



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: 615 N. 25th STREET DATE: 3-18-15

OWNER'S NAME: SARA & SAM TUTTLE TEL NO.: _____

AND ADDRESS: 615 N. 25th ST. EMAIL: _____

CITY, STATE AND ZIPCODE: RICHMOND, VA 23223

ARCHITECT/CONTRACTOR'S NAME: DANA MOORE TEL. NO.: 301-3149

AND ADDRESS: 404 BEECHWOOD DR EMAIL: studio404@verizon.net

CITY, STATE AND ZIPCODE: RICHMOND, VA 23229

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 THE ATTACHED DESCRIPTION OF PROPOSED WORK.
SITE PLANS, FLOOR PLANS, ELEVATIONS & PHOTOGRAPHS ARE
ALSO ATTACHED.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Sam Tuttle

(Space below for staff use only)

Received by Commission Secretary
RECEIVED 3:10pm

DATE: _____

MAR 24 2015

APPLICATION NO. _____

SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

Revised 10-02-2014



Dana Moore | Architect
404 Beechwood Drive
Richmond, Virginia 23229
804 301 3149

DESCRIPTION OF PROPOSED WORK for the Commission of Architectural Review

March 19, 2015

Tuttle Residence
615 N 25th Street
Richmond, Virginia 23223

General

The proposed work to 615 N 25th Street is to occur at the rear of the property and does not include any changes to the primary elevation. The existing house underwent significant renovations in the year or two before Church Hill North was designated an Historic District. The work proposes to modify an existing partially enclosed rear porch and add two new outbuildings to the rear of the property. Please refer to the 8 1/2" x 14" site plans for visual reference. Existing plans and exterior photos are also included.

Rear Porch

It is unclear if the rear porch was partially enclosed in the relatively recent renovation or during an earlier period of remodeling. It does seem clear, however, that very little of the historic character of the original rear porch remains. The majority of the first floor porch has been enclosed with siding and has lost any resemblance to a porch at this side of the building. A portion of the second floor porch has also been unsympathetically enclosed. The Owner desires to fully enclose the porch but proposes to do so in a manner that references the existence of an original rear porch, unlike the current enclosure. Please refer to the computer-drawn proposed floor plans and elevations. Because the rear porch is on a secondary elevation and it has over time lost much of the integrity of the original porch, we feel that the proposed changes are in keeping with the Old & Historic Districts Design Review Guidelines.

Outbuildings

Throughout the years, various houses and outbuildings have occupied the site. Sanborn Maps show as many as three houses and four outbuildings on the property at the same time. Unfortunately, no photographs of these outbuildings have been found. The Owner proposes to add two new outbuildings at the rear of the property – a 1 ½ story artist studio at the rear corner of the site behind the house and a 1 story garage/storage structure at the rear corner that joins the alley. Please refer to the hand-drawn elevations.

Proposed Studio

The proposed studio is located at the rear and side of the property and sits behind the main residence. It is subordinate in size to the main residence. It has been designed with the same roof slope and metal roofing material as the main house. The double hung windows have similar proportions to the main residence but have been designed in groups of three where possible to differentiate the studio from the historic structure. The siding is proposed to be the same material and color as the house but with a 5" exposure (as opposed to a 7" exposure at the house) to reference but not duplicate the older structure. We feel this design is compatible with the Old & Historic Districts Design Review Guidelines and would be a good neighbor.

Proposed Garage/Storage Outbuilding

The proposed garage/storage outbuilding is a simple, low, gabled structure at the very rear of the property next to the alley. Its simple, utilitarian design matches the roof slope of the main house and studio. A 5V metal roof is proposed to reference the metal roof of the main structure but to identify this building as more utilitarian in nature than the other structures on the site. It continues with the same 5" reveal siding as the studio in the same paint scheme. The small windows are a similar proportion as the top sash of the double hung windows at the main residence and the studio. Its scale and siting emphasize that it is a secondary structure on the site. We feel that the garage/storage outbuilding would also be a good neighbor and is compatible with the design of the primary residence on the property.

Thank you for taking the time to review this project. Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Dana G. Moore". The signature is written in black ink and is positioned below the typed name.

Dana G. Moore, R.A.



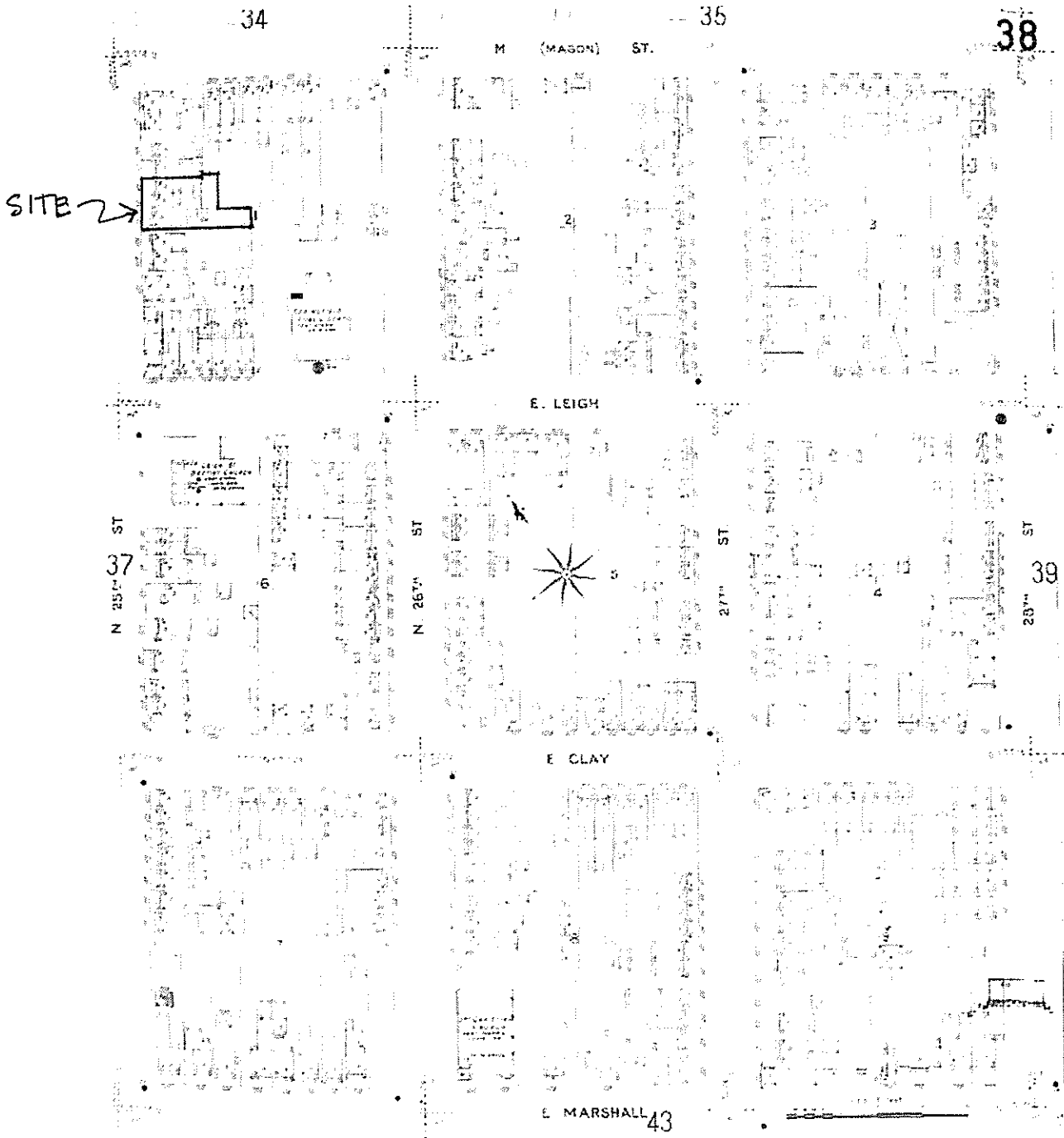




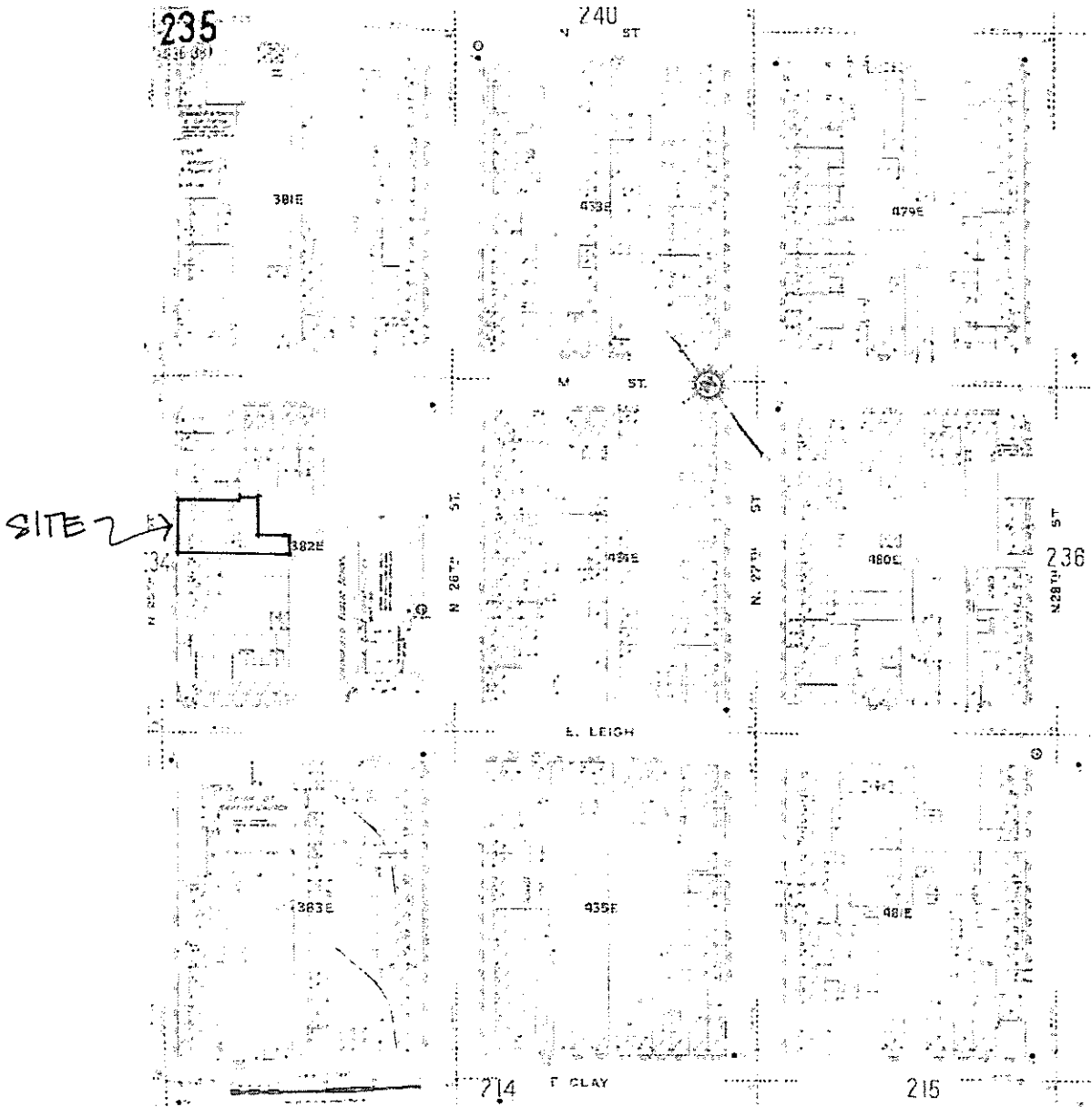
CAR Submittal
Tuttle Residence
615 N 25th St.
Richmond, VA 23223

Sanborn Maps show various structures and outbuildings on this property through the years.

1905 Map

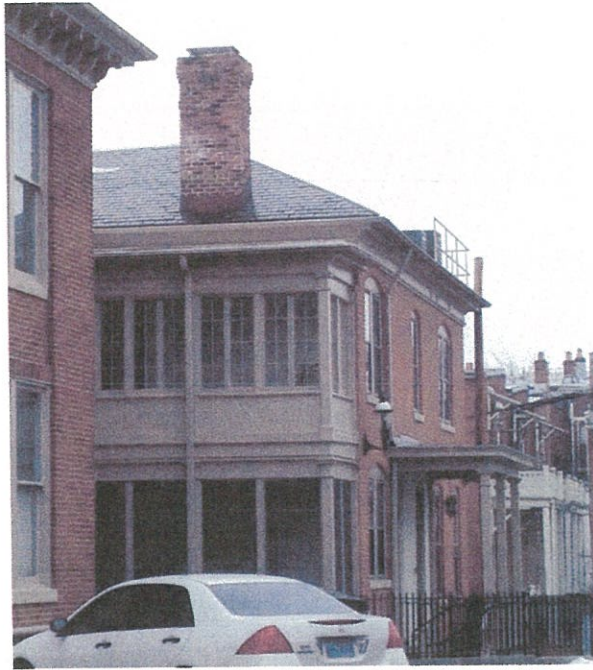


1925 Map



Precedent Photos – Tuttle Residence CAR Submittal

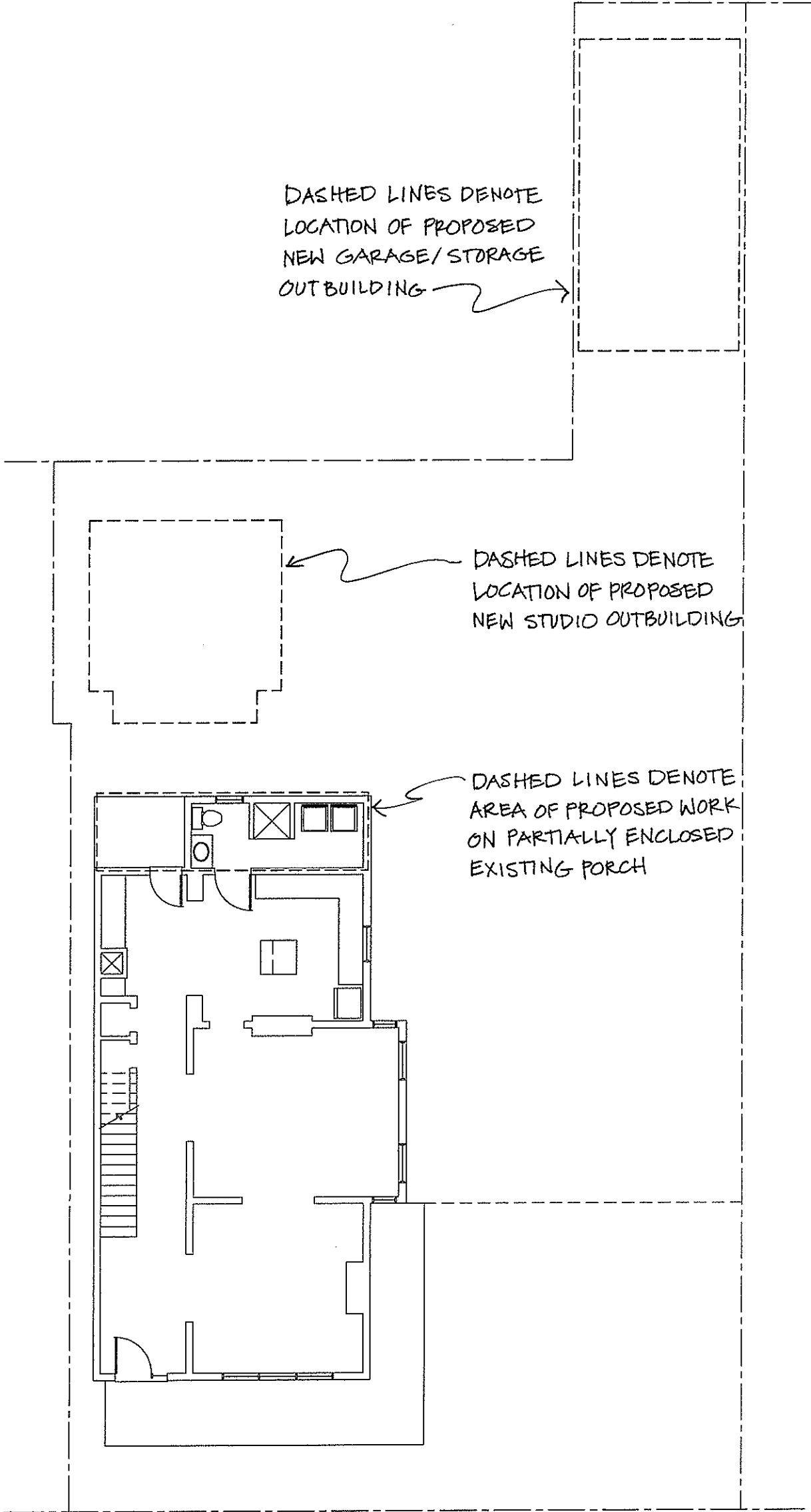
various examples for enclosing rear porches in Church Hill North and St. John's Church Historic Districts



Precedent Photos – Tuttle Residence CAR Submittal
various examples of outbuildings in Church Hill







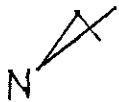
DASHED LINES DENOTE
LOCATION OF PROPOSED
NEW GARAGE/STORAGE
OUTBUILDING →

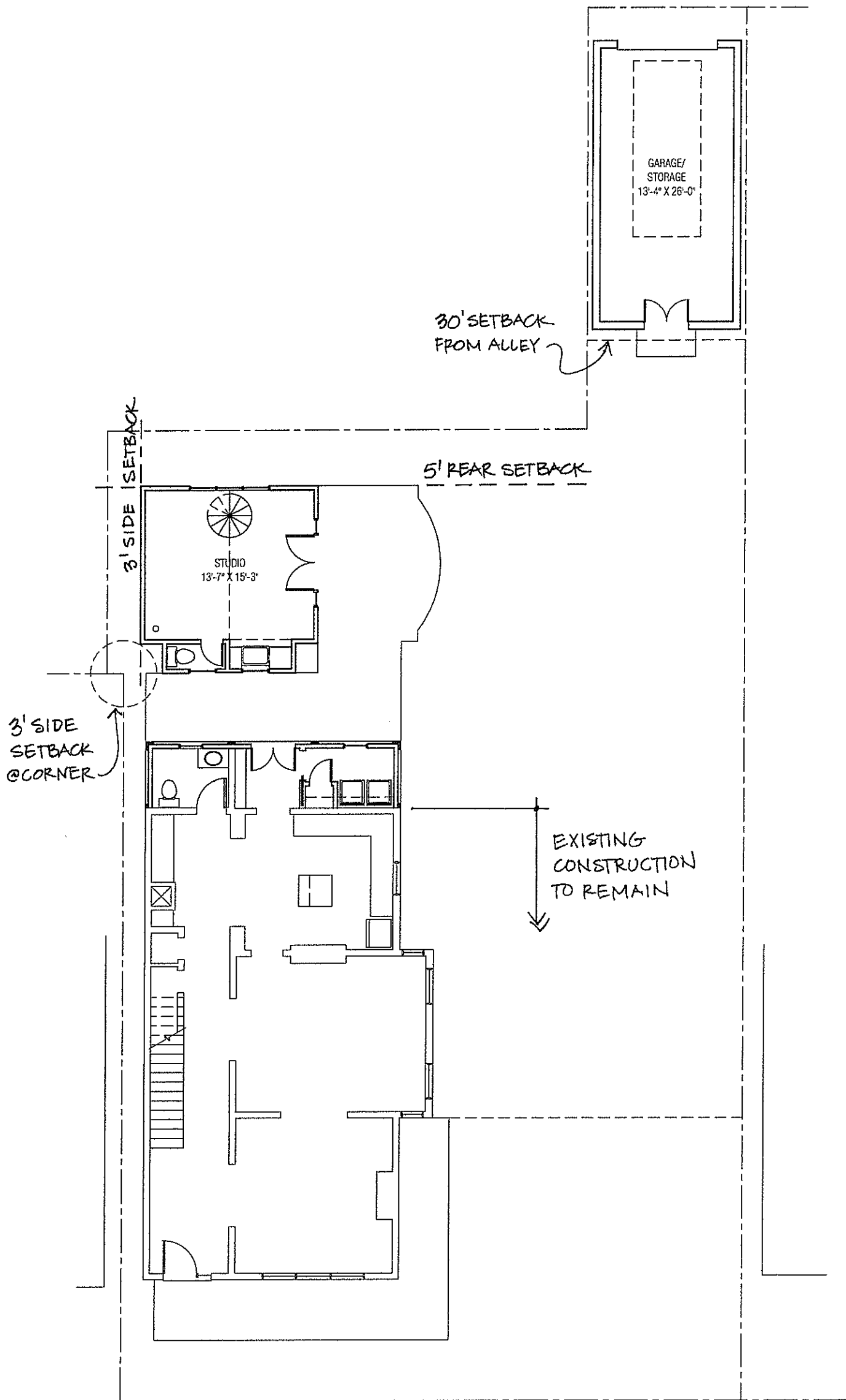
← DASHED LINES DENOTE
LOCATION OF PROPOSED
NEW STUDIO OUTBUILDING

← DASHED LINES DENOTE
AREA OF PROPOSED WORK
ON PARTIALLY ENCLOSED
EXISTING PORCH

EXISTING SITE PLAN

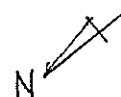
SCALE: 3/32" = 1'-0"

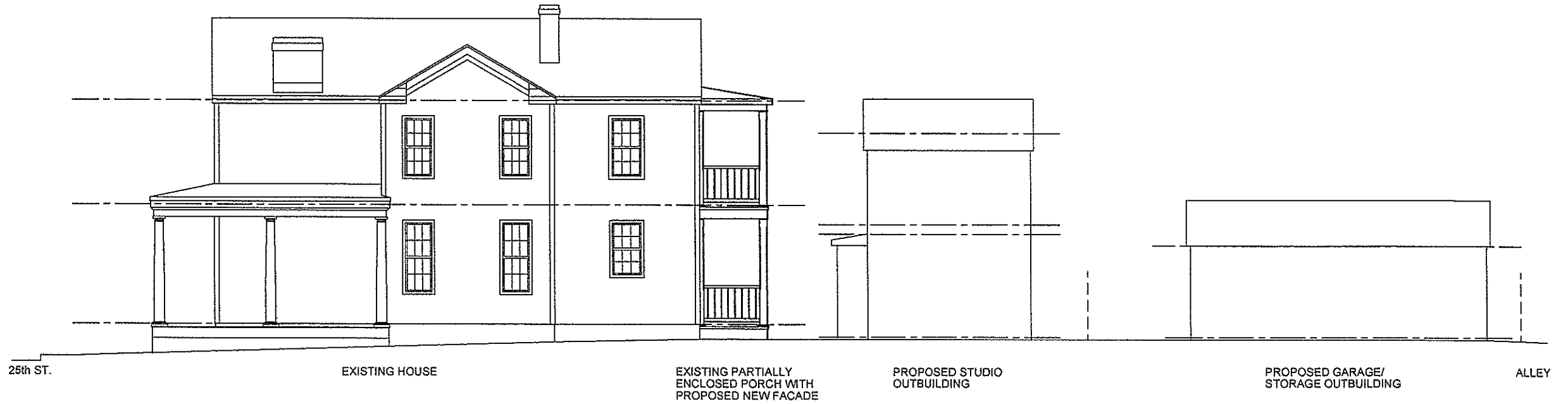




PROPOSED SITE PLAN

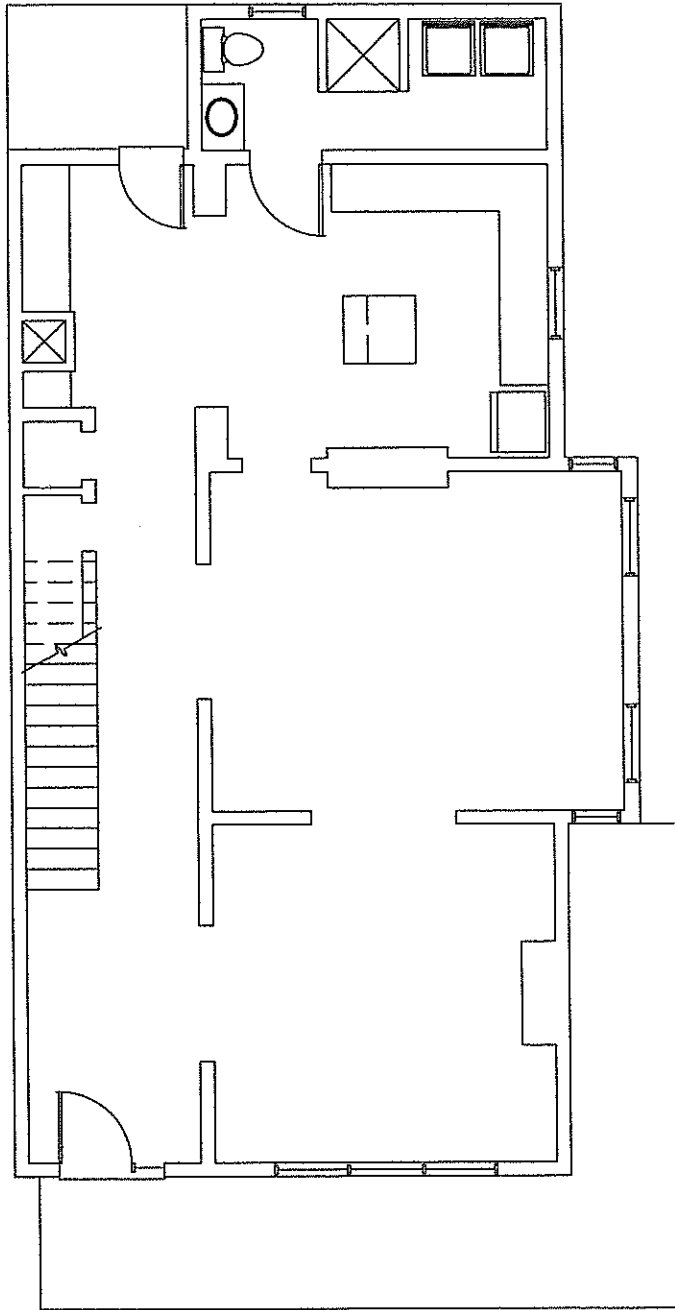
SCALE: 3/32" = 1'-0"





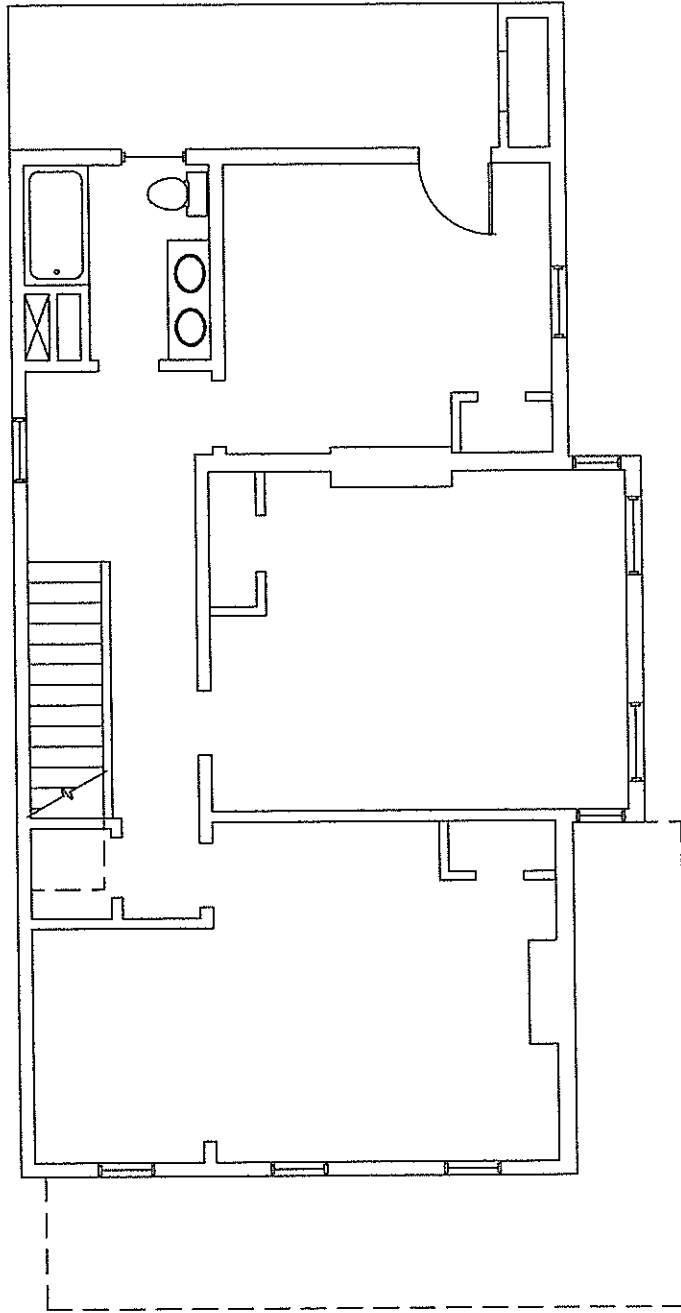
SIDE ELEVATION SHOWING GENERAL MASSING OF PROPOSED OUTBUILDINGS

SCALE: 3/32" = 1'-0"



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



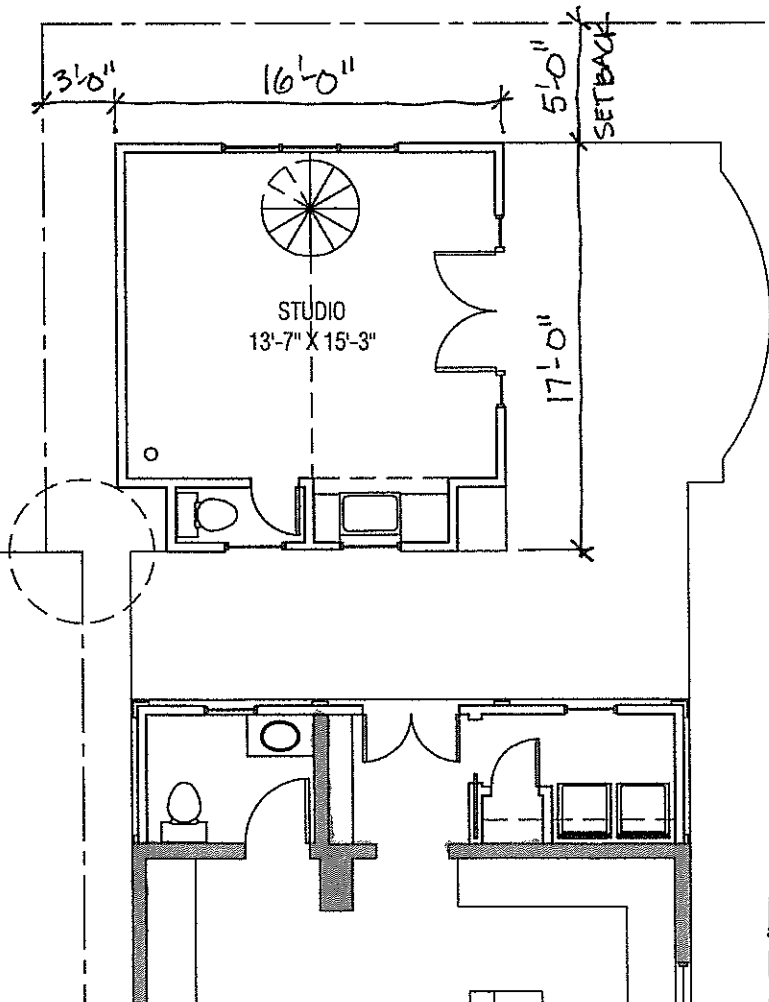
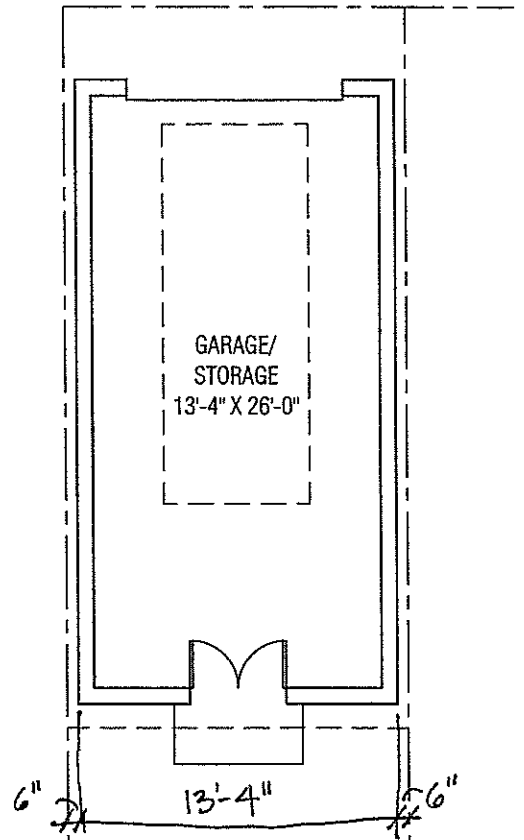
EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

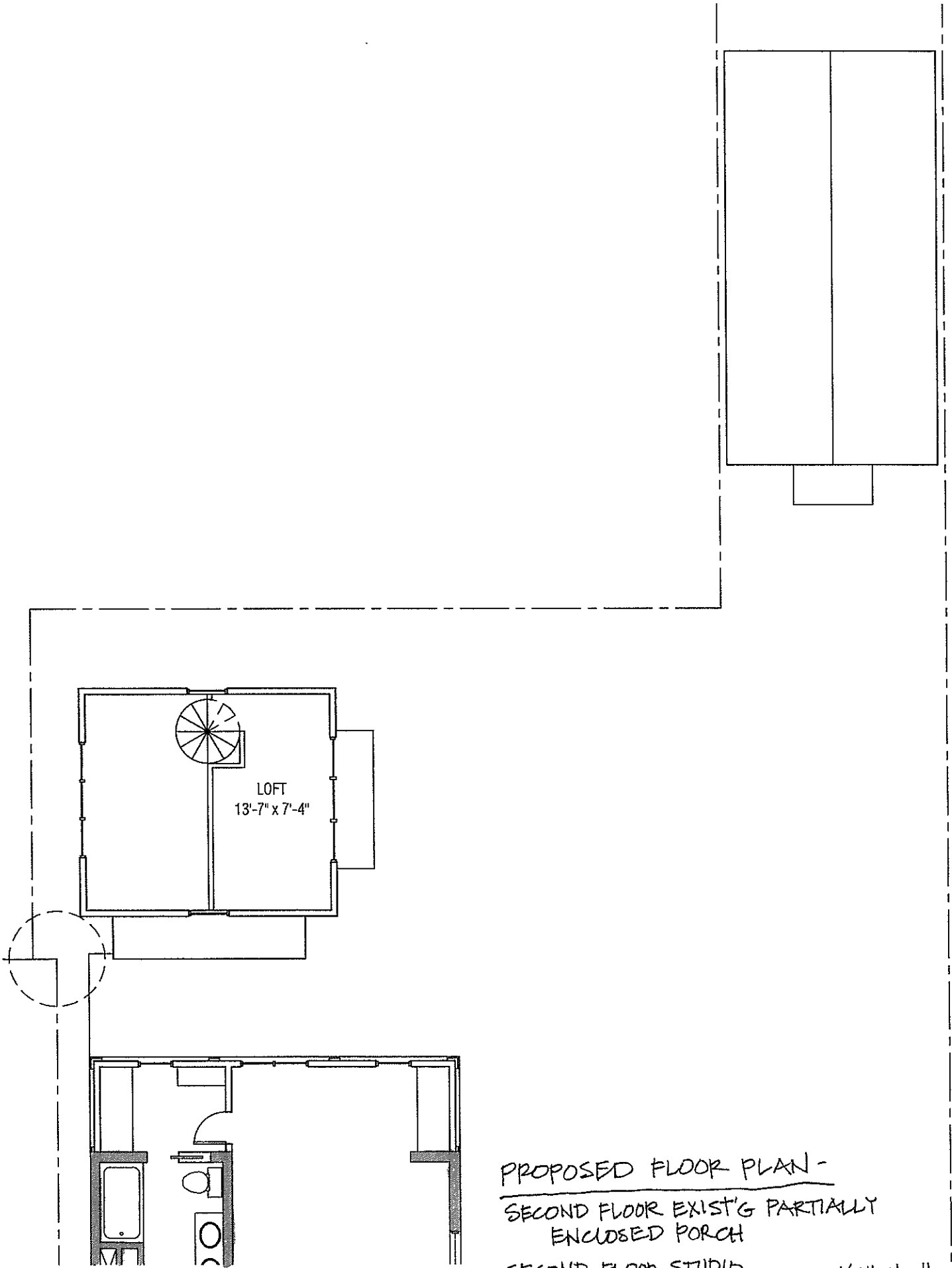


EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"



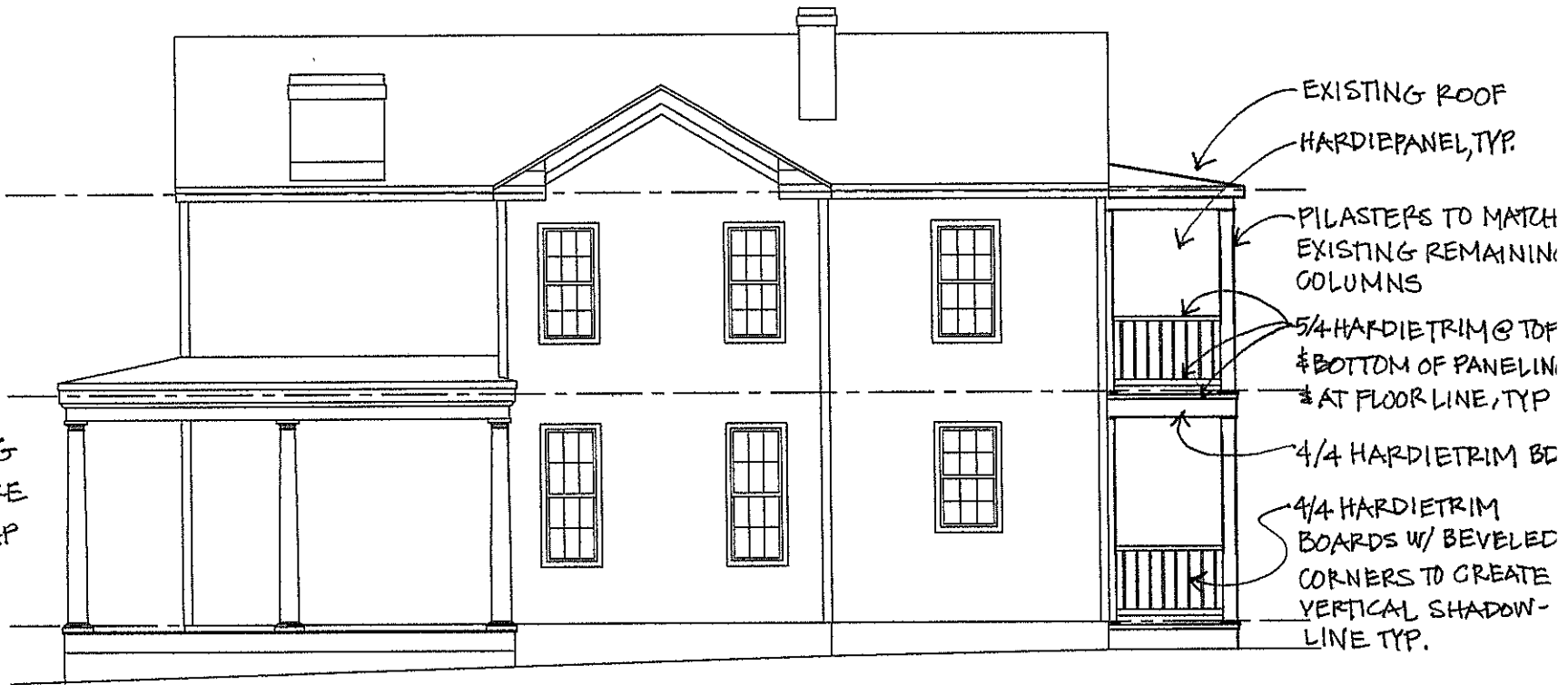
PROPOSED FLOOR PLAN -
 FIRST FLOOR EXIST'G. ENCLOSED PORCH
 FIRST FLOOR STUDIO
 GARAGE/STORAGE
 SC: 1/8" = 1'-0"



PROPOSED FLOOR PLAN -
SECOND FLOOR EXIST'G PARTIALLY
ENCLOSED PORCH
SECOND FLOOR STUDIO

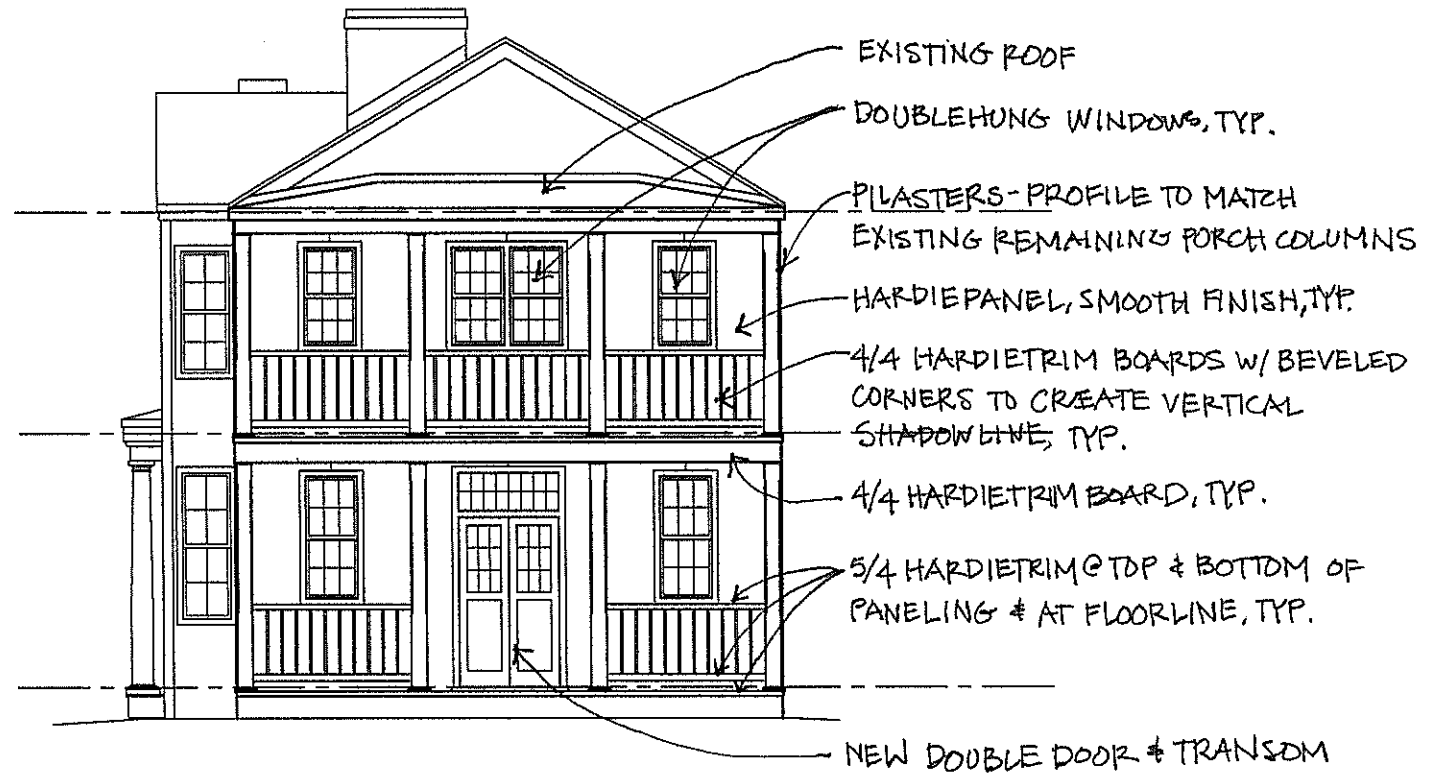
SC: 1/8" = 1'-0"

SIDING @ EXISTING
HOUSE : 7" EXPOSURE
HARDIE BOARD LAP
SIDING



PROPOSED SIDE ELEVATION

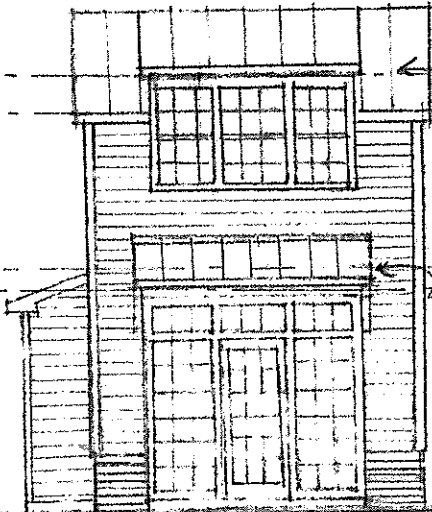
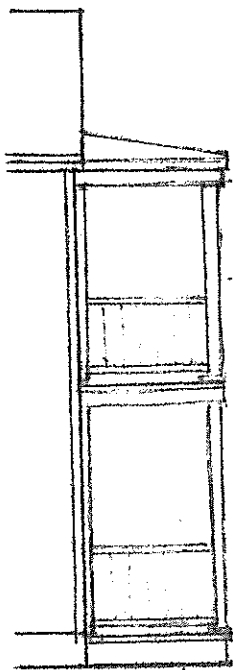
SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION

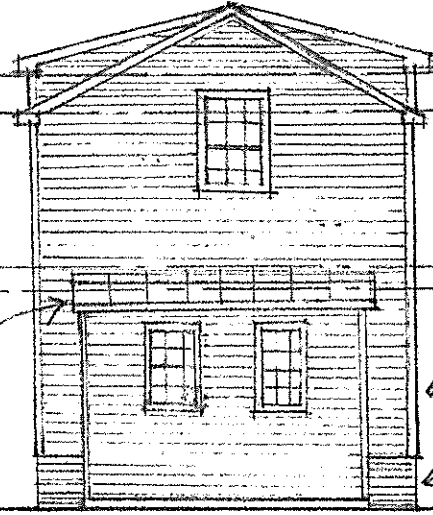
ENCLOSED REAR PORCH

SCALE: 1/8" = 1'-0"



MAIN GABLE -
METAL ROOF TO
MATCH MAIN HOUSE

LOW SLOPE
DORMERS &
SHED ROOF -
METAL ROOFING
(TYP)



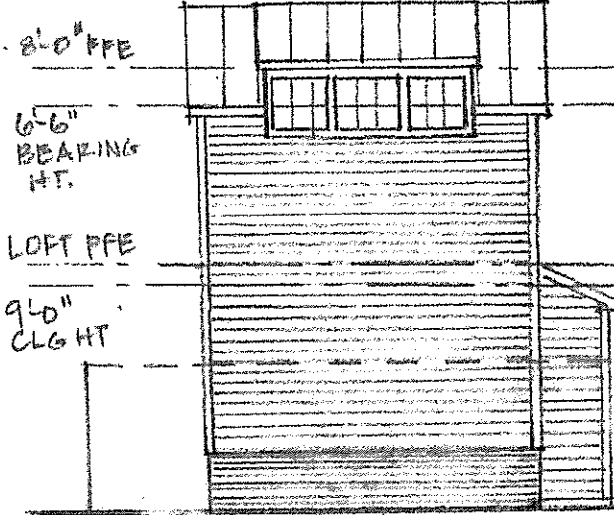
20'-0" @ MPT. DORMER
18'-8" @ MIDPT. OF ROOF } MAIN GABLE
8'-0" AFF
6'-6" BEARING

LOFT PFE
9'-0" CLG. HT.

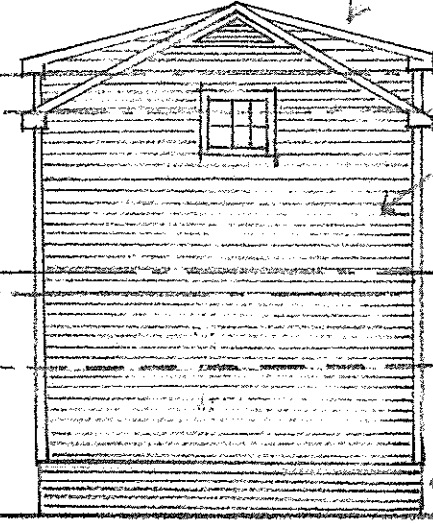
LAP SIDING
(5" REVEAL)
MASONRY BASE

SW ELEVATION
(FROM SIDE YARD)

NW ELEVATION
(FROM HOUSE)



8'-0" PFE
6'-6" BEARING HT.
LOFT PFE
9'-0" CLG HT



SNAP LOCK STANDING SEAM METAL ROOF W/ 1" RIBS TO MATCH EXISTING HOUSE

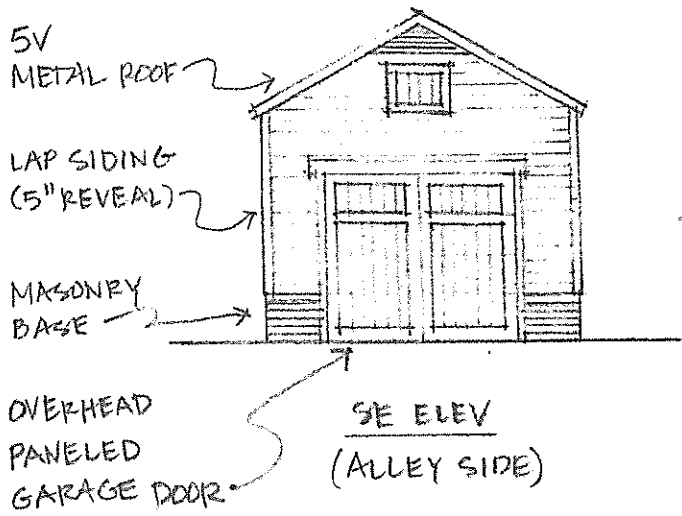
HARDIE BOARD LAP SIDING TO MATCH HOUSE BUT W/ 5" EXPOSURE (7" EXPOSURE - HOUSE)

LINE OF FENCE

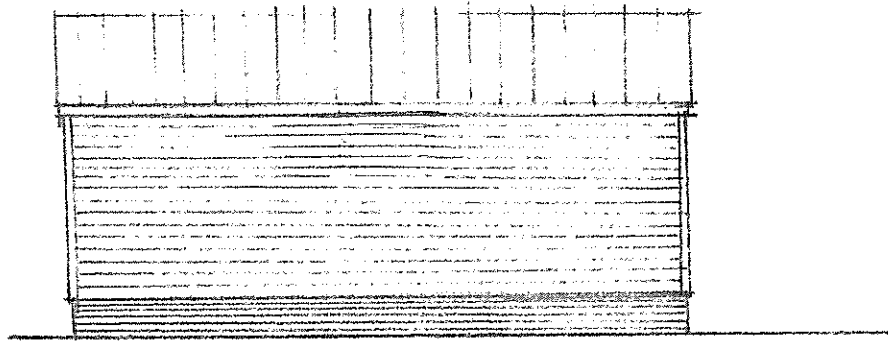
MASONRY BASE

NE ELEVATION

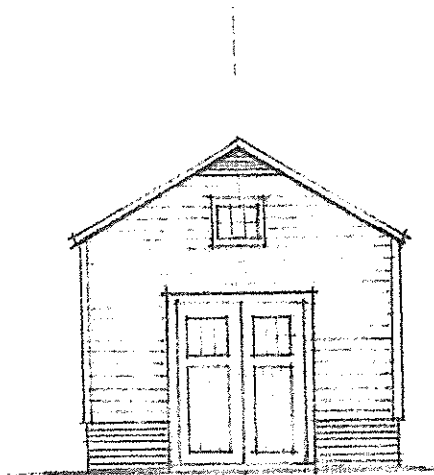
SE ELEVATION



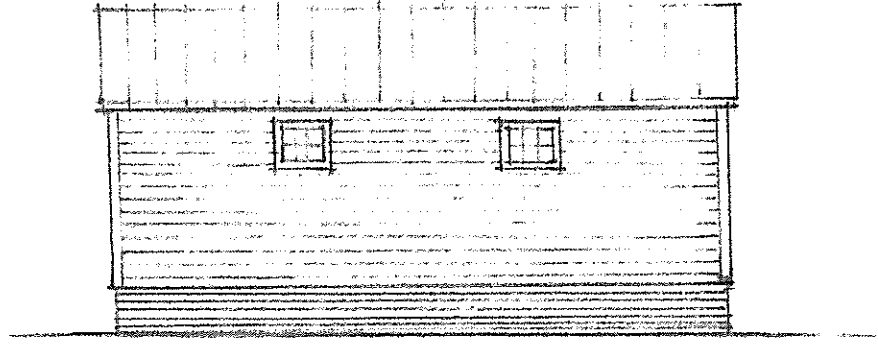
SE ELEV
(ALLEY SIDE)



NE ELEVATION
NO WINDOWS



NW ELEV
(YARD SIDE)



SW ELEVATION
TWO WINDOWS

TUTTLE - GARAGE OUTBUILDING SKETCHES
STUDIO 404 1/8" = 1'0"