



# 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: 818 North 25th Street DATE: 08-24-2015

OWNER'S NAME: Dogwood Dwellings LLC TEL NO.: 804-399-7495

AND ADDRESS: 1710 Glamorgan Lane EMAIL: angie.schuler@comcast.net

CITY, STATE AND ZIPCODE: Midlothian, Virginia 23113

ARCHITECT/CONTRACTOR'S NAME: Unlimited Renovations LLC TEL. NO.: 804-399-7495

AND ADDRESS: 615 Albemarle Street EMAIL: bryantraylor@gmail.com

CITY, STATE AND ZIPCODE: Richmond, Virginia 23220

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):

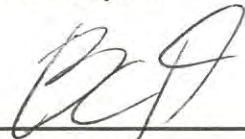
#### STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

**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.)

Rehabilitate interior and exterior per requirements of CAR and DHR. This will be a project that will utilize State and Federal rehabilitation tax credits. Repair/replace with in-kind materials. Install six new windows at the south side per CAR and DHR guidelines. Enclose the second floor of the north (rear) porch and install new windows at the enclosed second floor porch as per CAR and DHR guidelines. Install 6'-0" tall privacy fence (dog-eared wood) at the rear and side yards.

RECEIVED

AUG 27 2015

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Bryan Traylor

2:20

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. 15-020

DATE 8/27/2015 2:20

SCHEDULED FOR 9/22/2015

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

Revised 10-02-2014

**Description of Proposed Work - 818 North 25th Street, Union Hill Historic District**

**State and Federal Rehabilitation Tax Credit Project**

**General**

Exterior rehabilitation to include repair and replacement of damaged exterior elements in-kind if necessary. Rehabilitation of all existing exterior wood sash windows. Installation of new dog-eared wood privacy fence and poured concrete footings for existing brick piers. All existing siding and window sash/trim/eave/cornice to be primed and painted.

Proposed: Enclose the second floor of the side/rear porch and install six new double hung wood sash windows at the north elevation of the enclosed porch. The first floor of the side/rear porch will be maintained as an open porch.

**Front Elevation (East), Front Porch, Rear Elevation (West), Side Elevations (North and South)**

**Exterior Rehabilitation**

A majority of the exterior elements are intact and a general rehabilitation and repair of all elements will be accomplished.

The front porch turned posts and front door will be maintained and restored. The deteriorated tongue and groove front porch floor will be replaced in-kind.

Downspouts will be 3" diameter white round downspouts and will exit at the downhill side of the house.

Existing wood siding will be maintained and repaired at the front, side, and rear elevations. The repairs to the siding will be made in-kind, using wood that matches the existing exposure and profile.

Brick foundation piers throughout will be repaired or replaced with in-kind materials. New bricks, if required, will be Old Plantation Red. Similar bricks have been used at properties located at 626 and 630 North 29th Street, 2809 M Street, 611-613 North 21st Street, 805 North 24th Street, and 805-805 1/2 -807 North 23rd Street. The bricks have a tumbled, handmade appearance; the mortar will be light grey and will be similar to the existing mortar.

**Windows**

All existing windows will be refurbished. The existing window trim will be retained and repaired.

*Unlimited Renovations*

*615 Albemarle Street - Richmond, VA 23220*

New window sash at the enclosed second floor side/rear porch will be Jeld-Wen wood windows and will utilize a one-over-one sash design to differentiate the new units from the existing windows. Please see attached window specification sheet.

**Fencing**

A new privacy fence will be composed of 6'-0" x 8" pressure treated wood with a dog-eared profile. The fencing will extend along the sides and rear yard of the house. A 3'-0" wide wood gate (with same dog-eared profile) will be located in the center of the rear (west) section at the alley.

**Painting**

All exterior wood surfaces to be painted.

Siding - "Knoxville Gray" (HC-160) or "Cushing Green" (HC-125)

Trim/porch/window/door trim/cornice - "Lancaster Whitewash" (HC-174)

Front Door - "Raspberry Truffle (red)" (2080-10)

Front Porch Floor - Duron light gray porch paint

**Proposed Porch Enclosure at the Side/Rear Porch**

The second level of the house's secondary side/rear porch is proposed to be enclosed. The attached drawing A-1 illustrates the proposed method of enclosure. A series of double hung wood sash windows with a one-over-one sash light configuration will be installed between the existing 6x6 second floor columns. The columns will remain proud of the new wall surfaces. The wall space below the windows will consist of beaded board wainscoting with a cap rail to reflect the wood railing. The wainscoting will consist of 1x4 vertical wood wainscoting and will be 32" in height. All components of the porch enclosure will be painted.

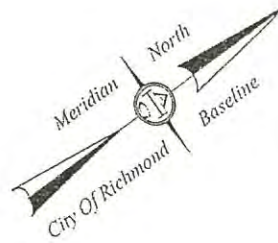
The windows will be Jeld-Wen wood double hung sash windows. The window trim will be similar to that used at the remainder of the windows. The first floor level of the rear porch will not be enclosed. The modern exterior wood stairs at the porch's first floor level will be removed, and the stairwell opening at the second floor level will be infilled.

The wainscoting, columns, and cap rail of the new porch enclosure will be painted the trim color "Lancaster Whitewash".

This is to certify that on 1/21/15  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

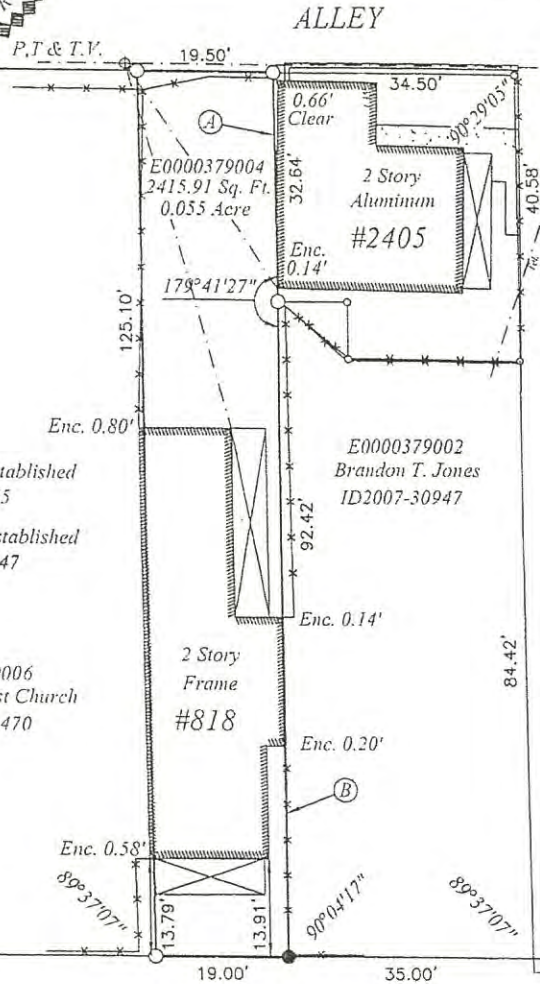
NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041D

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



**LEGEND**

- Rod/S
  - ⊕ Power Pole
  - Rod/F
  - Stone/F
- (A) Property Line As Established By ID 2014 8945
- (B) Property Line As Established By ID 2007 30947



E0000379006  
 Mt Sinai Baptist Church  
 D.B.73 Pg.470

E0000379002  
 Brandon T. Jones  
 ID2007-30947

**N. 25th STREET**

SURVEY OF  
 LOT AND IMPROVEMENTS THEREON LOCATED AT

**#818 N. 25th STREET**

RICHMOND, VIRGINIA

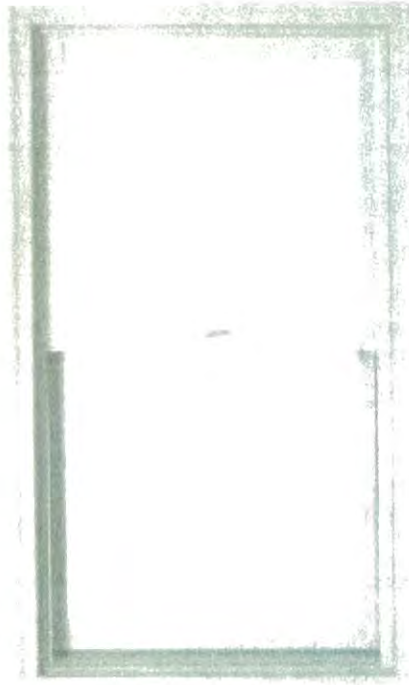
JN 44375

A. G. HAROCOPOS & ASSOCIATES, P.C.  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS@VERIZON.NET

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF ANGIE SCHULER

Scale 1"=20' Date 1/21/15 Drawn by GAH



## **JELD WEN**

### **SiteLine EX Wood Double Hung Windows**

**Aurulast Pine Primed Exterior, Brilliant White Sash, Natural Interior, No Exterior Trim, and No Sill Nosing. White Hardware No Screen, DP 35, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled.**

X

Trim Color

HC-174

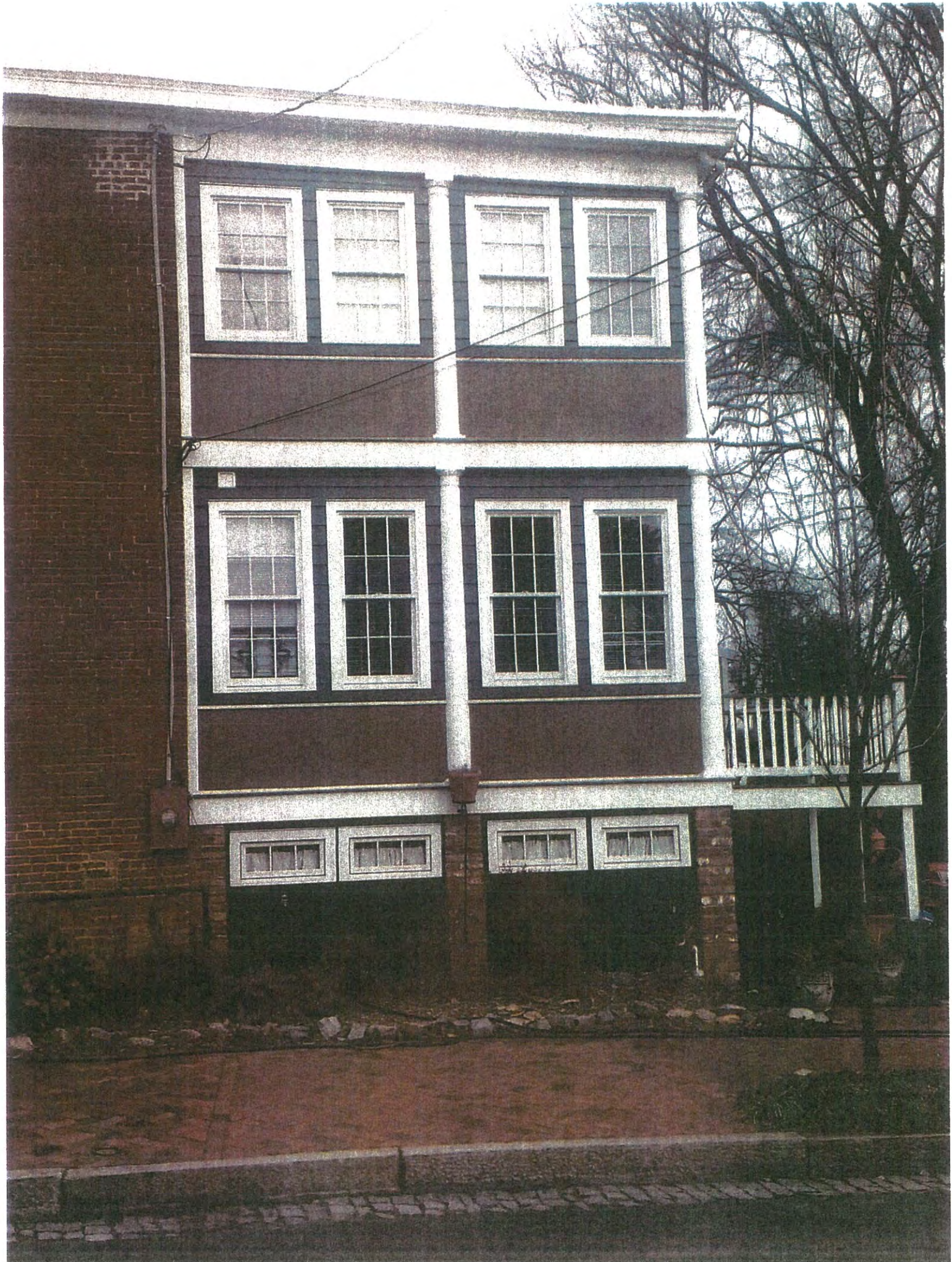
lancaster whitewash



↖ Siding Color ↗



FRONT DOOR





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  
32213 (DHR #2015-066)

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

1. Property name 818 North 25th Street (Stephen Childrey House)  
Property address 818 North 25th Street, Richmond, VA 23223-6543

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 items requested for additional information in the previously submitted Part 2 application.

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 Angie Schuler Signature \_\_\_\_\_ Date \_\_\_\_\_  
Applicant Entity Dogwood Dwellings LLC SSN \_\_\_\_\_ or TIN 47-1060885  
Street 1710 Glamorgan Lane City Mechanicsville State VA  
Zip 23113-4073 Telephone (804) 929-4101 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.

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

- NPS conditions or comments attached



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

Property name 818 North 25th Street (Stephen Childrey House) NPS Project Number 32213 (DHR #2015-066)  
Property address 818 North 25th Street, Richmond, VA 23223-6543

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Additional Information Requested

Rear Porch:

The second level of the house's secondary rear porch is proposed to be enclosed. The attached drawing A-1 illustrates the proposed method of enclosure. A series of double hung wood sash windows with a one-over-one sash light configuration will be installed between the second floor columns. The wall space below the windows will consist of beaded board wainscoting with a cap rail to reflect the wood railing. All components of the porch enclosure will be painted.

The first floor level of the rear porch will not be enclosed. As noted in the Part 2, the modern exterior wood stairs at the porch's first floor level will be removed, and the stairwell opening at the second floor level will be infilled.

Plan:

The house's existing floor plan will be maintained. A new partition wall is proposed at the west end of the second level of the porch to create a new closet. This wall is presented on the second floor plan submitted with the Part 2 application. The proposed wall will not impact existing door or window openings.

HVAC Plan:

Due to the house's placement on a low and nearly non-existent crawl space, soffits are proposed to extend along the ceiling line at the south side of the rooms on the first floor. The duct lines are not proposed to be located in a trench in the crawl space due to the open nature of the crawl space and the likelihood that water would infiltrate and flood the duct runs. The HVAC duct lines at the second floor will be housed in the attic to the extent possible at the east end, and in a soffit along the north wall in the remainder of the rooms. The installation of the soffits along the south side of the rooms is dictated by the house's low ceiling height and the proximity of window and door transom trim along the north sides. The soffits will be as shallow as possible. The proposed soffits are represented on the attached Drawings A-2 and A-3.



# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

Molly Joseph Ward  
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan  
Director

Tel: (804) 367-2323  
Fax: (804) 367-2391  
www.dhr.virginia.gov

June 26<sup>th</sup>, 2015

Angie Schuler  
Dogwood Dwellings LLC  
1710 Glamorgan Lane  
Mechanicsville, VA - 23113

Re: 818 North 25<sup>th</sup> Street - Richmond  
Amendment #1 Response  
DHR # 2015-066

Ms. Schuler -

Thank you for submitting the Continuation/Amendment sheet addressing the additional information requested for the proposed work at 818 North 25<sup>th</sup> Street in Richmond. Based on the materials submitted and the revisions noted on the Amendment, the proposed work is consistent with the Secretary of the Interior's *Standards for Rehabilitation*. The project, as described in the original Part 2 application and as revised by the Amendment, is approved as submitted.

As you know, this approval is for the Part 2 application and Amendment as submitted. All new information or changes to the project scope should be sent to the Virginia Department of Historic Resources in the form of an additional Amendment. We have forwarded a copy of Amendment #1 to the National Park Service with our recommendation - you will receive their response in a separate letter.

We look forward to reviewing Part 3 of the application upon the completion of work. In the interim, please feel free to contact me with any questions at 804-482-6452 or [Jessica.Ugarte@dhr.virginia.gov](mailto:Jessica.Ugarte@dhr.virginia.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ugarte".

Jessica Aurora Ugarte  
Tax Credit Reviewer  
Office of Preservation Incentives

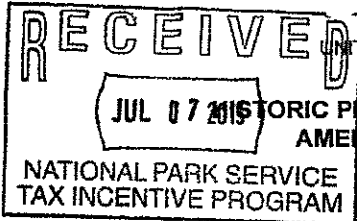
cc: Bryan Townes

Administrative Services  
10 Courthouse Ave.  
Petersburg, VA 23803  
Tel: (804) 862-6408  
Fax: (804) 862-6196

Eastern Region Office  
2801 Kensington Avenue  
Richmond, VA 23221  
Tel: (804) 367-2323  
Fax: (804) 367-2391

Western Region Office  
962 Kime Lane  
Salem, VA 24153  
Tel: (540) 387-5443  
Fax: (540) 387-5446

Northern Region Office  
5357 Main Street  
PO Box 519  
Stephens City, VA 22655  
Tel: (540) 868-7029  
Fax: (540) 868-7033



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

6/3/15

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

NPS Project Number  
32213 (DHR #2015-066)

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 Estimated rehabilitation costs of phase (GRE) \_\_\_\_\_

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 Zip 23227-4008 Telephone (804) 814-8368 Email Address townesbryan@gmail.com

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Name Angie Schuler Signature Angie Schuler Managing member Date 6/2/15  
 Applicant Entity Dogwood Dwellings LLC SSN \_\_\_\_\_ or TIN 47-1060885  
 Street 1710 Glamorgan Lane City Mechanicsville State VA  
 Zip 23113-4073 Telephone (804) 929-4101 Email Address \_\_\_\_\_

Applicant, SSN, or TIN has changed since previously submitted application.

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 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.  
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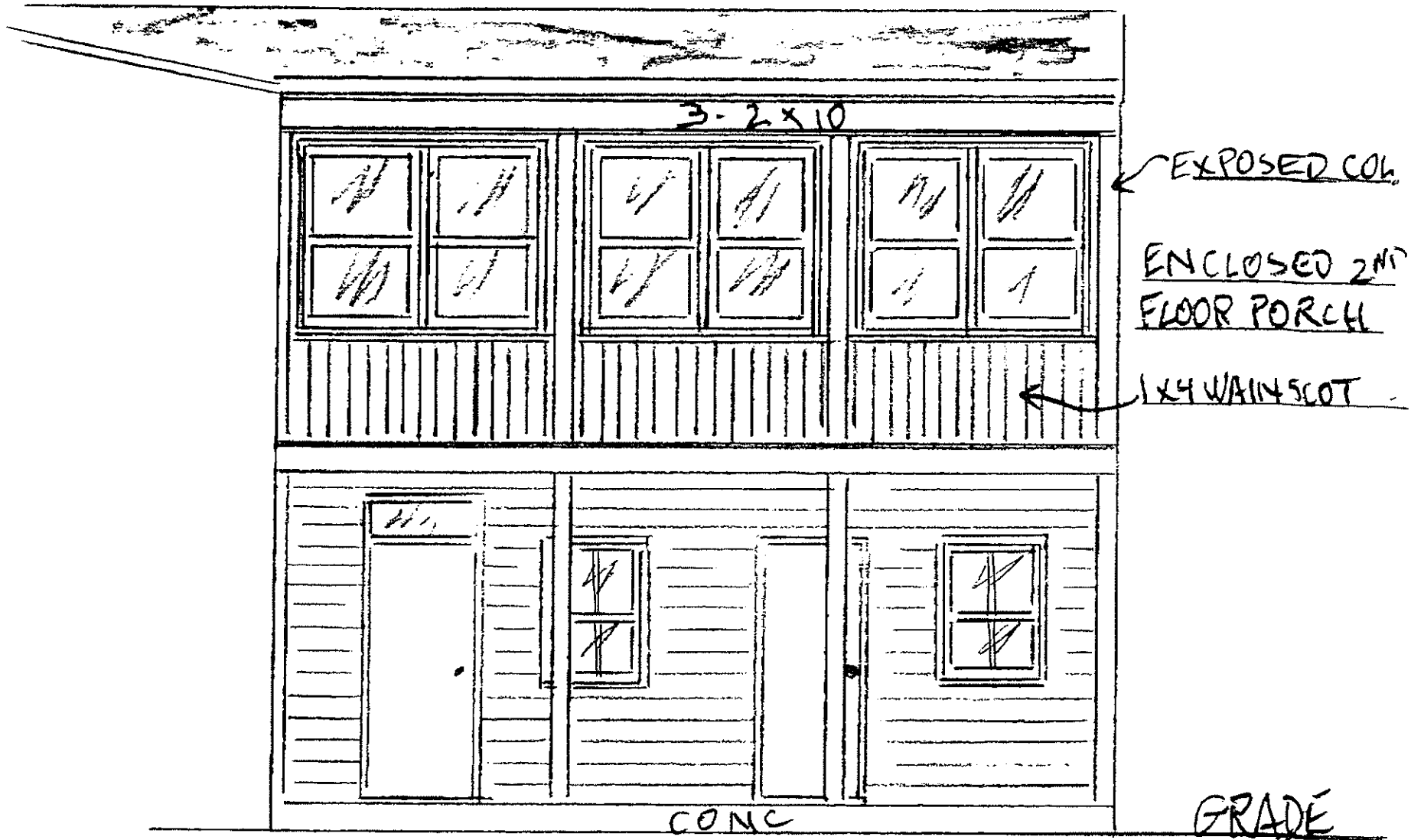
7.22.15  
Date

[Signature]  
 National Park Service Authorized Signature  
AUDREY T. TEPPER

NPS TPS 202-354-2027

NPS conditions or comments attached

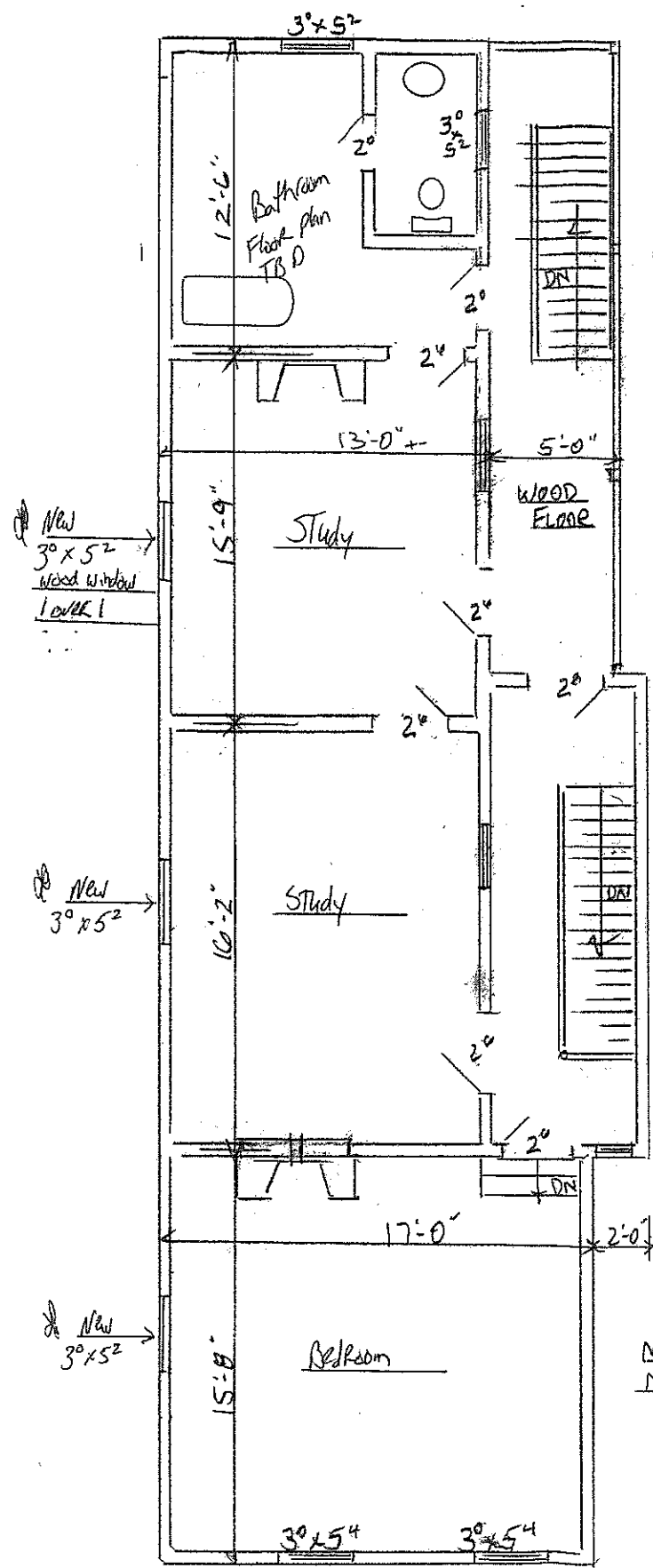
A-1



RIGHT SIDE ELE

8/8 NO 25<sup>TH</sup> ST

UNLIMITED RENOVATIONS

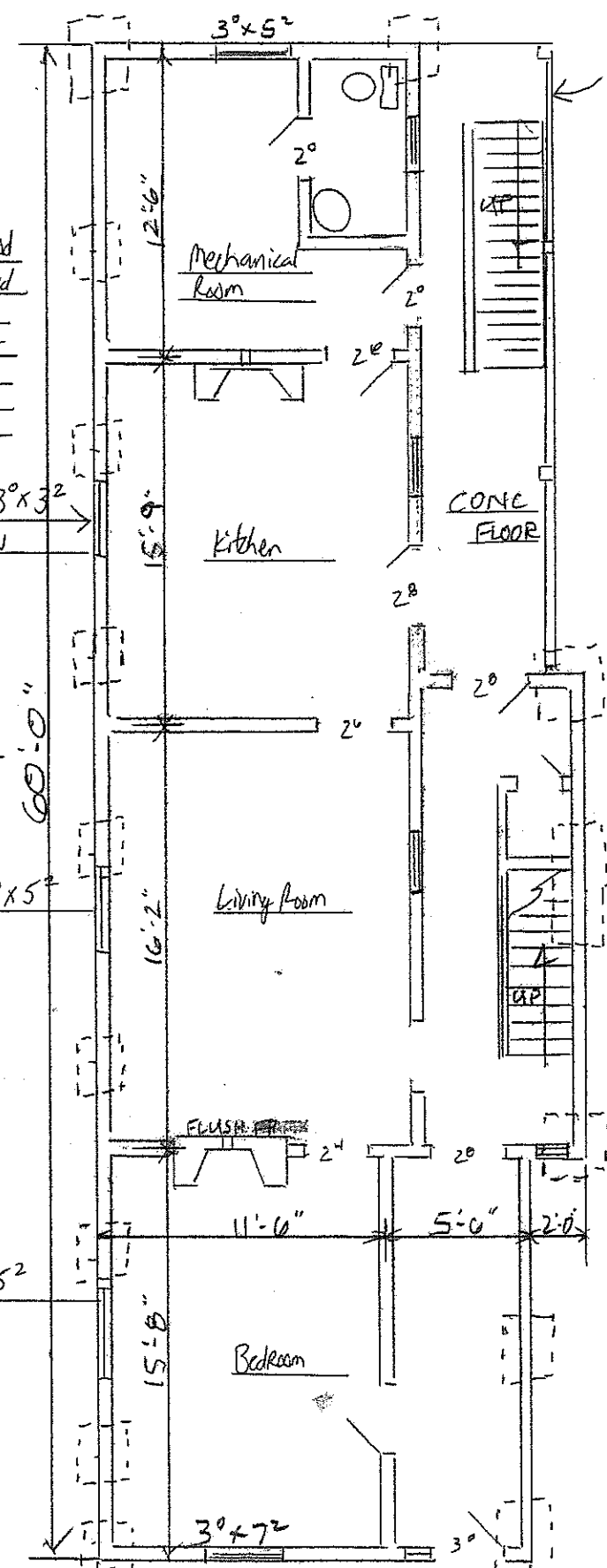


2<sup>ND</sup> FL PLAN

Proposed  
 \* New Windows to be wood  
 & over 1 simulated divided  
 light. Windows to be  
 centered in each living  
 space. Exterior Trim  
 detail to be similar as  
 original

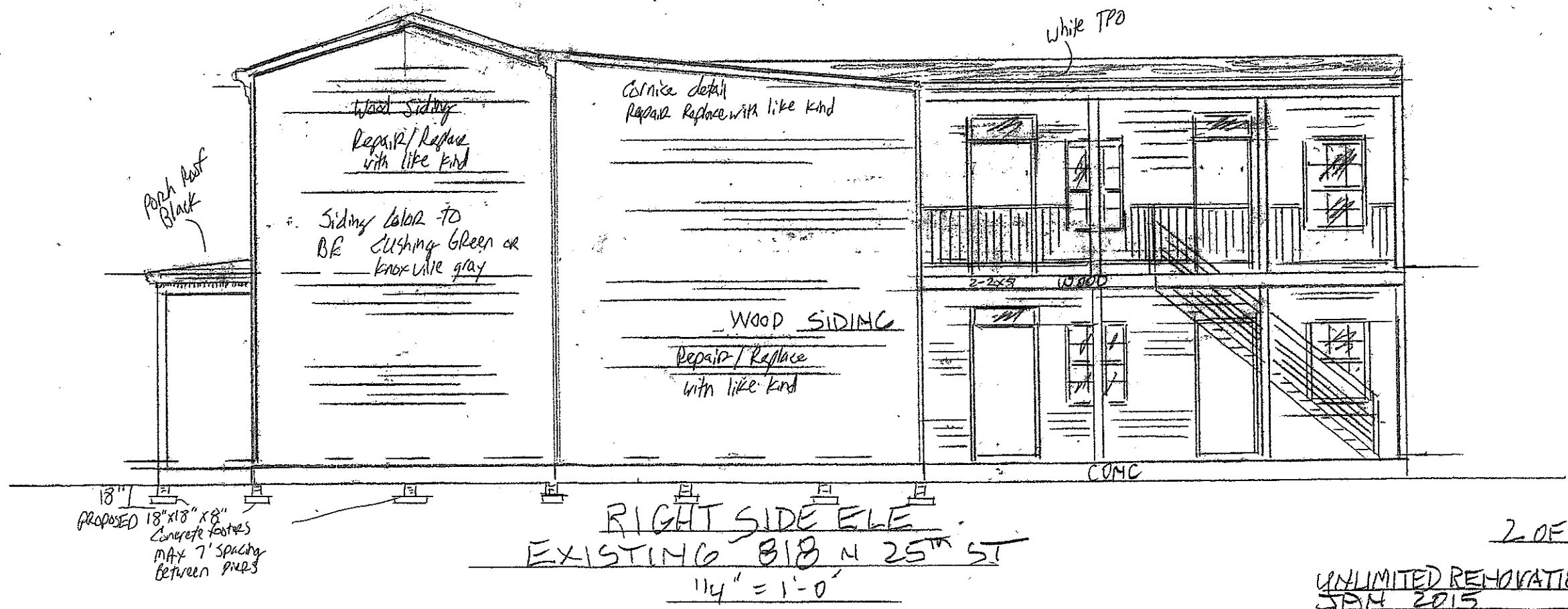
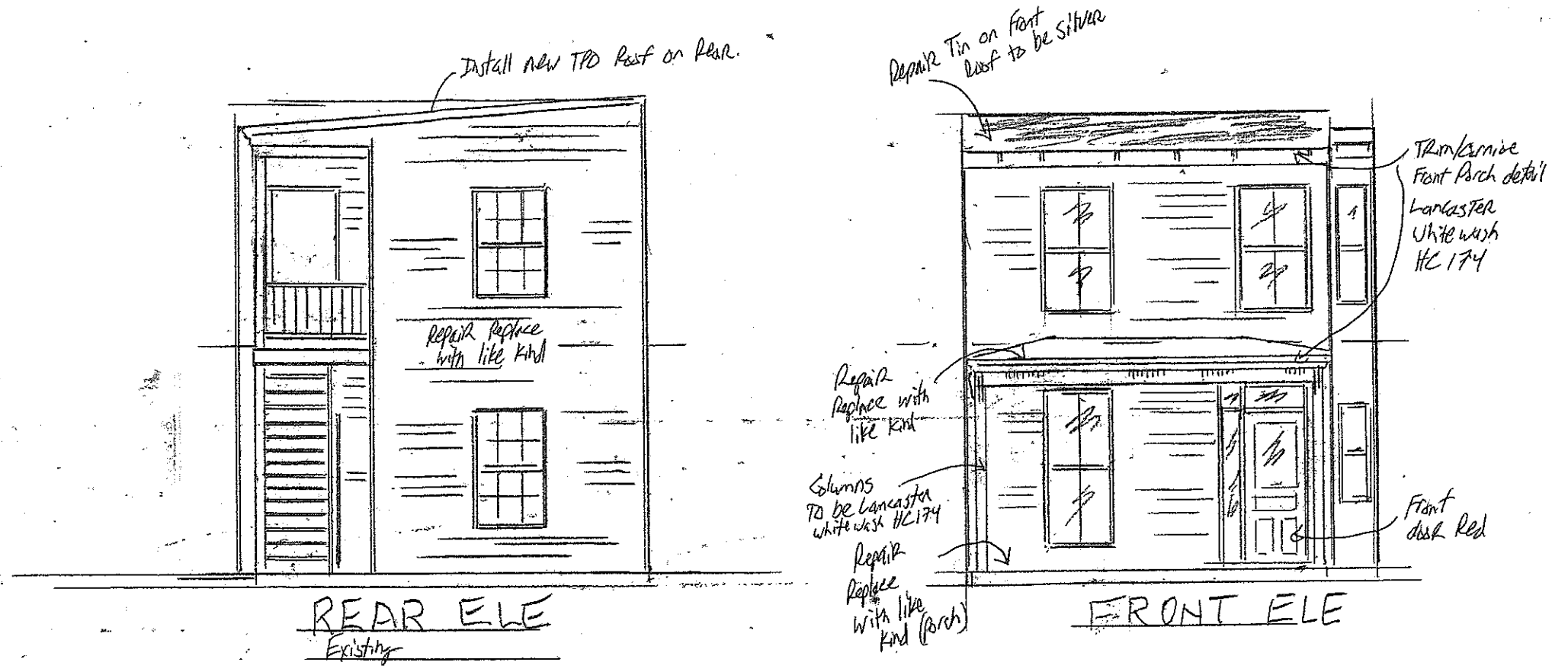
This is a DHR  
 Tax Credit Project  
 STATE + Federal

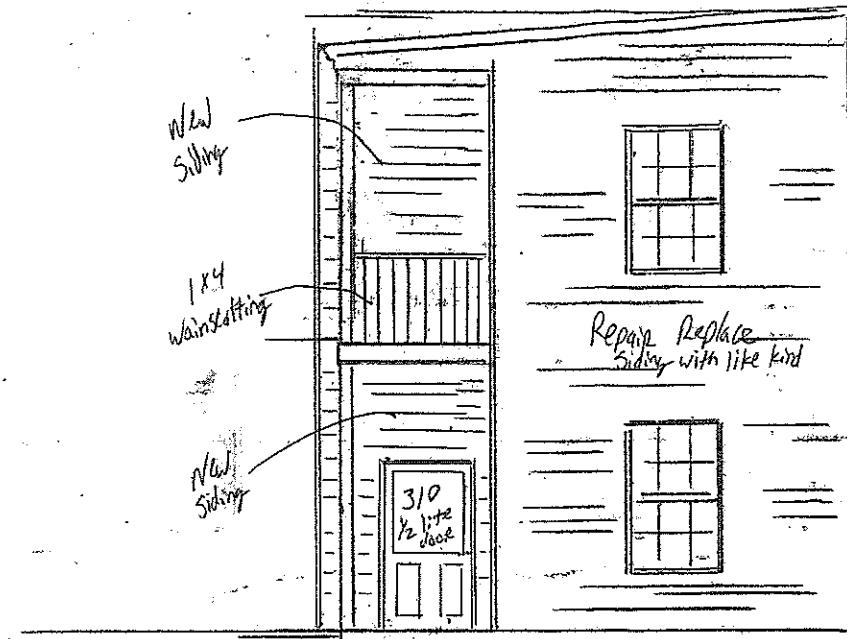
MEASUREMENTS  
 MAY VARY +/-



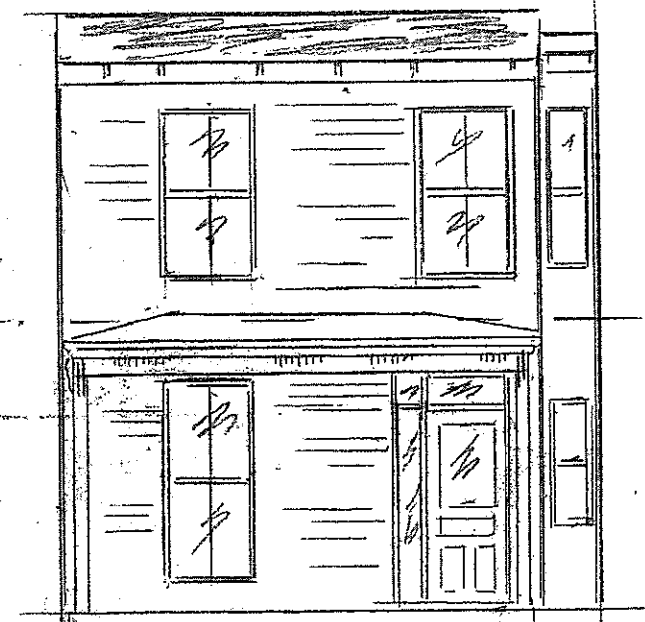
1<sup>ST</sup> FL PLAN

EXISTING  
818 N 25 ST

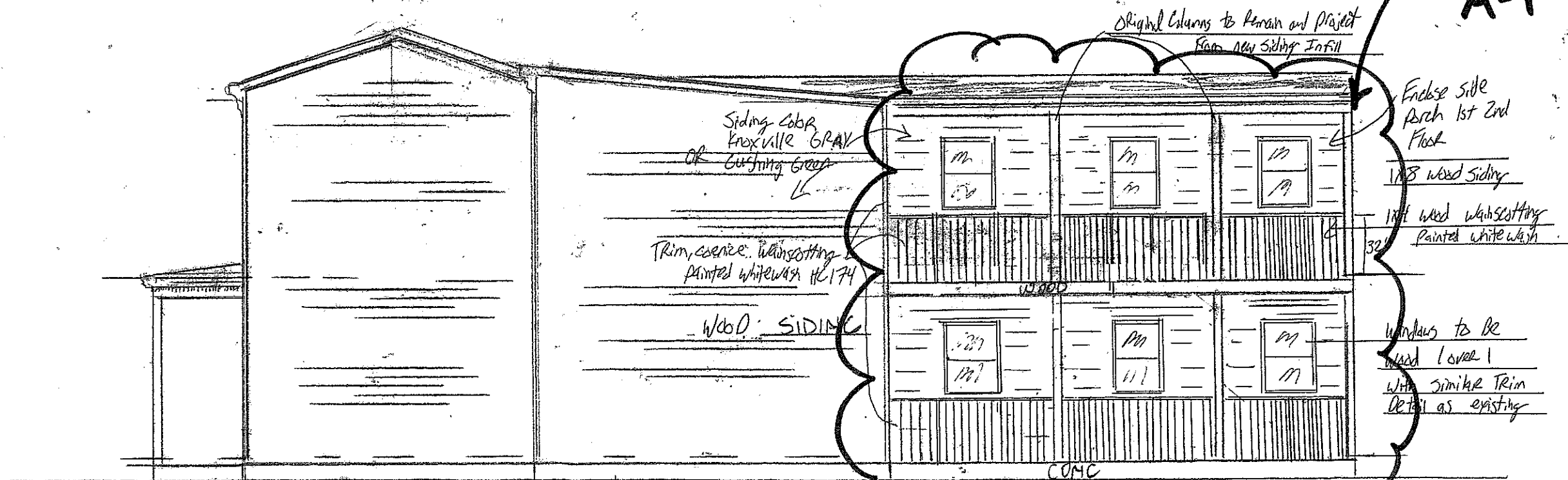




REAR ELE



FRONT ELE



RIGHT SIDE ELE  
 PROPOSED SIDE Porch Enclosure 318 N 25<sup>TH</sup> ST  
 1/4" = 1'-0"

REVISION  
 A-1

2 OF 2

UNLIMITED RENOVATIONS LLC  
 JAN 2015