



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: 125 N 25th St DATE: April, 2016

OWNER'S NAME: Cornelia Barnwell Dykshorn TEL NO.: 804-426-6793

AND ADDRESS: 125 N 25th St EMAIL: neelybd@mac.com

CITY, STATE AND ZIPCODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: ADO TEL. NO.: 804-343-1212

AND ADDRESS: 105 E Broad St EMAIL: todd@ado.design

CITY, STATE AND ZIPCODE: Richmond, VA 23219

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

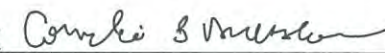
I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

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.)

Proposed work includes substantial rehabilitation of a portion of the existing residence and addition to the residence as outlined in the attached drawings and information. Both aspects of the work are conceived to be in accordance with Design Review Guidelines in the treatment of existing/repared and new materials, as well as the form, massing and siting of the proposed addition which is intended to blend with the historic structure while maintaining clarity and distinction in form and materials.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Cornelia Dykshorn

RECEIVED

(Space below for staff use only)

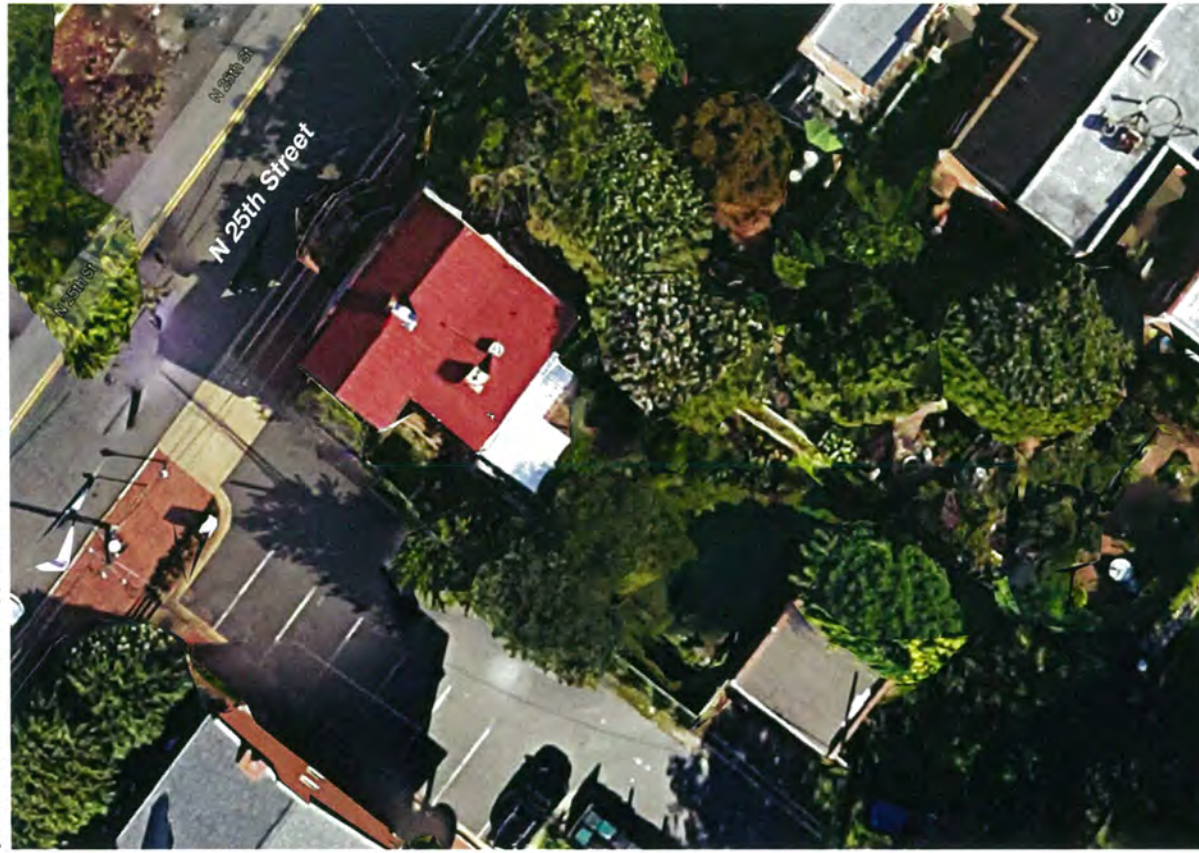
Received by Commission Secretary APR 23 2016 APPLICATION NO. _____

DATE _____ 3:30 SCHEDULED FOR _____

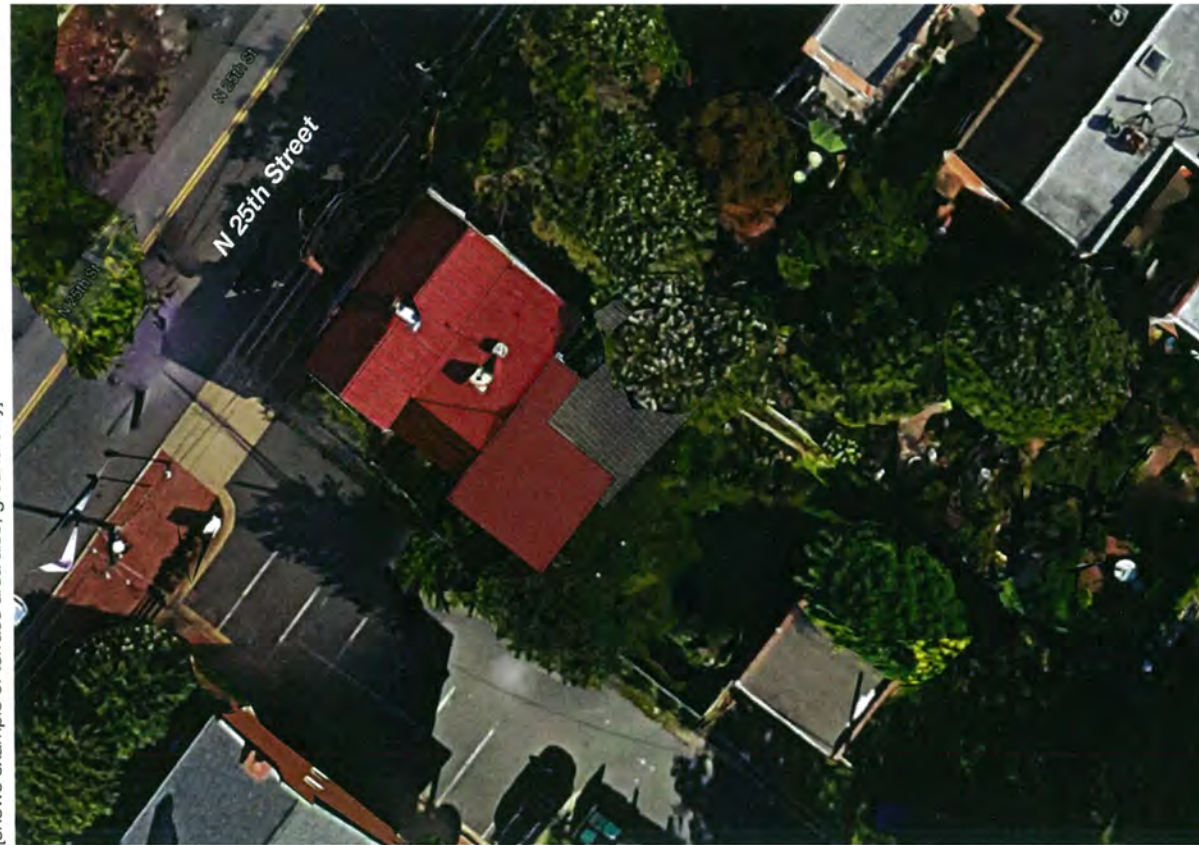
Note: CAR reviews all applications on a case-by-case basis.

Revised 10-02-2014

aerial view of existing structure
[white areas are fabric canopy above concrete patio and rear vestibule roof]



aerial view with proposed addition
[shows example of terrace area also, ground only]



Page 1
PROJECT DESCRIPTION
with aerial views of current residence and with proposed addition

A Brief History:

The proposal outlined in these pages is for rehabilitation of and addition to the existing residence at 125 N 25th Street in the St John's National and Richmond Historic Districts. The existing residence is recorded as being constructed in 1849 and comprised a 16' x 32' two-story gabled volume set on the N 25th St sidewalk. It is understood this original structure served as a double-tenement, or duplex, with one room down and one up on either side of a central chimney. This arrangement remains evident today with twin staircases and equal rooms up and down in the original house. The structure was nearly doubled in area in the 1890's with a two-story shed-roofed addition on the southeast/ rear yard side. A concrete patio was constructed in the rear yard in the late 20th-century and the current owner constructed a small rear entry vestibule in 2007 under approval from the Commission of Architectural Review. The residence's context today is characterized most predominantly by its N 25th St frontage with no setback or front yard, a paved alley with fence line along the south edge of the property, and a granite retaining wall along the north edge of the property.

The structure represents a mixture of early colonial vernacular and federal styles and is characterized by a lack of ornamentation or decorative features and very simple trim, casings and exterior details. The siding today is 1x painted boards with various but average 6" exposure. Photographs of the structure in the mid-20th-century show it clad in asbestos shingles so it is evident this wood siding is not original although, as compared to St John's Church itself and similar framed structures in the immediate neighborhood, it is presumed to represent the original historic cladding and character. Roofing is standing-seam and flat-seam metal which has been painted. The roofing material is also believed to be characteristic of the original type of roofing that would have been used although no direct evidence of this exists. Windows are typically double-hung and have had sashes replaced within what are believed to be original frames and openings. Two smaller fixed windows in bathrooms may have been added at some point in the structure's history. The exteriors are in moderate to poor condition despite several substantial renovations, the most recent being done in the early 21st-century prior to the current owner's occupancy beginning in 2005. Preliminary investigation of the framing substantiates this, particularly pertaining to the rear, 1890's shed roof addition which is known to be in very poor condition structurally.

Project Description for Conceptual Review:

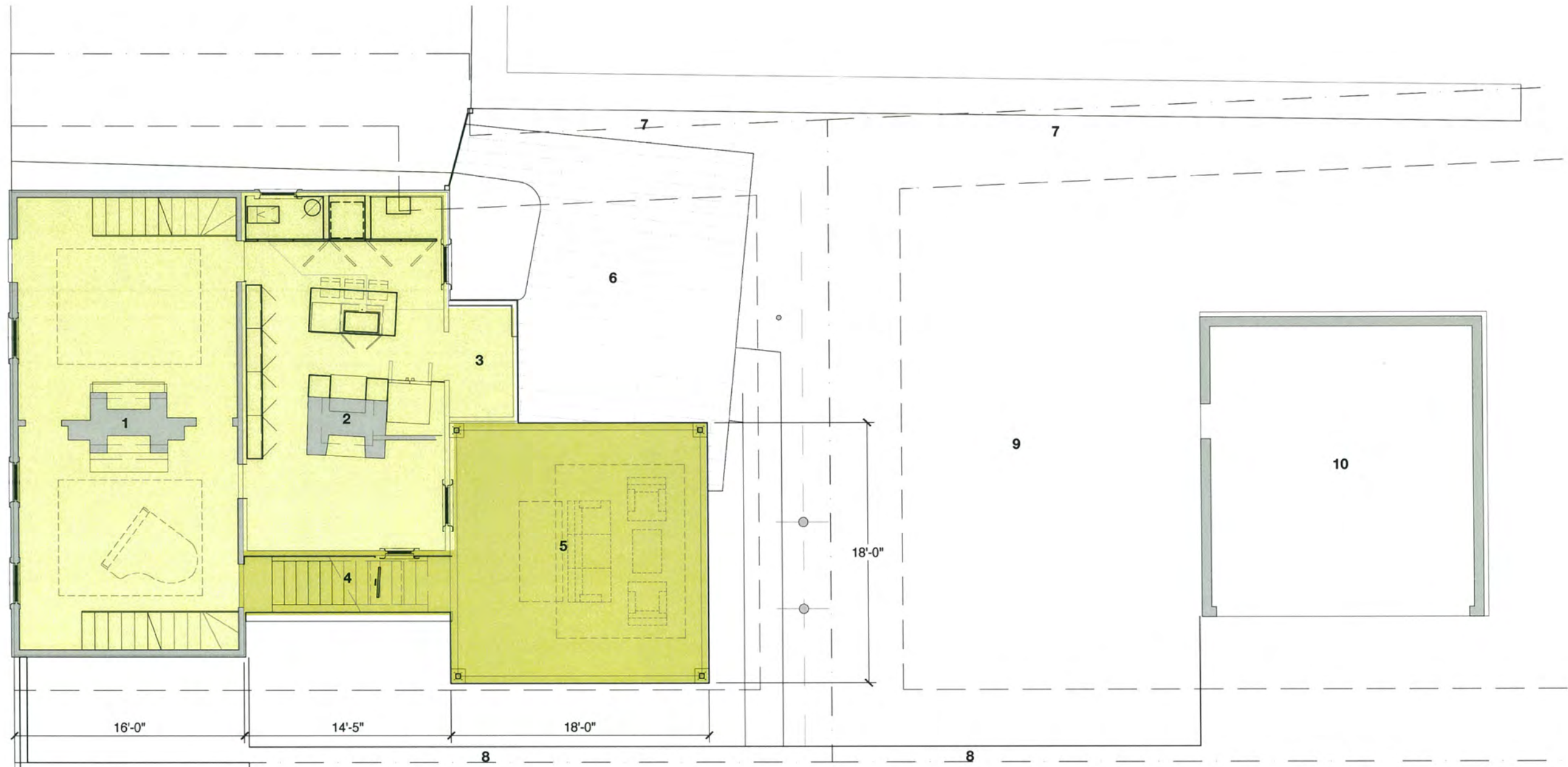
The intent of the project herein is to substantially rehabilitate the existing historic structure, and notably both levels of the rear, shed-roofed section and to construct an addition to the south-east of this section in the area of what is currently a concrete patio in the rear yard. Rehabilitated areas currently house the kitchen on the main level and bathrooms on the upper level. These uses are proposed to remain in order to preserve the open parlors of the historic gabled structure. The addition is proposed to be a two-story pavilion set within the rear yard in. A reconstructed south wall that retains the inset of the existing rear shed addition is proposed to connect the original historic gabled section with the pavilion addition. The massing, materials and formal quality of the new sections are intended to present the house as a series of smaller sections that preserve and distinguish the existing structure rather than an expansion of the historic building. In deference to the historic building and the surrounding historic district, the new pavilion is proposed to be formed and clad in materials that are conspicuously contemporary. From its secondary 'backyard' position, this treatment of the addition's envelope is intended to clearly differentiate new from historic and to announce the addition's own cultural context just as the original house continues to present its era within the historic district. This conceptual review application features two alternates for exterior cladding of the most visible south wall of the proposed addition. Both are based on the same massing and intentions outlined above but offer alternate examples of differentiation and connectivity between historic and new sections.

Contents:

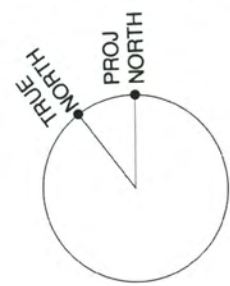
Page 1	History and Project Description
Page 2	Property and 1st Level Floor Plan
Page 3	Concept View showing Addition_Alternate 1
Page 4	Concept View showing Addition_Alternate 2

Additions and Rehabilitation at:
125 N 25th Street
St John's National Historic District
Richmond, VA 23223

Application for Conceptual Review
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submitted April 29, 2016



- PLAN NOTES
- 1 1849 2-STORY GABLE SECTION
 - 2 1890'S 2-STORY SHED-ROOF ADDITION
 - 3 2007 REAR VESTIBULE ADDITION
 - 4 PROPOSED NEW STAIR ENCLOSURE [EXISTING CONCRETE WALK]
 - 5 PROPOSED REAR PAVILION ADDITION
 - 6 PROPOSED TERRACE
 - 7 EXISTING GRANITE RETAINING WALL
 - 8 EXISTING STAINED WOOD FENCING W LIGUSTRUM HEDGEROW ON ALLEY SIDE
 - 9 EXISTING YARD ON ADJACENT PROPERTY [SAME OWNER]
 - 10 EXISTING 1-STORY MASONRY GARAGE ON ADJACENT PROPERTY [SAME OWNER]





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ALTERNATE 1_MONTAGE VIEW FROM SOUTHWEST
looking north on N 25th St showing existing residence and proposed addition

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ALTERNATE 2_MONTAGE VIEW FROM SOUTHWEST
looking north on N 25th St showing existing residence and proposed addition

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