



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: 125 N 25th St DATE: July 1, 2016

OWNER'S NAME: Cornelia Dykshorn TEL NO.: 804-991-4111

AND ADDRESS: 125 N 25th St EMAIL: neelybd@me.com

CITY, STATE AND ZIPCODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: ADO TEL. NO.: 804-343-1212

AND ADDRESS: 105 E Broad St EMAIL: todd@ado.design

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.*)

Proposed work includes substantial rehabilitation of a portion of the existing residence and addition to the residence as outlined in the attached drawings and information. Both aspects of the work are conceived to be in accordance with Design Review Guidelines in the treatment of existing/refurbished and new materials, as well as the form, massing and siting of the proposed addition which is intended to blend with the historic structure while maintaining clarity and distinction in form and materials.

Signature of Owner or Authorized Agent: X *Cornelia Dykshorn*

Name of Owner or Authorized Agent (please print legibly): Cornelia Dykshorn

(Space below for staff use only)

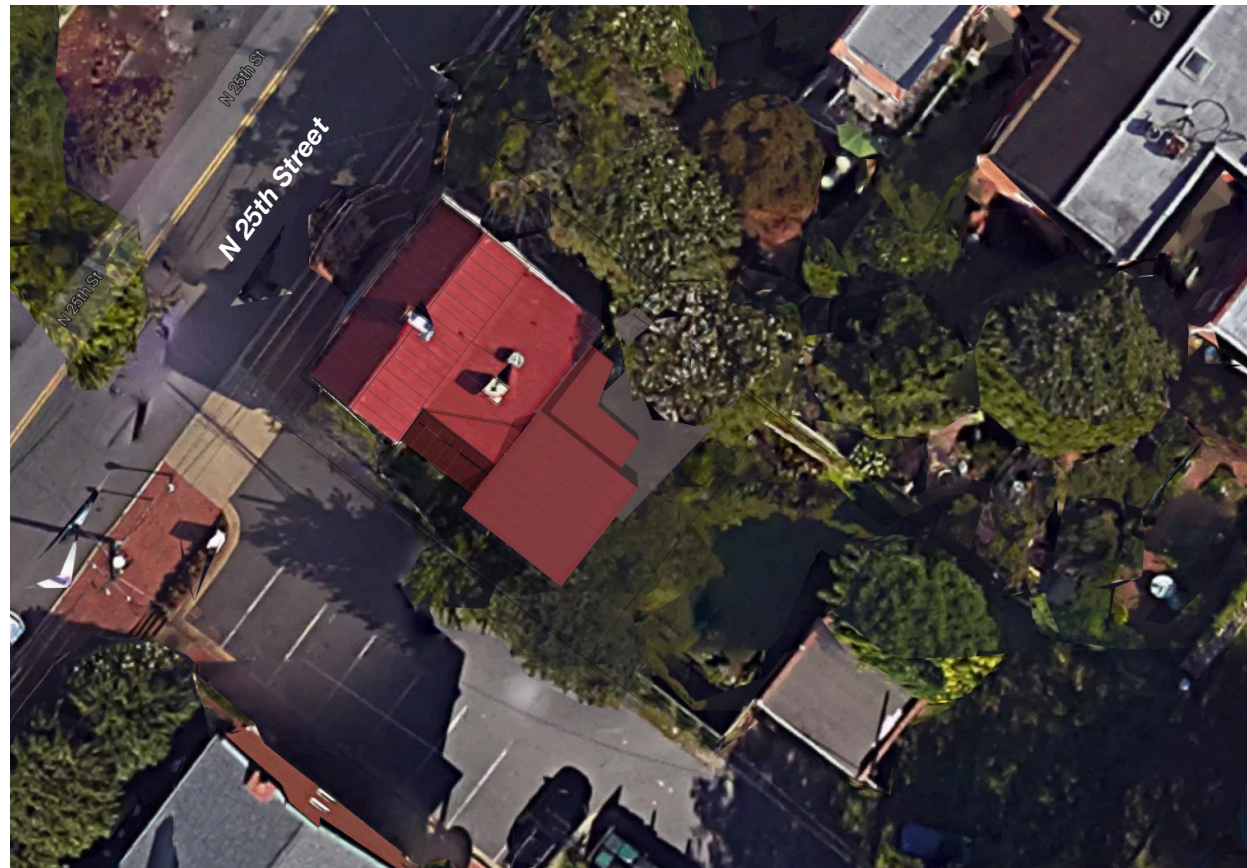
Received by Commission Secretary **RECEIVED** APPLICATION NO. _____
DATE _____ **JUL 01 2016** SCHEDULED FOR _____
4:52

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

aerial view of existing structure
[white areas are fabric canopy above concrete patio and rear vestibule roof]



aerial view with proposed addition



Page 1
PROJECT DESCRIPTION
with aerial views of current residence and with proposed addition

A Brief History:

The proposal outlined in these pages is for rehabilitation of and addition to the existing residence at 125 N 25th Street in the St John's National and Richmond Historic Districts. The existing residence is recorded as being constructed in 1849 and comprised a 16' x 32' two-story gabled volume set on the N 25th St sidewalk. It is understood this original structure served as a double-tenement, or duplex, with one room down and one up on either side of a central chimney. This arrangement remains evident today with twin staircases and equal rooms up and down in the original house. The structure was nearly doubled in area in the 1890's with a two-story shed-roofed addition on the southeast/ rear yard side. A concrete patio was constructed in the rear yard in the late 20th-century and the current owner constructed a small rear entry vestibule in 2007 under approval from the Commission of Architectural Review. The residence's context today is characterized most predominantly by its N 25th St frontage with no setback or front yard, a paved alley with fence line along the south edge of the property, and a granite retaining wall along the north edge of the property.

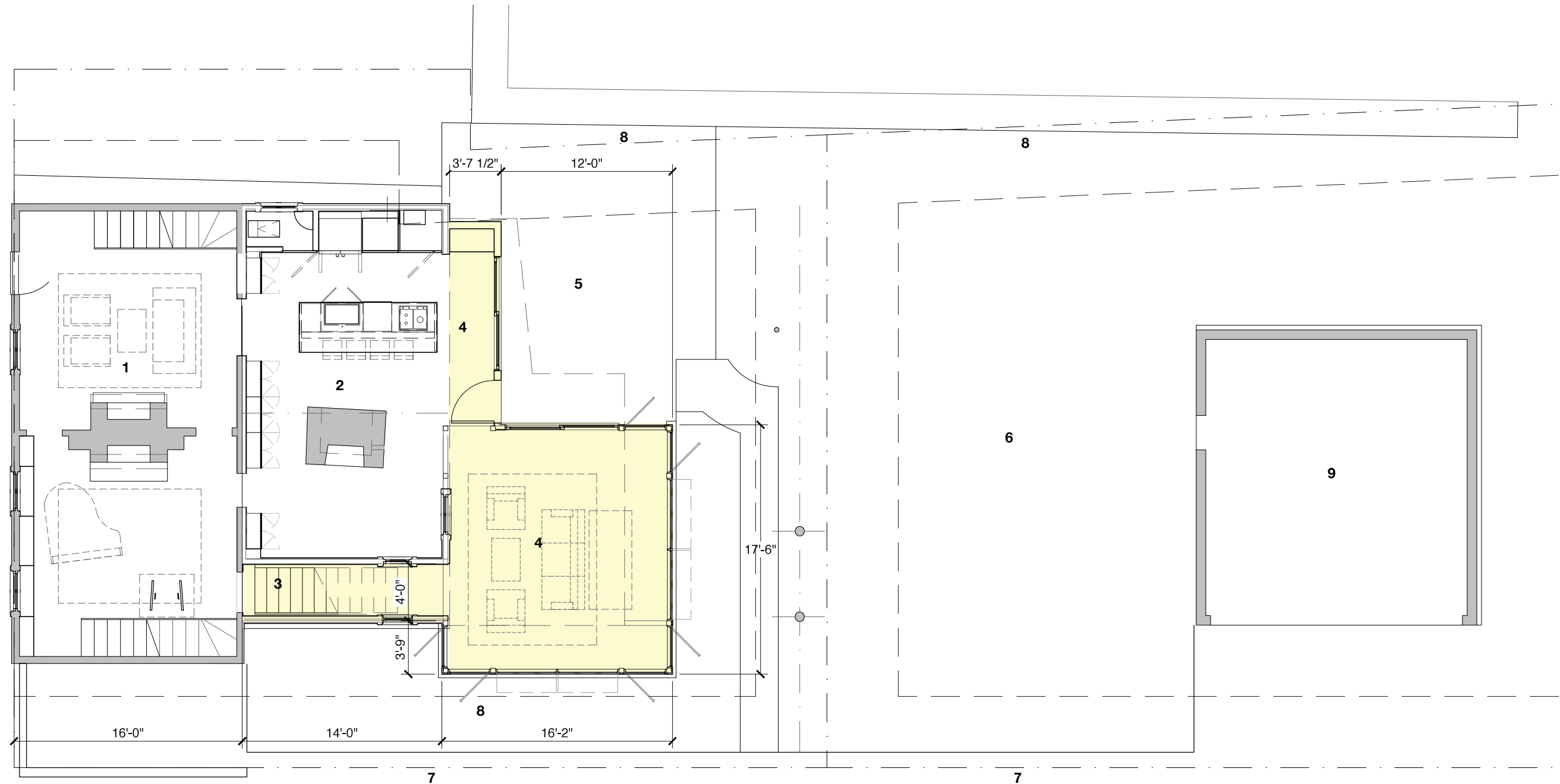
The structure represents a mixture of early colonial vernacular and federal styles and is characterized by a lack of ornamentation or decorative features and very simple trim, casings and exterior details. The siding today is 1x painted boards with various but average 6" exposure. Photographs of the structure in the mid-20th-century show it clad in asbestos shingles so it is evident this wood siding is not original although, as compared to St John's Church itself and similar framed structures in the immediate neighborhood, it is presumed to represent the original historic cladding and character. Roofing is standing-seam and flat-seam metal which has been painted. The roofing material is also believed to be characteristic of the original type of roofing that would have been used although no direct evidence of this exists. Windows are typically double-hung and have had sashes replaced within what are believed to be original frames and openings. Two smaller fixed windows in bathrooms may have been added at some point in the structure's history. The exteriors are in moderate to poor condition despite several substantial renovations, the most recent being done in the early 21st-century prior to the current owner's occupancy beginning in 2005. Preliminary investigation of the framing substantiates this, particularly pertaining to the rear, 1890's shed roof addition which is known to be in very poor condition structurally.

Project Description for Conceptual Review:

The intent of the project herein is to substantially rehabilitate the existing historic structure, and notably both levels of the rear, shed-roofed section and to construct an addition to the south-east of this section in the area of what is currently a concrete patio in the rear yard. Rehabilitated areas currently house the kitchen on the main level and bathrooms on the upper level. These uses are proposed to remain in order to preserve the open parlors of the historic gabled structure. The addition is proposed to be a two-story pavilion set within the rear yard in. A reconstructed south wall that retains the inset of the existing rear shed addition is proposed to connect the original historic gabled section with the pavilion addition. The massing, materials and formal quality of the new sections are intended to present the house as a series of smaller sections that preserve and distinguish the existing structure rather than an expansion of the historic building. In deference to the historic building and the surrounding historic district, the new pavilion is proposed to be formed and clad in materials that are conspicuously contemporary. From its secondary 'backyard' position, this treatment of the addition's envelope is intended to clearly differentiate new from historic and to announce the addition's own cultural context as the original house continues to present its era within the historic district.

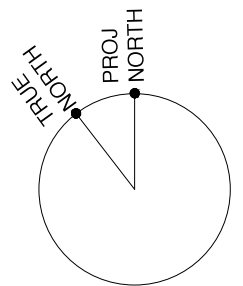
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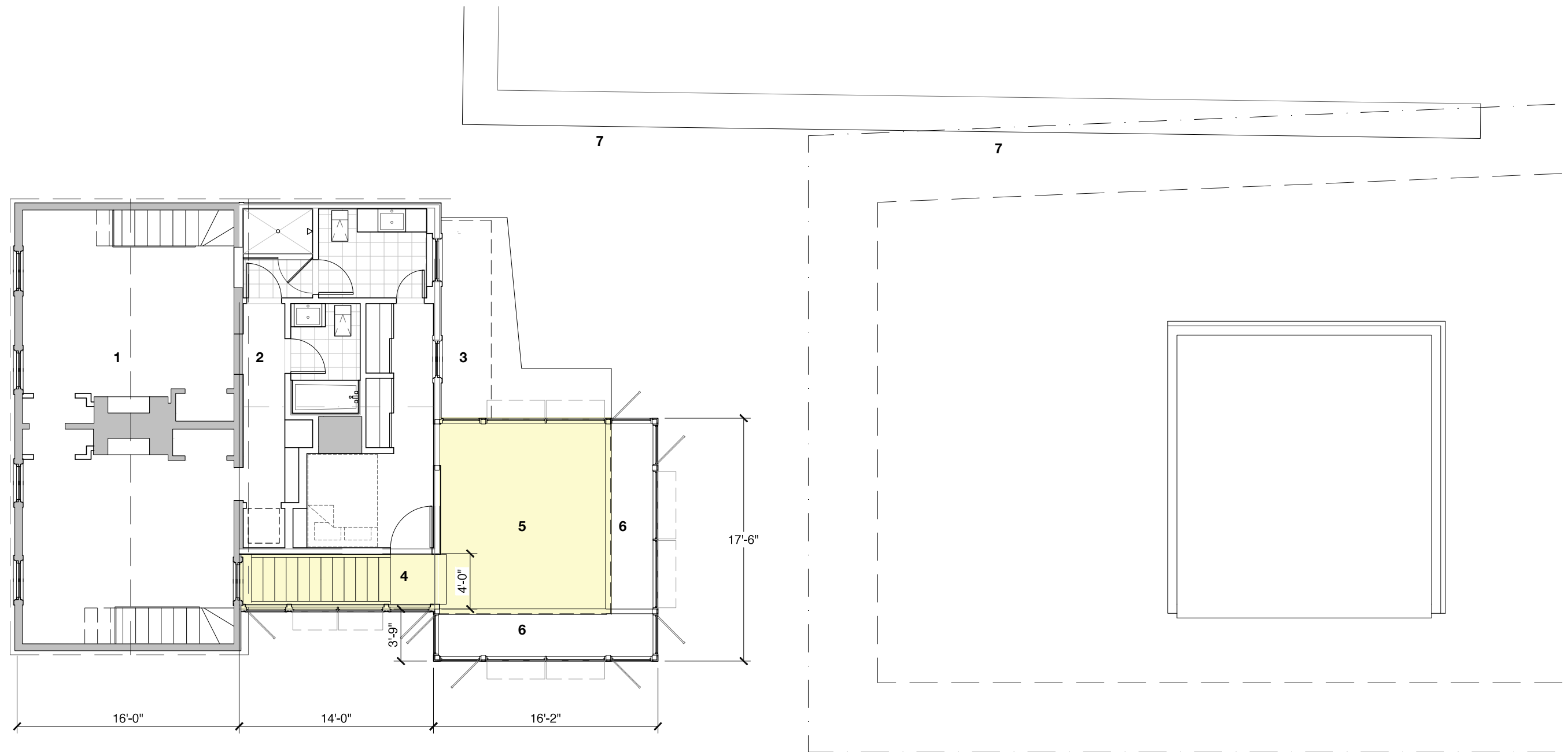
Page 1	History and Project Description
Page 2	Property and 1st Level Floor Plan
Page 3	2nd Level Floor Plan
Page 4	Concept View showing Addition
Page 5	Rendered South Elevation
Page 6	South Elevation with notes and heights
Page 7	West and East Elevations with notes and heights
Page 8	Enlarged 1st Level Plan of Rehabilitated Area and Addition
Page 9	Materials and Colors Information



PLAN NOTES

- 1 1849 2-STORY GABLE SECTION
- 2 1890'S 2-STORY SHED-ROOF ADDITION
- 3 PROPOSED NEW STAIR ENCLOSURE [EXISTING CONCRETE WALK]
- 4 PROPOSED REAR ADDITION
- 5 PROPOSED TERRACE
- 6 EXISTING YARD
- 7 EXISTING STAINED WOOD FENCING W LIGUSTRUM HEDGEROW ON ALLEY SIDE
- 8 EXISTING GRANITE RETAINING WALL
- 9 EXISTING 1-STORY MASONRY GARAGE ON ADJACENT PROPERTY [SAME OWNER]





- PLAN NOTES
- 1 1849 2-STORY GABLE SECTION
 - 2 1890'S 2-STORY SHED-ROOF ADDITION
 - 3 ROOF AT 1ST FLOOR EXTENSION
 - 4 PROPOSED NEW STAIR ENCLOSURE [EXISTING CONCRETE WALK]
 - 5 PROPOSED ADDITION
 - 6 OPEN TO BELOW
 - 7 EXISTING GRANITE RETAINING WALL



Page 3
2ND LEVEL FLOOR PLAN
 showing existing residence and proposed addition areas

Additions and Rehabilitation at
125 N 25th Street
 St John's National Historic District
 Richmond, VA 23223

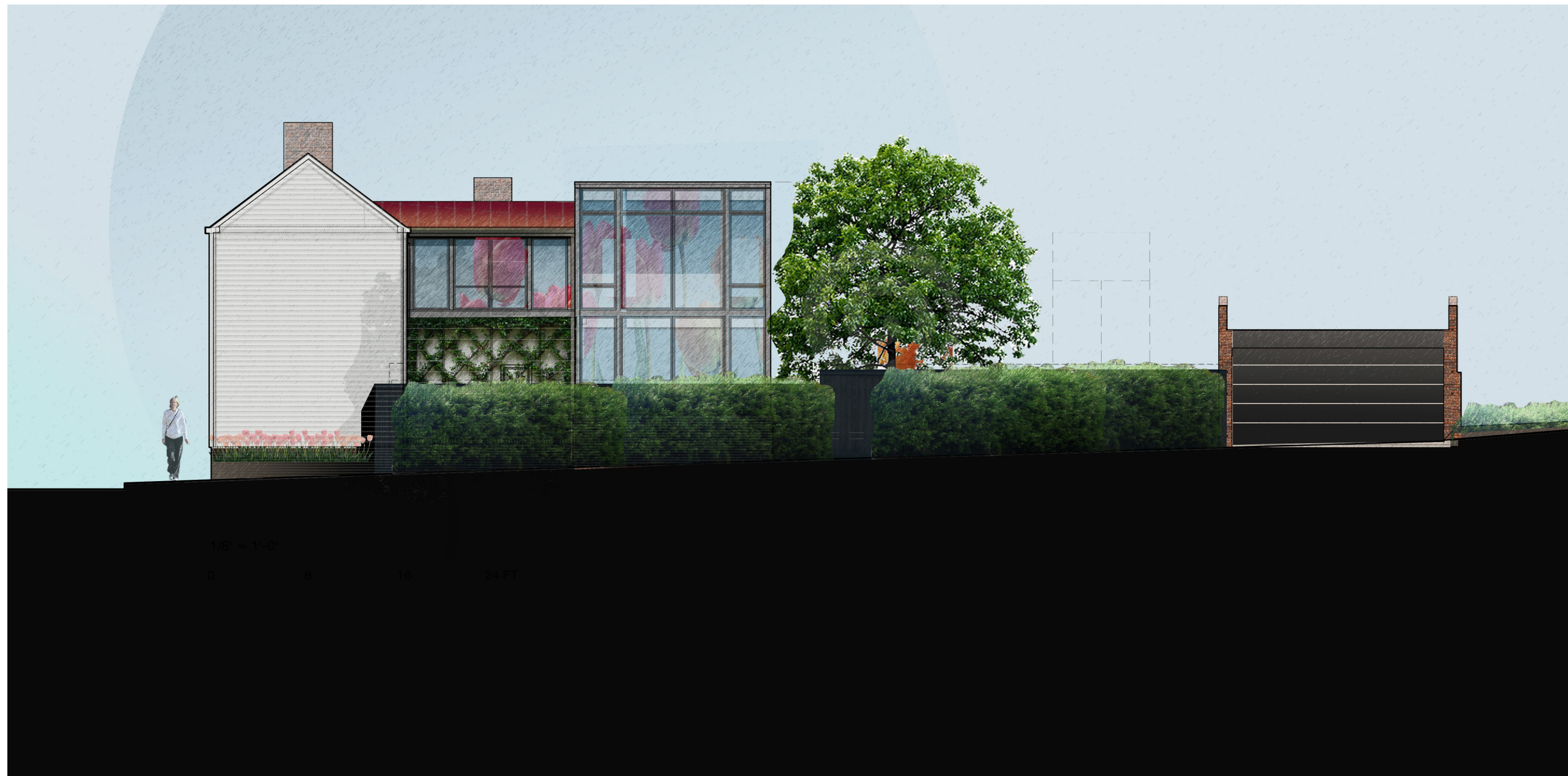
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 submitted July 1, 2016



Page 4
MONTAGE VIEW FROM SOUTHWEST
looking north on N 25th St showing existing residence and proposed addition areas

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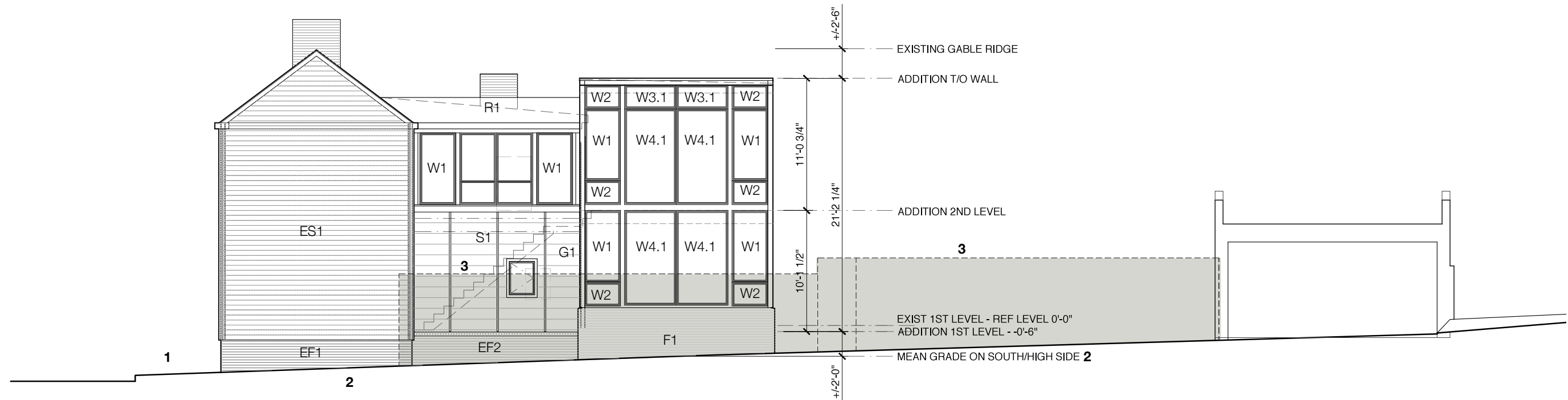


1/8" = 1'-0"
0 5 10 15 20 25 FT

Page 5
SOUTH/ALLEY ELEVATION
showing existing residence and proposed addition areas
from public ROW

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SOUTH/ALLEY ELEVATION

1/8" = 1'-0"



MATERIALS KEY [Note: Shaded areas indicate areas of the structure obscured from view from the public right-of-way by fencing, landscaping, or other features]

FOUNDATIONS

- EF1** EXISTING BRICK FOUNDATION WALL PAINTED BLACK [WITHIN WOOD EDGED LANDSCAPED AREA THIS SIDE]
- EF2** EXISTING RED BRICK FOUNDATION WALL W CONTINUOUS ROWLOCK TOP TO REMAIN
- F1** NEW RED BRICK FOUNDATION WALL W CONTINUOUS ROWLOCK TOP COURSE TO +2'-0" ABOVE ADDITION FINISH FLOOR

SIDING

- ES1** EXISTING HORIZONTAL 1X WOOD LAP SIDING, 6" EXPOSURE, PAINT FINISH GLIDDEN/TUILE WHITE
- S1** HORIZONTAL 1X WOOD BOARD SIDING, 10" EXPOSURE W RABBETED 1/4" REVEAL BTWN BOARDS, PAINT FINISH GLIDDEN/TUILE WHITE AND W DIAGONAL LATTICE - REFER TO RENDERED VIEW PAGE 6

ROOF AREAS

- R1** FLAT SEAM METAL ROOFING ON MODIFIED LOW SLOPED ROOF AREAS, COLOR - ROYCROFT COPPER RED
- G1** PREFINISHED ALUMINUM GUTTER AND MATCHING DOWNSPOUT, COLOR: GRAY TO APPROXIMATE FRAME COLOR/SHERWIN WILLIAMS/RARE GRAY

WINDOWS

- W1** 3'-0"W X 6'-0"H CASEMENT WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM
- W2** 3'-0"W X 2'-0"H FIXED WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM
- W3.1** 4'-4"W X 2'-0"H AWNING WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM
- W4.1** 4'-4"W X 8'-0"H FIXED WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM
- W5** 3'-0"W X 4'-0"H FIXED WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM
- W6** 3'-0"W X 2'-0"H AWNING WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM

ELEVATION NOTES

- 1** N 25TH STREET SIDEWALK, HOUSE ABUTS SIDEWALK ALONG WEST PROPERTY LINE
- 2** LINE OF APPROXIMATE GRADE ALONG SOUTH PROPERTY LINE/ALLEY
- 3** DASHED LINE INDICATES TOP OF EXISTING WOOD FENCE AND LANDSCAPING TO REMAIN ALONG SOUTH PROPERTY EDGE

SOUTH/ALLEY ELEVATION

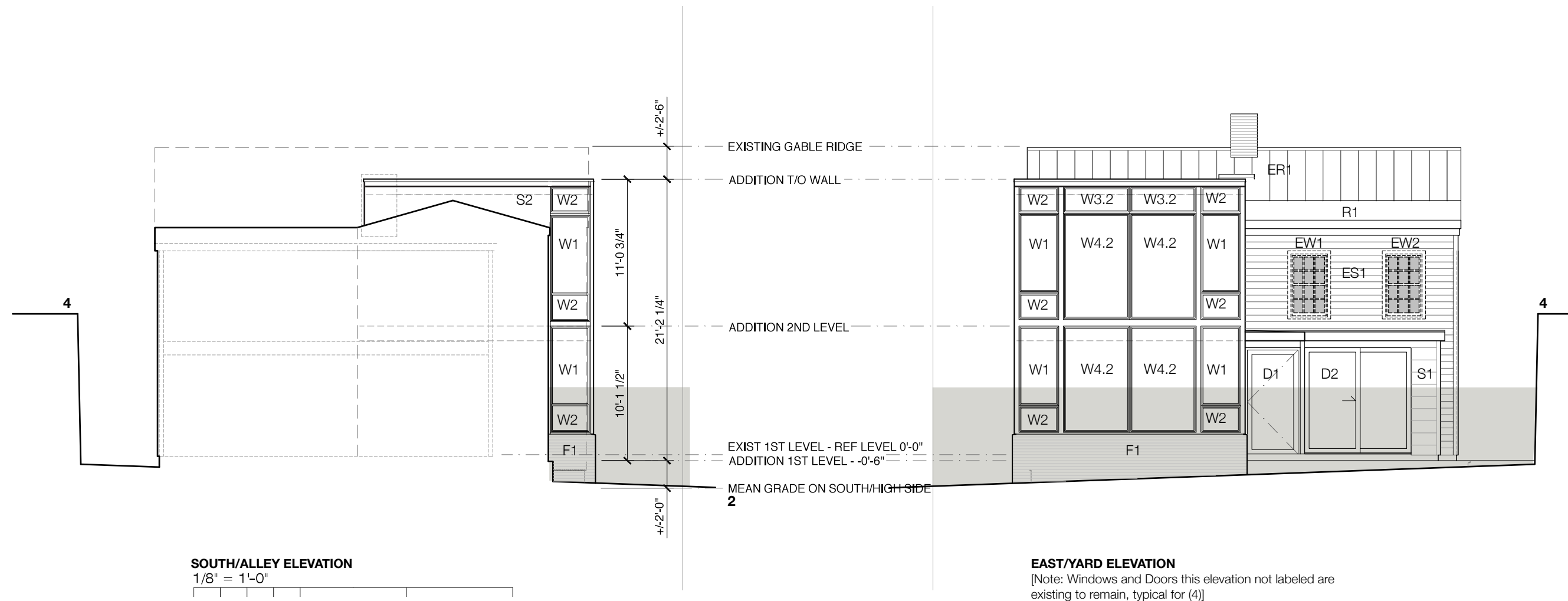
showing existing residence and proposed addition areas with notes from public ROW

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SOUTH/ALLEY ELEVATION

1/8" = 1'-0"



EAST/YARD ELEVATION

[Note: Windows and Doors this elevation not labeled are existing to remain, typical for (4)]

MATERIALS KEY [Note: Shaded areas indicate areas of the structure obscured from view from the public right-of-way by fencing, landscaping, or other features]

FOUNDATIONS

F1 NEW RED BRICK FOUNDATION WALL W CONTINUOUS ROWLOCK TOP COURSE TO +2'-0" ABOVE ADDITION FINISH FLOOR

SIDING

ES1 EXISTING HORIZONTAL 1X WOOD LAP SIDING, 6" EXPOSURE, PAINT FINISH GLIDDEN/TUILE WHITE

S1 HORIZONTAL 1X WOOD BOARD SIDING, 10" EXPOSURE W RABBETED 1/4" REVEAL BTWN BOARDS, PAINT FINISH GLIDDEN/TUILE WHITE

S2 PAINTED CEMENTITIOS PANEL, PAINT FINISH SHERWIN WILLIAMS/RARE GRAY

ROOF AREAS

ER1 EXISTING STANDING SEAM METAL ROOFING TO BE REPAINTED - ROYCROFT COPPER RED

R1 FLAT SEAM METAL ROOFING ON MODIFIED LOW SLOPED ROOF AREAS, COLOR - ROYCROFT COPPER RED

G1 PREFINISHED ALUMINUM GUTTER AND MATCHING DOWNSPOUT, COLOR: GRAY TO APPROXIMATE FRAME COLOR/SHERWIN WILLIAMS/RARE GRAY

WINDOWS AND DOORS

EW1 EXISTING 6-OVER-6 WOOD DBL HUNG WINDOW TO REMAIN AND BE REPAIRED FOR CONTINUED USE

EW2 EXISTING 6-OVER-6 WOOD DBL HUNG WINDOW TO BE RELOCATED AND REPAIRED FOR CONTINUED USE

W1 3'-0"W X 6'-0"H CASEMENT WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM

W2 3'-0"W X 2'-0"H FIXED WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM

W3.2 5'-0"W X 2'-0"H AWNING WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM

W4.2 5'-0"W X 8'-0"H FIXED WINDOW - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM

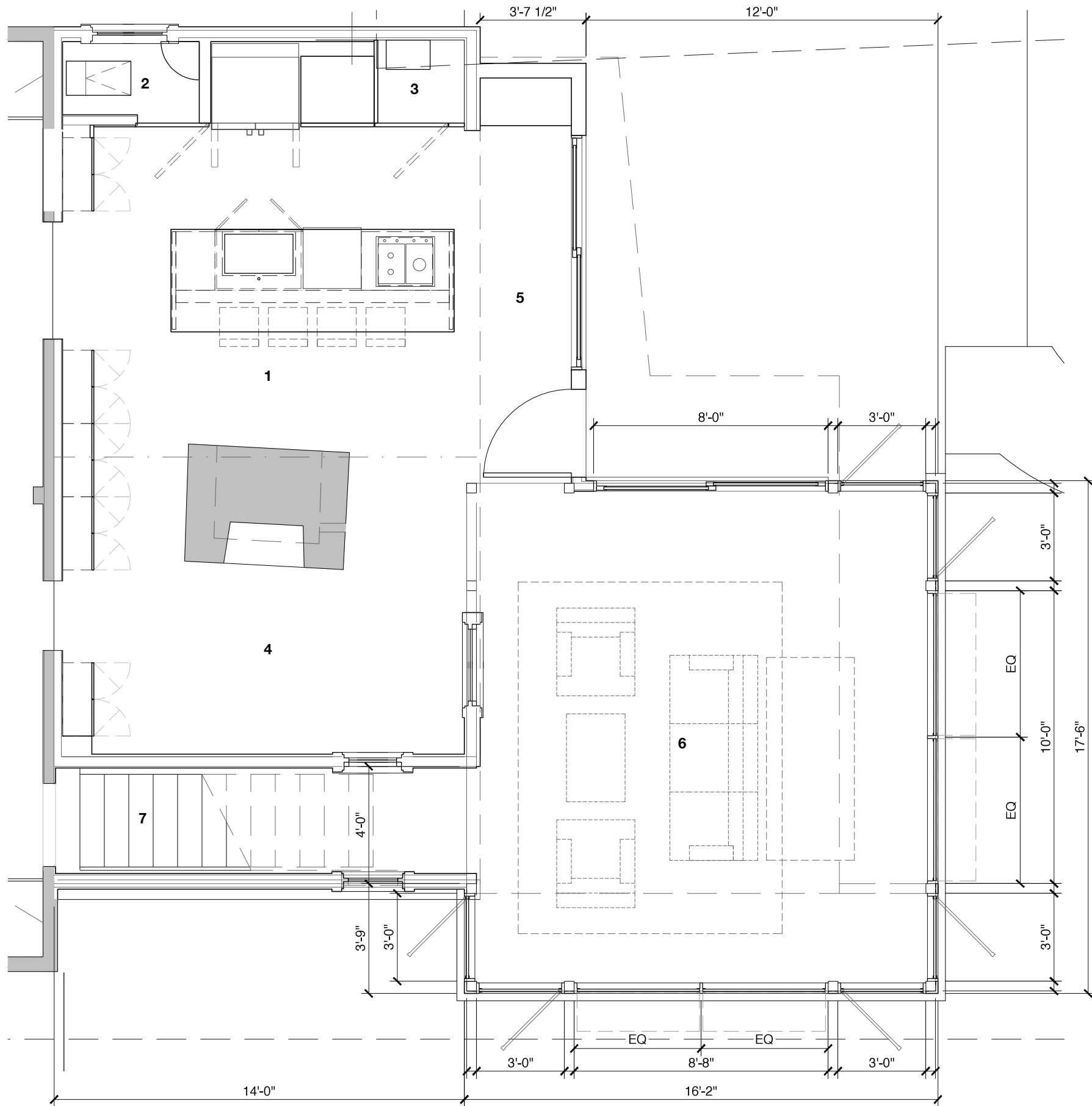
D1 3'-0"W X 8'-0"H SWINGING ENTRY DOOR - FULL-LIGHT WOOD, PAINT FINISH, COLOR TBD

D2 8'-0"W X 8'-0"H 2-PANEL SLIDING DOOR - PELLA SERIES 450 PREFINISHED ALUMINUM CLAD, COLOR: 'PUTTY' OR GERKIN 'RHINO' SERIES 58F, COLOR ALUMINUM

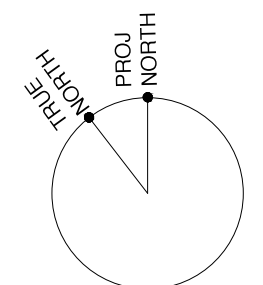
ELEVATION NOTES

2 LINE OF APPROXIMATE GRADE ALONG SOUTH PROPERTY LINE/ALLEY

4 LINE OF APPROXIMATE PROFILE OF EXISTING GRANITE WALL ALONG NORTH PROPERTY LINE



- PLAN NOTES**
- [REFURBISHED EXISTING AREA]
- 1 KITCHEN
 - 2 POWDER RM
 - 3 UTILITY
 - 4 FIREPLACE ROOM
- [ADDED AREA]
- 5 ENTRY FOYER
 - 6 FAMILY RM
 - 7 NEW STAIR



ROOF:
 FLAT-SEAM METAL ROOFING,
 COLOR - 'ROYCROFT COPPER RED'

**PREFINISHED METAL GUTTER/
 DOWNSPOUTS:**
 COLOR: GRAY TO APPROXIMATE
 ADDITION FRAME 'RARE GRAY'

WINDOW SURROUND TRIM:
 PAINTED FIR OR CEMENTITIOUS
 RUNNING TRIM ON VERTICAL AND
 HORIZONTAL STRUCTURAL MEMBERS

WINDOWS:
 PELLA 450 SERIES ALUMINUM CLAD
 WOOD
 EXTERIOR COLOR - BLACK
 OR
 GERKIN SERIES 5000 OR SERIES 58F
 EXTERIOR COLOR - DARK BRONZE

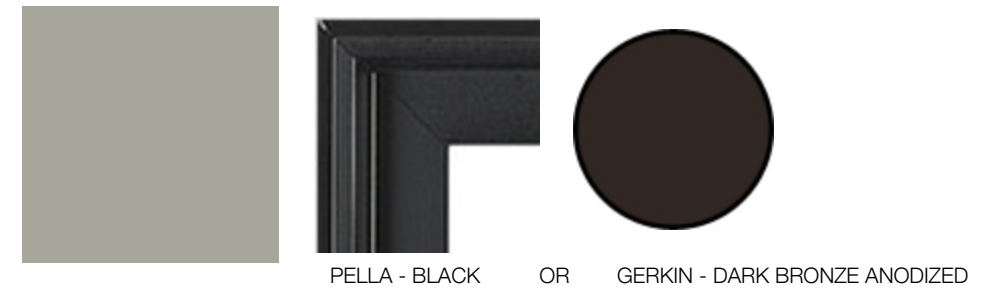


SIDING - INFILL SOUTH WALL:
 1X10 PINE BOARD, RABBETED OVER-
 LAP JOINT W 1/4" REVEAL
 PAINT FINISH - GLIDDEN/TUILE WHITE
 TRELLIS OVERLAY - ENGLISH IVY ON
 APPROXIMATELY 18" X 18" CEDAR
 STICK FORMED LATTICE MOUNTED
 DIAGONALLY IN FRONT OF SIDING
 FROM BRICK FOUNDATION TO WIN-
 DOW SILL - REFER TO RENDERED
 ELEVATION



ADDITION ROOF:
 GRAY TPO MEMBRANE
 [NOT VISIBLE FROM ANY SIDE]

STRUCTURAL FRAME TRIM:
 PAINTED FIR OR CEMENTITIOUS
 RUNNING TRIM ON VERTICAL AND
 HORIZONTAL STRUCTURAL MEMBERS
 [FLOOR AND ROOF STRUCTURAL
 ASSEMBLIES ARE SET BEHIND PLANE
 OF GALSS], COLOR-RARE GRAY



WINDOWS:
 PELLA 450 SERIES ALUMINUM CLAD WOOD
 EXTERIOR COLOR - BLACK
 OR
 GERKIN SERIES 5000 OR SERIES 58F
 EXTERIOR COLOR - DARK BRONZE ANODIZED

[PATTENING IN WINDOWS SHOWN REPRESENTS CUR-
 TAIN POTENTIAL CURTAIN PATTERN BEYOND]

FOUNDATION BRICK:
 RED - 'OLD VIRGINIA MONTEPELIER'
 RUNNING BOND PATTERN
 TAN MORTAR TO MATCH EXISTING WHERE UNPAINTED



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SOUTH/ALLEY ELEVATION
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