



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 608 N. 27th St.

DATE: 4/27/15

OWNER'S NAME: Progress Realty Group

TEL NO.: (804) 937-0236

AND ADDRESS: 409 E. MAIN ST., SUITE 100

EMAIL: CPOLLOCK@URBANCOREVA.COM

CITY, STATE AND ZIPCODE: Richmond, VA 23219

ARCHITECT/CONTRACTOR'S NAME: UrbanCore Construction LLC

TEL. NO.: (804) 937-0236

AND ADDRESS: 409 E. MAIN ST, SUITE 100

EMAIL: CPOLLOCK@URBANCOREVA.COM

CITY, STATE AND ZIPCODE: Richmond, VA 23219

Would you like to receive your staff report via email? Yes  No

## REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

## DETAILED DESCRIPTION OF PROPOSED WORK (Required):

**STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK**

**PROPOSED.** (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See *instruction sheet for requirements.*)

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): Andrew R. Beach

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. \_\_\_\_\_

DATE 4/29/15 4:00

SCHEDULED FOR \_\_\_\_\_

Note: CAR reviews all applications on a case-by-case basis.

# CAR APPLICATION REVIEW

Supporting Materials For:

608 N 27<sup>th</sup> St.

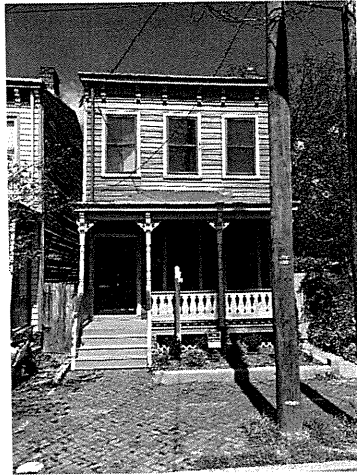
Progress Realty Group

409 E. Main St., Suite 100

Richmond, VA 23219

(804) 212-6515

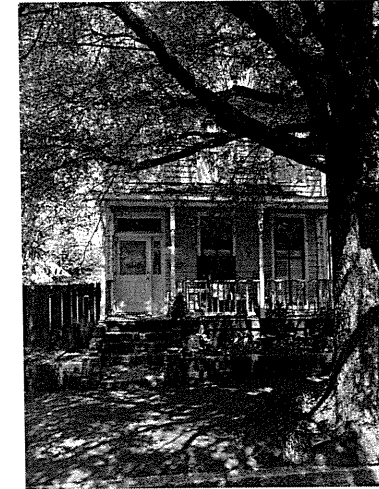
600 Block N. 27<sup>th</sup> Street



606 N. 27th- Directly to Left



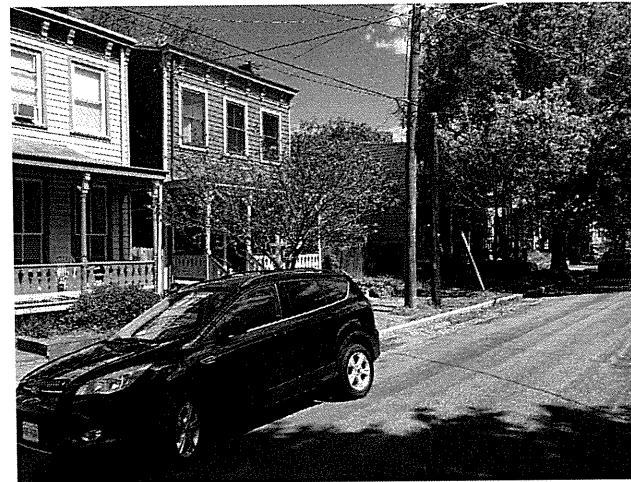
608 N. 27th- Looking Head On



610 N. 27th- Directly to Right



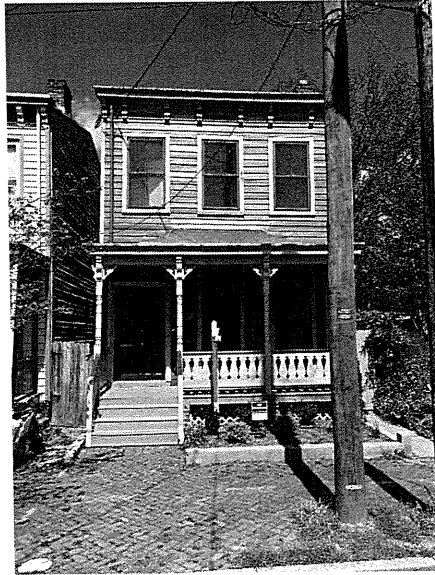
612-606 N. 27<sup>th</sup> St



604-610 N. 27<sup>th</sup> St

Looking Down N. 27<sup>th</sup> St from both directions.

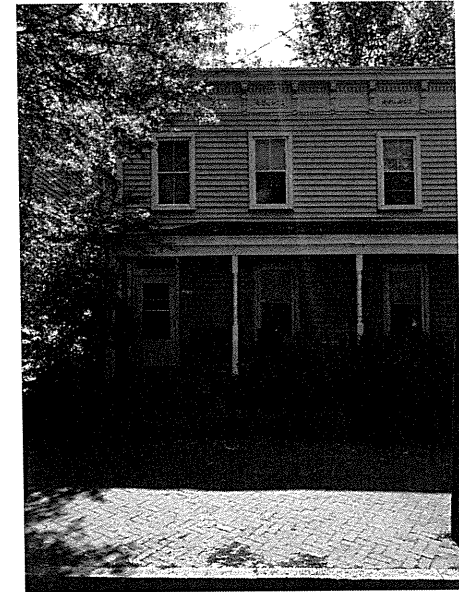
## Neighborhood Inspiration



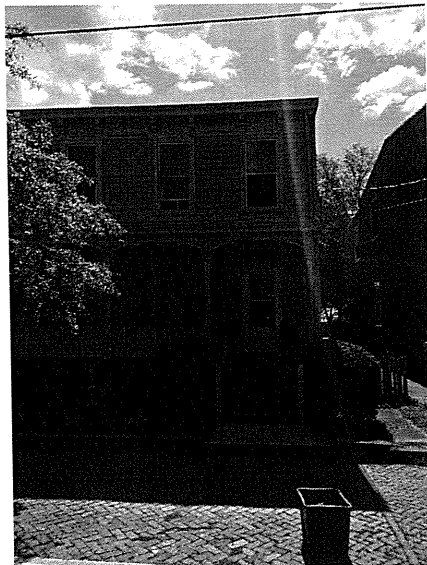
606 N. 27<sup>th</sup> St.



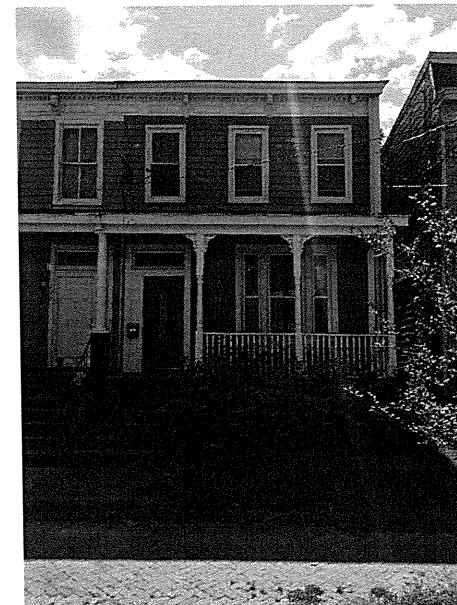
604 N. 27<sup>th</sup> St.



617 N. 27<sup>th</sup> St.



707 N. 27<sup>th</sup> St.



715 N. 27<sup>th</sup> St.

# Material Details

## Exterior Siding

Hardi Plank

Product: Smooth Lap

Specs:

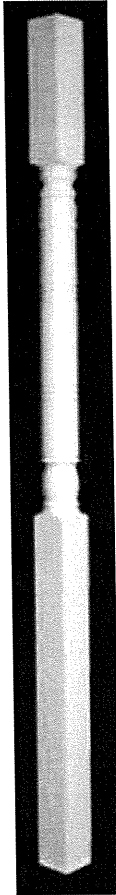
- 5/16 Thick
- 2.3lbs/sq.ft.
- 12' planks 8-1/4" (5" Exposure)
- Color: TBD
- Trim Color: TBD



## Roof Cover

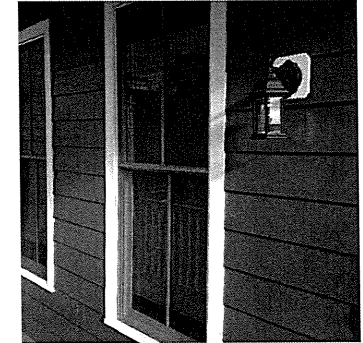
EPDM black Roof

- Low Slope Front Porch Roof.



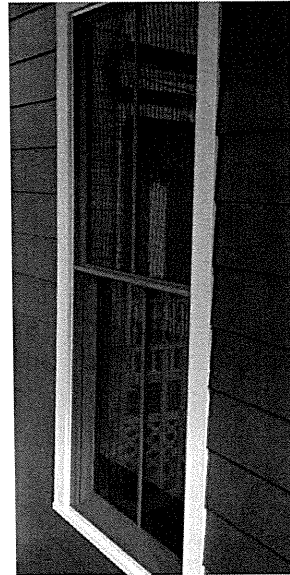
### Porch

6x6 Posts with painted (Color TBD) Richmond Rail and 2x2 Pickets



### Windows

M&W Jefferson 330 Series Window



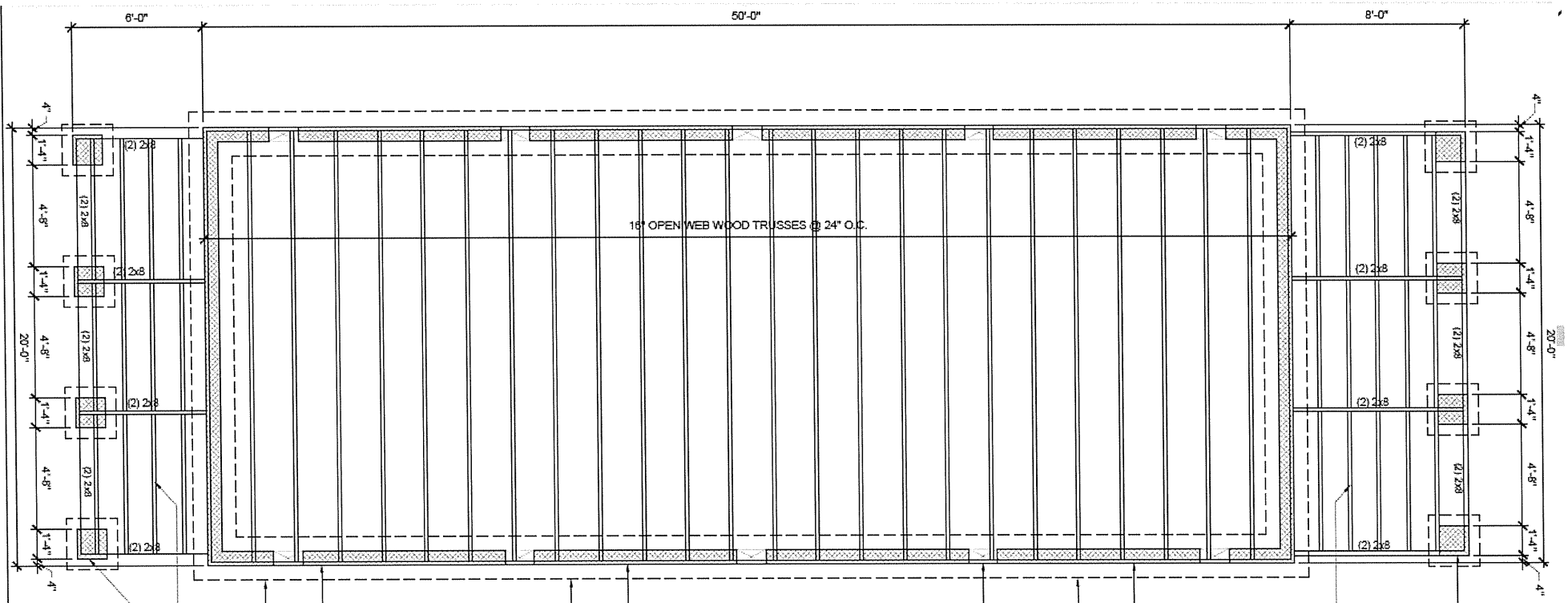
- Carrying on Tradition
- Historically Accurate, MW Jefferson 330 Vinyl Clad Windows with vinyl sash provides a look that harkens back 100 years, but with features planted firmly in the 21<sup>st</sup> century, like energy-efficient glass and multiple exterior casing options.

### Entry Door

Therma Tru Half Lite Door with Clear Glass

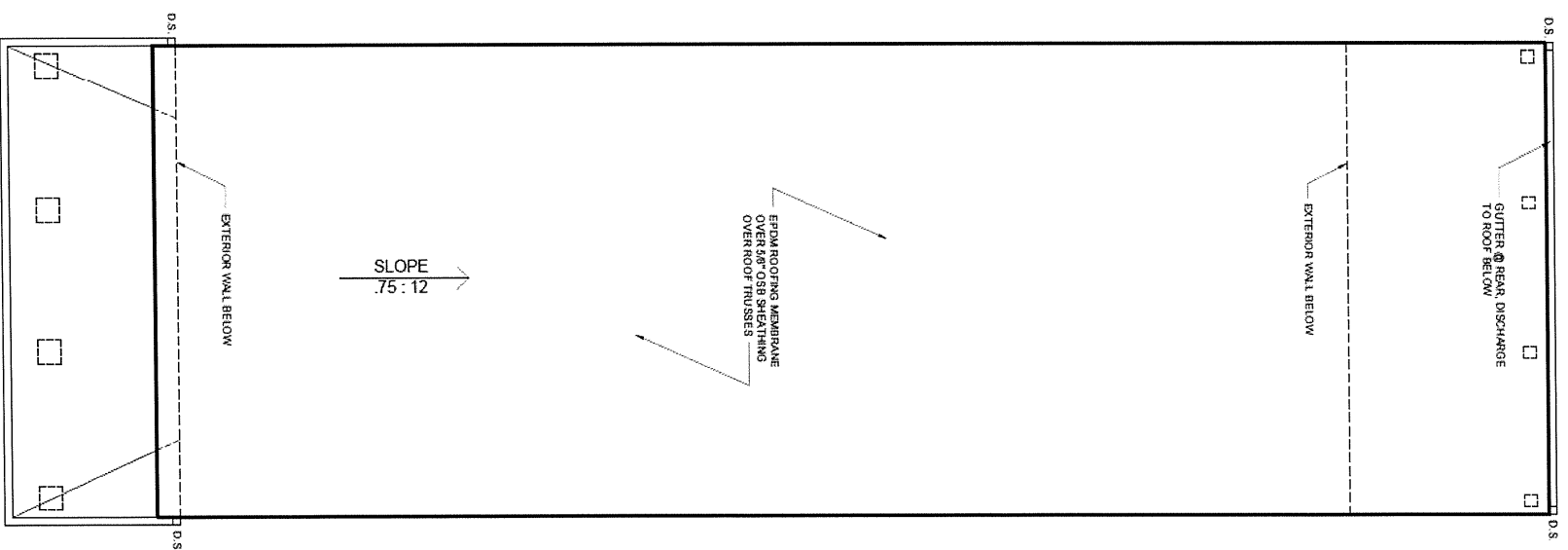


# Floor Plans



**BASEMENT FLOOR PLAN**

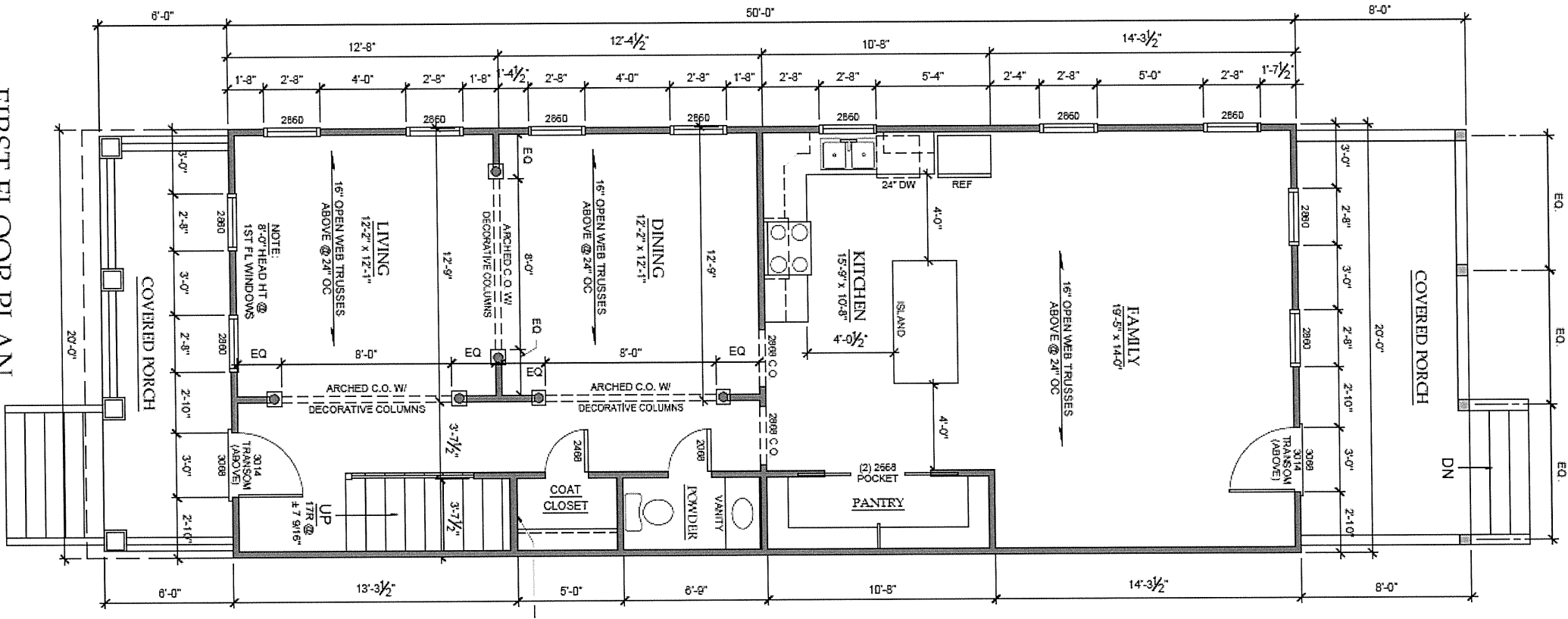
SCALE: 1/4"=1'-0"



**ROOF PLAN**

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





# FIRST FLOOR PLAN

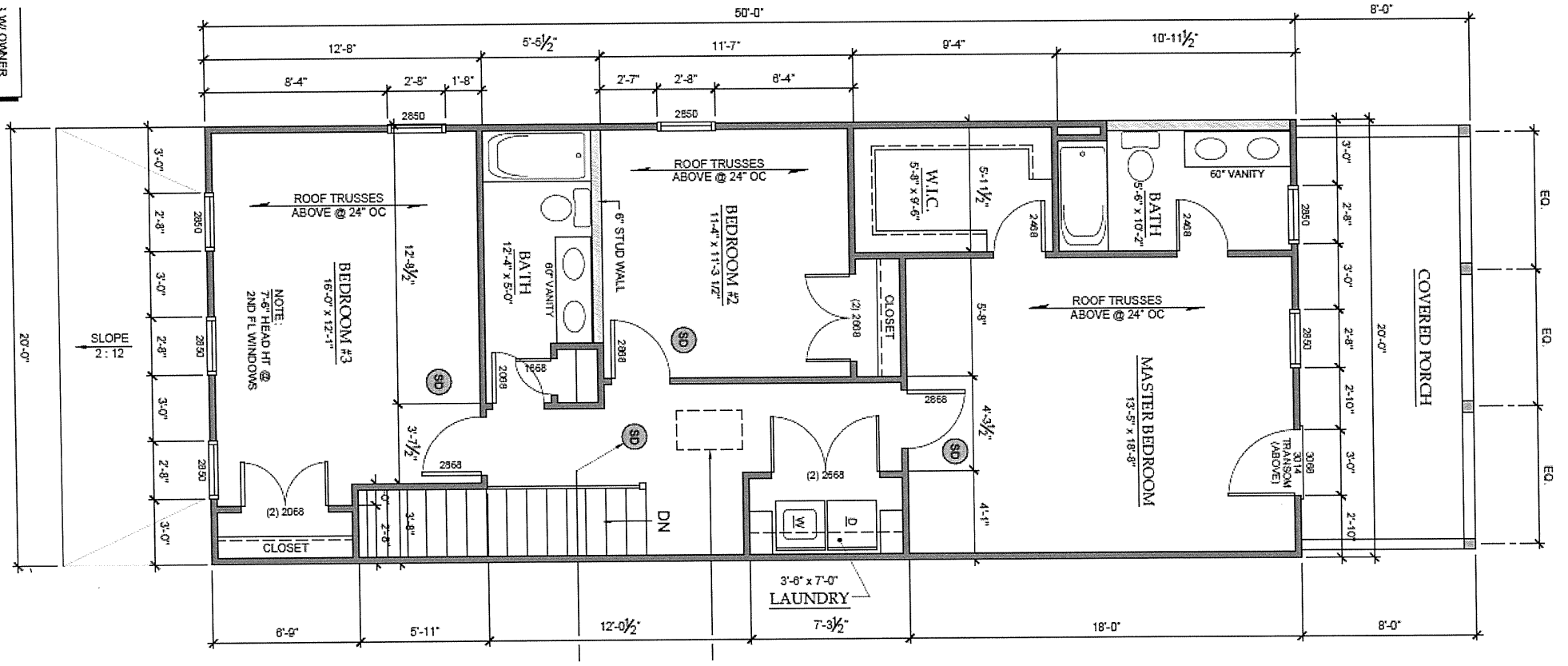
SCALE: 1/4"=1'-0"



1 1/2" OWNER  
& EQUIP  
RY

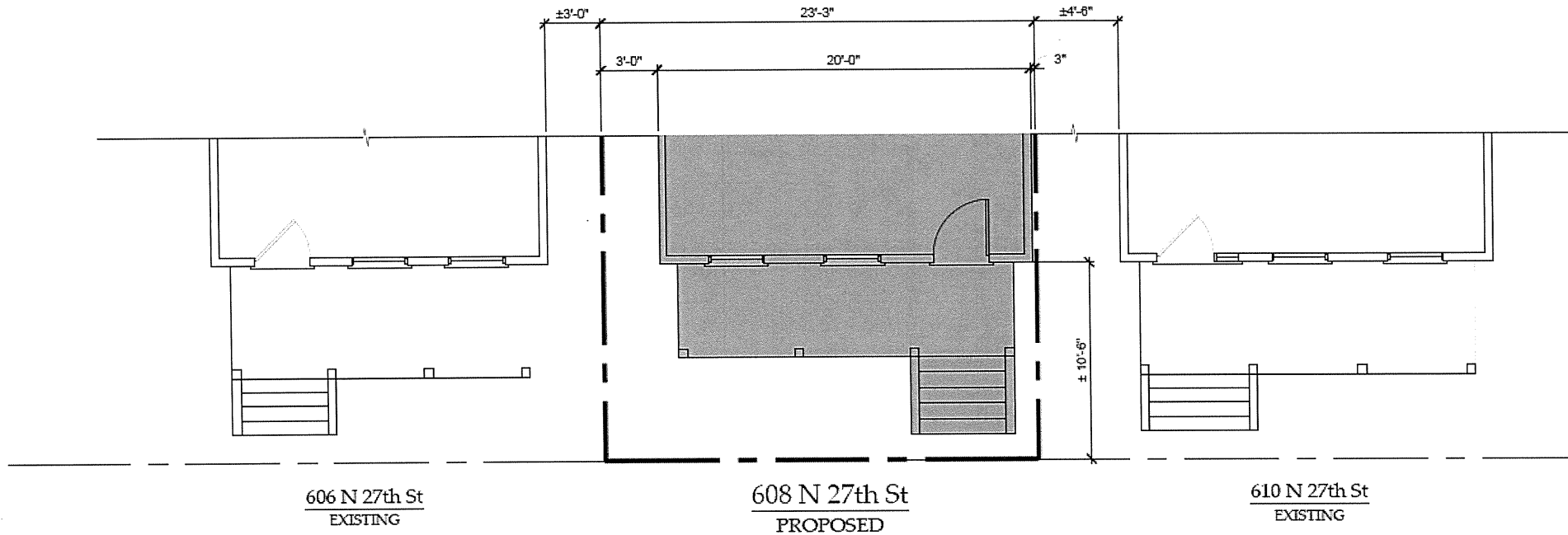
# SECOND FLOOR PLAN

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



E

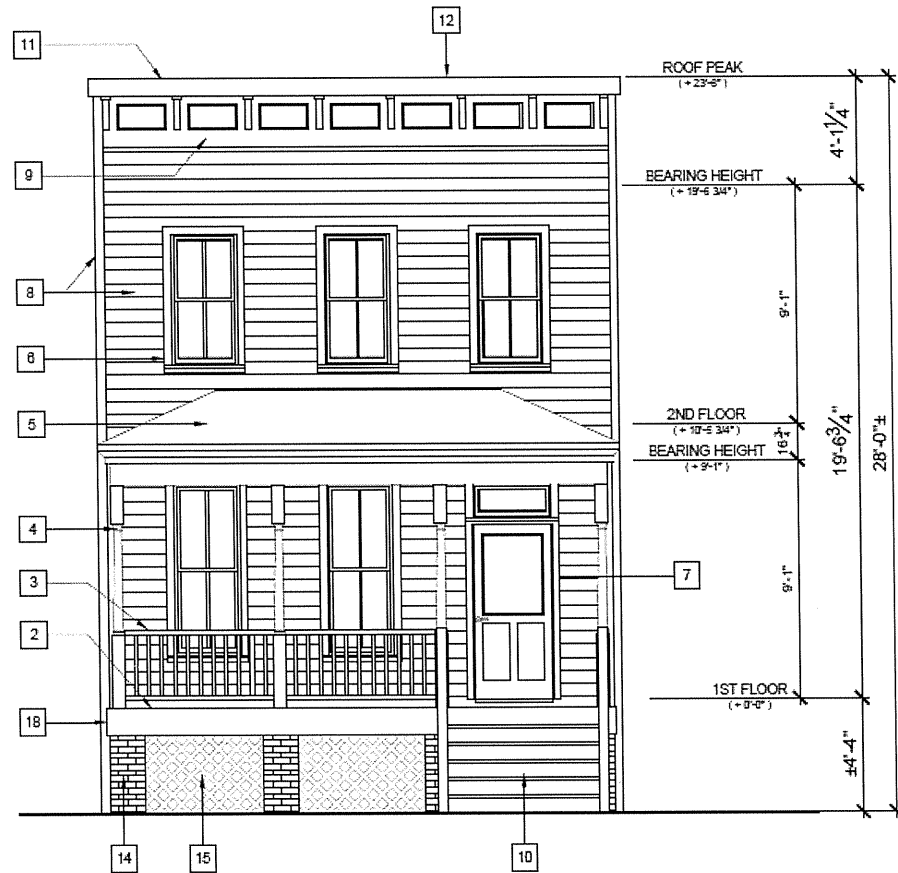
# Setback from Street Comparison



CONTEXT SETBACK PLANS

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

# Elevations and Slopes



**FRONT ELEVATION**

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



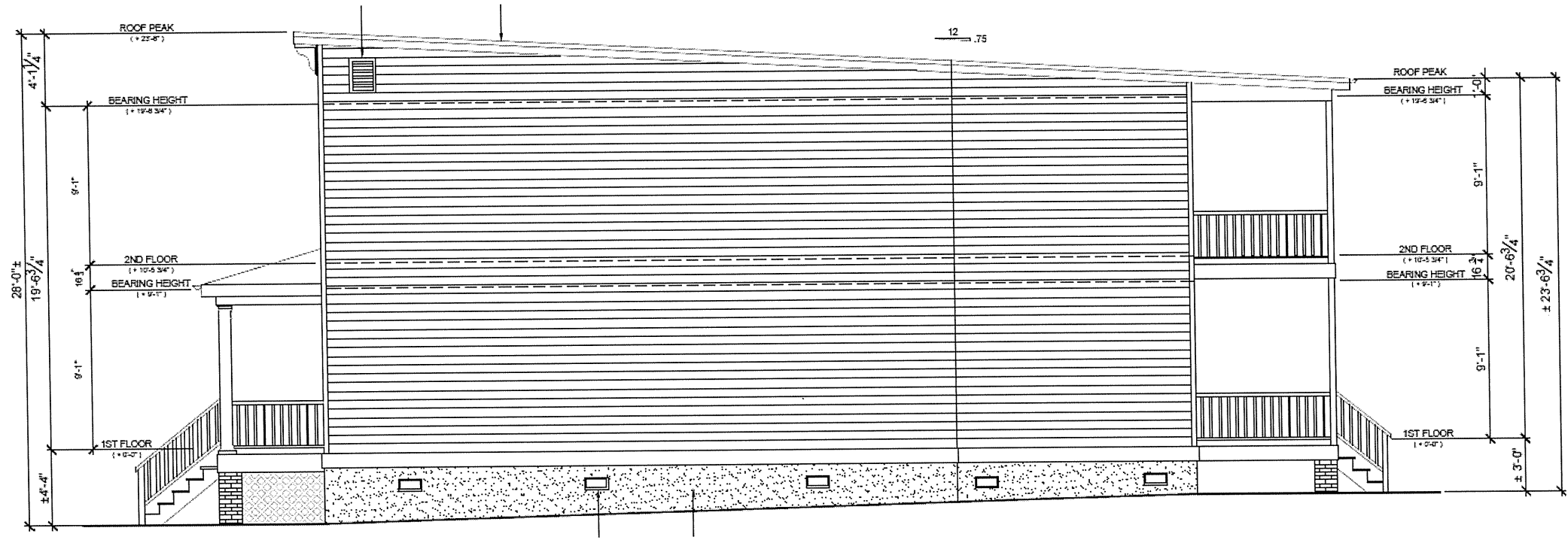
**REAR ELEVATION**

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

ARCHITECTURAL KEY NOTES:

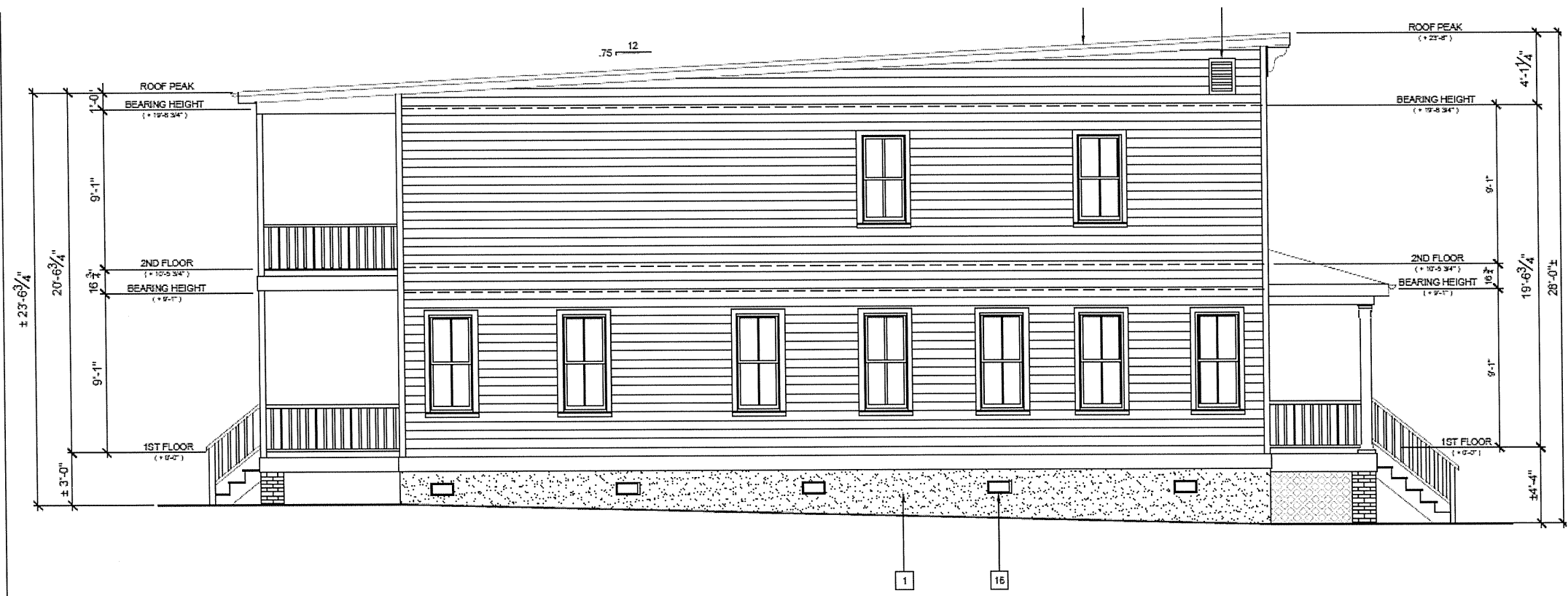
1

1. FOUNDATION: CMU FINISHED WITH PARING SEE FOUNDATION DETAIL A-1
2. FRONT PORCH FLOORING AND TRIM: TONGUE AND GROOVE DECKING
3. RAILING: RICHMOND RAIL, PAINTED
4. FRONT COLUMNS: PAINTED, WOODEN, TURNED COLUMNS, 4X4 INTERIOR POST
5. PORCH ROOFING: MEMBRANE, BLACK FINISH
6. WINDOWS: M AND W JEFFERSON SERIES 2 OVER 2 WITH MULLIONS ON OUTSIDE OF GLASS
7. DOORS: SEE PLAN FOR SIZE
8. SIDING AND TRIM: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
9. FASCIA BOARDS: FIBER-CEMENT ('HARDIPANEL' MATERIAL OR EQUAL)
10. WOOD STEPS & RAILING: RICHMOND STYLE
11. ROOF FLASHING: METAL, COLOR TO MATCH FASCIA BOARD
12. UPPER ROOF: MEMBRANE ROOF OVER 5/8" OSB
13. REAR PORCH STRUCTURE: PRESSURE TREATED STAINED, VERTICAL 6X6 POSTS
14. PORCH PIER: 16"X16" BRICK PIER. 24"X24"X12" CONCRETE FOOTING. (3) # 4 REBAR HORIZONTAL. (2) #4 REBAR VERTICAL, GROUT SOLID.
15. WOOD LATTICE PANEL
16. 8" x 16" FOUNDATION VENTS
17. 18" x 24" ATTIC VENT
18. P.T. WOOD PORCH FRAMING, PAINTED



# RIGHT ELEVATION

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



**LEFT ELEVATION**

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



## CONTEXT ELEVATIONS

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