



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: 2031 Monument Ave DATE: 4/23/15

OWNER'S NAME: The Edison Company LLC TEL NO.: (804) 615-8670

AND ADDRESS: P.O. Box 1613 EMAIL: hudsonhk1@verizon.net

CITY, STATE AND ZIPCODE Chesterfield, VA 23832

ARCHITECT/CONTRACTOR'S NAME: Monument Construction TEL. NO. (804) 908-7739

AND ADDRESS: 1425 East Cary St EMAIL: kbarnard@monumentconstruciton.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. See instruction sheet for requirements.)

Please see attached Detailed Description of Proposed Work

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): Howard Kellman, The Edison Company LLC

(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.

Commission of Architectural Review

Detailed Description of Proposed Work

2031 Monument Ave

The scope of work has been determined as consistent with the Secretary of the *Interior's Standards for Rehabilitation* and the project is approved by the Department of Historic Resources as well as the National Park Service provided the below conditions are met.

New Windows in Historic Openings – All new windows proposed in historic openings will match the historic windows in appearance & material.

New Windows on the 1963 Addition – As many of the historic windows at this property are six-over-one configuration, the two new windows proposed for this addition will be distinguished from those windows found on the historic structure. In order to ensure that these new windows are clearly contemporary & compatible, a simple, one-over-one configuration is to be used. New windows to match historic windows in material.

Paint Colors –

- Windows – white trim with SW0032 Needlepoint Navy
- Metal Roof – SW0032 Needlepoint Navy or SW0072 Deep Maroon
- Doors – SW0072 Deep Maroon
- Columns – White & SW2832 Colonial Revival Gray
- Ironworks – SW0032 Needlepoint Navy
- Shutters – SW0072 Deep Maroon



SW 0032 Needlepoint Navy



Color Details

Color Family: Blues

RGB Value: R-87 | G-103 | B-114

Hexadecimal Value: #576772

LRV: 15

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

STORE NEAR YOU

3310B MECHANICSVILLE TPKE
Richmond, VA 23223
(804) 321-2331

NOTES:

FAVORITE STORE

3310B MECHANICSVILLE TPKE
Richmond, VA 23223
(804) 321-2331

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)



SW 0072 Deep Maroon



Color Details

Color Family: Reds

RGB Value: R-99 | G-63 | B-68

Hexadecimal Value: #633F44

LRV: 9

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Richmond, VA 23223
(804) 321-2331

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Richmond, VA 23223
(804) 321-2331

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)



SW 2832 Colonial Revival Gray



Color Details

Color Family: Cool Neutrals
RGB Value: R-181 | G-186 | B-186
Hexadecimal Value: #B5BABA
LRV: 48

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

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(804) 321-2331

NOTES:

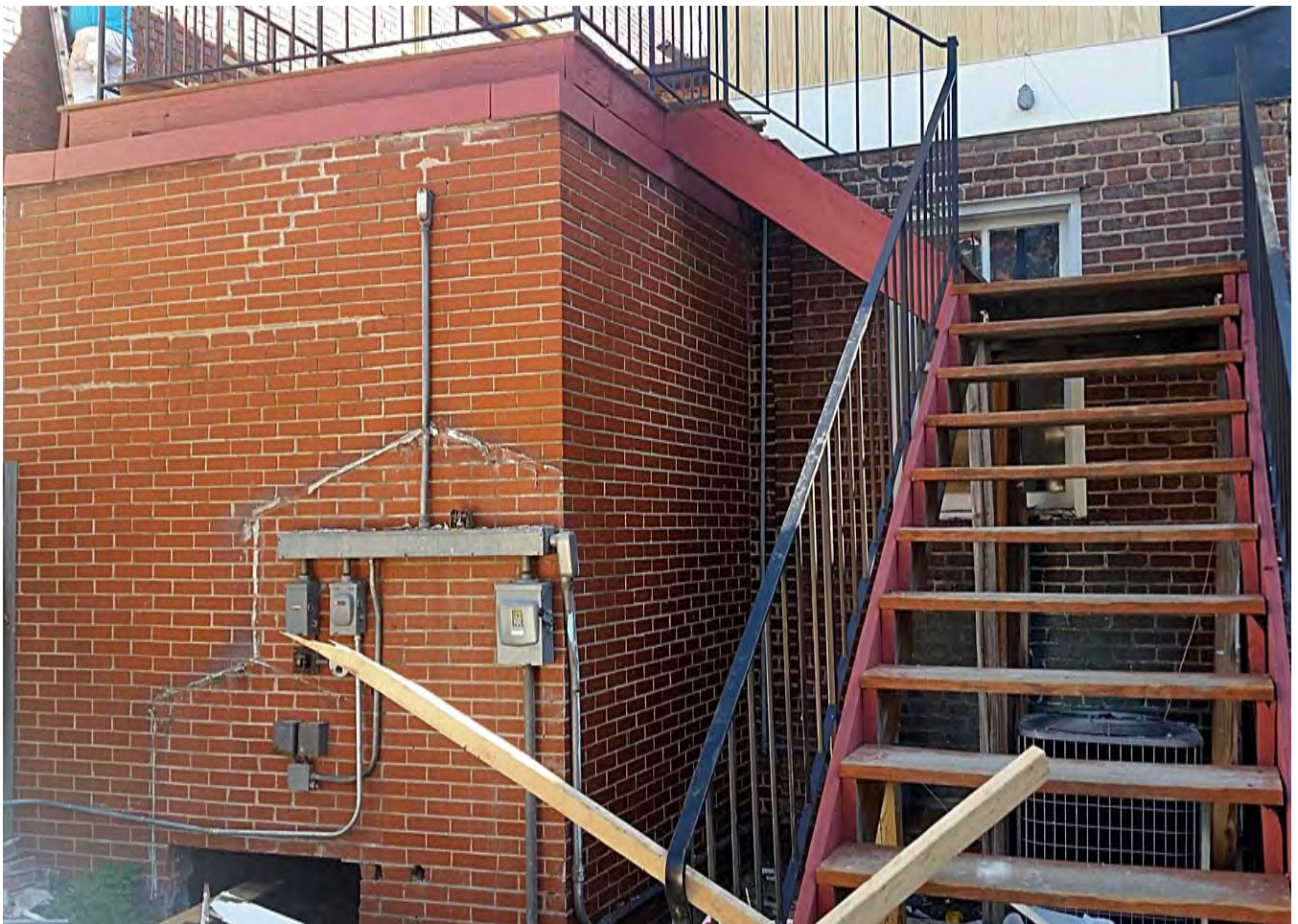
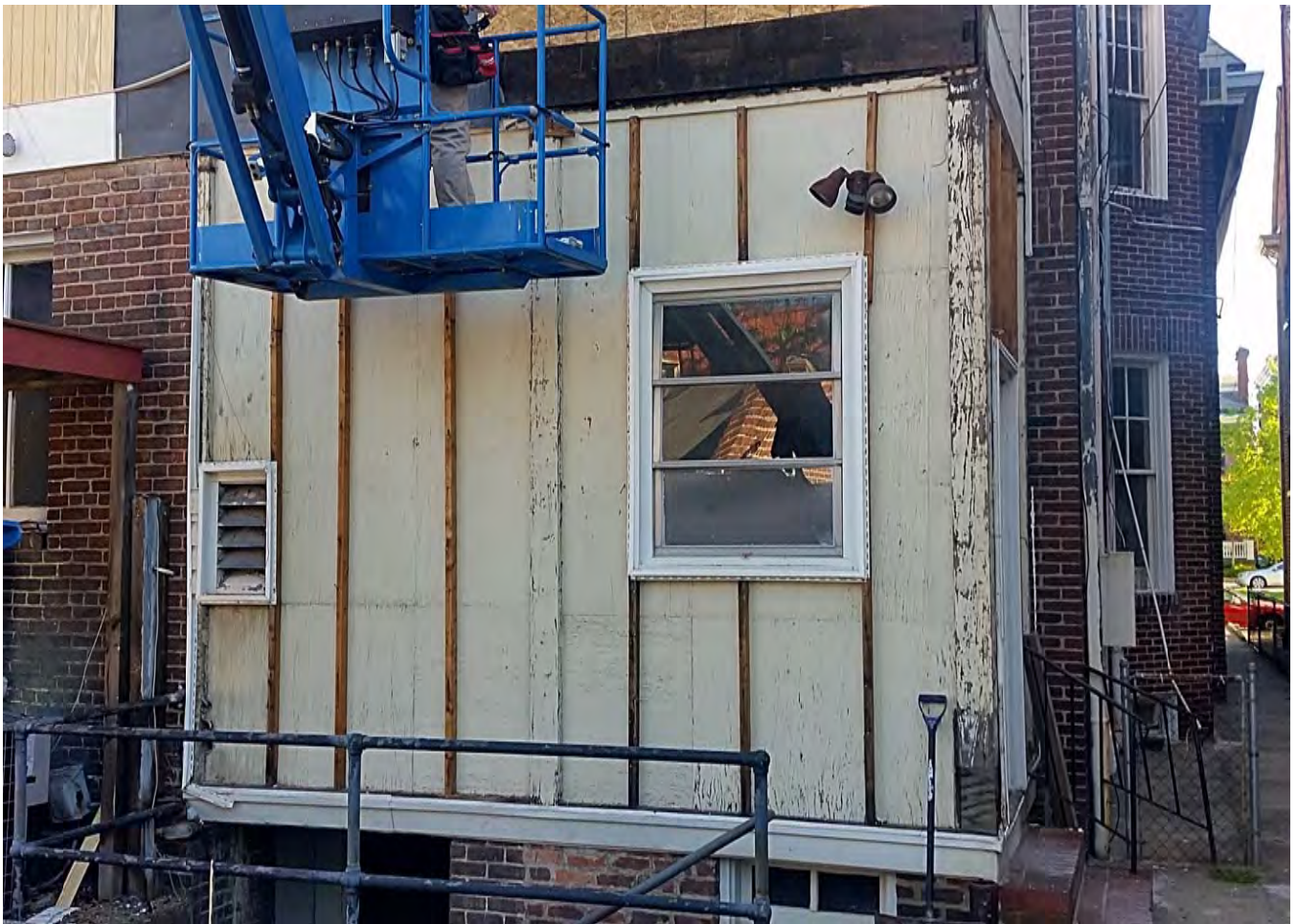
FAVORITE STORE

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(804) 321-2331

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)

















General Notes

No.	Revision/Issue	Date

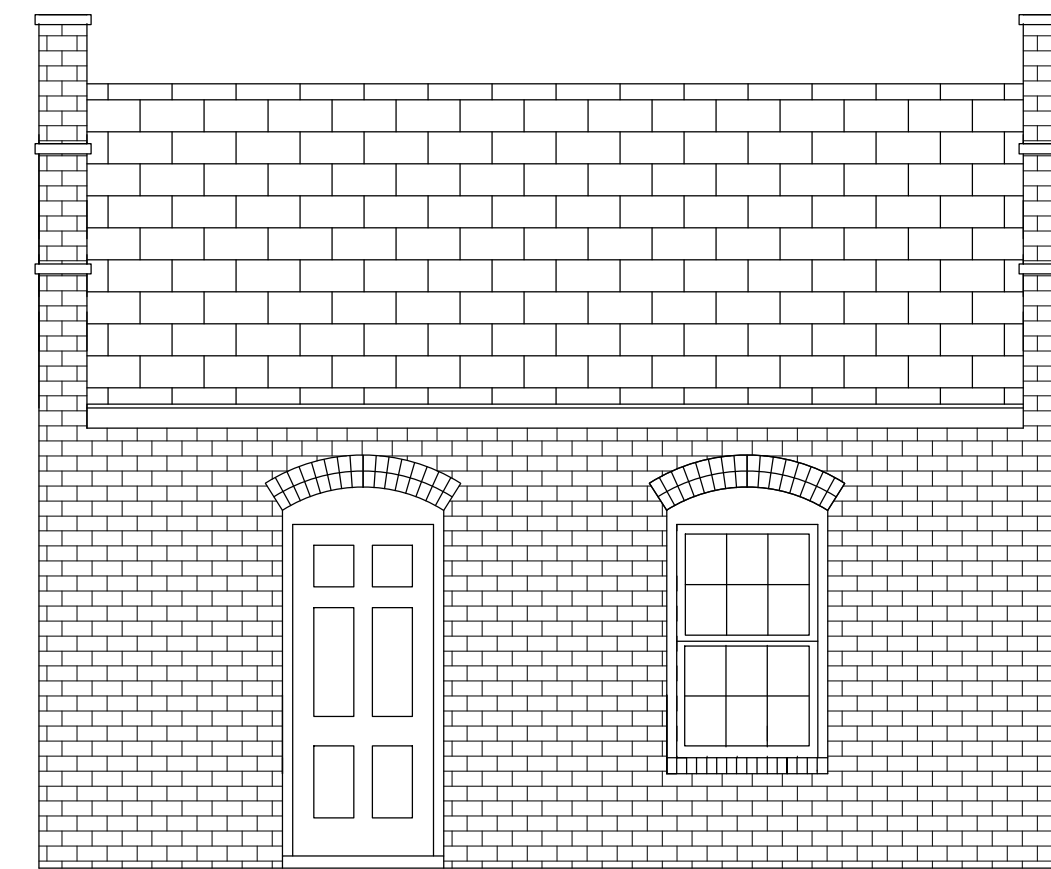


paul h keller design + drafting

4010 OLD GUN ROAD E. Ph:804 349-5365
MIDLOTHIAN, VA 23113 FAX:804 272-0352

Project Name:	
Owner:	
Address:	2031 MONUMENT AVE RICHMOND VA 23221
Phone:	

Drawn by	PHK	Sheet	5
Date	Date		
Scale	1/4"=1'-0"		



General Notes

No.	Revision/Issue	Date



4010 OLD GUN ROAD E. Ph:804 349-5365
 MIDLOTHIAN, VA 23113 FAX:804 272-0352

Project Name:	KELLMAN RESIDENCE
Owner:	HOWARD AND KAREN
Address:	2031 MONUMENT AVE RICHMOND VA 23221
Phone:	

Drawn by	PHK	Sheet
Date	Date	6
Scale	1/4"=1'-0"	



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name G. F. Jones House

Street 2031 Monument Ave

City Richmond County _____ State VA Zip 23220-2731

Name of Historic District Monument Avenue Historic District

- Listed individually in the National Register of Historic Places; date of listing _____
- Located in a Registered Historic District; name of district _____
- Part 1 – Evaluation of Significance submitted? Date submitted 02/27/2015 Date of certification _____

2. Project Data

Date of building 1913 Estimated rehabilitation costs (QRE) \$600,000

Number of buildings in project 2 Floor area before / after rehabilitation 6,850 / 6,850 sq ft

Start date (estimated) 12/08/2014 Use(s) before / after rehabilitation house / 2 apartme

Completion date (estimated) 11/01/2015 Number of housing units before / after rehabilitation 3 / 1

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Mary Harding Sadler Company Sadler & Whitehead Architects, PLC

Street 726 W 33rd St City Richmond State VA

Zip 23225-3533 Telephone (804) 231-5299 Email Address sadler@sadlerandwhitehead.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Howard Kellman Signature _____ Date 02/26/2015

Applicant Entity The Edison Co., LLC SSN _____ or TIN 54-2026742

Street P.O. Box 1613 City Chesterfield State VA

Zip 23832-1613 Telephone (804) 615-8670 Email Address hudsonhk1@verizon.net

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date National Park Service Authorized Signature

NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property name G. F. Jones House NPS Project Number _____
Property address 2031 Monument Ave Richmond VA 23220-2731

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>1</u>	Feature <u>G. F. Jones House (overview)</u>	Date of Feature <u>1913</u>
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Describe existing feature and its condition

The two-and-one-half story, red brick, Colonial Revival-style dwelling and office at 2031 Monument Avenue was constructed in 1912 as a single-family residence, but has since been altered to accommodate office use. A simple one-story office addition with a roof deck was constructed along the west side of the building in 1963. The three-bay, one-story front porch that spans the width of the historic building has four sets of paired, chamfered columns, exaggerated brackets, dentil molding, and a shed roof. The second floor includes a central projecting bay topped with a balustraded balcony. The hipped slate roof includes an elaborate, gabled dormer and matching chimneys on the east and west elevations. Other front elevation features include stone quoins that define the corners of the building, two pairs of French doors with transoms, and a multi-light entry door. An entry vestibule was added in front of the historic door when the building was converted from residential to office use. The rear elevation has been modified with replacement siding and new windows at the first and second floors.

The historic interior is generally intact, though some window and door openings have been closed, and non-historic finishes were added when the first floor was converted to a doctor's office. The secondary stair towards the rear of the building has been closed off from the second floor, and no longer functions.

A free-standing historic brick garage is accessed from the alley.

Photo numbers All Drawing numbers All

Describe work and impact on feature

031 Monument Avenue will be restored to its original use as a single-family dwelling with a free-standing garage. Deteriorated historic features will be repaired in kind, as necessary. At the front, the non-historic exterior vestibule will be removed. At the rear the sleeping porch will be restored to its historic configuration. A total of two new windows will be added to the front and east side walls of the 1963 side addition.

Interior changes include updating the kitchen and bathroom and adding a first floor bathroom. The dropped, acoustical tile ceiling on the first floor will be removed, as will other non-historic floor finishes. Several of the previously-enclosed window and door openings will be restored to their original configuration, while one new opening is proposed between the kitchen and the dining room. The non-functional, secondary stair that is now closed off from the second floor will be partially removed to accommodate a new elevator in the least obtrusive location possible.

The impact of the rehabilitation project will be the restoration and preservation of this historic house.

Number <u>2</u>	Feature <u>Site</u>	Date of Feature <u>1913 and later</u>
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Describe existing feature and its condition

The building's site consists of a small front yard and a rear yard partially enclosed by a wooden fence. The rear yard has been paved in asphalt.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Photo numbers 1-3, 9, 9a, 14, 14a

Drawing numbers site sketch, fence drawing

Describe work and impact on feature

The only change proposed for the site is the replacement of the non-historic, rear-yard fence and the removal of a portion of the asphalt (photos 9-9a). The new wood fence will have a spindle top and will be placed in approximately the same location as the existing fence. The new fence will have an opaque stain. Asphalt paving will be removed from the house to the north elevation of the garage. New pavers will be added in this area for a patio. A fenced enclosure -lower than, but similar to, the rear-yard fence - will conceal the exterior HVAC units (see rear yard sketch and fence drawing)

There will be minimal impact to the site except for the positive impact of the building's rehabilitation and reuse.

Number 8	Feature Brick Walls	Date of Feature 1913, 1963
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Describe existing feature and its condition

The exterior walls are laid up in unpainted stretcher bond brick on the façade, side elevations, a portion of the rear elevation, and the non-historic addition. The brick walls appear to be in good condition.

Photo numbers 1-14

Drawing numbers 5,6

Describe work and impact on feature

Exterior masonry walls will be retained. If necessary, the existing walls will be carefully cleaned with a low-power, non-abrasive power wash. Deteriorated mortar joints will be repaired in accordance with NPS Preservation Brief No. 2. The addition of new window openings along the 1963 addition will not result in the loss of historic masonry.

The impact of this work will be preservation of the building's historic masonry walls.

Number 9	Feature Windows and doors	Date of Feature 1913,1963
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Describe existing feature and its condition

Most original windows have been preserved, though some have been lost as a result of the enclosure of the rear sleeping porch and the construction of the side addition. Most of the windows on the façade and side elevations are six-over-one, double-hung wood sash. The attic dormer windows have casement windows in various configurations. Other historic windows include two-over-two and six-over-six sash and twelve-light casements. The rear elevation has several vinyl replacement windows and one metal replacement window. Exploratory demolition at the rear of the building has revealed the historic windows concealed by vinyl siding at the second floor sleeping porch.

The only intact historic exterior doors are the paired French doors at the front and two altered glass and panel wood basement doors (photo 10a). The multi-light front door (photo 15) is a replacement, as are non-historic six-panel wood replacement doors at the rear of the first and second floor and the flush-panel metal door near the front of the west side of the second floor. The historic interior doors are a mix of five-panel wood doors and French doors. The replacement doors are flush panel and six-panel wood doors.

Photo numbers 1, 5a, 8, 8a, 9, 9a, 10a, 12, 14a

Drawing numbers 5, 6

Describe work and impact on feature

Existing historic windows and doors will be repaired as needed and preserved.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

The non-historic windows will be removed. The historic sleeping porch windows will be repaired, if possible. New replacement windows that will replace the non-historic vinyl windows will match the appearance of the historic windows. New four-over-four, double-hung wood windows and transoms will be installed on the first floor of the enclosed porch (see sheet 6). These windows will be slightly larger and have a different transom configuration than the windows on the second floor. A new six-over-one window is also proposed near the rear of the 1963 addition. Missing or infilled window sash will be restored on the east elevation. Exterior storm windows will be installed. The new storm windows will be finished in the same color as the historic windows. The meeting rails of the new storm windows will align with the historic windows' meeting rails. The profiles of the new storm windows will not obscure the historic windows.

A window on the north side of the garage will be converted into a door. The window's segmental arch lintel and jambs will be preserved in the new door opening.

The non-historic six-panel side door at the rear corner (photo 7) near the kitchen will be replaced with a wood, half-light door and transom. The modified basement doors will be replaced with flush-panel metal doors for security reasons.

The impact of this work will be the retention of original windows and doors, and the preservation of the historic appearance of the house. The sleeping porch will be restored to its historic appearance.

Number 10	Feature Floor plan	Date of Feature 1912, 1963
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Describe existing feature and its condition

The historic house has a side hall plan and was designed with a great room near the main staircase. Much of the historic floor plan remains intact. The majority of alterations to the historic plan occurred on the ground floor, when the building was modified in 1963 to accommodate the change from residential to office space. The introduction of the west side addition in 1963 resulted in closing historic window and door openings. Several historic door openings in the parlor, stair and great room were closed, and a non-historic partition was added in the great room to create a waiting room.

On the second floor partitions were built in the corridor by a previous owner to create a rear apartment.

Photo numbers 15-60

Drawing numbers 1-4

Describe work and impact on feature

With the exception of minimal proposed changes in the bathrooms, proposed kitchen space, and second-floor closet space, the historic plan will be re-established and preserved.

The non-historic entry vestibule at the front of the building will be removed. Inappropriately altered cased openings between the parlor and the great room and the great room and the kitchen will be restored to their historic configuration. An infilled door opening in the kitchen will be restored. A new opening between the kitchen and dining room will be added. Non-historic partitions in the great room and the 1963 addition will be removed. A bathroom will be added in the 1963 addition. A portion of the previously altered secondary staircase at the rear of the building will be removed to accommodate a new elevator. The historic door to the stair and a portion of the modified stair shall be retained in place.

Changes to the second floor plan include reconfiguration of the bathrooms and removal of a non-historic kitchen. An historic hall door opening that had been infilled will be restored and non-historic closets blocking the historic hall will be removed sheets 1 and 3). Drywall infilling a doorway will be removed (photo 40a). A non-historic closet door in one bedroom will be closed off with drywall on one side to restore a closet in the

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

adjacent bedroom. A rear bedroom will be subdivided with removable plywood partitions to create closet space (sheet 3). The window openings between the main house and sleeping porch are currently missing window sash. Shelves will be installed in one opening, and the other window will be infilled. The window trim will be retained on one side of the window, but removed on the other side to facilitate installation of a washer and dryer. The non-historic apartment entry door on the west elevation will be fixed in place to accommodate the new elevator shaft.

No changes are currently proposed for spaces in the basement or third floor.

Number 11	Feature Interior finishes and trim	Date of Feature 1913 and 1963
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Describe existing feature and its condition

Historic finishes include hardwood floors, plaster walls and ceilings, mantels, casework, and trim.

Non-historic finishes, including dropped acoustical tile ceilings, carpet, and plywood, were added when the building changed to a doctor's office in 1963.

Photo numbers 15-60

Drawing numbers 1-4

Describe work and impact on feature

In general, historic finishes such as plaster walls and ceilings, original trim and casework, and wood flooring will be retained and repaired in kind as necessary. The dropped ceiling will be removed to reveal the original plaster ceiling. The bathrooms will have new ceramic tile finishes. The first floor of the enclosed rear room, a future breakfast room, which currently has a plywood floor, will have a new ceramic tile floor.

The impact of this work will be preservation of the majority of the original plaster and the restoration of historic interior finishes.

Number 12	Feature Stairs and elevators	Date of Feature 1912
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Describe existing feature and its condition

The historic stair at the front of the residence includes an elaborate carved newel post with a historic light fixture.

The secondary stair at the rear of the building was heavily altered by a previous owner. The treads appear to have been replaced and covered with non-historic finishes. The secondary stair is floored over at the second floor.

Photo numbers 16, 30-31b, 38, 38a, 60

Drawing numbers 1-14

Describe work and impact on feature

The historic main stair at the front of the residence will be preserved.

A portion of the floored-over secondary stair will be removed to make room for a new elevator that is essential for one of the owner's access to the second floor. The historic door and a portion of the stair will be preserved in place.

Number 13	Feature Building systems	Date of Feature 1912, 1963
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Describe existing feature and its condition

The existing building systems are obsolete, and in need of replacement. Photos listed below illustrate the basement utility area, typical existing radiators, kitchens and typical bathrooms

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Photo numbers _____ Drawing numbers 32, 37, 47, 49, 53, 57

Describe work and impact on feature

The existing electrical, plumbing, and HVAC systems will be replaced. New wiring, lighting, plumbing, and plumbing fixtures will be introduced. A multi-zone ducted HVAC will be installed. Dropped ceilings will be limited to a portion of the second floor front bathroom (away from the window). Otherwise the system will be concealed from view without the need for soffits or chases. Care will be taken to avoid alteration of historic features.

The impact will be the upgrading of the building systems, allowing satisfactory contemporary use of the building without imposing on its historic character.

Number	Feature	Date of Feature
---------------	----------------	------------------------

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

Add Item



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

March 26th, 2015

Howard Kellman
The Edison Co., LLC
P.O. Box 1613
Chesterfield, VA – 23832

Re: G. F. Jones House – Richmond
Part 2 Response
DHR # 2015-054

Mr. Kellman –

Thank you for submitting the State and Federal Rehabilitation Tax Credit Application, Part 2, "Description of Rehabilitation," for the property located at 2031 Monument Avenue in Richmond. We are also in receipt of the necessary State application fee and appreciate its timely submission. Based on the materials provided the proposed scope of work is consistent with the Secretary of the Interior's *Standards for Rehabilitation* and the project is approved provided the below conditions are met.

CONDITIONS:

The following conditions should be met in order for the project to receive approval. Evidence of the completed, compliant work must be submitted with the Part 3 application.

New Windows In Historic Openings – All new windows proposed for historic openings must not only match the historic windows in appearance, but also in material.

New Windows On the 1963 Addition – As many of the historic windows at this property are six-over-one configuration, please distinguish the two new windows proposed for this addition from those windows found on the historic structure. In order to ensure that these new windows are clearly contemporary and compatible, it is suggested that a simple, one-over-one configuration be used. Please note that vinyl windows are not appropriate for a Historic Tax Credit Program project.

New Door on the North Side of the Garage – The new door for this new doorway opening must be clearly contemporary and compatible, thereby differentiating it from the historic features found at this property.

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6408
Fax: (804) 862-6196

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

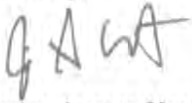
Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Please be aware that DHR is conducting a physical inspection of all properties as part of the Part 3 review process. Consequently, we anticipate that review of completed projects will take approximately 60 days from the date of submission.

This conditional approval is for the Part 2 application as submitted. All new information should be sent for review and approval to the Virginia Department of Historic Resources (DHR) as an Amendment to the original application. We have forwarded a copy of the application to the National Park Service with our recommendations ~ you will receive their response in a separate letter.

Please feel free to contact me with questions or concerns at 804-482-6452 or by e-mail at Jessica.Ugarte@dhr.virginia.gov.

Sincerely,



Jessica Aurora Ugarte
Tax Credit Reviewer
Office of Preservation Incentives

cc: Mary Harding Sadler

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