



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 815 N 22nd St

Historic district Union Hill

Date/time rec'd: 4:23 pm 8-27-18
Rec'd by: AM
Application #: COA-041221-2018
Hearing date: 9/25/18

APPLICANT INFORMATION

Name Sam Tuttle

Phone 757-903-6669

Company Streetcar Properties LLC

Email sam@streetcarproperties.com

Mailing Address 615 N 25th St, Richmond, VA 23223

Applicant Type: Owner Agent

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Please see attached documentation.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner

Date 8-27-18

January 8, 2018

Kimberly M. Chen, Principal Planner
Planning and Preservation Division
Dept of Planning and Development Review
900 East Broad Street, Room 510
Richmond, Virginia 23219-1907

RE: COA – 815 N 22nd Street

Dear Ms. Chen,

Please see the attached plans for the renovation of 815 N 22nd Street. In response to the positive reception of the conceptual plan reviewed by the Commission at the April 24th meeting, no substantive changes have been made. Additional information, as requested, has been provided.

1. Dimensioned floor plans, pp. 10-11
2. Context plan and Elevations, pp. 12-17
3. Dimensioned Site plan, p. 8
4. List of windows and doors, including size, material and design, pp. 9, 13-14
5. List of materials and finishes, p. 13

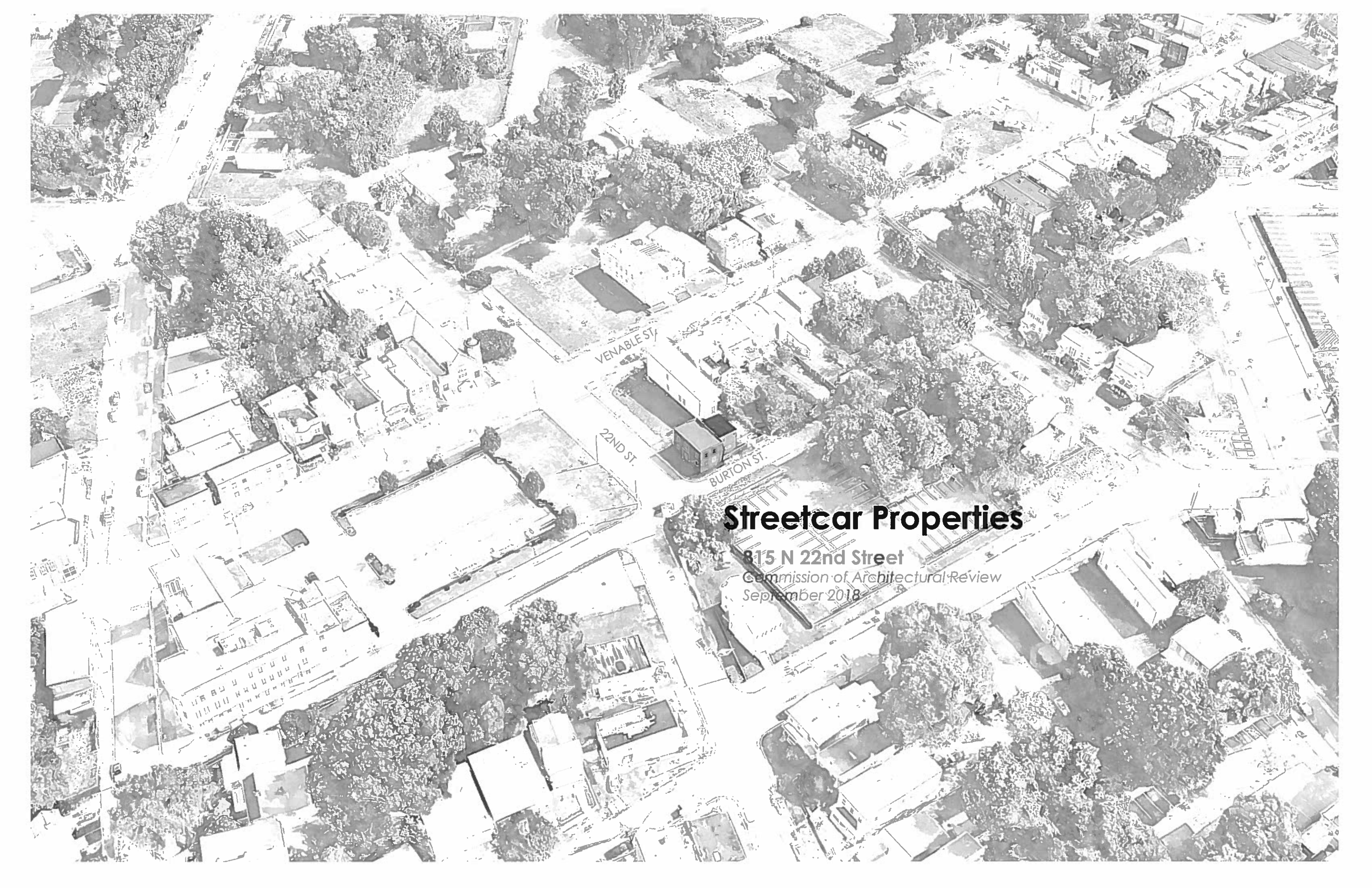
The proposed project includes the renovation of an historic masonry building with stucco finish. An existing non-historic frame addition and concrete wall will be demolished and a new two-story addition at the rear of the original structure will be built. The addition is of similar size and scale to the addition that will be demolished.

Thank you for the opportunity to submit this Application for Certificate of Appropriateness. If you have any questions, please feel free contact me at (757) 903-6669.

Thank you,

Sam Tuttle

Samuel Tuttle



VENABLE ST

22ND ST

BURTON ST

Streetcar Properties

815 N 22nd Street

Commission of Architectural Review

September 2018

Original Building



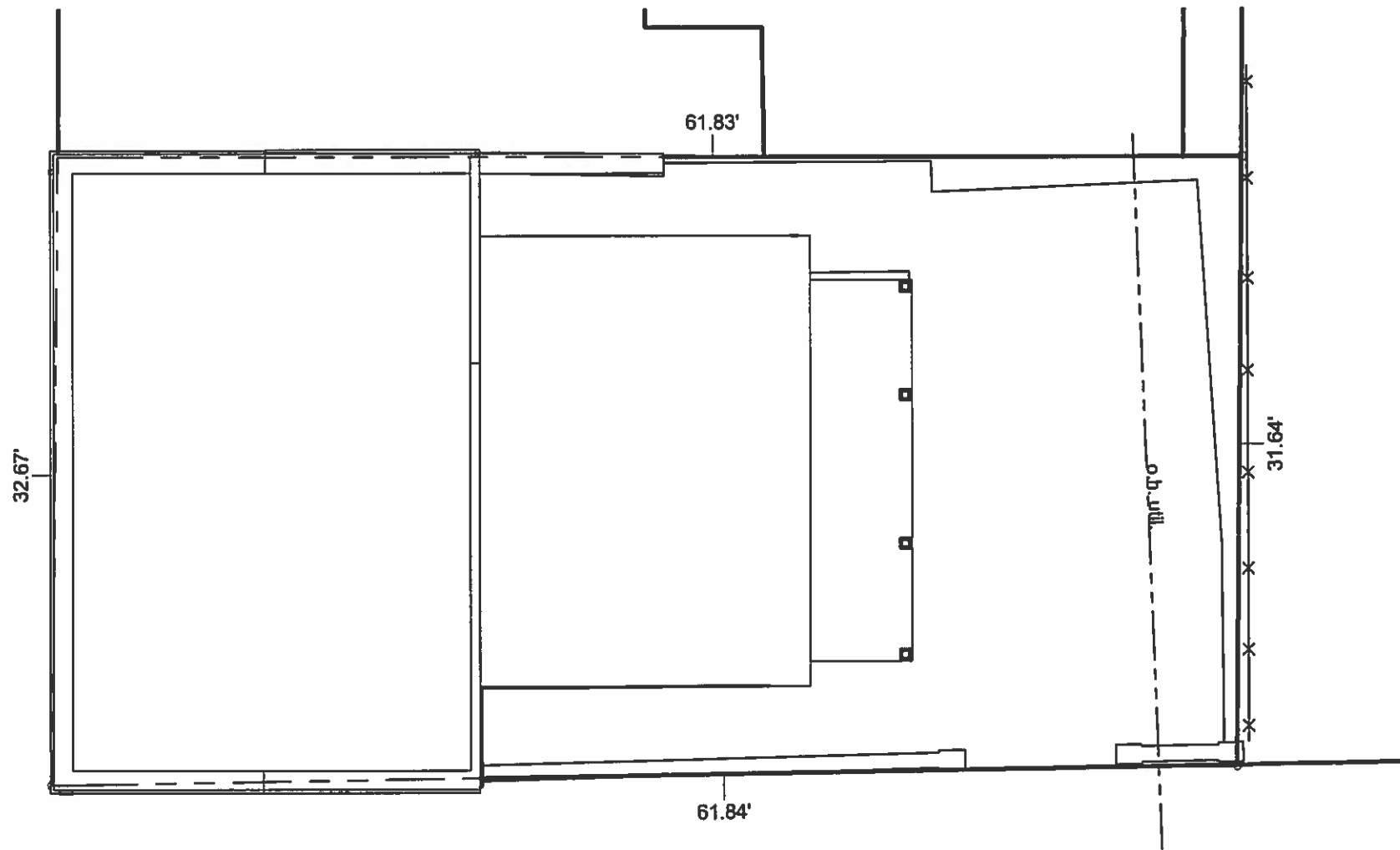
Existing Conditions



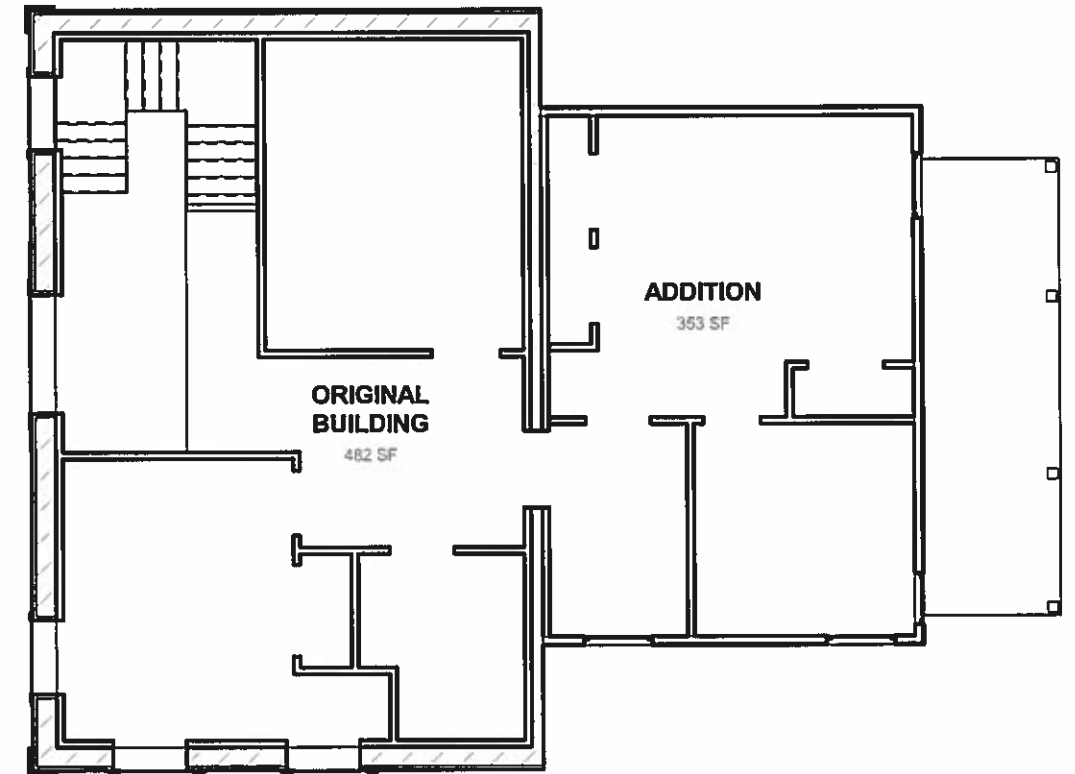
Existing Conditions



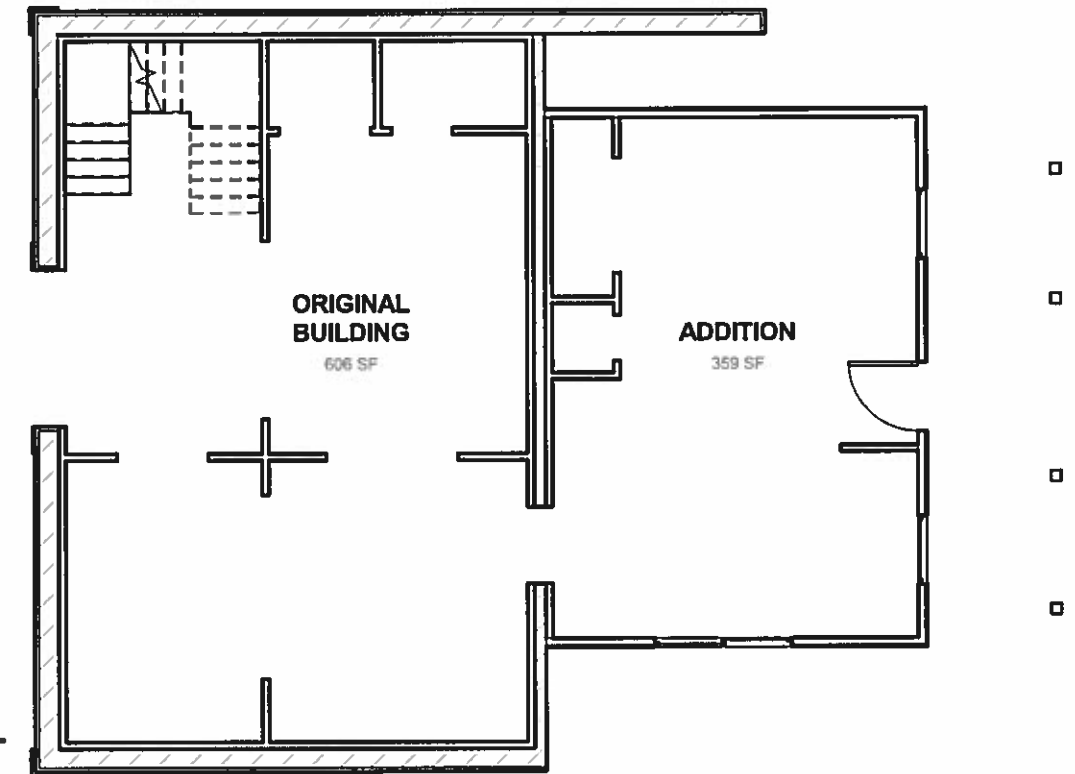
Existing Conditions



EXISTING SITE
1/8" = 1'-0"

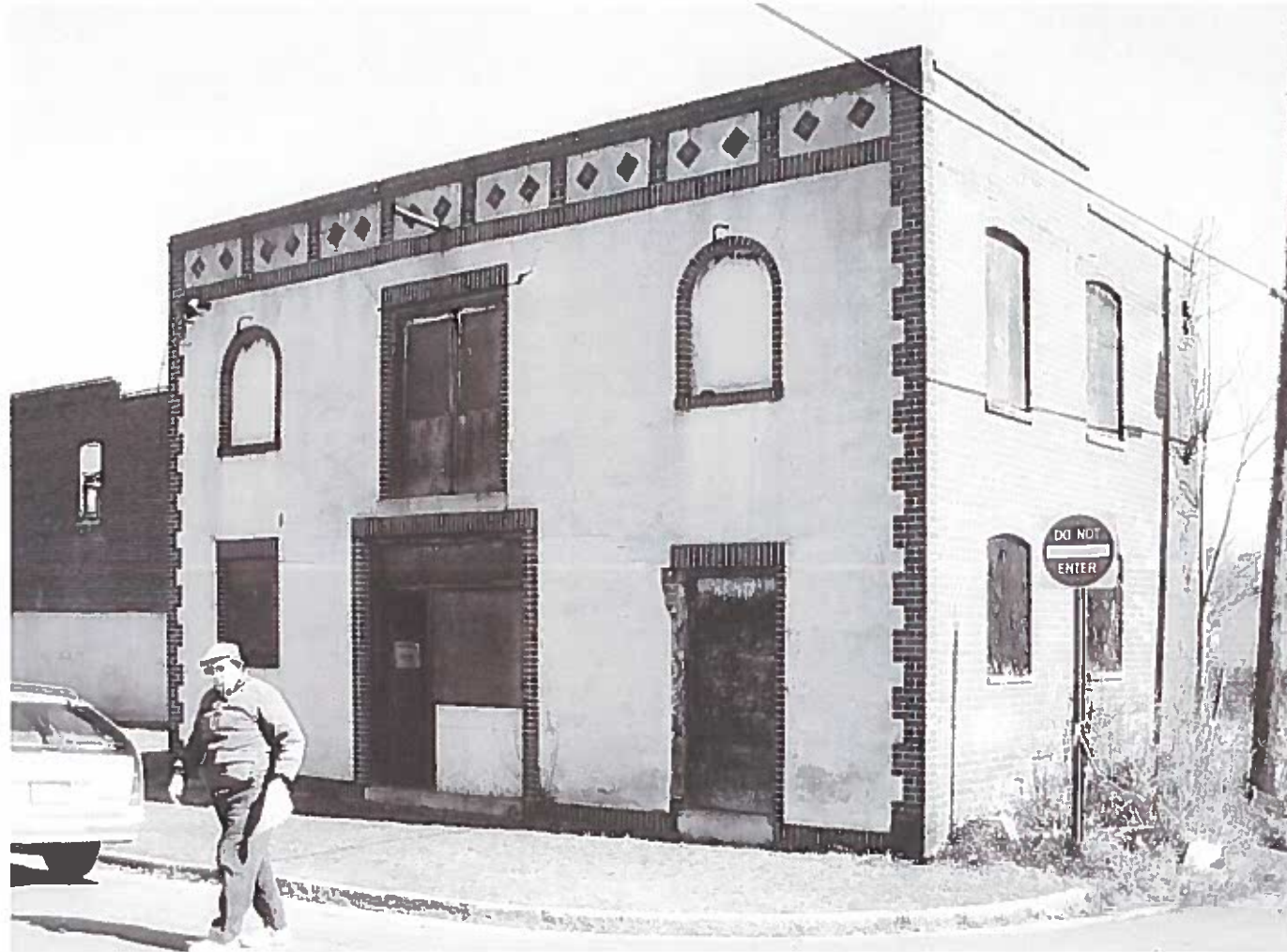


02 Second Floor Existing Plan
1/8" = 1'-0"

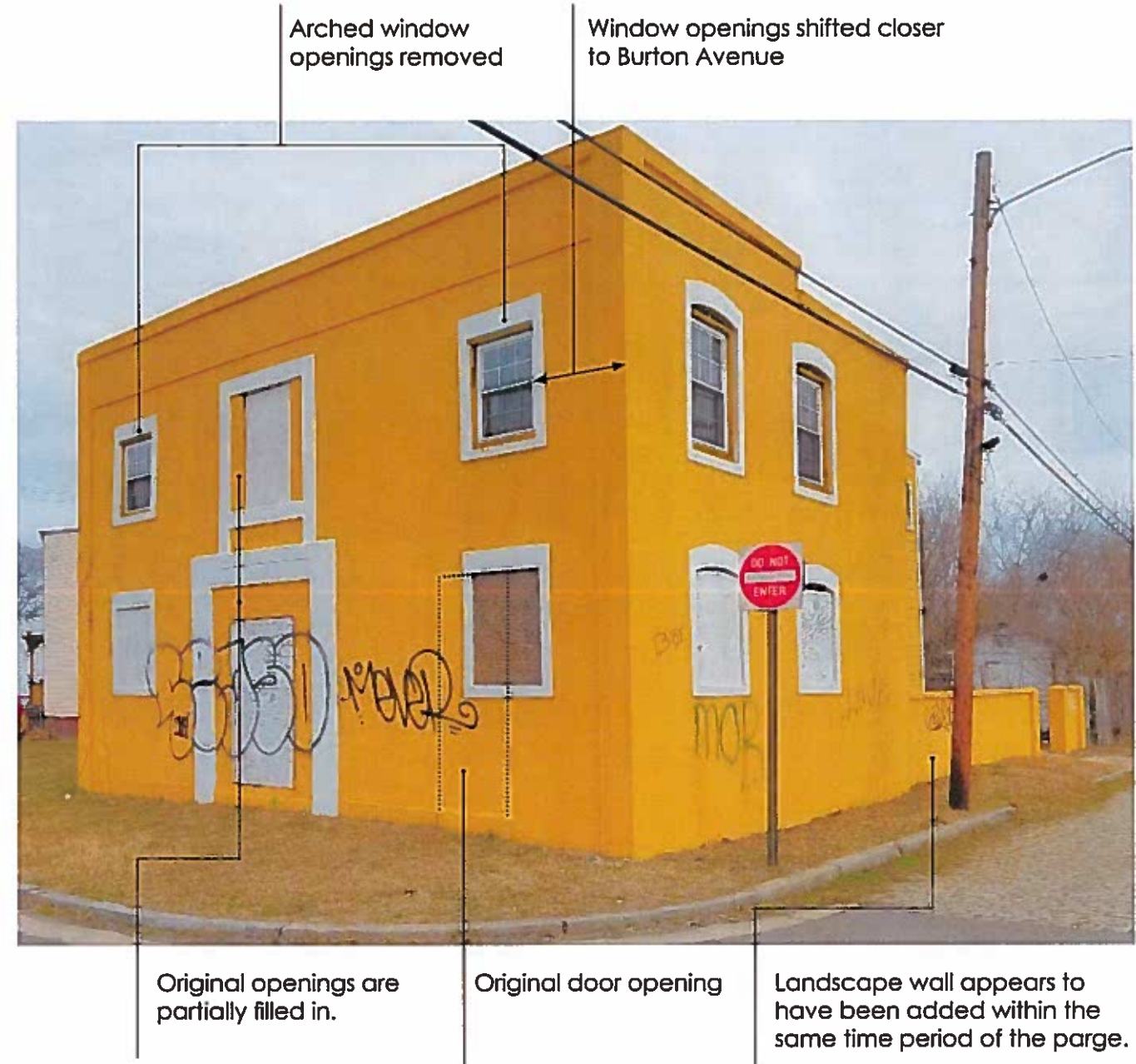


01 First Floor Existing Plan
1/8" = 1'-0"

Original Building

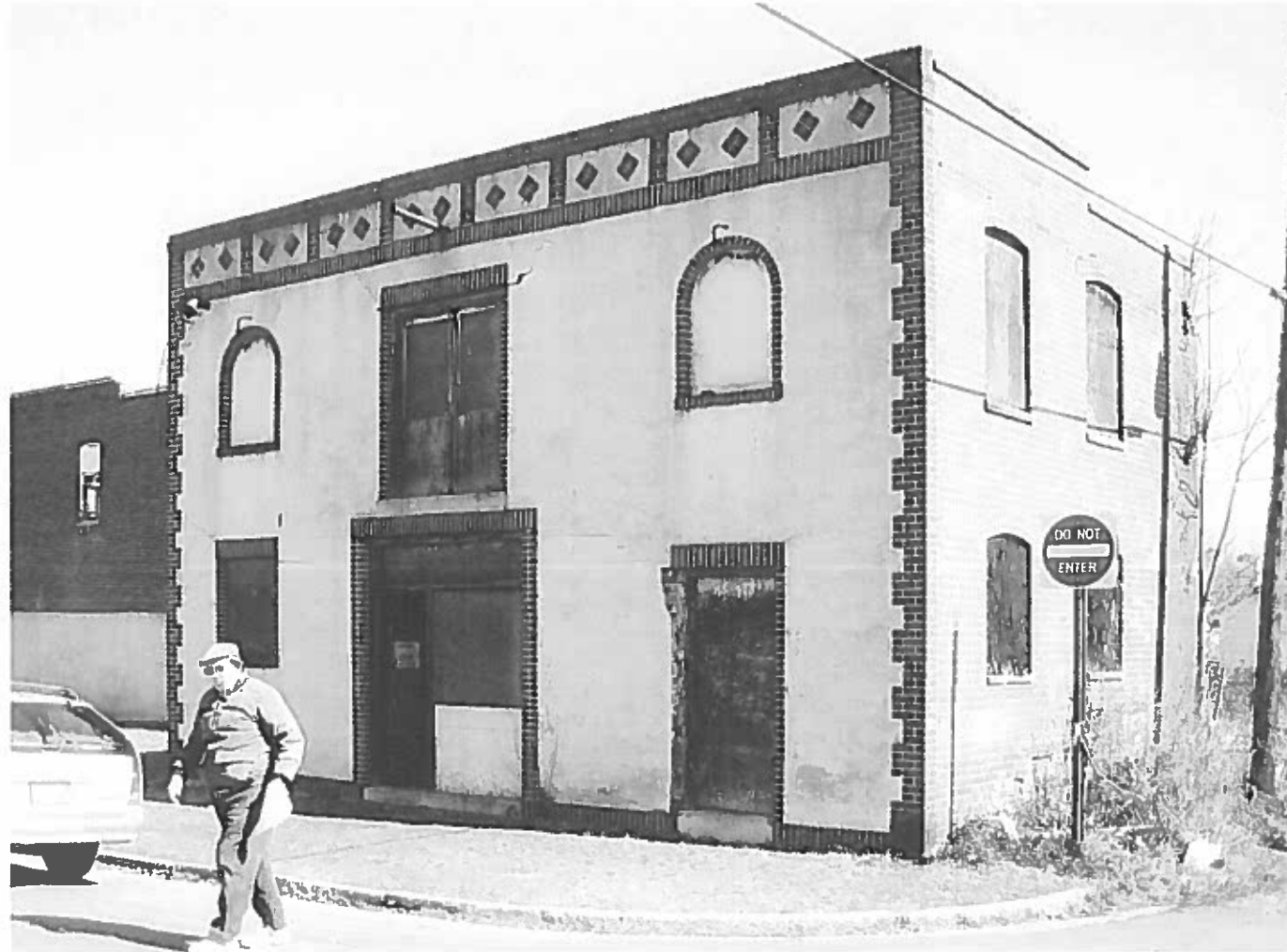


Existing Conditions

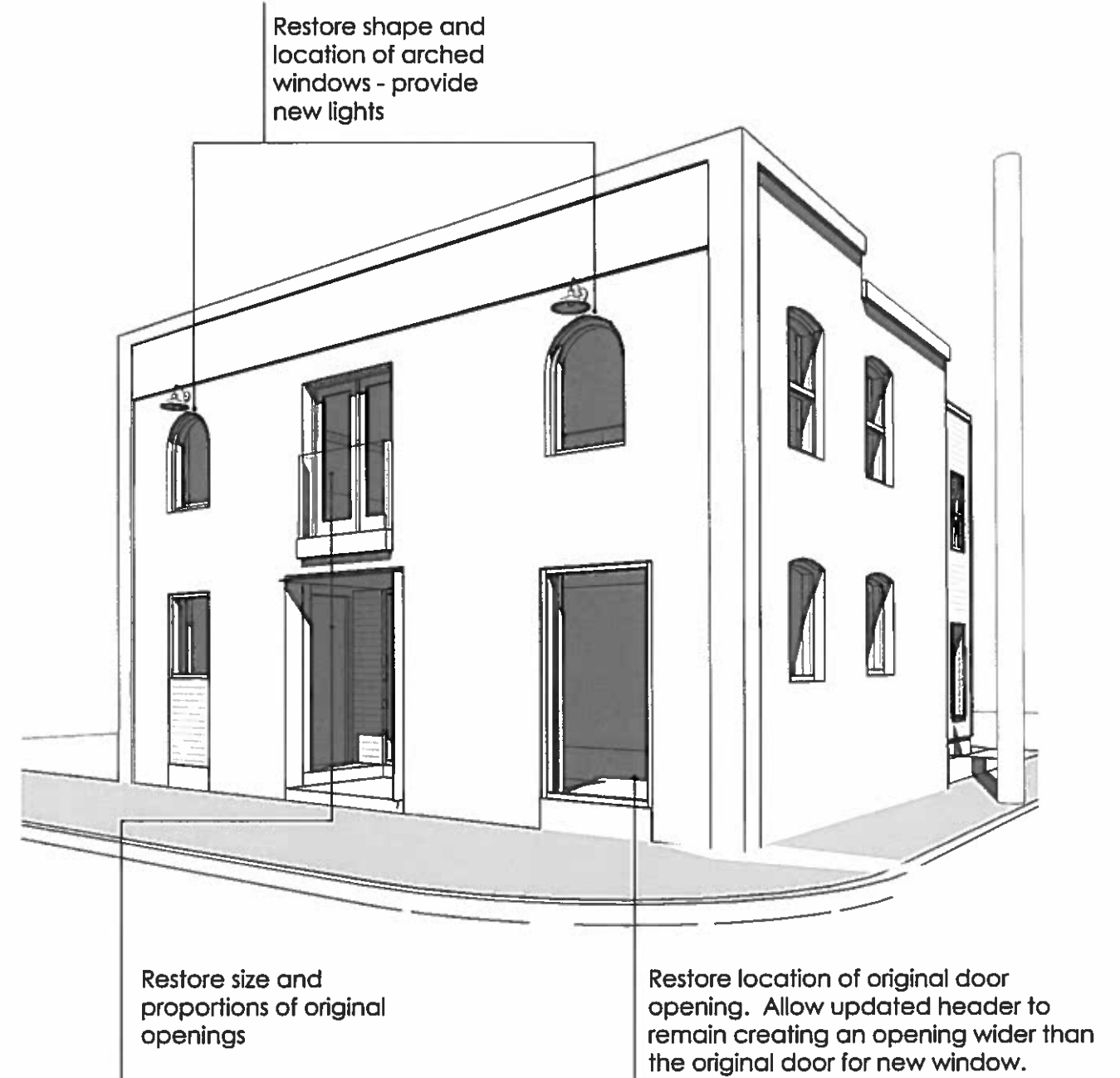


Note:
A thick concrete parge of varying depths was added to the facade and painted yellow. White accent frames constitute thicker areas of the parge. The parge itself is bonded with the original brick making removal very costly if not impossible without significant damage to the brick.

Original Building

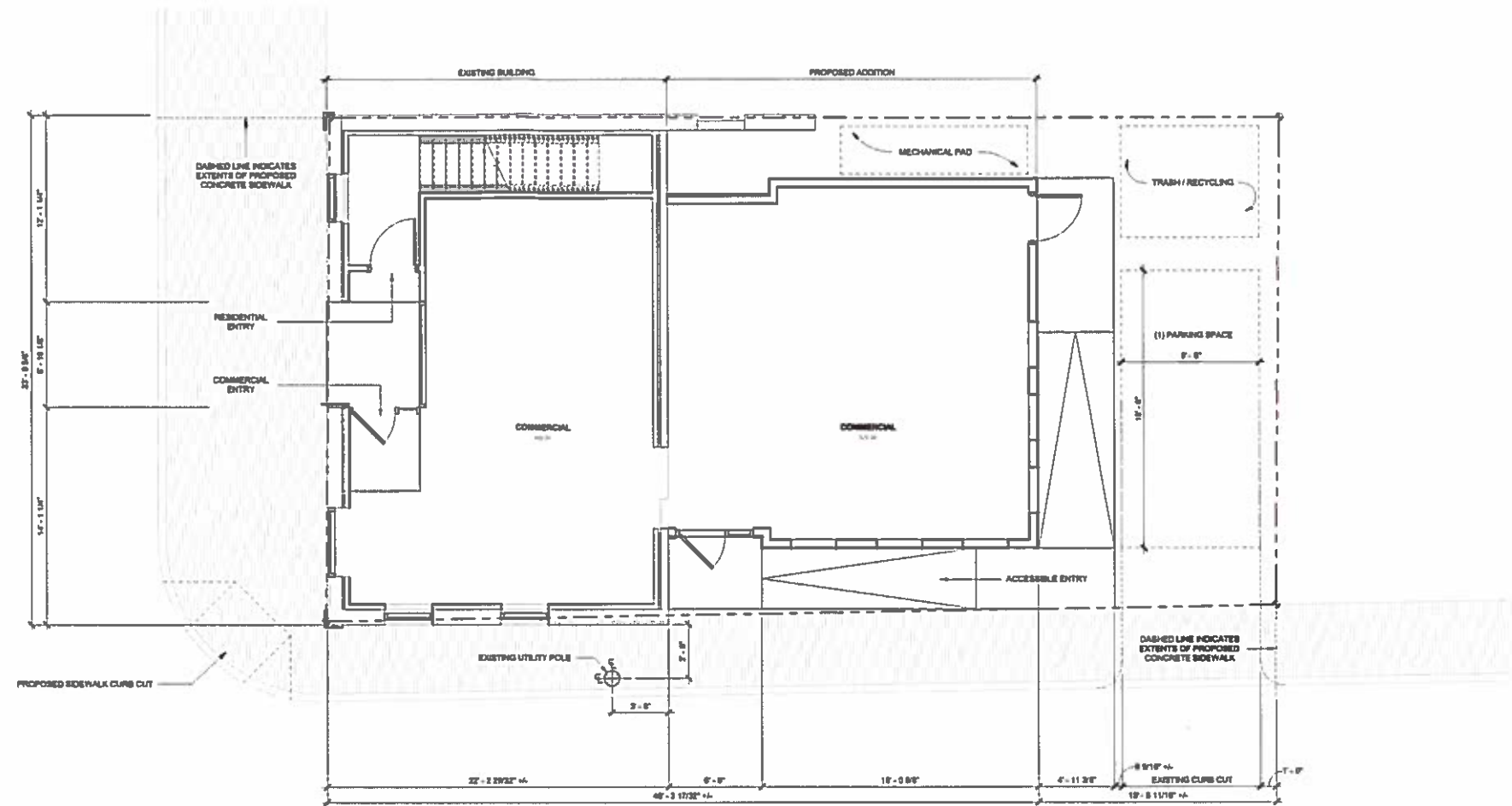


Proposed Strategies



Note:
The majority of the parge will remain in tact. However, the "frame" elements will be ground down and a thin parge will create a smooth surface allowing for the reintroduction of the shapes of some original elements. The final parged surface will be painted one color.

N 22ND STREET



BURTON AVENUE

B5 PROPOSED ARCHITECTURAL SITE PLAN
1/4" = 1'-0"

