



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 214 N. 26th ST.

Historic District ST. John's Church

PROPOSED ACTION

- Alteration (including paint colors) Rehabilitation Demolition
 Addition New Construction (Conceptual Review required)
 Conceptual Review Final Review

OWNER

Name Tucker L. & Jann C. Henley

Company _____

Mailing Address 214 N. 26th ST.
Richmond VA 23223

Phone _____

Email Henley77@gmail.com

Signature Tucker Henley

Date APRIL 30, 2017

APPLICANT (if other than owner)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

Signature _____

Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

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.

(Space below for staff use only) _____

Application received:

Date/Time _____

Complete Yes No

By _____



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: 214 N. 26th ST.

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- 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)

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

214 N. 26th St.

Project Description

Replace existing 10' by 6' rear, 2nd floor deck with new, smaller deck (roughly 10' x 4').

The two-story Victorian residence at 214 N. 26th St. was constructed as the "Manse" for the Presbyterian Church at the SW corner of E. Broad and N. 26th Streets (currently the Belfry Condominiums). At the sidewalk, the front of the structure is a typical side hall plan. An addition was built to the side of the rear of the building probably for use as a study/office for the Church's minister. An L shaped hall connects the two elements. The two rear walls of the building (original and addition) are out of line with each other by slightly over 2'.

Sometime around 2000 a 10' x 6' 2nd floor rear deck was constructed in the area between the two rear walls (apparently without a C of A). Because the walls are not in-line, the outer 2x8 double beam was supported by a pocket in the wall on one corner (in the original building) and a large post on the other. A modern pressure treated rail was installed. The deck was initially used for a hot tub which was removed when the present owners bought the building. The structure is deteriorating.

The current owners proposed to remove the 10' x 6' deck and construct a 10' x 4' deck. The outer line of the deck will be in-line with the rear wall of the addition. 1 x 4 T & G decking laid across the 4' dimension is proposed as well as a Richmond Rail. Three bays would be created between four 4 x 4 posts. If costs permit the owners would like to install a metal rail, perhaps the approval of the metal rail could be delegated to staff.

THIS IS TO CERTIFY THAT ON DECEMBER 10, 2008, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS IN H.U.D. DEFINED FLOOD HAZARD AREA. ZONE: X

REF.: FOR SUBJECT PARCEL:

CURRENT OWNER:
TUCKER & JANN C. HENLEY
INST. #: 2005-13224
(PLAT) DB: 803, PG. 980
TM: E000-0386/008

N/F
CYNTHIA & STEVE G. BUTHRE
INST. #: 2005-35526
(PLAT) DB: 803, PG. 980, "PAR. A"
TM: E000-0386/040

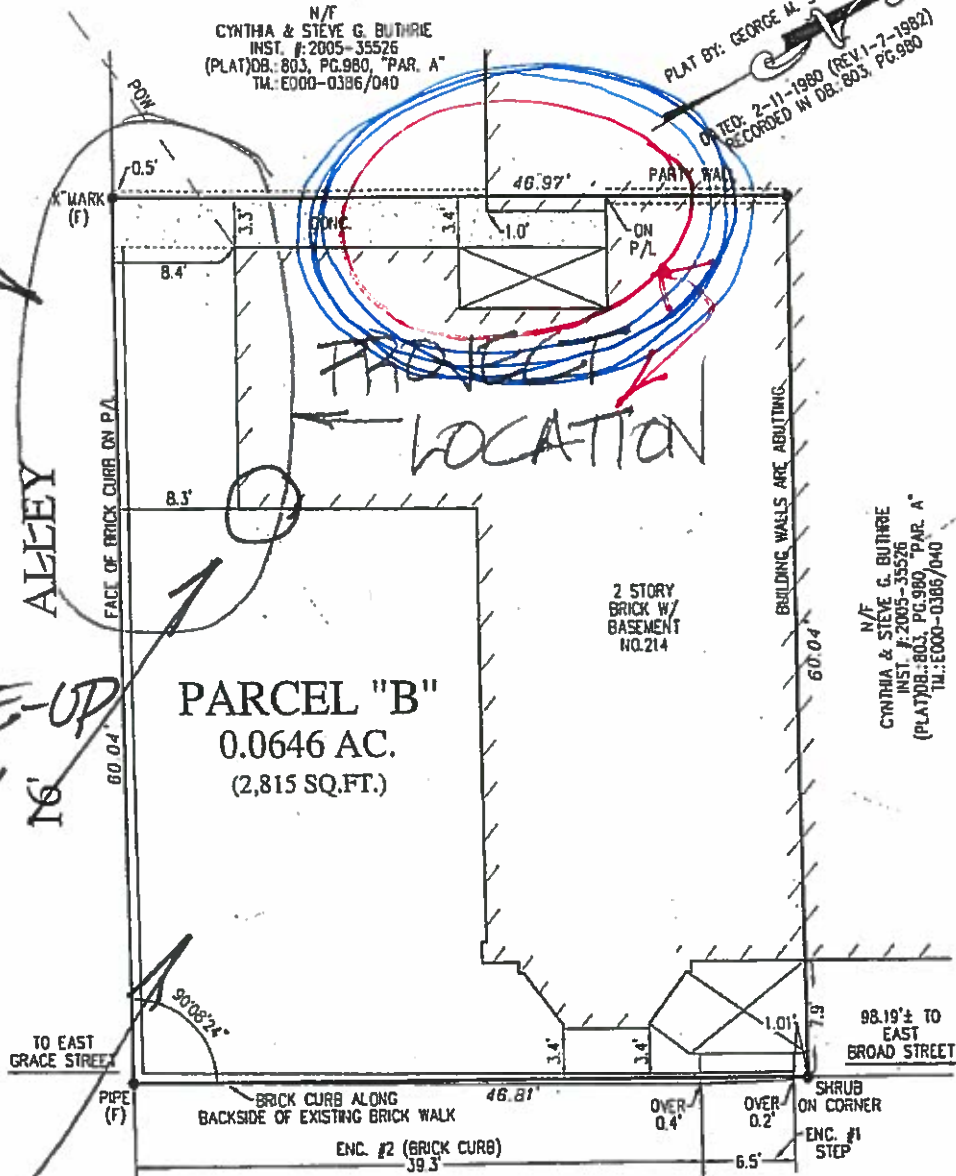
PLAT BY: GEORGE M. STEPHENS, JR.
DATED: 2-11-1980 (REV 1-7-1980)
RECORDED IN DB. 803, PG. 980

W

CLOSE-UP

4 16'

2



PARCEL "B"
0.0646 AC.
(2,815 SQ.FT.)

2 STORY
BRICK W/
BASEMENT
NO. 214

N/F
CYNTHIA & STEVE G. BUTHRE
INST. #: 2005-35526
(PLAT) DB: 803, PG. 980, "PAR. A"
TM: E000-0386/040

TO EAST
GRACE STREET
PIPE
(F)

BRICK CURB ALONG
BACKSIDE OF EXISTING BRICK WALK
ENC. #2 (BRICK CURB)
39.3'

46.81'

OVER
0.4'

OVER
0.2'

SHRUB
ON CORNER
ENC. #1
STEP

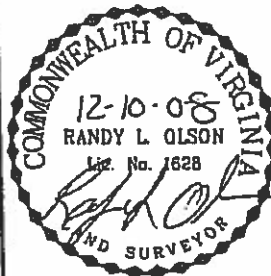
98.19'± TO
EAST
BROAD STREET

NORTH 26th STREET

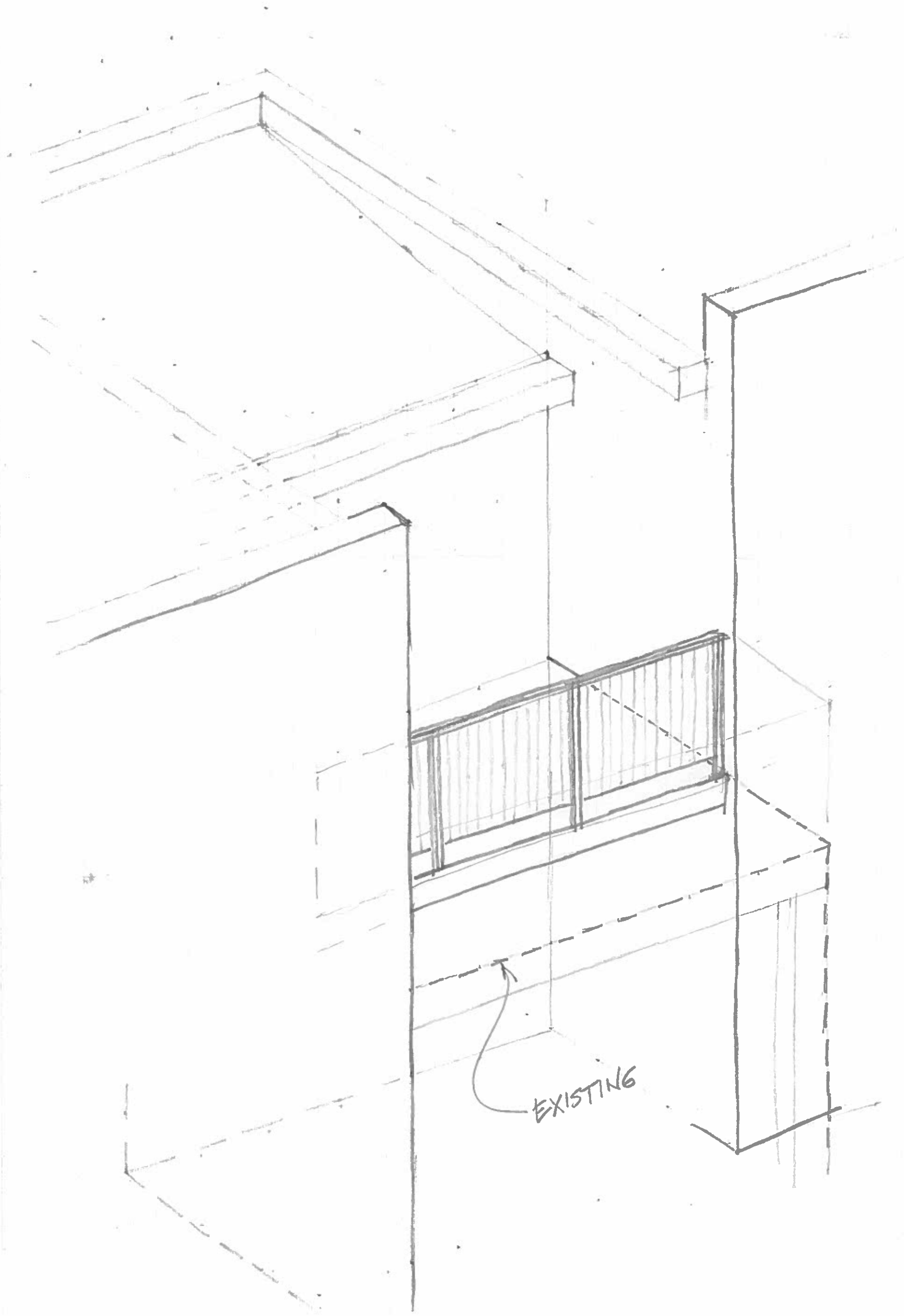
PLAT SHOWING IMPROVEMENTS ON
A 0.0646 ACRE PARCEL OF LAND KNOWN AS
NO. 214 NORTH 26th STREET
IN THE CITY OF RICHMOND, VIRGINIA.

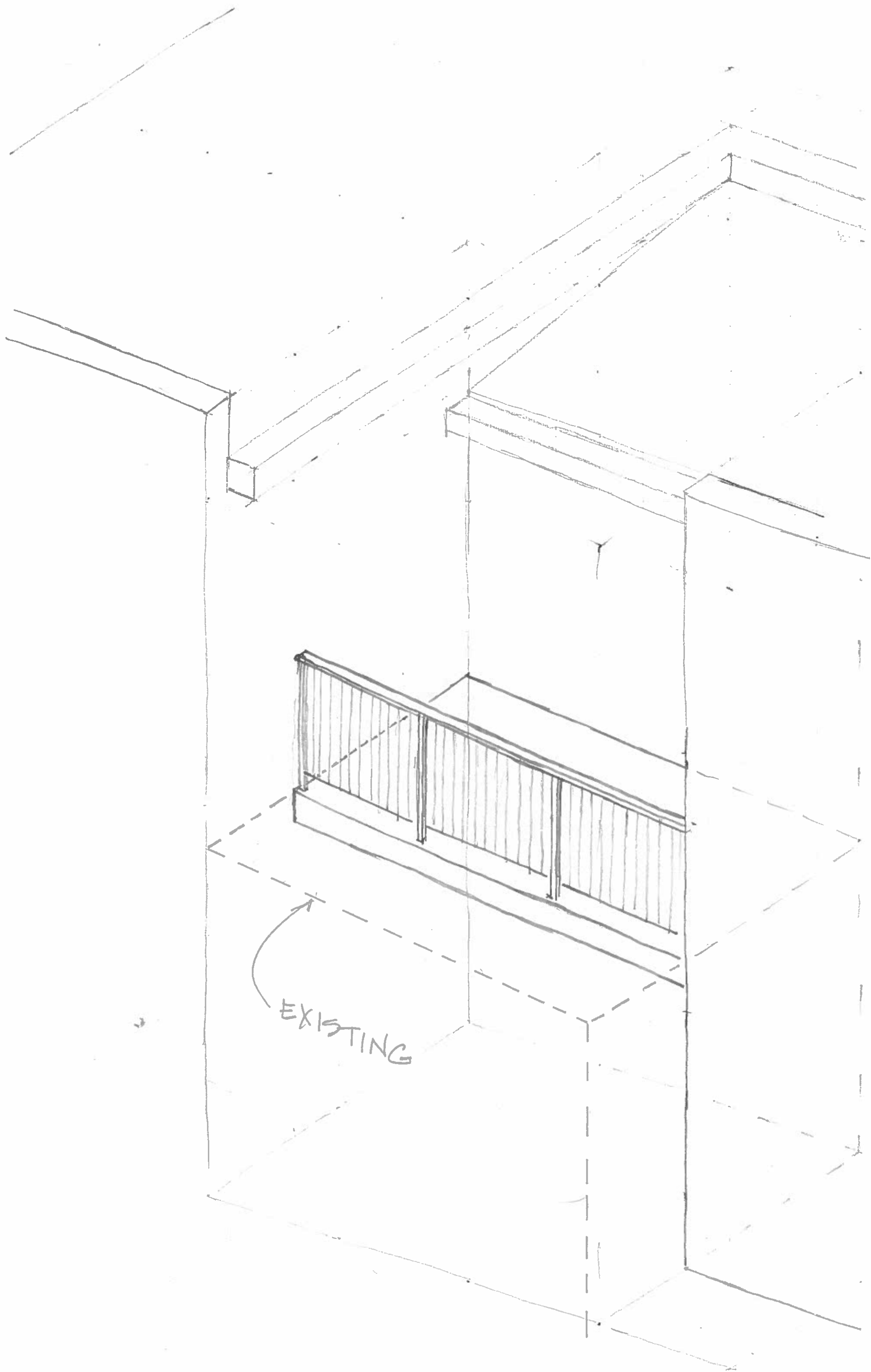
THIS SURVEY IS SUBJECT TO ANY EASEMENTS
OF RECORD AND OTHER PERTINENT FACTS
WHICH A TITLE SEARCH MIGHT DISCLOSE.

HARVEY L. PARKS, INC.
4508 W. HUNDRED ROAD
CHESTER, VA.
748-8641 748-0515

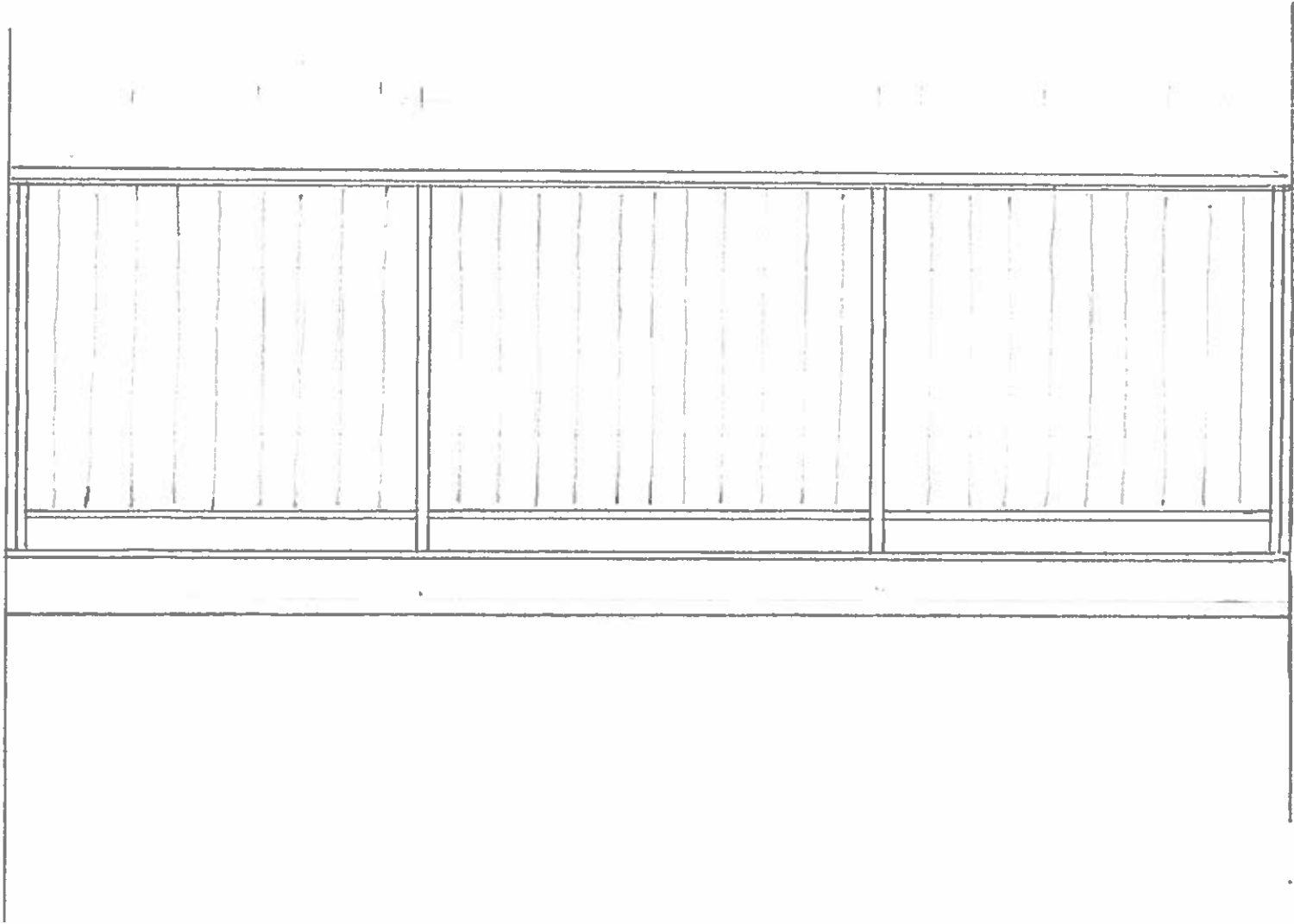


DATE: DECEMBER 10, 2008 SCALE: 1"=10'
DRAWN BY: N.S.M.
CHECKED BY: R.L.O.
F.BK.: 508, PG. 21 50821 U



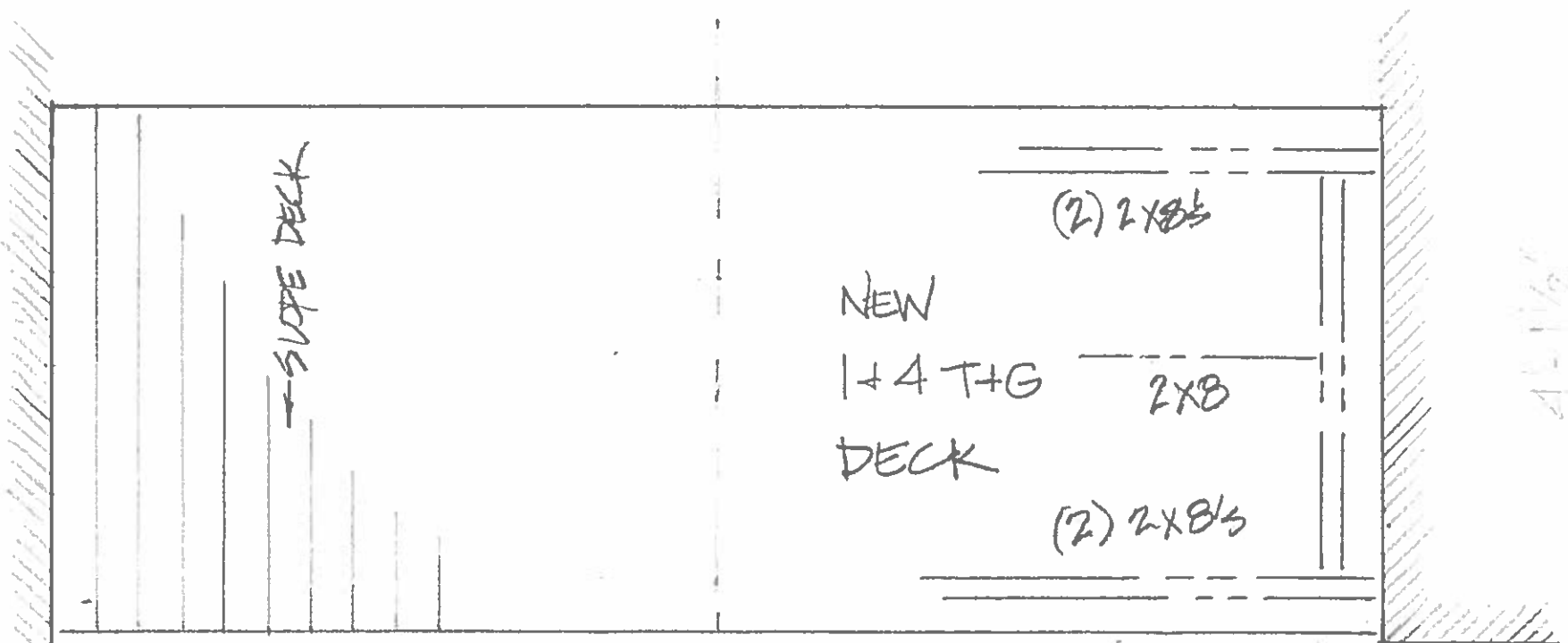


ELEV.



PLAN

10'-4"



LINE OF EXISTING DECK, POST