



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: 802 N. 25th st Richmond 23223

DATE: 12-15-15

OWNER'S NAME: 802 N. 25th st LLC

TEL NO.: 804-991-4111

AND ADDRESS: 3420 Pump Rd Suite 169

EMAIL: DVK SF @ yahoo. com

CITY, STATE AND ZIPCODE: Richmond, VA 23233

ARCHITECT/CONTRACTOR'S NAME: Jimmy Freeman

TEL. NO.: 757-237-9199

AND ADDRESS: _____

EMAIL: _____

CITY, STATE AND ZIPCODE: _____

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

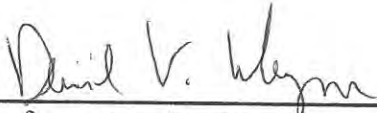
I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

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 documentation

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

Name of Owner or Authorized Agent (please print legibly): Daniel Kleyman

(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.

Daniil Kleyman
Evolve Development, Inc
3420 Pump Rd Suite 169
Richmond, VA 23233

December 14, 2015

To whom it may concern,

This is an application to renovate the vacant property at 802 N. 25th st. **Please note: This is a tax credit project. Parts I and II have both been fully approved by the Department of Historic Resources and the National Park Service. The application to CAR is 100% in line with what has already been approved by both of those entities.**

For proposed work, please see copy of attached and approved Part II DHR/NPS application.

If you have any further questions, please feel free to contact me.

Daniil Kleyman
Evolve Development, Inc

RECEIVED
DEC 18 2015 3:30

EXTERIOR PICTURES:









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

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** 802 North 25th Street (James H. Poindexter House)

Street 802 North 25th Street

City Richmond County _____ State VA Zip 23223-6542

Name of Historic District Union Hill Historic District

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district Union Hill Historic District

Part 1 – Evaluation of Significance submitted? Date submitted with application Date of certification _____

2. **Project Data**

Date of building Ca. 1856 Estimated rehabilitation costs (QRE) \$140,000

Number of buildings in project 1 Floor area before / after rehabilitation 2,544 / 2,544 sq ft

Start date (estimated) 09/01/2015 Use(s) before / after rehabilitation dwelling / dwelling

Completion date (estimated) 05/01/2016 Number of housing units before / after rehabilitation 2 / 2

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 Bryan Townes Company Claremont Preservation Consulting

Street 1223 Claremont Avenue City Richmond State VA

Zip 23227-4008 Telephone (804) 814-8368 Email Address townesbryan@gmail.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 Daniel Kleyman Signature _____ Date _____

Applicant Entity 802 N 25th St LLC SSN _____ or TIN 47-4385538

Street 3420 Pump Rd Suite 169 City Richmond State VA

Zip 23233-1111 Telephone (804) 991-4111 Email Address _____

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**

the modern awnings will be removed.

The impact will be the installation of new window sashes that are compatible with the historic character of the structure.

Number 9	Feature Front Door	Date of Feature Ca. 1856 and later
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Describe existing feature and its condition

The main entrance door stands at the first floor of the east elevation. The door is a single-leaf wood unit with a large glass panel. The door is surmounted by a five-light transom with a wood sash, and is flanked by narrow sidelights. Each sidelight is characterized by three lights above a narrow recessed wood panel. The exterior face of the door is covered by a modern metal storm door.

Photo numbers 31-33

Drawing numbers EX-1, EX-2, A-1, A-2

Describe work and impact on feature

The existing wood and glass front door will be retained and repaired. The wood components of the door, door frame, transom, sidelights, and trim assembly will be cleaned, primed, and repainted. New locking hardware will be installed as required to provide a secure door assembly. The new hardware will be compatible with the historic character of the house.

The existing wood and glass transom and sidelights will be maintained in place, and will be repaired and required; any broken glass will be removed and replaced. The transom sash and the sidelights will be primed and repainted. The existing modern metal storm doors will be removed.

The impact will be the repair and restoration of the existing front door assembly, and the installation of new hardware that is secure and compatible with the historic character of the house.

Number 10	Feature Secondary Doors	Date of Feature Ca. 1856 and later
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Describe existing feature and its condition

There are five secondary door openings. One door is positioned at the basement level of the east elevation. This modern door is composed of a single-leaf flush wood unit with a modern metal storm door at the exterior. A second door at the basement level is located at the west elevation; this single-leaf door is a modern metal and glass unit. Two doors are located on the south elevation and one on the west elevation to provide access to the two levels of the secondary porch. The two first floor doors appear to be missing, and the openings are infilled with plywood. The second floor door is a single-leaf wood unit with four panels.

Photo numbers 34-36

Drawing numbers EX-1, EX-2, A-1, A-2

Describe work and impact on feature

The existing secondary doors at the basement level will be removed and replaced with new metal doors for security. The doors will be six panel units or units with a glazed upper portion set above raised panels. The doors will be primed and painted in colors of the owner's choice. The two secondary door openings at the south elevation and the door at the west elevation will be interior door openings following the enclosure of the secondary porch for additional living space. The existing second floor door will be repaired and retained, and a new doors will be installed in the openings at the first floor. A new exterior secondary door will be installed at the west end of the enclosed porch at the first floor level. This new single-leaf door will a modern metal and glass unit for security.

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

The eaves are in fair condition, with some damage due to failure of the built-in gutters.

Photo numbers 3-4

Drawing numbers EX-2, A-2

Describe work and impact on feature

The existing cornice and eave assemblies will be maintained and repaired as required. Any rotted wood that is found in the course of the rehabilitation will be removed and replaced. Any exposed wood components will be scraped, primed, and painted a color of the owner's choice.

The repair of the eave assemblies will result in the preservation of these existing features.

Number 7

Feature Exterior Walls

Date of Feature Ca. 1856 and later

Describe existing feature and its condition

The house is defined by brick walls at the north, south, east and west elevations. The modern west addition is clad with composition siding. The brick walls and the siding at the west addition are painted.

Photo numbers 19-24

Drawing numbers EX-1, EX-2, A-1, A-2

Describe work and impact on feature

The brick masonry will be maintained and will be repointed as necessary and as directed in accordance with the National Park Service's Preservation Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings". Painted masonry surfaces will be cleaned of peeling and flaking paint, primed, and repainted.

The existing composite clapboard siding at the west addition will be repaired as required, and will be primed and painted. New wood clapboard siding will be installed at the new walls of the enclosed rear porch. The wood clapboard will be primed and painted.

The impact will be the maintenance and repair of the existing exterior wall materials and finishes, and the installation of new wood siding.

Number 8

Feature Windows

Date of Feature Modern

Describe existing feature and its condition

There are no historic window units; all sash and frames have been removed, and the openings infilled with plywood. A modern vinyl window is positioned at the west wall of the modern west addition. Modern metal awnings have been installed at some of the east windows.

Photo numbers 25-30

Drawing numbers EX-1, EX-2, A-1, A-2

Describe work and impact on feature

New double hung wood sash windows will be installed in the existing window openings. The windows will be sized to fit the existing openings with new wood frames. The sash configurations will be one-over-one, which will be compatible design for the historic structure. New one-over-one wood sash will be installed at the first floor of the enclosed secondary porch, and new single-light fixed-sash wood windows will be installed at the second level of the enclosed secondary porch. The existing vinyl window at the west wall of the modern west addition will be removed and will be replaced with two new one-over-one wood sash windows. All new windows will utilize insulated glass, and all of

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

Describe work and impact on feature

The front porch will be maintained and repaired as necessary. Rotted wood components will be reinforced and patched, or will be removed and replaced with components that match the existing in size and detail. The front stairs, which are of modern construction, may require to be reconfigured due to the fact that the stairs do not meet modern codes in terms of the stair rise and run. The reconfiguration of the stairs may require the construction of a new landing at the main floor level, and the stairs may be constructed to extend to grade to the north. Any new railings required will be wood railings in the "Richmond Rail" configuration. and The existing wood surfaces of the porch will be scraped, sanded, primed, and repainted with exterior grade paint in a color of the owner's choice. The concrete porch floor at the basement level and the concrete steps will be repaired and retained.

The impact will be the maintenance and preservation of the house's front porch, with any required modifications to be code compliant made in a manner that is compatible with the historic character of the porch.

Number 5	Feature Secondary Porches	Date of Feature Ca. 1856 and later
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Describe existing feature and its condition

The existing secondary porch is positioned at the southwest corner of the house and includes two levels, one at the first floor and one at the second level. The porch is supported at the basement level by brick masonry walls. Modern square wood posts are utilized at the first and second floor levels; the railings are missing. A set of modern open-riser wood steps are placed at the west side of the porch to provide access to grade.

The porch is in poor condition. The wood support structure, flooring, and posts are severely deteriorated. The deteriorated wood framing of the porch has resulted in a severe deflection of the porch structure.

Photo numbers <u>13-18</u>	Drawing numbers <u>EX-1, EX-2, A-1, A-2</u>
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Describe work and impact on feature

The existing secondary rear porch will be enclosed to provide additional living space at the first and second floor levels. The severely deteriorated wood structure of the first and second levels will be replaced with new framing to form stable and secure wall and floor systems and assemblies. The exterior of the new enclosed porch structure at the first and second floor levels will be clad with wood clapboard siding, which will be painted. New exterior wood trim will reflect the existing porch configuration in the placement of the floor line and vertical support posts. New windows will be provided at the first and second floor exterior walls of the enclosed porch.

A new single level deck will be constructed at the west elevation to provide a landing and access to the rear west yard from the enclosed porch. The new wood deck and stairs will be simple in design and will utilize railings in the "Richmond Rail" pattern. The new deck will be painted, with the exception of the walking surfaces of the deck and stairs (the deck boards and stair treads), which will be natural.

The impact will be the rehabilitation of the existing secondary porch in a way that is compatible with the historic character of the house.

Number 6	Feature Cornice and Eaves	Date of Feature Ca. 1856 and later
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Describe existing feature and its condition

The house's roof shape results in overhanging eaves on each of the four elevations. The eaves conceal the houses' built-in gutter system, and are clad with vinyl. A plain shallow box eave is used at the modern west addition.

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

painted or prefinished in a color of the owner's choice.

The impact will be the repair and any necessary replacement of the existing roof drainage systems.

Number 3	Feature Foundation	Date of Feature Ca. 1856 and later
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Describe existing feature and its condition

The house is situated on a high English (or daylight) basement, the brick walls of which also stand as the house's foundation walls. The single-bay southern portion of the front porch is situated on painted brick piers, while the remainder of the porch is supported by wood posts. A series of treated wood posts supports the house's modern west addition. The masonry foundation walls and piers have been heavily painted.

Photo numbers No Photo Drawing numbers EX-1, A-1

Describe work and impact on feature

There will be no major changes to the foundation. Deteriorated mortar joints, if identified, will be repointed as necessary and as directed by the owner/contractor in accordance with the National Park Service's Preservation Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings". Painted masonry surfaces will be cleaned of peeling and flaking paint, primed, and repainted.

The wood supports at the northern end of the front porch and at the modern west addition may be replaced with new concrete block or brick foundation piers. The concrete block or brick piers, if installed, will be painted.

The impact will be the preservation and repair of the house's existing foundation structure and components, with new piers added where necessary if directed in a manner compatible with the historic character of the house.

Number 4	Feature Front Porch	Date of Feature Ca. 1856 and later
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Describe existing feature and its condition

The house is detailed by a one bay, single-story front porch that shelters the main level front doors on the east elevation. The southern portion of the porch is positioned on painted brick piers; the northern portion, which consists of an uncovered wood terrace, in turn rests on modern wood supports. A concrete slab floor defines the lower basement level of the front porch. The one bay southern portion of the porch is characterized through the use of square wood posts and a modillion cornice with dentil moulding. Fluted half columns set on wood pedestal bases stand at the connection of the porch to the front wall of the house. The open wood terrace of the northern portion is defined by a series of plain wood piers. Wood railings with turned balusters edge the porch on the north, east, and south sides. The porch floor at the first floor level is composed of tongue and groove wood boards, and the porch is approached by a steep set of modern wood stairs; the steps are edged by modern painted metal railings. The floor at the porch's basement level is composed of a concrete slab. The porch floor, floor structure, wood piers, steps, and portions of the railings are modern. Modern pressure-treated wood joists, metal joist hangers, and stair stringers are visible at the underside of the porch.

The front porch is in fair to poor condition; there is damage visible at the wood piers and railings, and the wood floor is severely deteriorated due to sun and water damage. The wood components of the porch are marked by peeling and flaking paint.

Photo numbers 5-12 Drawing numbers EX-1, EX-2, A-1, A-2

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

Property name 802 North 25th Street (James H. Poindexter House) NPS Project Number _____
Property address 802 North 25th Street Richmond VA 23223-6542

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>Roofs and Chimneys</u>	Date of Feature <u>Ca. 1856 and later</u>
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Describe existing feature and its condition

The main body of the house is covered by a low-pitched hip roof. The profile of the roof results in overhanging eaves on all four of the elevations. The single story front porch that extends over the house's front entrance door on the east elevation is sheltered under a very shallow half-hip roof; the modern west addition on the west elevation is covered by a low-pitched shed roof. The half-hip roof at the front porch appears to be clad with a membrane roofing system, while the modern rear addition is covered with an asphalt shingle roof. The house's main low-slope roof is covered with a membrane roofing system. The extremely low pitch that characterizes the main roof and the front porch roof renders them invisible from grade

The house's brick chimneys are low-profile and, for the most part, are not visible from grade. The western chimney is only partially visible from the far west end of property.

Photo numbers 2 Drawing numbers EX-2, A-2

Describe work and impact on feature

The existing roofing materials and areas of flashing that are present on the house and the porches will be maintained and repaired as required. Any rotted roof decking and structural components that may be discovered during rehabilitation will be removed and replaced with new exterior grade plywood and properly sized framing lumber.

The existing modern membrane roof cladding and asphalt shingle cladding will be retained if in good condition; if found to be deteriorated, the materials will be replaced with new compatible roofing materials.

The existing low-profile masonry chimneys will be maintained and repaired as directed by the owner/contractor. The chimneys, if not currently capped, will be capped to prevent water infiltration. The chimneys will be capped in such a manner as to be removable in the future if desired.

The impact will be the repair of the existing roofing materials and the retention of the house's brick chimneys. The work on the roofs will provide a functional, waterproof roofing system that will help to ensure the long-term preservation of the house.

Number <u>2</u>	Feature <u>Gutters and Downspouts</u>	Date of Feature <u>Ca. 1856 and later</u>
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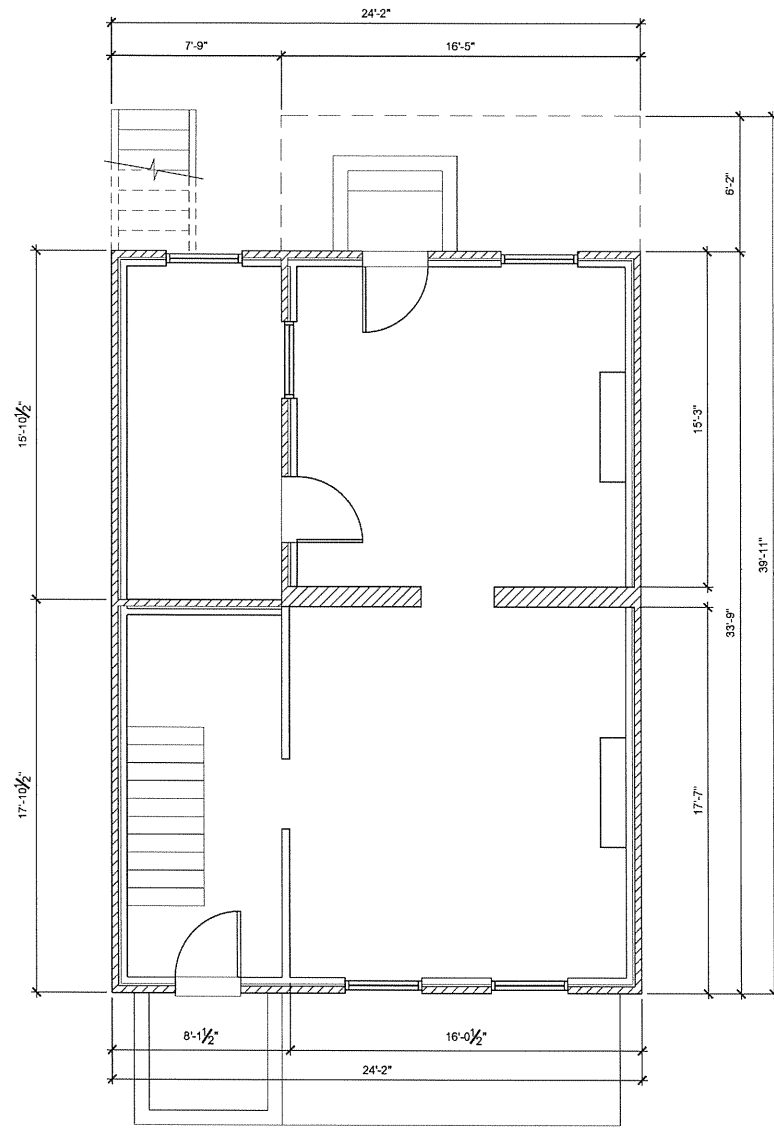
Describe existing feature and its condition

The house retains built-in gutters at the main roof and at the roof of the front porch. The roof of the modern addition at the west elevation utilizes a metal ogee gutter. The downspout system consists of rectangular metal downspouts at the house, the addition, and at the porch roofs.

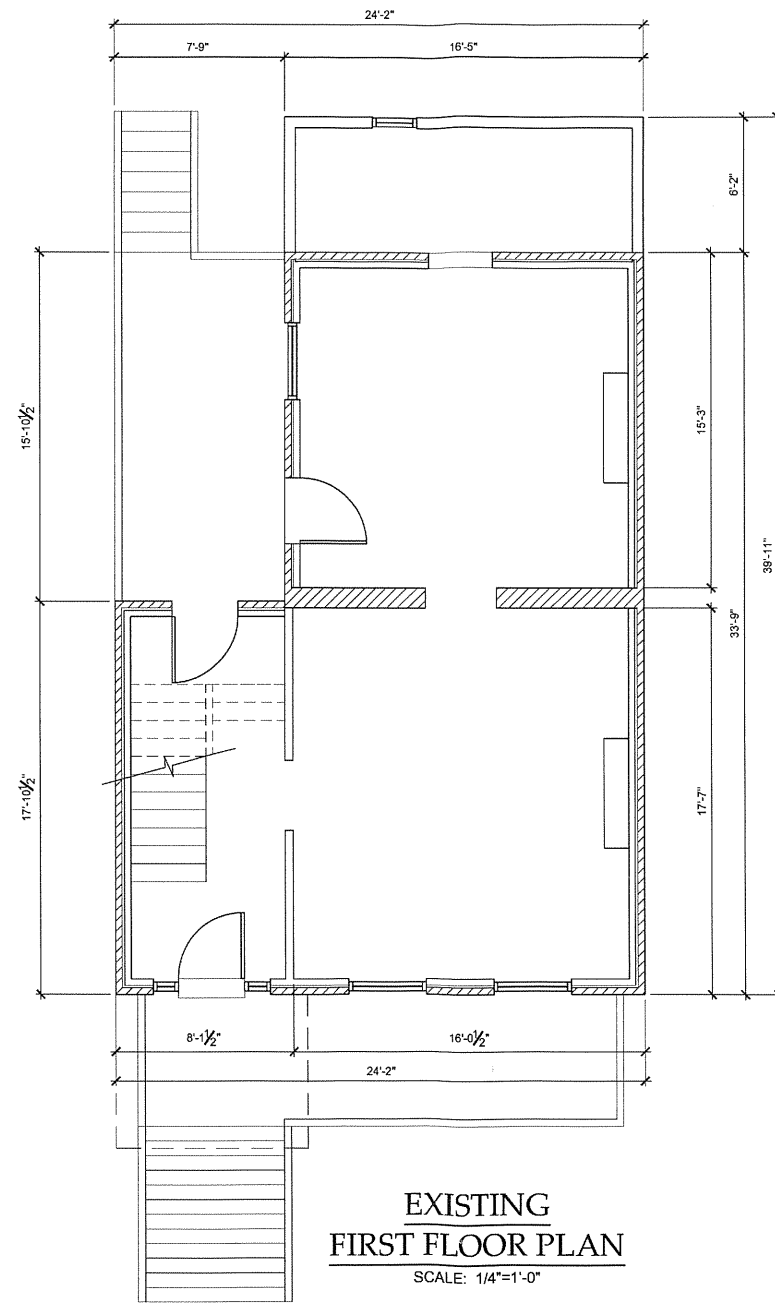
Photo numbers 3-4 Drawing numbers NA

Describe work and impact on feature

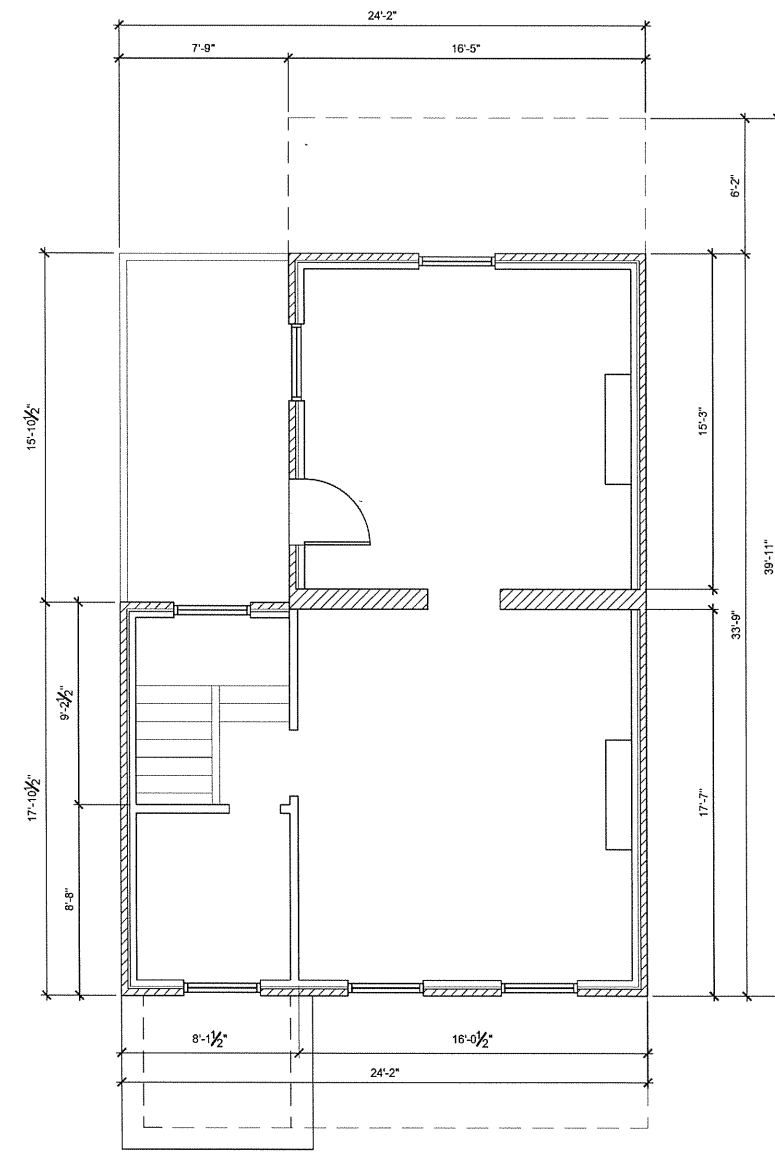
The existing gutter and downspout system will be repaired as required. New downspouts will be installed where missing or deteriorated, and where appropriate and necessary to provide the proper degree of water runoff management. The new metal downspouts will be



EXISTING
BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

EVOLVE DEVELOPMENT, INC.
3420 PUMP RD SUITE 169 RICHMOND, VA 23233
dvk5f@yahoo.com 804-991-4111

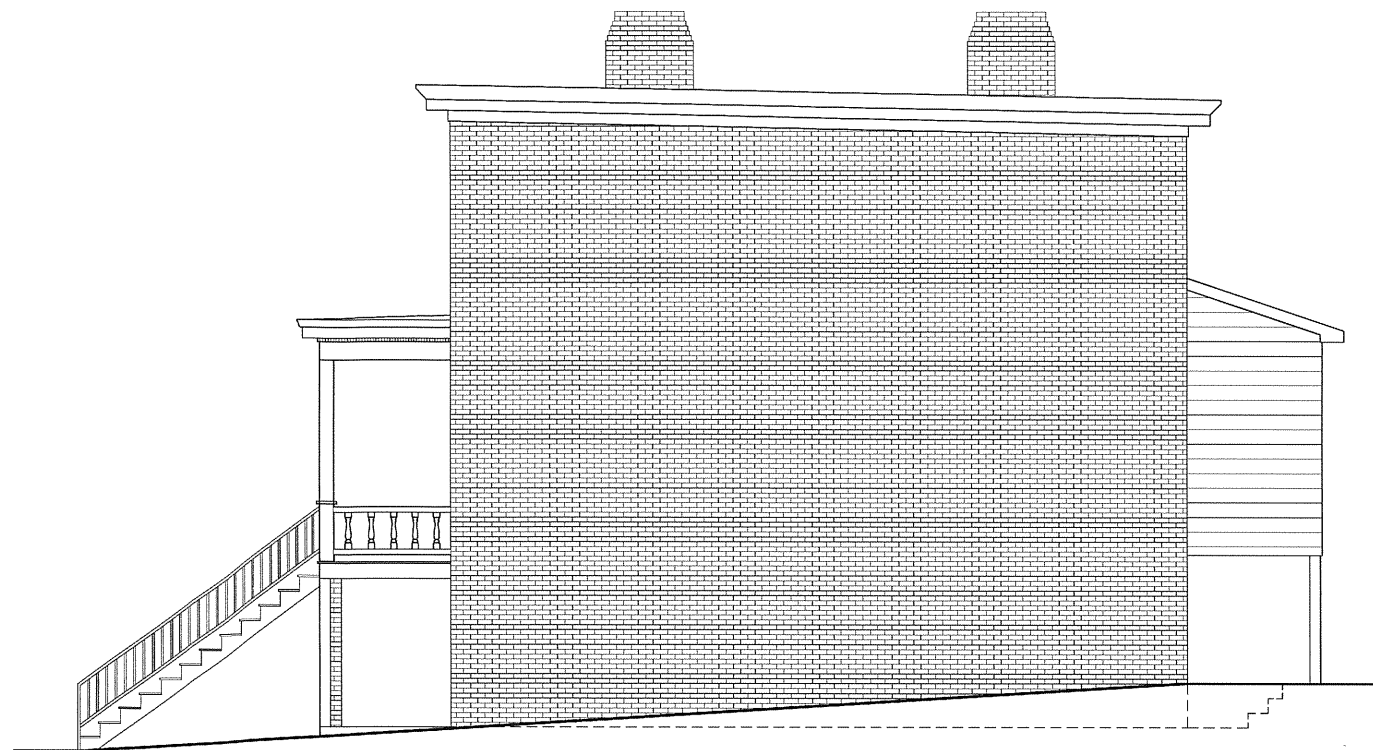
HISTORIC PRESERVATION PROJECT FOR
802 N 25TH STREET
RICHMOND, VA 23223

DATE: 03-22-15

EX-1



EXISTING
FRONT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING
REAR ELEVATION
SCALE: 1/4"=1'-0"



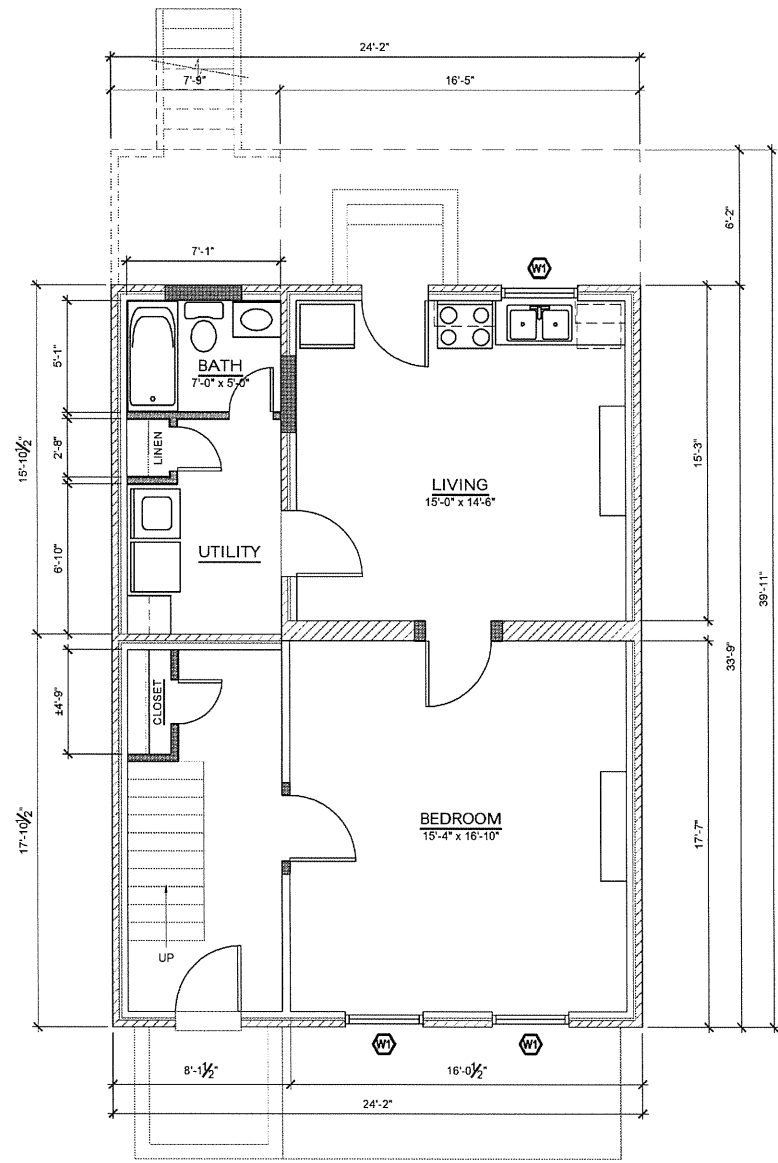
EXISTING
LEFT ELEVATION
SCALE: 1/4"=1'-0"

EVOLVE DEVELOPMENT, INC.
3420 PUMP RD SUITE 169 RICHMOND, VA 23233
dvt5f@yahoo.com 804-991-4111

HISTORIC PRESERVATION PROJECT FOR
802 N 25TH STREET
RICHMOND, VA 23223

DATE: 03-22-15

EX-2

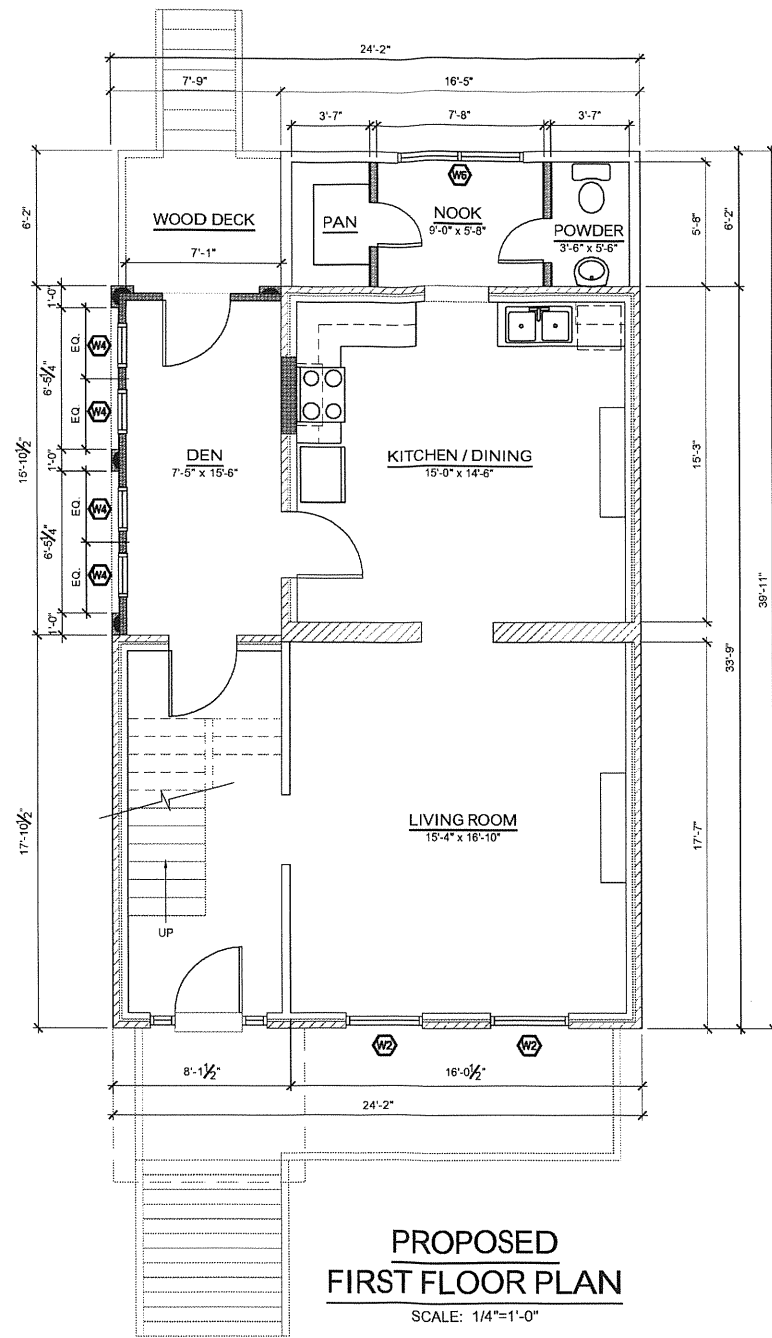


**PROPOSED
BASEMENT FLOOR PLAN**

SCALE: 1/4"=1'-0"

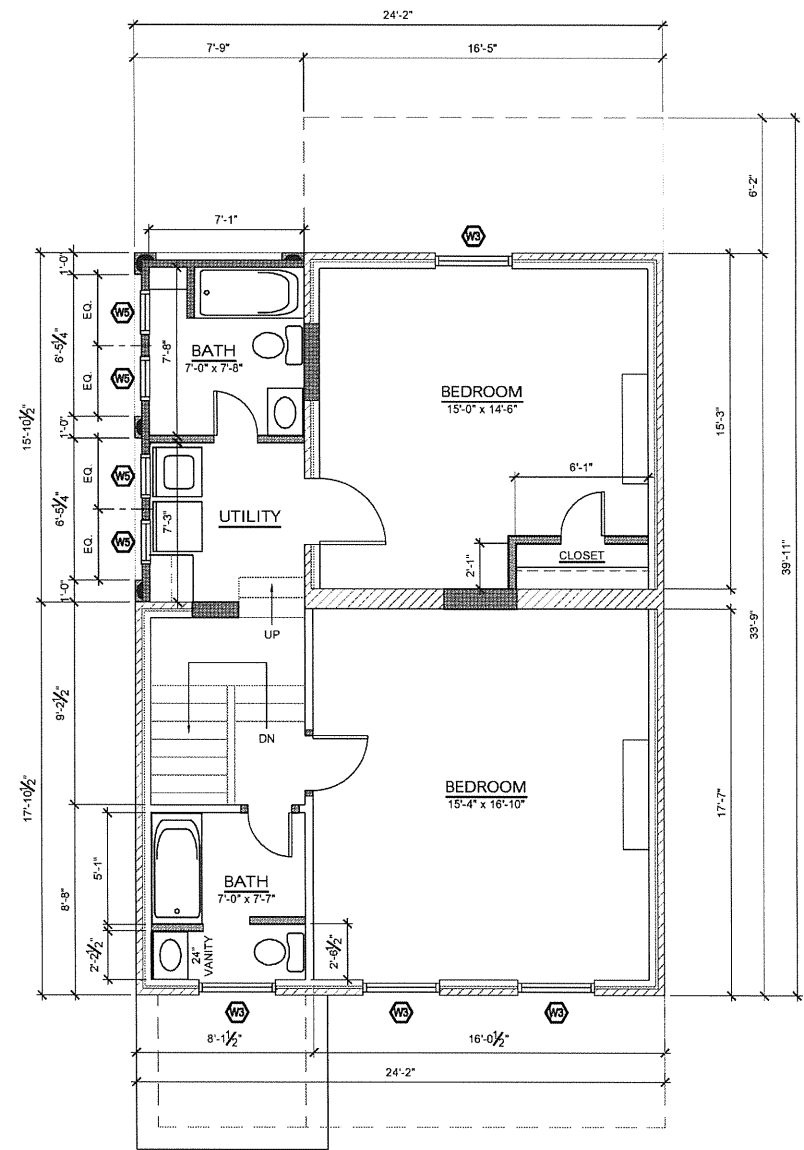
SQUARE FOOTAGE:

BASEMENT:	815 S.F.
1ST FLOOR:	915 S.F.
2ND FLOOR:	815 S.F.
TOTAL:	2,545 S.F.



**PROPOSED
FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0"



**PROPOSED
SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0"

WINDOW SCHEDULE

#	QTY	FLR	WIDTH SIZE	HEIGHT SIZE	REMARKS
(W1)	3	B	3'-0"	3'-0"	
(W2)	2	1	3'-0"	5'-4"	
(W3)	4	2	3'-0"	4'-8"	
(W4)	4	1	2'-0"	6'-6"	
(W5)	4	2	2'-0"	6'-0"	FALSE WINDOWS
(W6)	1	1	(2) 3'-0"	5'-4"	

EVOLVE DEVELOPMENT, INC.
3420 PUMP RD SUITE 169 RICHMOND, VA 23233
dtk5f@yahoo.com 804-991-4111

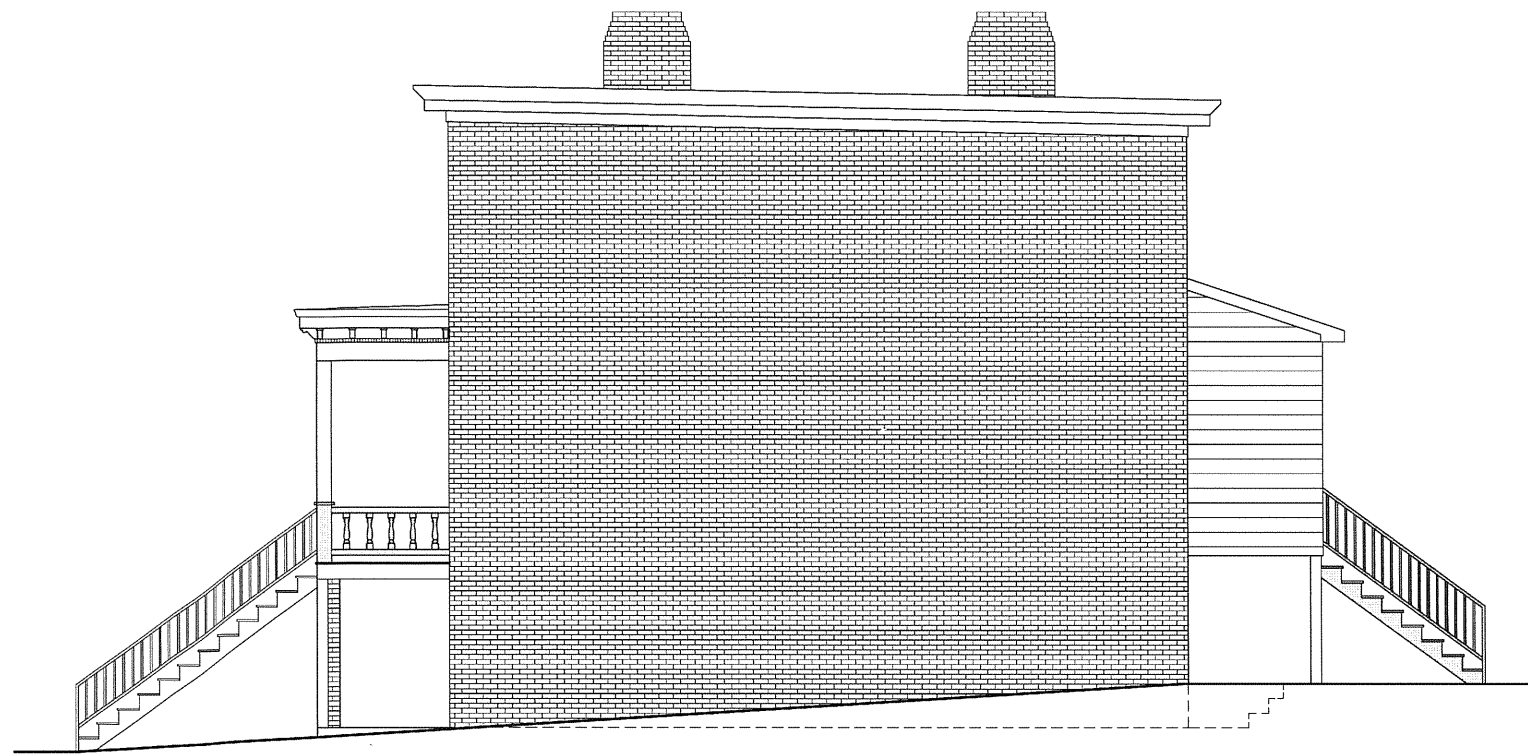
HISTORIC PRESERVATION PROJECT FOR
802 N 25TH STREET
RICHMOND, VA 23223

DATE: 10-19-15

A-1



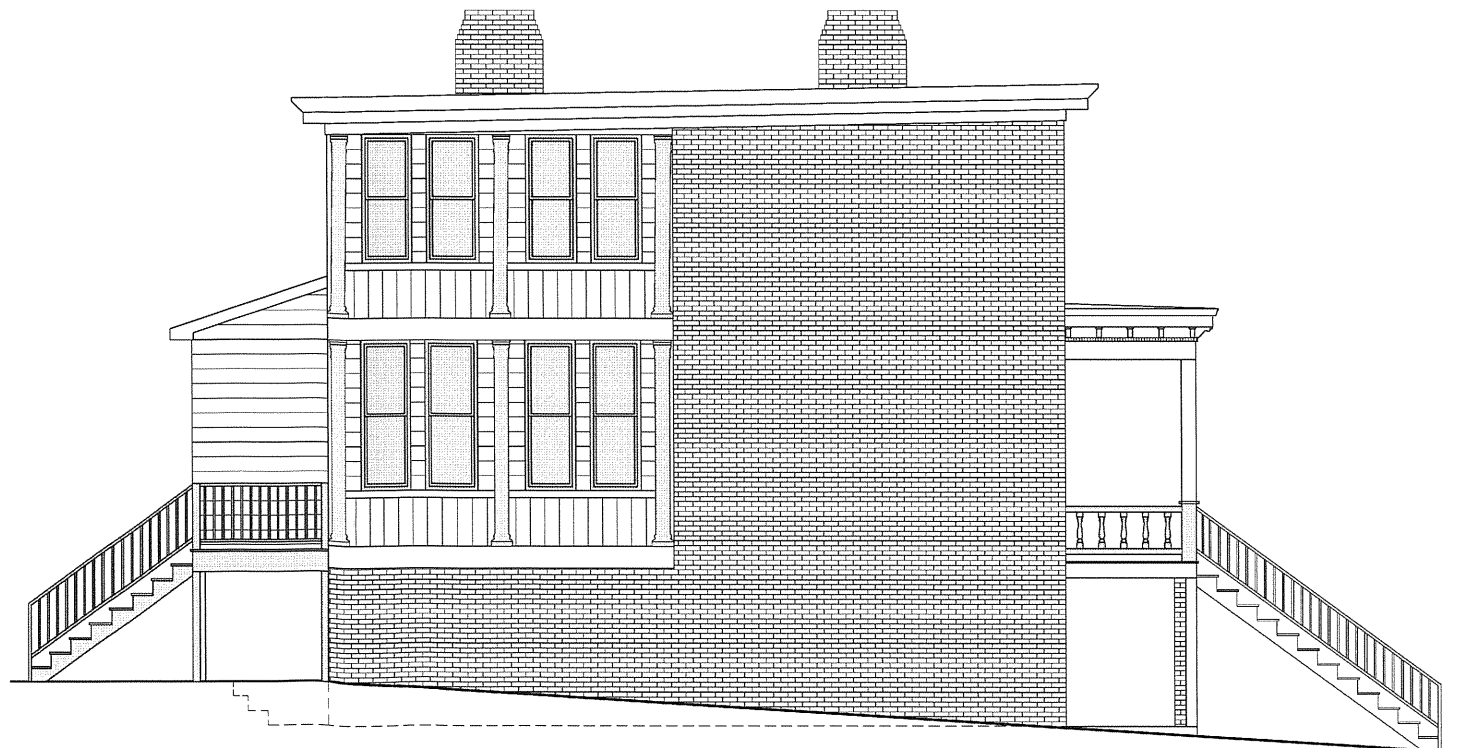
**PROPOSED
FRONT ELEVATION**
SCALE: 1/4"=1'-0"



**PROPOSED
RIGHT ELEVATION**
SCALE: 1/4"=1'-0"



**PROPOSED
REAR ELEVATION**
SCALE: 1/4"=1'-0"



**PROPOSED
LEFT ELEVATION**
SCALE: 1/4"=1'-0"

EVOLVE DEVELOPMENT, INC.
3420 PUMP RD SUITE 169 RICHMOND, VA 23233
dvk5f@yahoo.com 804-991-4111

HISTORIC PRESERVATION PROJECT FOR
802 N 25TH STREET
RICHMOND, VA 23223

DATE: 10-19-15

A-2



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

November 12th, 2015

Daniil Kleyman
3420 Pump Road, Suite 169
Richmond, VA – 23233

Re: 802 North 25th Street – Richmond
Amendment #1 Response
DHR # 2015-144

Mr. Kleyman –

Thank you for submitting the Continuation/Amendment sheet addressing the additional information requested, and changes to the previously proposed scope of work, for the project at 802 North 25th Street in Richmond. Based on the materials submitted and the revisions noted on the Amendment, the proposed work is consistent with the Secretary of the Interior's *Standards for Rehabilitation* and the project is approved provided the below condition is 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.

Side Porch Enclosure – Please try and minimize, as much as is possible, the use of siding to fill in spaces around the new windows. Using custom-sized windows can help to reduce the amount of space between the historic columns and the new windows, preserving the open appearance of this feature.

As you know, this conditional approval is for the Part 2 application and Amendments as submitted. All new information or changes to the project scope should be sent to the Virginia Department of Historic Resources in the form of an additional Amendment; you can find the appropriate form through at the National Park Service's website at <http://www.nps.gov/tps/tax-incentives/application.htm>. We have forwarded a copy of Amendment #1 to the National Park Service with our recommendation – you will receive their response in a separate letter. Please feel free to contact me with any questions at 804-482-6452 or Jessica.Ugarte@dhr.virginia.gov.

Sincerely,

Jessica Aurora Ugarte
Tax Credit Reviewer
Office of Preservation Incentives

cc: Bryan Townes

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

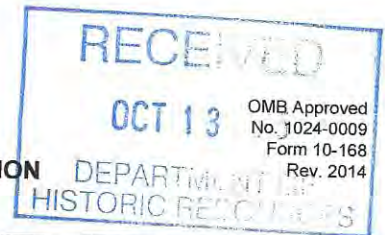
Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

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



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

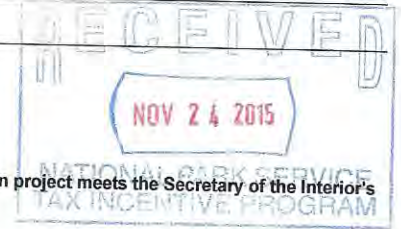


NPS Project Number
32750 (DHR #2015-144)

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name 802 North 25th Street
Property address 802 North 25th Street, Richmond, VA

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
 Estimated rehabilitation costs of phase (QRE) _____



Summarize information here; continue on following page if necessary.

This Amendment addresses issues and requests for revisions as indicated in the Part 2 review letters from the Virginia Department of Historic Resources (08-04-2015) and the National Park Service (09-08-2015).

3. Project Contact (if different from applicant)

Name Bryan Townes Company Claremont Preservation Consulting
Street 1223 Claremont Avenue City Richmond State VA
Zip 23227-4008 Telephone (804) 814-8368 Email Address townesbryan@gmail.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 Daniil Kleyman Signature Daniil V. Kleyman Date 10/12/2015
Applicant Entity _____ SSN _____ or TIN _____
Street 3420 Pump Road, Suite 169 City Richmond State VA
Zip 23233-1111 Telephone (804) 991-4111 Email Address _____
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 12.7.15

Audrey T. Pepper
National Park Service Authorized Signature
AUDREY T. PEPPER

NPS-TPS 202-354-2027

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property Name: 802 North 25th Street
Property Address: 802 N. 25th Street, Richmond, VA 23223

NPS Project No. 32750
DHR Project No. 2015-144

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards provided the following condition(s) are met:

- **Side Porch Enclosure** – Please try and minimize, as much as is possible, the use of siding to fill in spaces around the new windows. Using custom-sized windows can help to reduce the amount of space between the historic columns and the new windows, preserving the open appearance of this feature.

11-12-15



804-482-6452

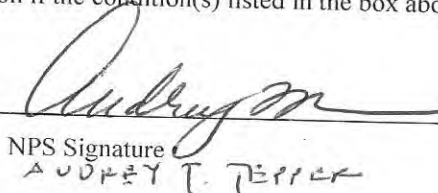
Date

State Signature

State Contact Telephone

The National Park Service has determined that this project will meet the Secretary of the Interior's Standards for Rehabilitation if the condition(s) listed in the box above are met.

12.7.15



NPS Signature
AUDREY T. TEPPER

NPS TPS 202-354-2027
NPS Contact Telephone

Date

NPS Signature

NPS Contact Telephone