



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: 512 W 20th street DATE: 02/25/2016

OWNER'S NAME: Chris Keck TEL NO.: 804-316-1793

AND ADDRESS: 512 W 20th street EMAIL: chrisakeck@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23225

ARCHITECT/CONTRACTOR'S NAME: N/A TEL. NO.: _____

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.*)

See attached documents

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Chris Keck

(Space below for staff use only)

Received by Commission Secretary **RECEIVED 2:07** APPLICATION NO. _____

DATE _____ SCHEDULED FOR _____

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

Application

I purchased this home in 2009 while it was in complete disarray aesthetically and structurally. I used all of my savings for a down payment to buy my first home. My focus was to work on it over time to enhance it and the neighborhood. I want to assure you that at no time was it my intention to violate any city or historic covenants. I did mistakenly look to the neighborhood for some direction where I now understand that was wrong.

Improvements

Siding-The aluminum siding was removed and replaced with Hardie-plank to bring the home closer to its original state. I asked for approval of smooth siding, not knowing beaded smooth was an issue. As I stated in previous meetings, my local hardware store was out of stock of hardi-plank without the bead but I didn't think twice that beaded smooth siding would be an issue. I thought CAR just didn't like cedar mill, which is textured. Of the homes in the neighborhood that have this siding, all are beaded.

Gable siding-When removing the aluminum siding from the gable there wasn't a frame of reference for what was original to the home. I uncovered different types of scrap wood but nothing that would have been original to the home. I chose cedar shake because I found it consistent with craftsmen style homes of the era. If this is an issue in the eyes of CAR I would be willing to replace it with the cementitious siding found on the rest of the home.

Attic Vent-In previous meetings the removal of the attic vent was a concern. I propose to replace the attic vent with an appropriate size for the structure and similar dimensions to the previous one.

Porch railing- The porch railings were removed due to extensive rot. The railings were not providing security or aesthetics at that point in time. I plan to install railings that match the scale of the previous railing.

Front Door-The front door was specifically chosen to match a craftsmen/bungalow style home of the era. This was an immense improvement from the previous door that included a doggy door. I moved an interior door outside that was glued together for a temporary fix. I know the top lite leaded glass was a concern in the last meeting. I would be willing to remove the leaded glass if that will allow me to be in compliance.

Columns- The columns shown in the before photos were tapered and rotten and needed to be replaced. I researched craftsman homes and found many tapered columns and decided on a larger scale column. Many homes in my neighborhood and from the same era have wider columns. The columns do however not match the same scale as the photos from 2010. I would like to suggest that the 2010 picture is not historically accurate in any way.

Piers: I purchased the house from a gentleman that flipped the house. He painted the brick piers beige from bright red and these bricks were not original or old in anyway. They were poorly installed and these piers were failing. I chose a stone pier which other forms of masonry exist in the neighborhood

and I feel it is not historically inaccurate. I would be willing to paint them gray like the columns were before if that is an acceptable solution.

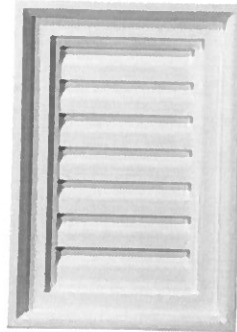
Other improvements that bring the home closer to its original state and align with the CAR handbook

1. Removal of chain link fence-The chain link fence, as pictured above was removed. Chain link fence is of course not an appropriate material according to the CAR handbook.
2. Exposing side lites-when removing the aluminum siding I exposed the original side lites of the home. Exposing this feature enhanced the character of the home and without a doubt brought it closer to it's original state.
3. Removal of the painted red "fire engine" brick piers-the piers above were failing and completely unoriginal to the home. The piers were not of the same "smooth" style brick as the foundation and the textured style wasn't around when the home was built.
4. Removal of aluminum siding-not only was the aluminum siding unoriginal to the house but it was dented and painted in many areas.

Supporting Artwork

Attic vent

12" W x 36" H –designed to match the dimensions of what was on the house previously



Below is a depiction of the attic vent and Richmond Railing on the home. The last red triangle is the leaded glass that would be removed.

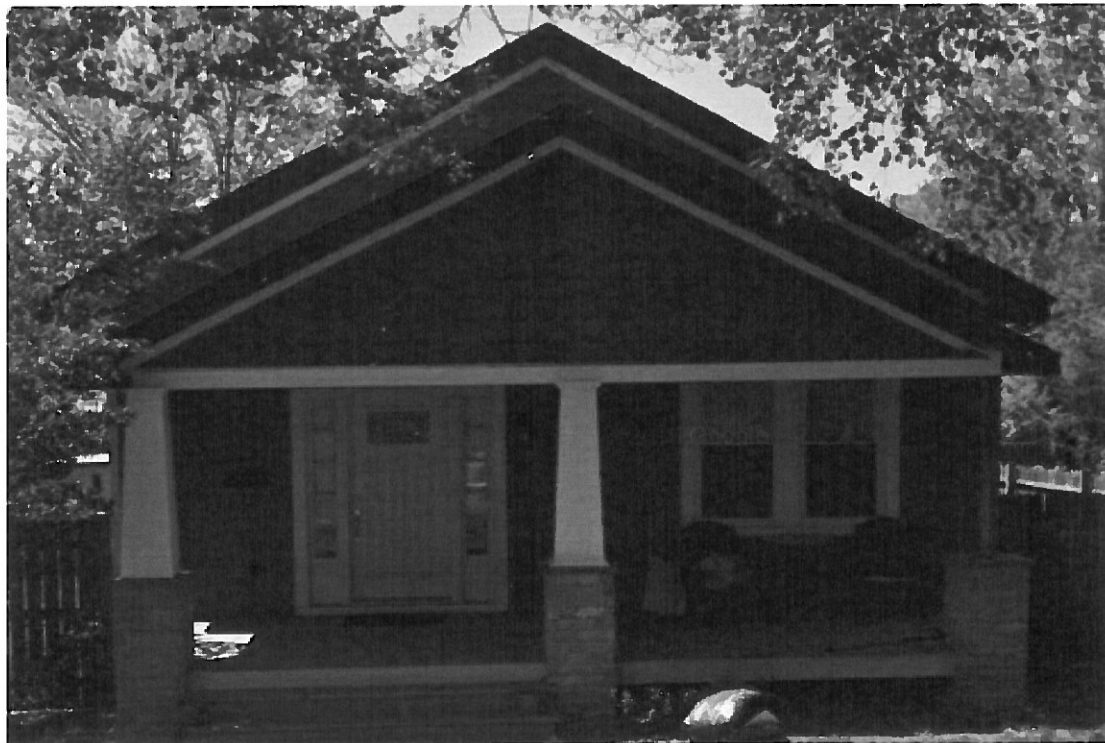
Chris Keck
512 W 20th street



The above picture is the home in 2008 prior to renovations.



This is the state of the home in 2010. The sidelights were uncovered and the temporary door is in place. Notice the bowing piers and columns.



The above picture is the current state of the property.