



# 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: 615 N 29TH

DATE: 1/30/2015

OWNER'S NAME: Patterson Ave. LLC

TEL NO.: 804 441 1847

AND ADDRESS: 4 E Clay St

EMAIL: josh@cobblestonedg.com

CITY, STATE AND ZIPCODE: Richmond VA 23219

ARCHITECT/CONTRACTOR'S NAME: Falling Water Construction TEL. NO.: \_\_\_\_\_

AND ADDRESS: 4 E Clay St

EMAIL: josh@cobblestonedg.com

CITY, STATE AND ZIPCODE: Richmond VA 23219

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.)

PLEASE SEE ATTACHED.

Signature of Owner or Authorized Agent: X   
Name of Owner or Authorized Agent (please print legibly): Josh [unclear]

(Space below for staff use only) \_\_\_\_\_

Received by Commission Secretary \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_  
DATE \_\_\_\_\_ SCHEDULED FOR \_\_\_\_\_

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

## **DETAILED DESCRIPTION OF PROPOSED WORK AT 615 N 29<sup>TH</sup> Street:**

The applicant proposes to construct a new single family residence on a vacant lot located at 615 N 29<sup>th</sup> Street located in the Church Hill North Old and Historic District.

### **SITING:**

It is impossible to match the setback of the northern adjacent property (617 N 29<sup>th</sup> Street Ca. 1860) for two reasons. The existing structure at 617 N 29<sup>th</sup> St. lacks a setback from the sidewalk and the particularly high berm of the proposed site insures that a retaining wall and stair are necessary to access the site. The proposed dwelling is more closely aligned in setback to the only other existing dwelling on the block (621 N. 29<sup>th</sup> Street.) The proposed setback is 16'-2". Please see sheets A10 and AS10 for more information regarding the site.

### **FORM:**

The form of the proposed dwelling is indicative of several historic dwellings located within the Church Hill North District. Particularly, the proposed form is very similar to 515 N 29<sup>th</sup> St. (see fig. 1), located just one block south of the proposed dwelling. The proposed form also shares similar characteristics to the detached dwellings found at 601 and 603 N 27<sup>th</sup> St. (see fig. 2.)



Fig. 1: 515 N 29<sup>th</sup> Street



Fig.2: 601 and 603 N 27<sup>th</sup> Street (Image from google earth)

**SCALE:**

The proposed dwelling maintains the existing human scale of the neighborhood and does not overwhelm pedestrians at the street level.

**HEIGHT, WIDTH, PROPORTION & MASSING:**

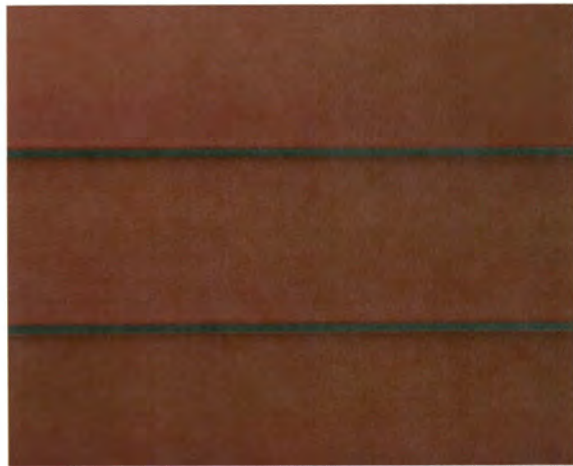
The proposed dwelling respects the typical height of the houses on the 600 block of North 29<sup>th</sup> Street. The existing dwelling at 617 N 29<sup>th</sup> Street is unusually short for two story dwellings in the Church Hill North District. The grade is also slightly above the first floor level of the existing building (see View B on sheet AS10.) The proposed dwelling reduces a potential height differential by eliminating the traditional crawl space and instead opting for a slab on grade construction to reduce the overall height of the building.

The proposed dwelling respects the vertical orientation and massing pattern typically found in the neighborhood.

## MATERIALS, COLORS, & DETAILS:

### Exterior Cladding

The proposed dwelling will be clad in Hardie Plank fiber cement smooth lap siding with a 7" reveal in the color Boothbay Blue that is similar to the CAR color palette Leisure Blue, SW#6515.



#### SMOOTH

*Countrylane Red*

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

#### Available Colors




● Plank, Panel, Batten and Shingle Colors

Trim and Soffit Colors


### Color Selection

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.


ARCTIC WHITE




NAVAJO BEIGE




COBBLE STONE




SOFT GREEN




LIGHT MIST




BOOTHBAY BLUE




SAIL CLOTH




SANDSTONE BEIGE




MONTEREY TAUPE




HEATHERED MOSS




EVENING BLUE




TUSCAN GOLD




WOODLAND CREAM




AUTUMN TAN




WOODSTOCK BROWN




MOUNTAIN SAGE




IRON GRAY




CHESTNUT BROWN




HARRIS CREAM




KHAKI BROWN




TIMBER BARK



PARKSIDE PINE



COUNTRYLANE RED



Selecting a color? Request a product sample at [jameshardie.com/samples](http://jameshardie.com/samples)

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.



All of the window and door trim will be Hardie trim prefinished 4.5" prefinished smooth in the color artic white.



**5/4 NT3<sup>®</sup> SMOOTH**  
*Arctic White*

Thickness	1 in.				
Length	12 ft. boards				
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80

Available Colors



The soffit at the rear of the dwelling will be hardie vented prefinished smooth in the color artic white.

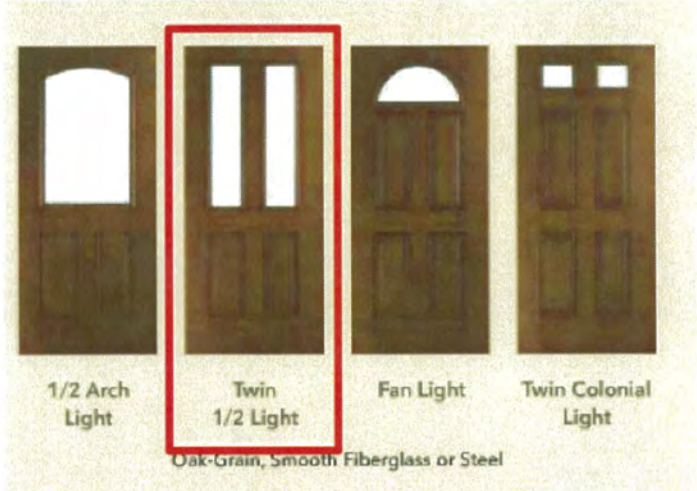
## **VENTED SMOOTH**

*Sail Cloth*



**Doors and Windows**

The front door will be a Pella Smooth Fiberglass Twin 1/2 Light, clear glass door painted the color #SW2844 Roycroft Mist Gray.

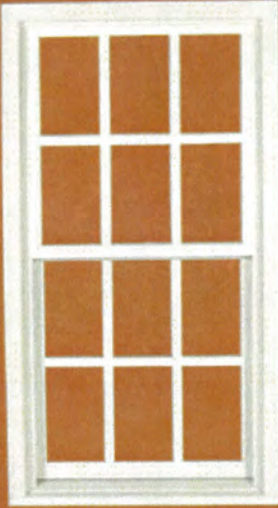


The front door will have a single light transom the same width as the door. The top of the transom will be aligned to the top of the first floor windows at 8'-0".

The rear doors will be Pella Smooth Fiberglass 3/4" Light Clear Glass in pre-painted white.



The windows will be the MW Jefferson 300 series cellular PVC double-hung 2/2 simulated divided light. See floor plans for window sizes. All window heads to be at 8'-0" above finished floor.



MW JEFFERSON®  
**300 DOUBLE HUNG**

CARRYING ON THE TRADITION

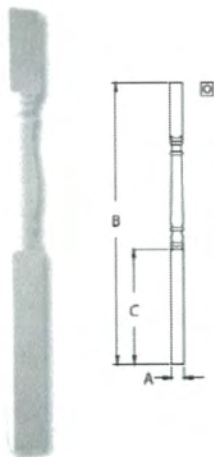
*Historically accurate, the Jefferson 300 Double Hung Wood Window provides a look that harkens back 100 years. But make no mistake, this window has features planted firmly in the 21st century. Like a low-maintenance cellular PVC exterior, fully welded all-vinyl sash that tilt-in, energy-efficient glass and multiple exterior casing options. At MW, we're also carrying on our long tradition of service to the builder, with on-time delivery, on-site field support and a commitment to make sure your windows keep you on schedule.*

**Trim**

The front porch columns and trim will be Fypon cellular polyurethane in the color white.

Columns: Fypon PP5x102

**Colonial Porch Post**  
*Structural*



Part Number	Width (A)	Overall Height (B)	Bottom Block Height (C)	Load Bearing Capacity	Balustrade System
PP5X102	4 3/4"	101 5/16"	41 7/16"	6,000#	5" System
PP6X96	5 1/2"	96"	44 7/16"	6,000#	5" System
PP6X108	5 1/2"	108"	44 1/2"	6,000#	5" System
PP6X120	5 1/2"	120"	44 1/2"	6,000#	5" System
PP8X96	7 1/2"	96"	44 7/16"	12,000#	7" System

NOTE: Installation kit included. Porch posts can be field trimmed to various heights without losing load rating.



Brackets: Fypon BKT14x15

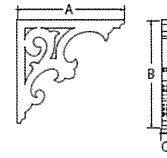


BKT14X15

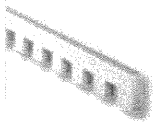
14"

14 11/16"

1"



Small Dentils: Fypon MLD354-12



MLD354-12

1"

3 1/16"

12' 2 1/4"

—

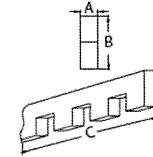
3 1/4"

1 5/8"

Tooth

1 5/8"

Space



Large Dentils: Fypon DTLB4x4x4

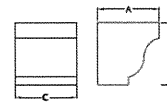


DTLB4X4X4

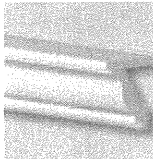
4"

4"

4"



Low Cornice: Fypon MLD511-12



MLD511-12

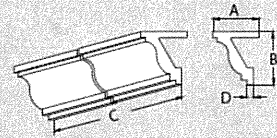
5 3/4"

6 9/16"

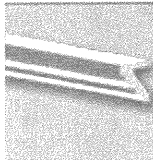
12'

3/4"

—



High Cornice: Fypon MLD 513-16



MLD513-16

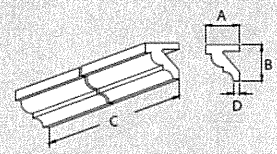
4 1/8"

4 3/8"

16'



3/4"

—



Spire: Fypon S3x19



	Part Number	Base Diameter (A)	Diameter (B)	Height (C)	Anchoring Pipe	
	S3X19	3"	7"	18 3/4"	3/4" x 6"	

The railing will be Richmond Rail in white.

### Decking

The front porch will be Azek tongue and groove cellular PVC in the color oyster. The porch will be constructed on brick piers. A wood lattice panel will be located between the piers.



The rear deck will be pressure treated wood on brick piers. A wood lattice panel will be located between the piers.

### Roofing

Front Porch Roof and tower roof: Architectural Shingles

Color: Dark Grey

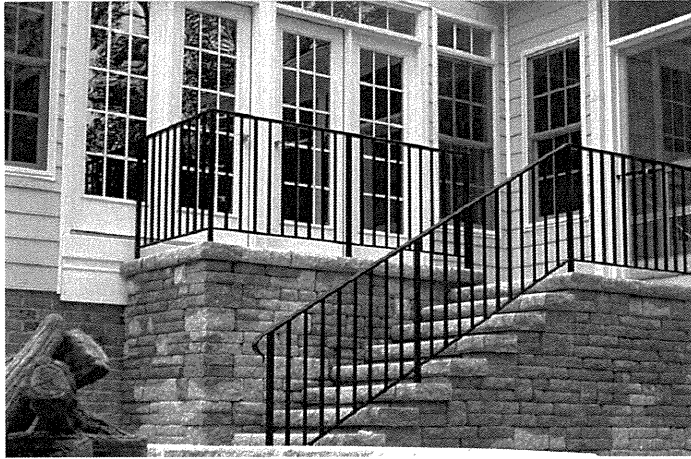
Mansard Roof: Composition Tile (See elevations on Sheet A30 for pattern)

Main Roof: TPO Roof Membrane (white)

**Site Construction**

Site stair railing (required to satisfy building code): Painted Metal

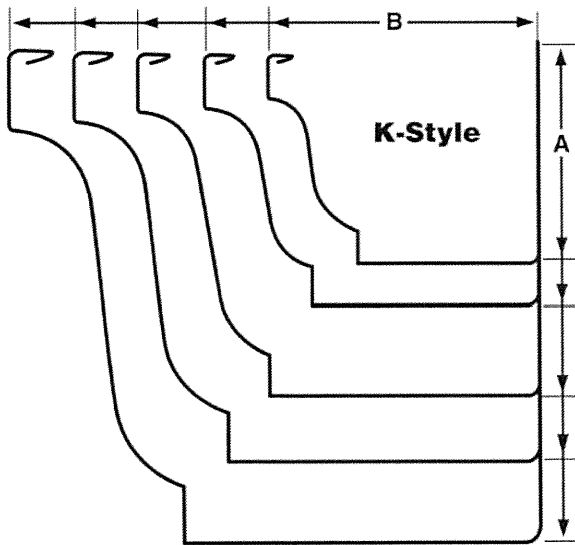
Color: Black



Stairs: Poured concrete

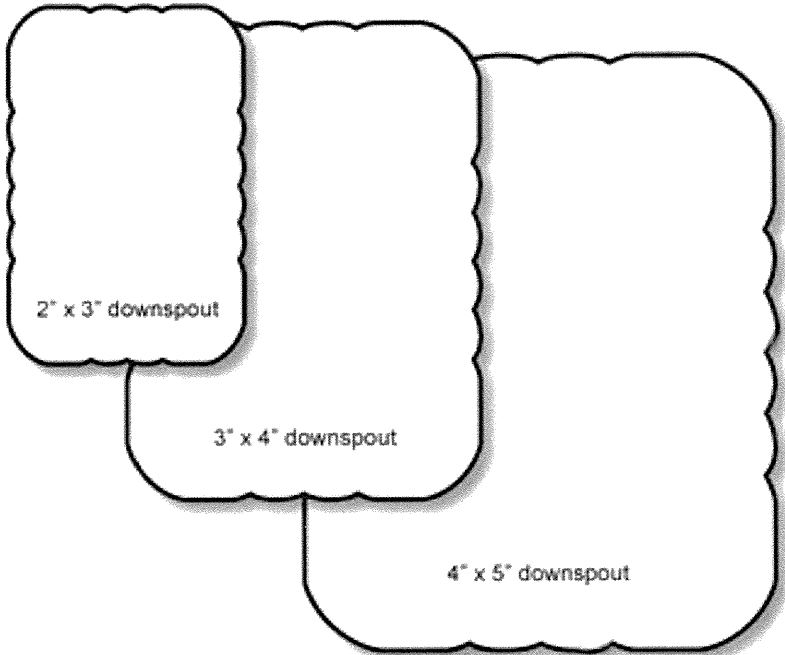
Retaining Wall: Brick in a running bond with a rowlock course at the top.

Gutters: White Aluminum K-Style Gutters



K-STYLE GUTTER					
<b>A</b> (BACK HEIGHT)	3 <sup>1</sup> / <sub>8</sub> "	3 <sup>5</sup> / <sub>8</sub> "	4 <sup>7</sup> / <sub>8</sub> "	5 <sup>7</sup> / <sub>8</sub> "	7 <sup>1</sup> / <sub>4</sub> "
<b>B</b> (TOP WIDTH)	4"	5"	6"	7"	8"

Downspouts: Rectangular White Aluminum







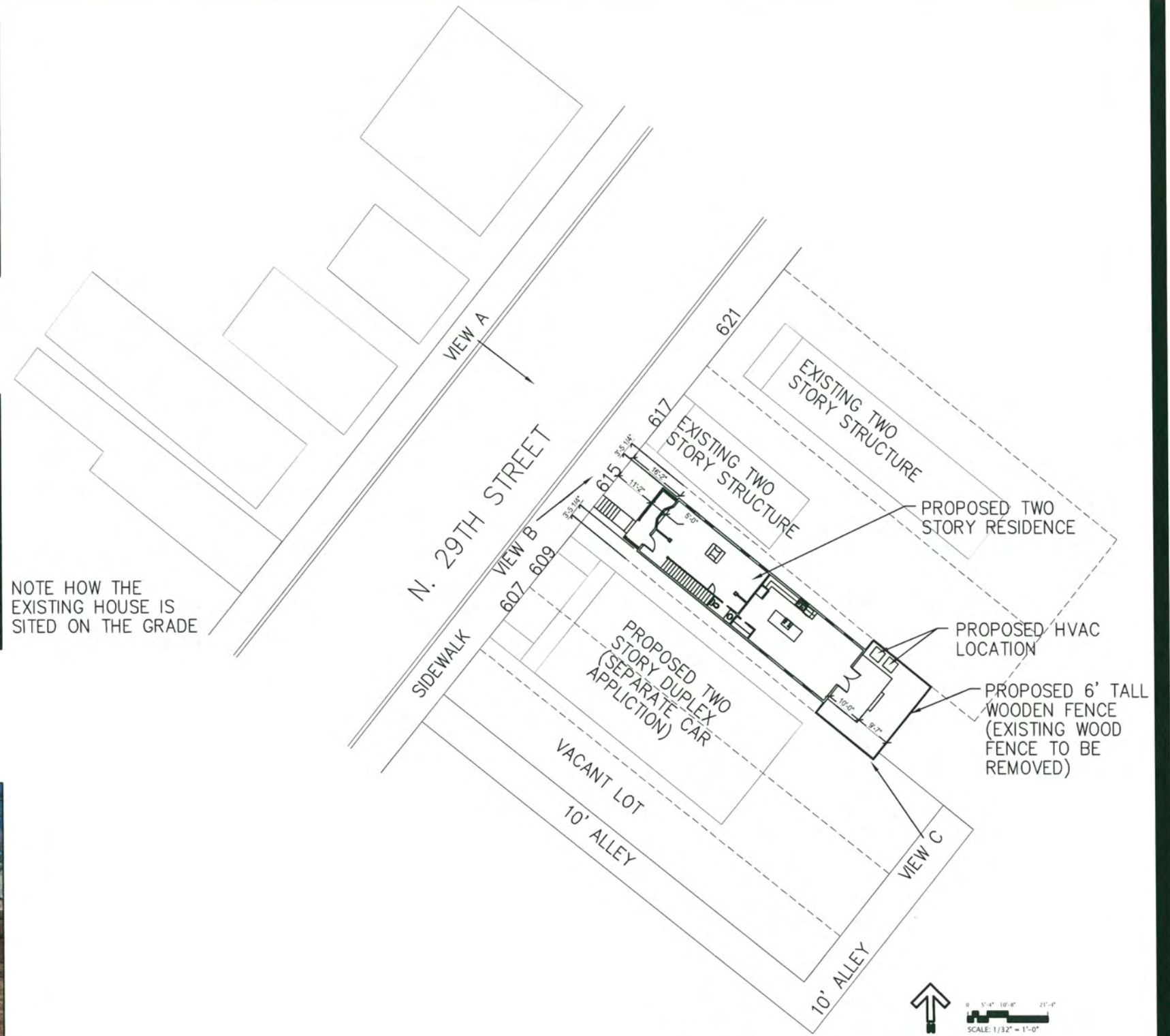
VIEW A- FROM  
ACROSS N. 29TH



VIEW B- NORTHEAST  
FROM ADJACENT SIDEWALK



VIEW C- NORTHWEST  
FROM ALLEY



NOTE HOW THE  
EXISTING HOUSE IS  
SITED ON THE GRADE

SITE PLAN

SCALE: 1/32" = 1'-0"

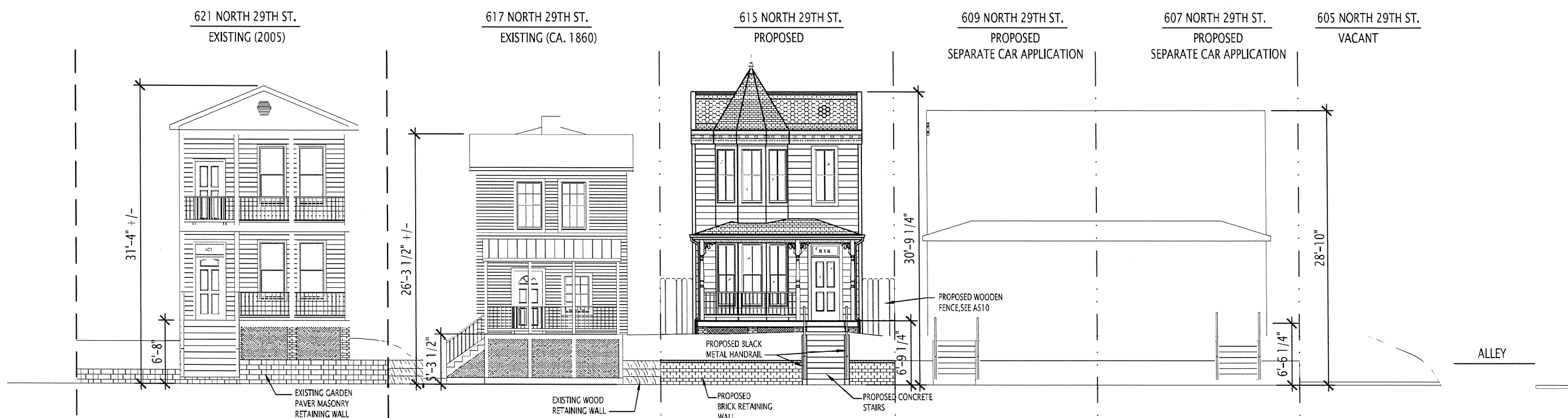
AS10

ARCHITECTURAL SITE PLAN & VIEWS

615 N 29TH STREET

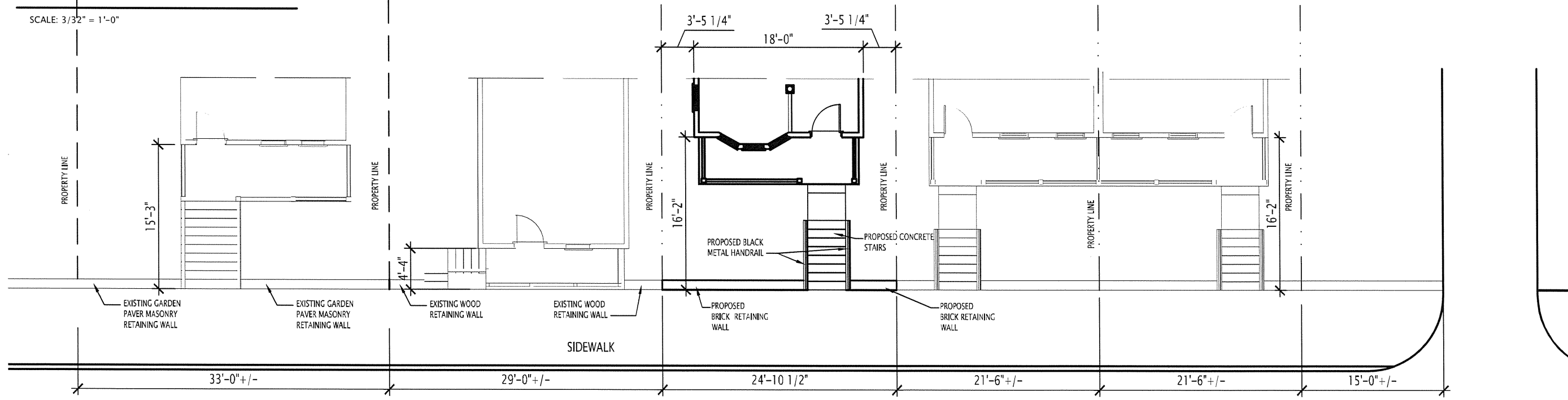
COBBLESTONE DEVELOPMENT  
RICHMOND, VA





**CONTEXT ELEVATIONS**

SCALE: 3/32" = 1'-0"



**CONTEXT SETBACK PLANS**

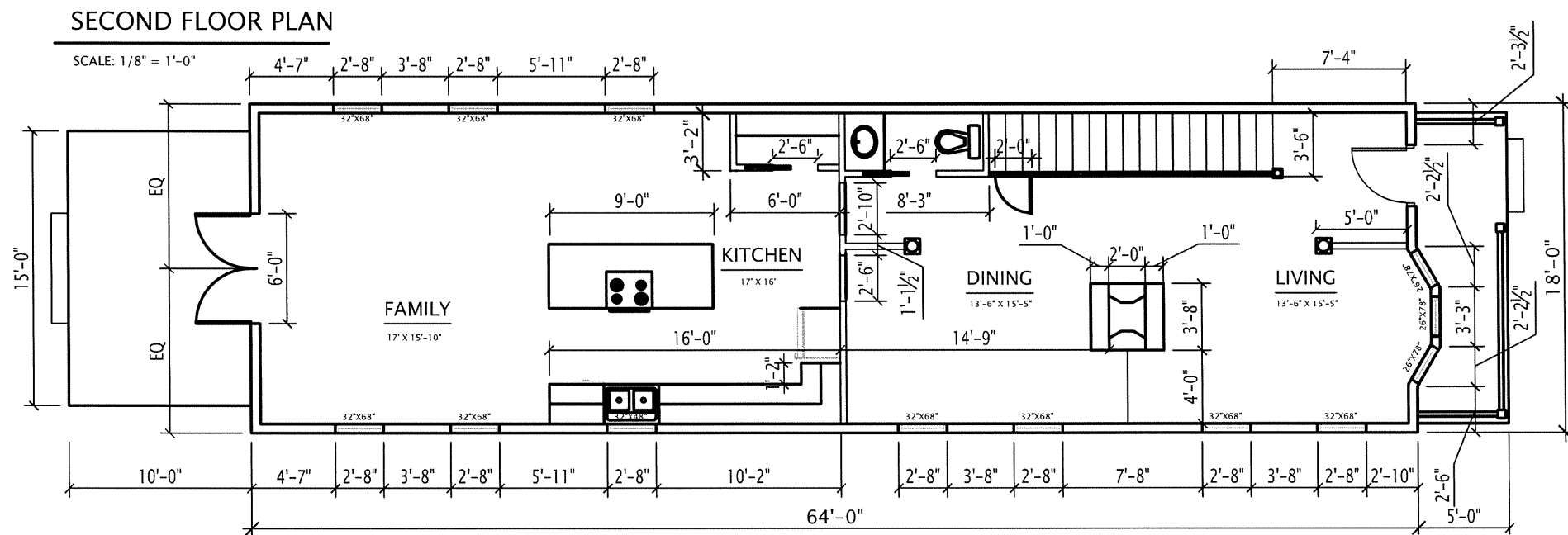
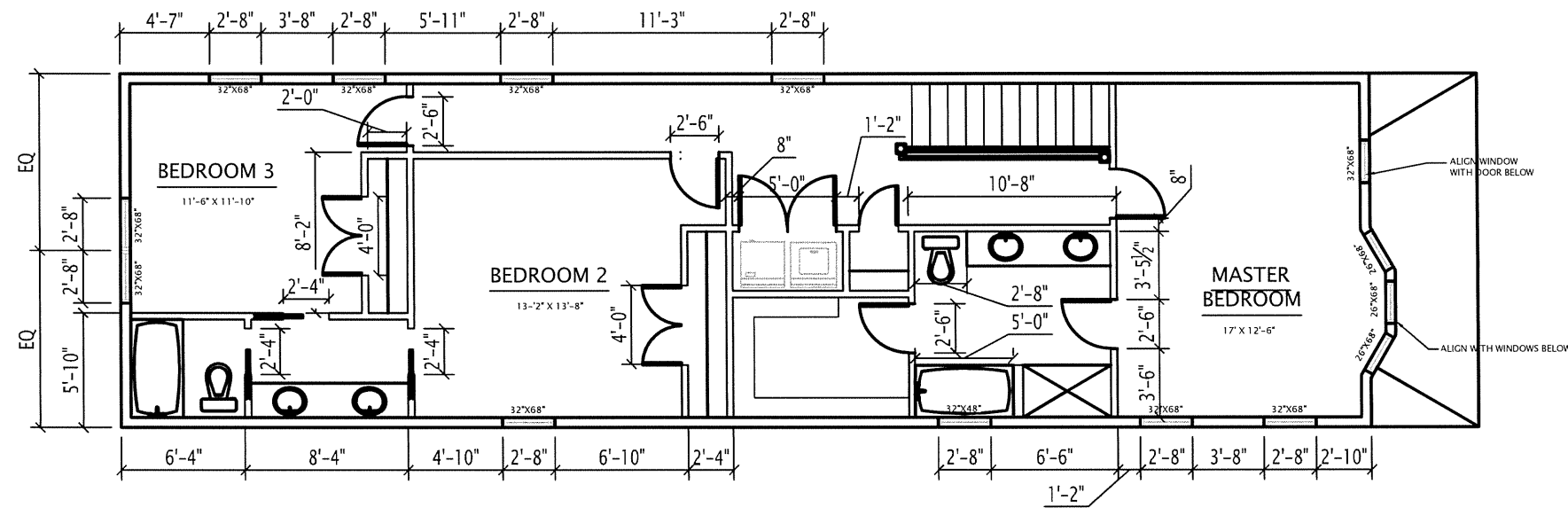
SCALE: 3/32" = 1'-0"

**A10**

**CONTEXT PLANS & ELEVATIONS**

**615 N 29TH STREET**

**COBBLESTONE DEVELOPMENT  
RICHMOND, VA**

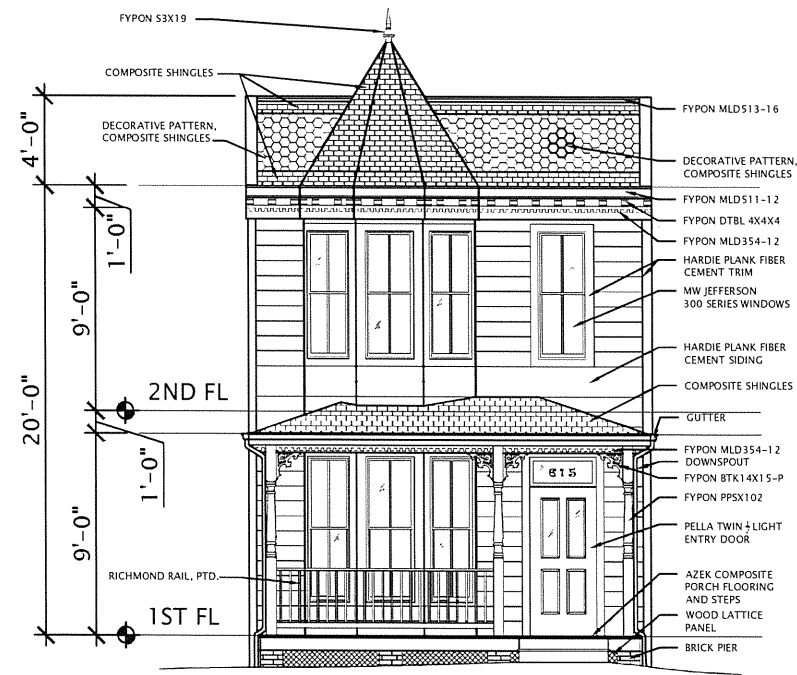


**A20**

**FLOOR PLANS**

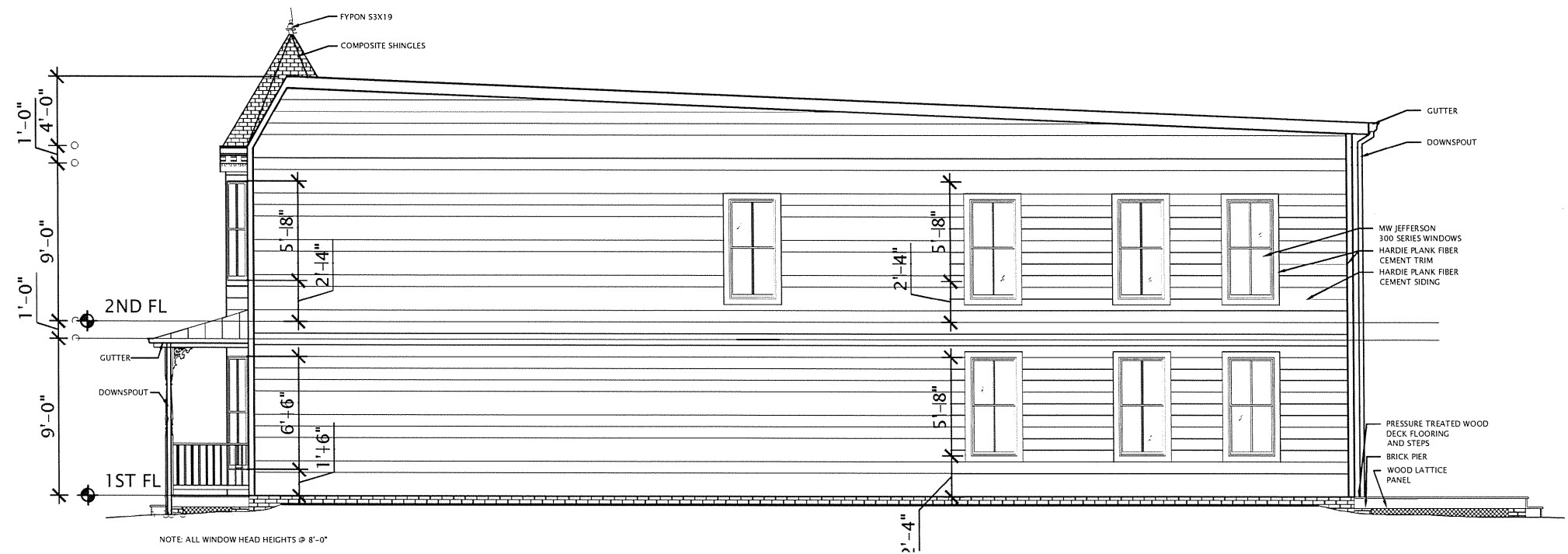
**615 N 29TH STREET**

**COBBLESTONE DEVELOPMENT  
RICHMOND, VA**



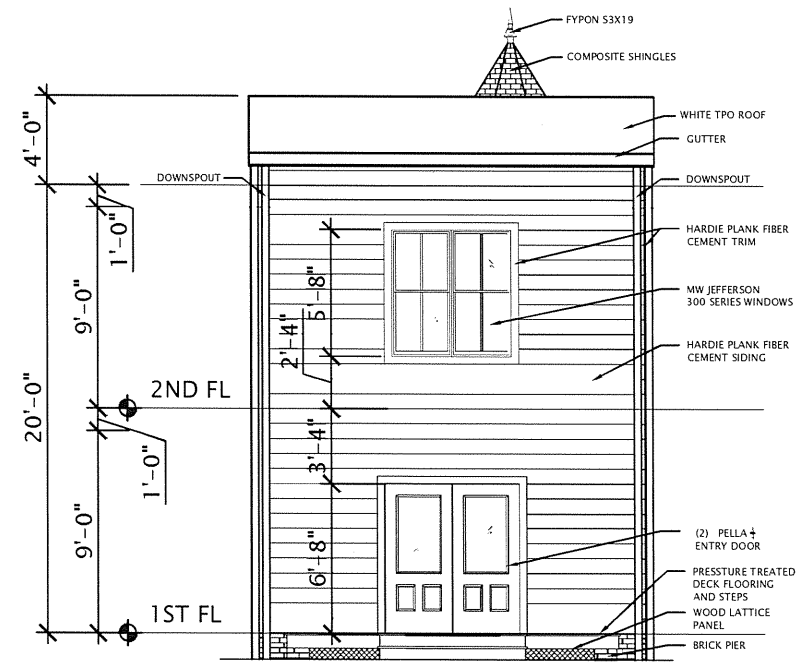
WEST ELEVATION

SCALE: 1/8" = 1'-0"



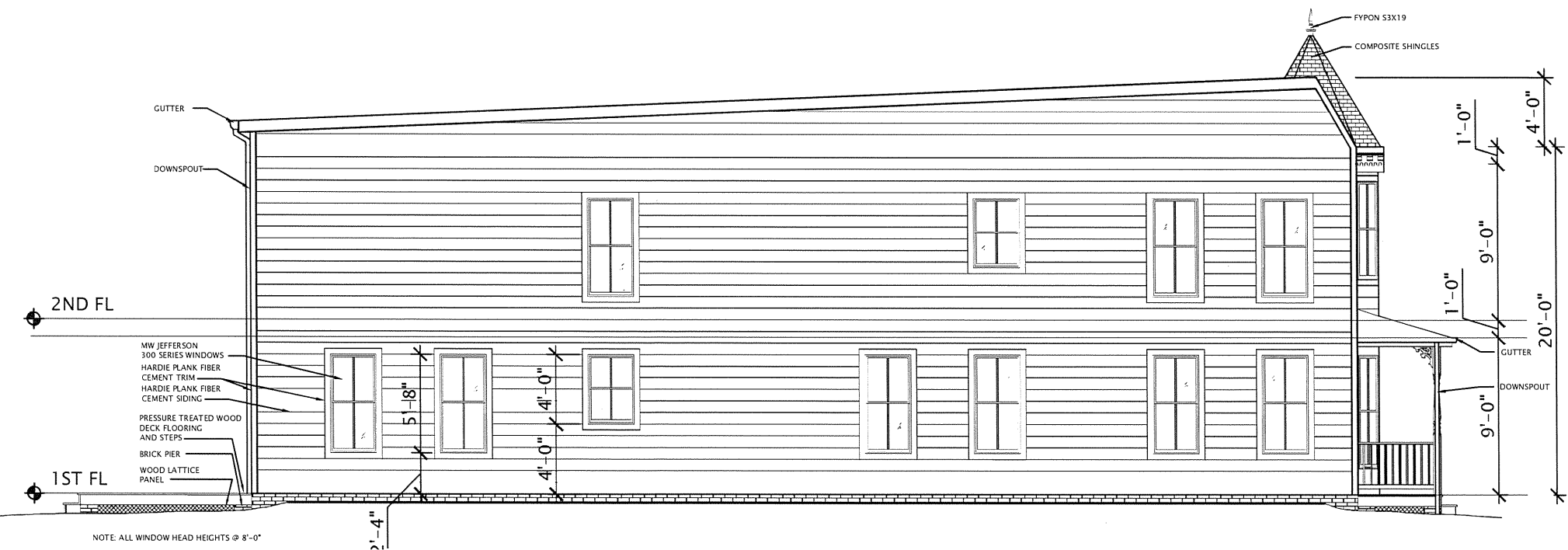
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

A30

BUILDING ELEVATIONS

615 N 29TH STREET

COBBLESTONE DEVELOPMENT  
 RICHMOND, VA