



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION / CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (Location of Work)

Address 625 N 27th St

Historic District Church Hill North

**PROPOSED ACTION**

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

**OWNER**

Name SAMPSON JEFFREY A AND RENATA C

Company \_\_\_\_\_

Mailing Address 625 N 27th St.  
Richmond, VA 23223

Phone 8045132337

Email \_\_\_\_\_

Signature Renata Sampson

Date 11/27/17

**APPLICANT** (if other than owner)

Name John Humphries

Company Kiwi Development LLC

Mailing Address 1704 Avondale Ave  
Richmond, VA 23227

Phone 8045250246

Email john@kiwidevelopmentva.com

Signature [Signature]

Date 11/27/17

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to CAR 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.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

(Space below for staff use only)

ECE VED

Application received:

Date/Time \_\_\_\_\_

**NOV 27 2017**

Complete  Yes  No

By \_\_\_\_\_

**4:54**

COA - 027042-2017



# CERTIFICATE OF APPROPRIATENESS

## NEW CONSTRUCTION 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 in the office or on site.**

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

**PROPERTY ADDRESS:** \_\_\_\_\_

### NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

### DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

### WRITTEN DESCRIPTION

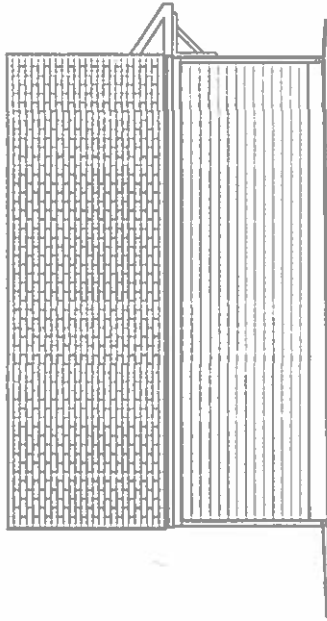
- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

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

- site as seen from street, from front and corners, include neighboring properties

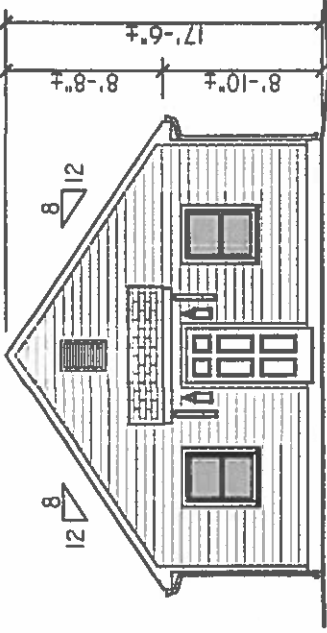
### **625 N. 27th St. Garage**

Proposed single story garage located on the rear corner set back (rear and left) lines. New construction single family house currently on the lot built in 2017. Foundation parged block, siding to match existing hardie in color/size, windows to match existing jefferson series, pedestrian door per drawing provided, roof to match existing shingles. See the attached plan for any other specifics listed in the schedule.



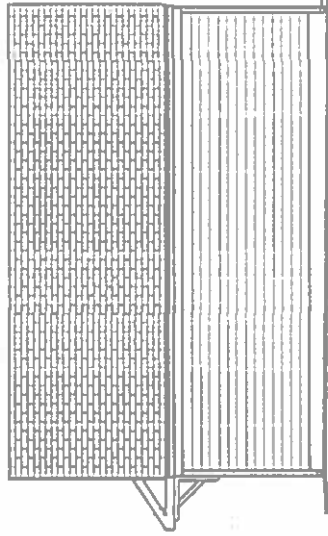
LEFT SIDE ELEVATION

3/32" = 1'



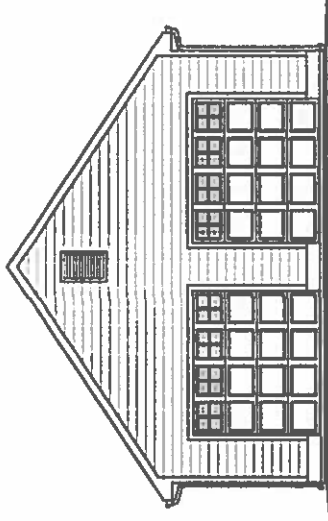
FRONT ELEVATION

3/32" = 1'



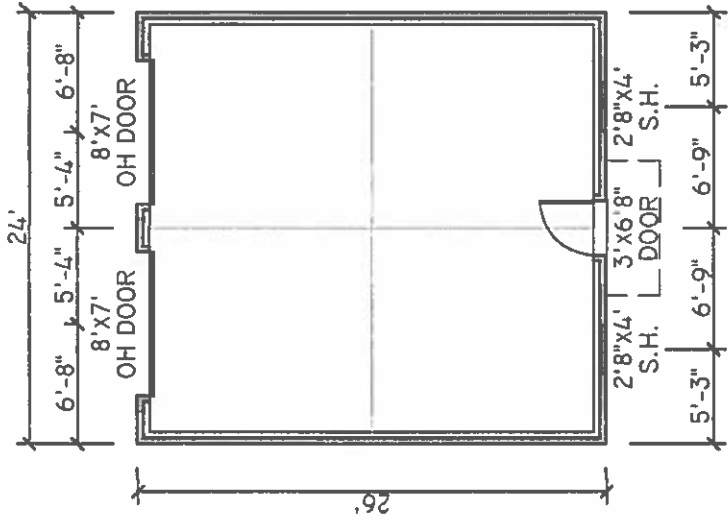
RIGHT SIDE ELEVATION

3/32" = 1'



REAR ELEVATION

3/32" = 1'



FLOOR PLAN

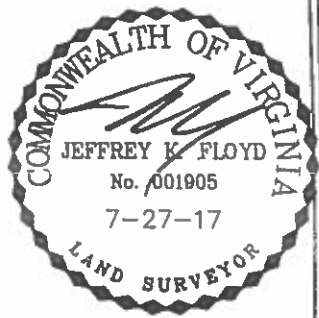
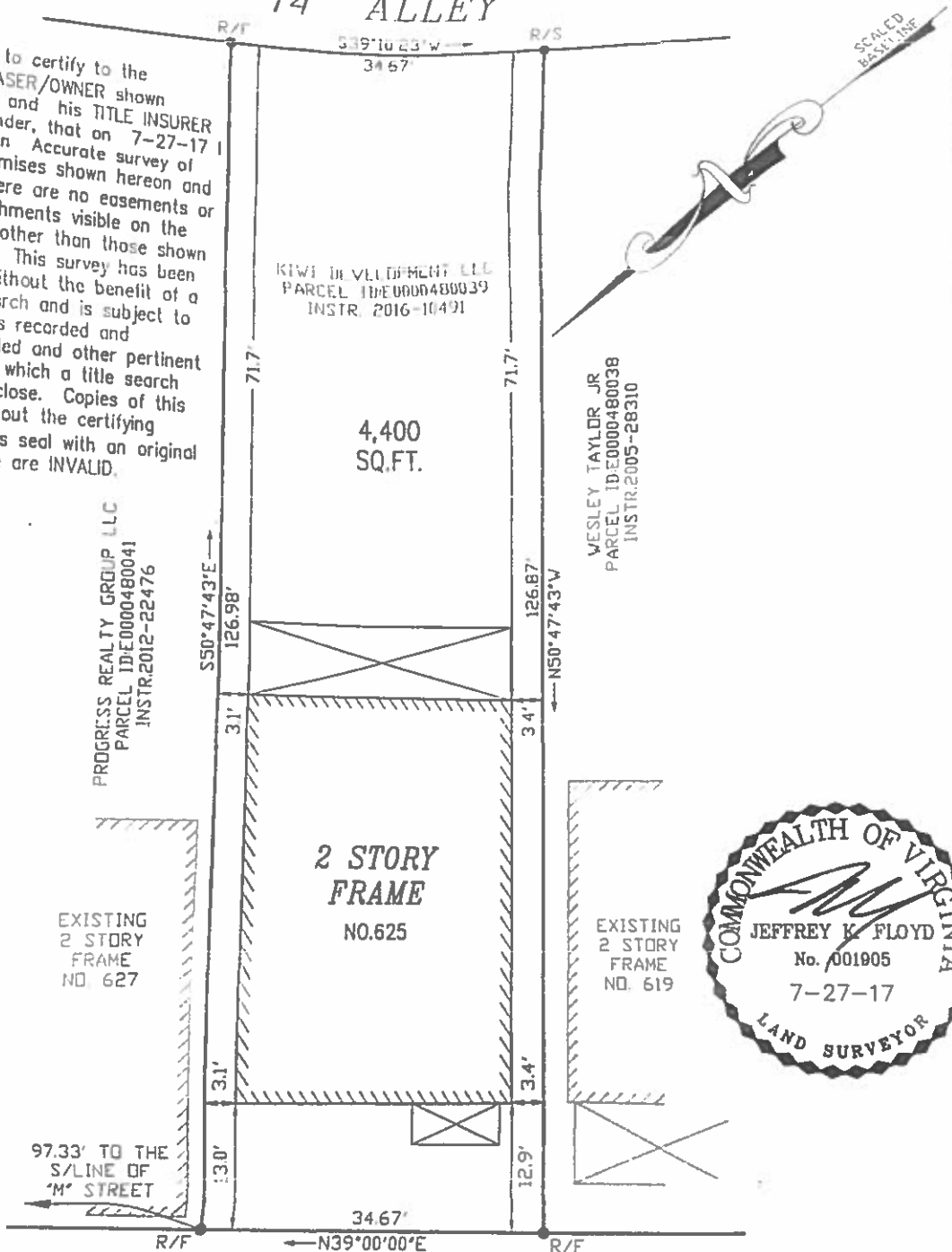
3/32" = 1'

EXTERIOR FINISH SCHEDULE


NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	8" HARDIEPLANK LAP SIDING	LIGHT MIST SMOOTH
02	HARDIE/PVC TRIM	WHITE
	6" MAIN FASCIA/FRIEZE, 4" CORNERS	
03	HARDIESOFFIT SOFFIT	PREFINISHED WHITE
04	PARGED FOUNDATION	MATCH HOUSE FOUND. COLOR
05	ARCHITECTURAL SHINGLE ROOF	CHARCOAL/PEWTER GRAY
06	SOLID PERSONNEL DOOR	PAINTED WHITE
07	STEEL GARAGE DOOR	FACTORY WOOD LOOK FINISH
08	WINDOW	JEFFERSON 300 SERIES, WHITE
09	PORCH CEILING	PAINTED "FROSTWORK" (SW 0059)
10	ALUM. GUTTERS & DOWNSPOUTS	PREFINISHED WHITE
11	20"x30" GABLE VENT	PREFINISHED WHITE
12	WOOD BRACKET	PAINTED WHITE

14' ALLEY

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 7-27-17 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.



N. 27th STREET

  
**Virginia Surveys**

MAP SHOWING THE IMPROVEMENTS  
 ON 625 N 27th STREET  
 IN THE CITY OF RICHMOND, VA.

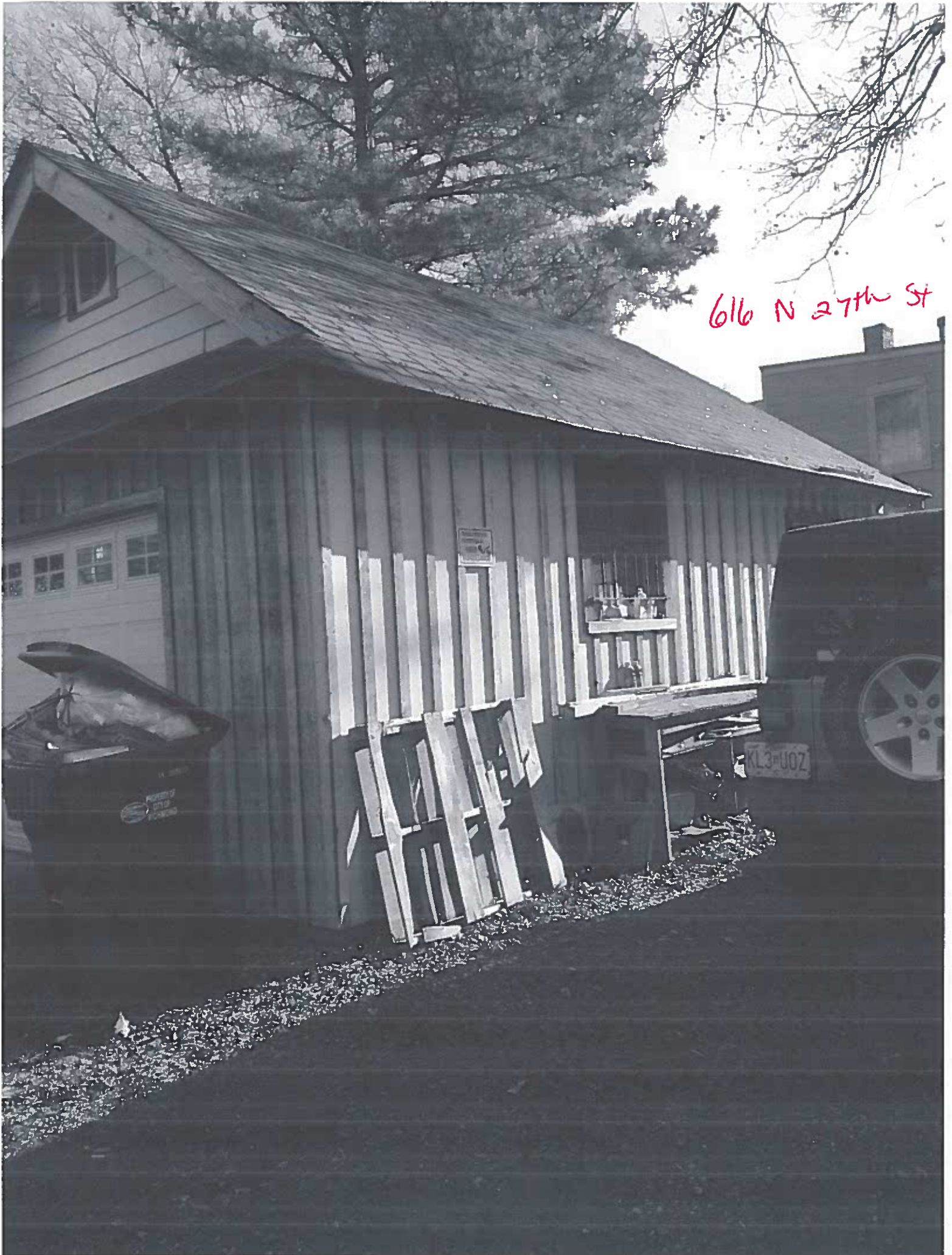
P.O. BOX 118  
 CHESTERFIELD, VA 23832  
 (804) 748-9481

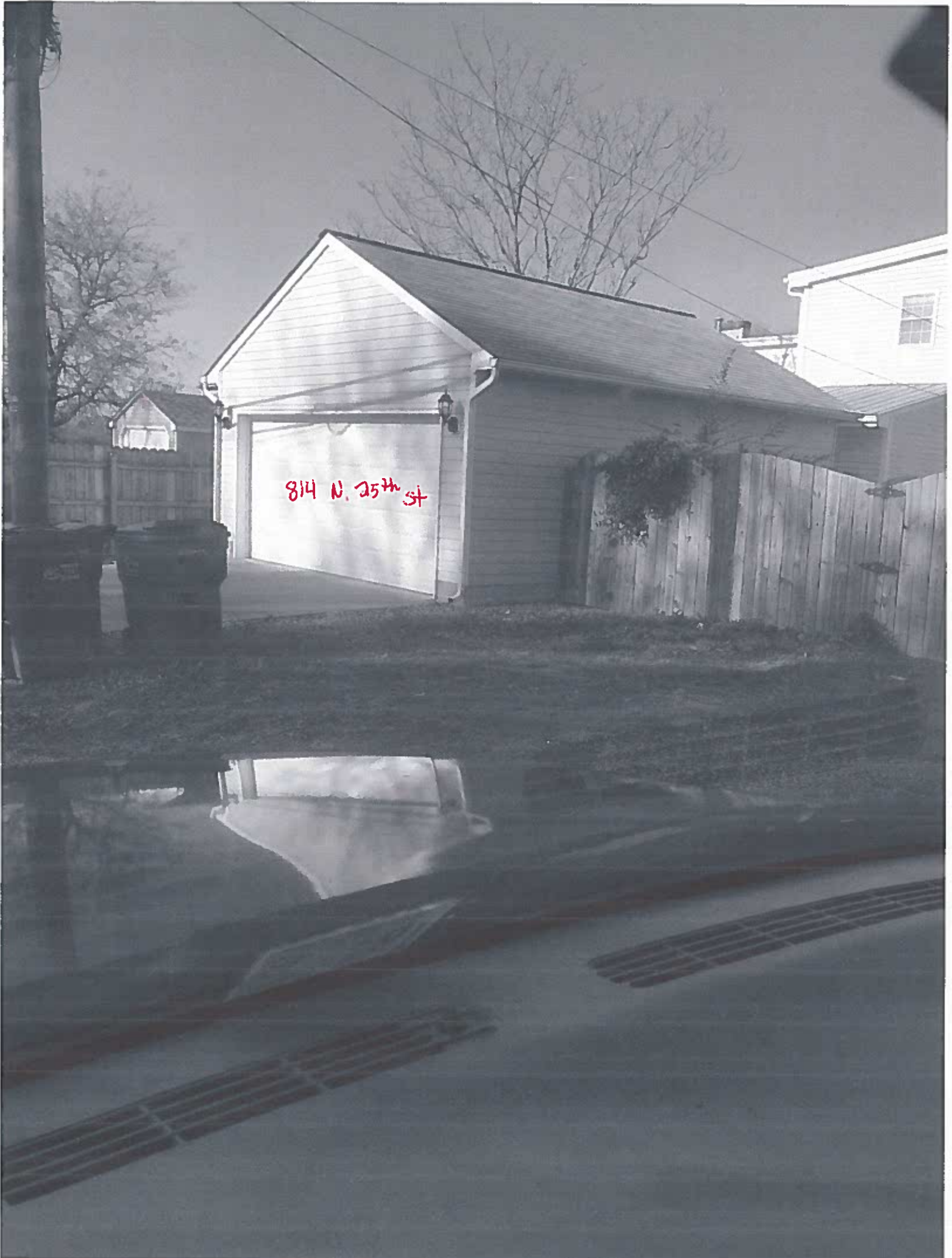
DATE: 7-27-17  
 CERTIFIED BY JEFFREY K. FLOYD  
 VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'  
 JOB NO. 160410800

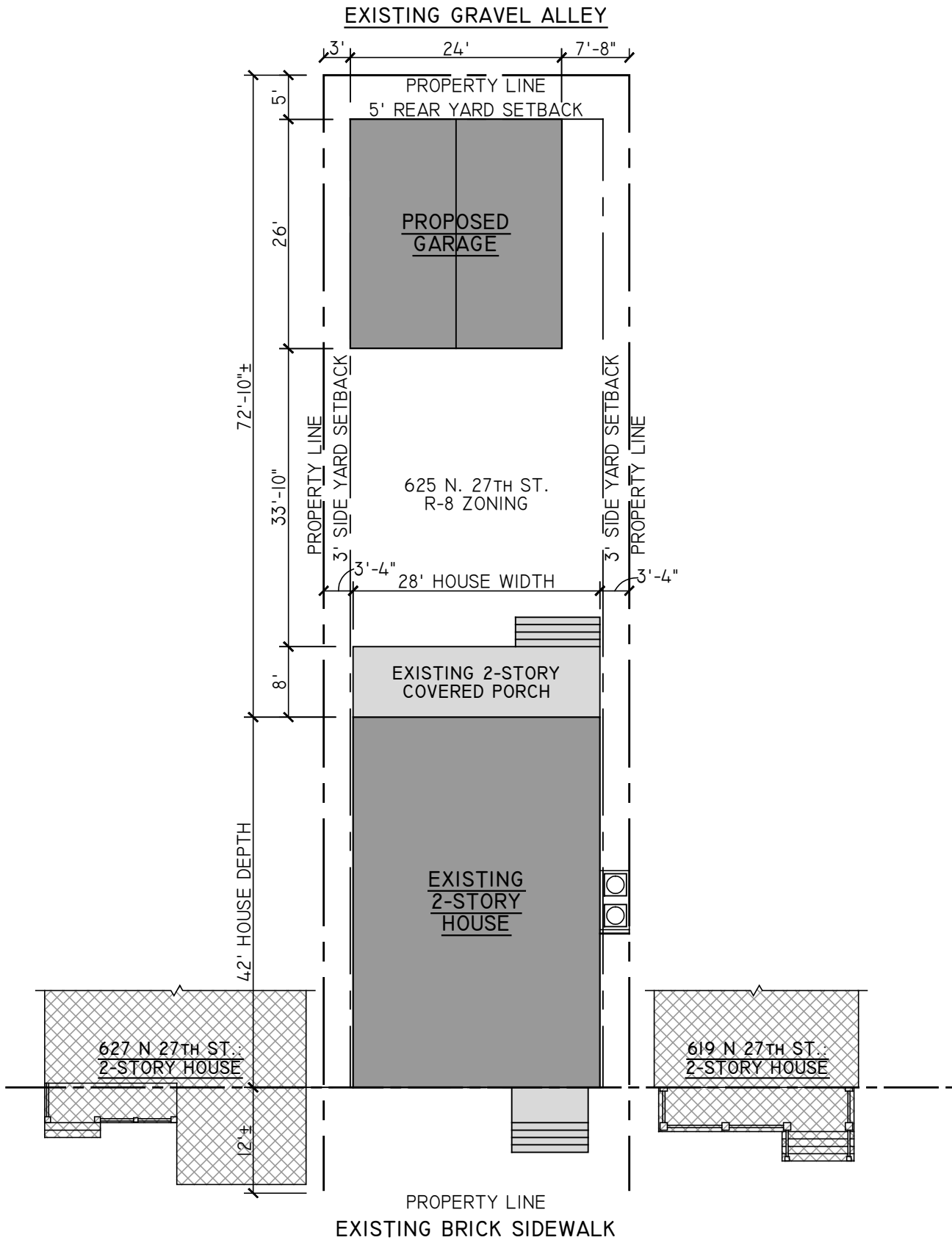
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616 N 27th St





814 N. 25th St



**625 N. 27TH STREET GARAGE**  
**SITE PLAN - 11.29.2017**