



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: 810 N. 21st St Richmond, VA 23223

DATE: 12-15-15

OWNER'S NAME: 810 N. 21st St LLC

TEL NO.: 804-991-4111

AND ADDRESS: 3420 Pump Rd Suite 169

EMAIL: DVKSFOYAKOO.COM

CITY, STATE AND ZIPCODE: Richmond, VA 23233

ARCHITECT/CONTRACTOR'S NAME: Jimmy Freeman

TEL. NO.: 757-237-9199

AND ADDRESS: _____

EMAIL: JIMMY.FREEMAN757@gmail.COM

CITY, STATE AND ZIPCODE: _____

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.*)

Please see attached

Signature of Owner or Authorized Agent: X *David V. Klebman*
Name of Owner or Authorized Agent (please print legibly): DAVID V. KLEBMAN

(Space below for staff use only) **RECEIVED**
Received by Commission Secretary DEC 18 2015 APPLICATION NO. _____
DATE _____ 3:30 SCHEDULED FOR _____

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

December 14, 2015

To whom it may concern,

This is an application to renovate the vacant property at 810 N. 21st. **Please note: This is a tax credit project. Parts I and II have both been fully approved by the Department of Historic Resources and the National Park Service. The application to CAR is 100% in line with what has already been approved by both of those entities.**

Proposed work:

New Windows: There are currently no existing windows. New True Divided Light all-wood 4 over 4 replacement windows will be installed. All existing window openings will be retained. Window cut sheet is attached.

New Exterior Doors: New wood 4-panel doors will be installed at the front and rear entrances. Cut sheet attached. All door trim will be restored, primed and painted white. Transom above front door will be retained. Deteriorated glazing at sash will be removed and new glazing will be installed.

There will be 3 exterior doors installed on the rear and the north elevations. These will also be 4 panel wood doors. New glass transoms will be installed above the doors to infill the openings without altering the existing door opening proportions.

Roof and Chimneys: Nothing to be done

Front Cornice Line: Will be restored as is and painted white

Gutters and downspouts: New gutter and downspout system will be installed as required at the north elevation of the house in the rear. New ogee metal gutters and round metal downspouts.

Front Porch: The house is fronted by a single story, three-bay front porch on the east elevation. The porch structure extends across the full length of the east elevation and is supported on a series of brick piers. Sheltered under a half-hip roof, the porch is composed of deteriorated turned wood columns on a wood floor. One section of the porch's wood railing is partially intact along the south side; the railing is composed of plain square balusters in the "Richmond Rail" type pattern. The porch ceiling joists are exposed, and the ceiling consists of beaded board decking. All wood elements of the porch, as well as the wood floor, are painted. A set of modern open-riser steps approaches the front porch at the northernmost bay.

The front porch assembly is in fair to poor condition. One of the posts is missing and the flooring is severely deteriorated. There are no railings along the north and eastern sides of the porch. Front porch will be repaired. Everything that needs replacing, including columns and other wood components will be replaced in kind. New Richmond Rail will be installed along the east and north sides, and along the new porch steps. All wood elements of the porch will be primed and painted. Front porch decking is in decent shape and will be repaired and will be painted grey.

Rear Porch: There is no secondary porch extant. The placement of doors along the house's west elevation and along the north side of the west ell indicates that a two-level porch was present along the houses's west ell.

A new two-level secondary porch will be constructed along the north side of the house's west ell. The porch will extend around to the west side of the west elevation of the ell also. The two-level porch will be constructed on masonry piers, and will utilize wood deck boards for flooring, wood posts, and wood railings. The railings will be simple and will reflect the "Richmond Rail" type of design. A new set of egress stairs will be constructed from the first level to the second to provide necessary egress. New steps to grade will be constructed at the west end of the porch structure. The new secondary porch structure will be painted or will be stained with an opaque stain upon completion. The walking surfaces of the porch, including the flooring and the stair treads, will be left unpainted.

The impact will be the construction of a new secondary porch to reflect the historic secondary porch placement.

If you have any further questions, please feel free to contact me.

Daniil Kleyman
Evolve Development, Inc

White Pine

White Pine is a very well machined and manufactured door. The wood has a fine grain and light color. It can be stained but with potential for color variation. White Pine is best for painting and clear coating. It is a very good quality door offered at a value price.

Reeb® stocks a full breadth of sizes including 6/6 and 6/8 heights in several designs. Our White Pine French doors feature both clear glass and Frii glass in addition to a choice of 116 patterns.

A broader selection of sizes and custom capabilities are available with our Rogue Valley Ponderosa Pine doors.

Panel / Bifold



P1053
27'64" Raised Panel
For modified layout see page 20



P1053 Bifold
27'64" Raised Panel
20x68 181x68 54x68
24x68 401x68 40x68
26x68 481x68
28x68 56x68

DOOR SIZES P1053 SIZES IN STOCK

6/6	6/8
---	1/0
---	1/2
---	1/3
---	1/4
1/6	1/6
---	1/8
---	1/10
2/0	2/0
---	2/2
2/4	2/4
2/6	2/6
2/8	2/8
---	2/10
3/0	3/0



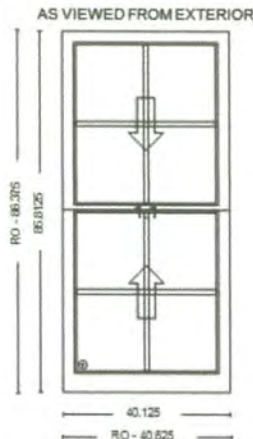
27'64" Raised

Window and Door Details

Line Number 001-1
Label TYPE W1
Product Name Heritage Rectangle Double Hung (WDH)
Configured in PK Version 361

Production Current
Model Traditional
Clad Profile No
Sash Material Wood

Scaled To Fit



Quantity (2)
Cubic Feet 25.37

*** Notes ***

Manufacturer Note: Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check your local codes for product compliance for your application.

*** Overall Dimensions ***

Overall Frame Width 40 1/8"
Overall Frame Height 85 13/16"
Overall Rough Opening Width 40 5/8"
Overall Rough Opening Height 86 3/8"
Overall Unit Dimension Width 42 1/2"
Overall Unit Dimension Height 87 1/2"

*** Dimensions ***

Call Width Custom
Call Height Custom
Individual Frame Width 40 1/8"
Individual Frame Height 85 13/16"
Glass Width 34 5/8"
Glass Height 38 11/16"

*** Casing-Jamb-Trim ***

Exterior Casing/Accessories Standard Brickmould
Back Bevel No
Sill Nosing Standard Sill Nosing
Extended Horns No
Apply Exterior Casing/Accessories Yes
Jamb Depth 4 9/16"
Installation Clips None

*** Performance ***

Performance Standard Performance

*** Unit ***

Unit Type Complete Unit

Printed By: John Waggoner
 Created: 10/6/2015

This report does not include Non-Kolbe Items

2015 Pricing

*** Glass ***
Glass H-K LoE 270 Insulated
Glass Spacer Mill Finish
High Altitude No
Glass Preserve / Neat Coating No Preserve or Neat Coating
Glazing Bead Ovolo
Upper Glass - Glass Type Clear
Upper Glass - Obscure / Opaque Glass None
Upper Glass NOT Tempered
Lower Glass - Glass Type Clear
Lower Glass - Obscure / Opaque Glass None
Lower Glass NOT Tempered

*** Lite Divisions - Upper ***

Lite Division True Divided Lites
Bar Size 1 1/8"
Grid Pattern Colonial
Colonial Division 2W2H
Grille Division Type Specified
Horizontal Specify 1 18 9/32"
Horizontal Specify 2 18 9/32"
Vertical Specify 1 16 1/4"
Vertical Specify 2 16 1/4"

*** Lite Divisions - Lower ***

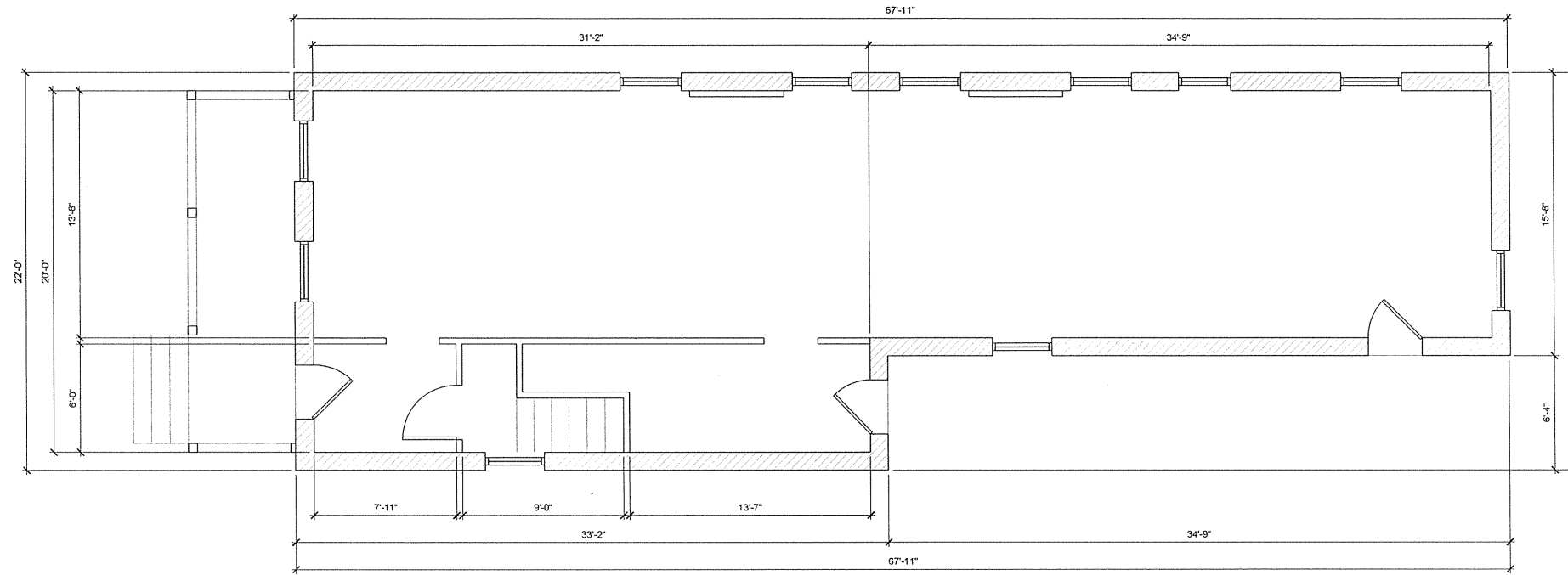
Lite Division True Divided Lites
Bar Size 1 1/8"
Grid Pattern Colonial
Colonial Division 2W2H
Grille Division Type Specified
Lite Bar Alignment Align Vertical
Horizontal Specify 1 18 9/32"
Horizontal Specify 2 18 9/32"

*** Hardware-Accessories ***

Hardware Color White
Sash Plough Both Sash Plough
Sash Limit Clips None
Screen No Screen - No Prep
Storm Window Combination No
Jambliner White

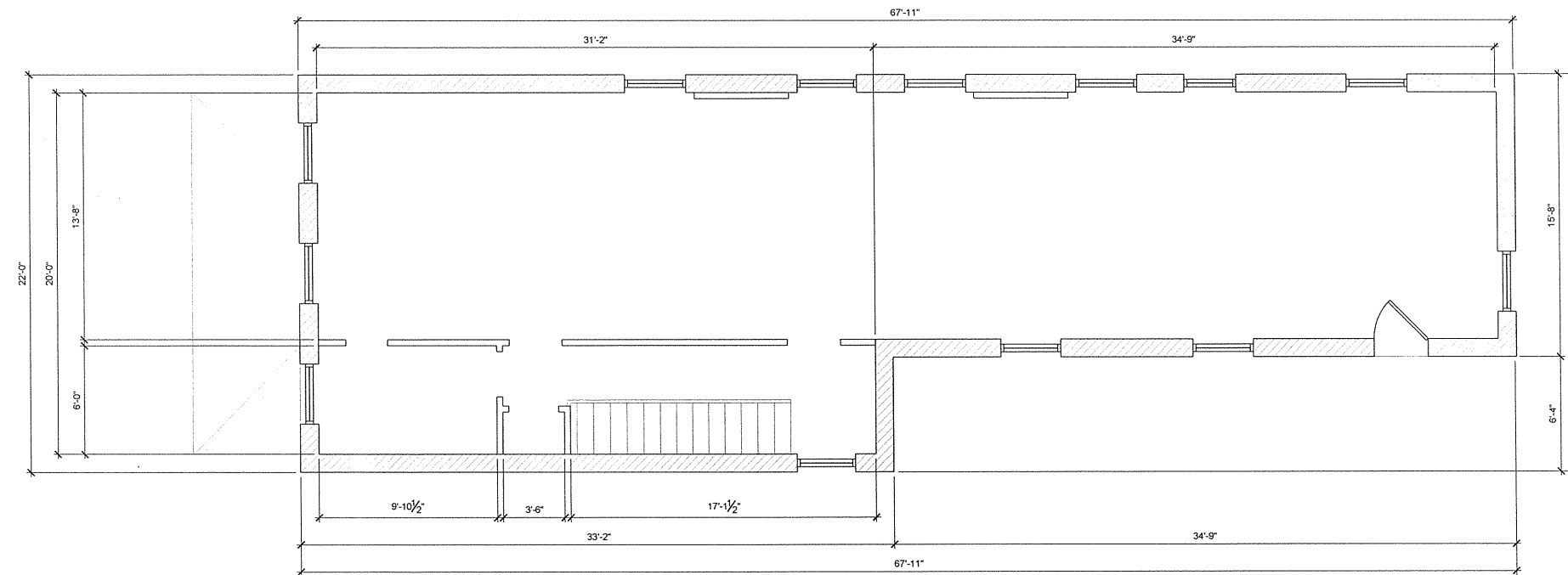
*** Species-Finish-Color ***

Change Species Leave All Pine
Exterior Frame Finish Primed Latex
Exterior Sash Finish Primed Latex
Interior Frame Finish Primed Latex
Interior Sash Finish Primed Latex
Fingerjoints Standard Fingerjoints



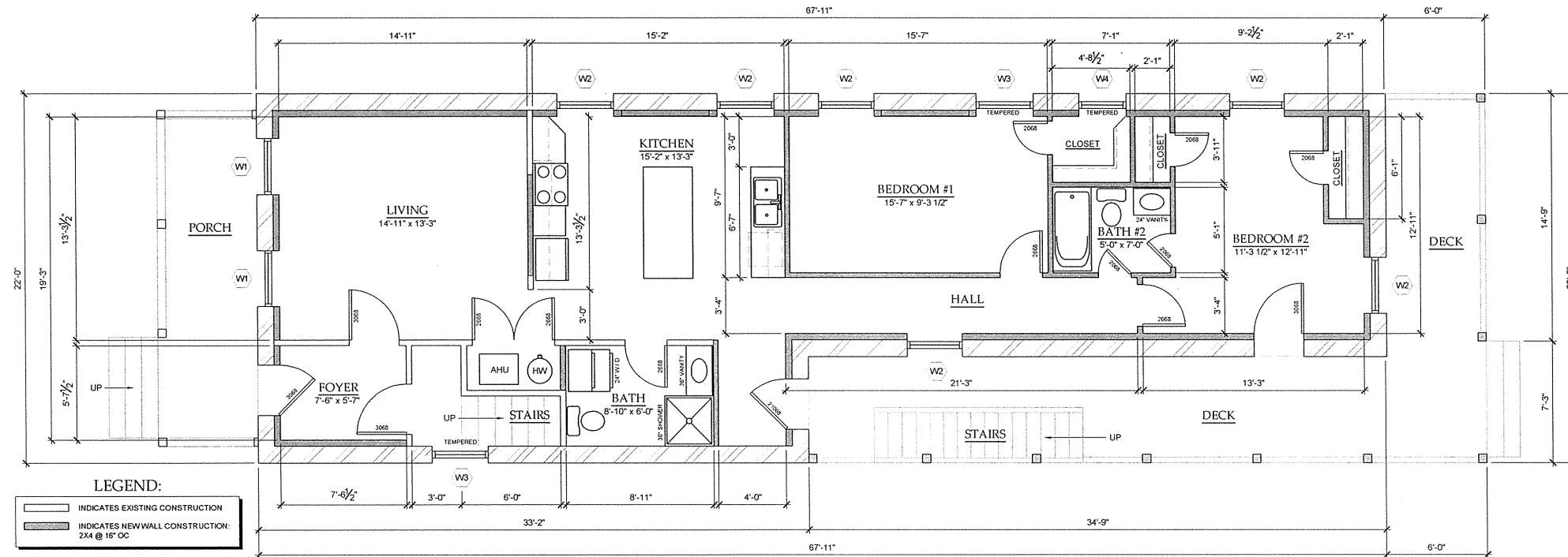
FIRST FLOOR PLAN - (EXISTING)

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



SECOND FLOOR PLAN - (EXISTING)

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



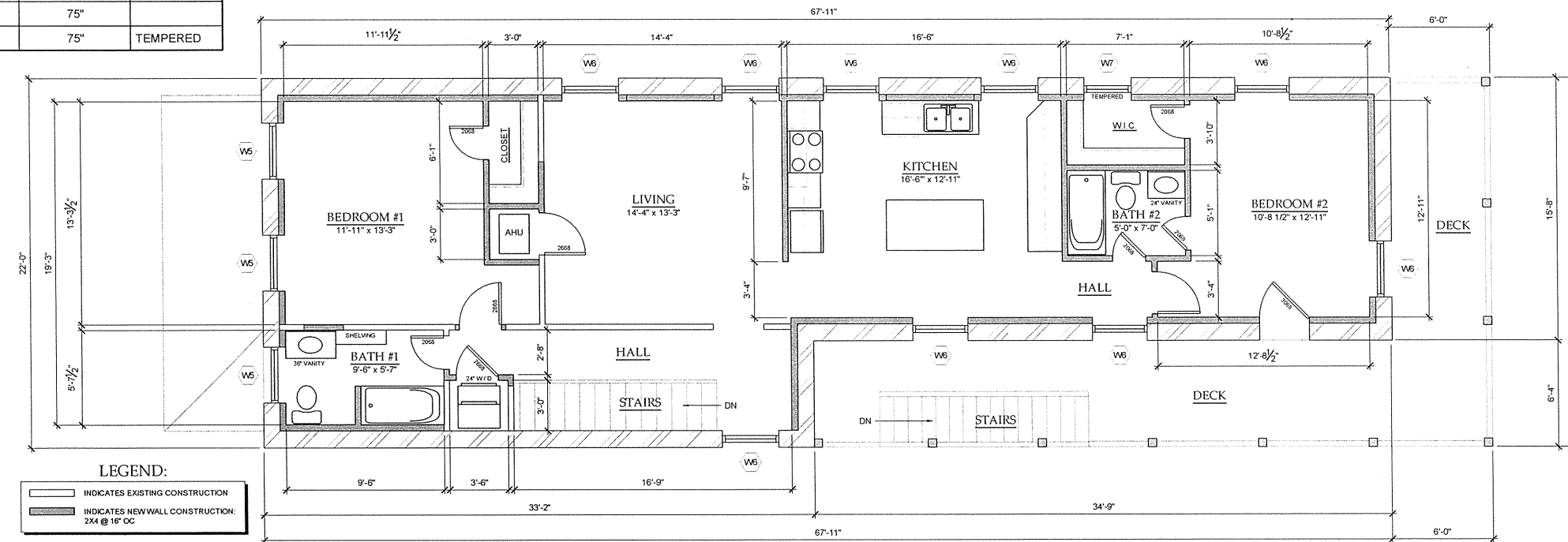
LEGEND:
 [Solid line] INDICATES EXISTING CONSTRUCTION
 [Dashed line] INDICATES NEW WALL CONSTRUCTION: 2X4 @ 16\"/>

FIRST FLOOR PLAN - (PROPOSED)

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

SQUARE FOOTAGE:
 1ST FLOOR: 1,275 S.F.
 2ND FLOOR: 1,275 S.F.
 TOTAL: 2,550 S.F.

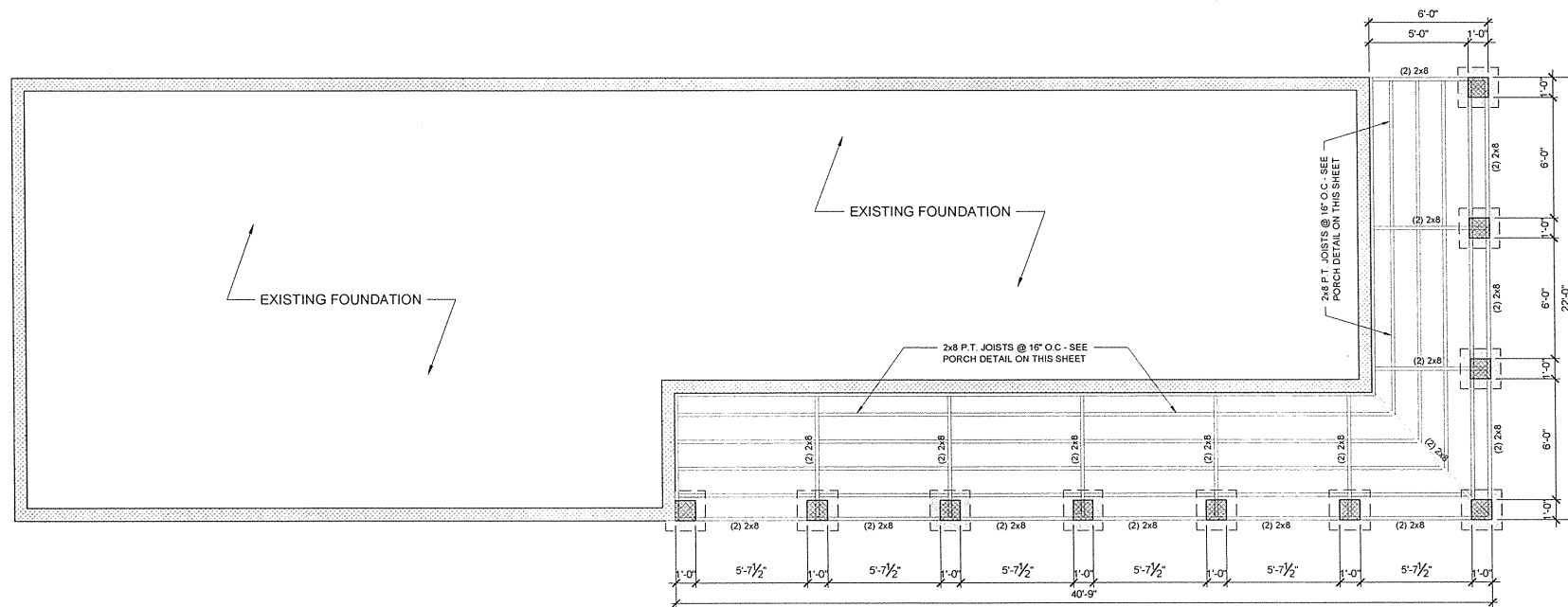
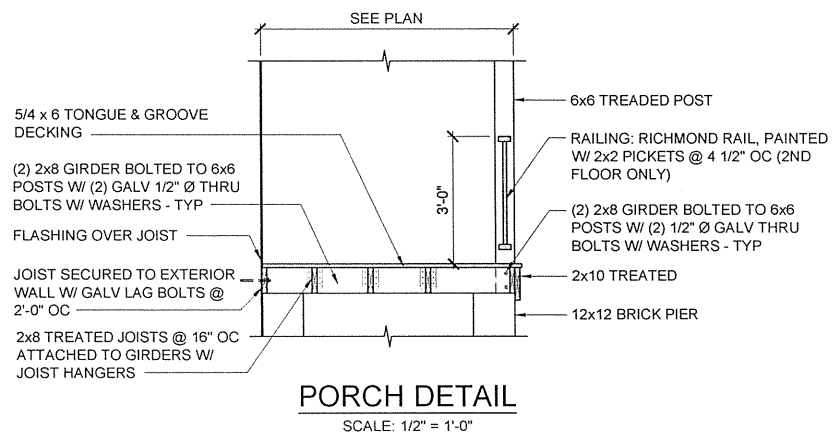
#	QTY	FLR	WIDTH SIZE (MASONRY OPENING)	HEIGHT SIZE (MASONRY OPENING)	REMARKS
W1	2	1	43"	88"	
W2	9	1	43"	84"	
W3	2	1	43"	84"	TEMPERED
W4	1	1	37"	84"	TEMPERED
W5	3	2	43"	84"	
W6	9	2	43"	75"	
W7	6	2	37"	75"	TEMPERED



LEGEND:
 [Solid line] INDICATES EXISTING CONSTRUCTION
 [Dashed line] INDICATES NEW WALL CONSTRUCTION: 2X4 @ 16\"/>

SECOND FLOOR PLAN - (PROPOSED)

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



NEW PORCH - FOUNDATION PLAN
SCALE: 1/4"=1'-0"

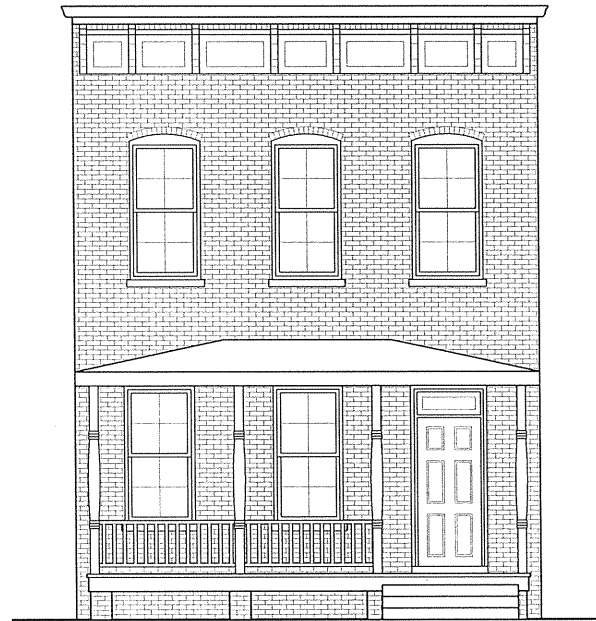
3420 PUMP RD SUITE 169
RICHMOND, VA 23233

dvk5f@yahoo.com
804-991-4111

810 N 21ST STREET
RICHMOND, VA 23223

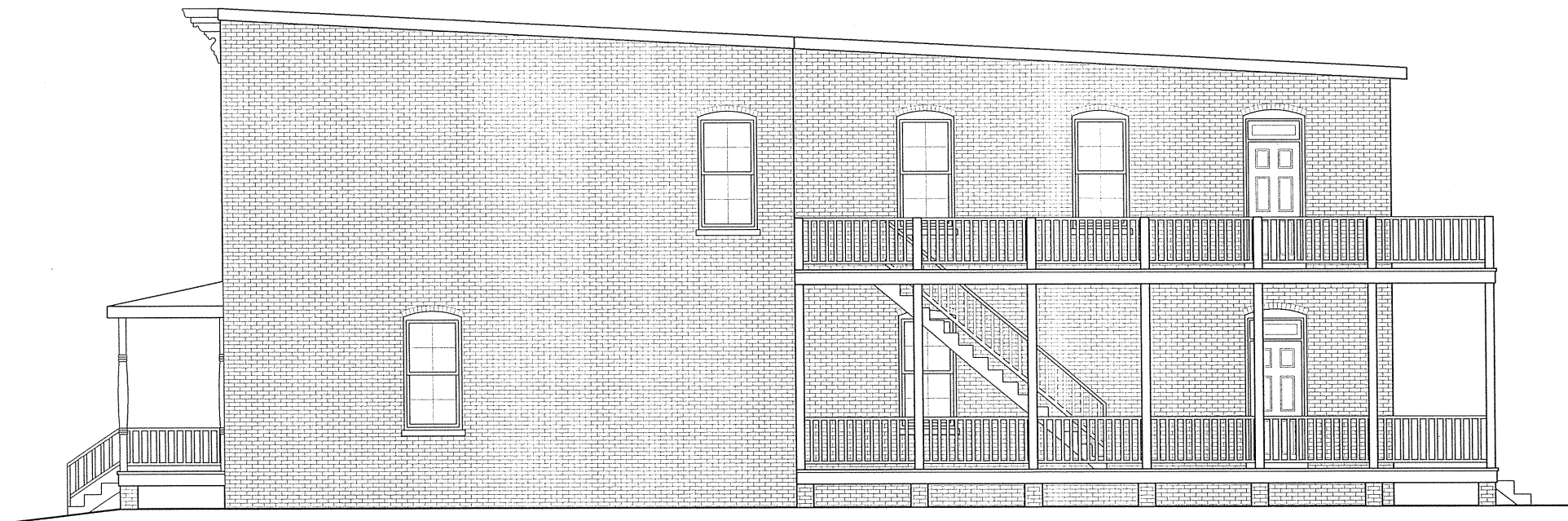
DATE: 08-18-15

A-3



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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

EVOLVE
DEVELOPMENT INC

3420 PUMP RD SUITE 169
RICHMOND, VA 23233

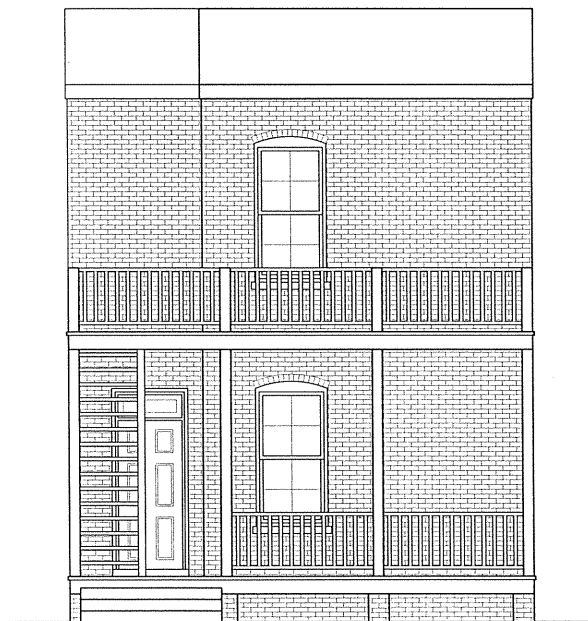
dvk5f@yahoo.com
804-991-4111

810 N 21ST STREET

RICHMOND, VA 23223

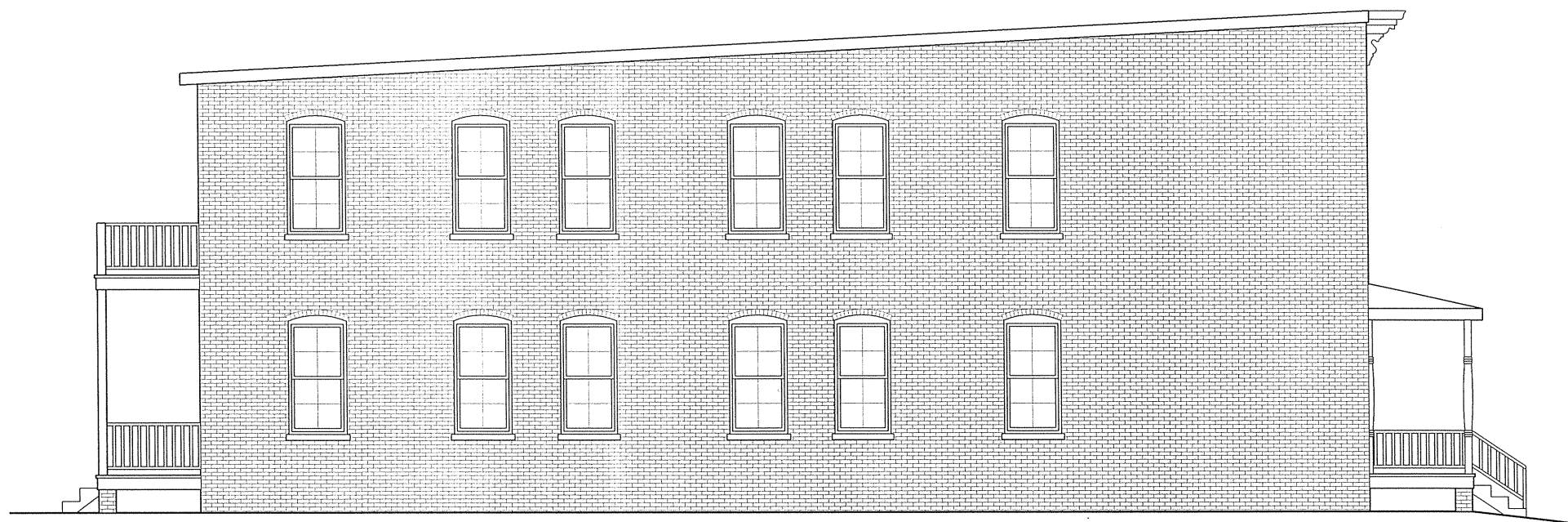
DATE: 08-18-15

A-4



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

EVOLVE
DEVELOPMENT INC

3420 PUMP RD SUITE 169
RICHMOND, VA 23233

dvk5f@yahoo.com
804-991-4111

810 N 21ST STREET

RICHMOND, VA 23223

DATE: 08-18-15

A-5

10/13/15



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

NPS Project Number
32734 (DHR #2015-143)

Instructions: This page must bear the applicant's original signature and must be dated.

1. **Property name** 810 North 21st Street
Property address 810 North 21st Street, Richmond, VA

2. **This form** includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

This Amendment addresses issues and requests for additional information as indicated in the Part 2 letters from the Virginia Department of Historic Resources (07-28-2015 and the National Park Service (09-08-2015).

3. **Project Contact** (if different from applicant)
Name Bryan Townes **Company** Claremont Preservation Consulting
Street 1223 Claremont Avenue **City** Richmond **State** VA
Zip 23227-4008 **Telephone** (804) 814-8368 **Email Address** townesbryan@gmail.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Daniil Kleyman **Signature** Daniil V. Kleyman **Date** 10/12/2015
Applicant Entity 810 N 21st St LLC **SSN** _____ **or TIN** 47-4416989
Street 3420 Pump Road, Suite 169 **City** Richmond **State** VA
Zip 23233-1111 **Telephone** (804) 991-4111 **Email Address** _____
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

Advisory Determinations:

The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

12-16-15
Date

[Signature]
National Park Service Authorized Signature
ADDY J. TEPPER
NPS-TPS 202-354-2027

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NPS Project # 32734

CONDITIONS SHEET
Historic Preservation Certification Application

Property name/address: 810 North 21st Street
Richmond, Virginia

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following conditions are met:

- Changes planned for the building's setting must be fully described and submitted for review and approval.
- Full horizontal and vertical sections of proposed replacement windows are required for review and approval.
- New exterior wood fabric should be painted - and not stained - an opaque color.

Date: November 20, 2015

State Signature

William Kirk Crosby

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

12.16.15
Date National Park Service Signature

Audrey Tepper
AUDREY TEPPER

NPS TPS 202-354-2027

November 20, 2015

Daniil Kleyman
Suite 169
3420 Pump Road
Richmond Virginia 23233-1111

RE: 810 North 21st Street
DHR # 2014-127

Dear Mr. Kleyman:

Thank you for submitting the amended Part 2 application describing rehabilitation work planned for your building located at 810 North 21st Street here in Richmond. After reviewing your amended application, we agree the Part 2 proposal is acceptable and meets the *Secretary of the Interior's Standards for Rehabilitation*. However, the following additional information will be required for review and approval:

- Changes planned for the building's setting must be fully described and submitted for review and approval.
- Full horizontal and vertical sections of proposed replacement windows are required for review and approval.

Please be aware that new exterior wood fabric should be painted and not stained an opaque color.

My Comments, along with your application amendment, have been submitted to the NPS for review and comment; you can expect a response from the NPS within the next 30 days. In the interim, should your scope of work change in any way, or if we can be of further assistance, please contact me at (804) 482-6095.

Sincerely,

William Mills Crosby
Historical Architect, Tax Act Program