



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: 725 N 24th St DATE: 10-12-2015

OWNER'S NAME: Christopher Dosier TEL NO.: 404-825-8974

AND ADDRESS: 725 N 24th St EMAIL: littldough@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: _____ TEL. NO.: _____

AND ADDRESS: _____ EMAIL: _____

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.)

See attached letter and pictures.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Christopher Dosier

(Space below for staff use only)

Received by Commission Secretary

3:02 pm

APPLICATION NO. _____

DATE **RECEIVED** _____

SCHEDULED FOR _____

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

OCT 13 2015

Revised 10-02-2014

Christopher Dosier
725 N 24th St
Richmond, VA 23223
(404) 825-8974

October 12, 2015

To whom it may concern,

I purchased 725 N 24th St in Union Hill on July 31, 2015. At the time of purchase, the house front porch and front yard were in a state of negligence and disrepair (see pictures). In addition, at the back of the house root damage from a magnolia tree had caused 'uplifting' of the sidewalk causing water to go towards the house. This caused rotting of the joists and subfloor on the first floor of the home. As such, getting the outside of the house back in a functional as well as visually appealing state became an immediate priority to prevent further damage to the house foundation and structure.

After removal of the overgrowth that had overtaken the front yard, it was discovered that the front porch paint and painted masonry had been chipped, faded, and was in an overall disastrous state due to negligence by the previous owner of the property. In addition, two of the front porch floor boards had rotted requiring replacement out of safety concerns. As such, I replaced the damaged floor boards and repainted the front porch and masonry as the pictures in the attachment show. No architectural changes were made to the front porch.

In addition, on the front of the house next to the front door a generic 'plaque' that had two bunches of grapes was displayed on the house (pictured). When I removed the plaque it was discovered that several screws were being covered by the plaque. In order to cover the screws and holes in the vinyl siding, I constructed a custom plaque bearing my last name and the street address of the house in script lettering (see pictures). The plaque was painted the same colors as the front porch to achieve uniformity. I was not aware that there is a color palette proposed by CAR. The paint colors I chose were white for the columns and slats to match the vinyl siding and window/door trim, and blue (closely resembling the Leisure blue in the CAR color pallet).

At the time of purchase I was made aware by the selling agent that 'permanent' changes would require approval by the CAR board. However, I was not made aware that paint was considered a 'permanent' change and required COA approval prior to work. I actually did not receive instructions from the Commission of Architectural Review until September 26, 2015, nearly 60 days after sale of the property, informing me that exterior paint required approval. It never occurred to me that exterior paint would be considered for historic uniformity as many houses in the Union Hill and Church Hill bear brightly painted doors, shutters, or other exterior accents. In addition, my house has newer vinyl siding that I presume was installed when the house was renovated for the first time in the 1990s, which certainly is not 'historic' so again exterior colors did not seem like they would fall under the purview of the CAR.

On October 12, 2015 I received a notice on my front door informing me I was in violation of a city ordinance due to painting of the porch. I wish for it to be noted that I am applying for a Certificate of Appropriateness at the earliest available time after I was made aware that paint is considered a 'permanent' change.

While many of the changes I have made to the outside of the house do not fall under the purview or jurisdiction of the CAR as they are not observable from the public right of way, I am providing before and after pictures of the entire outside of the house to show that the changes made that do fall within the purview of CAR were not done haphazardly or without consideration of the historic nature of the house. As the pictures show, when I purchased the house the outside back patio was uprooted and in disrepair causing water damage to the house foundation and subflooring. In addition, the sidewalks were both uprooted or missing altogether causing trip hazards and safety concerns. I replaced the entire patio and sidewalks at great expense with Colonial brick that closely resembles the front sidewalk of the house. In addition, I removed all of the overgrowth, plants, and bushes (including a cactus!!!) that was located both in the front and back yard. Additional changes to the outside back of the house include color matched painting of the wooden siding to the vinyl siding to achieve uniformity. In addition, the masonry in the back of the house was painted to match the front of the house. In short, everything is now uniform and clean. All overgrowth was removed from the back of the house and fresh sod/lawn and mulch installed.

All of the changes noted above have been received well by both neighbors and attendants of the Cedar Street Baptist Church across the street from the property. I have received numerous compliments and thanks for making the home much more visually appealing by removal of the overgrowth, numerous bushes, and other 'decorations' that were in the front yard prior to my purchase; as well as freshly painting the front porch and masonry. As I believe the pictures clearly demonstrate, since I have taken over of the property the curb appeal of the house has increased dramatically.

I do apologize for not being aware that paint or plaques required approval by the CAR. As this is my first home, everything is a learning process for me. I have quickly learned things take twice as long and cost twice as much as anticipated. However, I wanted a historic home. I take great pride in fixing things up and restoring the beauty of an 'old' home that can't be captured in many of the cookie-cutter style housing new neighborhoods offer and this has been a rewarding experience thus far.

For what it's worth, as a new home owner and purchaser of a historic home, it would be beneficial if the CAR provided its guidelines to new home owners at the time of closing so that incidences or misunderstandings like this do not occur. I believe that would be beneficial both to CAR and the homeowner/purchaser.

I thank you for your time and consideration for approval of the changes I have made to the exterior of 725 N 24th St. Any future changes I will be sure to get pre-approval for before starting work. However, I hope it will be appreciated that some of the work needed to be done immediately out of safety concerns or prevention of more foundation/floor damage necessitating work being done prior to approval even if I had correctly understood the CAR requirements and guidelines.

Sincerely,



Christopher Dosier

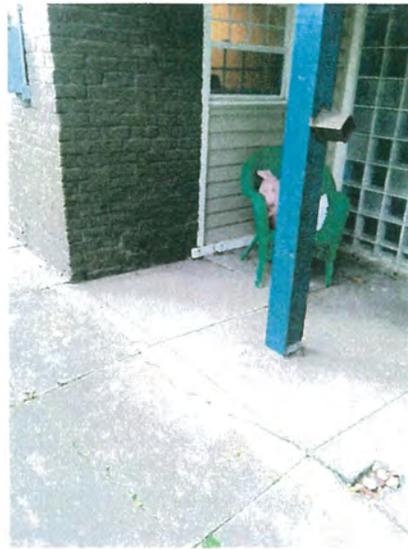
'Before' Pictures



Left: pictures of overgrowth, numerous bushes and other plants; Right: picture of front porch with dull, faded and chipped paint



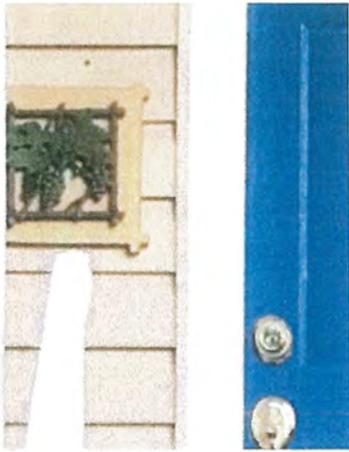
Left: pictures of overgrowth, numerous bushes and other plants; Right: picture of back of house with overgrowth, damaged sidewalk and patio. Also note mismatched siding colors with rest of house



Left, Top : pictures of uprooted, cracked patio at back of house; Right, Top: uprooted concrete was causing rain water to run towards house and damage foundation and subfloor of first floor of house; Bottom Center: damaged flooring due to disrepair of exterior patio



Left: removal of overgrowth revealed chipped, faded paint and missing masonry paint on porch pillars; Right, top: rotted floor board on front porch; Right, bottom: cracked/missing sidewalk in rear of home



Left: Generic, weird placard with grapes on house at time of purchase; Right: holes and screw in siding covered up by old placard

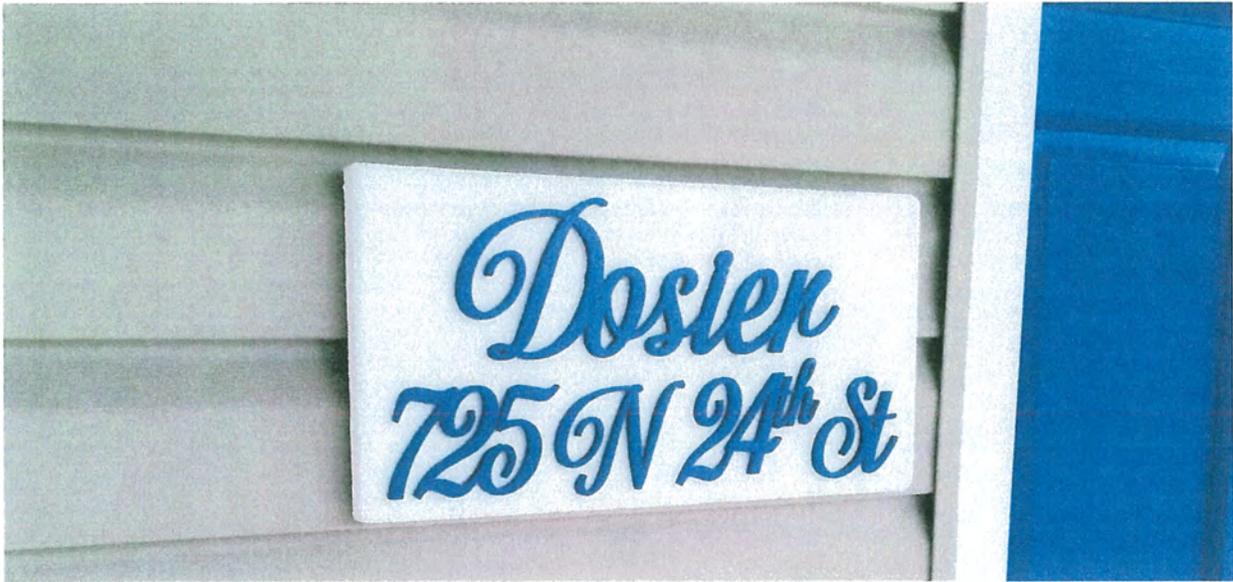
'After' Pictures



Top: Freshly painted porch, removal of overgrowth/plants/bushes, and new sod/lawn installed. Masonry painted to match rails and floor boards of porch; Bottom: newly painted front porch and front porch furniture all color matched



Top, left, right: Newly installed colonial brick in back of house that matches sidewalk in front of house. Concrete was pulled up and roots cut to prevent water damage to foundation of house; Bottom: back sidewalk replaced and colonial brick installed. All brush/overgrowth removed and new sod/lawn installed. Mulch beds laid out and fresh mulch installed. Exterior posts and masonry all painted same color on entire outside of house. Siding color matched to vinyl siding and freshly painted. Magnolia tree trimmed back so entire back of house is visible.



New plaque with last name and street address of property to cover holes in siding. 'Old style' script font used and plaque painted to match front porch and front door.