



Property (location of work)

Property Address: 2219 M St., Richmond, VA 23223

Current **Zoning**: R-63

Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Replace non-original wood fiber/pressboard siding (front/right side of house) and damaged wood siding (left side). See attachment for details.

Applicant/Contact Person: Steven Brett Kemp

Company: n/a

Mailing Address: 2000 Southcliff Road

City: Richmond

State: VA

Zip Code: 23225

Telephone: (407) 489-8937

Email: brett.kemp@gmail.com

Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner

Property Owner: Steven Brett Kemp

If Business Entity, name and title of authorized signee: _____

Mailing Address: 2000 Southcliff Road

City: Richmond

State: VA

Zip Code: 23225

Telephone: (407) 489-8937

Email: brett.kemp@gmail.com

Billing Contact? Yes

****Owner must sign at the bottom of this page****

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 payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature: _____

Date: 11/27/2023



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)

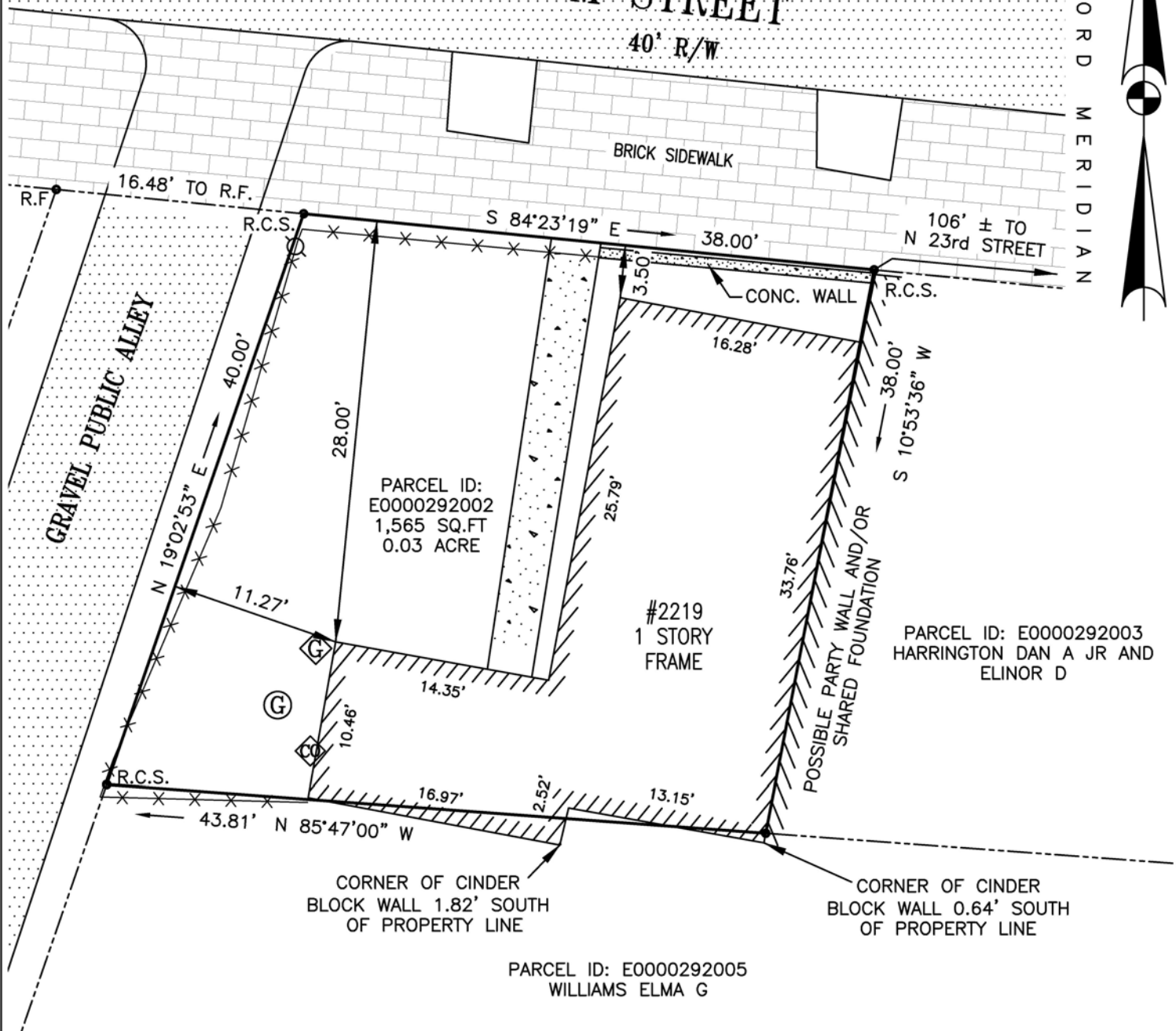
- | | | |
|---|--|---|
| <input type="checkbox"/> current site plan | <input type="checkbox"/> list of current windows and doors | <input type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> proposed site plan | <input type="checkbox"/> list of proposed window and door | <input 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" | | |

RE: KEMP STEVEN BRETT
ID2021-11546

PUBLIC PAVED
M STREET

40' R/W

RECORD MERIDIAN



NOTES:

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 5101290041E, EFFECTIVE DATE: 07/16/2014)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK-FLEET SURVEYORS P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY 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 ARCHITECTS.

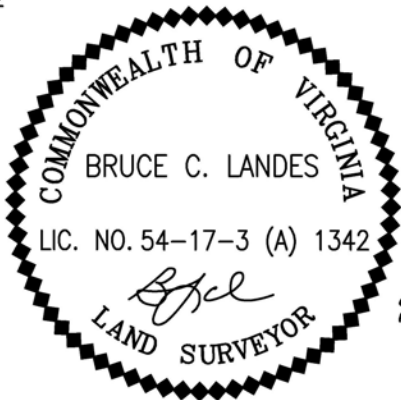
**-PARTY WALLS AND ADJOINING BUILDING WALLS MAY BE INACCESSIBLE DURING PERIOD OF FIELD SURVEY, THESE AREAS MAY HAVE POSSIBLE PARTY WALLS AND/OR SUBSURFACE UNDERGROUND FOUNDATIONS AND/OR FOOTINGS THAT ARE INDEPENDENT OR SHARED STRUCTURES, A STRUCTURAL ENGINEERING SURVEY IS RECOMMENDED AND IS NOT PART OF THIS SCOPE OF WORK.

ABBREVIATIONS

R.F. = REBAR FOUND
R.C.F. = REBAR & CAP FOUND
R.C.S. = REBAR & CAP SET

LEGEND

- = ASPHALT
- = CONCRETE
- = CLEANOUT
- = FENCE
- = GAS METER
- = GAS VALVE
- = POWER POLE



**BOUNDARY SURVEY
OF PROPERTY SITUATED AT
2219 M STREET RICHMOND, VA 23223
CITY OF RICHMOND, VA**

AUGUST 16, 2021 SCALE 1" = 10'

Landmark-Fleet Surveyors, P.C.

8014 MIDLOTHIAN TURNPIKE, SUITE 103
RICHMOND, VA. 23235 PH. 804-327-0333
LANDESBRUCE@GMAIL.COM

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PROPERTY DESCRIPTION

This contributing structure is a ~656 sq. ft. cottage. The original structure consisted of two rooms, one in front and one in back, with a center chimney. It is believed that the exterior porch (back right corner) was converted to a kitchen/bath prior to 1948 (this is supported by layers of paint under ceiling sheetrock, old tongue and groove flooring under tile, and the date 1948 stamped on bottom of cast iron tub).

The home occupies the left half of a 1,497 sq. ft. lot with zero-lot-line positioning along the left and rear lines. The front of the lot faces M Street and the right side faces an alley.

The home was purchased in 2021 after serving as a long-term rental and is being carefully restored to serve as a guest cottage and/or rental.

M Street

2200 Block (Odd)

2219 Late 19th and Early 20th Century American Movement, 1891 ca, Single Dwelling. This is a 1-story, 2-bay, gable-roofed frame cottage. (127-0815-0233)

PRESENT CONDITIONS

The original wood siding has been removed and replaced with wood pressboard siding and sheathing on all sides except for the left side which has the original wood siding covered with non-asbestos shingles. It is unknown when the original wood siding was replaced. The pressboard siding is in poor shape overall with severe water damage in some areas, particularly near the ground and where penetrations occurred. The rear of the house is a retaining wall which was replaced with CMU around 2005/2006 (date is based on permits in the permit portal)..

PROPOSED WORK

Replace non-original wood pressboard siding (front/right side of house) and damaged wood siding and shingles (left side). Non-damaged/salvaged wood from left side will be re-installed on front elevation and existing 6" reveals will be maintained (side A in diagram below). The remaining sides, not including block in rear, to be sided with **7.25" inch HARDIE® PLANK LAP SIDINGSMOOTH with 6 inch reveals to complement the historical wood siding (5/16 in x 7.25 in x 12 ft:**

<https://www.jameshardie.com/products/hardieplank-lap-siding?loc=refresh&loc=refresh> .

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



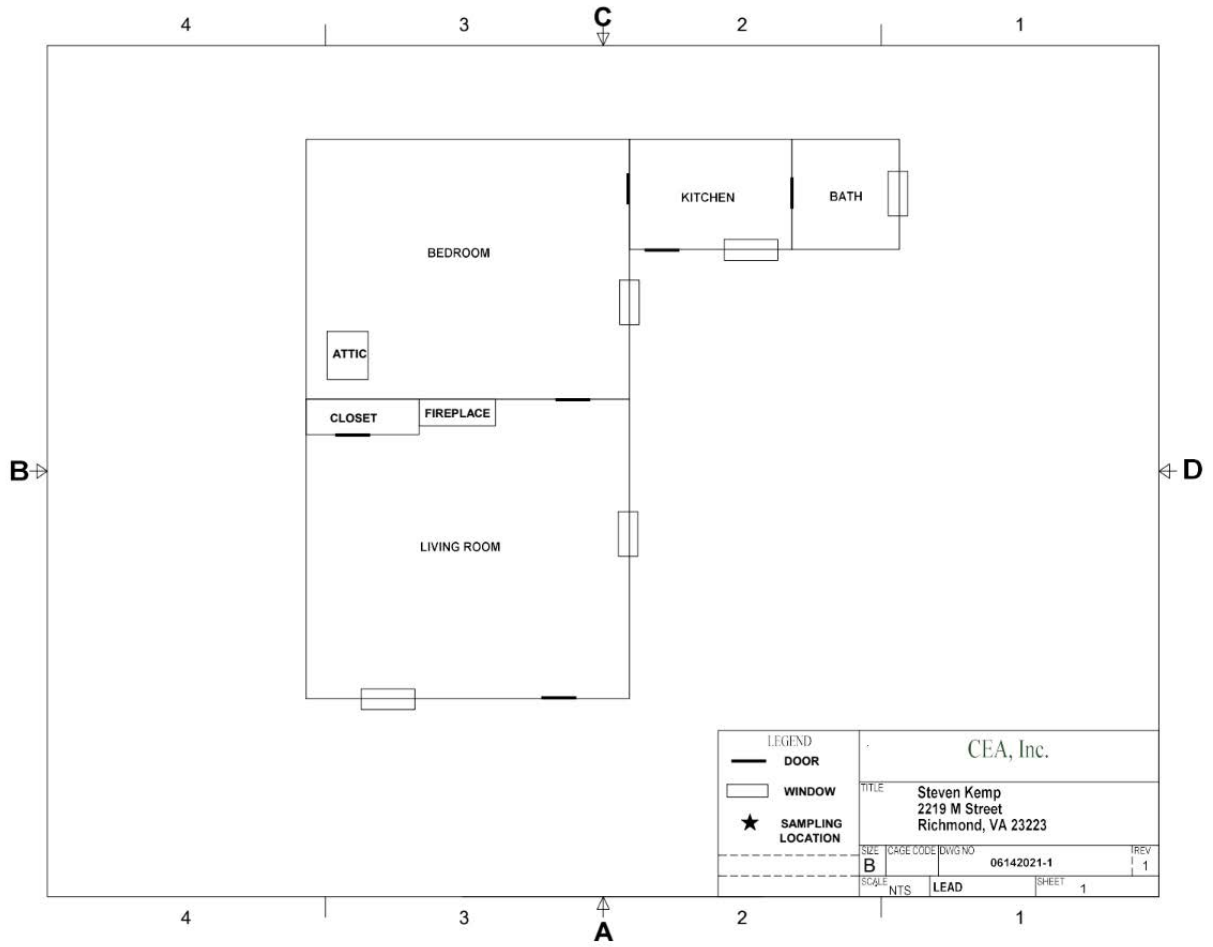
AVAILABLE SIZES

THICKNESS:	0.312"
LENGTH:	144" boards
WIDTHS:	6.25" 7.25"
EXPOSURES:	5" 6"
	8.25"
	7"

[Warranty Information >](#)

[Request a Quote >](#)

[Request a Sample >](#)



LEGEND		CEA, Inc.	
—	DOOR	TITLE Steven Kemp 2219 M Street Richmond, VA 23223	
□	WINDOW	SEE	REV
★	SAMPLING LOCATION	CAGE CODE	DWG NO
		B	06142021-1
		SCALE	SHEET
		NTS	LEAD 1

SIDING PHOTOGRAPHS



Image 1: Front elevation from M Street (side A)



Image 2: Front elevation from left corner (side A)



Image 3: Front elevation showing rear "extension" (side A)



Image 4: Right side of house (side D) from property corner (M Street and Alley)



Image 5: Right side (side D) from alley



Image 6: Right side of rear extension (side D) from right-rear corner of property



Image 7: View of right side of house (side D) from back right corner of property



Image 8: Rear of house (side C) from rear yard of 616 N 23rd St. which is a zero lot line.



Image 9: Left side of house (side B) showing damage from an Ailanthus tree. This side of the house is a zero lot line and photo is taken from behind garage at 620 N 23rd St. This area is not visible from M Street, N 23rd St, nor the alley.



Image 10: Left side of house (side B) looking toward M Street. Garage on right is part of 620 N 23rd Street and not part of the 2219 M Street property.



Image 11: Left side of house (side B) looking toward rear of house. The collapsing retaining wall on left sits between 616 and 620 N 23rd street and is not part of my property.



Image 12: Left side of house (side B) after stump removal; original wood siding has been exposed.



Image 13: Left side of house (side B) with original wood siding exposed.



Image 14: Left side of house (side B) taken from M Street.. The garage in foreground is not part of this property.





Images 15 & 16: Measurements of wood siding reveal shows that it's around 6" with some small variations.



Image 17: Measurement of existing wood pressboard siding reveal.