



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-7550
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 612 N. 27th Street, Richmond, VA 23223

Historic District: Church Hill North

Applicant Information Billing Contact

Name: Linnea Gerwig + Ryan Gerwig

Email: linnea.gerwig@gmail.com

Phone: (434) 953-7516

Company: n/a

Mailing Address: 612 N. 27th Street
Richmond, VA 23223

Applicant Type: Owner Agent Lessee

Architect Contractor Other (specify):

Owner Information Billing Contact

Same as Applicant

Name: _____

Email: _____

Phone: _____

Company: _____

Mailing Address: _____

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

Project Information

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

Description (attach additional sheets if needed):

Submission for final review – refer to attached documentation.

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 an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner Linnea Gerwig [Signature]

Date 01 JAN 2022



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 612 N. 27th Street, Richmond, VA 23223

BUILDING TYPE

- | | |
|---|---|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input checked="" type="checkbox"/> accessory structure |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> other |
| <input type="checkbox"/> mixed use building | |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|---|---|
| <input checked="" type="checkbox"/> addition | <input checked="" type="checkbox"/> roof |
| <input checked="" type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input checked="" type="checkbox"/> porch or balcony | <input checked="" type="checkbox"/> other: storage shed |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> current site plan | <input type="checkbox"/> list of current windows and doors | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> list of proposed window and door | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> current roof plan | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> proposed roof plan | <input checked="" type="checkbox"/> perspective and/or line of sight |
| <input checked="" type="checkbox"/> legal "plat of survey" | | |



612 N. 27TH STREET

REAR RENOVATION / ADDITION

LOCATION



PROJECT NARRATIVE



THE HISTORIC 'MOORE HOUSE,' AS VIEWED FROM N. 27TH STREET



REAR OF HOUSE W/ NON-HISTORIC KITCHEN ADDITION + PORCH



VIEW OF REAR PARKING AREA AND FENCE FROM ALLEY

Linnea and Ryan Gerwig moved to Church Hill and purchased the historic 'Moore House' in 2016. Since settling into the neighborhood, their family has expanded to include two young boys.

The house features a number of intact historic features, both inside and out, including the defining 'side-hall' organization typical in houses of the era. However, with just two bedrooms, one full bath, and minimal storage, the owner-occupants are excited to expand in order to accommodate their growing family and remain members of the Church Hill community.

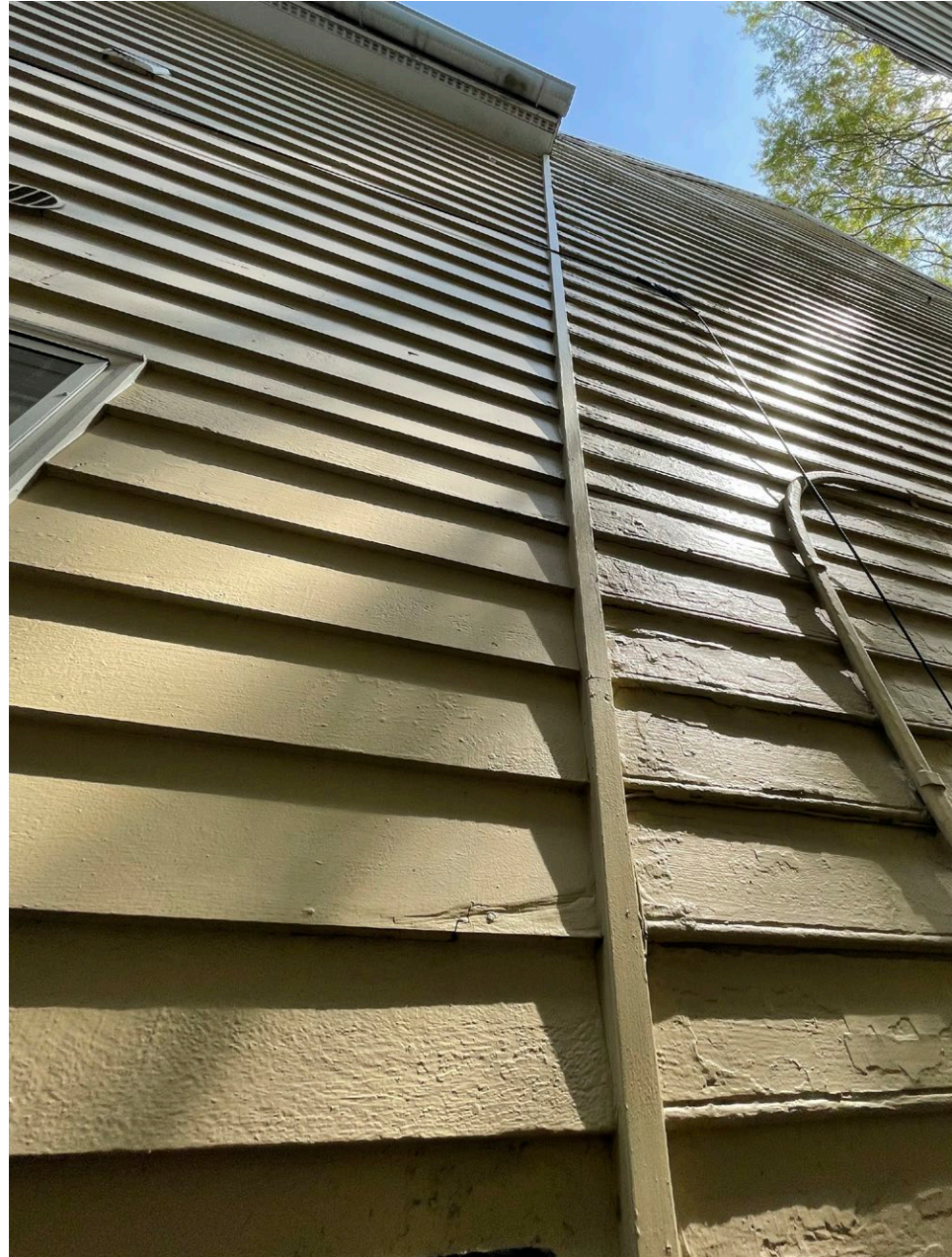
The proposed scope of work focuses on improvements and alterations to the rear of the home and property, and includes:

- The removal of an existing, non-historic, 1-story kitchen at the rear.
- A new 2-story addition featuring a kitchen, mud room, and porch on the 1st floor and a new primary bedroom suite on the 2nd floor.
- A new accessory storage structure at the rear along the alley.

For the primary facade along N. 27th Street and existing historic portions of the (2) side facades:

- No modifications or alterations are proposed.
- Minor repairs to the existing porch and railings are needed, and will consist of replacement in kind of select pickets.
- The existing historic siding and trim will be repainted to match the existing colors.

PROJECT NARRATIVE



EXISTING SIDING DETAILS – A TWO-STORY VERTICAL BATTEN TRANSITIONS FROM THE OLDEST HISTORIC SIDING (RIGHT) TO EXISTING SIDING AT A PREVIOUS ADDITION (LEFT)

THE OLDEST SIDING CONSISTS OF BEADED SHIP-LAP WHILE NEWER SIDING MATCHES THE TYPICAL HISTORIC EXPOSURE HEIGHT BUT WITHOUT THE HISTORIC BEAD.

POST-CONCEPTUAL REVIEW REVISION: THE SIDING USED FOR THE PROPOSED ADDITION WILL HAVE A DIFFERENT EXPOSURE HEIGHT IN ORDER TO CONTRAST WITH THE HISTORIC CONDITION.



THE INTERIOR FEATURES AN INTACT 'SIDE-HALL' ORGANIZATION WHICH WILL BE MAINTAINED AND USED AS MEANS TO ORGANIZE THE INTERIOR OF THE NEW ADDITION



EXISTING FRONT PORCH SHOWING TYPICAL PICKETS TO BE REPAIRED / REPLACED IN KIND

EXISTING CONDITIONS



THE HISTORIC 'MOORE HOUSE,' AS VIEWED FROM N. 27TH STREET



VIEW OF FRONT PORCH



VIEW OF THE PRIMARY FACADE WITH FEDERAL STYLE DETAILING

EXISTING CONDITIONS



VIEW OF THE REAR WITH NON-ORIGINAL 'LEAN-TO' STYLE KITCHEN + PORCH



AERIAL VIEW OF HOUSE LOOKING TOWARDS N. 27TH STREET – THE BLOCK IS NOTABLE FOR ITS VARIETY OF ARCHITECTURAL STYLES AND ROOFLINES. REAR ADDITIONS, ACCESSORY BUILDINGS, AND PORCHES ARE ALSO TYPICAL, EXHIBITING DIVERSE APPROACHES TO FORM, MASSING, AND MATERIAL DETAILING WITH MINIMAL CONSISTENCY.

EXISTING CONDITIONS



VIEW OF ALLEY LOOKING SOUTH



ALLEY VIEW AT GARAGE BEHIND 616 N. 27th STREET



ALLEY VIEW OF GARAGE BEHIND 614 1/2 N. 27TH STREET



ALLEY VIEW OF PARKING AREA BEHIND 612 N. 27TH STREET HOUSE



VIEW OF ALLEY LOOKING NORTH



ALLEY VIEW TOWARDS REAR OF 610 N. 27TH STREET



ALLEY VIEW TOWARDS GARAGE AT REAR OF 608 N. 27TH STREET



ALLEY VIEW TOWARDS REAR OF 608 N. 27TH STREET

EXISTING CONDITIONS



INSIDE THE EXISTING NON-ORIGINAL, 1-STORY KITCHEN W/ NON-HISTORIC WINDOWS, FINISHES, SYSTEMS, ETC.

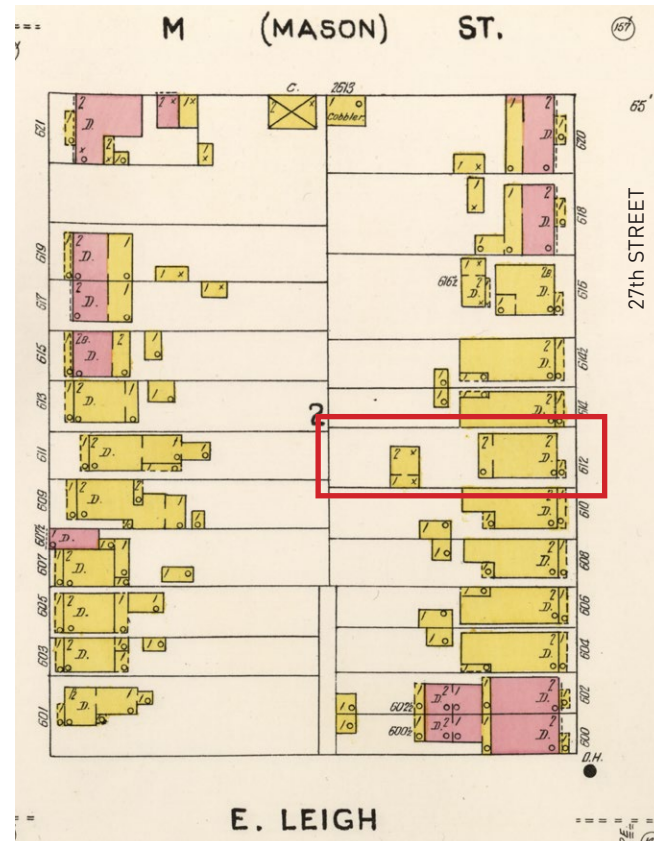


EXISTING NON-ORIGINAL SIDE PORCH W/ CONTEMPORARY FRAMING ELEMENTS AND NON-HISTORIC SIDING AND TRIM ELEMENTS

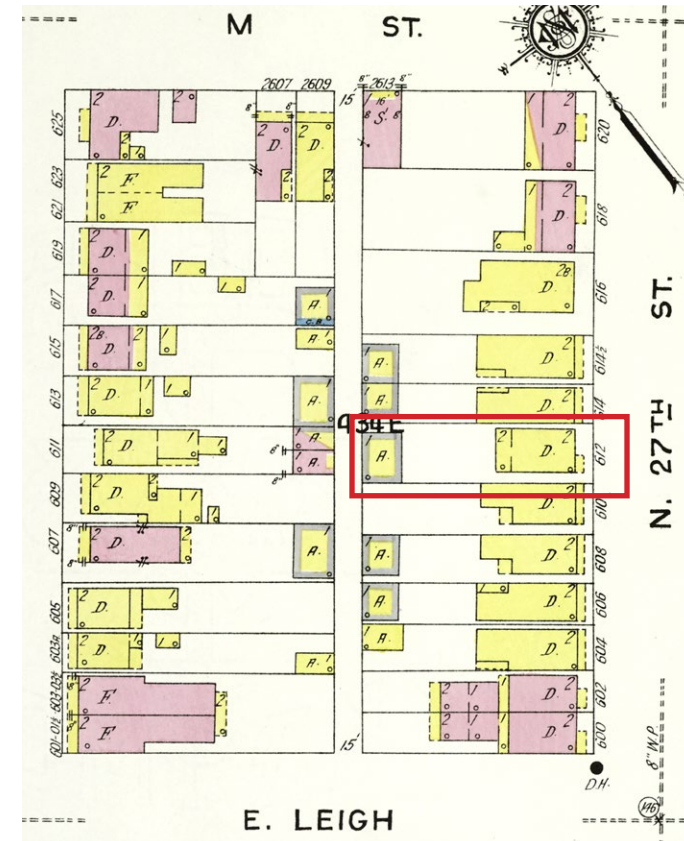
HISTORY



'MARIA L. MOORE HOUSE,' AS SHOWN IN F.W. BEERS' MAP C. 1877



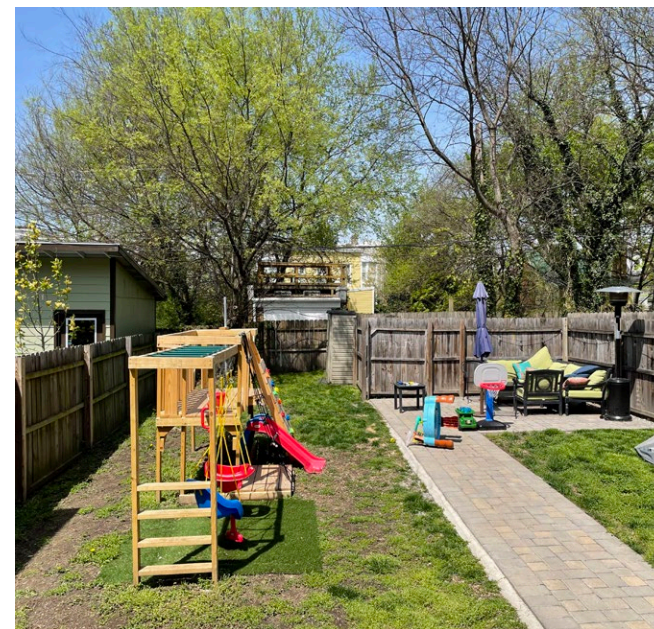
SANBORN MAP C. 1905



SANBORN MAP C. 1925



The "L" shape of the original house, as shown in the map above from 1877, is still legible in the existing home. These defining spaces will be maintained in the proposed renovation.



A survey of historic data shows that the rear of the house and the backyard towards the alley have changed over the years. Though none exists currently, the rear yard has contained several different accessory structures over the last 150+ years. A new shed / accessory storage building is proposed for the SW corner at rear of the property along the alley.



HISTORICAL SUMMARY

The Moore House was built around 1824. This Federal three-bay frame house features a side-hall plan and a raised brick foundation. This house was built following the Panic of 1819, when land and taxes were inexpensive in this eastern suburb of the city. In 1874, the family of James R. Moore, a carpenter, were the earliest recorded residents. Mr. Moore passed away in 1877 and his widow, Maria, and J. Staunton Moore, a wholesale grocer remained in the house. In 1883, Octavius Francis, a woodworker, and Chastain Pendleton, a manager, lived in the house. Later residents were John M. Brown, a policeman, William D. Brown, a carpenter, and Mrs. Mary A. Brown, a widow.

This house is listed as a contributing structure in the Church Hill North Historic District on the Virginia Landmarks Register and the National Register of Historic Places.

source: Historic Richmond

CHURCH HILL NORTH OLD & HISTORIC DISTRICT

The house is located within the Church Hill North Old & Historic District which was a historically working and middle class neighborhood with less grand and imposing buildings than are typically found in the St. John's Church area to the south. Houses in the Church Hill North Old & Historic District exhibit a wide array of architectural forms and styles.

adapted from: Old & Historic District Guidelines

NEIGHBOR / COMMUNITY OUTREACH

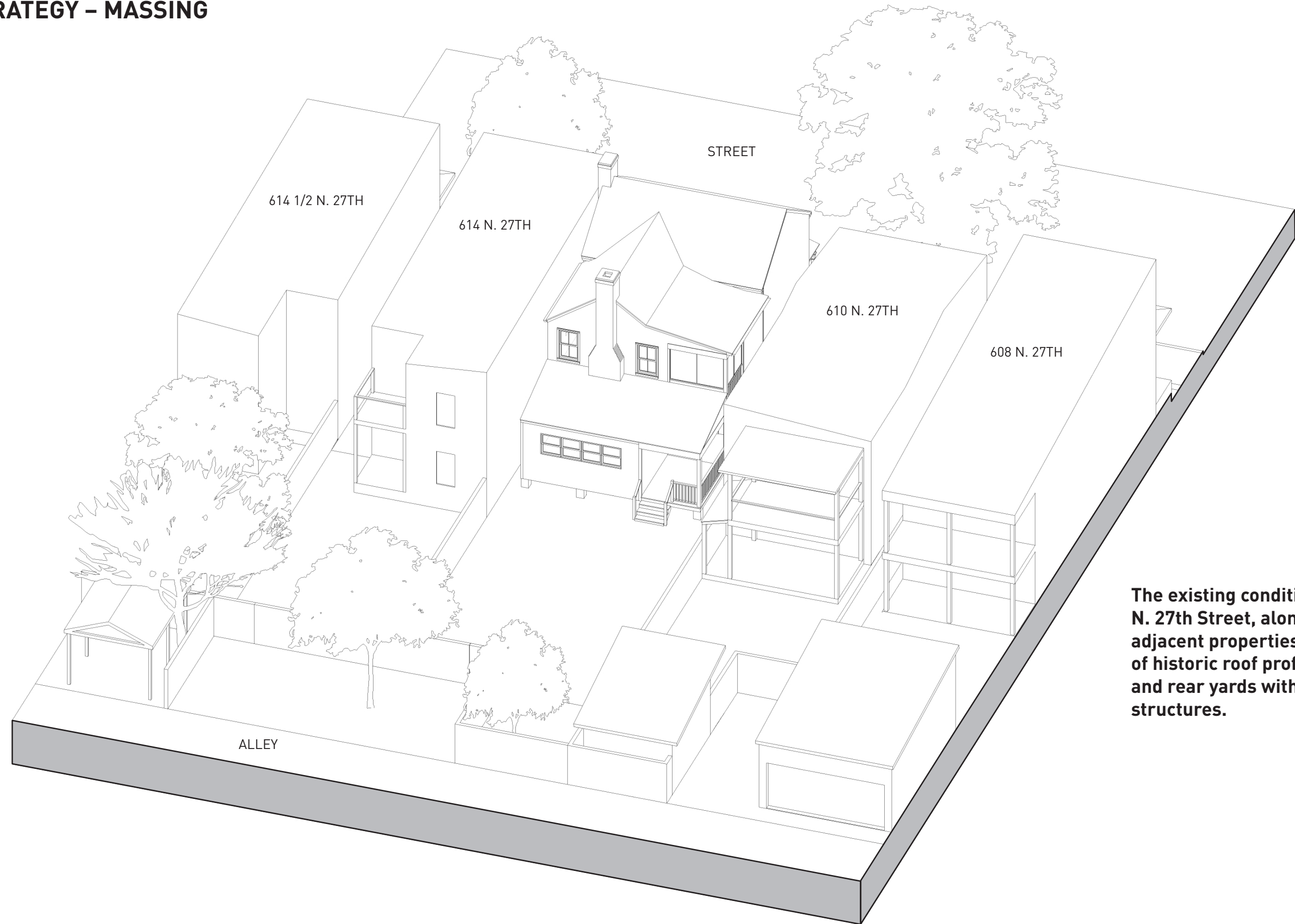
The owners have shared the design with both neighbors to the immediate north and south of the property, who have all expressed support.

Further, the design has been shared with members of the Church Hill Association who will be reviewing the proposal in early December as part of their standard review / approval processes.



		EXISTING	CHANGE	PROPOSED
HOUSE	1ST	908	+262	1,170
	2ND	736	+555	1,291
	TOTAL	1,644	+817	2,461
SHED	TOTAL	--	+259	259

DESIGN STRATEGY – MASSING



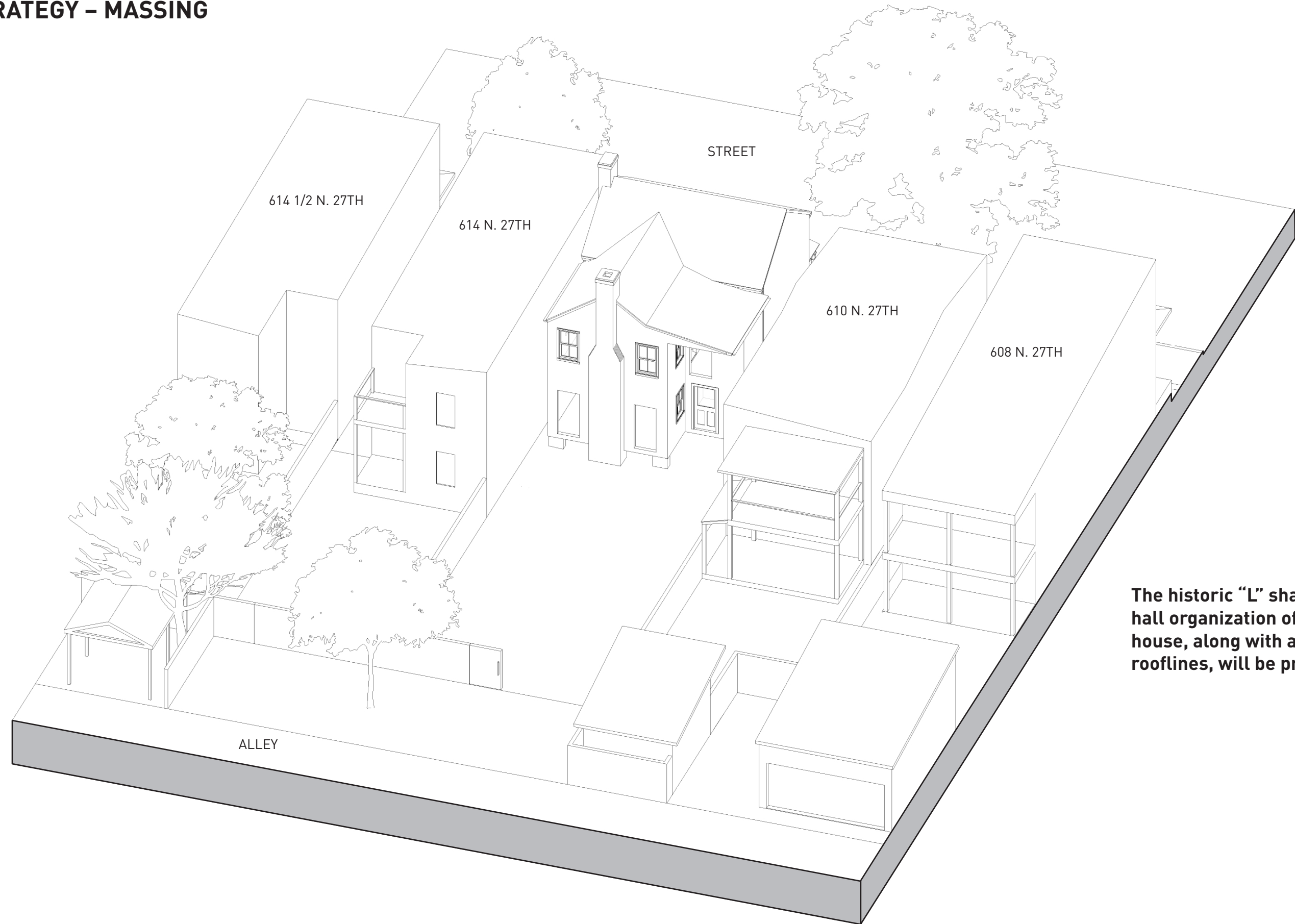
The existing conditions of 612 N. 27th Street, along with the adjacent properties, with their mix of historic roof profiles, massing, and rear yards with accessory structures.

DESIGN STRATEGY – MASSING



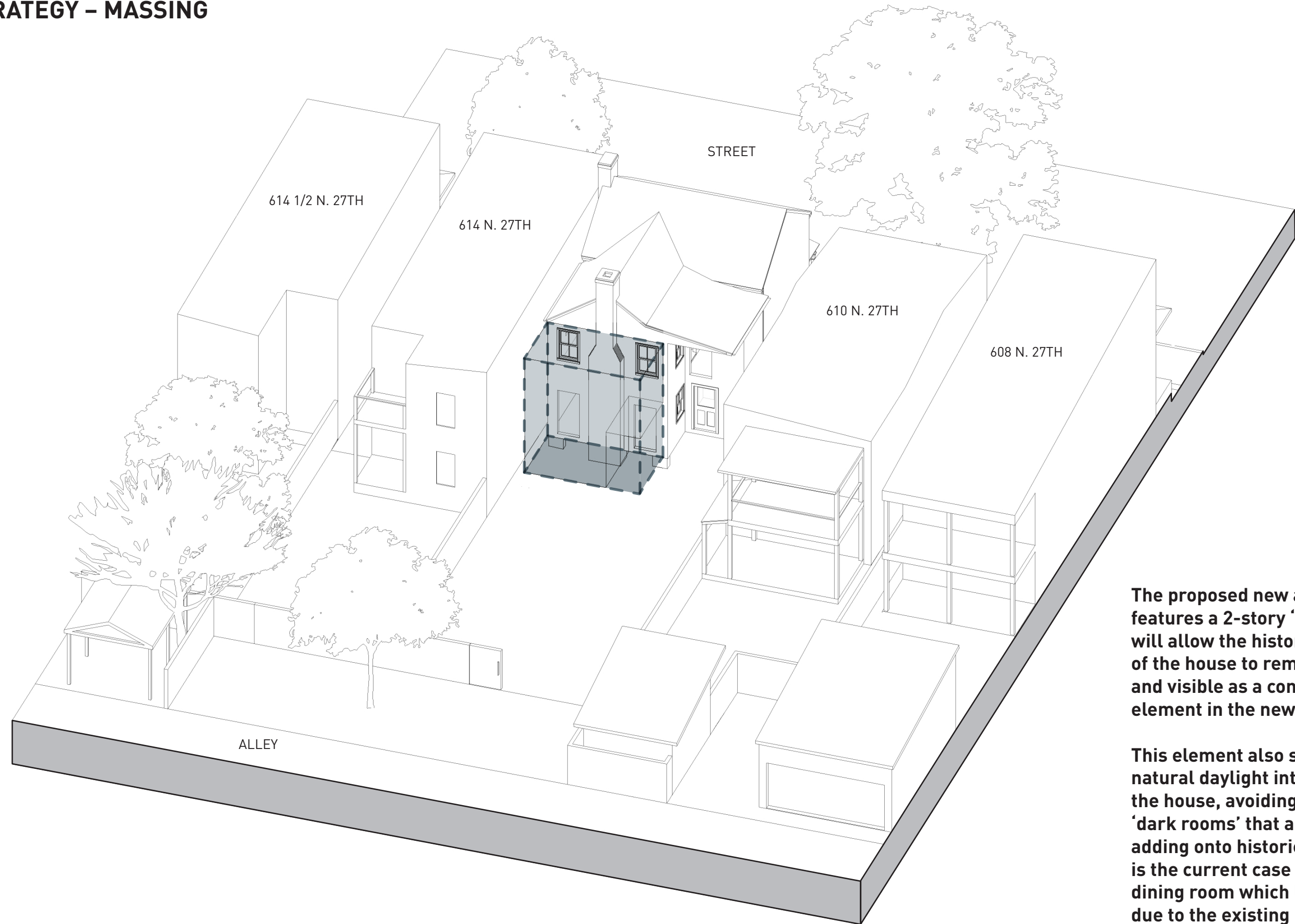
The existing non-original kitchen and porch will be removed along with a portion of the rear privacy fence and a tree along the alley.

DESIGN STRATEGY – MASSING



The historic “L” shape and side hall organization of of the original house, along with all existing rooflines, will be preserved.

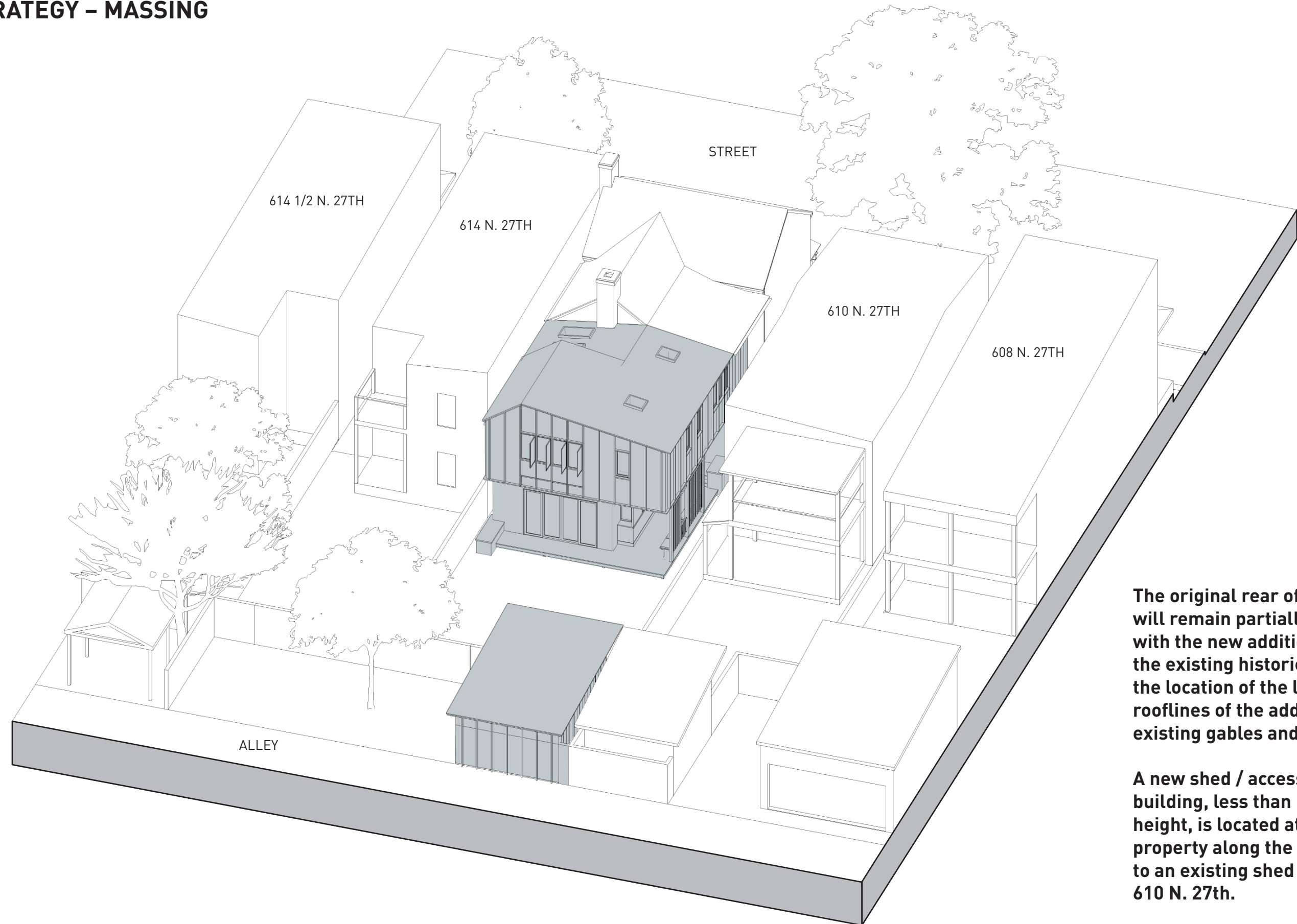
DESIGN STRATEGY – MASSING



The proposed new addition features a 2-story 'light well' which will allow the historic rear facade of the house to remain expressed and visible as a contributing element in the new addition.

This element also serves to bring natural daylight into the middle of the house, avoiding the condition of 'dark rooms' that are created when adding onto historic structures, as is the current case for the historic dining room which lacks windows due to the existing kitchen 'shed.'

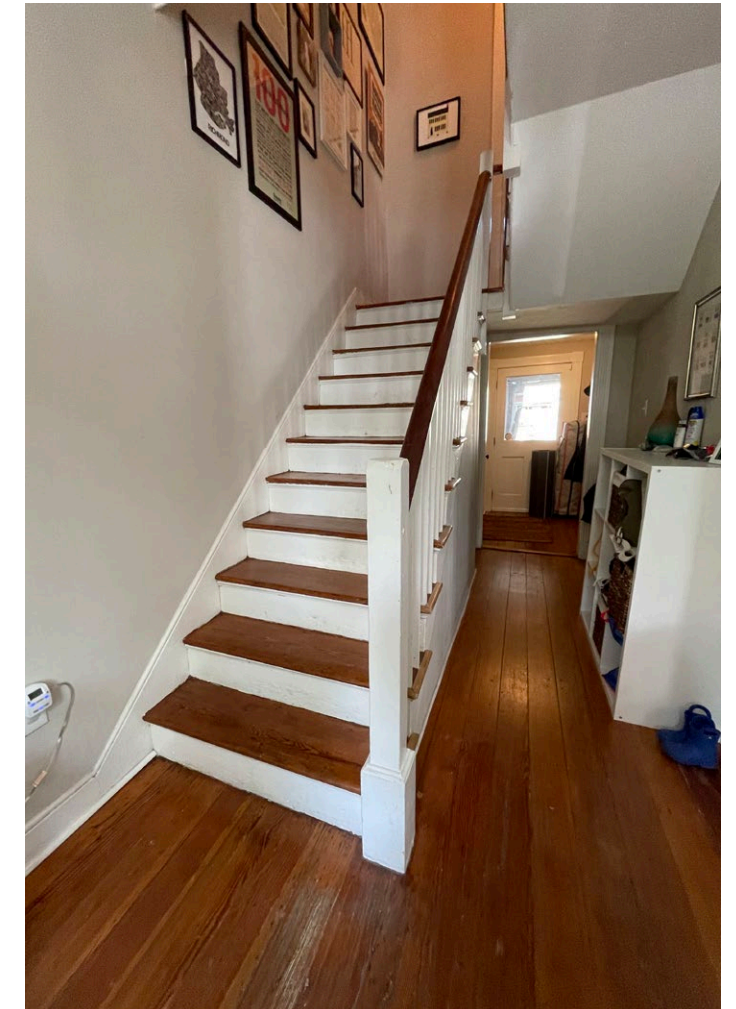
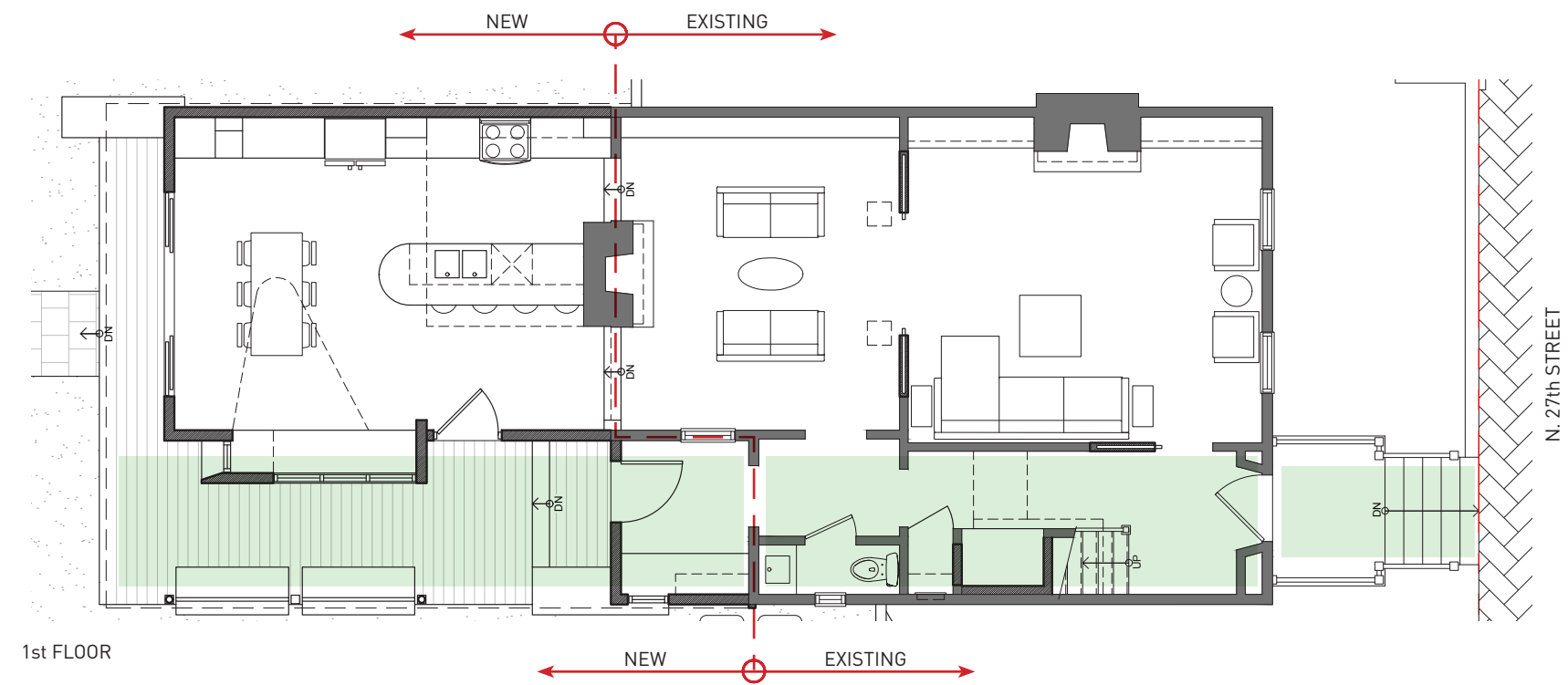
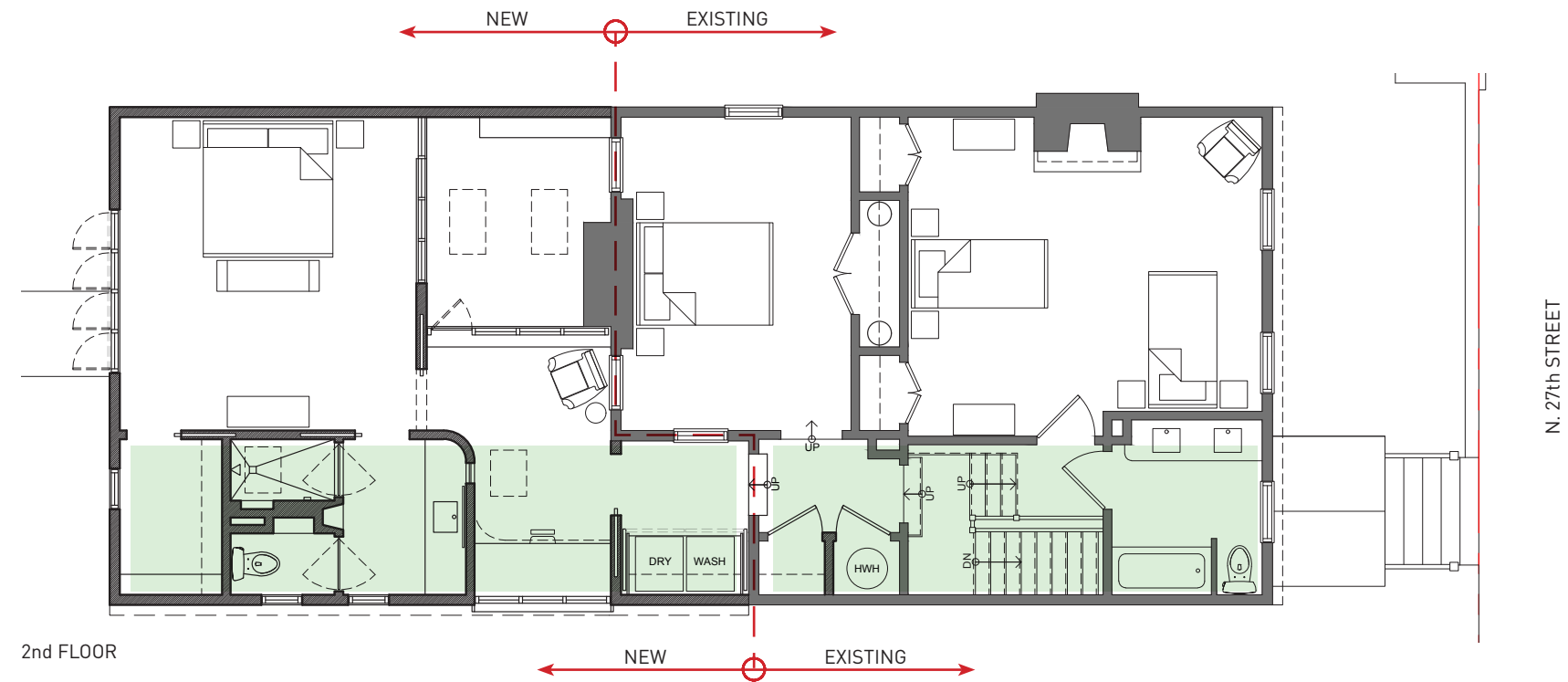
DESIGN STRATEGY – MASSING



The original rear of the house will remain partially expressed with the new addition deferring to the existing historic massing at the location of the light well. The rooflines of the addition match the existing gables and slopes.

A new shed / accessory storage building, less than 12'-0" in height, is located at the rear of the property along the alley adjacent to an existing shed on the parcel at 610 N. 27th.

DESIGN STRATEGY – REINFORCE HISTORIC ORGANIZATION

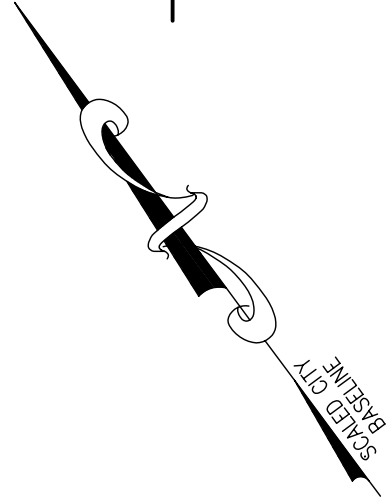


The existing historic “side-hall” arrangement of circulation and service spaces (shown in green) is respected and carried into the new addition as the primary means of organizing interior and exterior spaces on both floors.

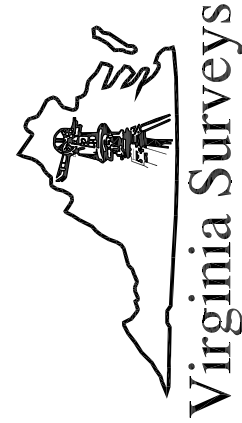
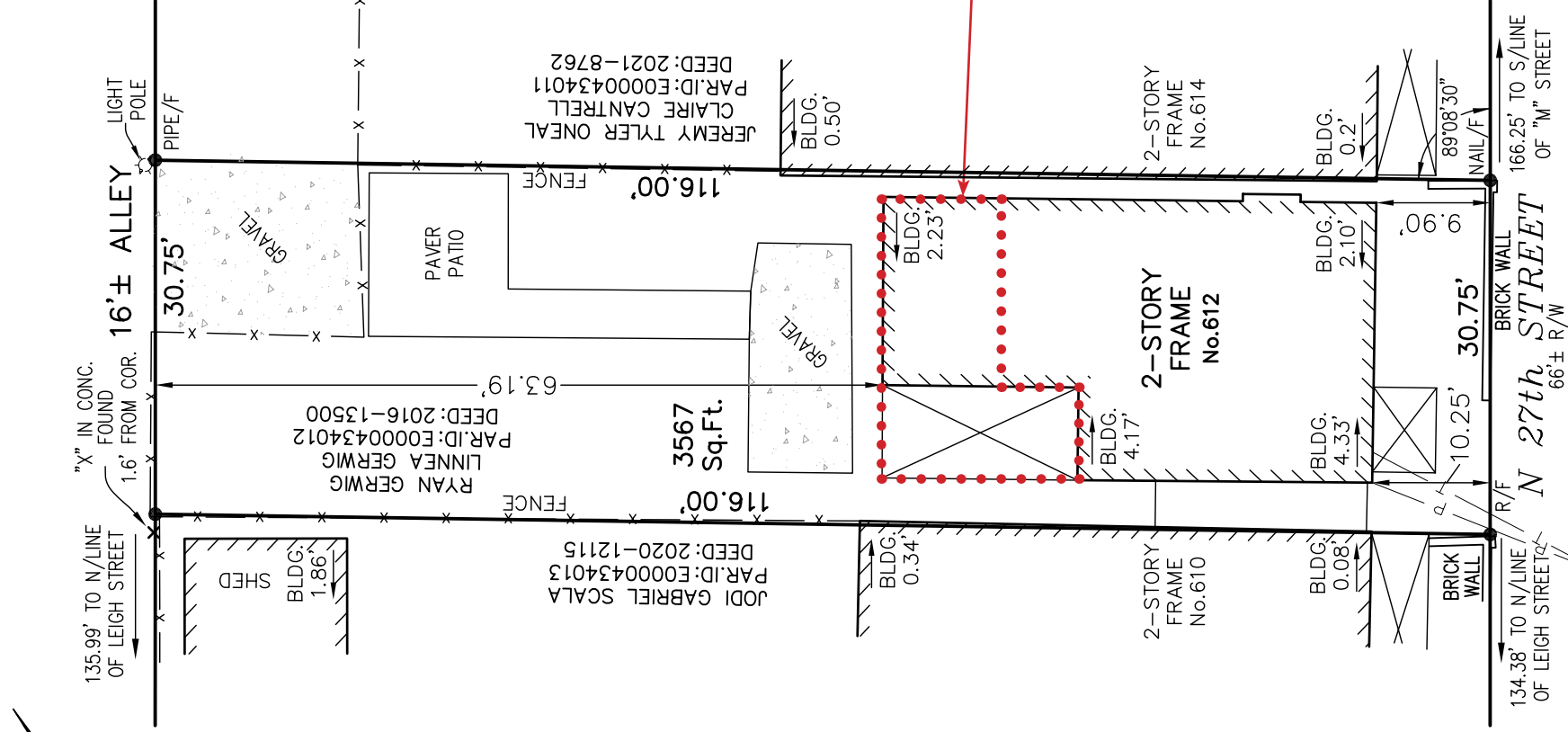
SURVEY - EXISTING

	SF	%
Total Lot Area	3,567	-
Existing Coverage	1,046	29%
Proposed Coverage (Including Shed)	1,656	46%
<i>Allowed (R-8 zoning)</i>		65%

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 11-3-2021 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



NOTE:
 THIS SURVEY BASED ON
 PLAT BY WARREN W. SHAW
 DATED: JAN. 21, 1991
 DB.259 PG.35

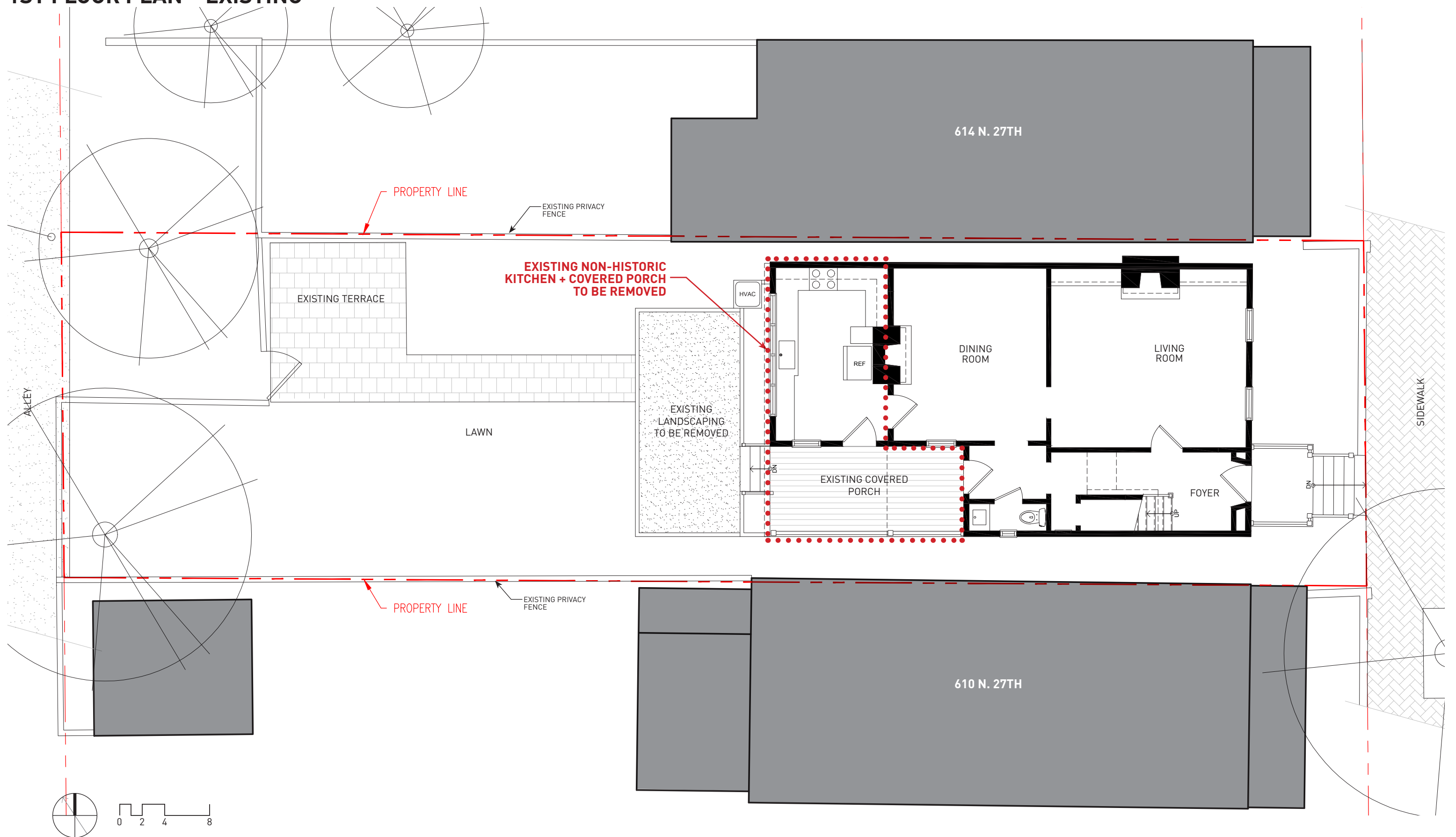


P.O. BOX 118
 CHESTERFIELD, VA 23832
 (804) 748-9481
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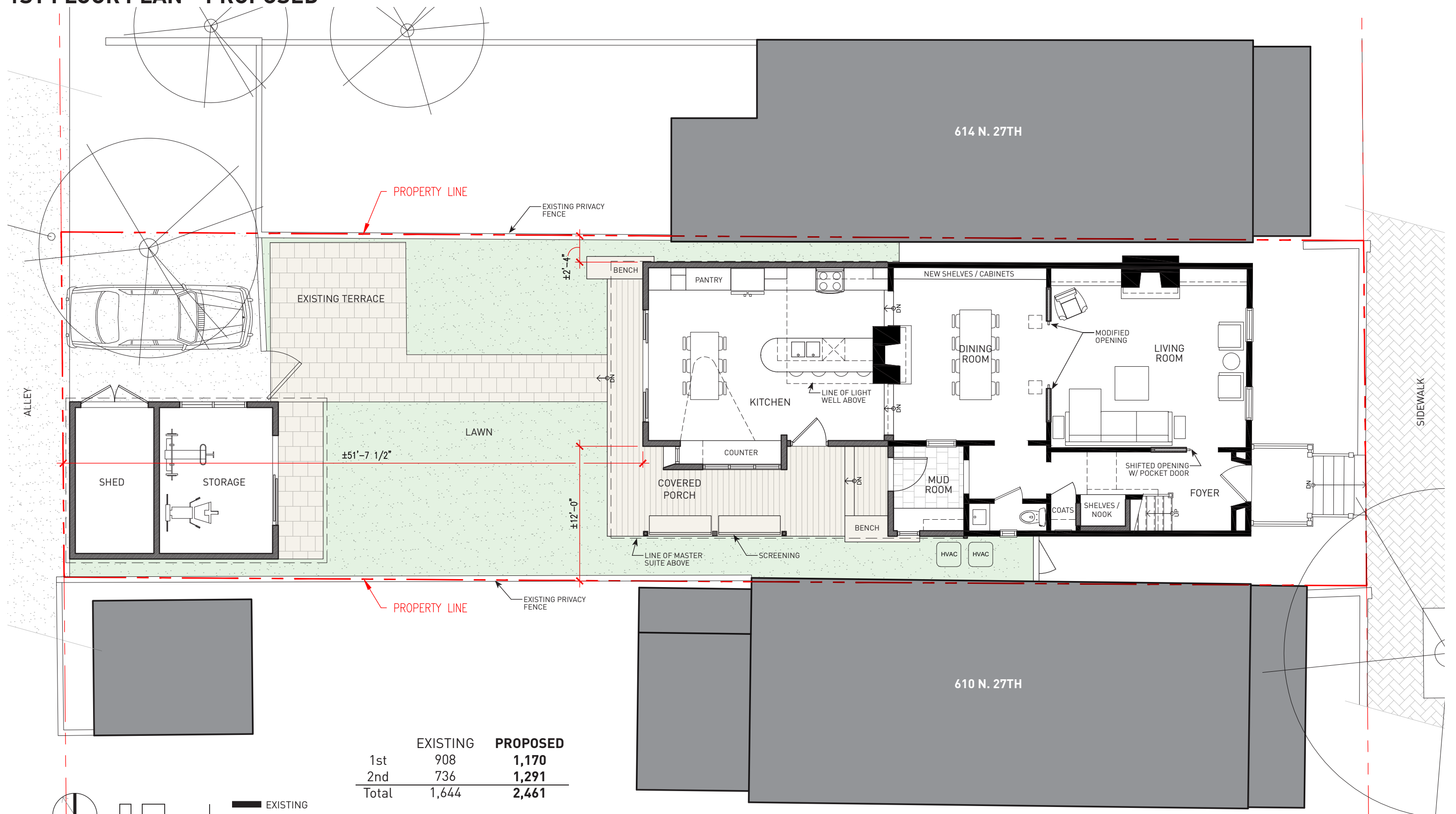
MAP SHOWING THE IMPROVEMENTS
 ON No.612 N. 27th STREET
 IN THE CITY OF RICHMOND, VA.

DATE: 11-3-2021
 CERTIFIED BY JEFFREY K. FLOYD
 VIRGINIA CERTIFICATE NO. 001905
 SCALE: 1"=15'
 JOB NO. 211014556

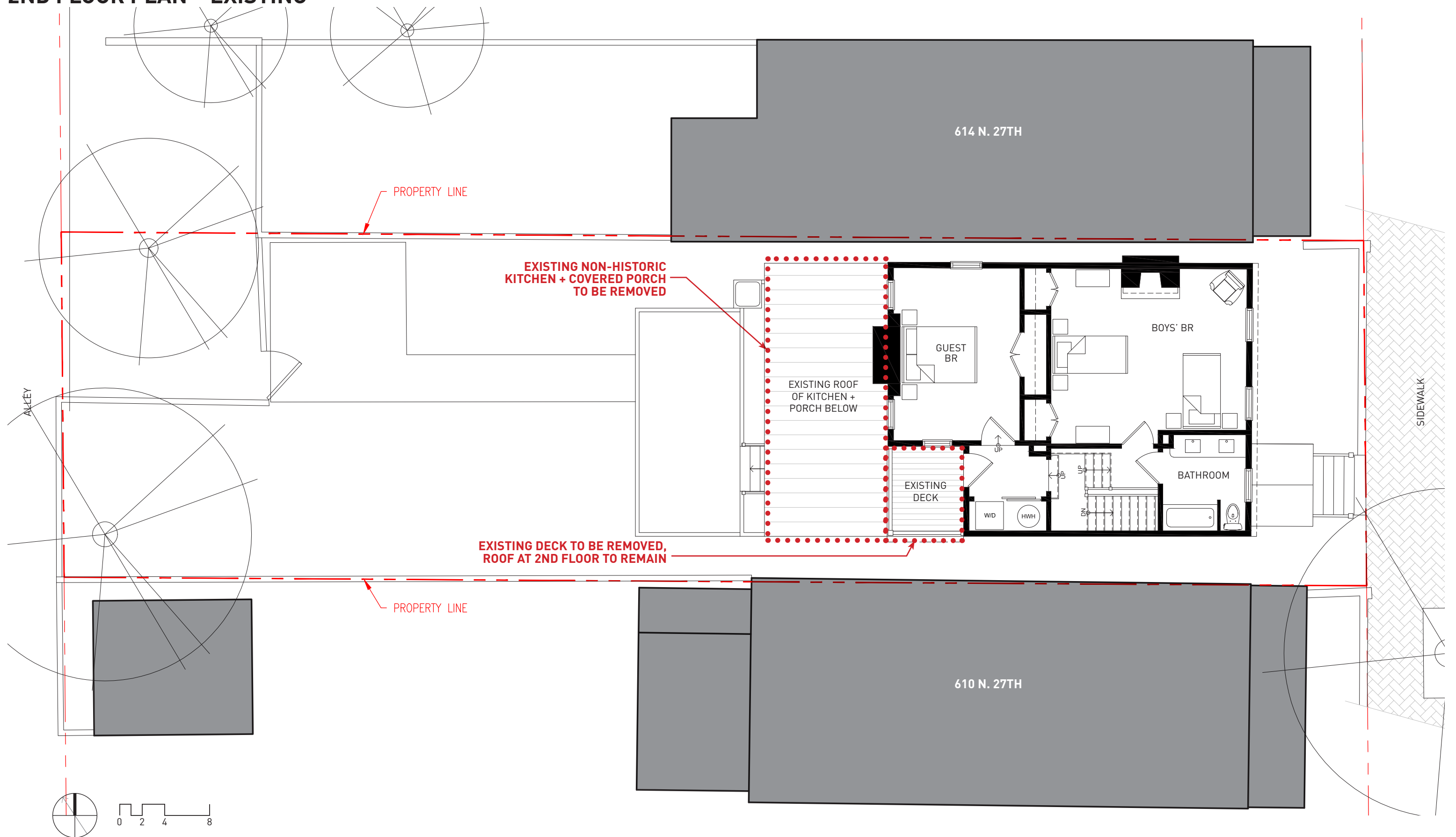
1ST FLOOR PLAN - EXISTING



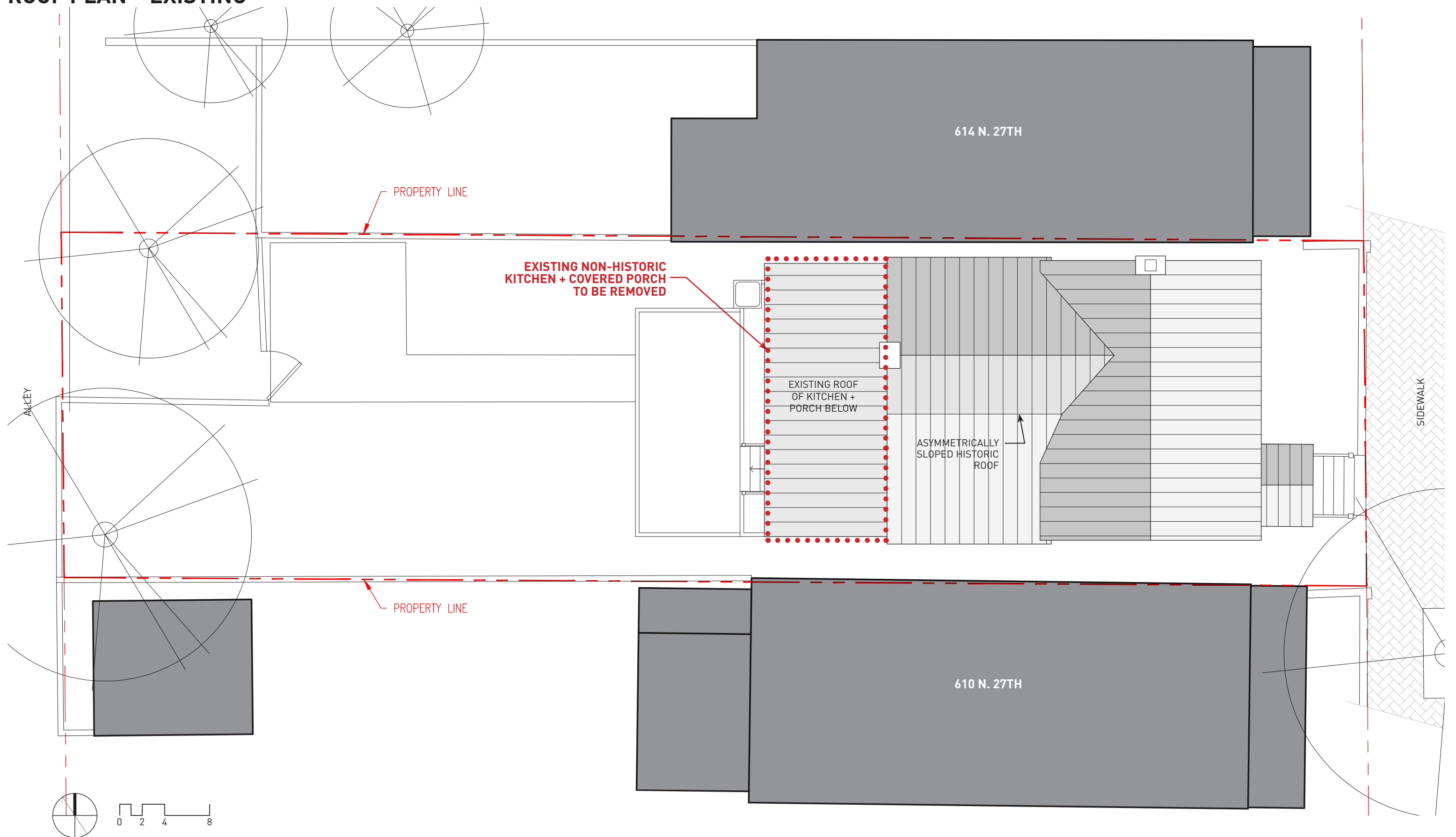
1ST FLOOR PLAN - PROPOSED



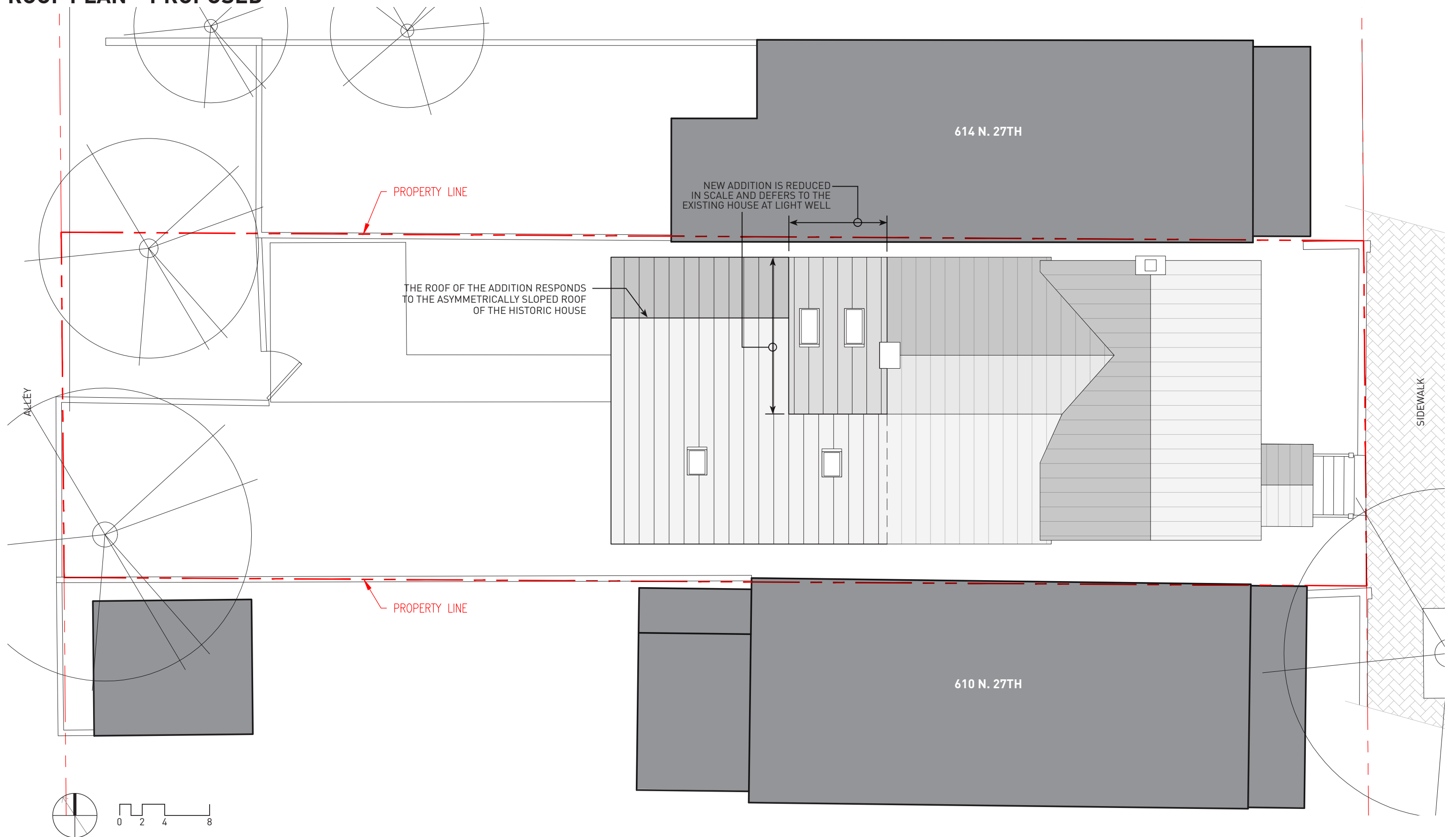
2ND FLOOR PLAN - EXISTING



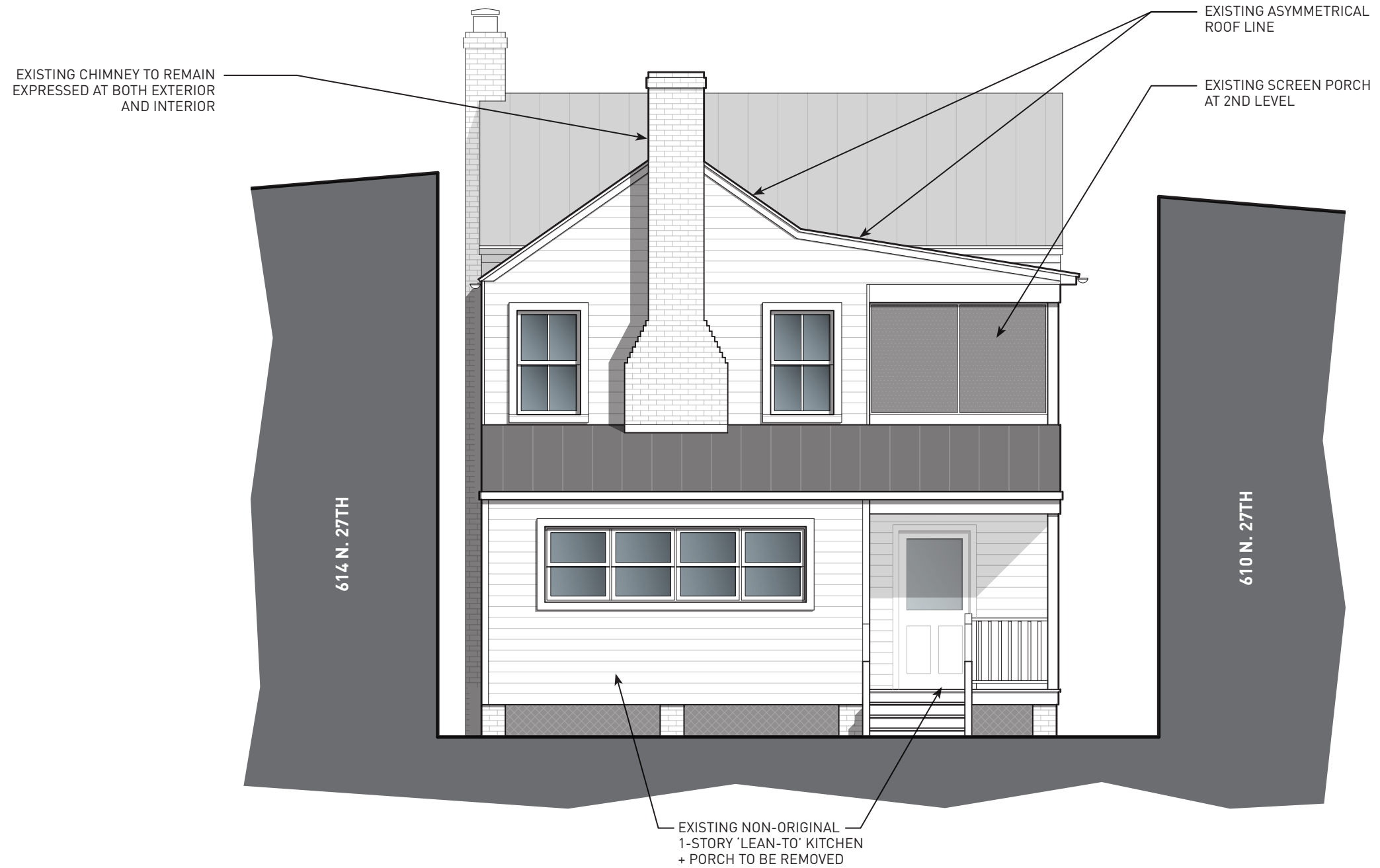
ROOF PLAN - EXISTING



ROOF PLAN - PROPOSED



REAR ELEVATION – EXISTING



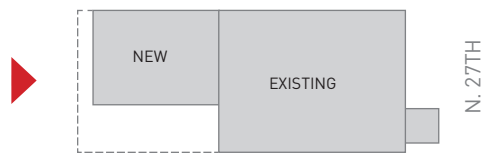
KEY PLAN



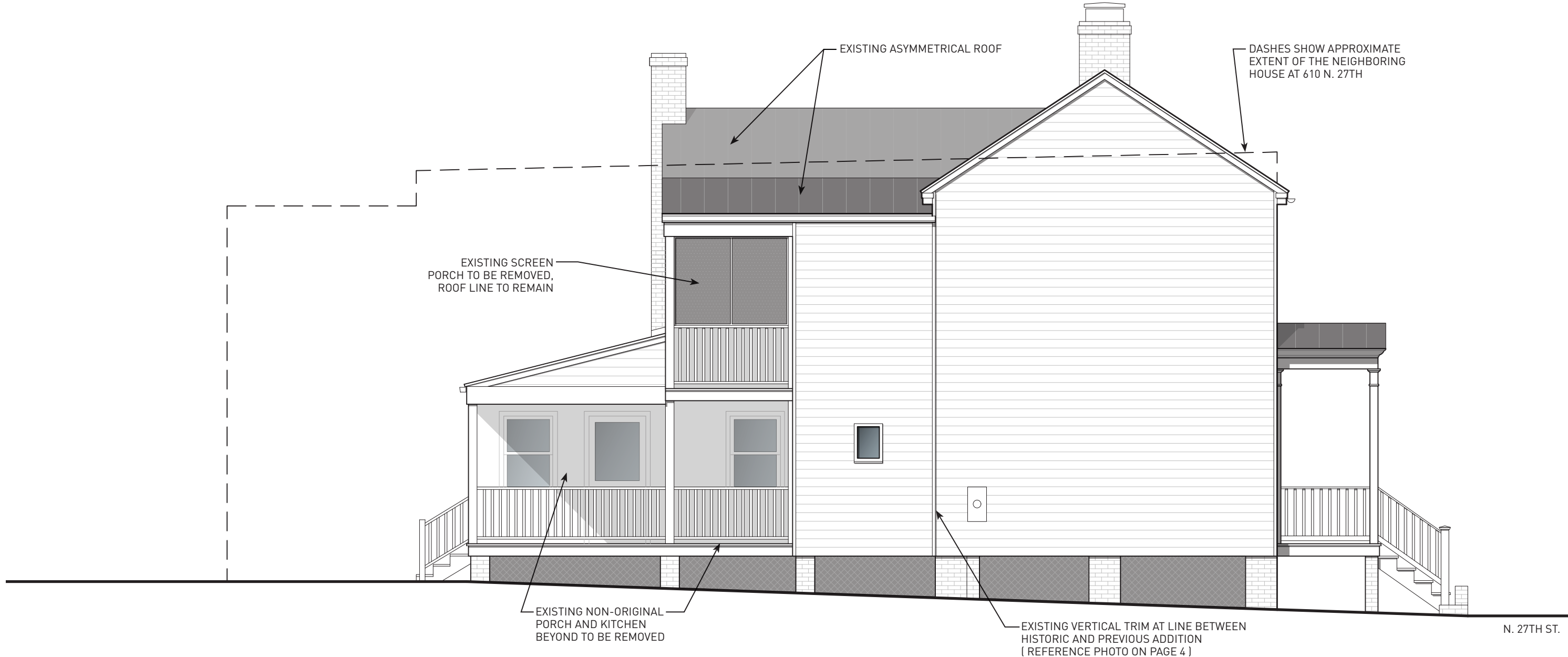
REAR ELEVATION – PROPOSED



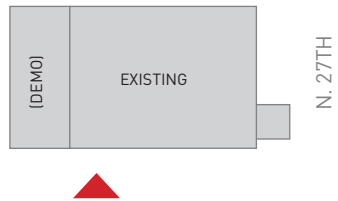
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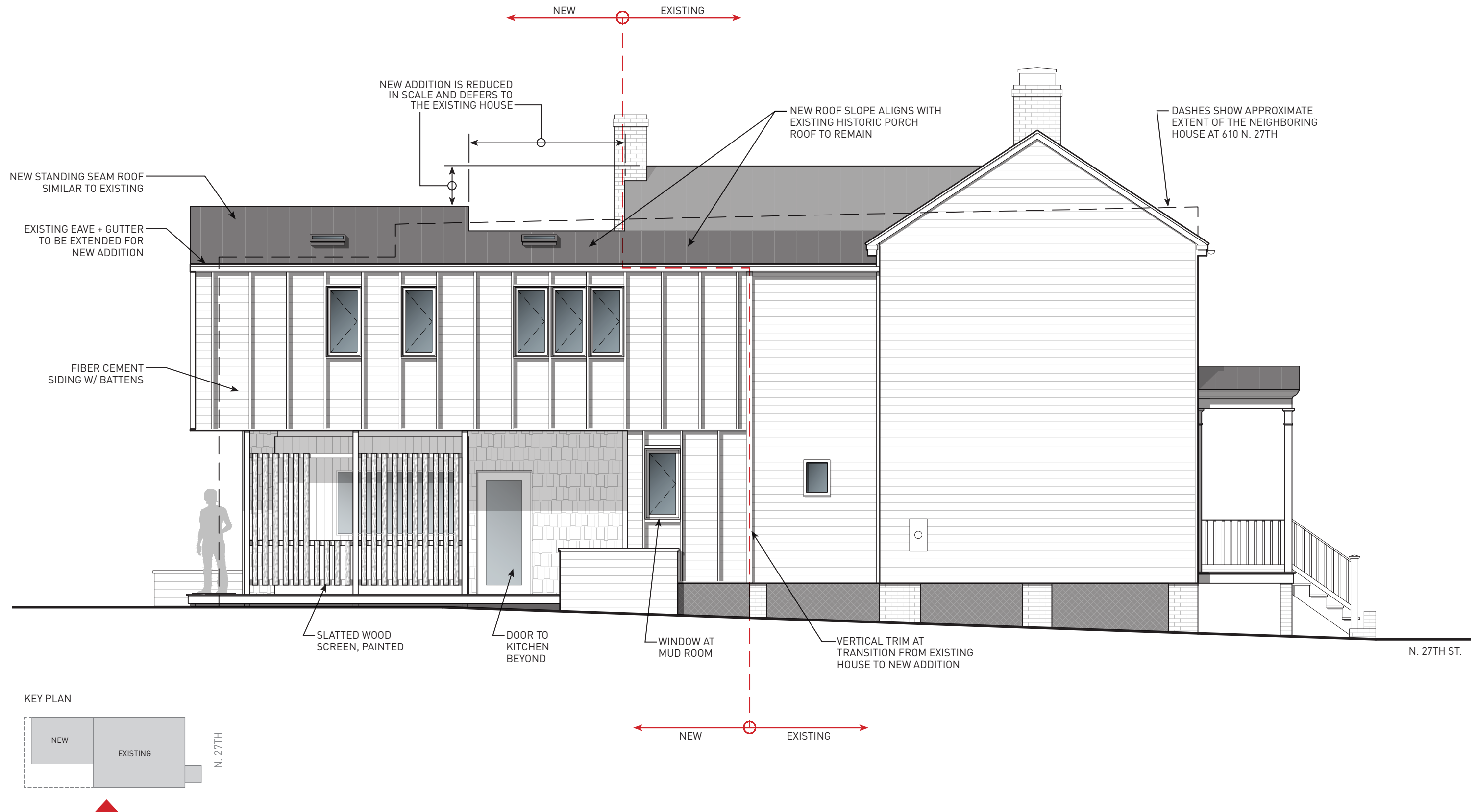
SIDE ELEVATION – EXISTING



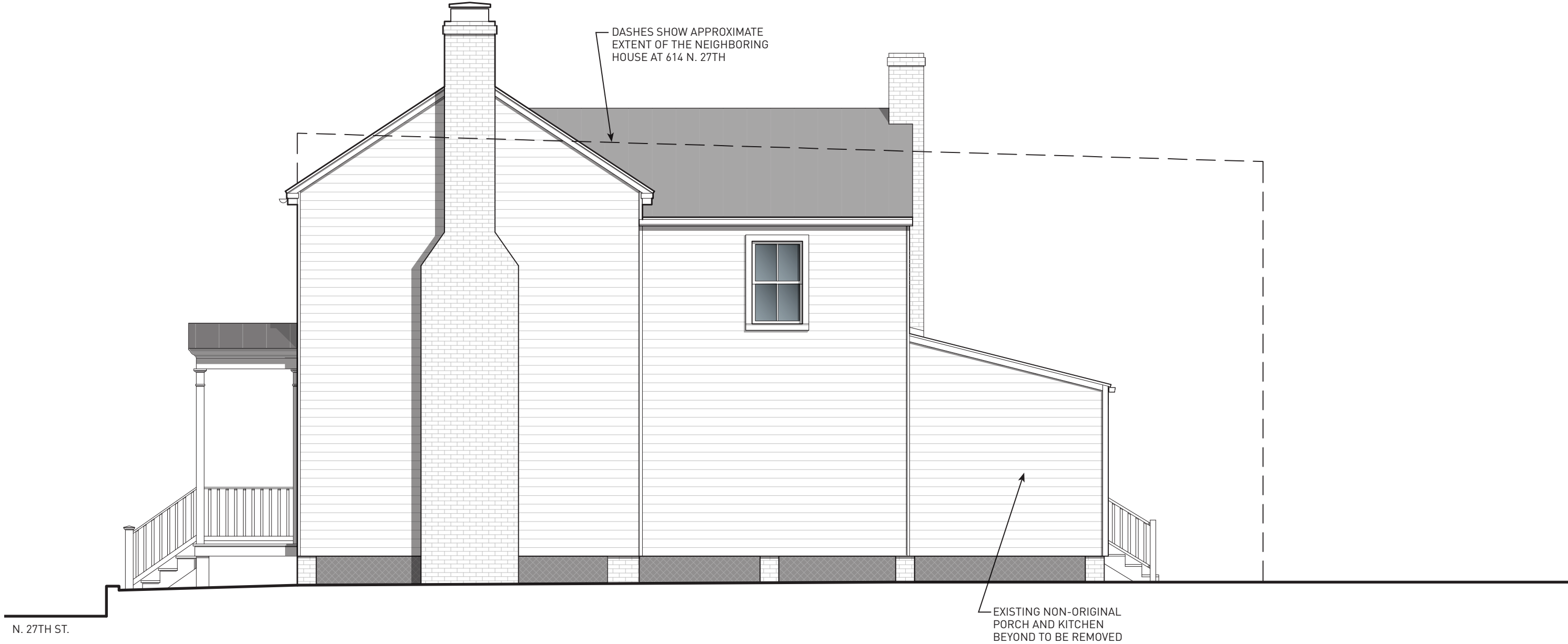
KEY PLAN



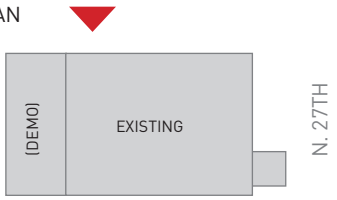
SIDE ELEVATION – PROPOSED



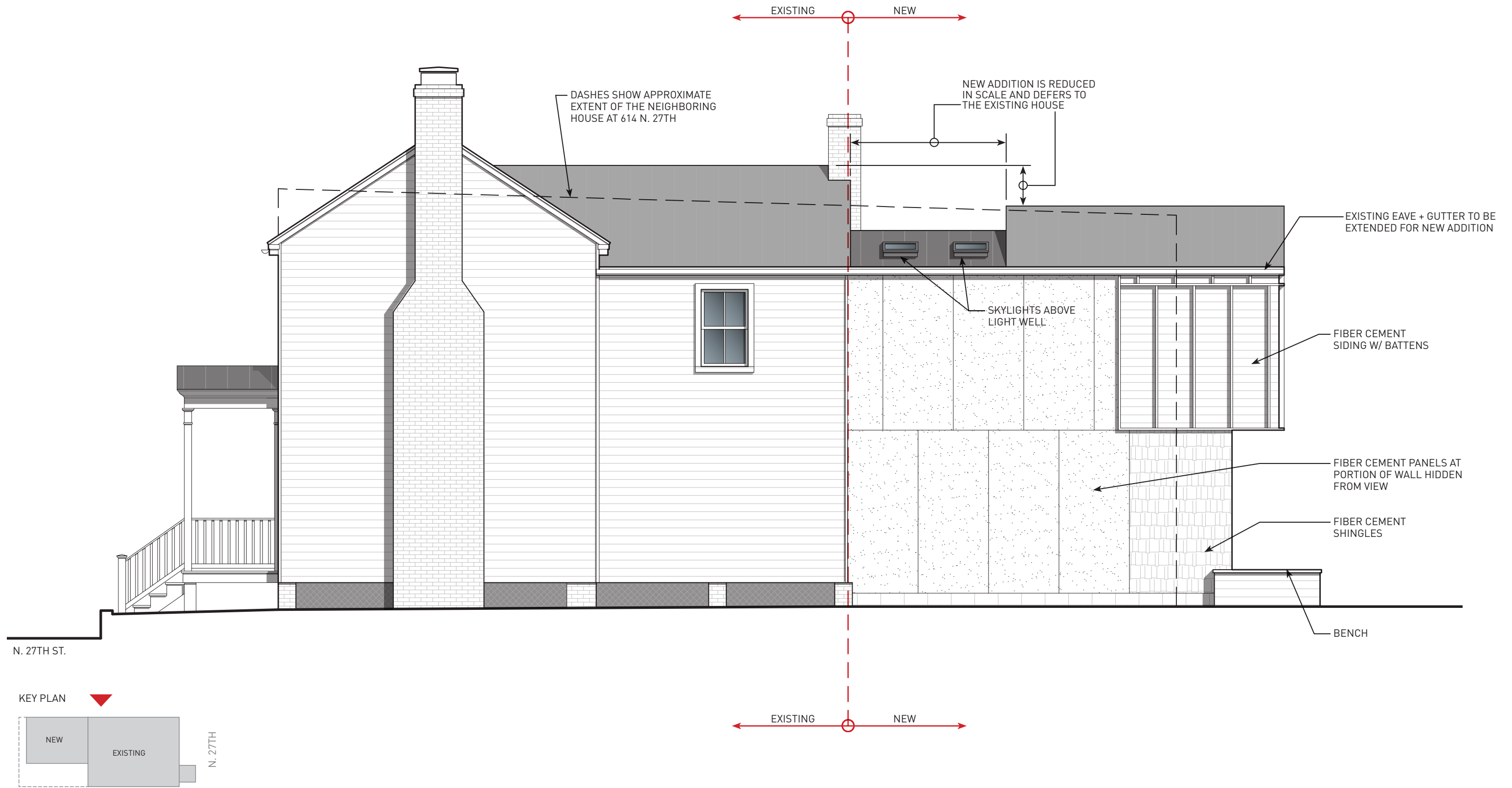
SIDE ELEVATION – EXISTING



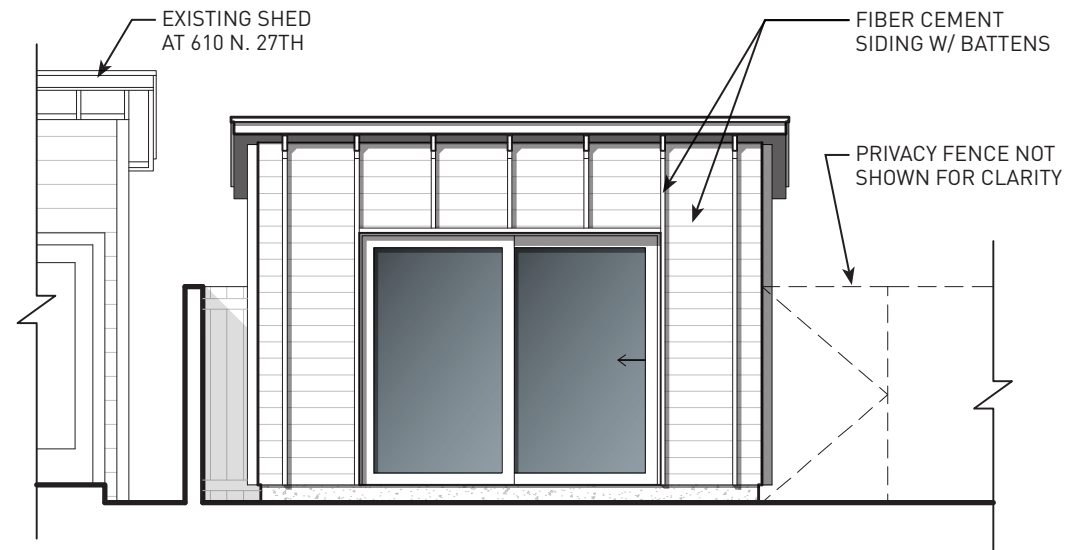
KEY PLAN



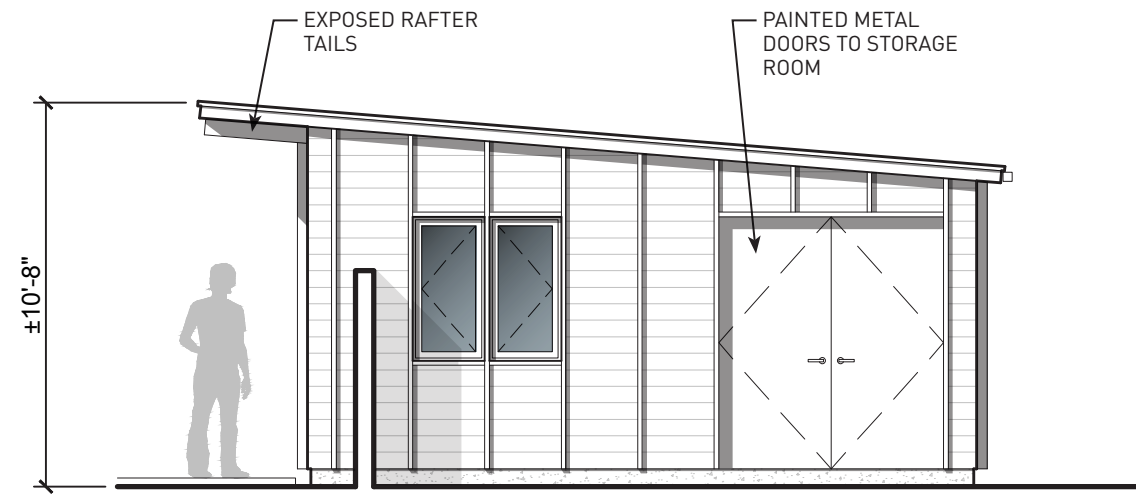
SIDE ELEVATION – PROPOSED



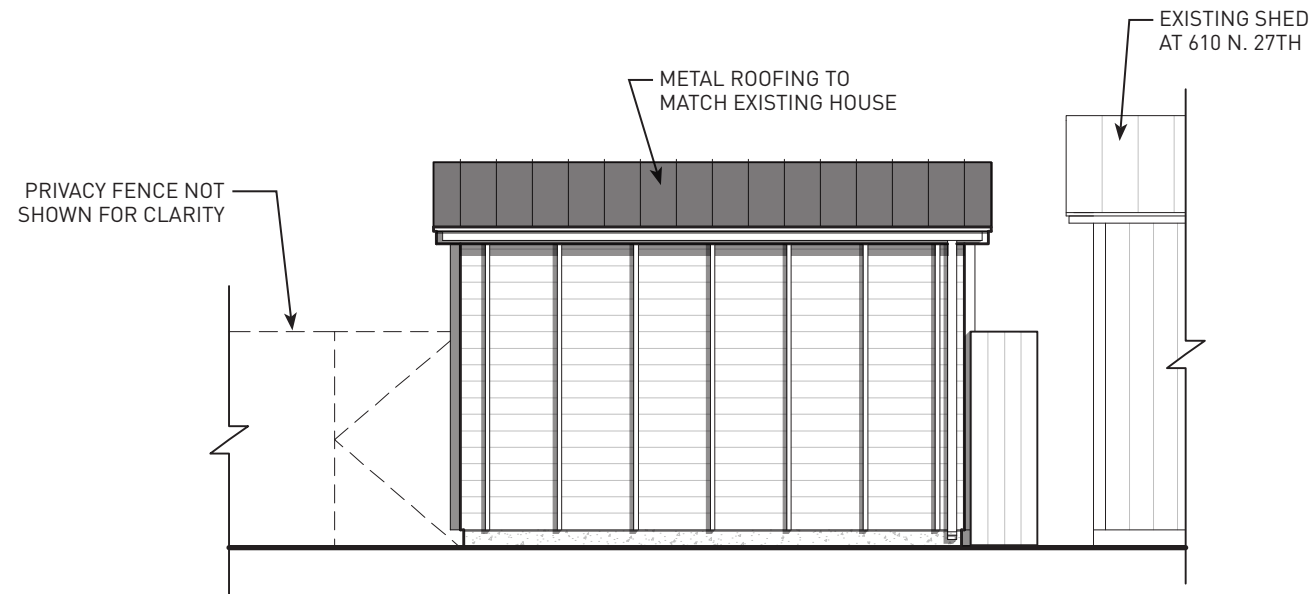
SHED ELEVATIONS - PROPOSED



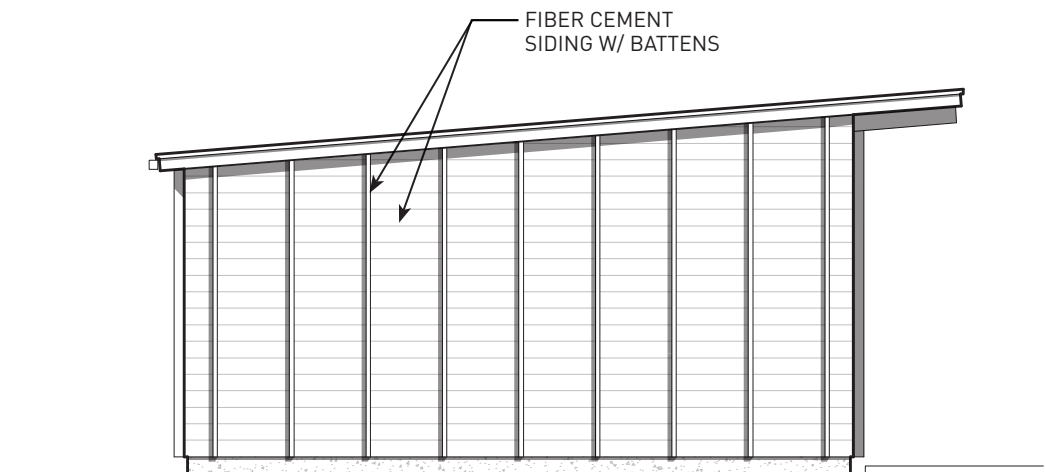
EAST ELEVATION, FACING REAR OF HOUSE



NORTH ELEVATION, FACING ALLEY PARKING SPACE



WEST ELEVATION, FACING ALLEY



SOUTH ELEVATION, FACING NEIGHBOR'S SHED AT 610 N. 27TH STREET

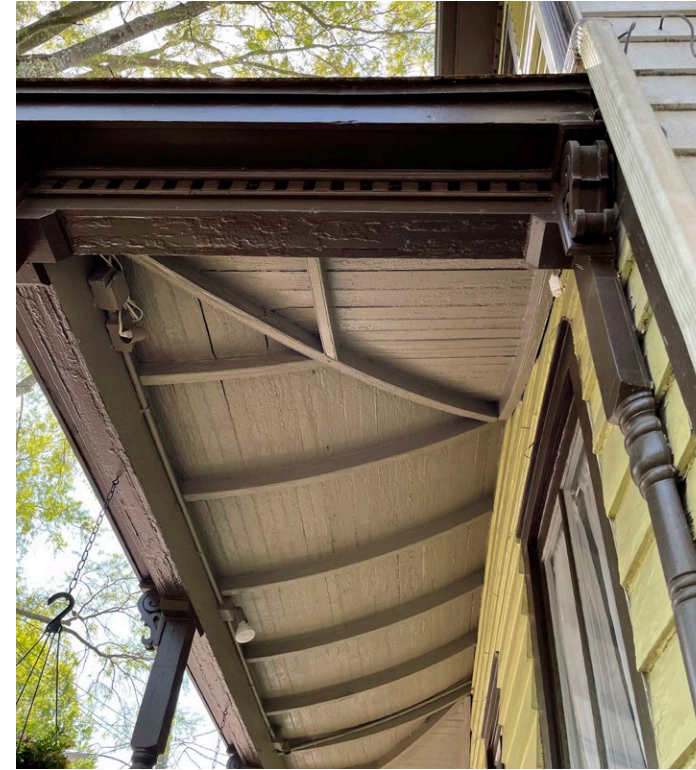
DESIGN STRATEGY – MATERIALS + DETAIL REFERENCES



522 N. 27th STREET – VARIATIONS OF CLADDING + SHINGLE SCALE & MATERIAL



616 N. 27th STREET – EXPRESSIVE WOOD DETAILING



610 N. 27th STREET – EXPRESSED FRAMING ADDS CHARACTER



613 N. 27th STREET – REPEATING BRACKET MOTIFS

The historic character of Church Hill is defined by a rich and engaging mix of architectural styles, finish materials, window patterns, rooflines, and decorative elements.

A variety of cladding types, material orientations & finishes, and details are readily observable in the surrounding blocks.

Houses feature simple but expressive painted wood detailing composed of repeated motifs like brackets, window surrounds, trim boards, siding, and battens.

The proposed rear addition to 612 N. 27th differentiates itself from the historic house through material detailing that finds precedent in, and is in keeping with, the unique character of Church Hill, as shown on the following pages.



REAR ALLEY AT 616 N. 27th STREET – BATTEN SIDING W/ EXPOSED RAFTERS



518 N. 26th STREET – SIDING W/ EXPRESSED VERTICAL TRIM



614 1/2 N. 27th STREET – DECORATIVE GEOMETRIC RAILING

DESIGN STRATEGY – MATERIALS + DETAIL REFERENCES



709 N. 26th STREET – GANGED WINDOWS, ASYMMETRICAL ROOFLINE



2610 E. CLAY STREET – GANGED WINDOWS



2614 E. MARSHALL ST. – WINDOW GROUPINGS ON SECONDARY FACADE



–500 N. 27th STREET – 1ST FLOOR PORCH W/ ENCLOSED 2ND STORY, ARTICULATED W/ VARIATIONS OF CLADDING, ORIENTATIONS, AND TRIM DETAILS

The historic character of Church Hill is defined by a rich and engaging mix of architectural styles, finish materials, window patterns, rooflines, and decorative elements.

A variety of cladding types, material orientations & finishes, and details are readily observable in the surrounding blocks.

Houses feature simple but expressive painted wood detailing composed of repeated motifs like brackets, window surrounds, trim boards, siding, and battens.

The proposed rear addition to 612 N. 27th differentiates itself from the historic house through material detailing that finds precedent in, and is in keeping with, the unique character of Church Hill, as shown on the following pages.

SPECIFICATIONS



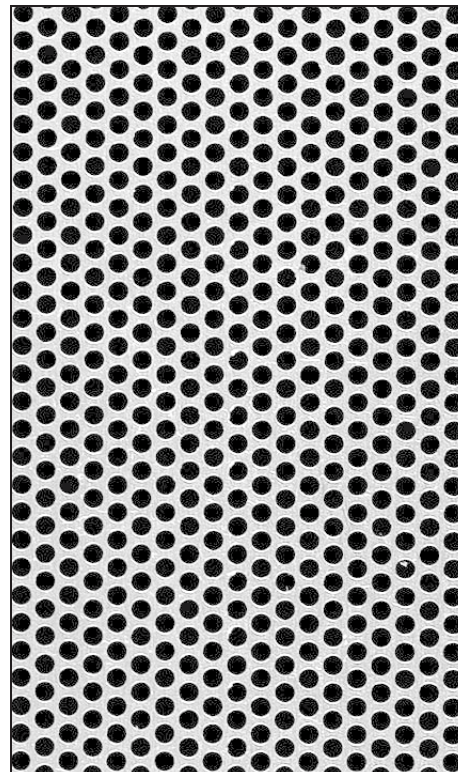
POST-CONCEPTUAL REVIEW REVISION: SIDING REFERENCE - FIBER CEMENT, LAP SIDING, DIFFERENT EXPOSURE HEIGHT RELATIVE TO HISTORIC, PAINTED



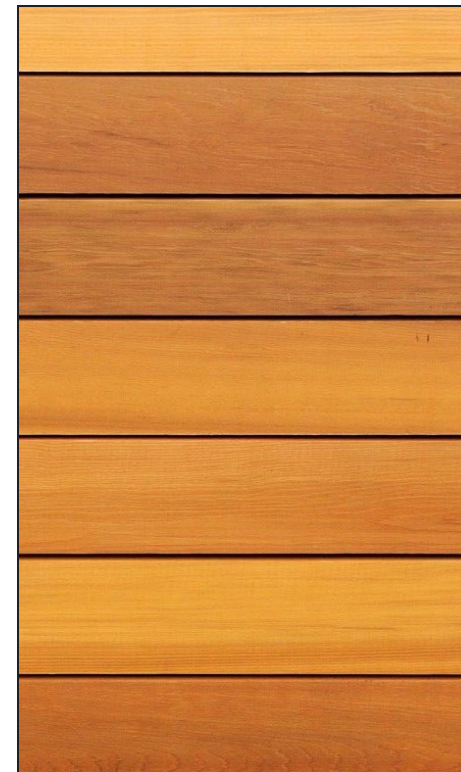
SIDING REFERENCE - FIBER CEMENT, STRAIGHT EDGE SHINGLE, +/-7" EXPOSURE, PAINTED



SIDING REFERENCE - VERTICAL PAINTED V-GROOVE T&G PLANKS, ~6" EXPOSURE



SHUTTER REFERENCE - POWDER COATED, PERFORATED METAL W/ ~50% OPENNESS



DECKING REFERENCE - CEDAR W/ CLEAR FINISH

COLOR

The addition will be painted a monochromatic 'white' to differentiate it from the historic portion of the house, with subtle material textures, orientations, and trim elements providing a contemporary interpretation of the details and ornament that define the various historic architectural styles in Church Hill.

Trim, battens, sills, etc. will be fiber cement and/or painted wood to match.

WINDOWS + DOORS

Proposed windows and doors will be clad wood, finished to match trim / paint color.

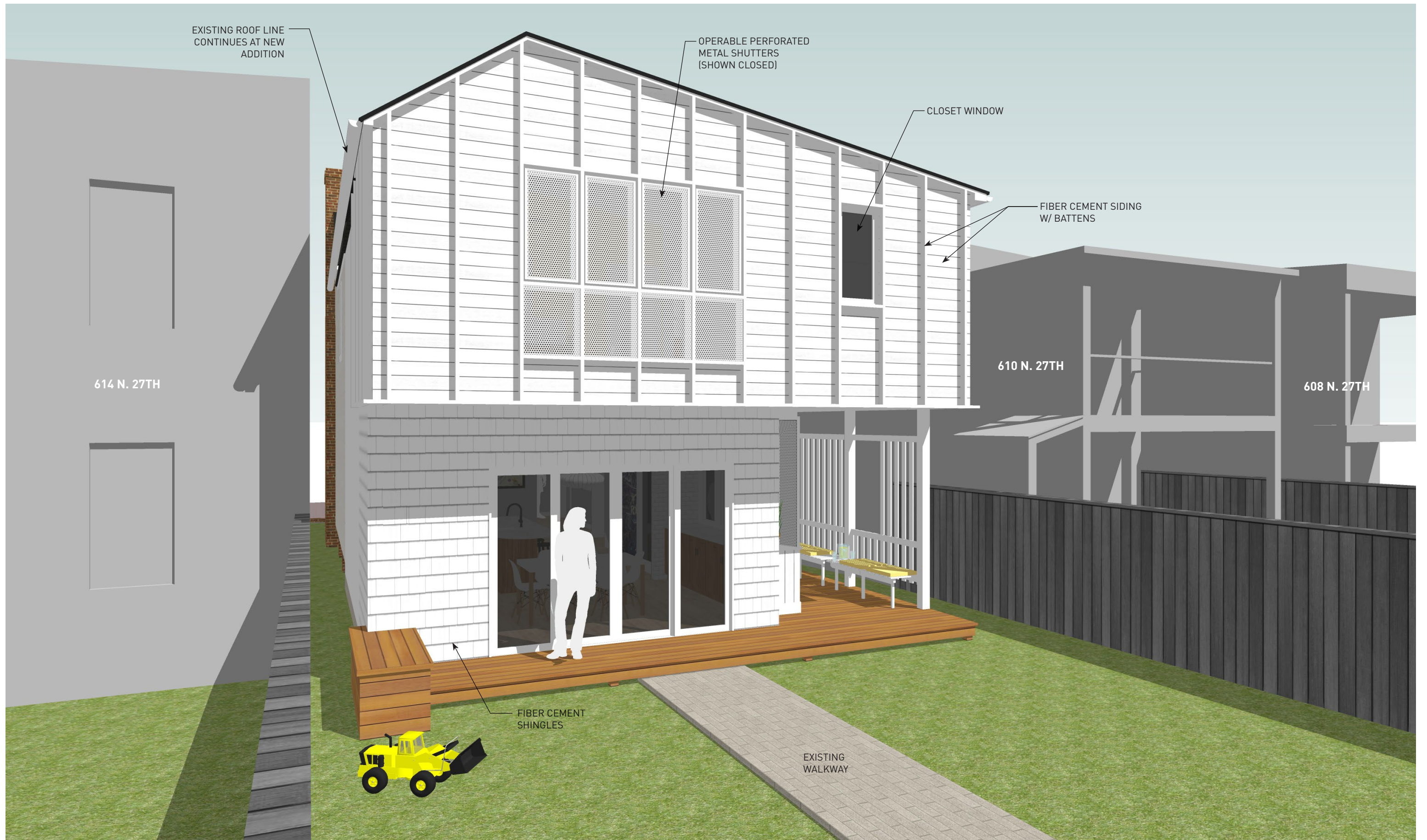
Glazing throughout the new addition will be full lite, with narrow frames, in order to provide appropriate contrast to the historic windows which feature divided lites.

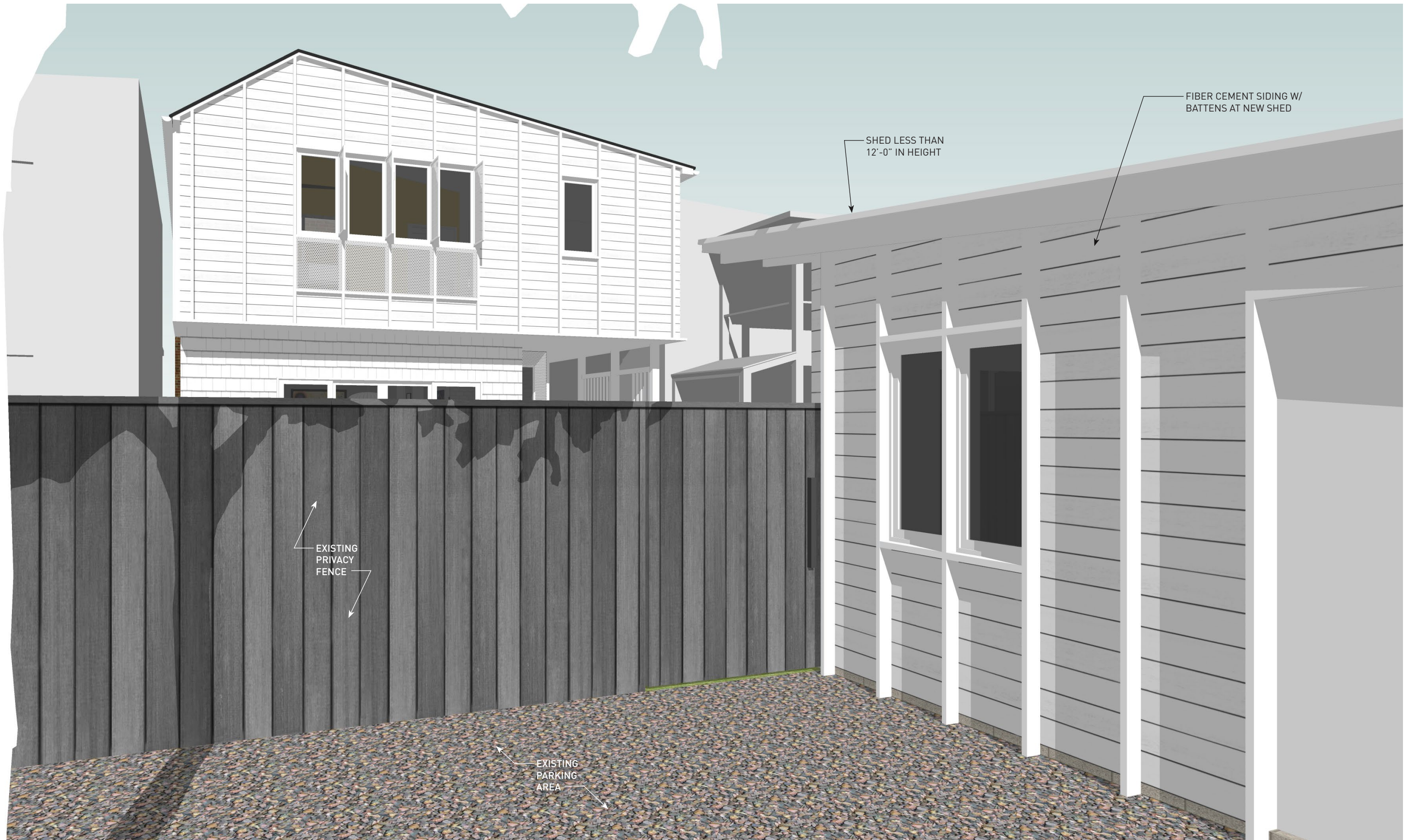
Windows will be casement or fixed lite:

- typical windows are ~24" w x 48" h
- most windows are treated as 'punched' openings with solid wall between, in keeping with the historic treatment of fenestration in the neighborhood
- in a few locations, windows are 'ganged' together to create groupings of 3-4, as at the 2nd floor office, primary bedroom suite, and covered porch bay window; where this occurs, the window units are equal in width, with vertical batten mullions between, in keeping with existing precedent within the neighborhood



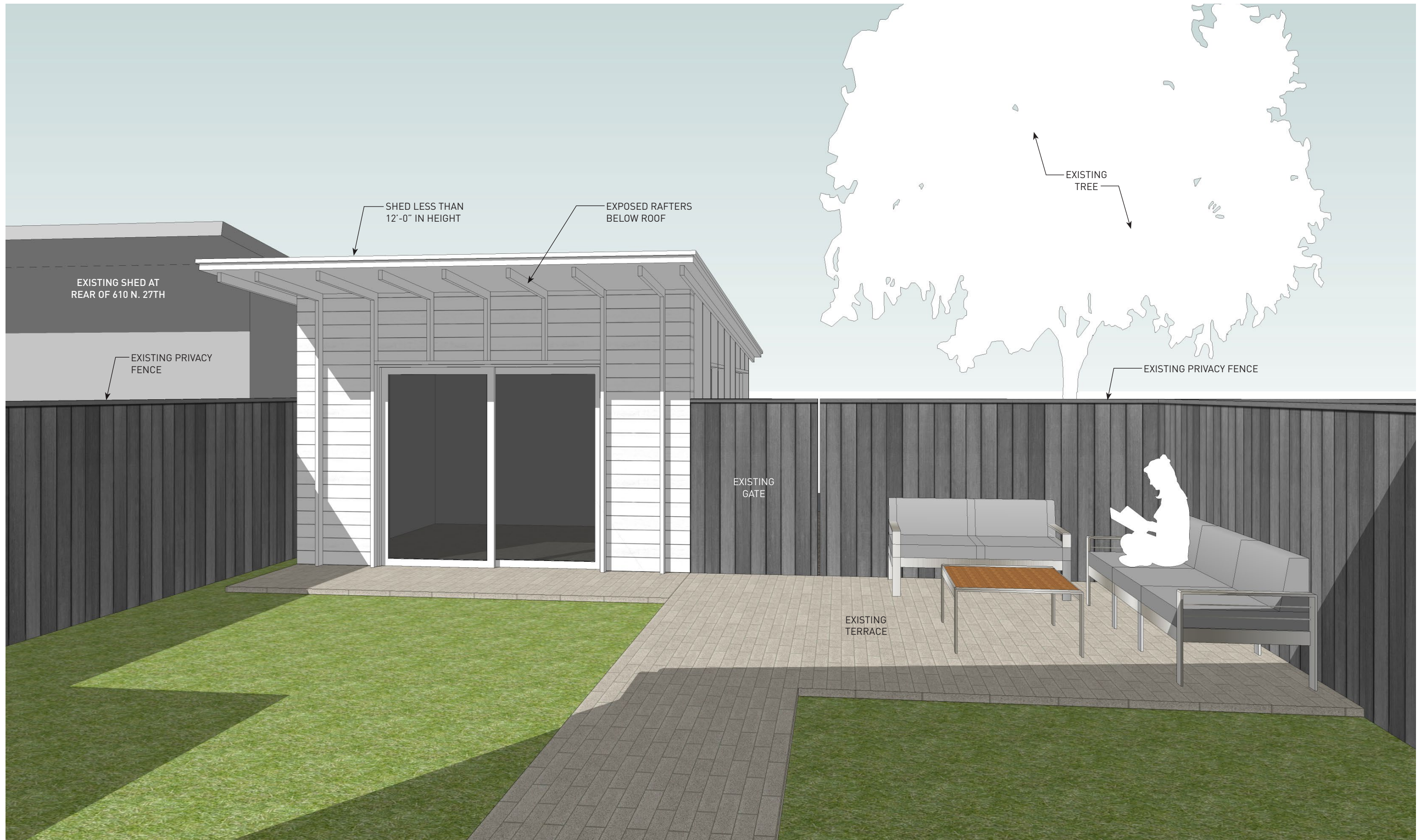


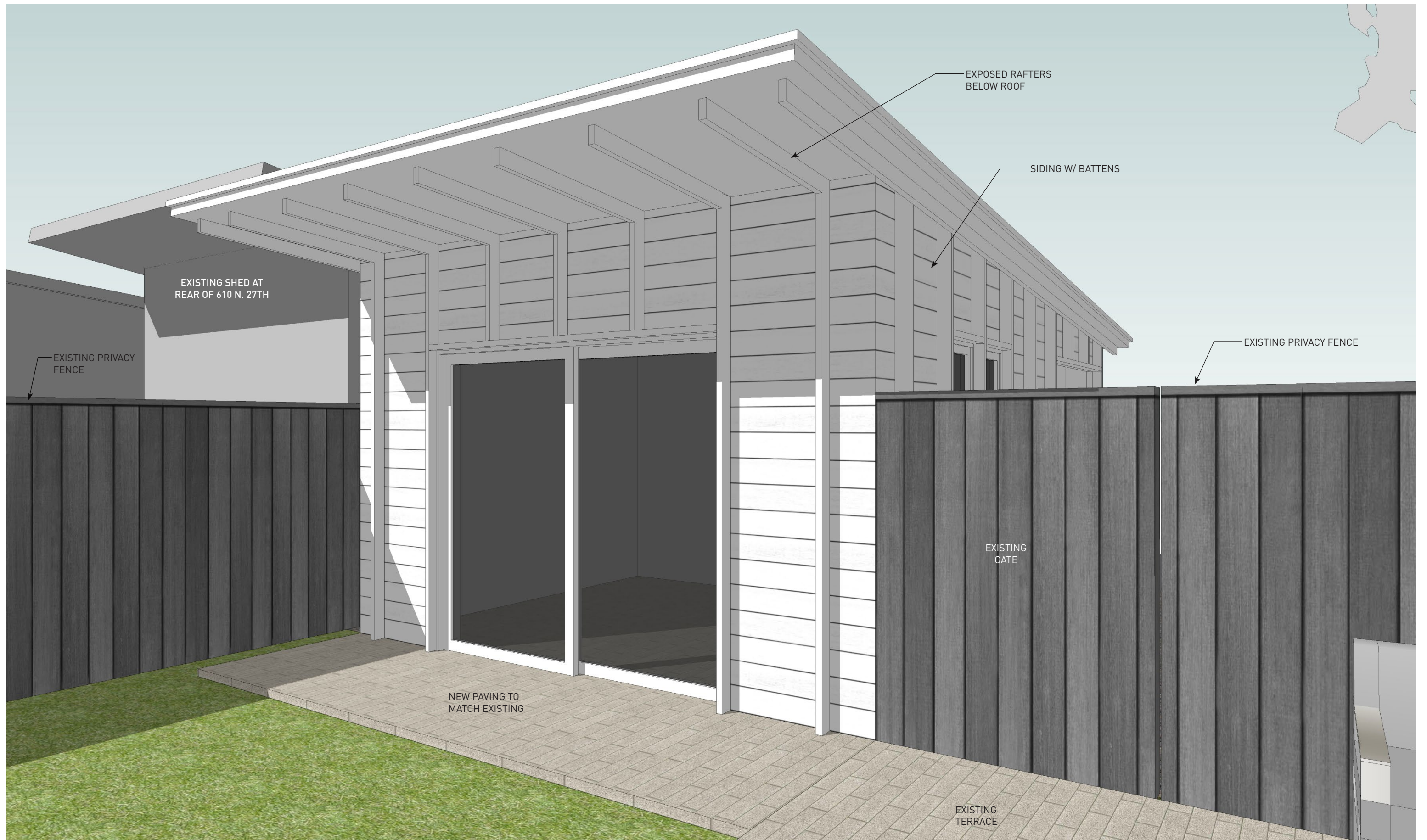


















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