



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 821 N. 24th St 23223
Historic District Union Hill

PROPOSED ACTION

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

OWNER

Name _____
 Company _____
 Mailing Address SPME
 Phone _____
 Email _____
 Signature _____
 Date _____

APPLICANT (if other than owner)

Name David Weyman
 Company Evolve Development, Inc
 Mailing Address 3420 Pump Rd #169
 Phone 804-991-4111
 Email DVK5FG@Yahoo.com
 Signature David Weyman
 Date 4/28/17

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. 5/15/18 COA is valid for one (1) year and may be extended for an additional year, upon written request.

(Space below for staff use only) APR 28 2017

Application received:

Date/Time 4/28/17 3:15 pm
By C. Seay

Complete Yes No

Daniil Kleyman
Evolve Development, Inc
3420 Pump Rd Suite 169
Richmond, VA 23233

August 28, 2017

To whom it may concern,

Attached you will find proposed architectural plans for a new duplex located at 821 N. 24th st. The structure will be in full compliance with the Old and Historic District Design Review Guidelines. Furthermore, the new construction project will be in full compliance with the R-63 zoning requirements in Union Hill.

This project was presented at the April 25th CAR meeting for Conceptual Review. At this meeting, the commission indicated a preference for an Italianate cornice and roof design over the false mansard roof design submitted. The commission also expressed concerns over a double entry door design in the front elevation. To address this, the design has been changed to an Italianate structure with a single entry door in the front, aligned with the window above. This design is very consistent with this side of 800 block of North 24th st, where the rest of the structures are predominantly Italianate structures. Please see supporting documentation for screenshots of surrounding architecture.

Setback drawing can be found on page C-1 of the attached drawings

Context Drawing can be found on page C-1 of the attached drawings.

Architectural Key Notes can be found on page A-3 of the attached drawings.

Siding and Exterior Trim will be fiber-cement (hardipanel). Siding will have a smooth, non-textured finish, with a 7" reveal.

Siding color will be:

Woodland Cream from Hardie:



Trim color will be white.

Exterior Doors will be painted a 4 or 6-panel fiberglass doors, with a single light transom above. Color will be white.

Exterior Windows will be 2x2 SDL MW Jefferson Series 300 Double Hung window. Please see attached spec sheet.

Fascia boards will fibercement, with wood corbels, all painted white.

Porch roof will be EPDM, with a black finish.

Main structure roof: TPO, white

For any additional questions prior to the CAR meeting, please feel free to contact me at 804-991-4111 or dvk5f@yahoo.com

Daniil V. Kleyman



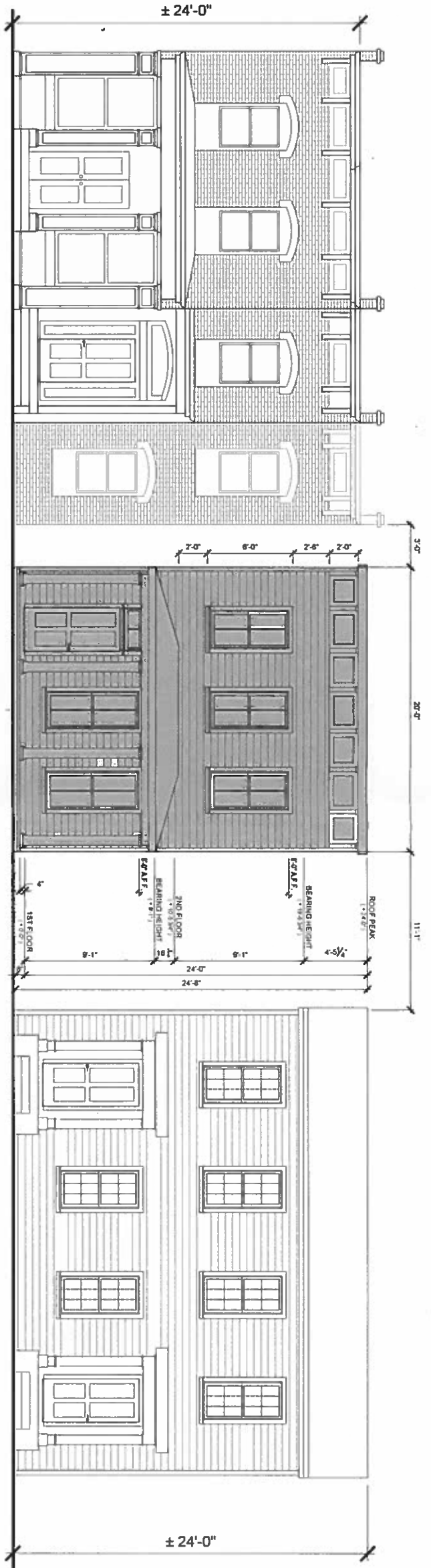
823 N. 24th



809-815 N. 24th



801-805 N. 24th



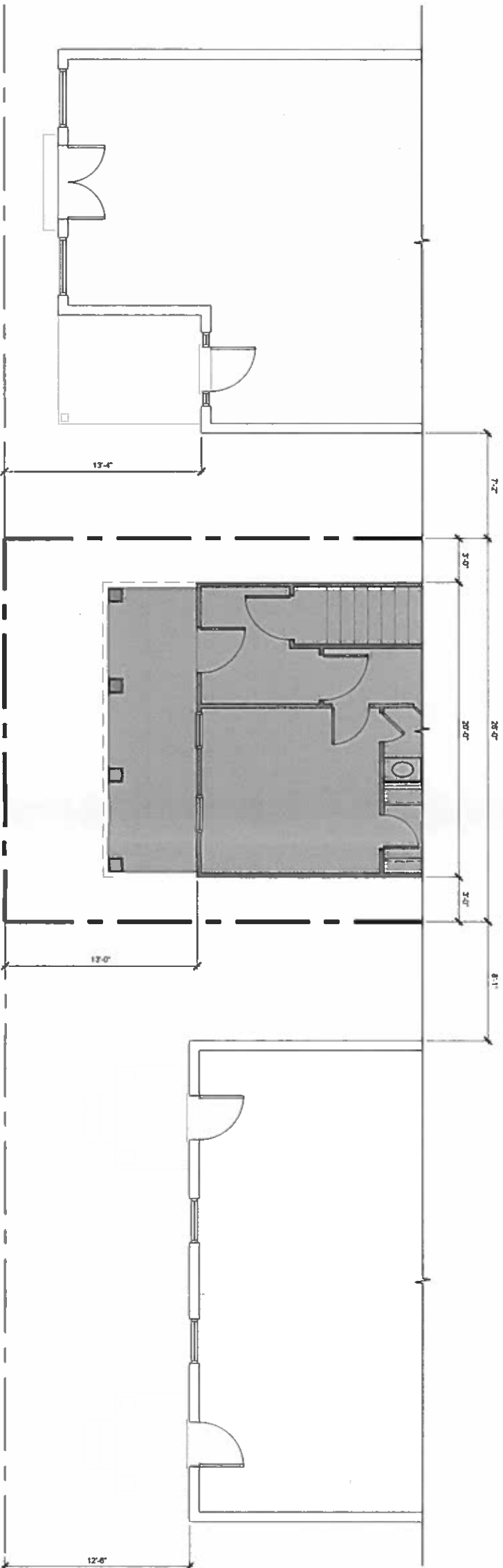
823 N 24th St.
EXISTING

821 N 24th St.
PROPOSED

819 N 24th St.
EXISTING

CONTEXT ELEVATIONS

SCALE 1/4"=1'-0"



823 N 24th St.
EXISTING

821 N 24th St.
PROPOSED

819 N 24th St.
EXISTING

CONTEXT SETBACK PLANS

SCALE 1/4"=1'-0"

EVOLVE
DEVELOPMENT INC

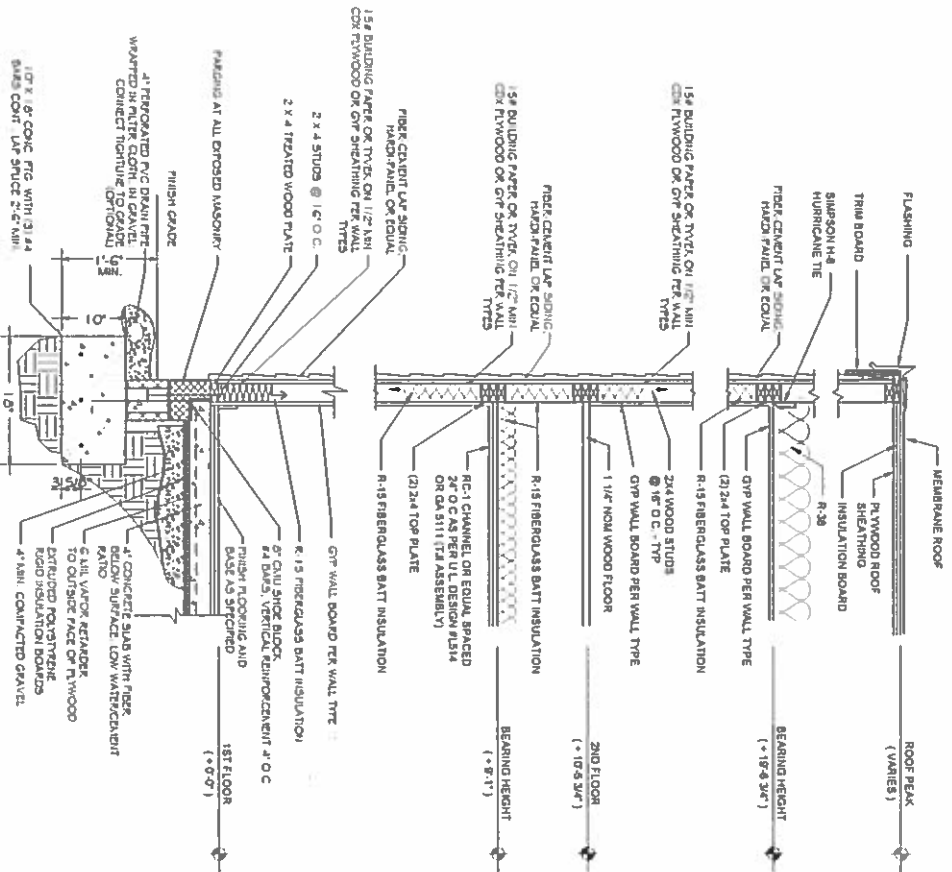
3420 PUMP RD SUITE 169
RICHMOND, VA 23233

dvk5f@yahoo.com
804-991-4111

TWO-FAMILY RESIDENCE AT
821 N 24TH STREET
RICHMOND, VA 23223

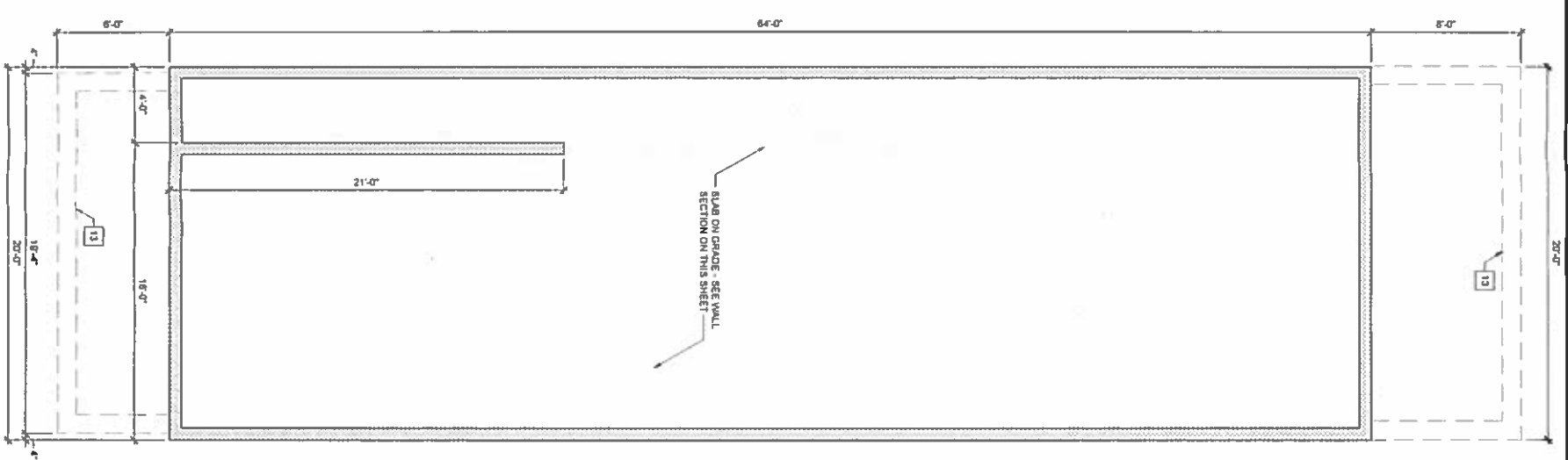
DATE: 04/27/17

C-1



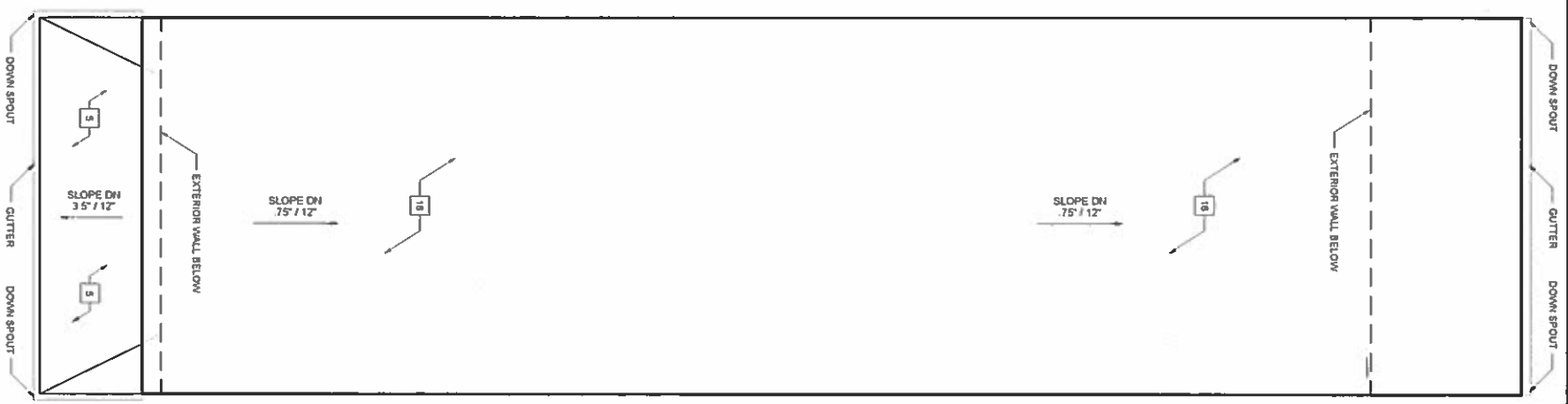
TYPICAL WALL SECTION

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



FOUNDATION PLAN

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



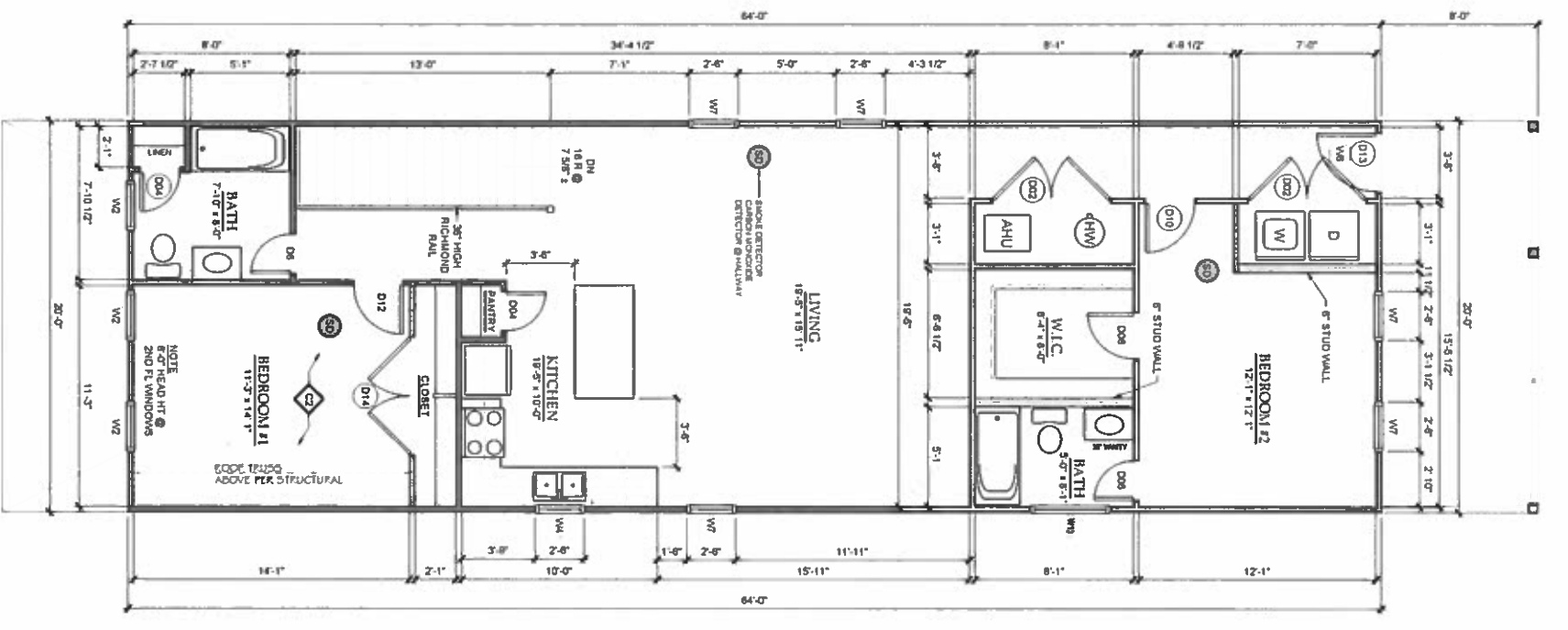
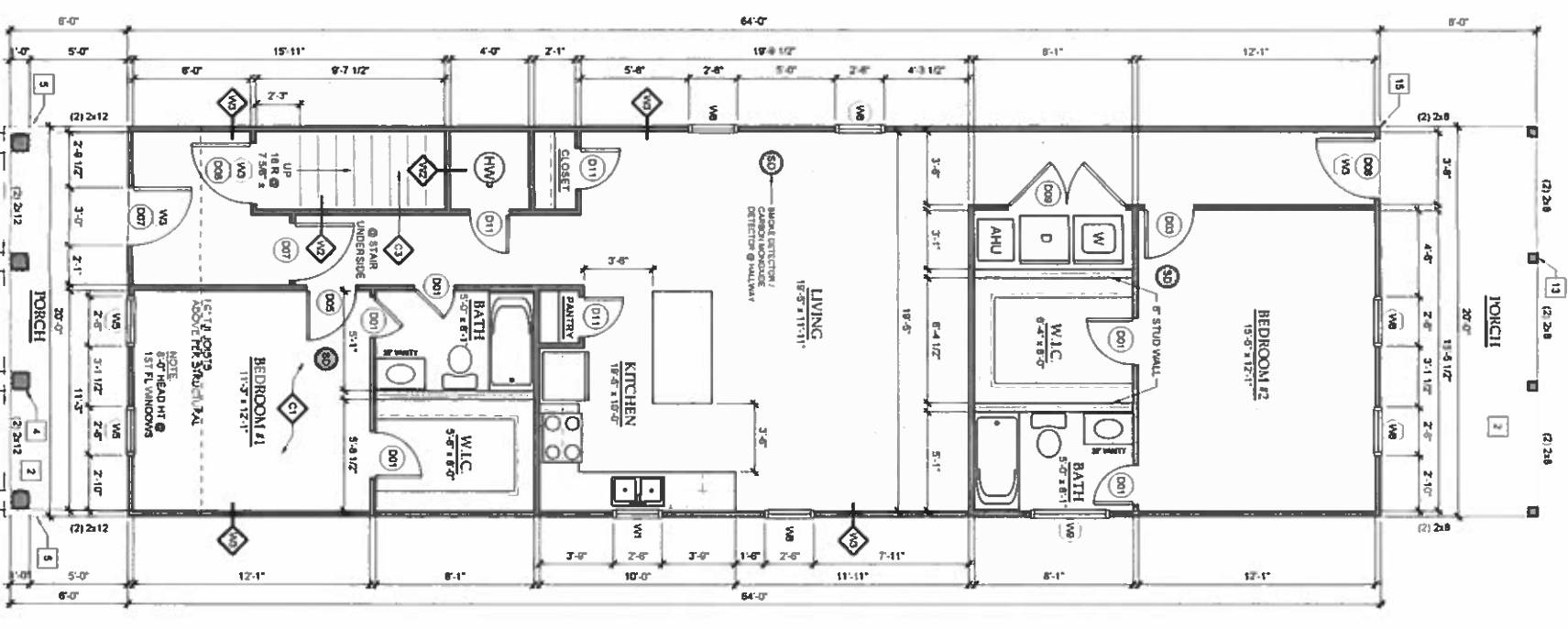
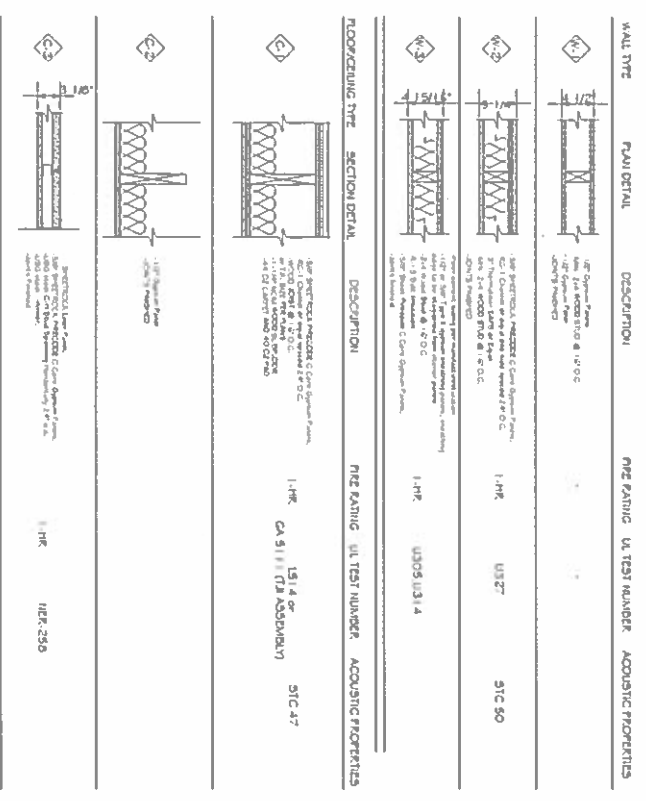
ROOF PLAN

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

A-1	<p>DATE: 04.27.12</p> <p>TWO-FAMILY RESIDENCE AT</p> <p>821 N 24TH STREET</p> <p>RICHMOND, VA 23223</p>	<p>3420 PUMP RD SUITE 169</p> <p>RICHMOND, VA 23233</p> <p>dvk5f@yahoo.com</p> <p>804-991-4111</p>	
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WINDOW SCHEDULE			
#	QTY	SIZE	DESCRIPTION
W01	1	2641DH	3074.8 347DH 30"
W02	3	2655DH	3074.8 347DH 30"
W03	1	3014FX	3671.5 57FX 36"
W04	1	2641DH	3074.8 347DH 30"
W05	2	2655DH	3074.8 347DH 30"
W06	1	3014FX	3671.5 57FX 36"
W07	5	2655DH	3074.8 347DH 30"
W08	1	2655DH	3074.8 347DH 30"
W09	1	4015FX	4871.8 57FX 48"
W10	2	4015FX	4871.8 57FX 48"

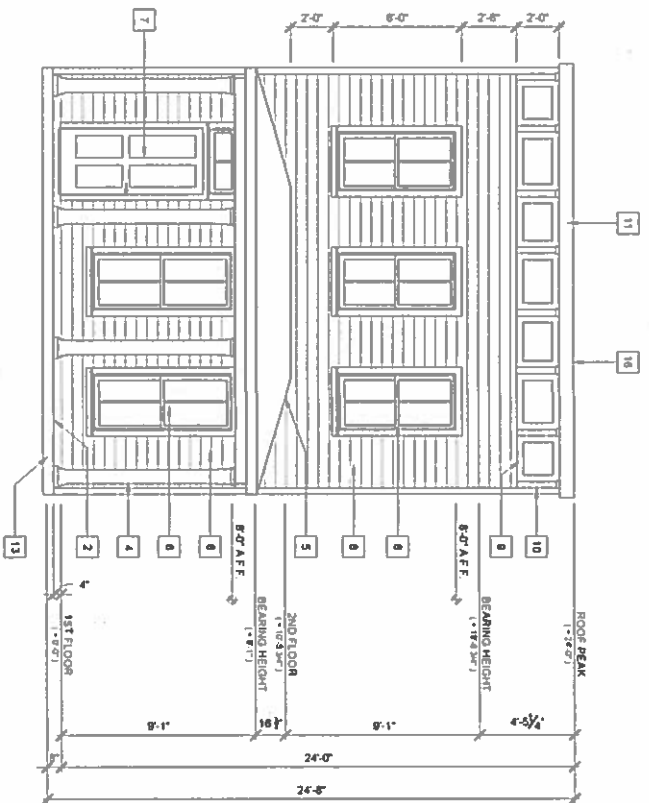
DOOR SCHEDULE			
#	QTY	SIZE	DESCRIPTION
D01	5	2450	2076.0 2076.0 1/2" P PANEL DOOR
D02	2	2450	2076.0 2076.0 1/2" P PANEL DOOR
D03	1	2060	2476.0 2076.0 1/2" P PANEL DOOR
D04	2	2060	2476.0 2076.0 1/2" P PANEL DOOR
D05	1	2450	2076.0 2076.0 1/2" P PANEL DOOR
D06	2	2450	2076.0 2076.0 1/2" P PANEL DOOR
D07	2	2450	2076.0 2076.0 1/2" P PANEL DOOR
D08	1	2450	2076.0 2076.0 1/2" P PANEL DOOR
D09	1	2450	2076.0 2076.0 1/2" P PANEL DOOR
D10	1	2450	2076.0 2076.0 1/2" P PANEL DOOR
D11	3	2060	2476.0 2076.0 1/2" P PANEL DOOR
D12	1	2060	2476.0 2076.0 1/2" P PANEL DOOR
D13	1	2060	2476.0 2076.0 1/2" P PANEL DOOR
D14	1	2060	2476.0 2076.0 1/2" P PANEL DOOR



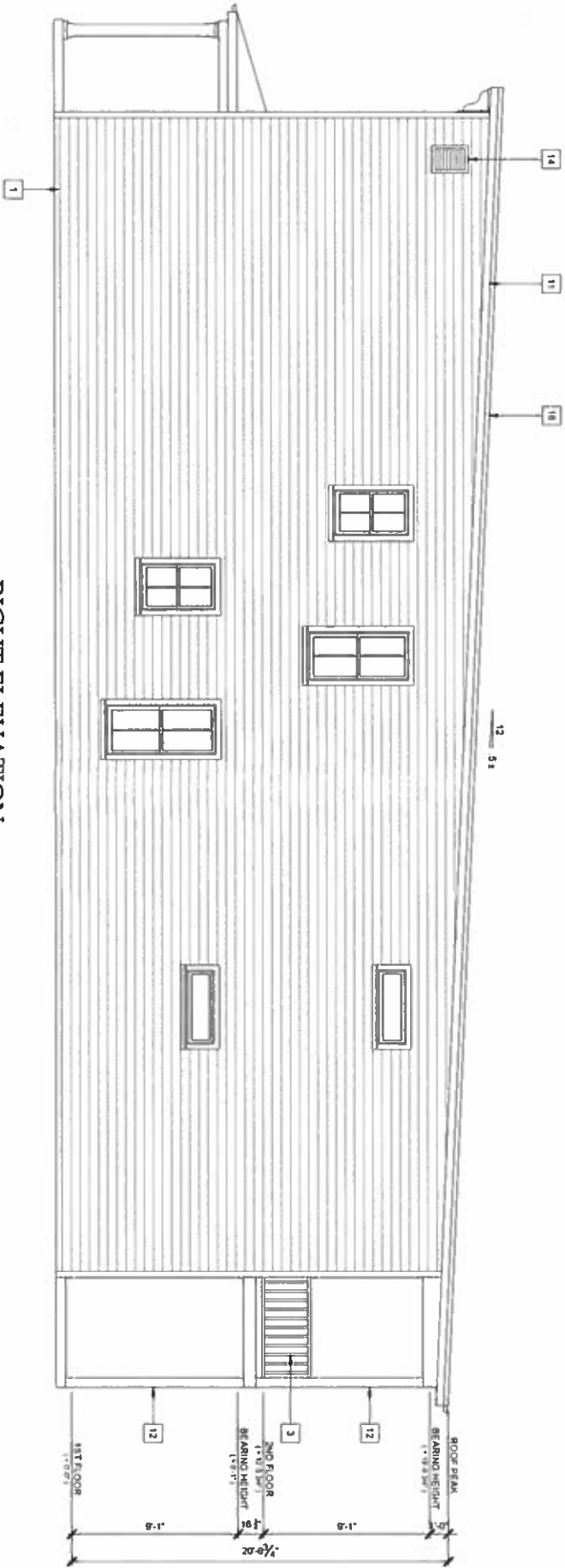
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TWO-FAMILY RESIDENCE AT
 821 N 24TH STREET
 RICHMOND, VA 23223

DATE: 04-27-17
 A-2



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



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

A-3

DATE: 04.27.17

TWO-FAMILY RESIDENCE AT
821 N 24TH STREET
RICHMOND, VA 23223

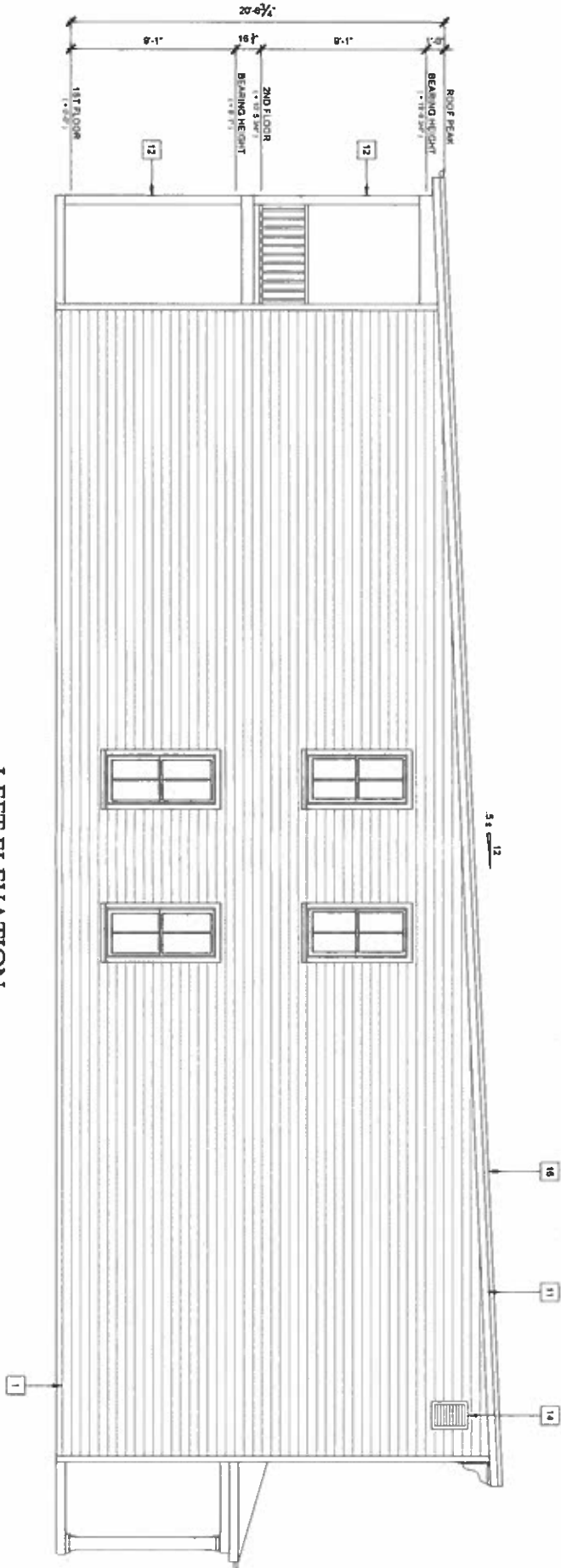
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EVOLVE
DEVELOPMENT INC



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



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

A-4

DATE: 04/27/17

TWO-FAMILY RESIDENCE AT
821 N 24TH STREET
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EVOLVE
DEVELOPMENT INC

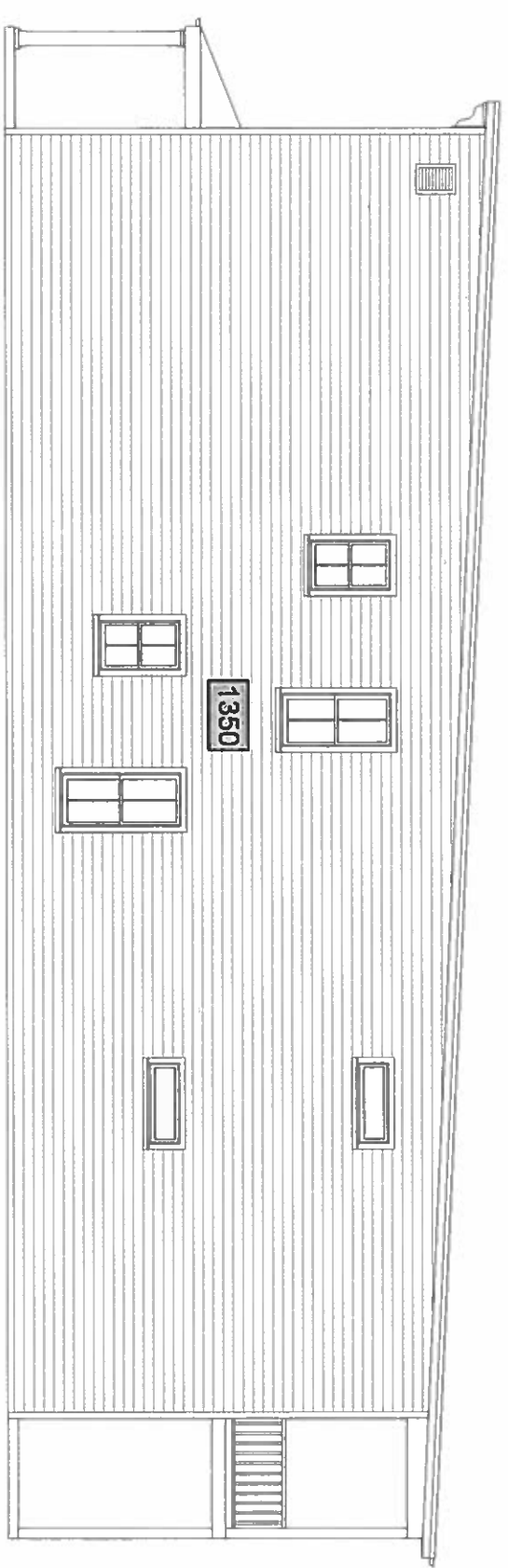
SIDING	3,200 SQ. FT.
MAIN ROOF	1,500 SQ. FT.
PORCH ROOF	120 SQ. FT.



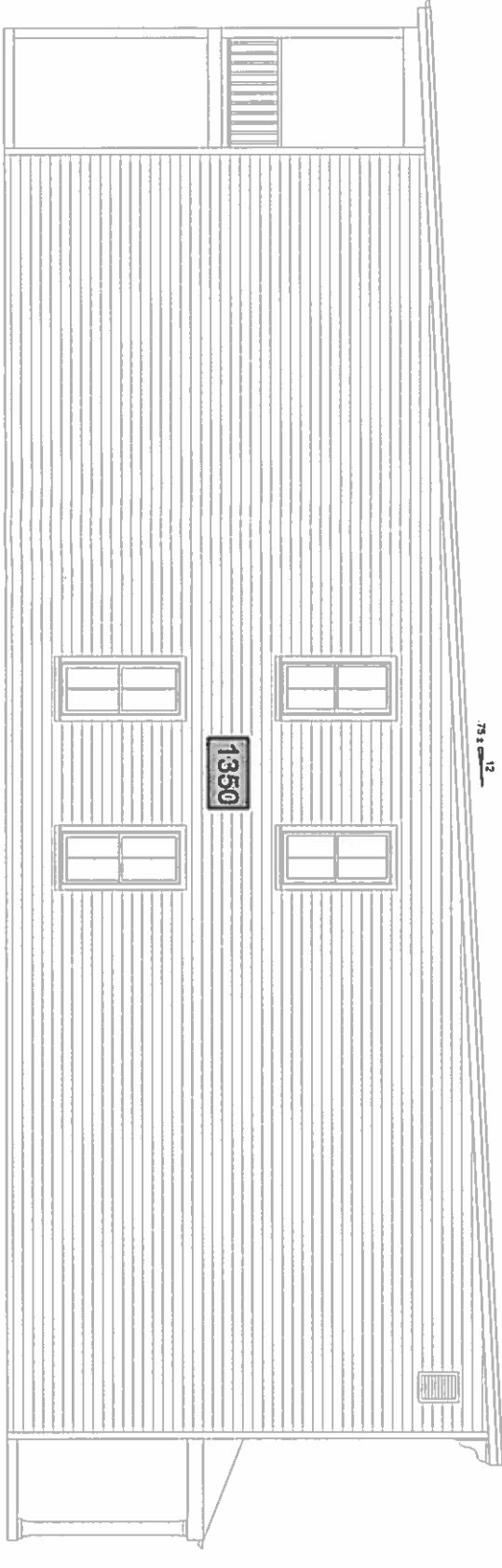
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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



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TWO-FAMILY RESIDENCE AT
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DATE: 04.27.17

A-5