



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2410 M Street

Historic district Union Hill

Date/time rec'd: 3-27-18/10:34am
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Stuart L Thomas

Company Thomas Richmond Properties

Mailing Address 803 N 23rd St, Apt 2
Richmond, VA 23223

Phone 276-224-9657

Email Thomasrichmondproperties@gmail.com

Applicant Type: Owner Agent

Lessee Architect Contractor

Other (please specify): Project Manager

OWNER INFORMATION (if different from above)

Name Thomas Richmond Properties, LLC

Mailing Address 908 Hunting Ridge Rd
Martinsville, VA 24112

Company Same

Phone 276-224-9657

Email thomasrichmondproperties@gmail.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

Please see attached.

ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

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.

Signature of Owner Julie H Thomas

Date 3-25-17

Request for Certificate of Appropriateness

Property and Project Description:

2410 and 2412 M Street are an Italianate Double House which are contributing structures to the Union Hill National Historic District and the corresponding Richmond City old and historic district. The building is comprised of two attached, wood frame single family homes. The original wood siding on 2410 has previously been covered with vinyl siding, while 2412 has previously been covered with cement tile/shingle. Most or all of the original millwork and decorative features appear to be intact, including a decorative metal hood roof over the front porch, a small stoop roof at the rear of the property, and the original cornice and corbels brackets on the front façade of the property. All the windows at 2410 have been replaced with vinyl windows. All of the windows at 2412 have been covered with storm windows, but the original window sashes appear to remain intact. The front and rear doors to both properties are also replacements which do not match one another or match the historic style of the house.

All of the proposed work outlined hereinafter has been approved by the Virginia Department of Historic Resources and the National Park services under both the state and federal historic rehabilitation tax credit programs (one exception: VDHR and NPS did not include paint color in their review). A copy of the National Park Service Part 2 Approval and Part 2 Amendment Approval are attached, along with all pertinent photographs, drawings, blueprints, cut sheets, etc. of exterior features. The attached drawings, photographs, etc. were also submitted to VDHR and NPS as part of the amendment to our original tax credit application.

Proposed work at both 2410 and 2412 M Street:

The vinyl and cement tiles/shingles on the front façade have been removed to facilitate structural repairs to the recessed front porch. The front façade will be restored with wood siding to match the profile of the existing siding, while the vinyl siding will remain on the sides and rear of 2410 and the cement tiles/shingles will remain on the sides and rear of 2412. Both front doors will be replaced with matching front doors approved by VDHR/NPS as historically appropriate (see attached drawings). We propose repainting the wood siding on both properties SW2863 – Powder Blue; painting (maintaining) the trim, window surrounds, corner boards, etc. white, as the majority of these elements are already white; and painting the front door SW2839 – Roycroft Copper Red. Note: The Sherwin Williams colors are taken from CAR's approved color palette, with the exception of white. We intend to use a "bright" or "true" white, as long as this is acceptable.

If, for any reason, these colors are objectionable to the Commission, we propose that both 2410 and 2412 M street be painted a CAR approved color to be determined via later submission – in the interim all wood, trim, etc. on the front façade will be painted with primer to protect them from the elements.

Proposed alterations to 2410 M Street:

The locations of the kitchen door and exterior steps and the adjacent kitchen window will be swapped to maximize efficient use of interior space. The existing door, steps and window are not original and will be replaced with VDHR/NPS approved replacements (see attached drawings). The original stoop roof shall be maintained and a new stoop roof shall be built over the relocated door and steps. Per NPS/VDHR guidance, this new roof shall be similar enough to match the existing roof, but of sufficiently different design and materials that it will still be readily apparent that it is a later addition. This should not significantly affect the historic appearance of the property from any street or right of way as the new door, steps and stoop roof will sit in an inside corner - limiting visibility to 90 degrees. Topography (the rear of the property is set into a slope), fencing, siting, the presence of other structures and the original stoop roof further prevent the new door and new roof from being visible from any street, alley, or right of way. To reiterate, the vinyl siding will be retained on the sides and rear of the property, and any vinyl siding which is temporarily removed in the process of swapping the location of the kitchen window and kitchen/rear door will be reinstalled.

As part of the renovation of 2410 M Street, two a/c units will be installed on a rooftop platform at the rear of the property. These units will be placed in such a way as to eliminate visibility from the street, alley or any adjoining right of ways – neighboring buildings, trees, and an existing chimney (shared between 2410 and 2412) block any public view of these a/c units (See attached photos). In considering this proposal, please also note that 2410 and 2412 M Street have extremely small rear yards and placement of these A/C units at ground level would pose significant challenges in terms of egress/ingress and storage of trash receptacles.

2410 M Street Building Renovation Plans

Owner

Thomas Richmond Properties, LLC
250 Deep Run Road
Martinsville, VA 24112

Engineer

Obsidian, Inc.
Charles R. Field, P.E.
515 North 22nd Street
Richmond, VA 23223
804.647.1589
crfield@obsidian.pro

General Notes

- The structure will be constructed in accordance with the 2012 edition of the "International Residential Code", the Statewide Uniform Building Code and the applicable City of Richmond ordinances.
- The contractor is responsible for compliance with City, State and Federal job site safety requirements.
- The contractor shall verify all dimensions and conditions prior to start of work, and any discrepancies will immediately be brought to the attention of the engineer.
- The construction type is V-B.
- There are 2 stories.
- IRC 2012 minimum insulation and fenestration requirements:

- Fenestration U-factor : 0.35
- Ceiling R-value : 30
- Wood frame wall R-value : 15
- Masonry wall R-value : 8/13
- Floor R-value : 19
- Basement wall R-value : 10/13
- Slab R-value & depth: 10, 2ft
- Crawl space wall R-value : 10/13
- Load criteria: Bearing soil capacity = 2000 psf
- Floor live load = 40 psf
- Floor dead load = 10 psf
- Roof live load = 20 psf
- Roof dead load = 10 psf
- Snow loads = 20 psf
- Basic Wind speed = 80 mph
- Seismic Category: B.
- Exposure: B.

Table of Contents

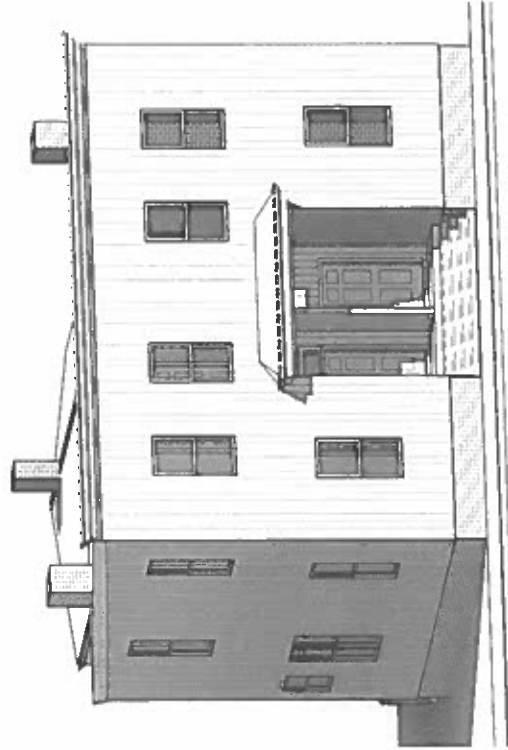
A1	Title Sheet
A2	Foundation Plan
A3	First Floor Plans
A4	Second Floor Plans
A5	Elevations
A6	Sections
A7	Structure
A8	Details

Property Information

Parcel ID E000032019
Zoning R-63
Use Residential

Scope of Work

Scope of work will generally consist of the renovation of an existing structure in accordance with these plans and the IRC, 2012.



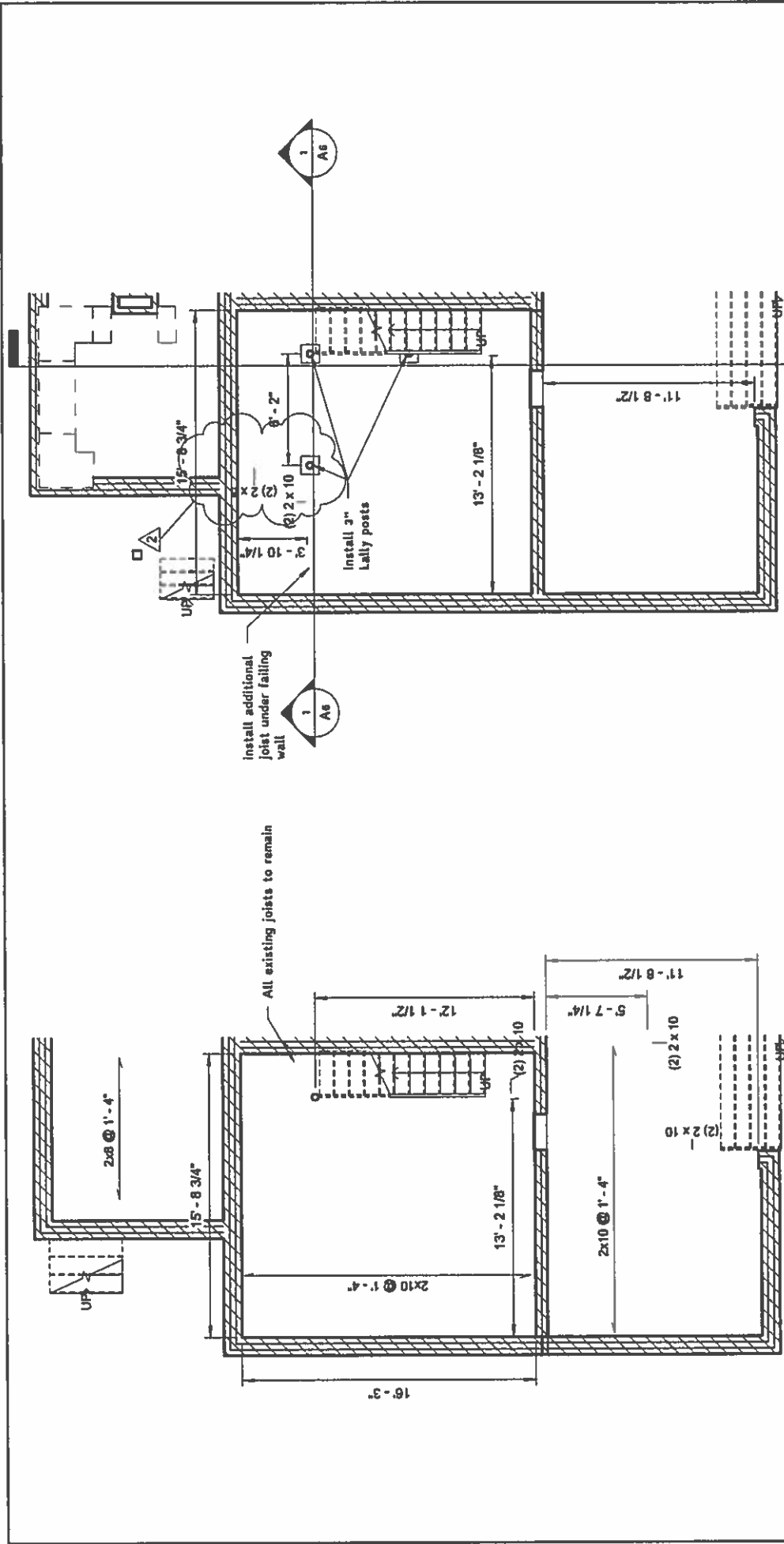
Obsidian, Inc.
515 North 22nd Street
Richmond, VA 23223
804.647.1589
crfield@obsidian.pro

rev. 10/18/2017
April 7, 2018
Thomas Richmond Properties, LLC
2410 M Street

Title Sheet



Rev.	Date	Description



1 Existing - Foundation
3/16" = 1'-0"

2 Proposed - Foundation
3/16" = 1'-0"

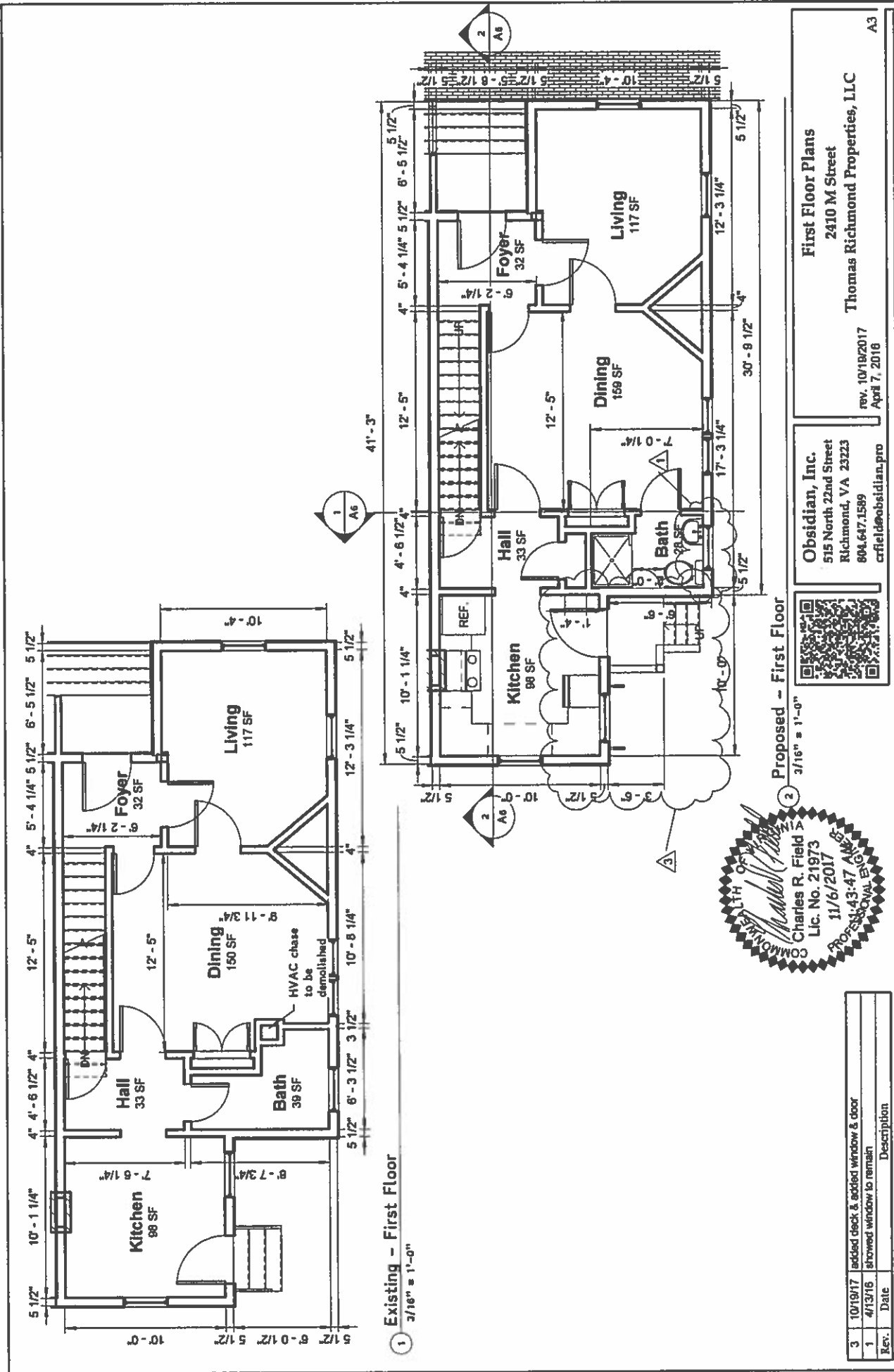


Rev.	Date	Description
2	08/17	added beam in basement



Obsidian, Inc.
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Foundation Plan
2410 M Street
Thomas Richmond Properties, LLC
rev. 10/19/2017
April 7, 2018
A2



1 Existing - First Floor
3/16" = 1'-0"

2 Proposed - First Floor
3/16" = 1'-0"

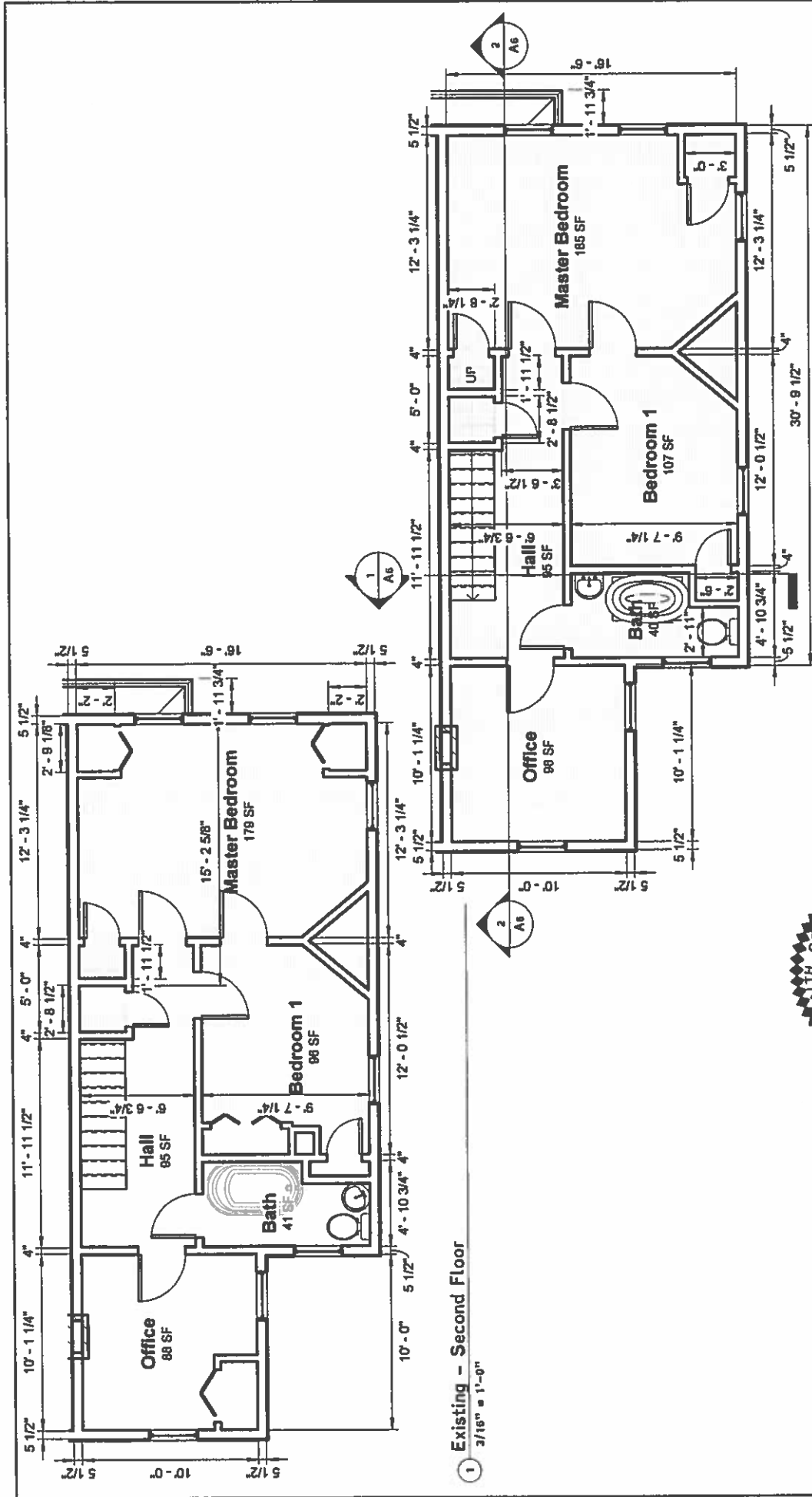


Rev.	Date	Description
3	10/19/17	added deck & added window & door
1	4/13/16	showed window to remain

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First Floor Plans
2410 M Street
Thomas Richmond Properties, LLC
rev. 10/19/2017
April 7, 2018

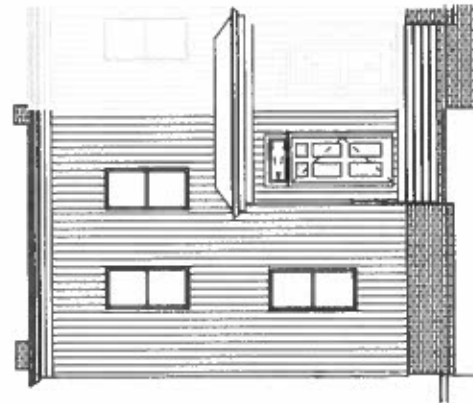


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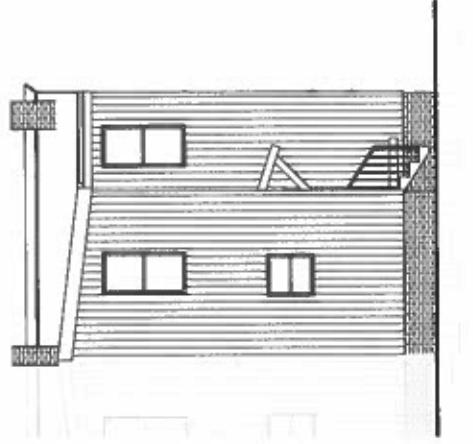
Second Floor Plans
 2410 M Street
 Thomas Richmond Properties, LLC
 rev. 10/18/2017
 April 7, 2016



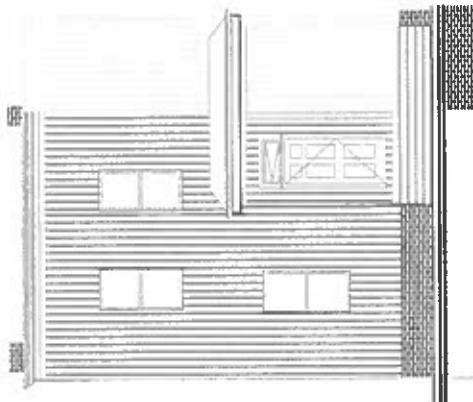
Rev.	Date	Description



1 Existing South
1/8" = 1'-0"



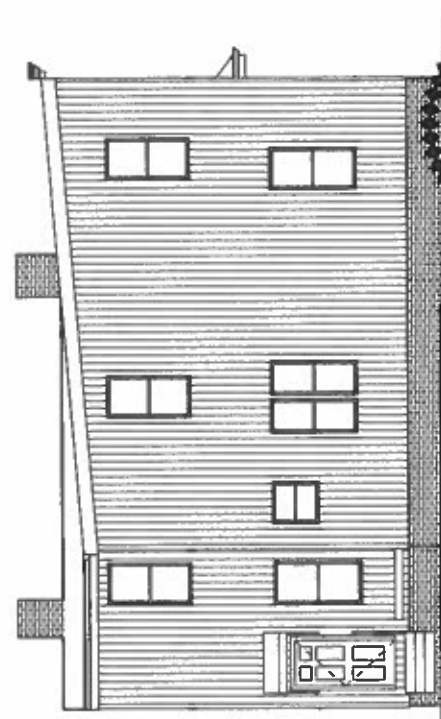
2 Existing North
1/8" = 1'-0"



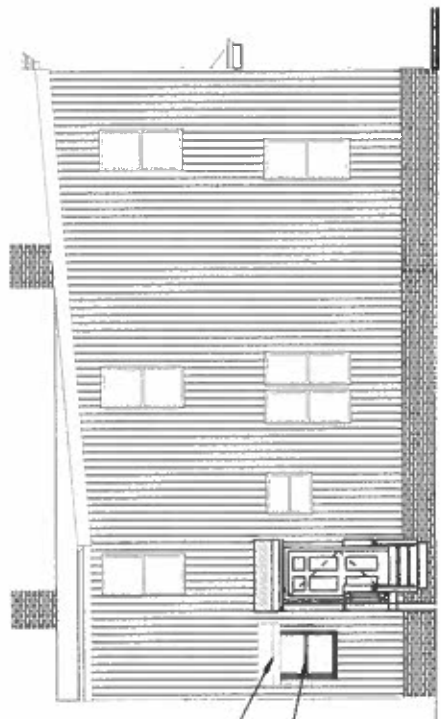
4 Proposed South
1/8" = 1'-0"



5 Proposed North
1/8" = 1'-0"



3 Existing West
1/8" = 1'-0"



6 Proposed West
1/8" = 1'-0"

Existing roof to remain
1/2 aluminum clad 20" x 48" window in place of existing door

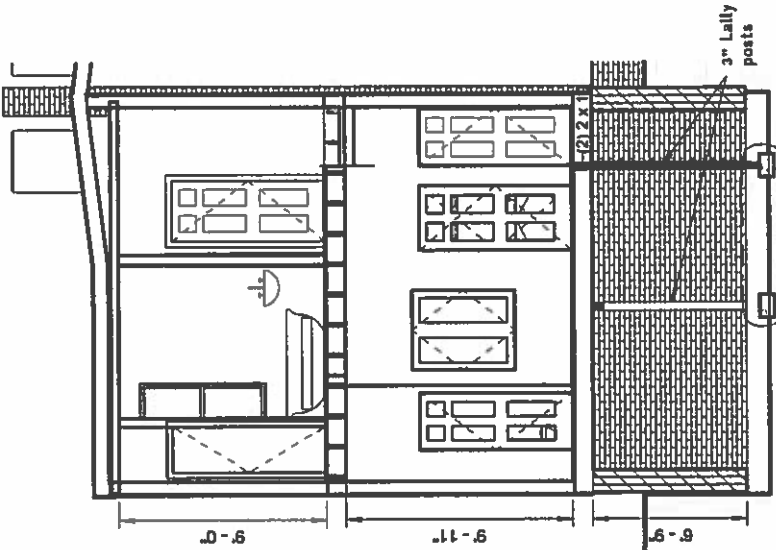


Rev.	Date	Description

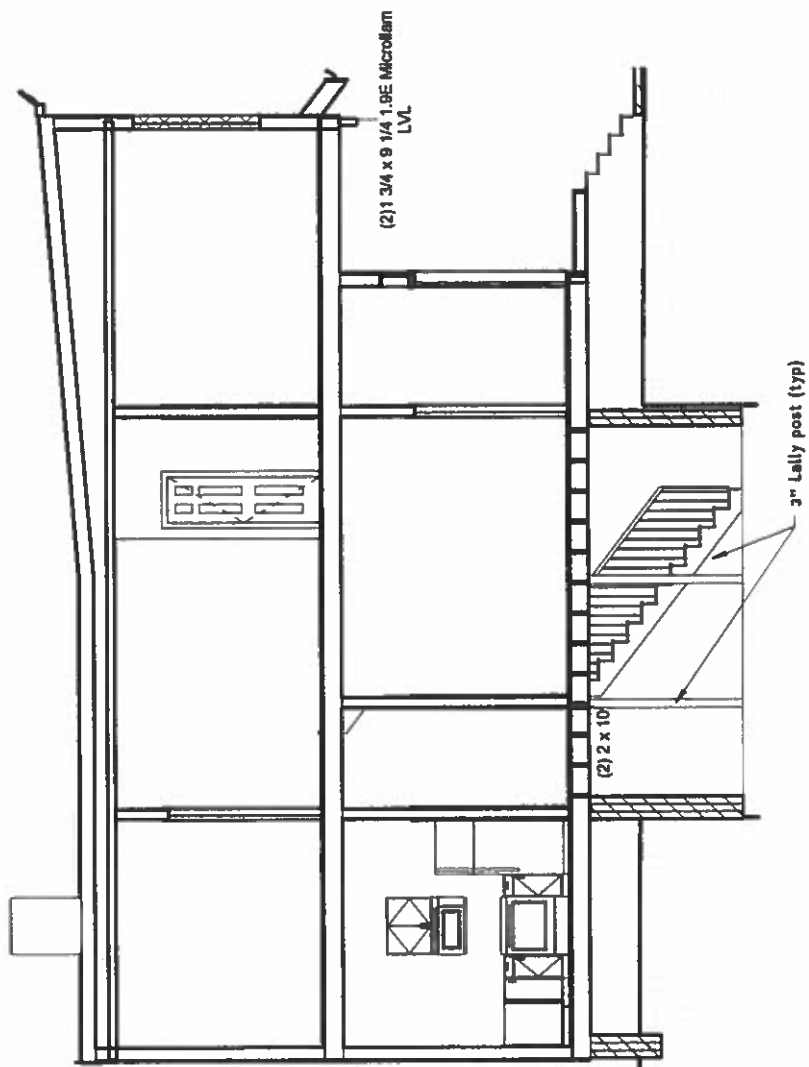


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Elevations
2410 M Street
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1 Section 1
3/16" = 1'-0"



2 Section 2
3/16" = 1'-0"

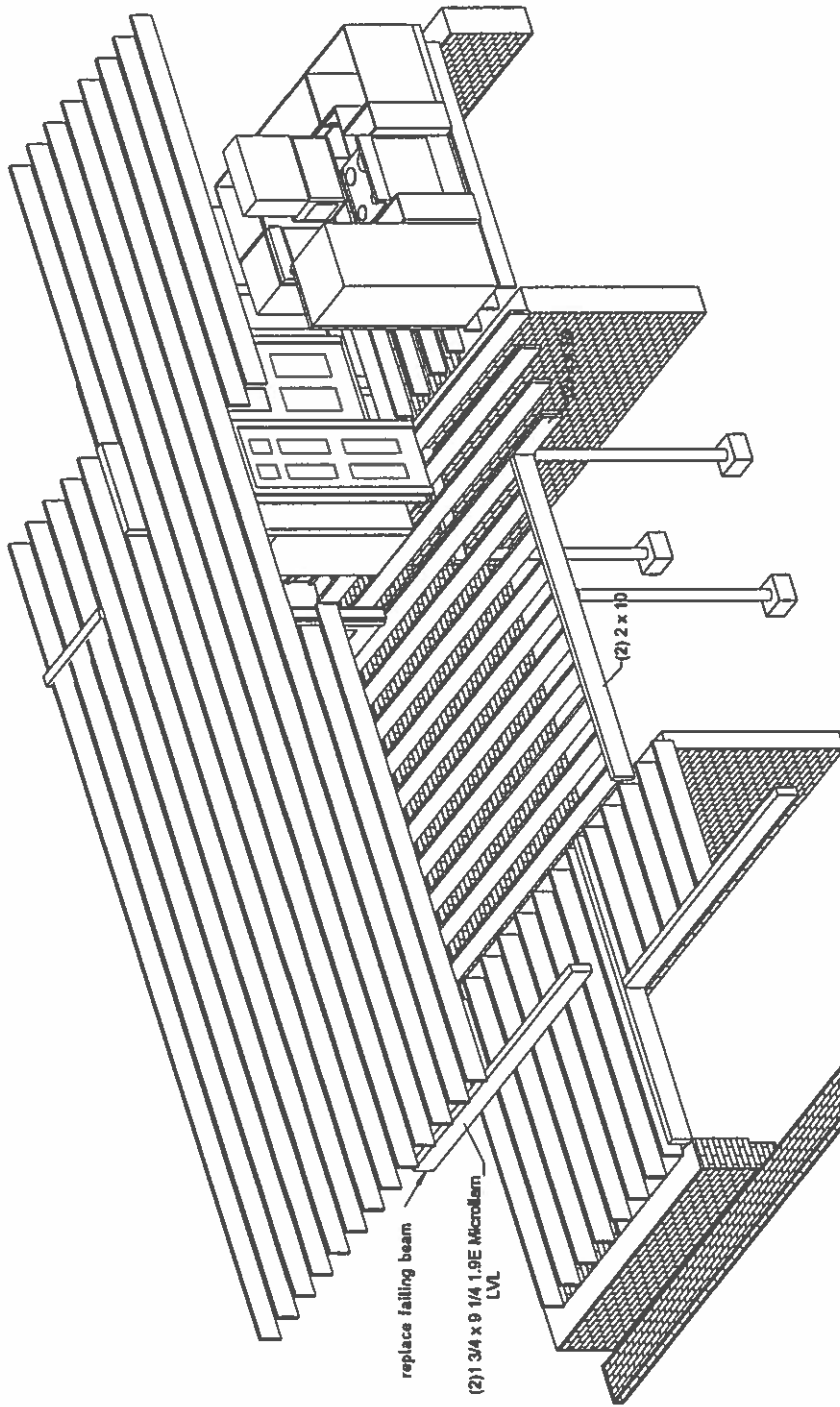


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Sections
2410 M Street
Thomas Richmond Properties, LLC
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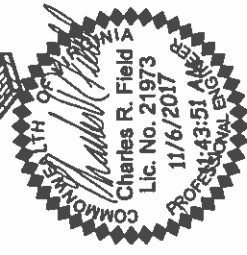
Rev.	Date	Description



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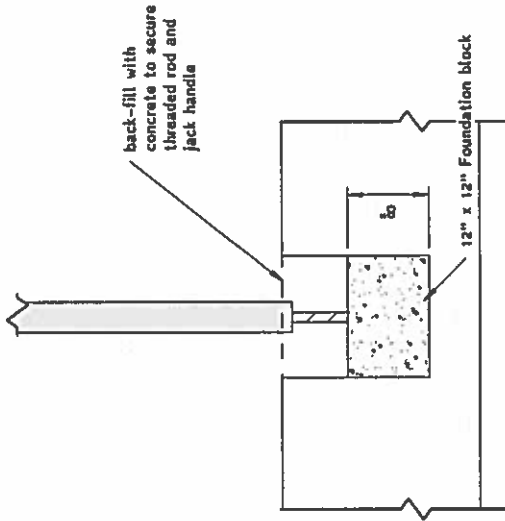
Structure
 2410 M Street
 Thomas Richmond Properties, LLC
 rev. 10/19/2017
 April 7, 2016

A7



Rev.	Date	Description

Install Lally
Column per
manufacturers
instructions



1 Lally Post Installation Detail

1" = 1'-0"

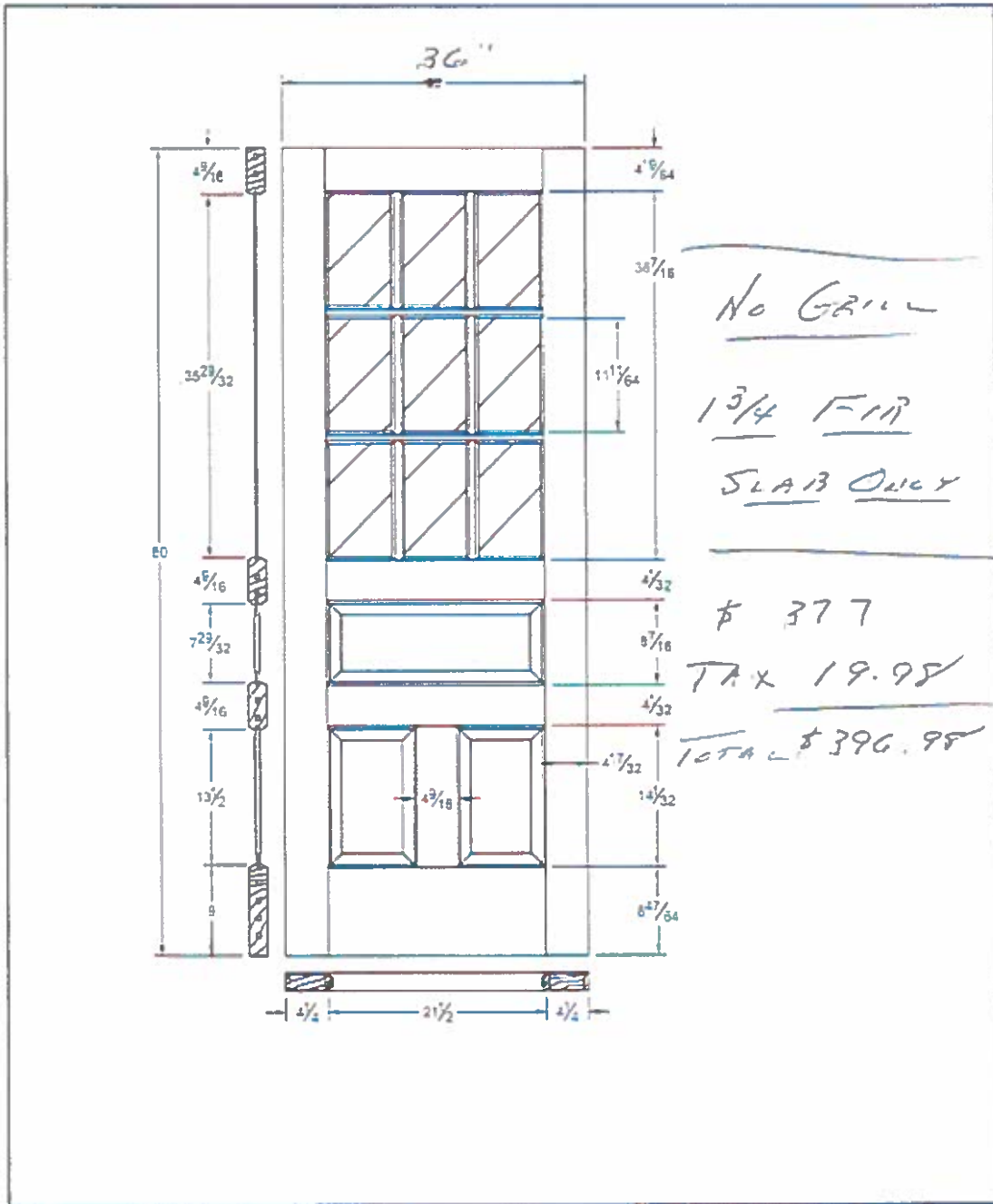


Rev.	Date	Description



Obsidian, Inc.
515 North 22nd Street
Richmond, VA 23223
804.647.1589
crfield@obsidian.pro

Details
2410 M Street
Thomas Richmond Properties, LLC
rev. 10/18/2017
April 7, 2016
A8



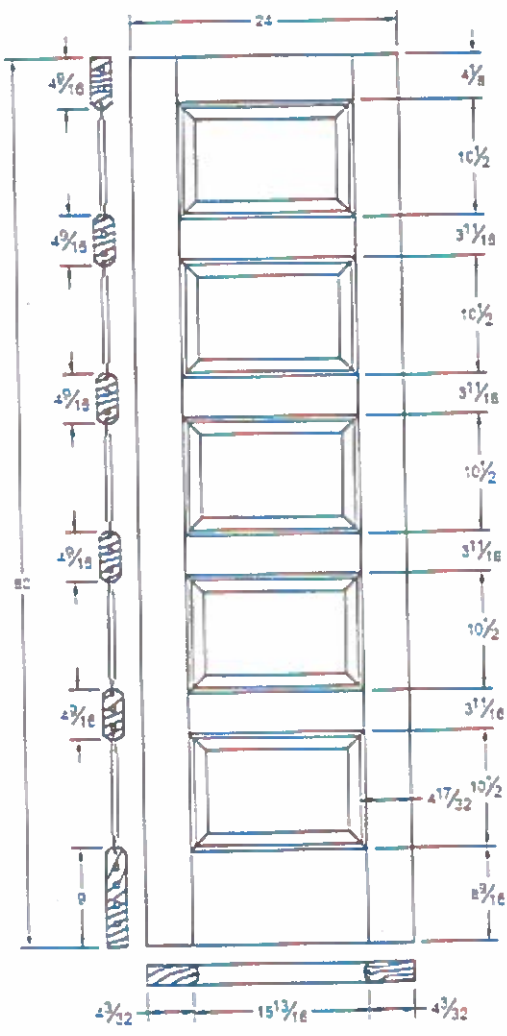
This drawing contains information which is the property of Woodgrain Midwest, Inc. This drawing is revealed on contracts and contracts may not be discussed without the prior written consent of Woodgrain Midwest, Inc.

570

Drawn By: Taper 570 33 80
 Date: 12-08-14
 Drawn By: T. Doughty



20 x 68



1 3/8 Pin Seal

\$ 199.50

TAX 10.57

\$ 210.07

This drawing contains information which is the property of Woodgrain Midwest, Inc. The drawing is provided on condition and contents may not be disposed without the prior written consent of Woodgrain Midwest, Inc.

107

Order #	Order 107 24 80
Line	08 - 17 - 12
Drawn by	T Daughy





Rough Opening Allowance = 1/2 Inch

SHOWN AT NET PRICE

Line # 1

R O 35-7/8" x 45"
O.A. Box Size 35-3/8x44-1/2"

- DBLH-1, White Alum Clad 365.40
- AAMA 2605, LoE-272
- Box Size 35-3/8x44-1/2 N/C
- 1 Full White Screen(s) Applied 14.50
- BETTERVUE Mesh N/C
- Preserve Glass (Top) N/C
- Silver Spacer N/C
- Preserve Glass (Bottom) N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- White Hardware N/C
- White Jambliners N/C
- Primed Interior 13.78
- Wide Rail Double Hung (Glass Size 30x18) N/C
- Sash 1
- U-Factor=0.32
- SHGC=0.3
- Visible Transmittance=0.52
- PG=LC-PG35-H
- Single Unit Rating Only

1 Each @ 3393.68 3393.68

Line # 2

R O 33-1/2" x 21-1/2"
O.A. Box Size 33x21"

- AWN-11, 28x16, White Alum Clad 327.70
- AAMA 2605, LoE-272
- White Screen(s) Applied N/C
- BETTERVUE Mesh N/C
- Preserve Glass N/C
- Silver Spacer N/C
- 4-9/16" Jamb N/C
- White Hardware N/C
- Primed Interior 13.78
- Sash 1
- U-Factor=0.32
- SHGC=0.29
- Visible Transmittance=0.48
- PG=LC-PG50-AP
- Single Unit Rating Only

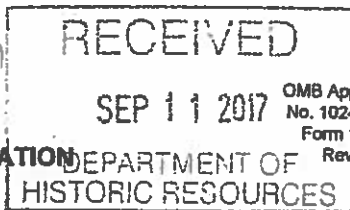
1 Each @ 3241.48 3241.48

Quoted prices are good for 30 days (Expires: 12/10/2017)
and are subject to correction of computational errors

TOTAL NET PRICE	\$735.15
VA SALES TAX (Taxable Amt. 5735.15)	\$38.96
TOTAL QUOTATION PRICE	\$774.11



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



OMB Approved
No. 1024-0089
Form 10-168
Rev. 2014

NPS Project Number 36559 / VDHR 2017-124

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 2410 M Street

Street 2410 M Street

City Richmond County N/A State VA Zip 23223

Name of Historic District Union Hill

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

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

Part 1 - Evaluation of Significance submitted? Date submitted 6/19/17 Date of certification July 24th, 2017 - Stat NPS - August 2nd, 2017 - Fed

2. Project Data

Date of building 1910 Estimated rehabilitation costs (QRE) \$200,000
Number of buildings in project 1 Floor area before / after rehabilitation 1,338 / 1,338 sq ft
Start date (estimated) 08/15/2017 Use(s) before / after rehabilitation SFR / SFR
Completion date (estimated) 04/15/2018 Number of housing units before / after rehabilitation 1 / 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 Stuart Lee Thomas II Company Thomas Richmond Properties, LLC
Street 803 N 23rd St, Apt 2 City Richmond State VA
Zip 23223 Telephone (276) 224-9657 Email Address thomasrichmondproperties@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 Julie H Thomas Signature Julie H Thomas Date 9-8-17
Applicant Entity Thomas Richmond Properties, LLC SSN _____ or TIN 416-4116072
Street 908 Hunting Ridge Rd City Martinsville State VA
Zip 24112 Telephone (276) 224-9657 Email Address thomasrichmondproperties@gmail.com

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 10/17/2017 National Park Service Authorized Signature [Signature]

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: 2410 M Street

Project Number: 36559

Property address: Richmond, VA

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

1. **Retention of Historic Materials** – Historic materials must be retained in place, including exterior woodwork (cornice, clapboards, front stairs, porch bead board and floor boards) and interior doors, transoms, windows, casings, baseboards, mantels, historic floor materials, and stair components. If any replacement is necessary, it must be done in-kind.
2. **Doors in New Openings** – New doors must be compatible with the historic interior and not duplicate the historic doors. They may be four or six-panel wood doors. Surrounding trim should be simple 1X stock.
3. **Plaster** – The historic plaster must be retained and repaired unless larger areas are beyond repair. These select areas may be replaced with gypsum board.
4. **Floors** – NPS understands that the intent is to repair historic wood floors where they remain underneath vinyl flooring, except in kitchens and bathrooms. Where floorboards are damaged beyond repair, they must be replaced in-kind to match the historic floors. If no historic flooring remains, new tongue-and-groove wood flooring must be installed.
5. **Blown-in Insulation** – Insulation must not be blown in through multiple holes in the plaster. If insulation is to be blown-in, access to the wall cavity must be through the removal of individual siding boards followed by their reinstallation so that holes are not made through the siding or the plaster.
6. **Rear Deck** – Any flooring and railings must be painted or have a solid stain applied.
7. **Rooftop Mechanicals** – Rooftop units must not be visible from any public right-of-way. Part 3 completion photographs must clearly show that they are not visible from a variety of vantage points.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

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

Date 10/17/2017

Ellen Hensley
National Park Service Signature

Telephone Number _____

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

Property name 2410 M Street

NPS Project Number _____

Property address 2410 M Street, Richmond VA 24112

all original and all match. Non-original balusters will be replaced with either identical new balusters (turned to match) or identical, historic balusters from an architectural salvage company (assuming an appropriate match can be found - the balusters appear to be of a common design).

- KITCHEN, REAR DECK, AND SHED/STOOP ROOF - The existing kitchen door and kitchen sash window are not original, but are in their original openings. However, the location of the door is severely limiting in terms of layouts, due to the increased number of appliances in and the use of installed kitchen cabinets rather than kitchen furniture in contemporary kitchens. Consequently, we propose exchanging the location of the door and the sash window and replacing the door and window.

Per conversation/email correspondence with VDHR staff: 1) the new door and new window will be "contemporary and compatible" replacements. We propose a wooden, five panel door with a different configuration to make it clear that the kitchen door is not original. 2) The existing shed/stoop roof over the current door location will remain in place over the new window, as it is an original part of the historic fabric of the building and serves to indicate the original door location. 3) The new window will be either a wood or aluminum clad 1 over 1 sash window. 4) A new stoop/shed roof will be constructed over the new kitchen-to-exterior door to provide protection from the elements. It will be of the same or similar design, elevation, pitch, paint color, etc. to the original shed roof, but will be differentiated from the original roof. While the original roof incorporates some lumber/timbers with beaded edges, the new roof will be made of plain stock. The new roof will be clad in a different material (Shingle or copper) to further differentiate it from the original (which appears to be a Terne/Tin roof). This differentiation will serve to indicate that the door has been relocated and to further indicate the door's original position.

As a consequence of the relocation of the door, we feel that the rear deck is no longer necessary. Instead, we propose new rear steps/stoop at the location of the relocated kitchen door. The stoop and steps will be painted per VDHR/NPS instructions concerning decks. Please see the attached drawings and plans showing the proposed Kitchen-to-Exterior Door, Kitchen Window, Stoop, and Shed Roof.

- FLOORING: Per VDHR/NPS request, please see the attached photos of the original hardwood flooring which was uncovered after removing non-original vinyl flooring. Flooring is in varying condition - including finished, unfinished, painted (multiple colors), and water damaged. Flooring appears to be variable. Some flooring appears to have already been replaced in-kind. Flooring will be replaced in-kind as needed, and all flooring finished/refinished.

- INTERIOR DOORS IN NEW OPENINGS: As with the exterior door, we propose that new interior doors in new openings be contemporary and compatible five panel doors which are differentiated from the original door by a substantially different panel configuration. The original doors are all composed of 2 "tall," rectangular, vertical panels over one horizontal rectangular panel over two "short," vertical, panels. The proposed interior and exterior doors (in new openings) contain 5 equal sized horizontal panels and would also be differentiated from the original doors by the use of new, contemporary hardware.

- FRONT DOOR: Please see the attached drawing of the proposed Front door for the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET – Amendment #1
Historic Preservation Certification Application

Property Name: 2410 M Street
Property Address: 2410 M Street, Richmond, VA 23223

NPS Project No. 36559
DHR Project No. 2017-124

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:

- Trim: The proposed trim is too ornate for modern openings. Please install simple, contemporary and compatible trim around new openings to differentiate them from historic openings. Stock trim is recommended.

1/3/18

C. Zee

804-482-6095

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.

1/9/18

Joella Henning

Date

NPS Signature

NPS Contact Telephone



③ View from northwest with HVAC
mock-ups on roof

FS W 01K2

② View from west with HVAC
mock-ups on roof

FS W 01K2

HVAC mock-ups ①

2410 N St.

⑤ View from east northeast with
HVAC mock-ups on roof

FS W 01K2

④ View from southwest with HVAC
mock-ups on roof

FS W 01K2



⑦ View from South with
HVAC mock-up on roof

2410 M sf

⑧ View from south with HVAC
mock-ups on roof

2410 M sf

⑨ View from northwest with HVAC
mock-ups on roof

2410 M sf