



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: 713 N 24th St.

DATE: 5/27/16

OWNER'S NAME: Steadfast Ventures, LLC

TEL NO.: 804-822-6065

AND ADDRESS: 11533 Busy St. Suite 115

EMAIL: steadfastventuresllc@gmail.com

CITY, STATE AND ZIP CODE: Richmond VA 23235

ARCHITECT/CONTRACTOR'S NAME: River Mill Development / Bowen Building Systems, Inc

TEL. NO.: 804-644-2520

AND ADDRESS: P.O. box 1088

EMAIL: regina@bowenbuilding.com

CITY, STATE AND ZIP CODE: Chesterfield VA 23832

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.)

See Attached

RECEIVED

MAY 27 2016

3:02 KC

Signature of Owner or Authorized Agent: X *[Signature]*

Name of Owner or Authorized Agent (please print legibly): DUSTY CAREY

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

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

DETAILED DESCRIPTION OF PROPOSED WORK AT 713 N 24TH Street:

The applicant proposes to demo existing structure and rebuild a new single family residence on existing lot located at 713 N 24th Street located in the Church Hill Historic District.

SITING:

Proposed structure will follow existing foot print with exception of addition to rear of dwelling that has already had a variance approved. See attached letter. Also spoke with David Duckhardt in Zoning with regards to variance still applying to new structure. Previous plans to renovate and add addition to rear of 713 N24th St. as I am keeping with same foot print of previous plans even with rebuild.

FORM:

The form of the proposed dwelling is indicative of several historic dwellings located within the Church Hill North District. Particularly, the proposed form is very similar to 715 N 24th St. (see photo below), Attached to proposed dwelling.



SCALE:

The proposed dwelling maintains the existing human scale of the neighborhood and does not overwhelm pedestrians at the street level.

HEIGHT, WIDTH, PROPORTION & MASSING:

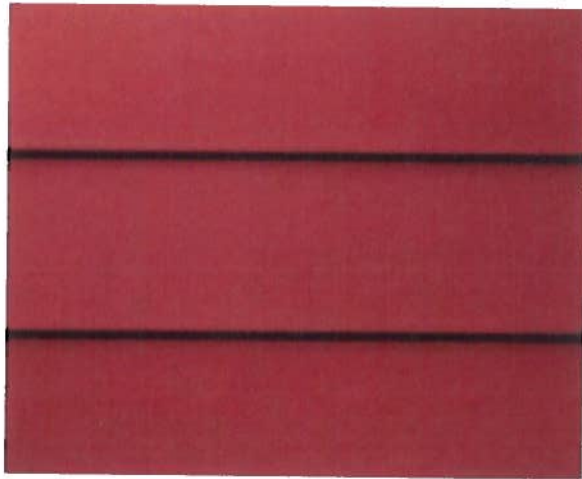
The proposed dwelling respects the typical height of the houses on the 700 block of North 24th Street. Rebuild of 713 N 24th will match existing height and width of the existing dwelling at 713 N 24th Street. is unusually short for two story dwellings in the Church Hill District.

The proposed dwelling respects the vertical orientation and massing pattern typically found in the neighborhood.

MATERIALS, COLORS, & DETAILS:

Exterior Cladding

The proposed dwelling will be clad in Hardie Plank fiber cement smooth lap siding with a 7" reveal in the color Boothbay Blue that is similar to the CAR color palette Leisure Blue, SW#6515.



SMOOTH

Countrylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq	25.0	20.0	16.7	14.3

Available Colors



● Plank, Panel, Batten and Shingle Colors

Trim and Soffit Colors

Color Selection

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.

Selecting a color?
Request a product sample at
jameshardie.com/samples

Colors shown are as accurate as printing technology will permit. Please see actual product sample for true color.

ARCTIC WHITE

NAVAJO BEIGE

COBBLE STONE

SOFT GREEN

LIGHT MIST

BOOTHBAY BLUE

SAIL CLOTH

SANDSTONE BEIGE

MONTEREY TAUPE

HEATHERED MOSS

EVENING BLUE

TUSCAN GOLD

WOODLAND CREAM

AUTUMN TAN

WOODSTOCK BROWN

MOUNTAIN SAGE

IRON GRAY

CHESTNUT BROWN

HARRIS CREAM

KHAKI BROWN

TIMBER BARK

PARKSIDE PINE

COUNTRYLANE RED

All of the window and door trim will be Hardie trim prefinished smooth in the color artic white. (Replicating same scale as trim on 715 N 24th St).

5/4 NT3" SMOOTH
 Artic White

Thickness	1 in				
Length	12 ft boards				
Width	3.5 in	4.5 in	5.5 in	7.25 in	11.25 in
Pcs/Pallet	240	200	160	120	80

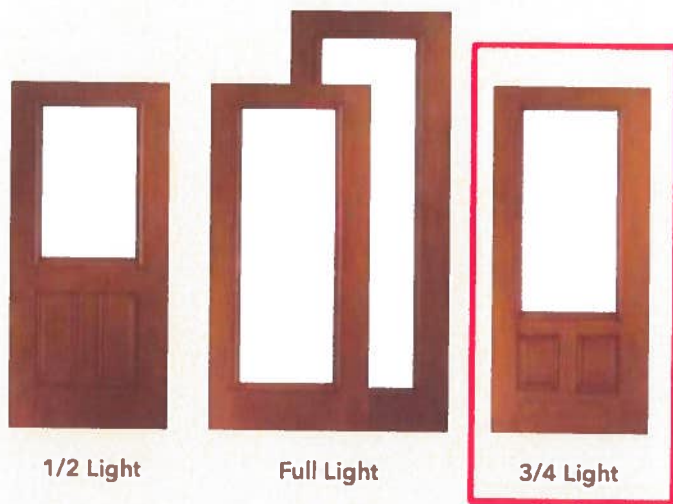


Doors and Windows

The front door will be a Pella Smooth Fiberglass Twin 1/2 Light, clear glass door painted the color #SW2844 Roycroft Mist Gray.



The front door will have a single light transom the same width as the door. The rear doors will be Pella Smooth Fiberglass 3/4" Light Clear Glass in pre-painted white.



Mahogany-Grain, Oak-Grain, Smooth Fiberglass or Steel

Trim

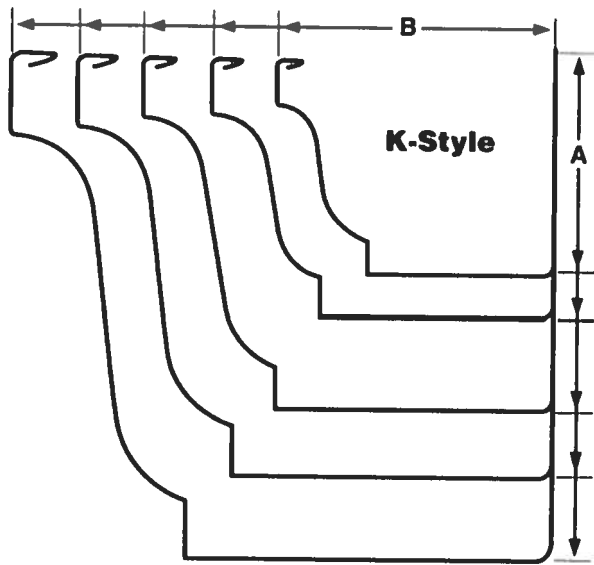
The front porch columns and trim will be Fypon cellular polyurethane in the color white.

Windows

ProLine® double-hung windows with simulated divided light feature
aluminum clad exteriors

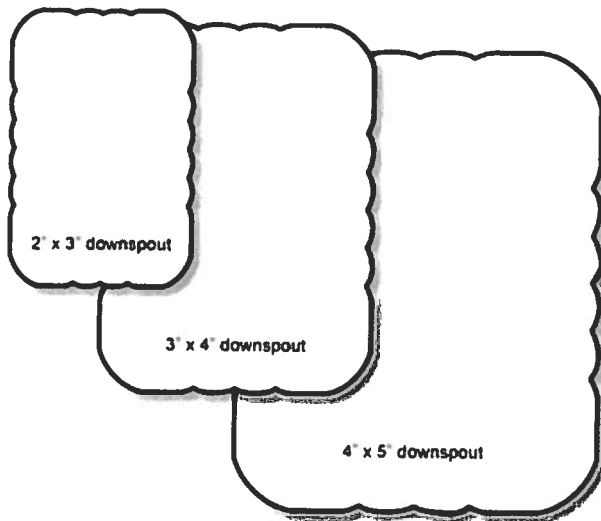
PELLA 12200 See floor plans for window sizes

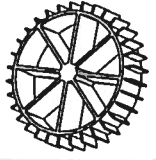




K-STYLE GUTTER					
A (BACK HEIGHT)	3 ¹ / ₈ "	3 ⁵ / ₈ "	4 ⁷ / ₈ "	5 ⁷ / ₈ "	7 ¹ / ₄ "
B (TOP WIDTH)	4"	5"	6"	7"	8"

Downspouts: Rectangular White Aluminum





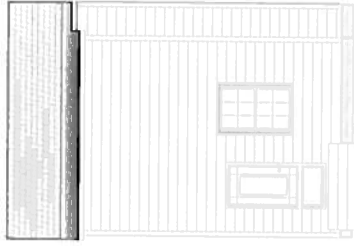
RIVER MILL DEVELOPMENT

713 N 24TH ST.
HOME PLANS
RIVER MILL DEVELOPMENT
RIVERMILLVILLAGE@RIVERMILL.COM

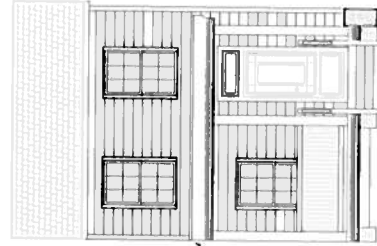
SCALE:
1/4" = 1'-0"

DATE:
03-21-16

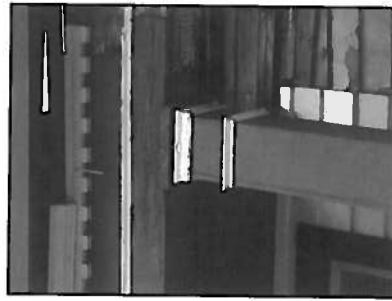
SHEET
4 OF 5



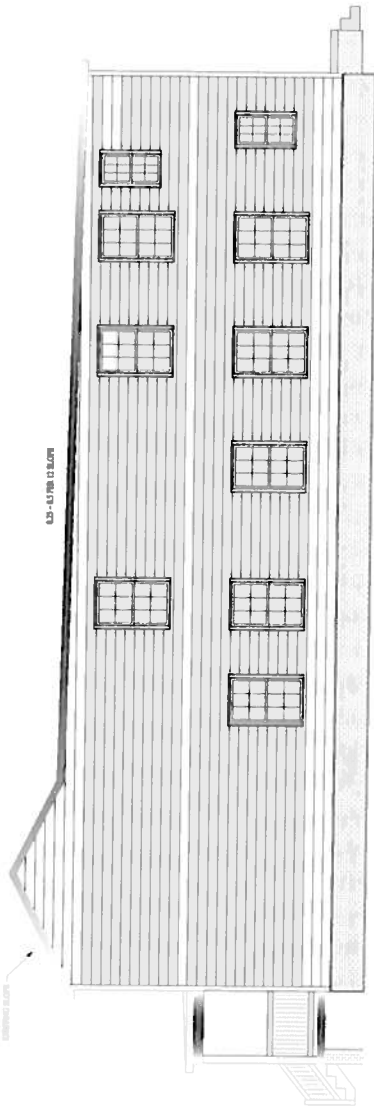
REAR ELEVATION



FRONT ELEVATION



RAILINGS EXISTING FACILITY, COLOR TO MATCH EXISTING



RIGHT ELEVATION





CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

May 9, 2016

Steadfast Ventures, LLC
11533 Busy Street, #115
North Chesterfield, VA 23235
Attn: Dusty Carey

RE: 713 North 24th Street – Administrative Variance (07A-16)

Dear Mr. Carey:

Your *Administrative Variance* has been approved, as it has been determined that:

- a. *The strict application of the ordinance would produce undue hardship;*
- b. *Such hardship is not shared generally by other properties in the same zoning district and vicinity;*
- c. *The authorization of the variance will not be of substantial detriment to adjacent property, and the character of the zoning district will not be changed by the granting of the variance; and*
- d. *The variance granted by the Zoning Administrator shall be the minimum necessary to relieve the hardship.*

I base these findings on the following:

- The adjacent property owner(s) most directly impacted has been notified via U.S. Mail and has not expressed any opposition to the proposal as shown on the plans.
- The addition does not detract from, and is consistent with, the residential and historic character of the neighborhood.
- The addition will not be detrimental to adjacent property through the affecting of light, access or safety.
- Adjoining properties and properties within the block have improvements a similar distance from the property line.
- The hardship is also due to the unique characteristic of this lot being exceptionally narrow.

Now, therefore, be it resolved by the Zoning Administrator that a request for an Administrative Variance from the side yard (setback) (2.21' ± vs. 3') along the northern property line is approved.

- ***There is no encroachment (gutter, downspout, roof overhang, etc.) onto the adjoining property.***
- ***Any rain collection system be designed to direct runoff from the adjacent property.***

You have two (2) years to obtain the necessary permit to implement this approval or your Administrative Variance is deemed to be null and void.

Very truly yours,


William C. Davidson
Zoning Administrator

cc: Roy Benbow, BZA Secretary
Richard Morton, GIS Analyst, DP & DR

C. E. Duncan & Associates, Inc.

2609 Rocky Oak Road
Powhatan, Virginia 23139
(804) 598-8240 Fax (804) 598-9240

May 5, 2016

Steadfast Ventures, LLC
11533 Busy Street, Suite 115
North Chesterfield, VA. 23235

RE: 713 North 24th Street

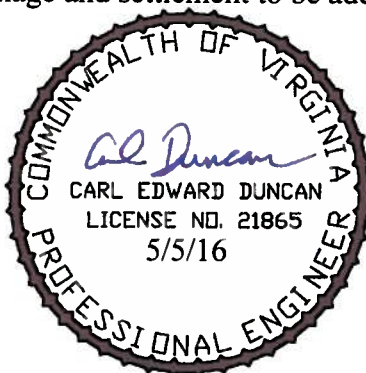
Dear Sir,

You asked our office to evaluate the structural condition of the above referenced location. The structure is an attached two story townhouse. The structure is built upon a brick foundation bearing directly upon soil. There is a one story section of structure built at the rear. The interior of the structure is completely gone and the crawlspace area is visible. The front portion of the house with the stairs and the rear one story floor are still present. It appears from a visual inspection of the framing that the house is unstable and at risk of failure. There is visible damage, mostly from moisture, to the remaining floor framing. The attached structures common support beam is also failing. It appears this structure has had some remediation in the form of additional piers to support the beam. The balloon framing of the exterior walls is showing signs of distress and has been pieced together in places. The brick foundation has bowed in areas and collapsed in others. The front porch is leaning significantly and the front right pier has been replaced with a wooden post. The front right column is leaning or hanging and carries no load. The front porch roof framing is moisture damaged. Based upon the level of damage to the structure, we recommend demolishing the structure to the ground. You could then install a new footing and foundation that would adequately support a two story frame building. The foundation could incorporate the salvaged bricks from the original foundation as a veneer to maintain the required look. The front porch could also be constructed on block piers with the same salvaged bricks for the required look. The house would be constructed of dimensional lumber as required to support the loads. The common beam or girder would need to be replaced with a new beam that is adequately supported to carry the common load. It would also bear upon masonry piers bearing upon concrete footings. The front elevation of the structure could be restored using newer structurally adequate materials. Based upon the degree of damage and the lack of adequate support systems, it is our opinion that the structure cannot be "repaired" but will need to be re-built. In addition, the front concrete retaining wall and steps are collapsing. This falls under the same recommendation. It should be removed and replaced. The concrete has suffered too much damage and settlement to be adequately patched or repaired.

Sincerely,

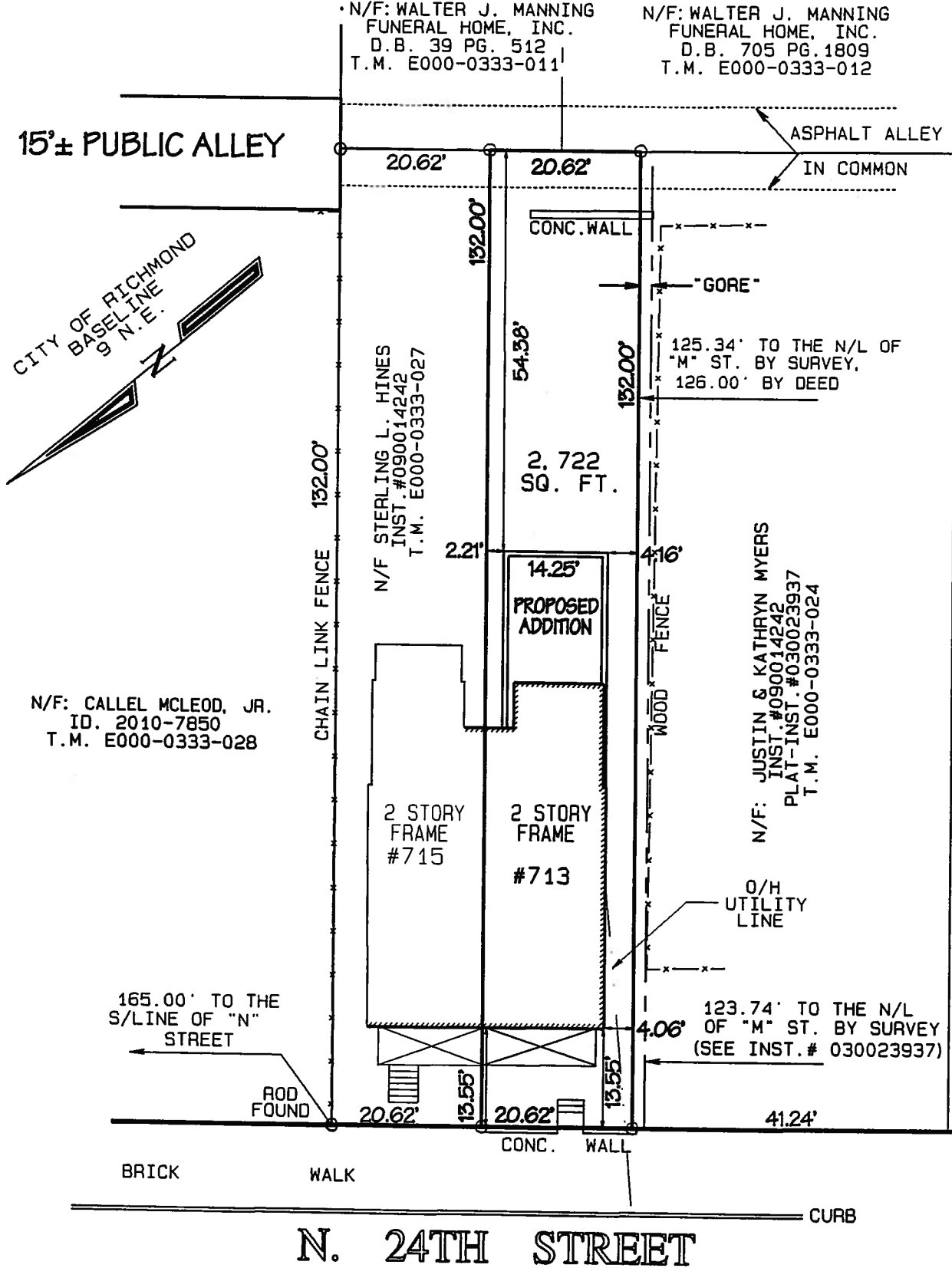


Carl E. Duncan, P.E., L.S.

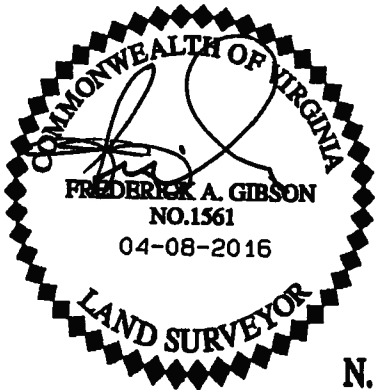


NO WARRANTY IS HEREBY GIVEN OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, RESOURCE PROTECTION AREAS, RESOURCE MANAGEMENT AREAS, TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, OR UNDERGROUND UTILITIES.

CURRENT OWNER(S): N/F STEADFAST VENTURES, LLC INST 160005912 T.M. E000-0333-026



PLAT SHOWING PROPOSED IMPROVEMENTS
ON 713 N. 24TH STREET,
IN THE CITY OF RICHMOND, VIRGINIA
SCALE: 1" = 20'



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
PROFESSIONAL LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
N. CHESTERFIELD, VA. 23235 PHONE 804 378-4485