



# 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: 718/720 N 27th St DATE: 8/24/14

OWNER'S NAME: Ridge Point Real Estate TEL NO.: 804-201-3624  
 AND ADDRESS: Po Box 5607 EMAIL: Chris@RidgePointRe.com  
 CITY, STATE AND ZIPCODE Glen Allen VA 23058

ARCHITECT/CONTRACTOR'S NAME: Yellow Room inc TEL. NO. 804-353-1415  
 AND ADDRESS: 2731 West Grace St EMAIL: Jvea@yellowrm.com  
 CITY, STATE AND ZIPCODE Richmond VA 23229

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): Christopher Jefferson

**(Space below for staff use only)**

Received by Commission Secretary \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_  
 DATE 8/29/2014 3:45 SCHEDULED FOR \_\_\_\_\_



***Ridge Point Real Estate, LLC.***

***PO Box 5667  
Glen Allen, VA 23058***

***Office: 804-420-2274  
Fax: 804-751-5310***

**718/720 N 27Th ST**

It is proposed that a new single family dwelling will be constructed on the lot located at 718 & 720 N 27th St. The proposed property will be in line with the historical integrity and charm of neighboring properties. The siding on the property will be cement board siding (HardiePlank). The front of the property will hold a decorative molding at the top with corbels and moulding (dental) in line with the historical Church Hill North neighborhood. The roof will be constructed of rubber membrane. The front porch will be constructed of matte black metal or architectural shingles. The foundation as well as porch columns will be brick veneer. The windows on the home will be wood & composite based on board requirements. The porch system on the front and rear of the property will be by the Richmond rail style, painted white, and without gloss. The front porch columns will be of fiberglass material and painted white. The entry door to the property will be a wooden door with a transom above and side lights. All lumber used on the exterior of the projects for porches/decks etc will be pressure treated lumber. All colors and materials will be board approved material as well. Following construction, the front of the property will be well kept with mulch bed and seasonal bushes or flowers. The intention of the project is to provide an affordable home option with modern amenities, while maintaining the balance of the historical elements that compliment the Church Hill neighborhood so well. Your consideration is appreciated.

A handwritten signature in black ink, appearing to read "Chris Jefferson", written over a horizontal line.

Chris Jefferson

Managing Member  
Chris@ridgepointre.com

CAR Application Review:

Supporting Materials for:

718/720 N 27th ST.

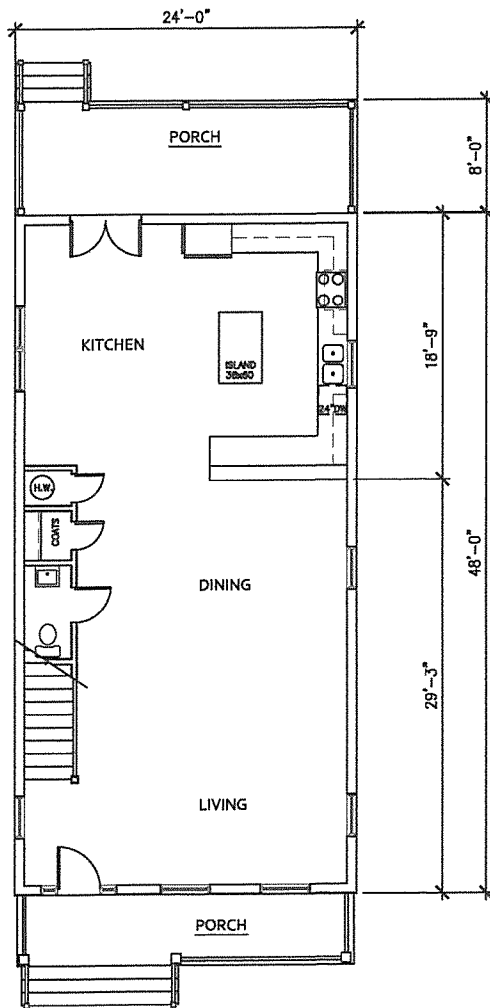


*Ridge Point Real Estate*

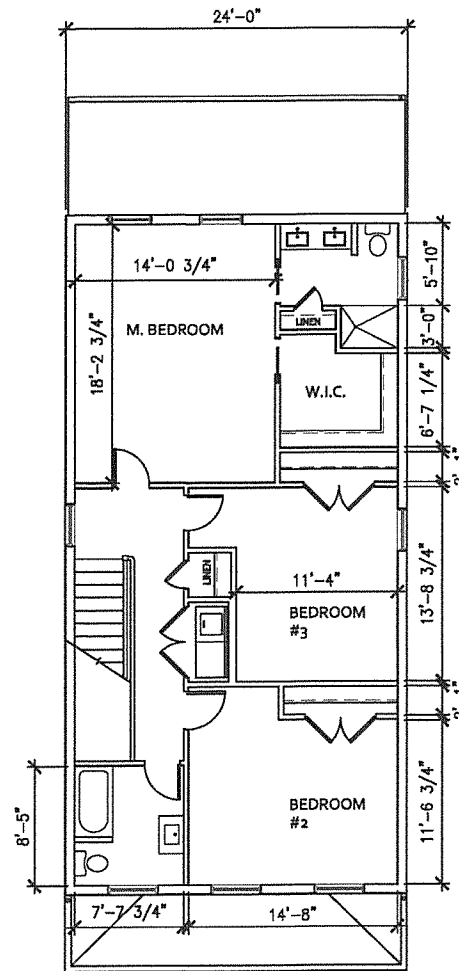
*3900 Pale Moon Pl*

*Glen Allen VA 23059*

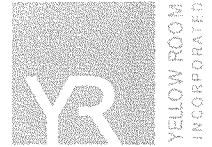
*804-420-2274*



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



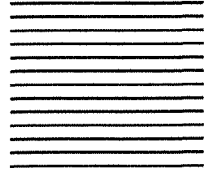
2 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



2731 WEST GRACE STREET  
RICHMOND, VA 23220  
804-353-1415

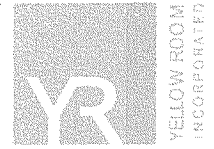
718-720 N. 27th St.  
Richmond, Virginia 23223

REVIEW 08-08-14



PROPOSED PLANS

SK-1



YELLOW ROOM  
INCORPORATED

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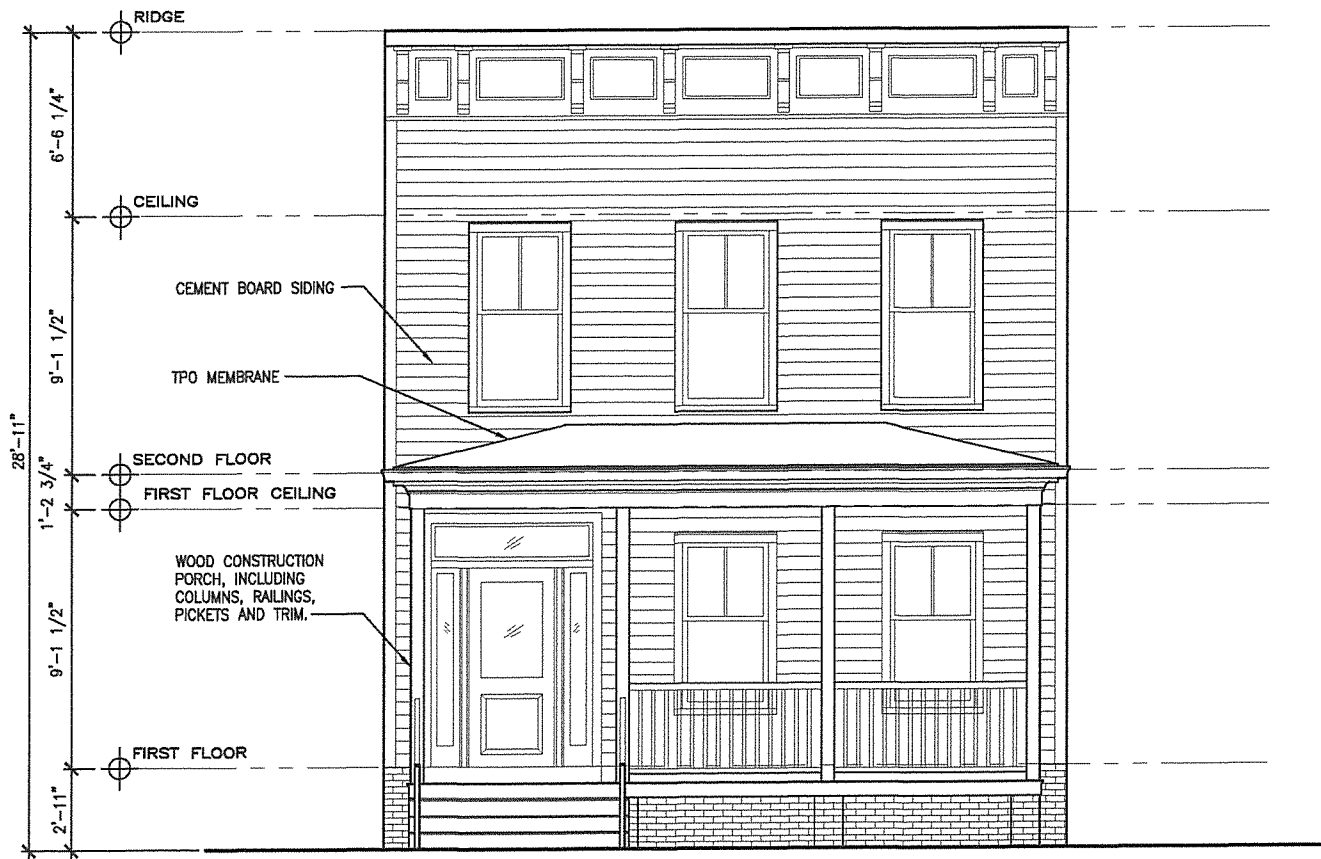
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PROPOSED 27TH  
STREET ELEVATION

SK-2

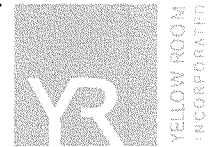
1424



1

PROPOSED 27TH ST ELEVATION

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



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PROPOSED RIGHT SIDE  
ELEVATION

SK-3

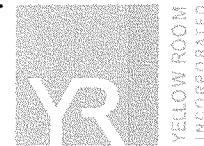
1424



1

PROPOSED RIGHT ELEVATION

SCALE: NOT TO SCALE



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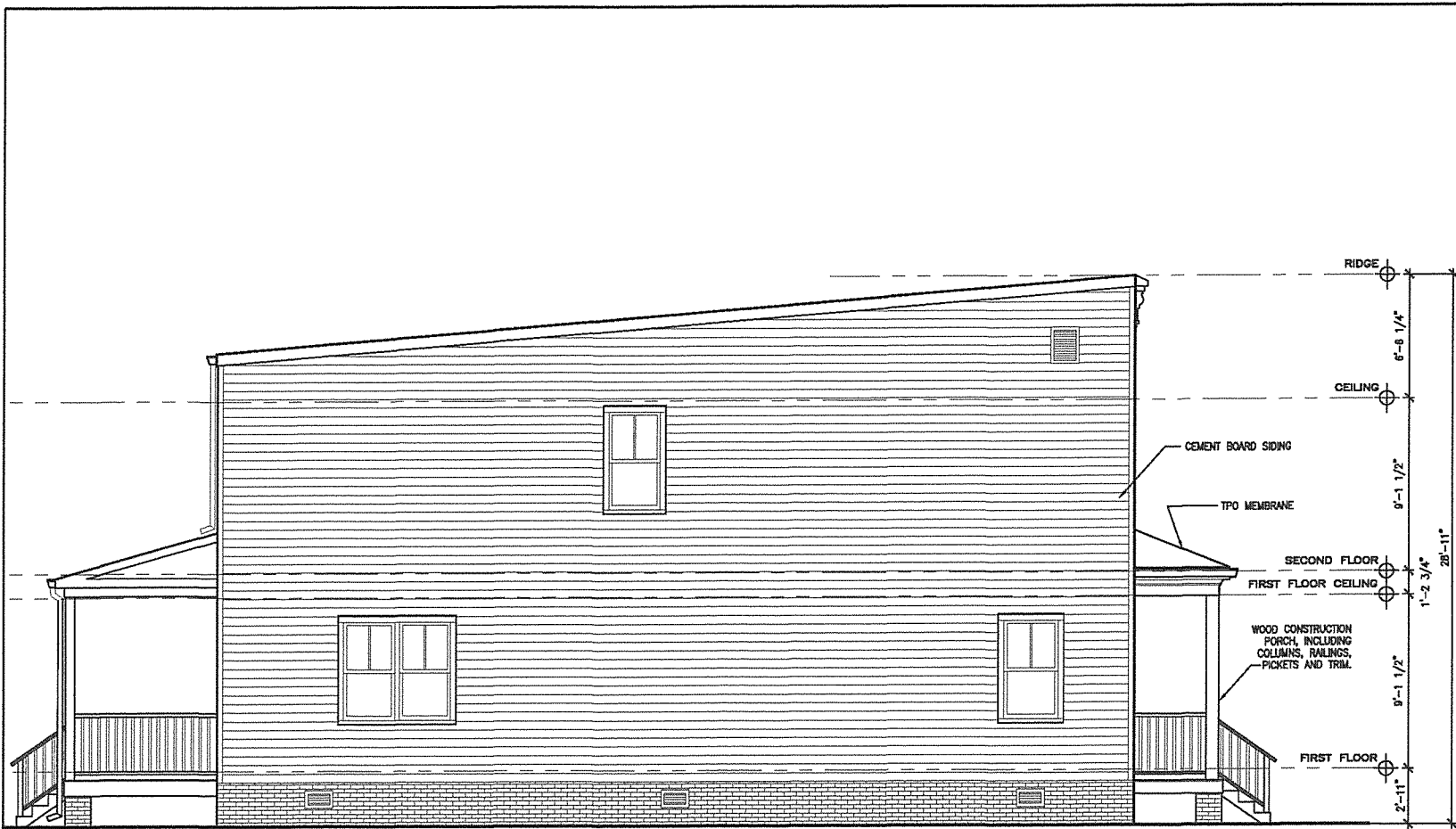
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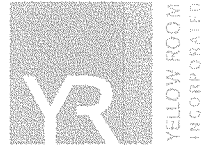
PROPOSED LEFT SIDE ELEVATION

SK-4

1424



1 PROPOSED LEFT ELEVATION  
SCALE: NOT TO SCALE



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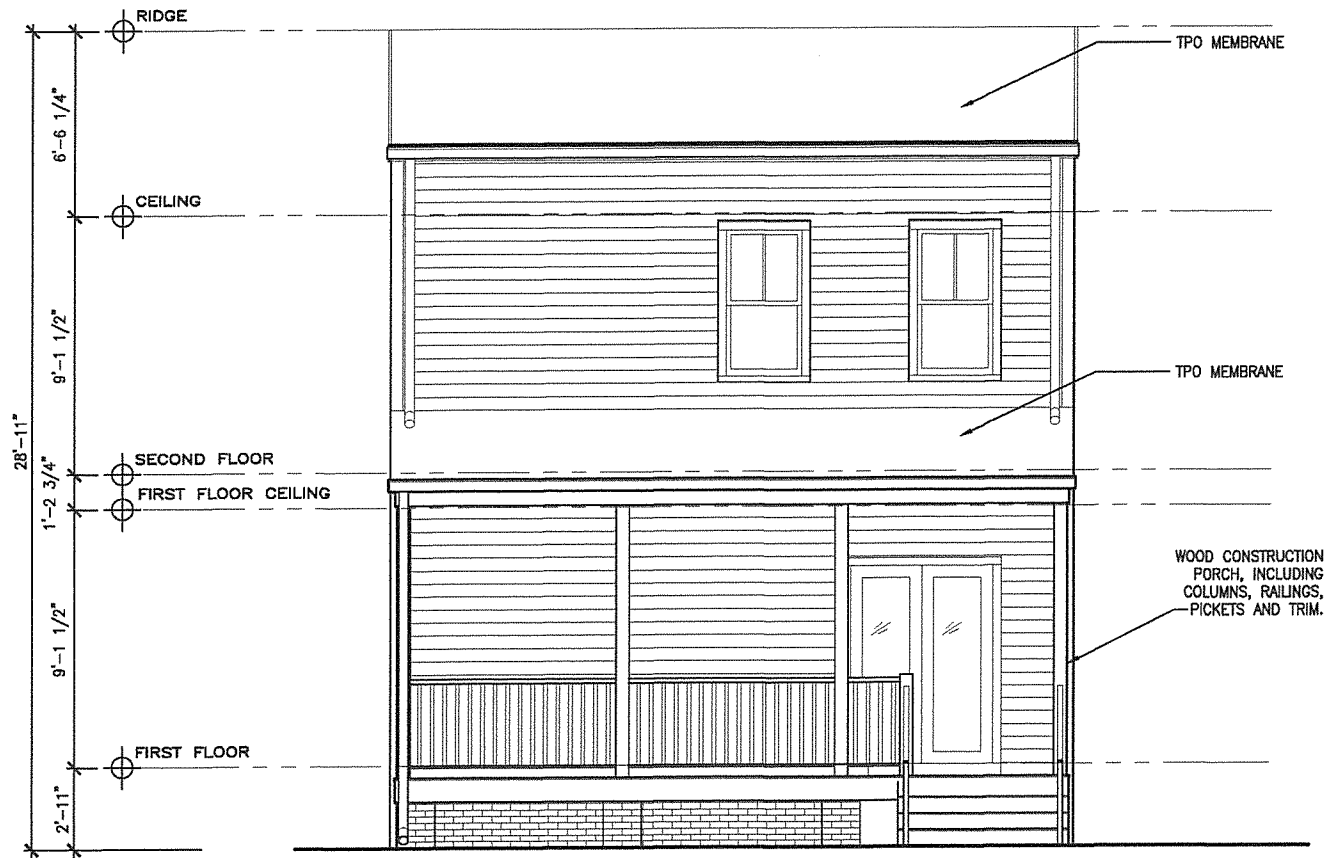
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PROPOSED REAR ELEVATION

SK-5

1424



1

PROPOSED REAR ELEVATION

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







# Exterior Trim:

Fypon BKT817

## Details:

Projection 8 3/16"

Height 16 5/8

Overall with 6 13/16"

**Brackets**  
Decorative Millwork



# Exterior Paint Color:

**White**

# Roof Cover:

Matte Black Metal Ribbed Front Porch Roof



Rubber Membrane Roof (Main House)

Black Architectural Shingles (Back Porch)



# Exterior Siding:

718/720 N 27th ST.



**Color: Pacific Blue**

**Manufacturer: Allura**

Allura's Smooth Lap siding (Fiber cement) is manufactured to look like smoothly sanded and freshly painted wood with a variety of exposures. Our authentic smooth matte finish gives the smoothest and the lowest gloss finish available for your home.

- 5 1/4" x 12'
- 12' Planks