



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: 800 N 22nd St DATE: 5/25/16

OWNER'S NAME: Kyle Johnston TEL NO.: 804-404-5452

AND ADDRESS: PO BOX 4917 EMAIL: kylejohnston@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: J&R Construction TEL. NO.: 804-839-7094

AND ADDRESS: PO BOX 4917 EMAIL: rvmiki@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 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.)

Detailed drawings and descriptions are attached pertaining to Colors, Exterior Rehabilitation, Porch and Deck Alterations, and Site Improvements for the property located at 800 N 22nd Street. I thank you for your time and consideration in this matter and look forward to working with the City of Richmond Commission of Architectural Review.

Signature of Owner or Authorized Agent: X  PH: 270-779-8468
Name of Owner or Authorized Agent (please print legibly): Kyle Johnston

(Space below for staff use only) RECEIVED
Received by Commission Secretary MAY 26 2016 APPLICATION NO. _____
DATE 8 3:23 pm SCHEDULED FOR _____

**800 North 22nd Street
Commission Architectural Review
June 2016**

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CURRENT PHOTO



1. Material List

a. Roof – We will retain the original roof shape, size, and related elements while recoating existing metal front porch. The roof on the main portion of the house is currently a rubber membrane roof. It is in very poor shape. We plan to replace this portion of the roof with TPO. The front facing slate roof is in good shape and will remain as is.

b. Siding – Due to the severity of the deterioration of the synthetic aluminum siding on the property, we propose replacing the synthetic siding with a James Hardie Wood Plank smooth siding so as to keep with the historic design and

texture. The sample color is included. All other architectural details such as the half moon decorative window and decorative front roof will remain intact on the exterior so as to keep the historic features. After looking underneath the current siding on all four sides – it was determined that the wood siding was terribly corroded, termite ridden, and irreparable. Photos of the deteriorated wood are included below. You will see that the past homeowner placed three different types of siding over the wood making it even more irreparable.

CURRENT SIDING:





Rotten Wood Siding Photos:

















c. Door and Windows – Unfortunately, existing windows are beyond repair due to rotten wood, termite damage, improper installation, and lack of window trim on most windows. The windows are warped due to water intrusion and there are large gaps between windows and siding. The windows will be TP Clad, which has been used on several rehabilitation projects within the historic Union Hill district. Photos below will show several of these houses with addresses included. We will replace all windows with similar looking windows with the same window grids. All windows will retain existing window sizes with the exception of restoring the height of the two front windows (front elevation) shortening the length of the back kitchen window, (rear elevation), canceling two windows not facing the street (right elevation), eliminating one master bedroom window (rear elevation), and adding a window in the master bathroom (right elevation).

We would like to take off the plywood that was placed over the front two windows on the first floor to show full-length windows that were original to the property.

PHOTO OF CURRENT FRONT WINDOWS (you can see the plywood at the bottom):



To look like these located at 2121 N M Street (one block away):



2. Property Changes

a. French Doors in the rear (Private Driveway Side - Rear Elevation): We will be adding double French doors leading to back patio from the kitchen that cannot be seen from the front of the house similar in size and style to 718 N 27th Street:



©CVRMLS

b. Porch Windows on the public street side: We plan to add four windows on the first floor (Left Elevation) and one window on the second floor (Left Elevation) for a total of four windows on each floor. This will signify that there was once a porch located in the back rear of the house similar to the house located at 801 N 24th Street:



c. Shorten Kitchen window in the rear (Rear Elevation): due to the placement of the kitchen sink, one window in the rear of the house will be shortened. This window cannot be seen from the front of the house or from Cedar Street.

d. Adding the Master Bathroom window (neighbor house side – right elevation): in order to provide natural light for the future home buyer, we would like to add one window in the master bathroom facing the neighbor’s house.

e. Canceling Rear First Floor and Second Floor Window (neighbor house side –right elevation): Due to the functionality of the new layout of the kitchen and the layout of the master suite (see interior layout drawings), these two windows facing the triplex to the north of the house must be canceled.

f. Remove Second Floor Rear Door (Rear Elevation): we would like to remove the second floor door that previously existed when it was in use for a multi-family access point.

g. Lighting – To be oil rubbed bronze to match historical time period. There will be a front porch light and a back deck light.

CURRENT WINDOW PHOTOS (showing deterioration, warping, and termite damage):









h. Enclosure of 80 square feet of the remaining downstairs porch:
For the structural support of the house as well as making the interior functional for a single-family buyer we need to enclose the small first floor porch. Currently, the porch is not structurally sound. There is extreme termite damage and water damage throughout. Lastly, the previous owner improperly enclosed 80 square feet of the porch of the downstairs porch which is now irreparable.

CURRENT PORCH PHOTOS AND LAYOUT:



Map It! New Search

Property: 800 N 22nd St Parcel ID: E0000329008

Detail Land Assessments Transfers Planning Services Government Extensions Images Sketches

Sketch Images
Name: E0000329008 Desc: R01

Previous Next

Richmond City Assessor's Office | 900 E. Broad St., Rm 802 | Richmond, VA 23219 | Phone: (804) 646-5600 | Fax: (804) 646-5686
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PORCH STRUCTURE DAMAGE:



3. Similar Property Photos
Windows similar to: 718 N 27th St -



Window material similar as 601 ½ N 23rd (TP Clad windows only with similar grid to the original windows) -



Small Master Bath Window located in Master Shower similar to the one at 2111 N M Street (one block away):



French Doors like at 718 N 27th:



©CVRMLS

Six-foot with treated wood - privacy fence like the one located at 517 N 24th:



Six-foot with treated wood - privacy fence like the one located at 610 N 23rd:



Rear and Side yard privacy fence similar to 2121 N M Street (one block away)



Rear and Side yard privacy fence similar to 2121 N M Street (one block away)



4. Color Palette

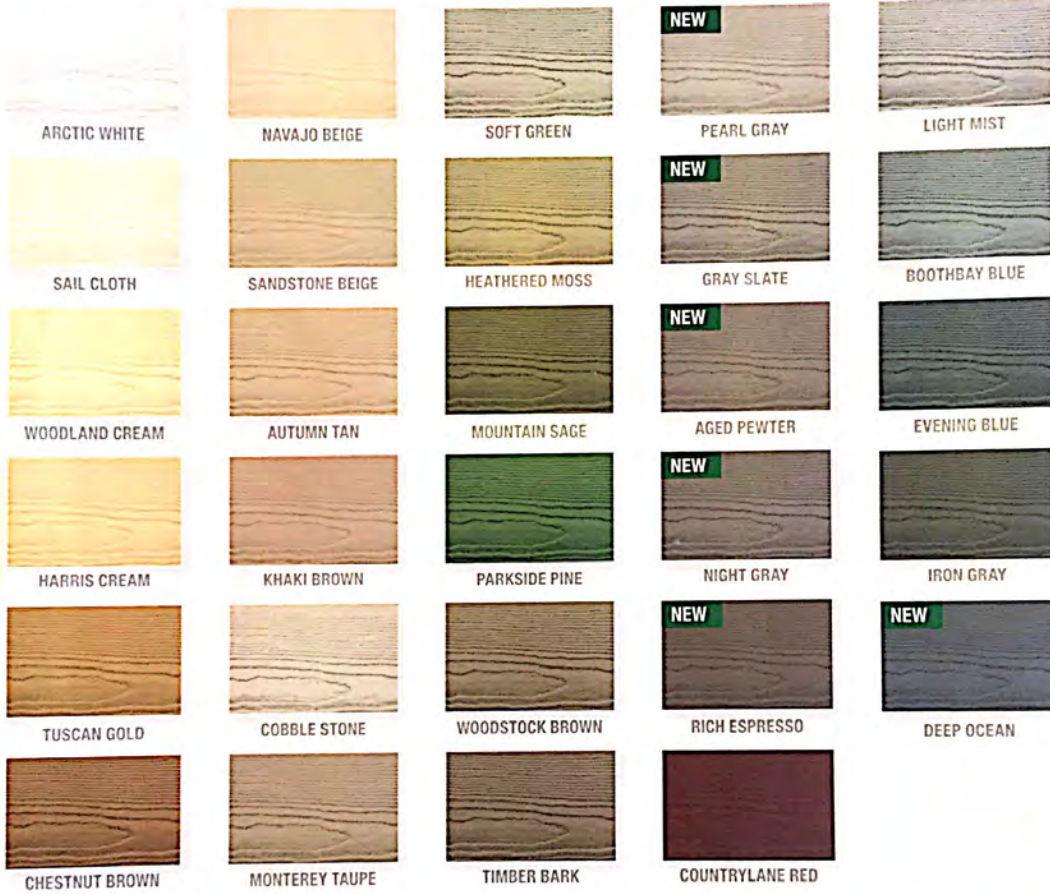
a. Paint colors are provided

b. Exterior Body Paint color – James Hardie Wood Plank Smooth Siding Iron Gray (Similar to Paint color #37 in the Commission Architectural Review Design Guide). While trying to remain within the historical color palette provided by the Commission of Architectural Review Design Guide - we tried to pick a color different than many of the renovated houses in the neighborhood with the majority being one or two color choices (Boothbay Blue and Evening Blue). We believe this will attract a great single-family buyer to the Union Hill historical district.

Color palette similar to 611 N 29th Street (Iron Gray for the body, White trim):


ColorPlus® Technology New Color Selection

PLANK, PANEL, BATTEN AND SHINGLE COLORS



SOFFIT AND TRIM COLORS



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Scanned by CamScanner



c. Exterior Trim will be Ivory White

d. Door Color: Classic Yellow SW #2865 (#44 in the Design

Guidelines)

Yellow door similar to 2311 M Street (Union Hill)



and 2319 M Street (Union Hill):



4. Property Improvements

a. Fence - The six-foot privacy and picket fences will run the parameter of back and side yards of the property. It will consist of treated wood. In order to provide some yard space for the single-family buyer, we would like to do a gradual sloping Privacy to Picket fence on the side yard. Due to the property line and house in the rear yard, the new single-family buyer does not have much yard space for children, pets, or a garden. By providing a privacy fence in the rear yard and part of the side yard this would ensure safety and privacy. Also, the kitchen/eat-in area is in the rear of the house and would be facing 6 new apartments directly across Cedar Street, which would make a privacy fence in the side yard extremely favorable. The picket fence in the front would help maintain the historic aesthetic while also ensuring that the side and rear yard is completely enclosed for pets and children. To make it even more aesthetically pleasing, we will have stamp concrete parking shown in the site plan.

b. Patio - There is to be a 20x12 foot stamped concrete patio in the rear of the home. This patio will be facing the rear private driveway.

c. The existing front porch will consist of Richmond rail and maintain all architectural features including columns. (Front Elevation).

d. Due to the limitations of the small rear yard and the neighbor side yard, we would like to put the two heat pumps on the rear of the roof. They will be covered with decorative lattice. (Rear and Right Elevation)

*FENCE: Sloping privacy fence similar to the one at 520 31st Street:



PHOTOGRAPHS AND ADDRESSES SHOWING FRONT, SIDE, and REAR Privacy and Picket fences in/near Union Hill:

Enclosing the side and rear yard like 602 N 28th Street:



Side and Rear yard enclosure like 2204 N M Street:



b. Front yard picket fence similar to the one at 900 N 25th Street:



Enclosing side yard like at 2120 M Street:



Picket fence front enclosure like 702 N 21st:



Picket fence in the front, Privacy fence in side yard and rear yard on a corner lot at 800 N 25th Street in Union Hill:



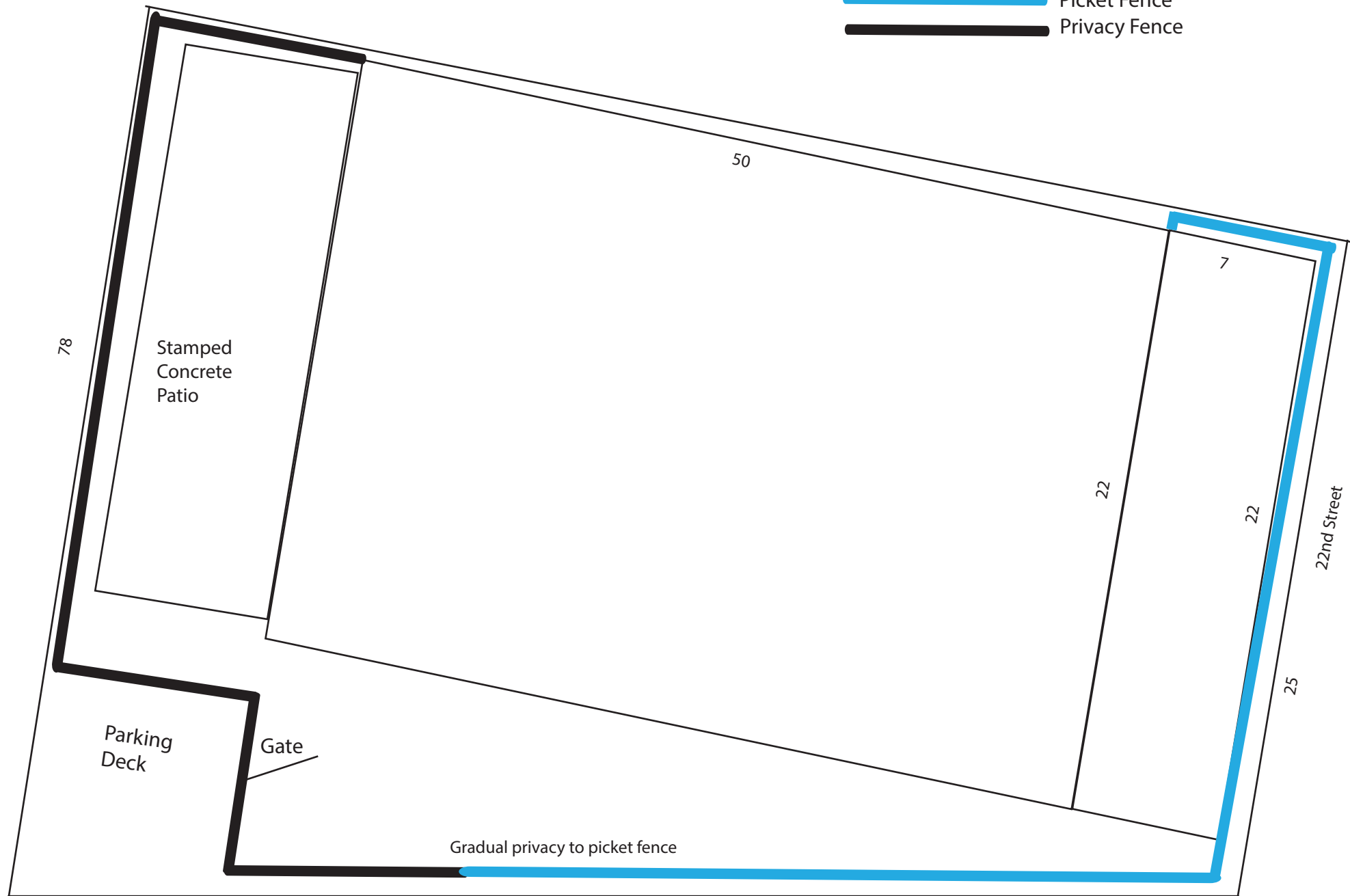
CURRENT SIDE YARD PHOTOS:



Thank you for your time and consideration. I look forward to working with you to make this property the perfect home for a single-family buyer.

800 N 22nd

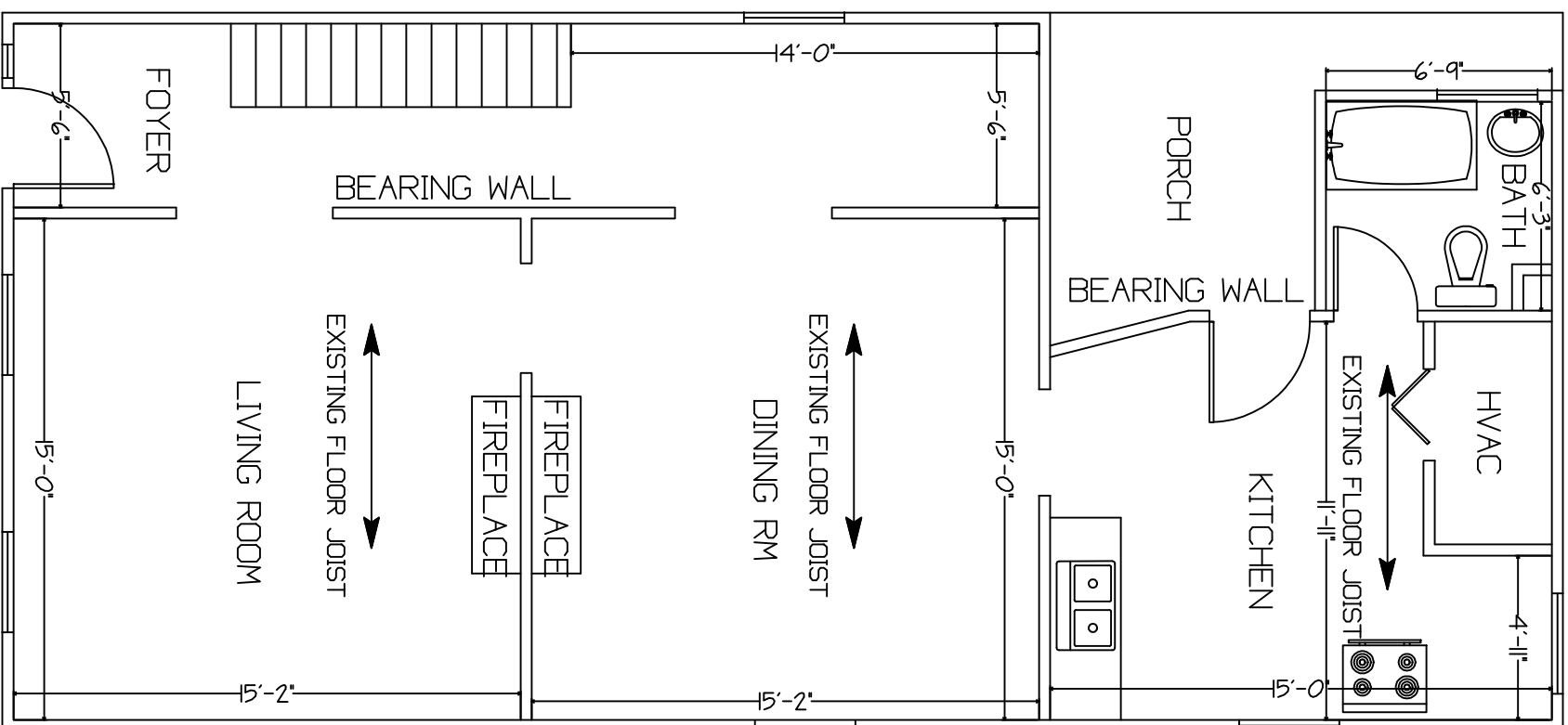
-  Picket Fence
-  Privacy Fence



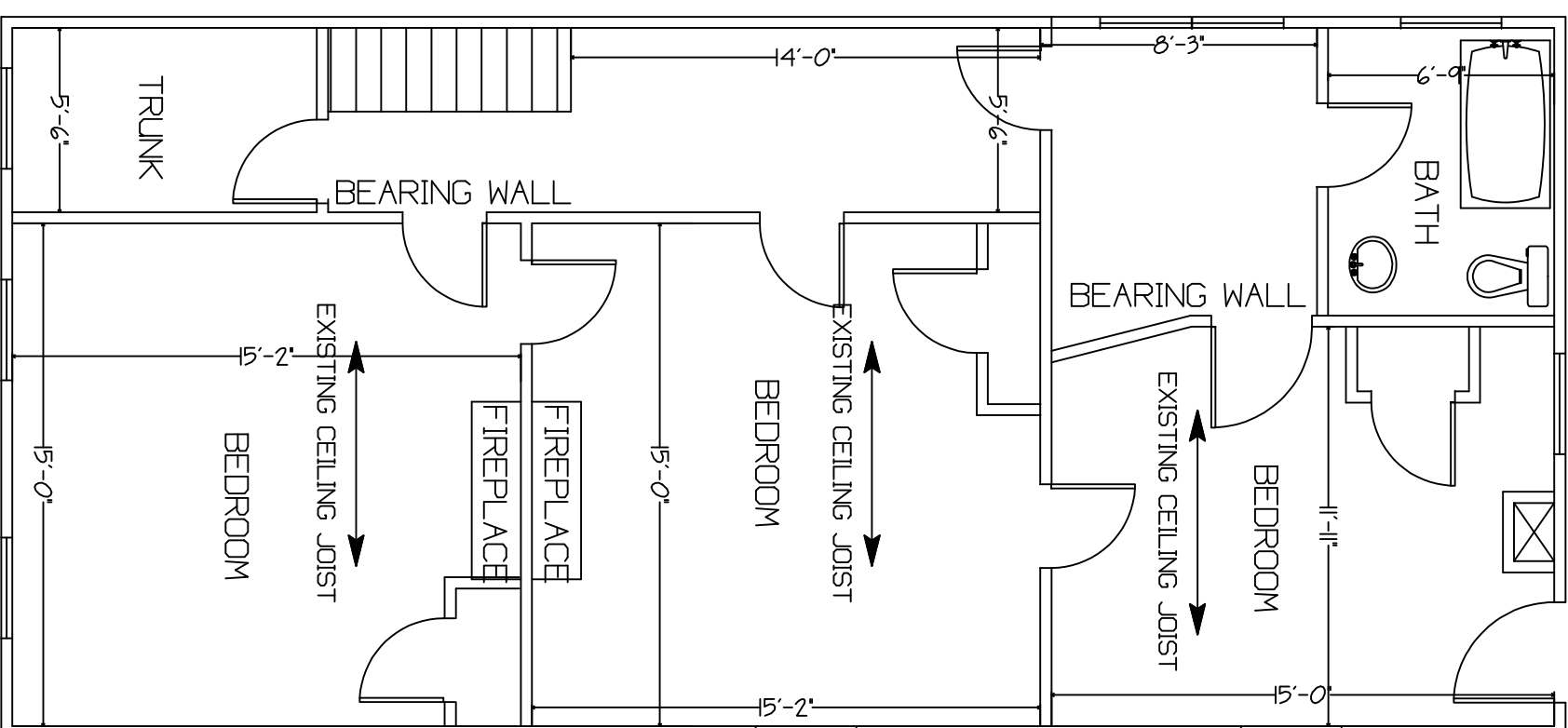
22nd Street

Cedar Street

800 N 22nd ST
 RICHMOND, VA
 FIRST FLOOR / EXISTING
 SCALE 3/16"=1'



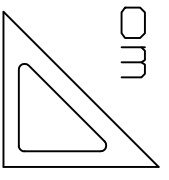
800 N 22nd ST
 RICHMOND, VA
 SECOND FLOOR / EXISTING
 SCALE 3/16"=1'



THIS PLAN IS DRAWN TO MEET
 IRC 2012 & VRC 2012
 BRACED WALL LINES USING
 NOT APPLICABLE

THIS PLAN WAS DESIGNED FOR
 800 N 22nd ST
 RICHMOND, VA

THIS WAS DESIGNED BY
 NetCaddrafting.com
 RESIDENTIAL HOUSE PLAN
 SERVICES
 804-640-0791



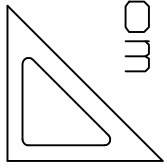
REHAB
 PLANS

DATE OF PLANS
 6/13/16
 PLANS DRAWN BY
 BRAD PRICE

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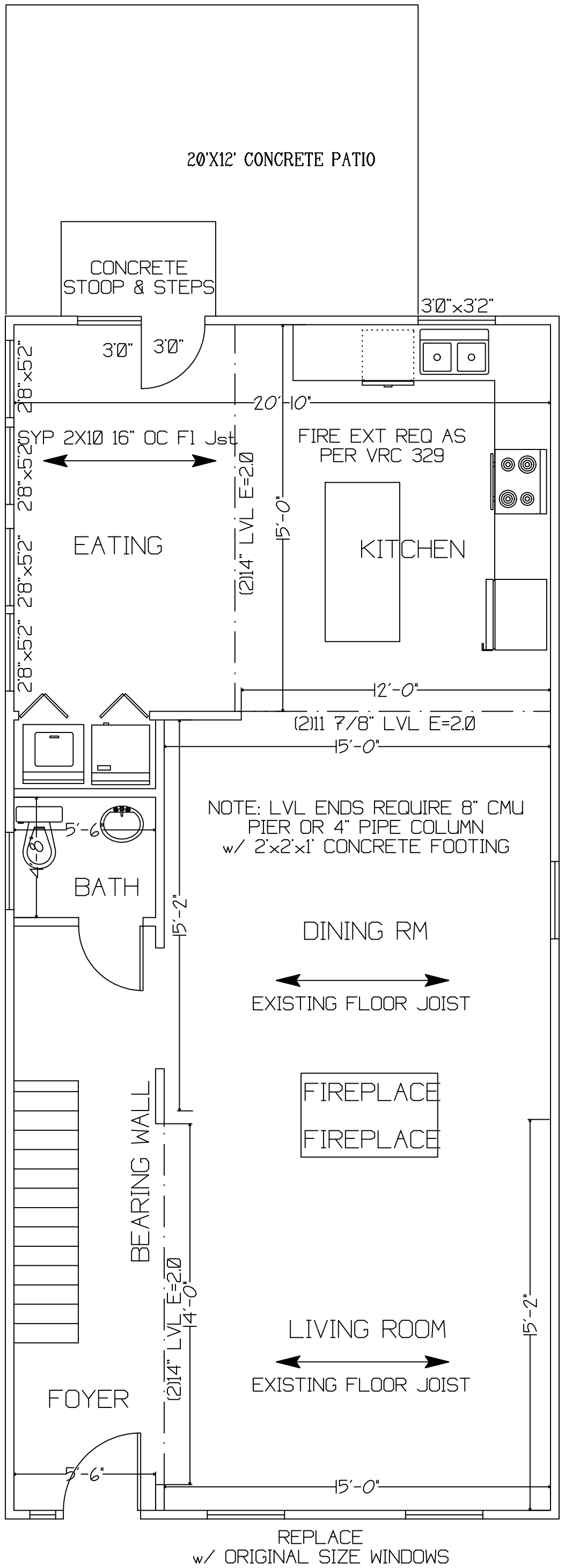
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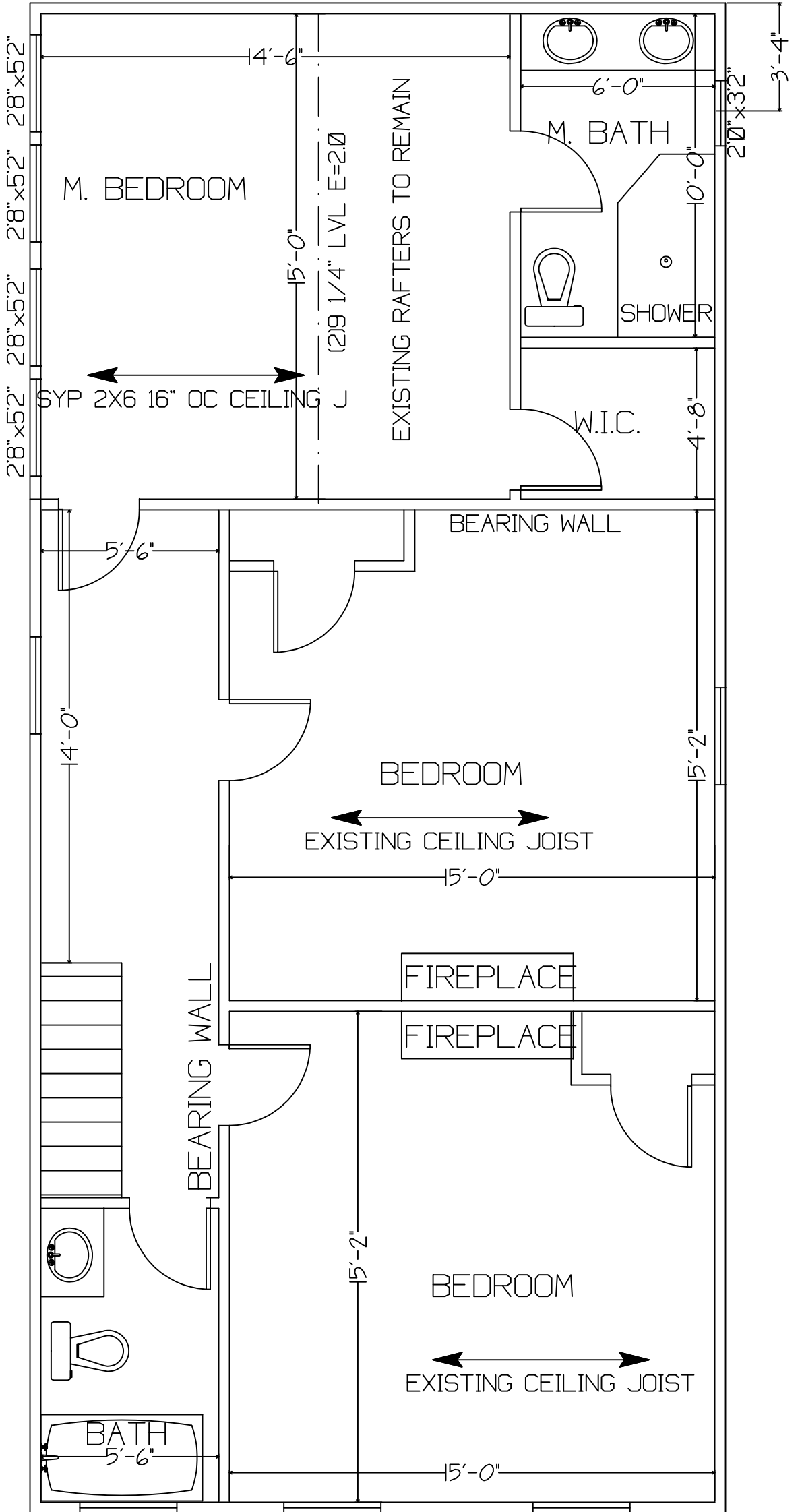
2

NOTE:
 UNLESS OTHERWISE NOTED ALL HEADERS
 ARE AS FOLLOWS
 UNDER 48" - (2)2x8's
 48" TO 60" - (2)2x10's
 60" TO 72" - (2)2x12's
 FOR ALL BEARING WALLS

800 N 22nd ST
 RICHMOND, VA
 FIRST FLOOR / PROPOSED
 SCALE 1/4"=1'

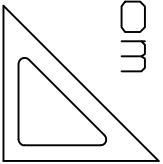


800 N 22nd ST
 RICHMOND, VA
 SECOND FLOOR / PROPOSED
 SCALE 1/4"=1'



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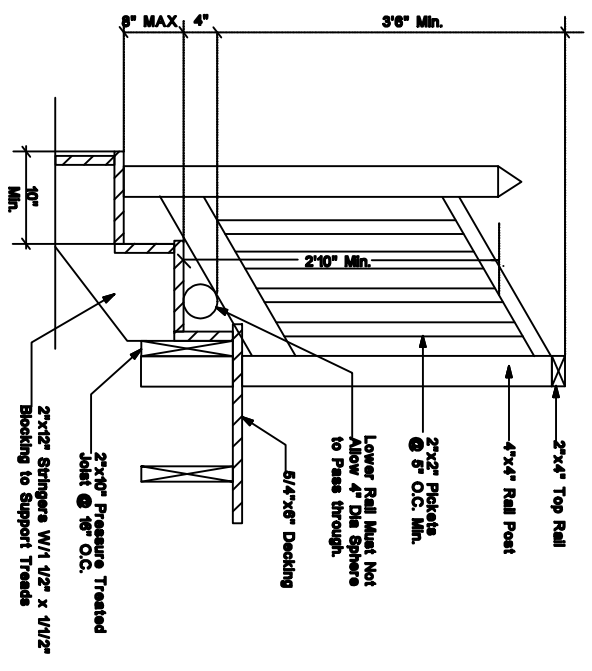
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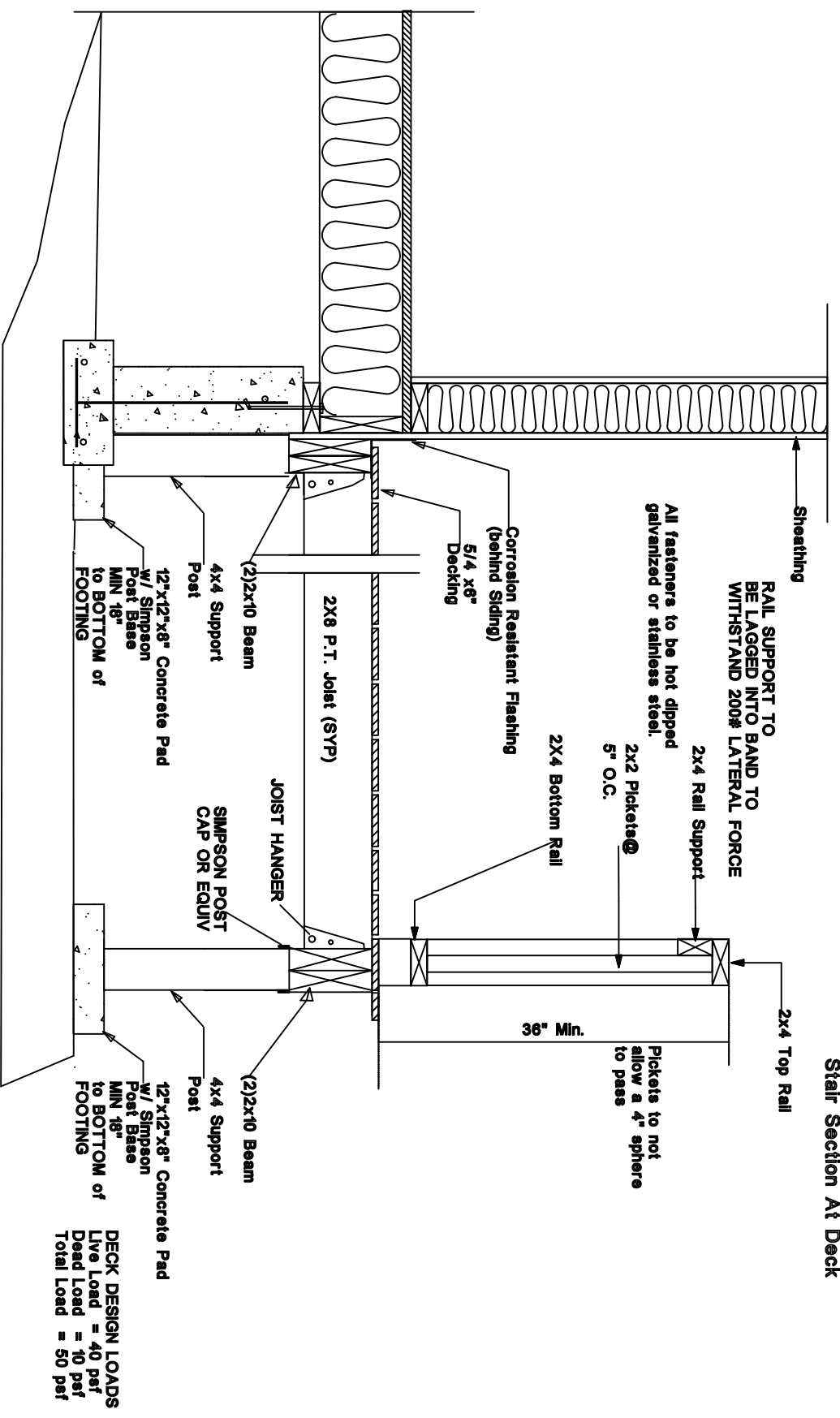
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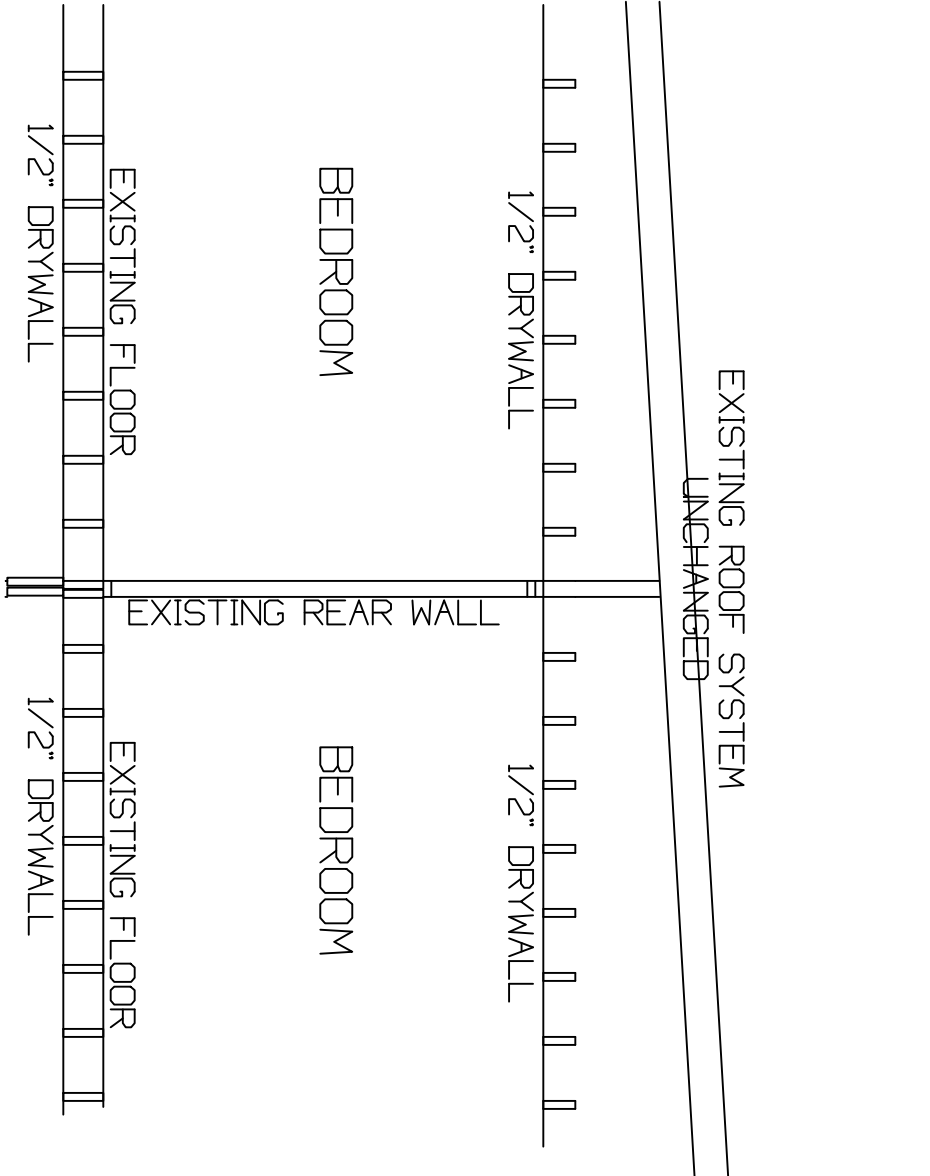


Stair Section At Deck



DECK SECTION

DECK DESIGN LOADS
 Live Load = 40 psf
 Dead Load = 10 psf
 Total Load = 50 psf



THRU-WALL SECTION
 SCALE 1/4"=1'

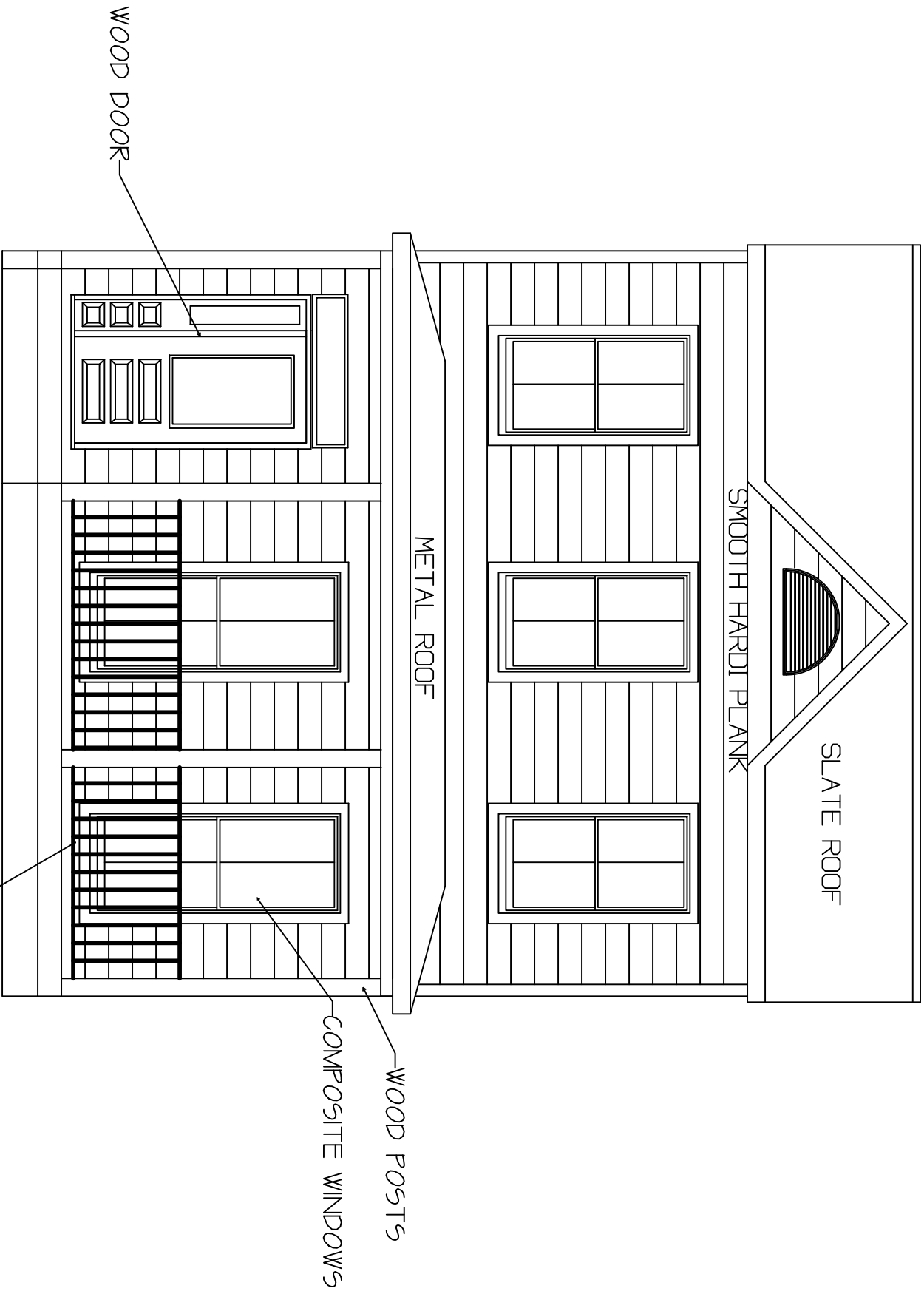
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4



Front Elevation

Scale 1/4"=1'

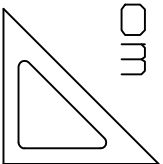


Existing Front

Scale 1/4"=1'

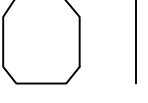
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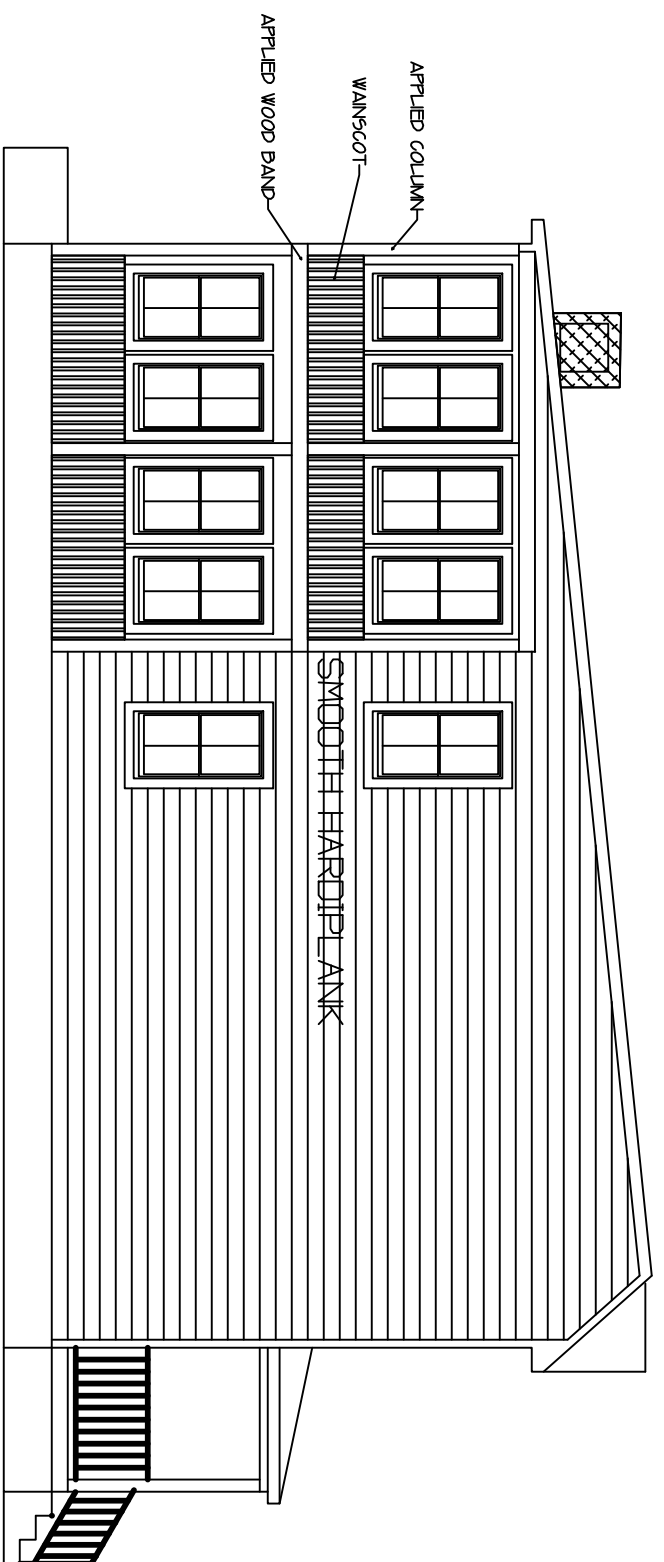
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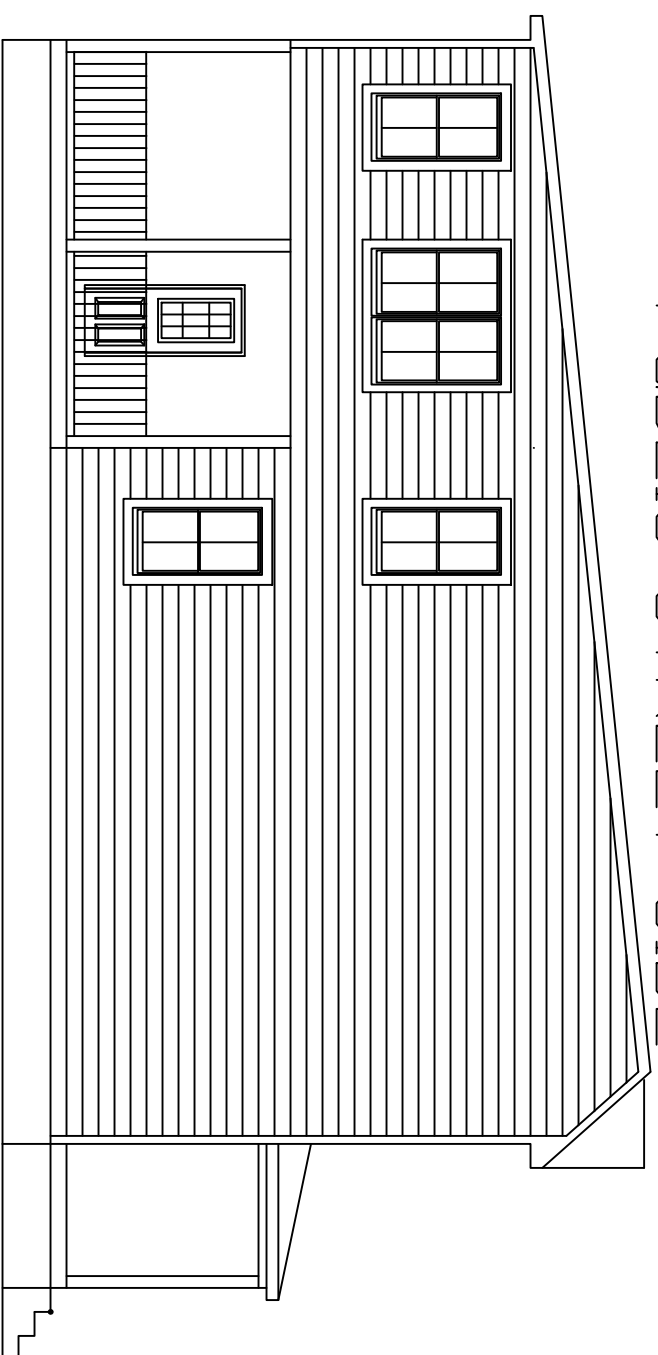




Left Elevation

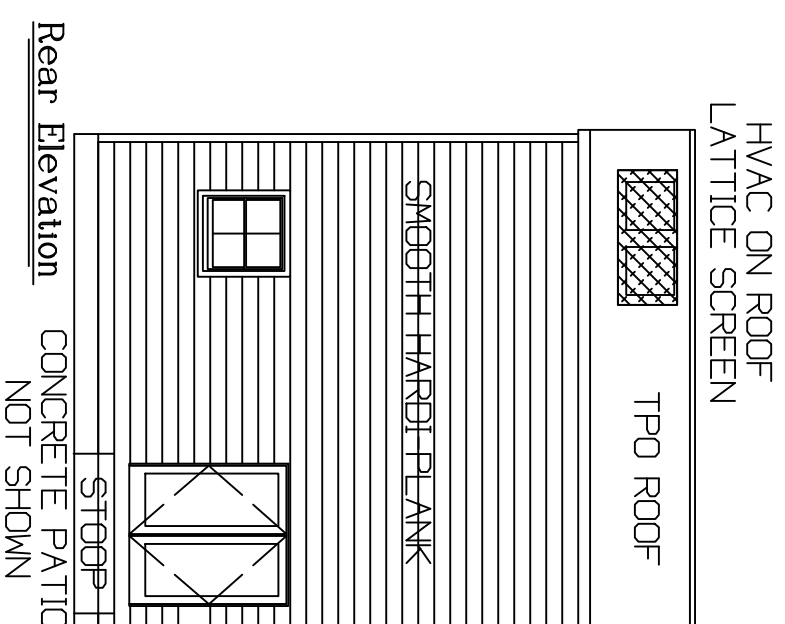
Scale 1/8"=1'

PUBLIC STREET SIDE



Existing Left

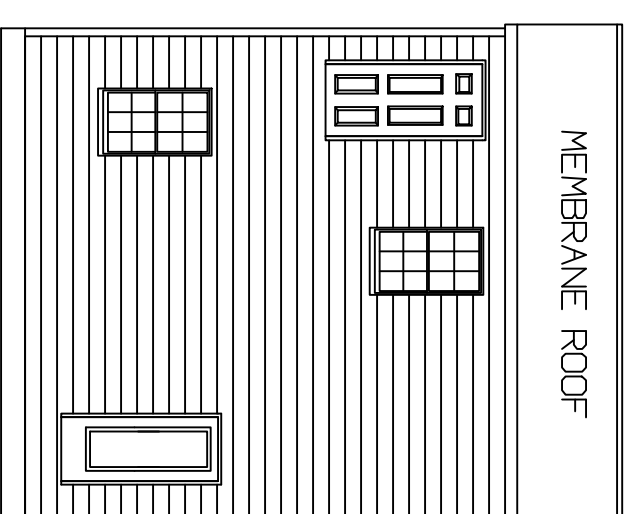
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Rear Elevation

Scale 1/8"=1'

PRIVATE DRIVEWAY SIDE

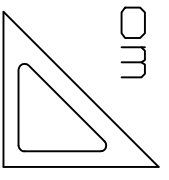


Existing Rear

Scale 1/8"=1'

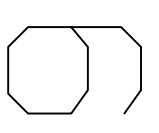
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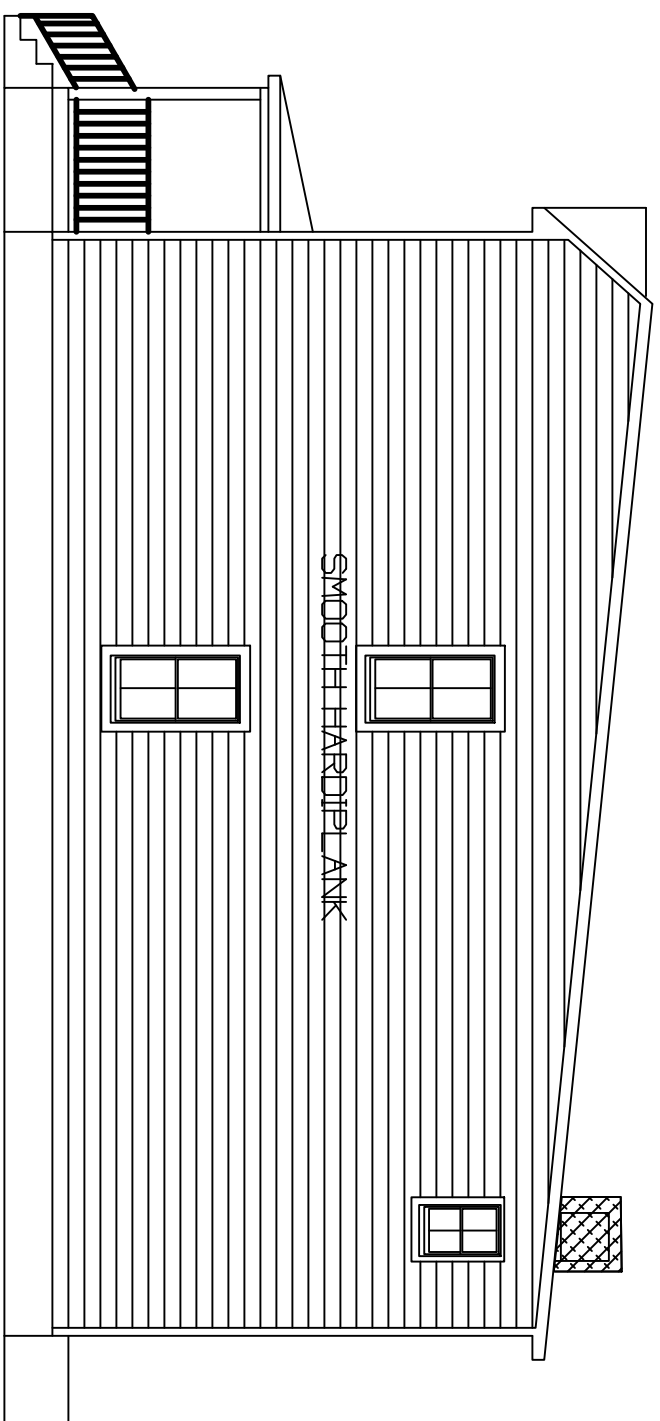
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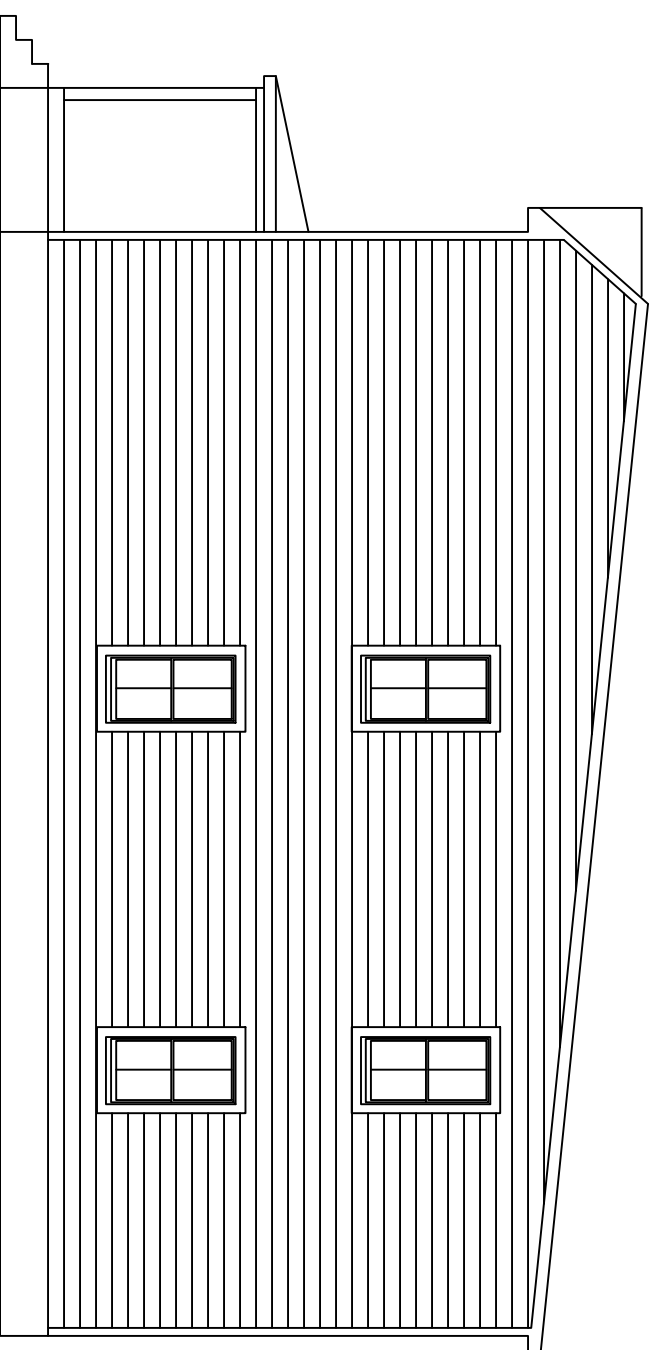




Right Elevation

Scale 1/8"=1'

NEIGHBOR HOUSE SIDE



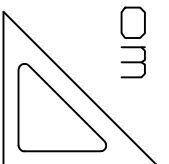
Existing Right

Scale 1/8"=1'

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