



# 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: 4-3-18 / 10:25 am  
Rec'd by: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Hearing date: \_\_\_\_\_

### APPLICANT INFORMATION

Name Sam Tuttle  
Company Streetcar Properties  
Mailing Address 615 N 25th St  
Richmond, VA 23223

Phone 757-903-6669  
Email sam@streetcarproperties.com  
Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above)

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Company \_\_\_\_\_  
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)

Renovation of 815 N 22nd Street to include upstairs apartment and ground floor commercial space. Existing non-historic rear addition to be demolished and new addition with similar footprint to be added. Please see attached report.

### 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 Sam Tuttle

Date 4-2-18



# Streetcar Properties

815 N 22nd Street  
Commission of Architectural Review  
April 2018

# Original Building



Streetcar Properties | 815 N 22nd Street

# Existing Conditions

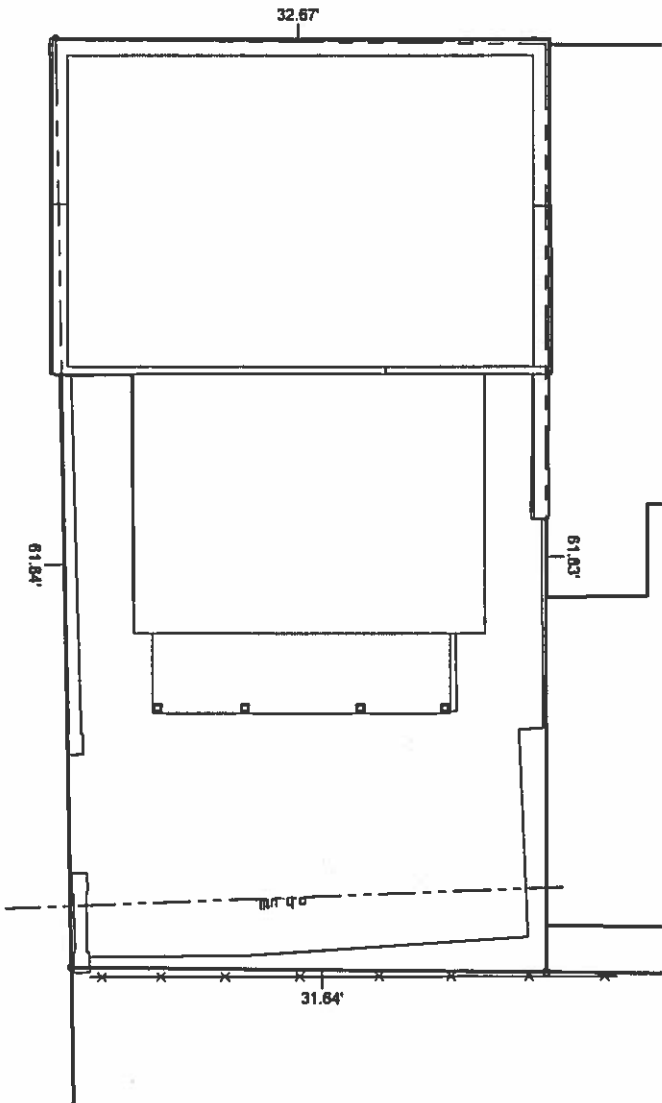


Streetcar Properties | 815 N 22nd Street

# Existing Conditions

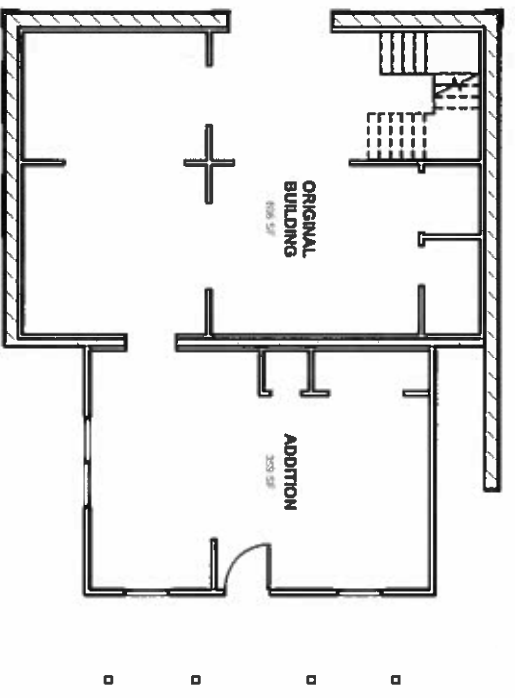
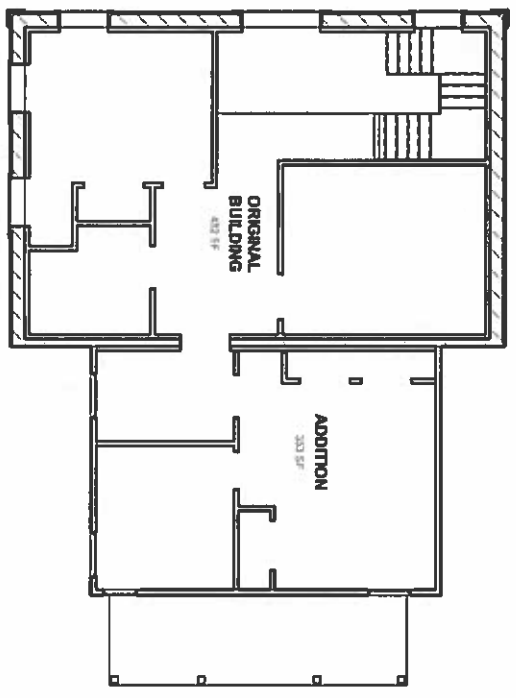


# Existing Conditions

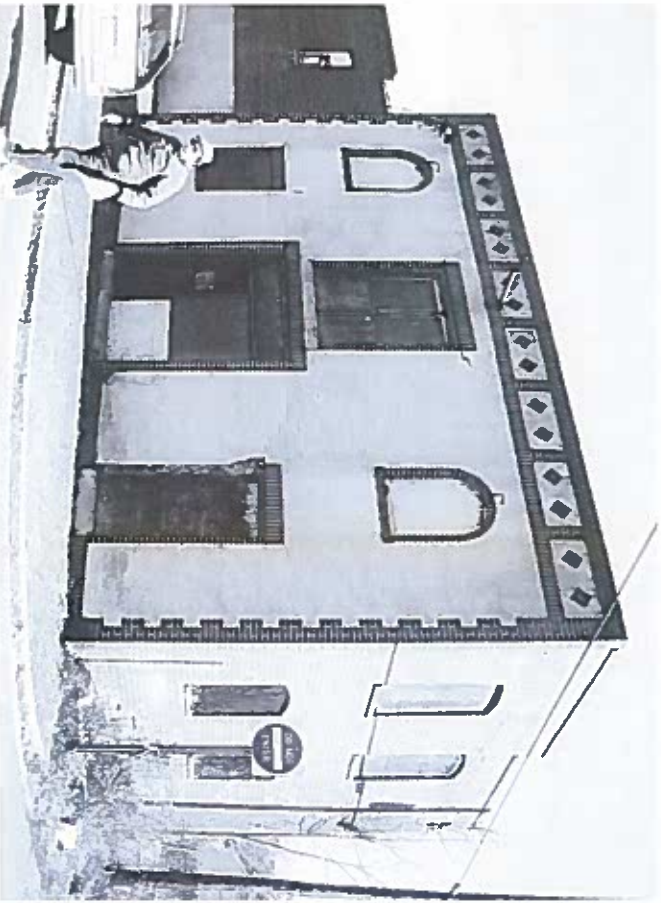


EXISTING SITE  
1/8" = 1'-0"

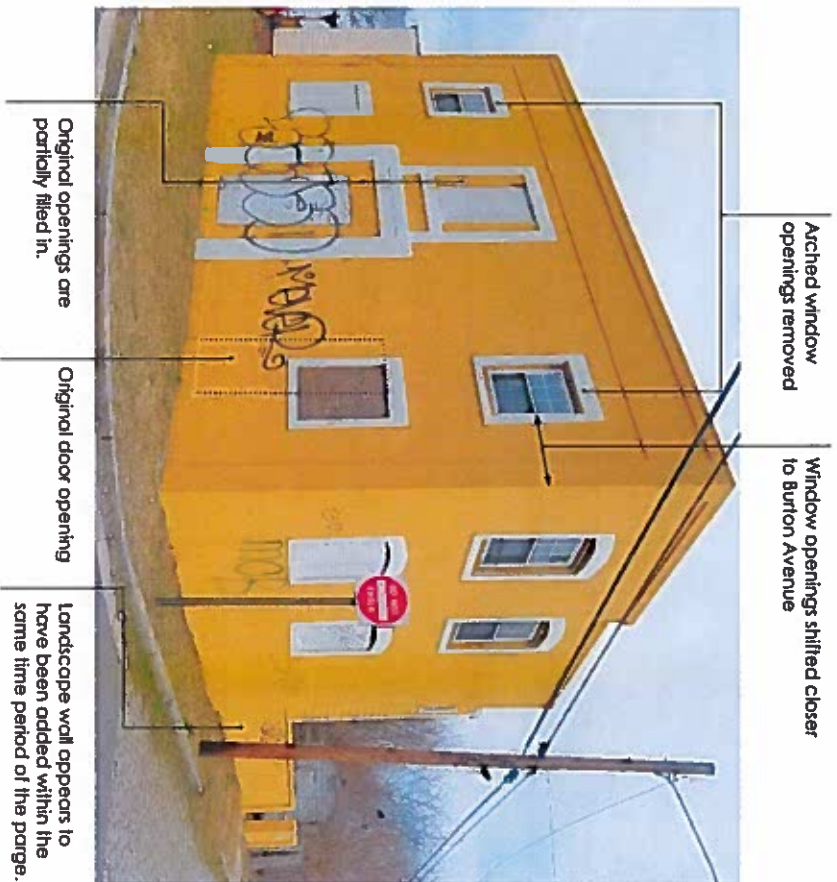
Streetcar Properties | 815 N 22nd Street



# Original Building

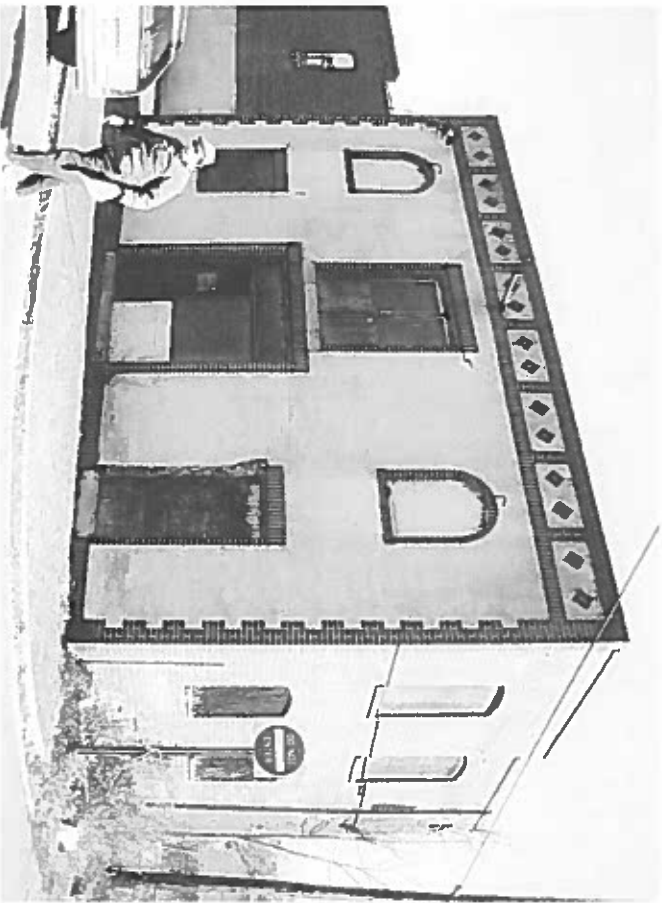


# Existing Conditions

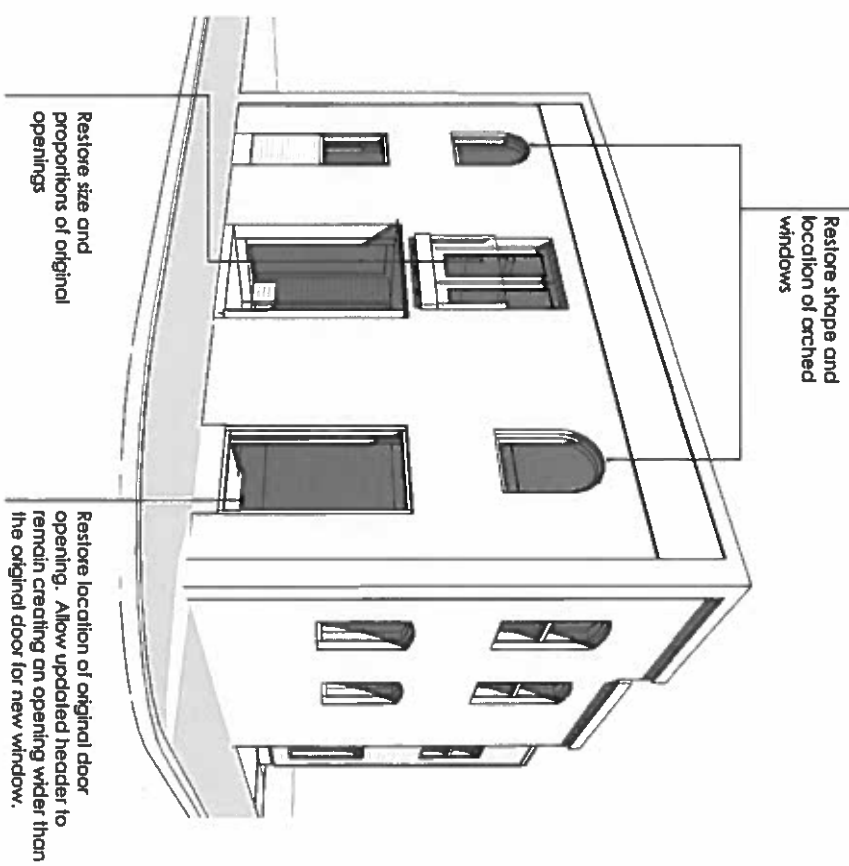


**Note:** A thick concrete parge of varying depths was added to the facade and painted yellow. White accent trimas constitute thicker areas of the parge. The parge itself is bonded with the original brick, making removal very costly if not impossible without significant damage to the brick.

# Original Building



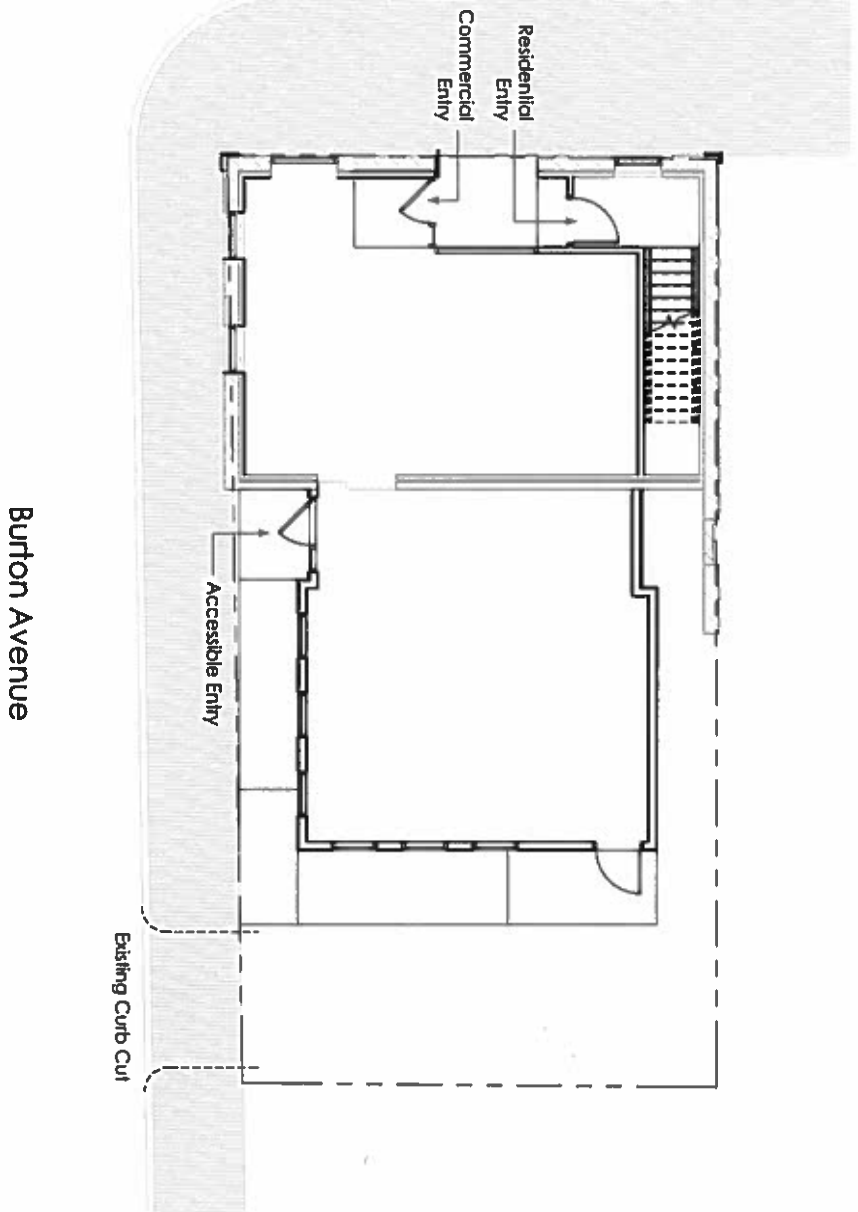
# Proposed Strategies



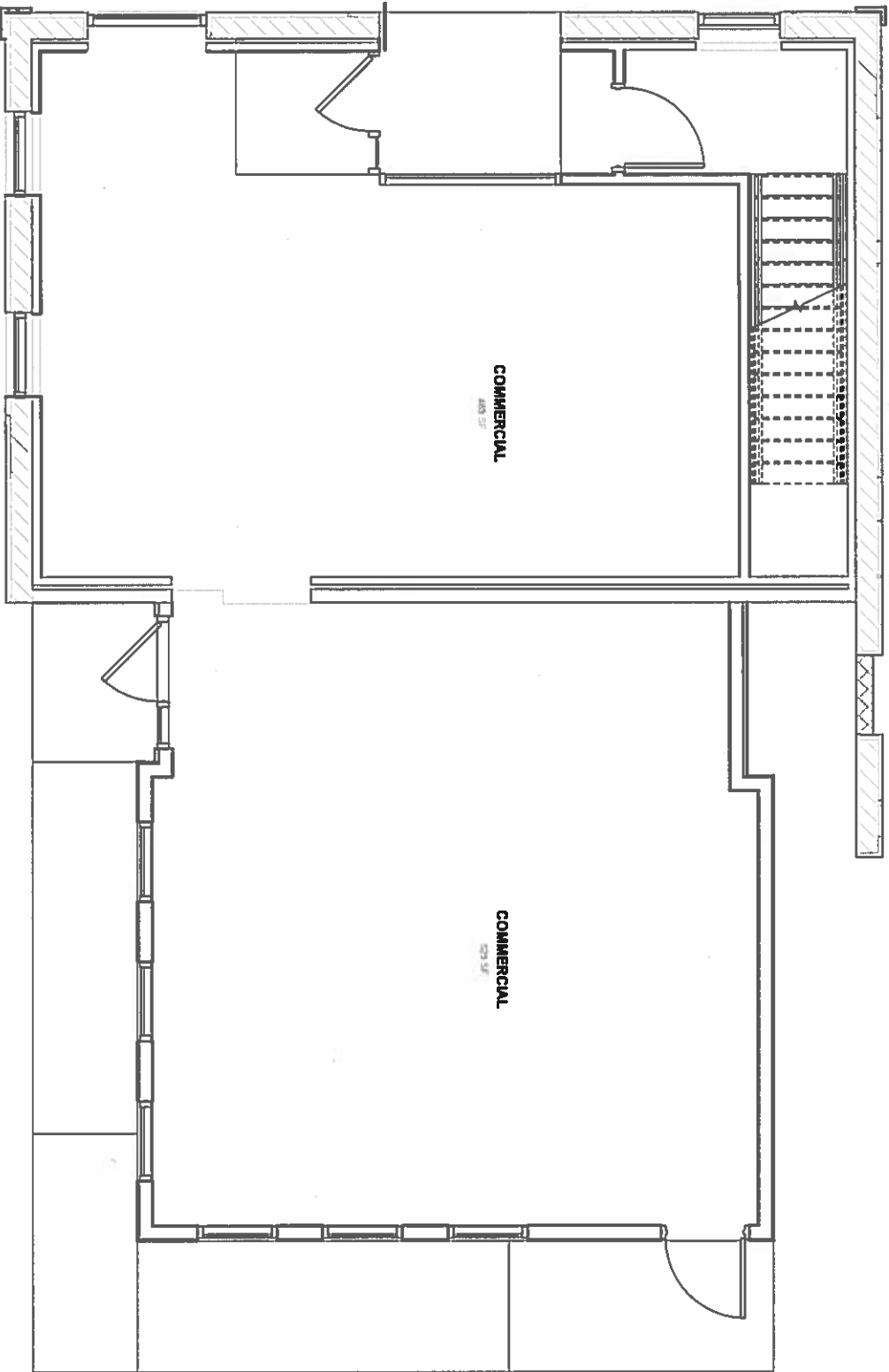
**Note:**  
 The majority of the parge will remain in tact. However, the "frame" elements will be ground down and a thin parge will create a smooth surface allowing for the reintroduction of the shapes of some original elements. The final parged surface will be painted one color.

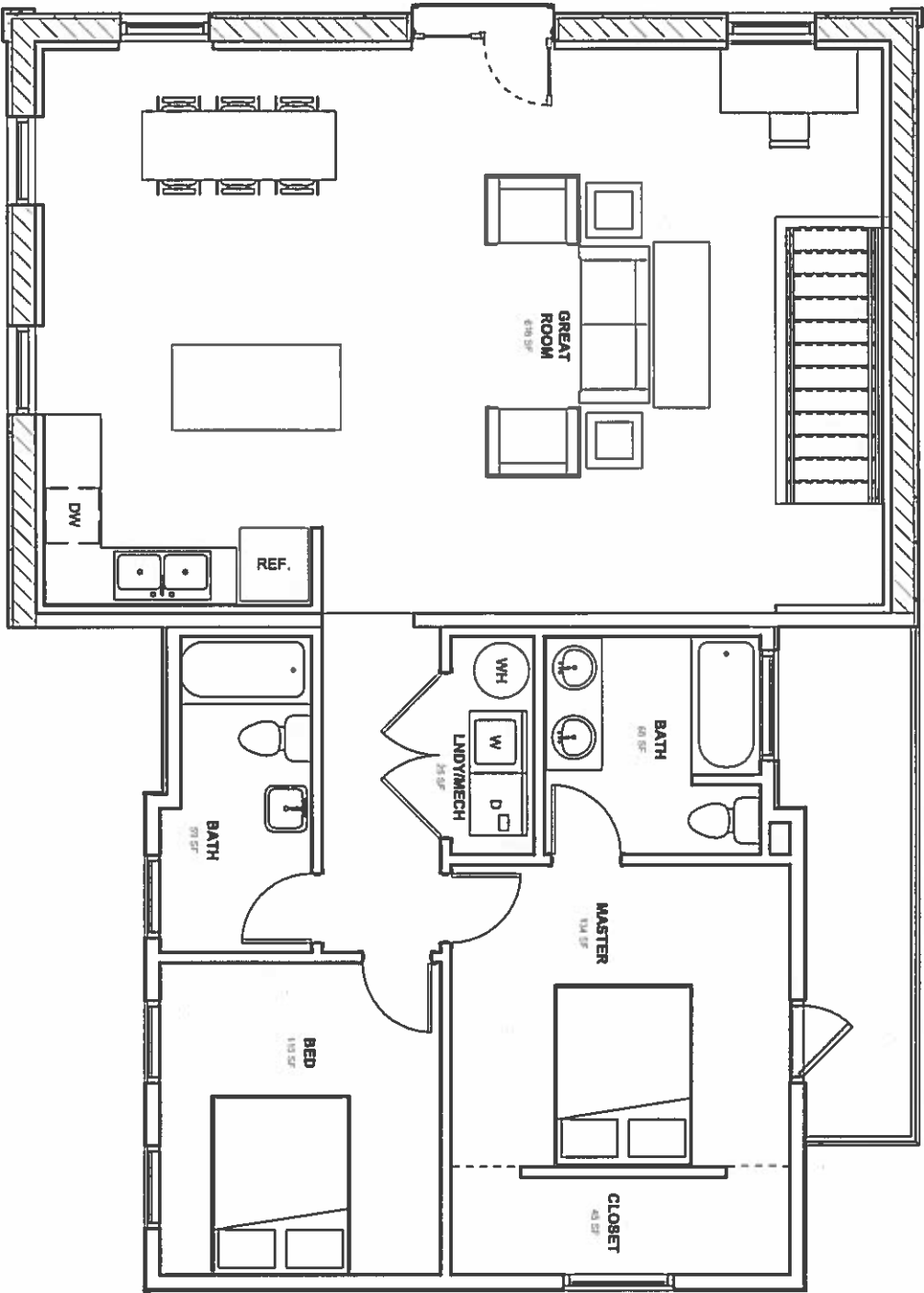


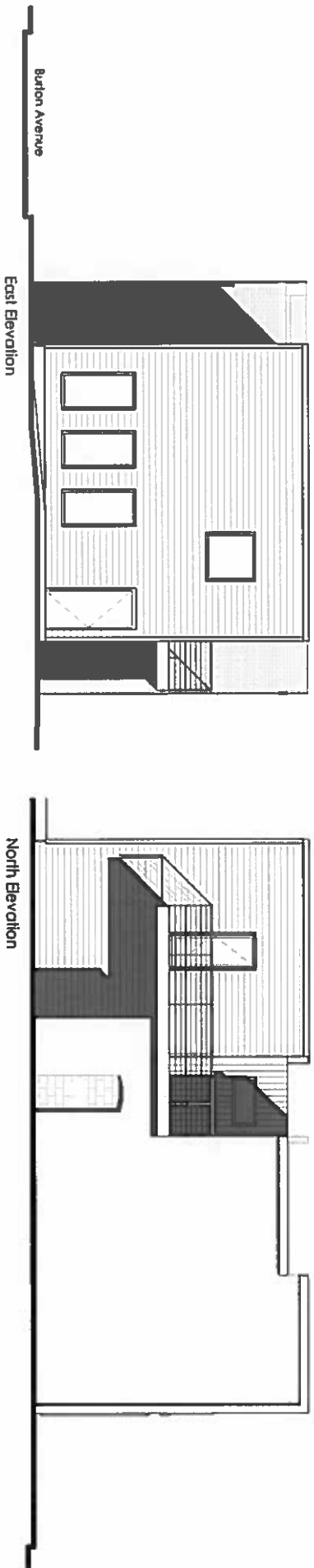
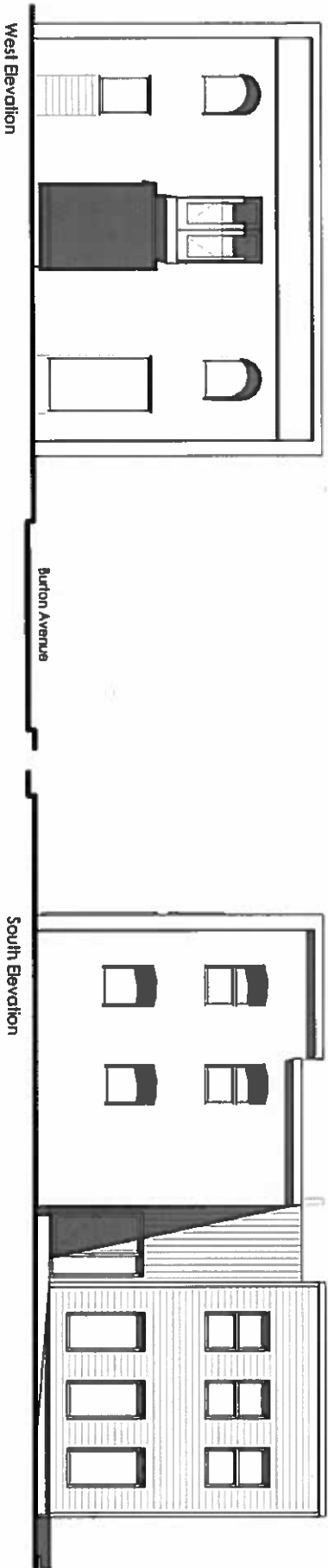
N 22nd Street

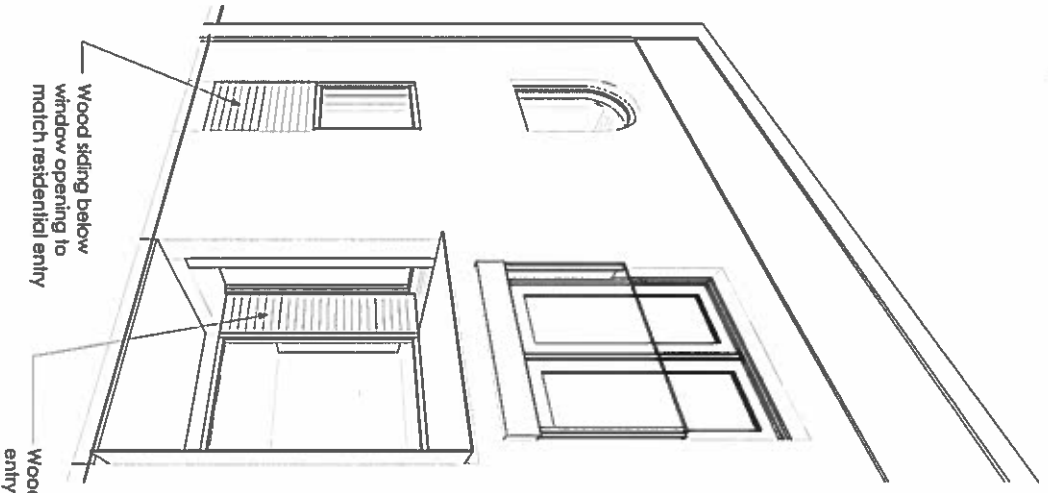




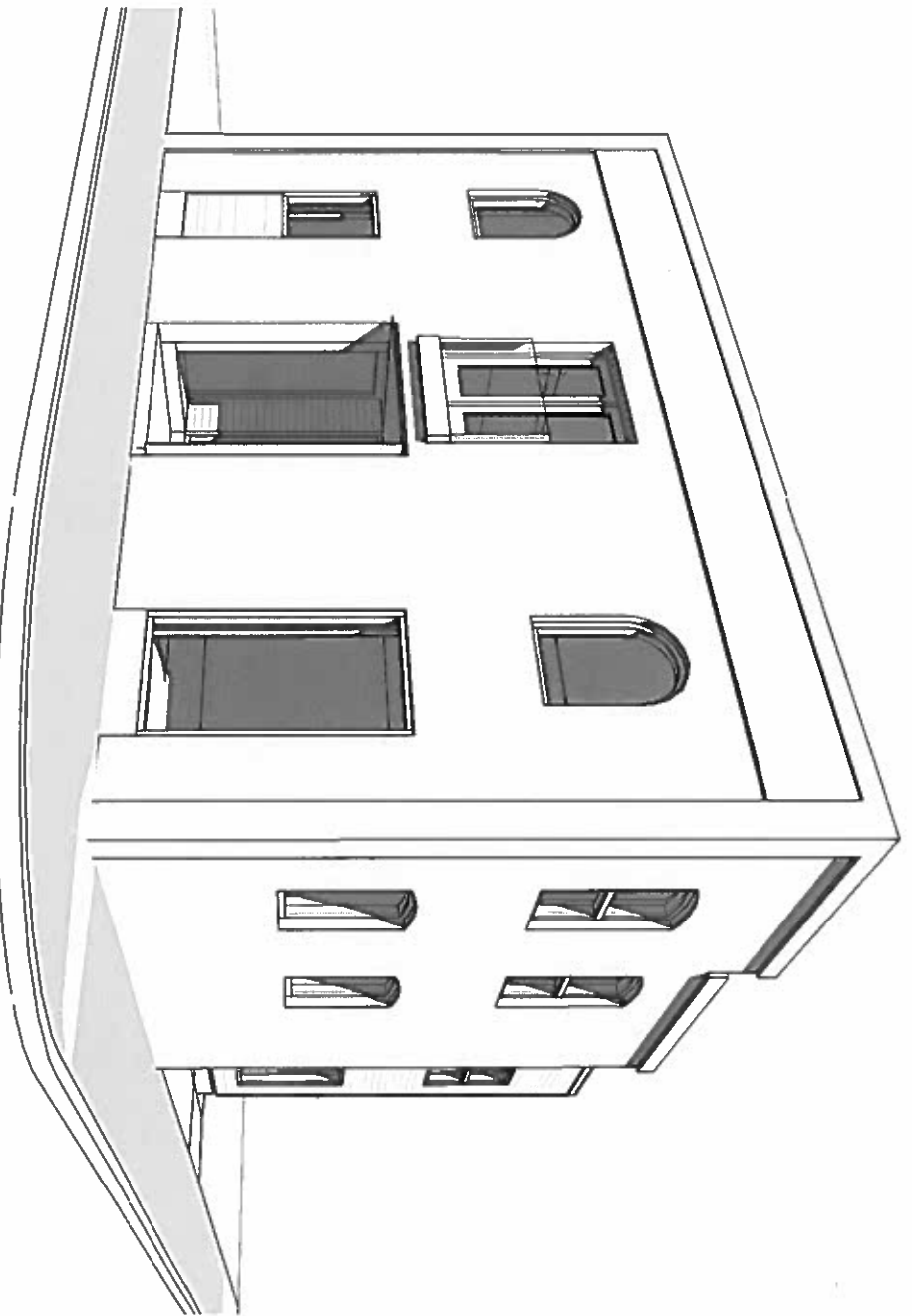




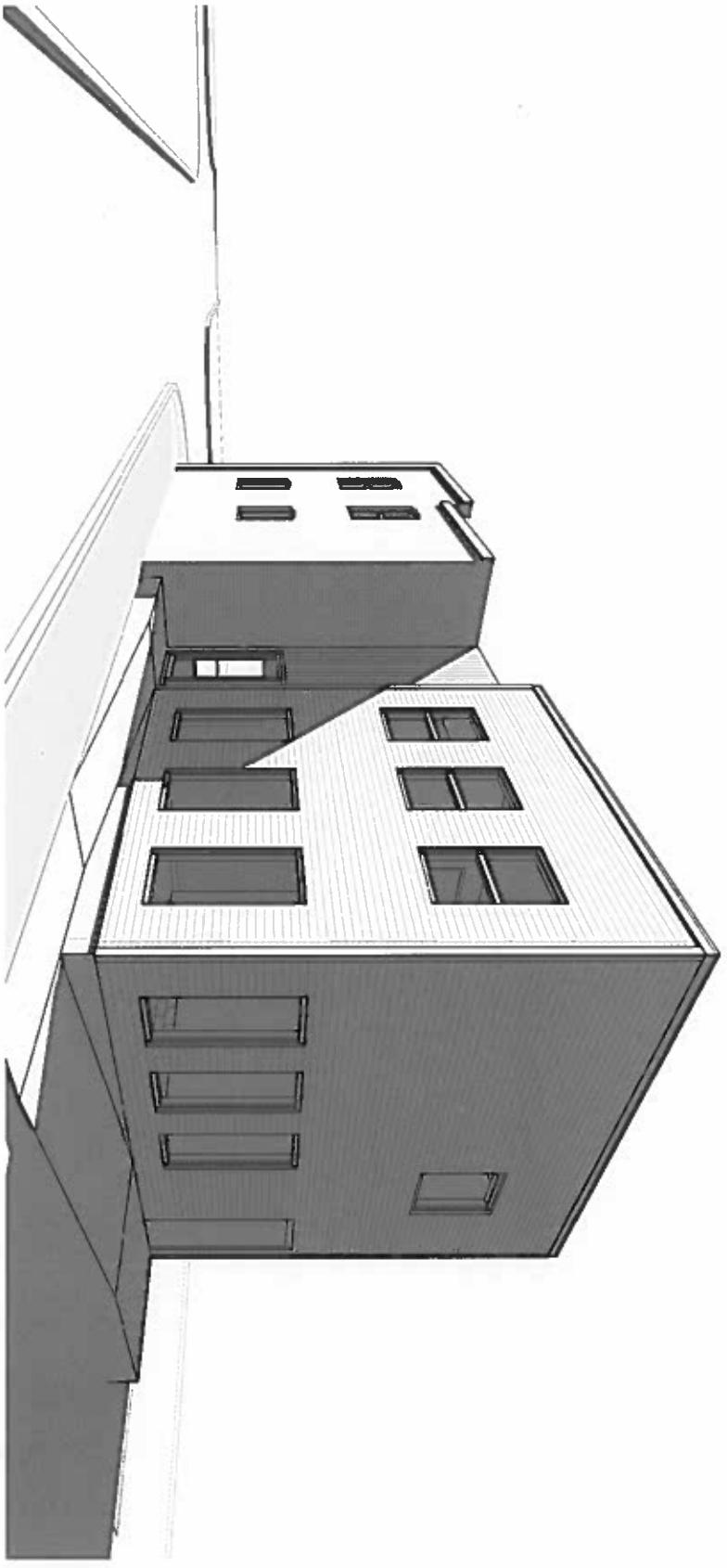




Streetcar Properties | 815 N 22nd Street

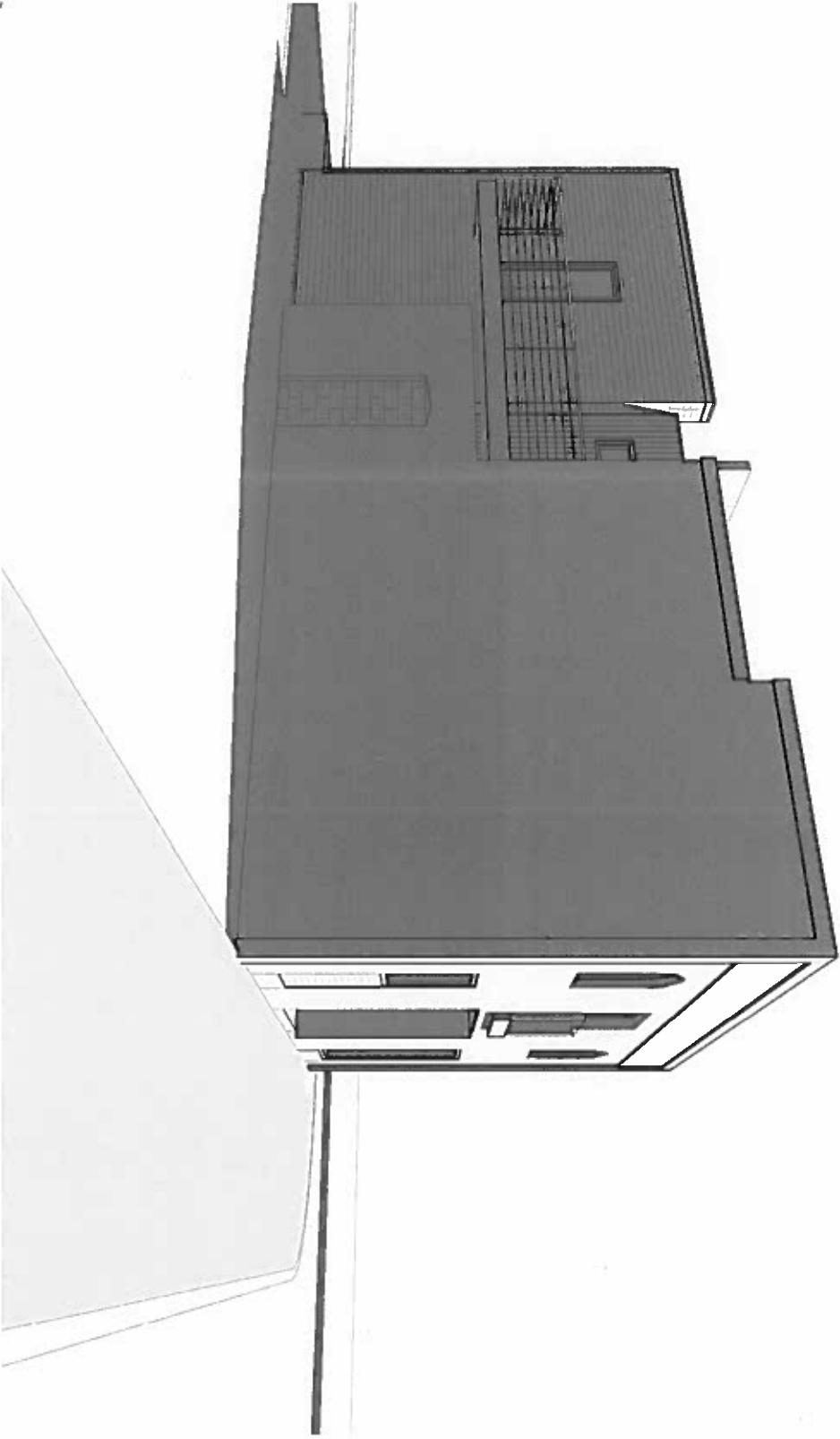


Perspective from N 22nd Street 13



Streetcar Properties | 815 N 22nd Street

Perspective from Burton Avenue 14



Streetcar Properties | 815 N 22nd Street

Perspective from N 22nd Street 15



