



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)

Property Address: 318 N 27th Street

Current Zoning: R-8

Historic District: Church Hill

Application is submitted for: (check one)

☐ Alteration

☐ Demolition

☒ New Construction

Project Description (attach additional sheets if needed):

Removal of current fence, 10X18 Shed, Estate style swing driveway gate

Applicant/Contact Person: Derrick Brewer

Company: _____

Mailing Address: 318 N 27th Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 774-9927

Email: thederrickbrewer@gmail.com

Billing Contact? Yes ☐ Applicant Type (owner, architect, etc.): Owner

Property Owner: Derrick Brewer

If Business Entity, name and title of authorized signee: _____

Mailing Address: 318 N 27th Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 774-9927

Email: thederrickbrewer@gmail.com

Billing Contact? Yes ☐

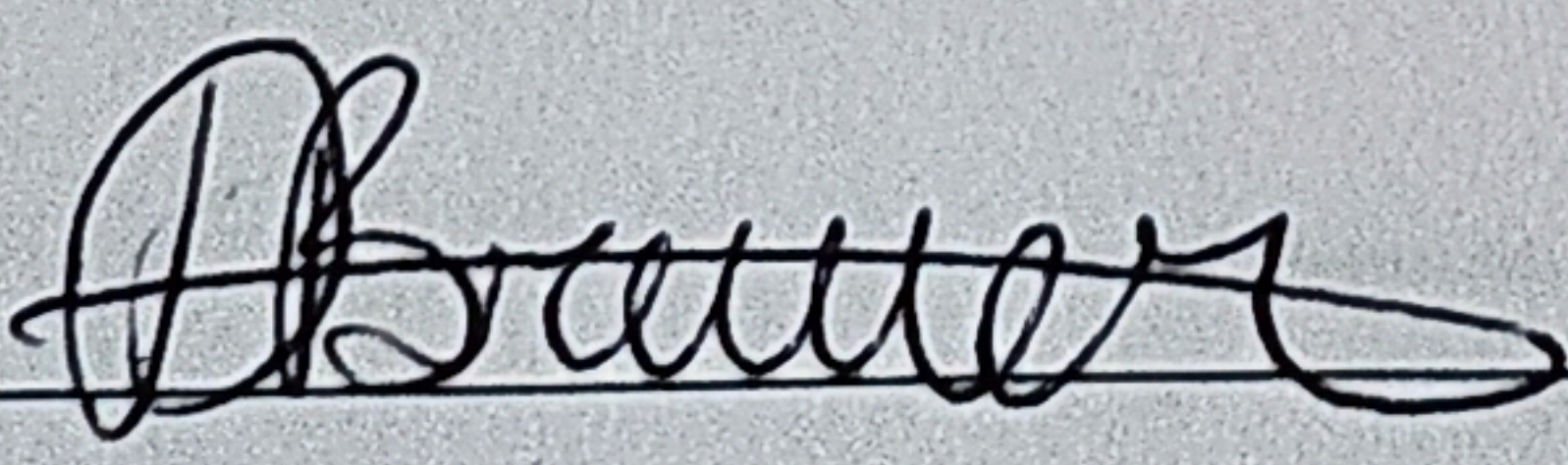
****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

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

Property Owner Signature: 

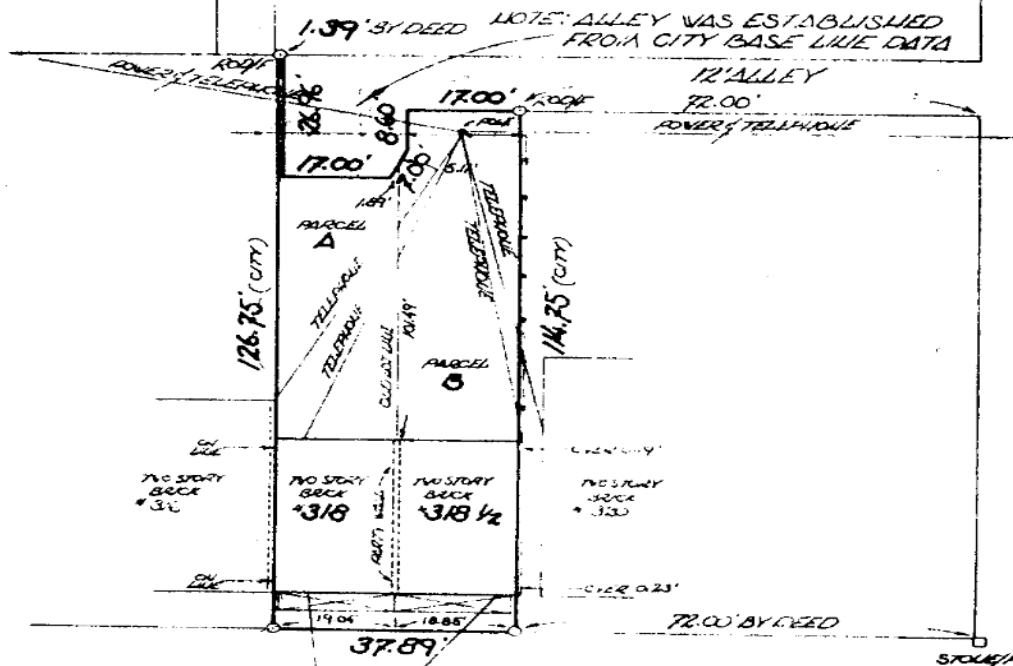
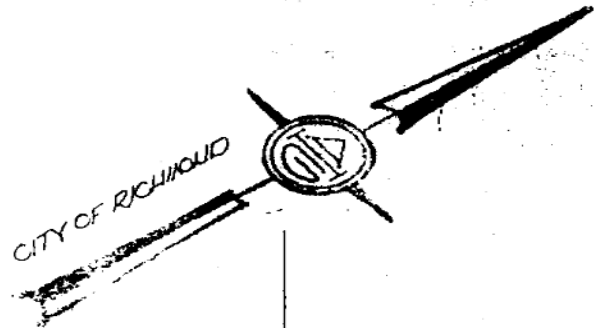
Date: 01/09/2025

PG 0164 JAN-5 88

This is to certify that on 13 DECEMBER 1995
I made an accurate field survey of the premises shown
hereon; that all improvements known or visible are
shown hereon; that there are no encroachments by
improvements either from adjoining premises, or from
subject premises upon adjoining premises, other than
as shown hereon.

NOTE: THIS LOT APPEARS
TO BE IN HUD FLOOD ZONE
"C" AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
510029-0000-8

NOTE:
This survey has been prepared without
the benefit of title report and does not
warrant, necessarily indicate all
encroachments on the property.



NORTH 27TH STREET

EAST MARSHALL STREET

SURVEY OF

**LOT 4 IMPROVEMENT THEREON LOCATED AT
#318 & #318 1/2 NORTH 27TH STREET
RICHMOND, VIRGINIA**

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF CONVEYANCE TO
JAMES TODD JIRAL

A. G. HAROCOPOS & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYOR AND CONSULTANT

5700-S HOPKINS RD.

RICHMOND VA 23234

Office 271 4734

Scale **1"=30'** Date **12/13/95** Drawn by **J.T.S.**

Proposal for rear Fence Gate & Tool Shed for 318 N 27th

The following proposal outlines the design plans for a gate and shed at 318 N 27th St. This submission prioritizes adherence to historic design principles while incorporating thoughtful customizations to preserve and enhance the character of the neighborhood. We welcome the board's feedback and remain open to any additional input to ensure alignment with community standards.

References below to Guidelines book: https://www.rva.gov/sites/default/files/2022-04/Old_Historic_District_Guidelines.pdf

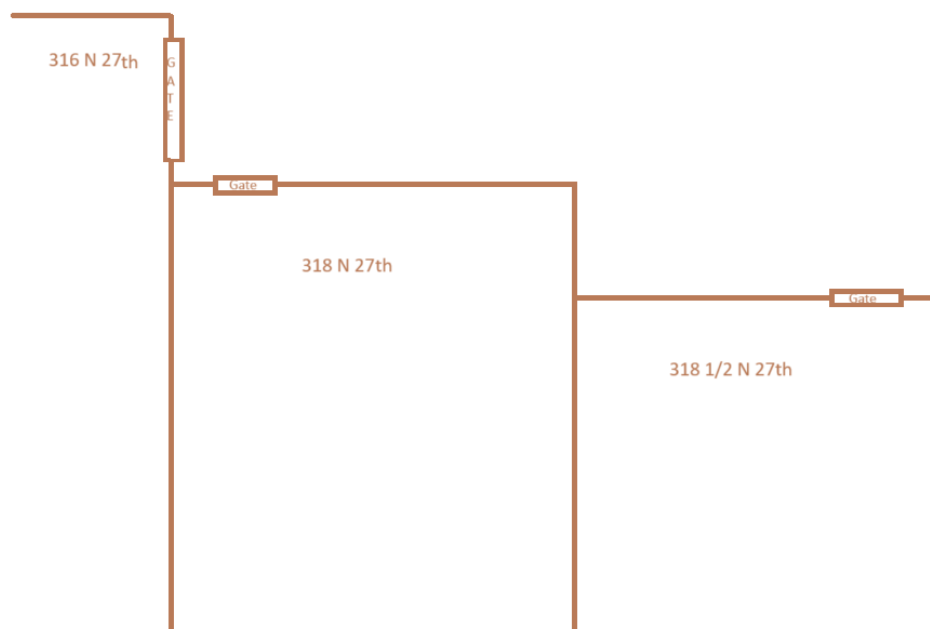
Fence Gate Design

References below to Guidelines book: https://www.rva.gov/sites/default/files/2022-04/Old_Historic_District_Guidelines.pdf

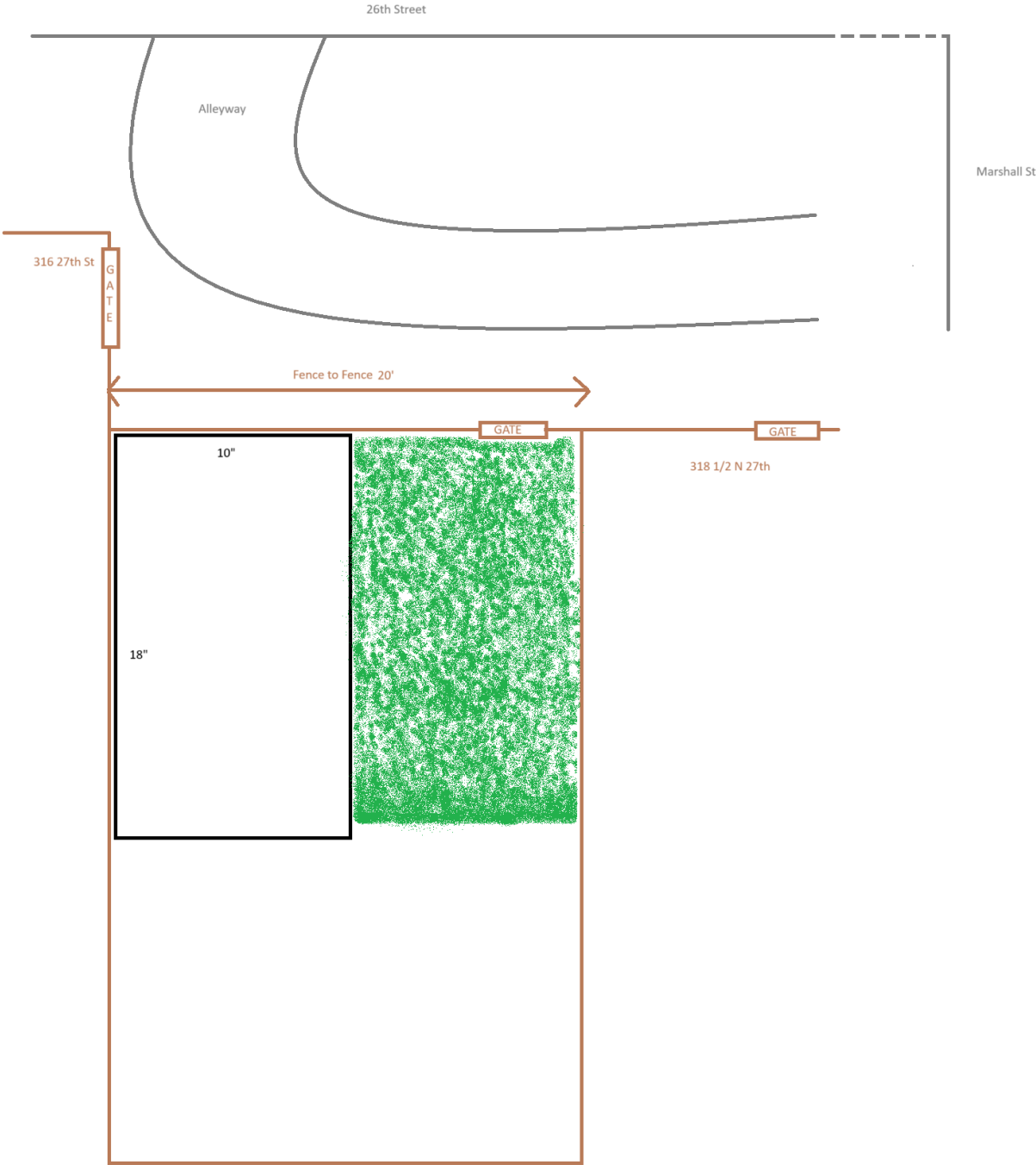
1. We proposed to move the wood fence back 7.5 ft into our yard in line with the neighbor's fence.
2. The fence would maintain a entry gate, but moved to the opposite side.
3. We are not proposing a change to the fence design nor material.

See image below to understand fence before and after:

Current:



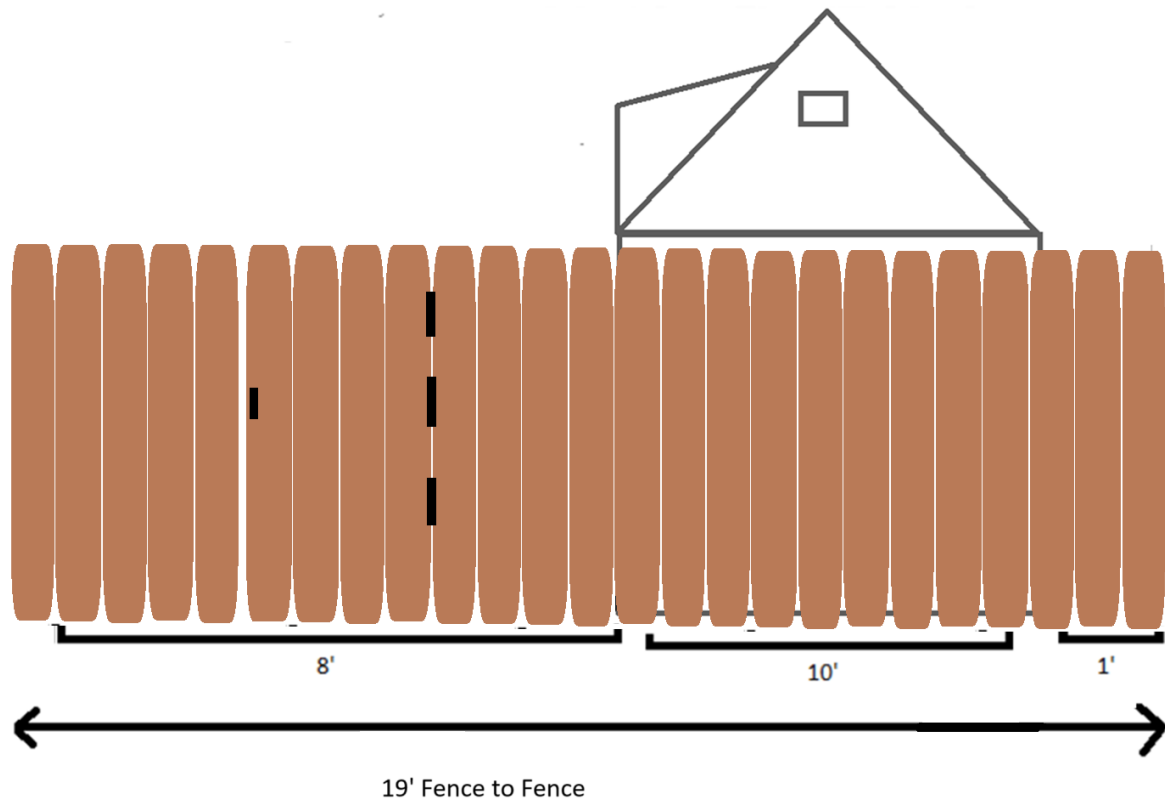
Proposal:



Current:



Proposal:



Materials List:

- Wood
 - Refer to **Page 93** for further details on material specifications.
-

Tool Shed Design

References

1. **Page 51, Section 1, Bullet 1:**

- Contemporary sheds in the neighborhood often appear too modern, with saltbox or large barn styles that are incongruous with the area's character. This Victorian A-Frame shed, with its A-line roof and low side walls, offers a design that is understated and historically resonant.

2. **Page 51, Section 1, Bullet 2:**

- A variety of tool shed designs have been approved locally, indicating flexibility while maintaining historical integrity.

3. **Page 51, Section 1, Bullet 3:**

- The proposed shed is appropriately scaled to be subordinate to the primary structure, enhancing its role as a secondary feature.

4. **Page 51, Section 1, Bullet 4:**

- Although prefabricated, we've incorporated customized elements such as transoms to ensure it aligns with the neighborhood's historic aesthetic.

Paint

1. **Selection Process:**

- We selected colors to complement the existing property scheme. Traditional tones like white and black provide a timeless contrast.

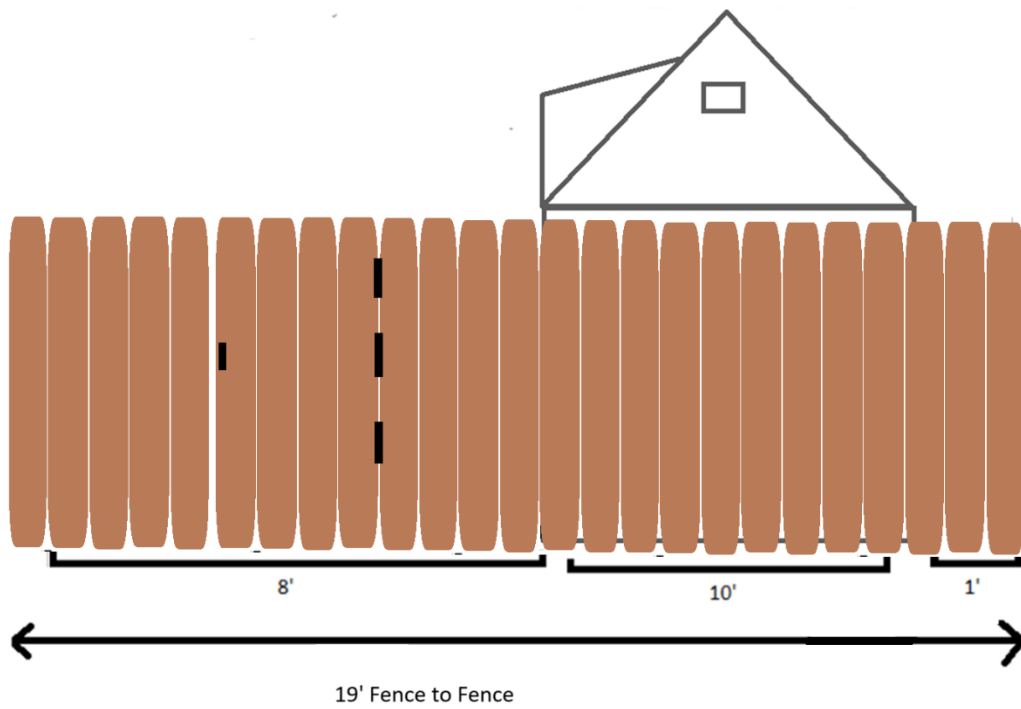
2. **References to Approved Colors (Page 65):**

- **Window Sashes:** White, black, and neutral tones are permitted.
- **Roofing Colors:** The selected palette aligns with guidelines for historically appropriate structures.

Materials List

- Smart Panel, Shingles, Pine Door, Transoms to match the historic aesthetic
-

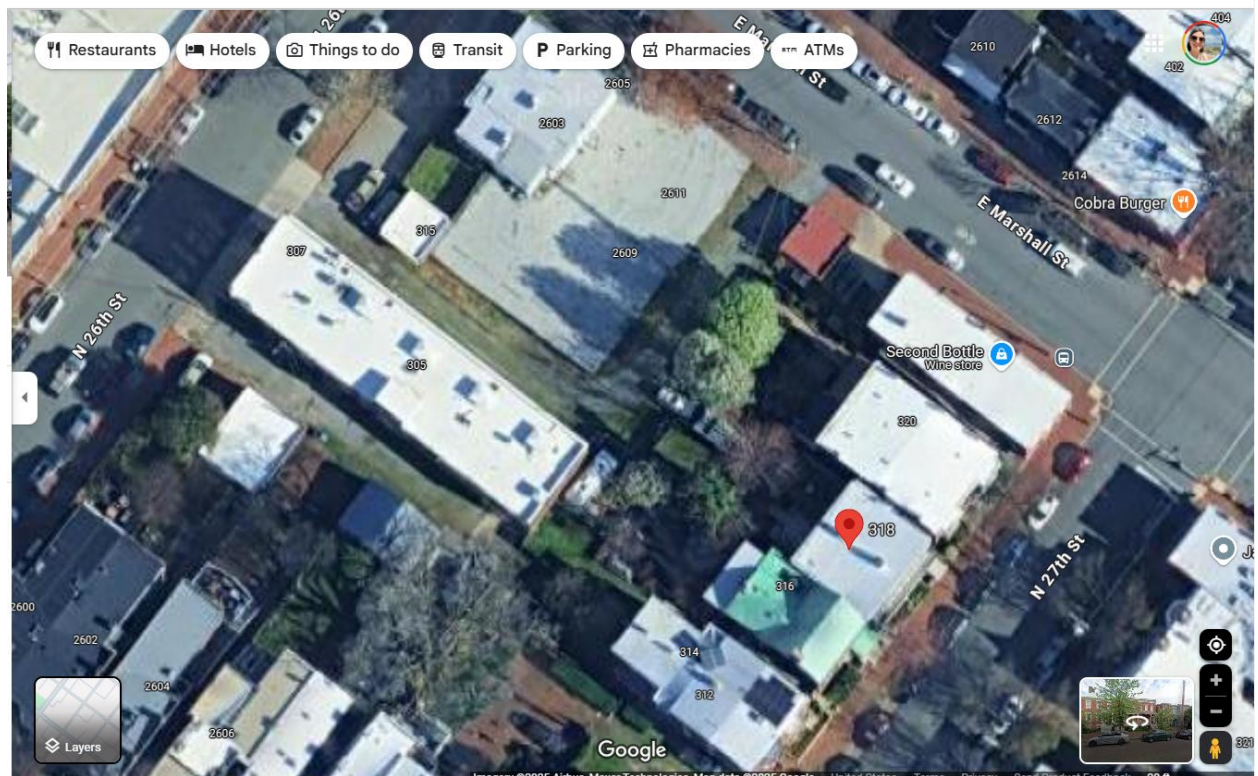
Proposed View



Aerial View



*** Shed location marked in red ***



291 (2).pdf



*** Shed location marked in red ***