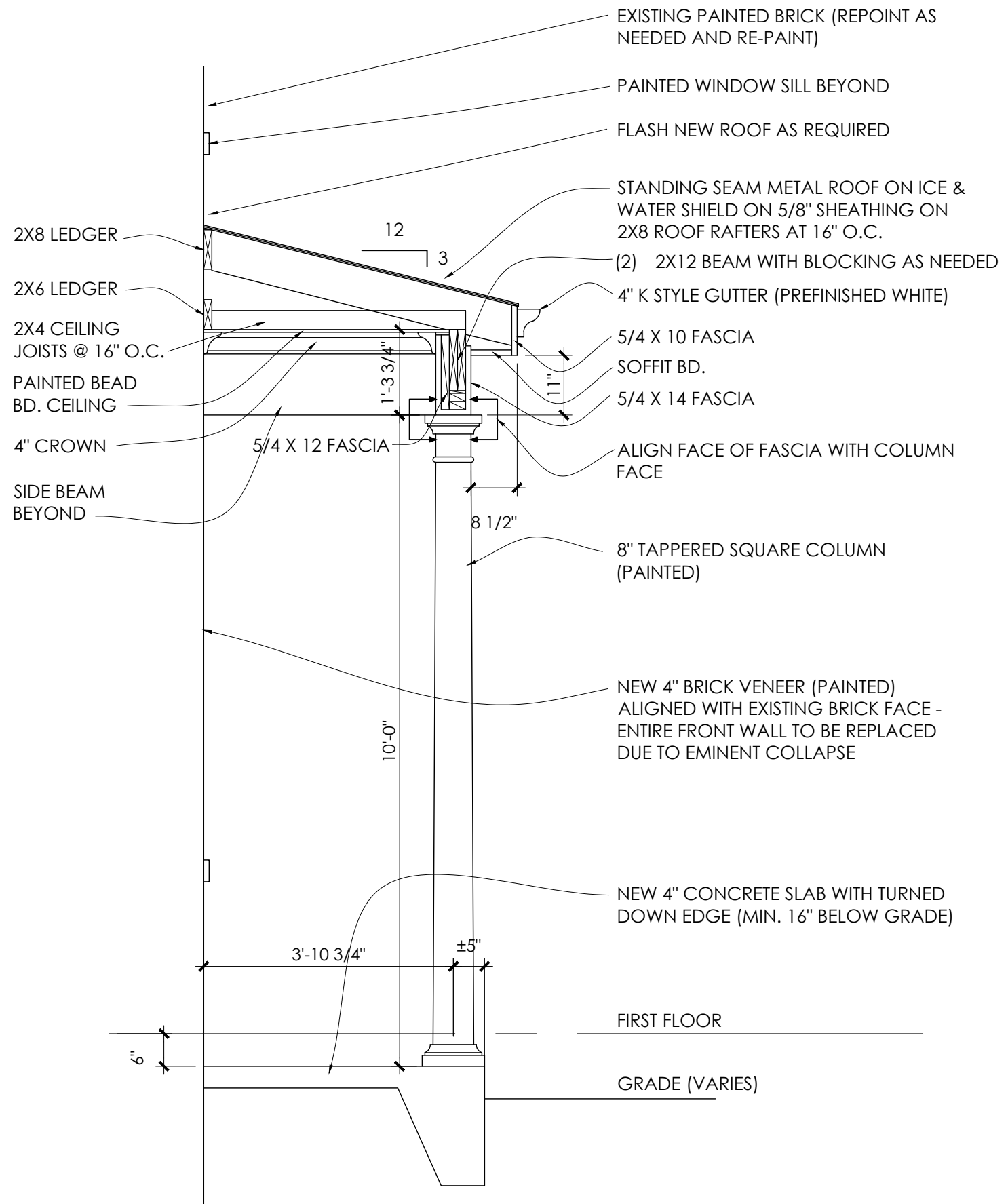
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NORTH ELEVATION (BACK)

SCALE: 1/8" = 1'-0"

A-5



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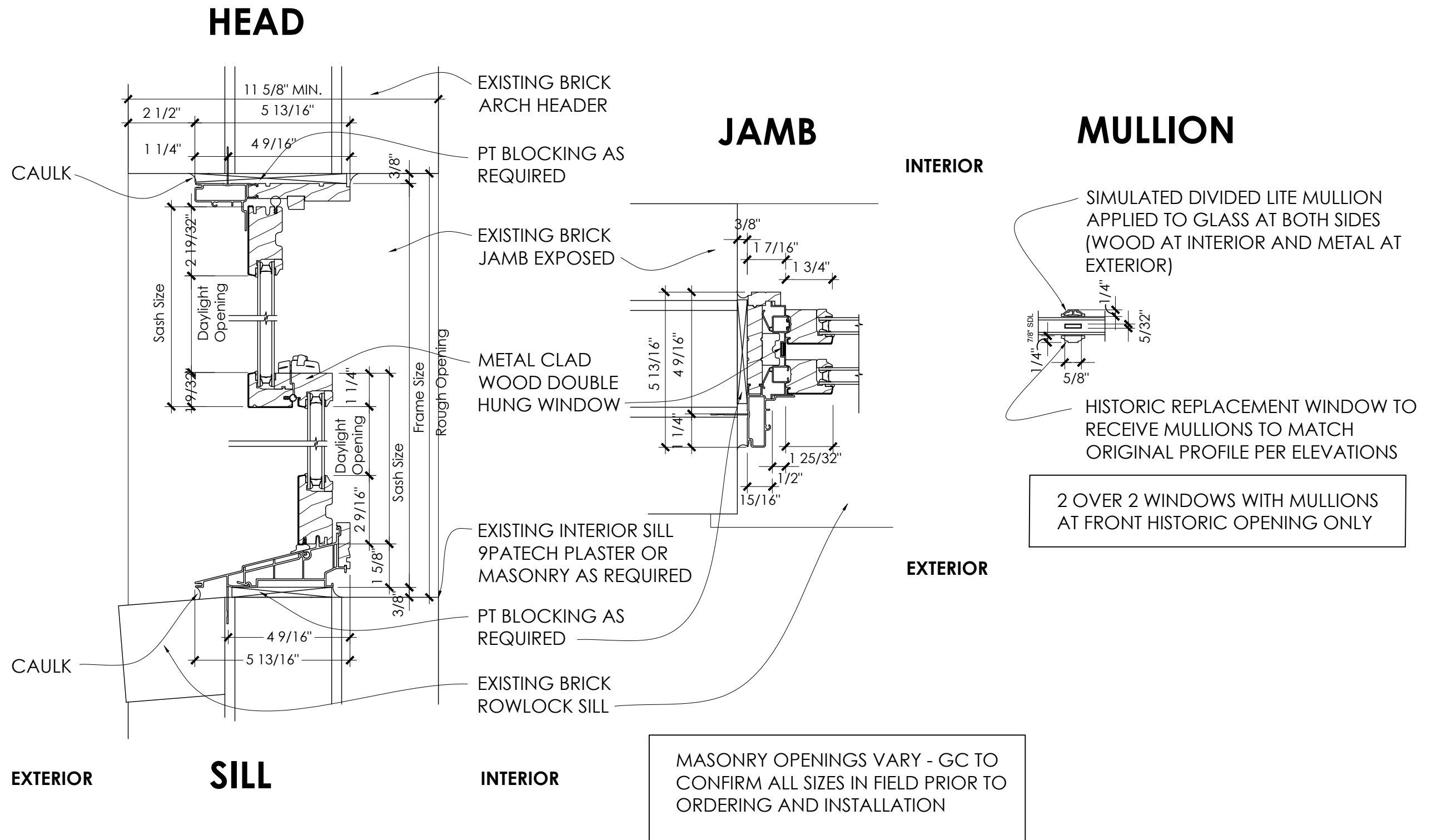
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FRONT PORCH SECTION

SCALE: 1/2" = 1'-0"

A-6



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WINDOW DETAIL

NEW STOREFRONT IN RE-OPENED EXISTING MASONRY OPENING
SCALE: 3" = 1'-0"

A-7