



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: 307 N 21 TH Street _____ DATE: 4/23/2014 _____

OWNER'S NAME: Historic Richmond Renovations LLC _____ TEL NO.: 804-901-9199 _____

AND ADDRESS: 117 N 29TH Street _____ EMAIL: _____
_____petermegyeri@comcast.net _____

CITY, STATE AND ZIPCODE Richmond, VA 23223 _____

ARCHITECT/CONTRACTOR'S NAME: Peter Megyeri _____ TEL. NO. 804-901-9199 _____

AND ADDRESS: _____ EMAIL: _____
_____petermegyeri@comcast.net _____

CITY, STATE AND ZIPCODE _____

Would you like to receive your staff report via email? Yes x ___ 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.)

Propose to de-construct the entire house, repair foundation and build a new 2 story house to look exactly the way the original house did (with the exception of the side porches). When the interior of the house was demolished we discovered that the current windows were not the size of the original window frames (smaller windows had been put in). We are proposing to restore to the original size windows (see architectural drawings). New original size windows will be wood with 1 over 1 sashes. I am also proposing to enclose the upstairs and downstairs porches on the side of the building to enlarge the kitchen and create a second bathroom.

Signature of Owner or Authorized Agent: X _____

Name of Owner or Authorized Agent (please print legibly): PETER MEGYERI

Revised 04-16-2013

4/28/14 1:00 PM

Application # 14-47
Scheduled for 5/27/14



NOTICE OF VIOLATION **UNSAFE STRUCTURE**

City of Richmond
Department of Planning & Development Review
Property Maintenance Code Enforcement Division
900 E. Broad Street, Room
Richmond, Virginia 23219

Owner/Agent:

Historic Richmond Renovations
Llc
117 N 29th St
Richmond, VA 23223

Date: 9/10/2013

Map Reference: E000-0223/031

Tracking #: 20020916859
Inspector: Earl R. Weaver
Phone: (804) 646-6869

Property located at: 307 N 21st St

Building use at time of inspection: _____

A City of Richmond Property Maintenance Inspector inspected the building/structure/dwelling unit specified above on **9/10/2013**. The listed violations of the Virginia Maintenance Code (VMC) 2006 as amended and adopted by the City of Richmond Code Section 14-1 were found to exist. The violations cited must be abated by **9/12/2013** or as specified in the Special Orders included in the attached report.

Upon expiration of the abatement date the building/structure/dwelling unit will be re-inspected for code compliance.

Failure to comply with this Notice may result in court action and fines of up to \$2,500.00 per violation if convicted (VMC Section 104.5.6 and VMC Section 104.5.7). In addition, the City may disallow occupancy, placard the structure, or abate the unsafe condition(s). A lien may be attached to the tax bill for administrative fees and any incurred costs, i.e., the cost of abating the unsafe conditions, securing, and/or razing/removing the structure. Please be advised that the City reserves the right, under applicable Spot Blight Abatement laws and policies, to acquire and then demolish this structure if the above violations are not resolved within the time frames provided.

You have the right to appeal this notice. Appeals must be made within fourteen (14) days of receipt of this Notice of Violation. A fee shall accompany your appeal. (VMC Section 106.5)

It is required that the recipient of this notice declare, immediately upon receipt, acceptance or rejection of the terms of this notice. (VMC Section 105.4)

All codes referenced herein are from the Virginia Maintenance Code unless otherwise stated.

If you have questions regarding this Notice of Violation you should contact the inspector between 8:00 a.m. and 9:00 a.m. or between 4:00 p.m. and 5:00 p.m. at the number given above.

Report of Unsafe Conditions

105.1 US Structure Or Equipment Therein Has Is Found Unsafe Due To Damage, Deterioration Or

The Conditions Found And May Warrant Condemnation For Failure To Correct.
**Special Order: Property Is Condemned And Is Unsafe. Property Is Unsafe Because It
As Been Inspected By A Structural Engineer And Found To Be Structural Unsound.
The Property Is Racking Due To Excessive Foundation Damage. The Engineering
Report States The Siding Is Holding The Property From Collapsing. This Property Is
In Imminent Danger And In A State Of Collapse. Owner Is Given 72 Hours To
Demolish Or Repair. If Owner Chooses To Repair A Stabilization Plan Will Need To
Be Stamped And Approved By An Engineer. Cc.See Attached Report**



NOTICE OF VIOLATION

City of Richmond
 Department of Planning & Development Review
 Property Maintenance Code Enforcement Division
 900 E. Broad Street, Room G12
 Richmond, Virginia 23219

Date: 9/10/2013

Owner/Agent:

Historic Richmond Renovations
 Llc
 117 N 29th St
 Richmond, VA 23223

Tracking #: 20020916859
 Inspector: Earl R. Weaver
 Phone: (804) 646-6869
 Map Reference: E000-0223/031

Subject: Property located at: 307 N 21st St

Dear Historic Richmond Renovations

The City of Richmond is diligently working to eliminate blight and deterioration in our neighborhoods, to ensure that our community is healthy, safe, and well maintained. To that end, the City utilizes the Virginia Maintenance Code (VMC); Part III of the Virginia Uniform Statewide Building Code (VUSBC – 2009 Edition). This authorizes the City to inspect properties within the City limits for VMC compliance and allows for the citation of property maintenance violations.

My inspection of your property at 307 N 21st St identified the violations listed on the next page of this letter. Your assistance in reviewing these violations and your cooperation in removing these defects as soon as possible, but no later than 9/12/2013 will be greatly appreciated by this department and the community. If you believe this notice was sent to you in error, if you have extenuating circumstances, or if you would like to discuss any aspect of these requirements, please do not hesitate to call me at the phone number listed above. I would be pleased to assist you in the necessary resolution of these matters.

Please note that the law provides that failure to comply with this notice may result in criminal court action and fines of up to \$2,500 per violation, per day, plus court costs. Additionally, a lien may be placed on the property for administrative fees and any other necessary costs incurred by the City to address violations, such as; repairs to make the building safe, boarding to secure the building from entry, and/or removal of the building. It is my hope that none of these actions will be necessary and that the violations noted will be corrected.

You have the right to appeal this notice to the Local Board Building Code of Appeals. Appeals must be made within fourteen (14) days of receipt of this Notice of Violation.

Thank you for your timely attention to this matter and in assisting us in our ongoing effort to maintain and revitalize our community.

Sincerely,

Earl R. Weaver

Property Maintenance Enforcement Inspector

Code Violations

- CONDEMNED Condemned Building
Special Order: Property Is Condemned And Is Unsafe. Property Has Been Inspected By A Structural Engineer And Found To Be Structural Unsound. The Property Is Racking Due To Excessive Foundation Damage. The Report States The Siding Is Holding The Property Up. This Property Is In Imminent Danger And In A State Of Collapse. Owner Is Given 72 Hours To Demolish Or Repair. No Trespassing Unless Right To Enter Letter Is Issued. Cc.See Attached Report
- 304.1 The Exterior Of Structure Is Not Properly Maintained In Good Repair.
- 304.6 Exterior Walls Found In Disrepair. All Must Be Kept Free Of Holes, Loose, Missing Or Rotten Material, Weather-Tight And Properly Coated.
- 304.5 Foundation Walls Are Not Properly Maintained. They Must Be Kept Plumb, Free Of Open Cracks, Holes, Breaks, Loose Mortar And Prohibit Rodent Entry
- 305.4 Interior Stairs Or Walking Surfaces Are Not Maintained Free Of Defects And In Good Repair.
- 305.2 Structural Members Are Not Maintained. Walls, Doors, Sills, Joists, Columns, Beams, Etc, Found Damaged, Undersized Or Improperly Installed Or Not Capable Of Performing It's Intended Function.
- VACANT Vacant Building

Any building permits required to abate code violations must be obtained from the Bureau of Permits and Inspections at 900 E. Broad Street, Room 110, Richmond, VA 23219. Telephone 804-646-4169
 Note: Save this notice, as you need it (or a copy) to obtain your permit.

ATTENTION: City Old and Historic District Requirements

Your property may be located within a City Old and Historic District, which requires special approvals for renovation and new construction. To determine if your property is in a City Old and Historic District, go to <http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx> and click on the link "View Map of City Old & Historic Districts."

Any property located within a City Old and Historic District requires a *Certificate of Appropriateness* (COA)

prior to the commencement of work as follows: alteration of building exterior as viewed from a public street or alley. For work requiring a building permit, no permit will be issued without a COA. Approval is required not only for the main structure on a lot but also for accessory buildings, fences, exterior lighting, driveways and walks, and any other features visible to the public. Questions or requests may be directed to the Secretary of the Commission of Architectural Review (CAR), Department of Planning and Development Review, 900 E. Broad Street, Room 510, Richmond, VA 23219, 804-646-6335.



NOTICE OF VIOLATION
City of Richmond
Department of Community Development
Richmond, Virginia 23219

**DEMOLITION OF UNSAFE BUILDING
Imminent Danger**

Re: 307 N 21ST

Owner:

Historic Richmond Renovation, LLC
117 N 29th St.
Richmond, VA 23223

Date: 9-10-13

As provided by the Virginia Maintenance Code (VMC) made applicable by § 36-105 of the Code of Virginia; The Administrative Amendments, The ICC International Property Maintenance Code 2006, as adopted:

Violations and Code References

Code of Virginia

- § 15.2-906. Authority to Require Removal, Repair, Etc. of Buildings and Other Structures
- § 15.2-1115 Abatement or removal of nuisances.

Virginia Maintenance Code

- § 104.5 Powers and Duties
- § 105 Unsafe Structures or Structures Unfit for Habitation
- § 105.4 Notice of Unsafe Structure
- § 105.9 Emergency Repairs and Demolition

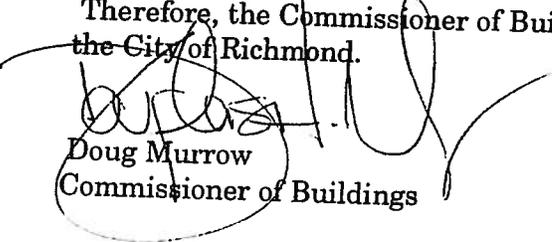
Richmond Code of Ordinances

- § 14-11 Disregard of Unsafe or Hazardous Buildings

AND

Pursuant to City Code 114.930.6 (j) Commissioner of Buildings Provides Notification to the Commission of Architecture Review and the State Historic Resources Department of Demolition of Property located in the City of Richmond's Old and Historic Districts as required.

Therefore, the Commissioner of Buildings has ordered this building to be demolished by the City of Richmond.


Doug Murrow
Commissioner of Buildings



Date: 9/10/13

Owners/Owner's Agent /Person in of Building located at:

307 N 21ST

To: Richmond Police Department:

The following individual(s) Peter Megyeri

has permission by the Code Official to enter the above listed property during the hours of **8:00 a.m.** until **5:00 p.m.** for the purpose of:

Building Demolition or Repair

No occupancy of this building is permitted.

This letter is in effect : 9/10/13-10/10/13

If you have any questions or concerns please call 646-6869

Sincerely,

Earl Weaver

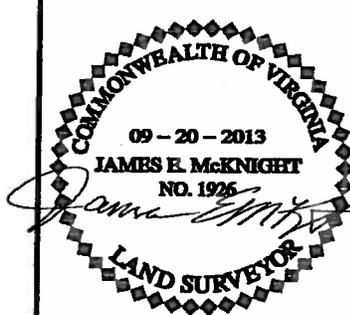
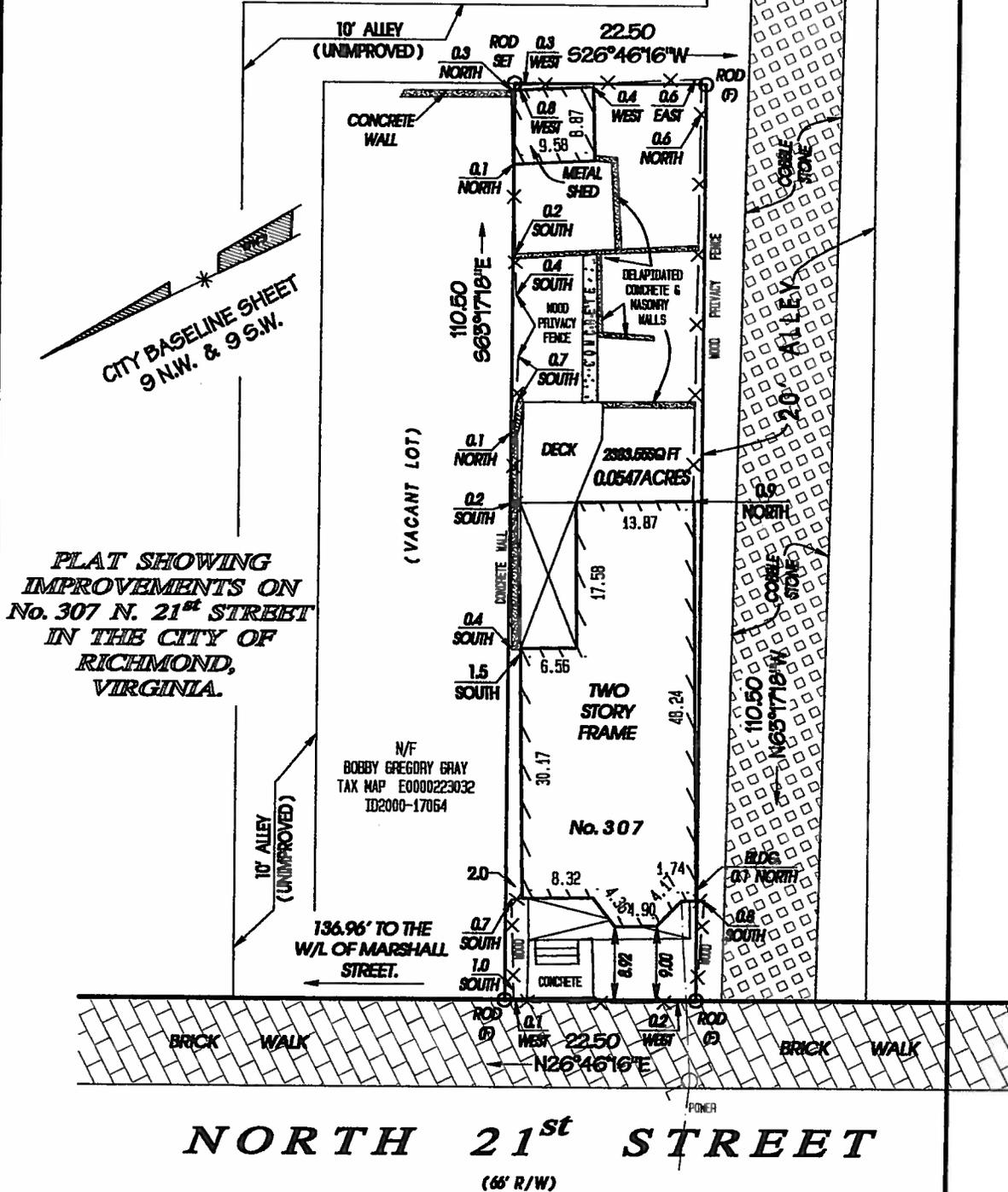
C.A.P.S Team Leader 1st Precinct

Property Maintenance Inspector

Phone No. (804) 646- 6869. Cell (804)441-2875

BUDGET		
Y	Soft costs (no acquisition)	\$ 11,221.88
	General Conditions	
A	Staging / Breakdown	\$ 7,142.63
W	Project Management	\$ 9,056.25
X	Site Supervision	\$ 11,773.13
	Temporary Utilities	\$ 2,848.13
	SUBTOTAL	\$ 30,820.13
	Labor Categories	
B	Jacking/Leveling/Shoring	\$ 40,661.25
C	Termite/Rot	\$ 3,924.38
D	Framing	\$ 3,924.38
E	Exterior Envelope	\$ 7,848.75
F	Porches	\$ 5,886.56
G	Fences and Gates	\$ 1,992.38
H	Floors	\$ 4,286.63
I	Doors	\$ 905.63
J	Windows	\$ 5,841.28
K	Trim	\$ 4,528.13
	SUBTOTAL	\$ 79,799.34
	Sub Categories	
AA	Demo	\$ 7,973.44
BB	Masonry and Concrete	\$ 32,090.63
CC	Roof	\$ 6,273.75
DD	Plumbing	\$ 17,653.13
EE	HVAC	\$ 22,312.50
FF	Electrical	\$ 9,581.25
GG	Insulation	\$ 6,254.06
HH	Plaster/Drywall	\$ 12,075.00
II	Paint, Exterior	\$ 4,593.75
JJ	Paint, Interior	\$ 4,429.69
KK	Cabinetry/Countertops	\$ 8,203.13
LL	Floor Finishing/Tiling	\$ 9,154.69
MM	Appliances	\$ 5,250.00
PP	Metalwork	\$ -
	SUBTOTAL	\$ 145,845.00
	Materials	\$ 45,131.25
	TOTAL	\$ 312,817.59

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: HISTORIC RICHMOND RENOVATIONS, LLC. ID2013-14029



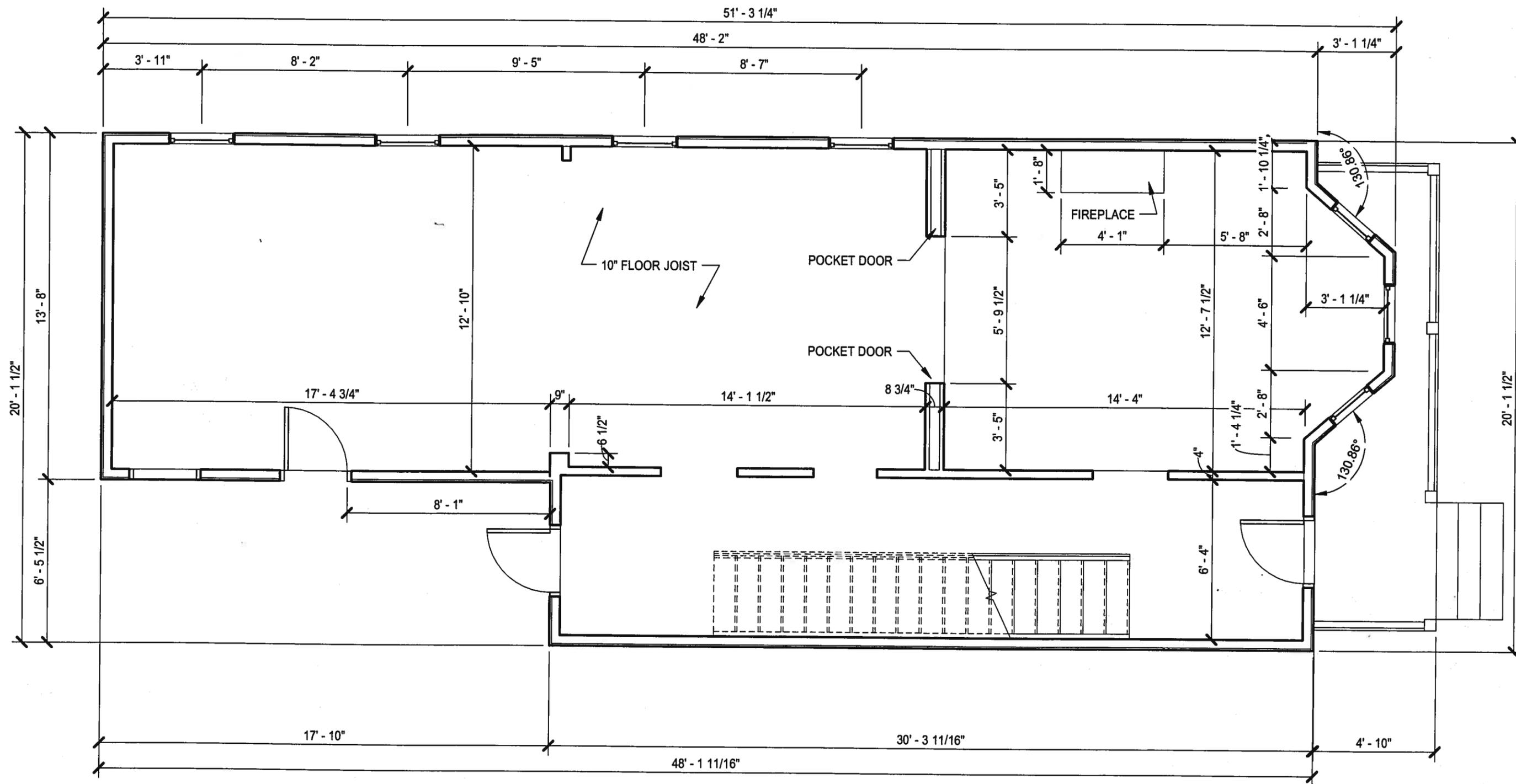
THIS IS TO CERTIFY THAT ON SEPTEMBER 20, 2013, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 15'

McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 87110707



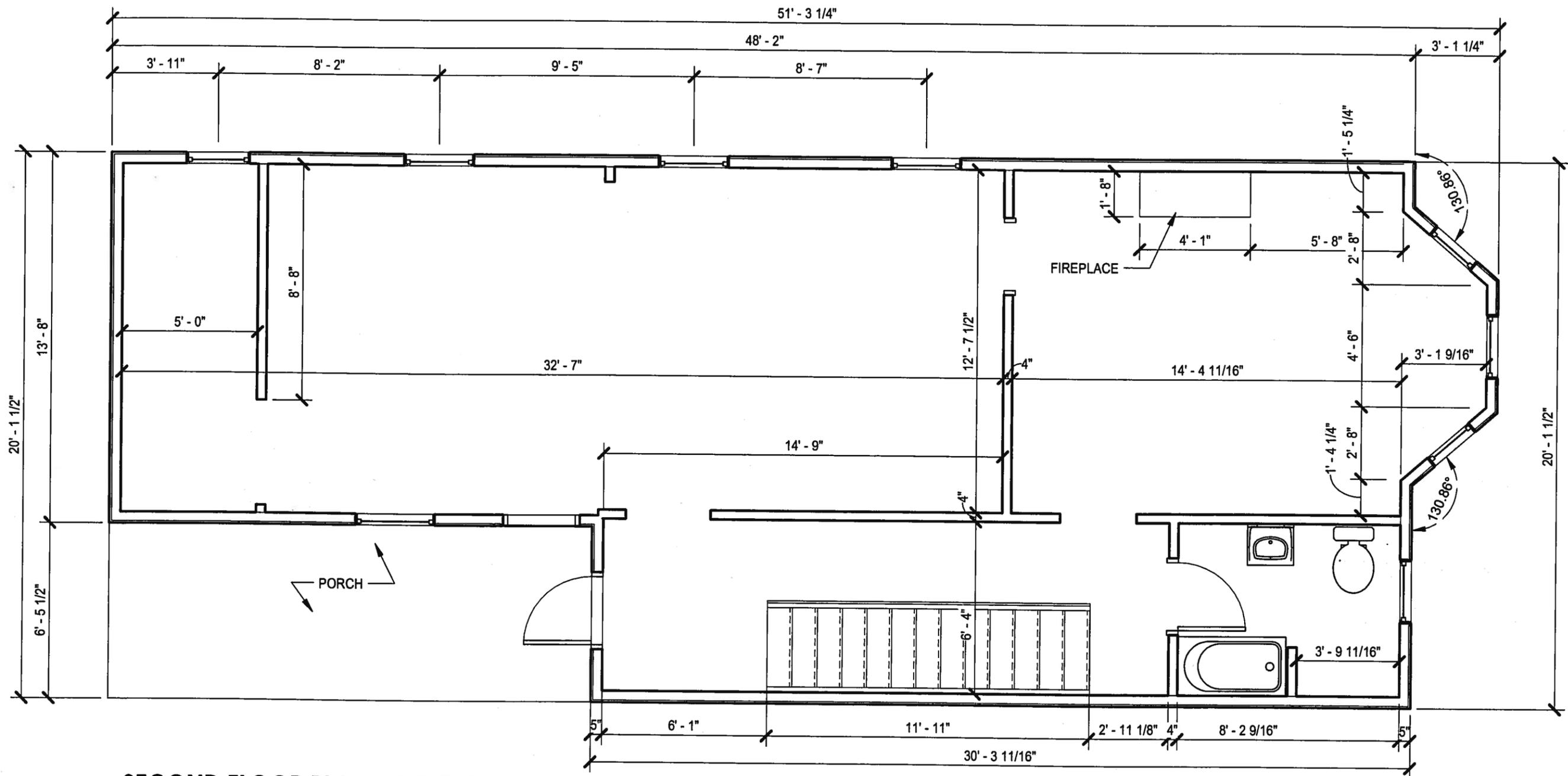
FIRST FLOOR PLAN - EXISTING

CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
 PHONE: (804) 901-9199 EMAIL: PETERMEGYERI@COMCAST.NET

DRAWING TITLE:
FIRST FLOOR PLAN - EXISTING

PROJECT:
 21ST STREET
 RICHMOND, VIRGINIA 23223

DATE:
 04/08/14



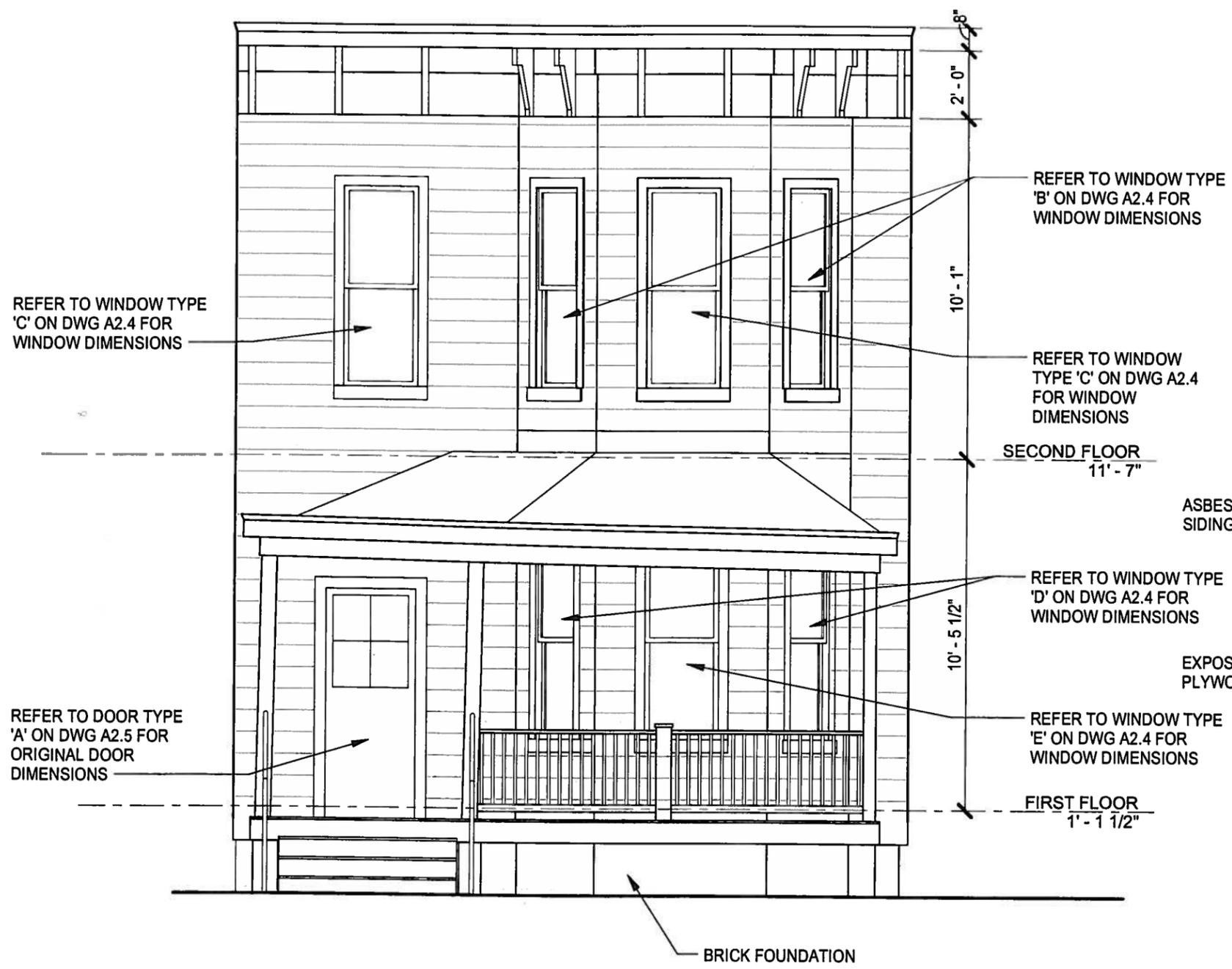
SECOND FLOOR PLAN - EXISTING

CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
 PHONE: (804) 901-9199 EMAIL: PETERMEGYERI@COMCAST.NET

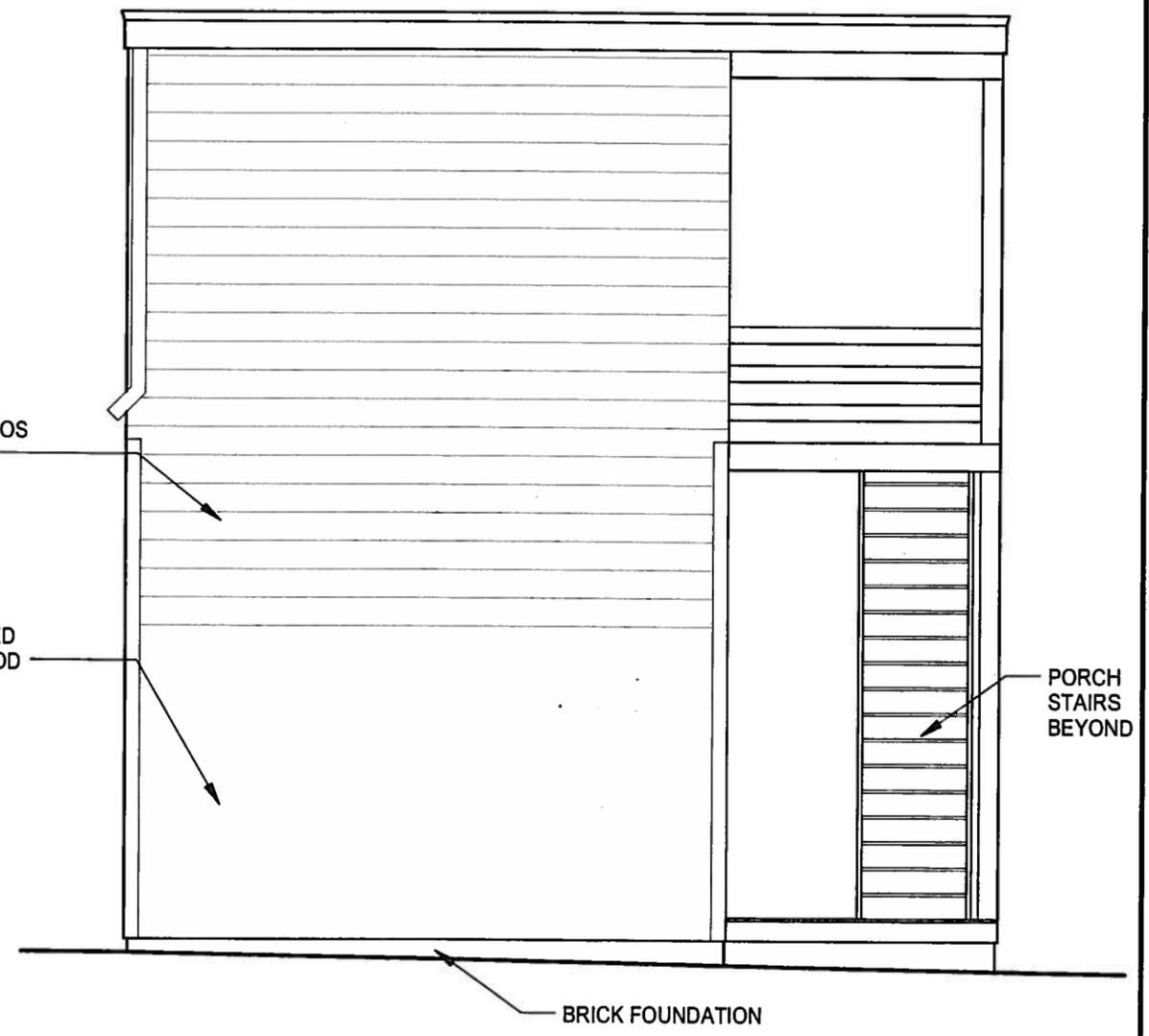
DRAWING TITLE:
SECOND FLOOR PLAN - EXISTING

PROJECT:
**21ST STREET
 RICHMOND, VIRGINIA 23223**

DATE:
04/08/14



WEST ELEVATION - EXISTING



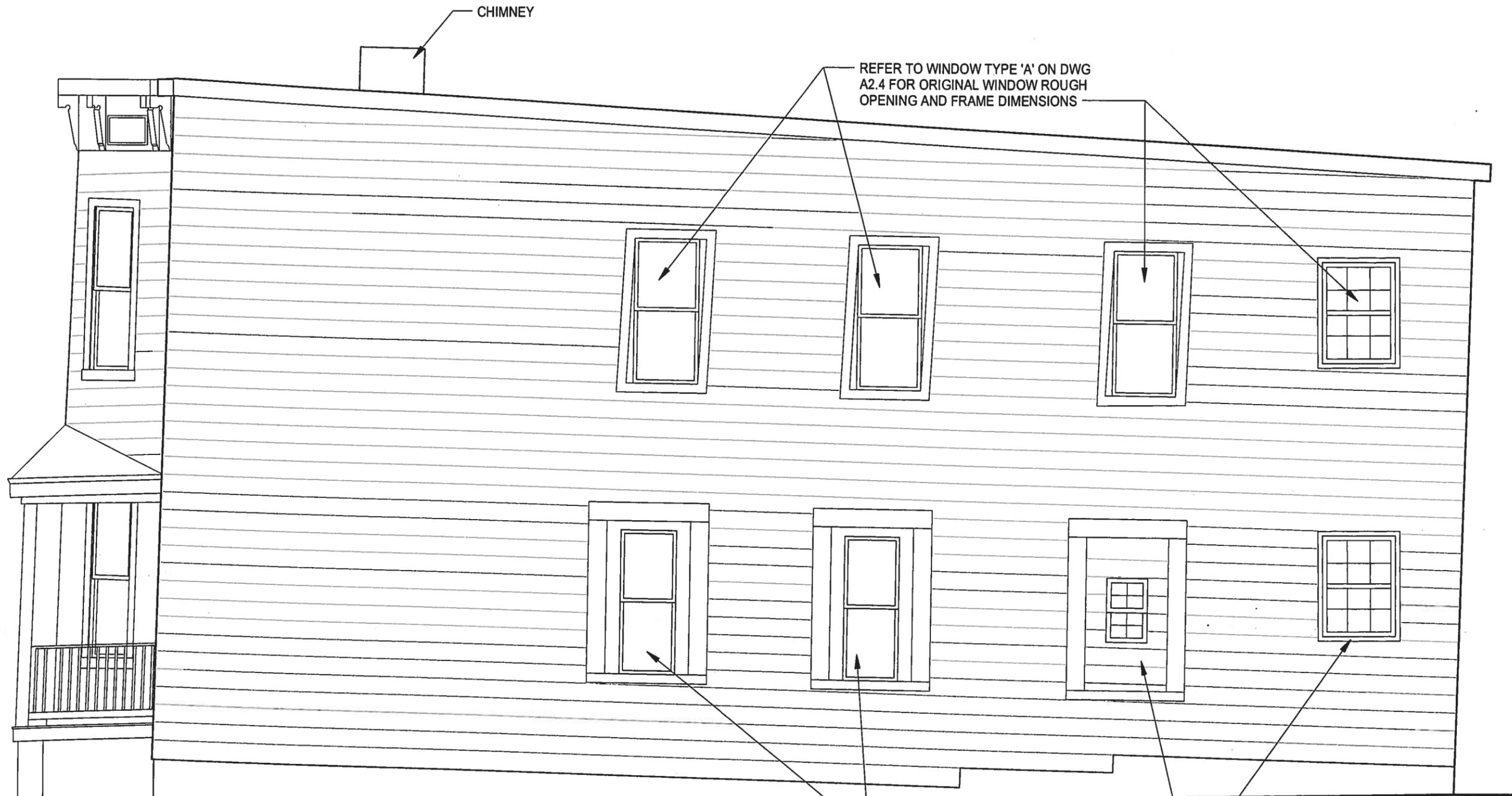
EAST ELEVATION - EXISTING

CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
 PHONE: (804) 901-9199 EMAIL: PETERMEGYER@COMCAST.NET

DRAWING TITLE:
WEST & EAST ELEVATION - EXISTING

PROJECT:
**21ST STREET
 RICHMOND, VIRGINIA 23223**

DATE:
08/13/13



SOUTH ELEVATION - EXISTING

1/4" = 1'-0"

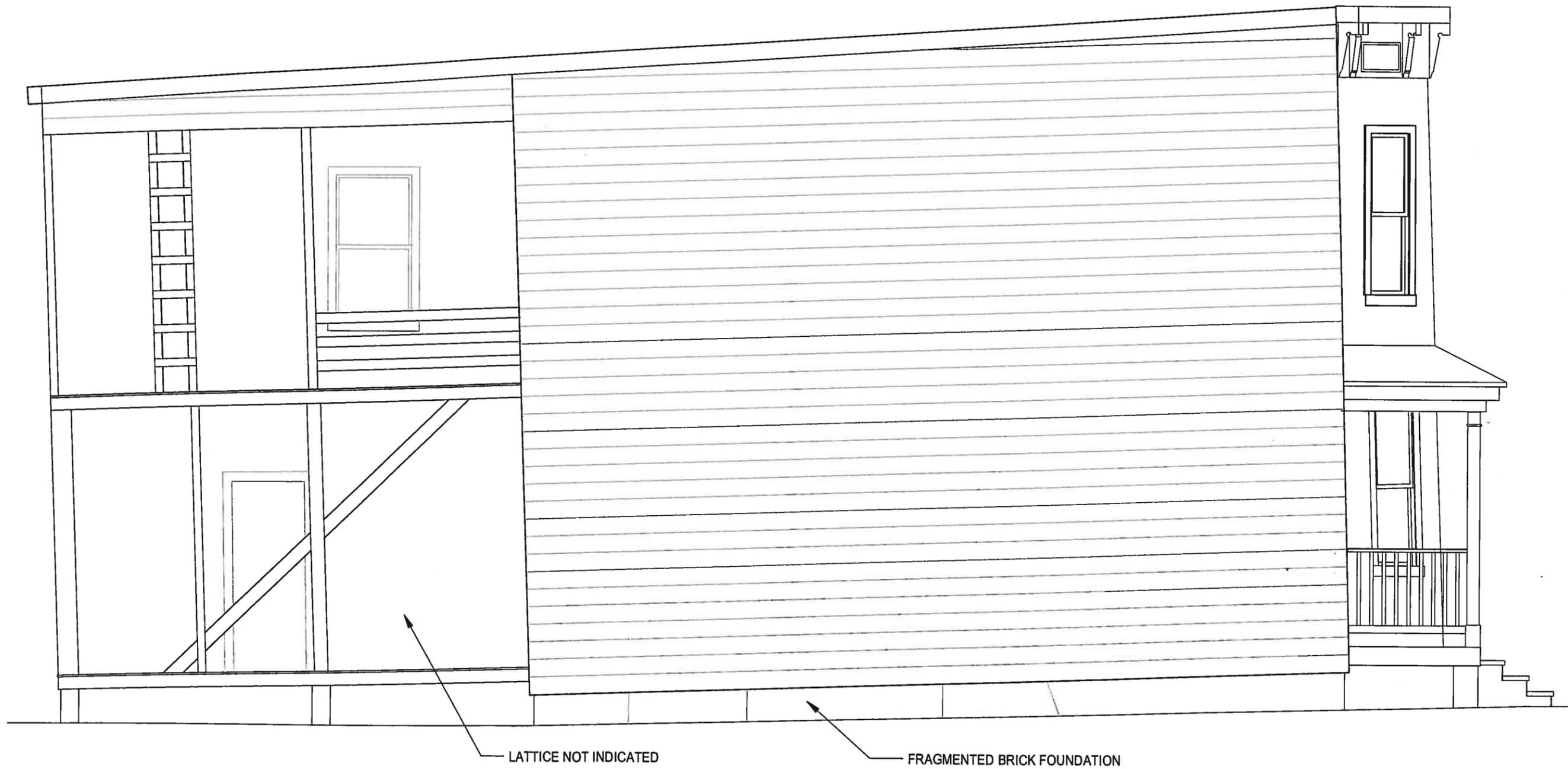
CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
 PHONE: (804) 901-9199 EMAIL: PETERMEGYER@COMCAST.NET

DRAWING TITLE:
SOUTH ELEVATION - EXISTING

PROJECT:
**21ST STREET
 RICHMOND, VIRGINIA 23223**

DATE:
05/29/13

A5



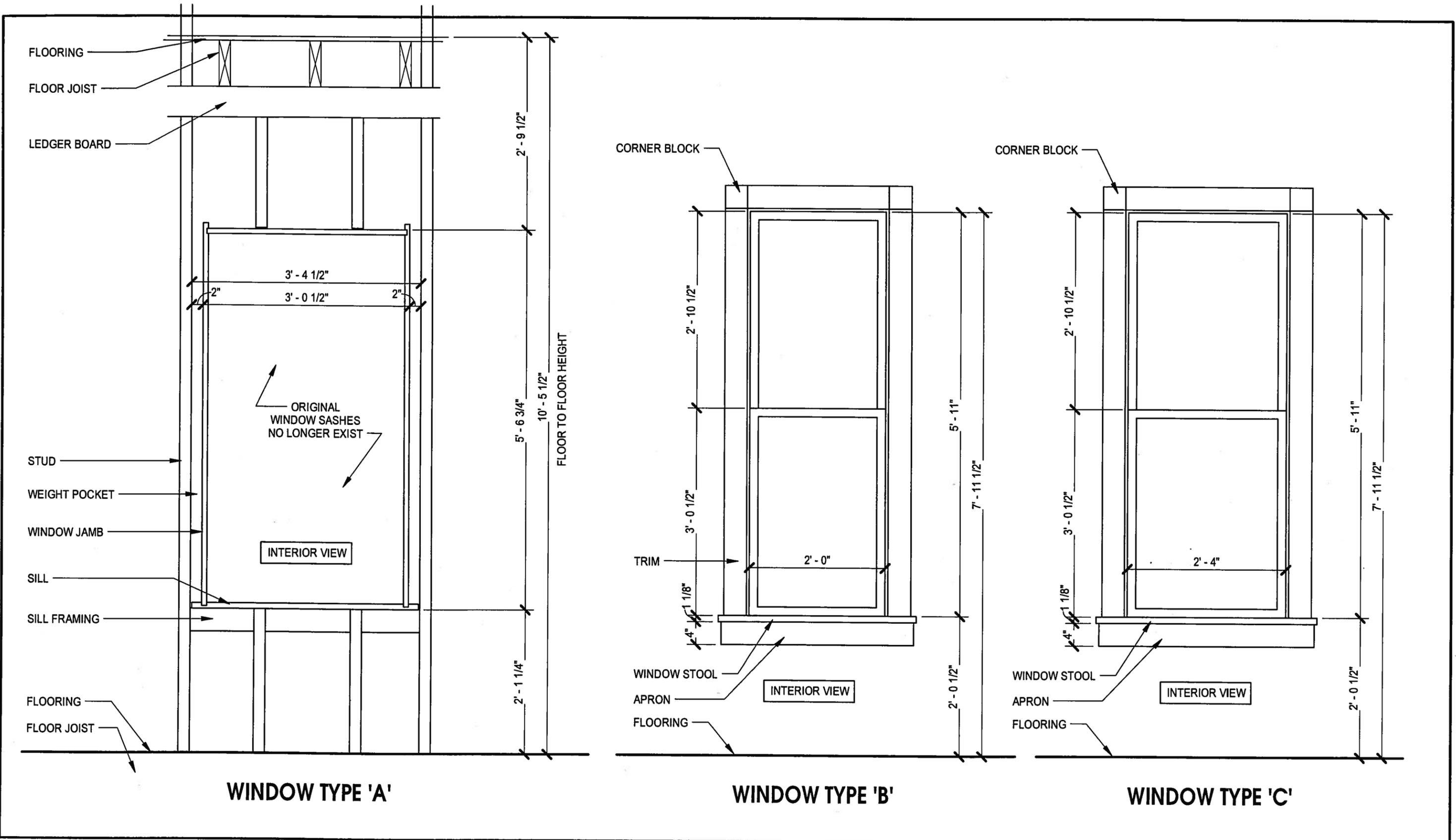
NORTH ELEVATION - EXISTING

CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
PHONE: (804) 901-9199 EMAIL: PETERMEGYERI@COMCAST.NET

DRAWING TITLE:
NORTH ELEVATION - EXISTING

PROJECT:
21ST STREET
RICHMOND, VIRGINIA 23223

DATE:
05/29/13

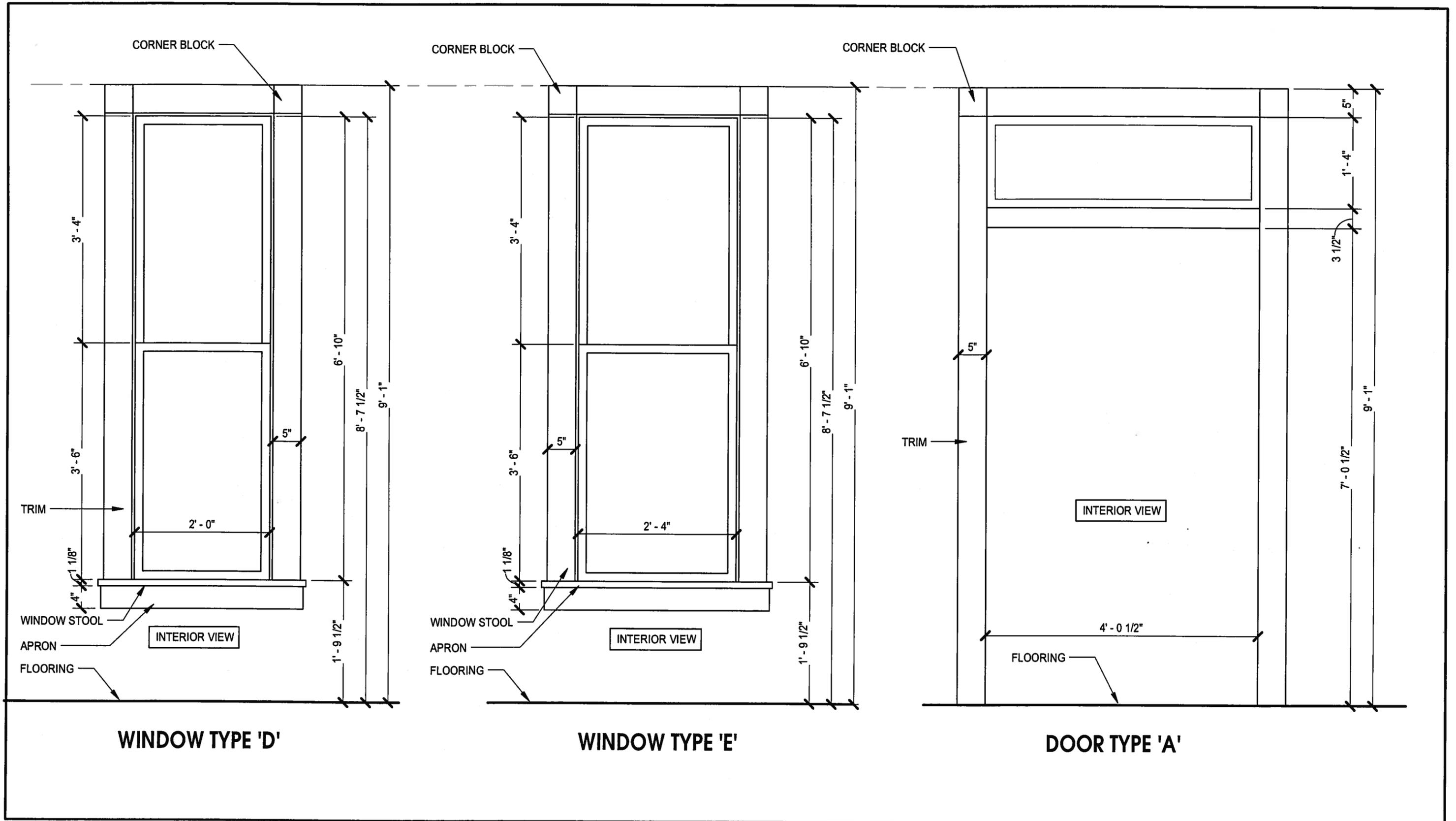


WINDOW TYPE 'A'

WINDOW TYPE 'B'

WINDOW TYPE 'C'

<p>CONTRACTOR: HISTORIC RICHMOND RENOVATIONS LLC PHONE: (804) 901-9199 EMAIL: PETERMEGYER@COMCAST.NET</p>	<p>DRAWING TITLE: WINDOW TYPES A-B-C</p>	<p>PROJECT: 21ST STREET RICHMOND, VIRGINIA 23223</p>	<p>DATE: 05/29/13</p>	<p>A7</p>
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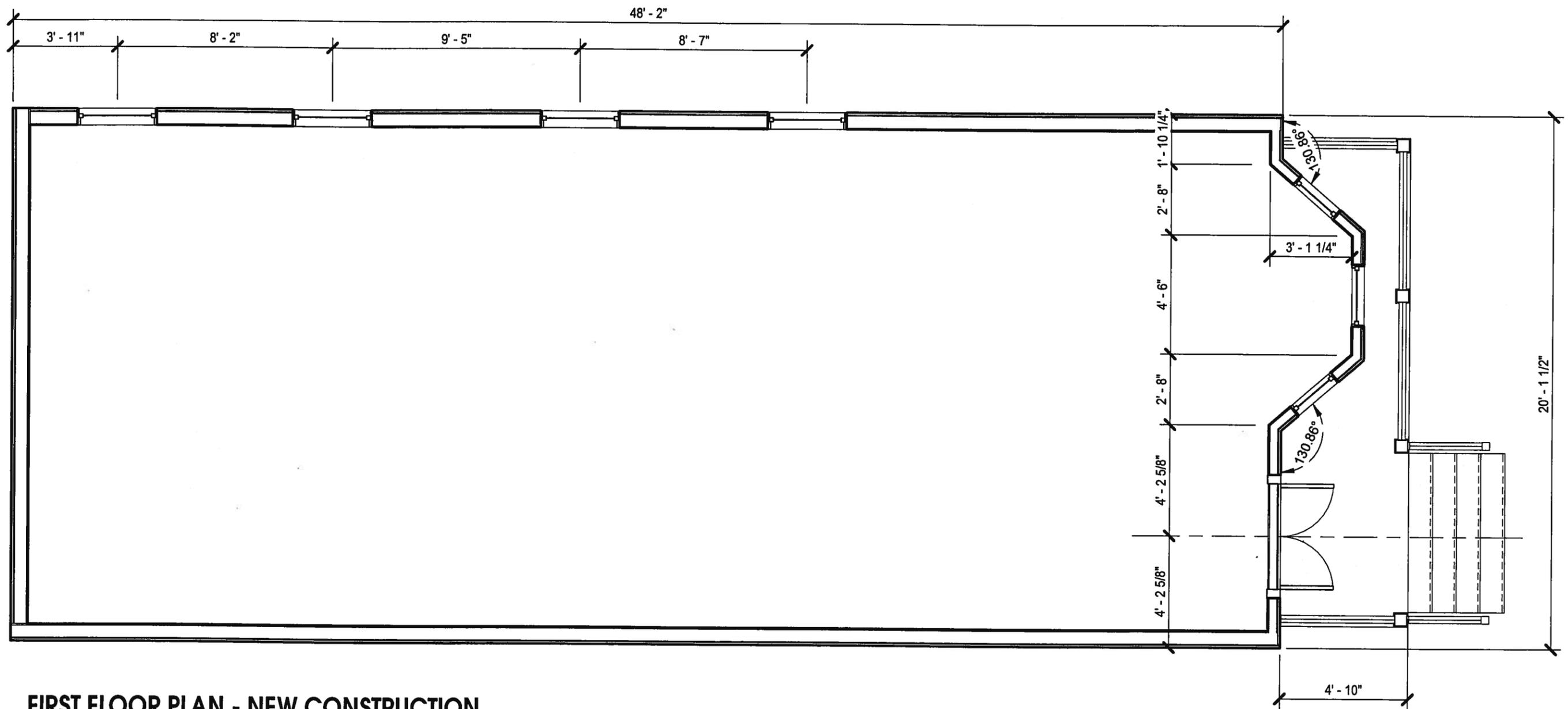
CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
 PHONE: (804) 901-9199 EMAIL: PETERMEGYER@COMCAST.NET

DRAWING TITLE:
WDW TYPE D,E - DOOR TYPE A

PROJECT:
**21ST STREET
 RICHMOND, VIRGINIA 23223**

DATE:
03/30/14

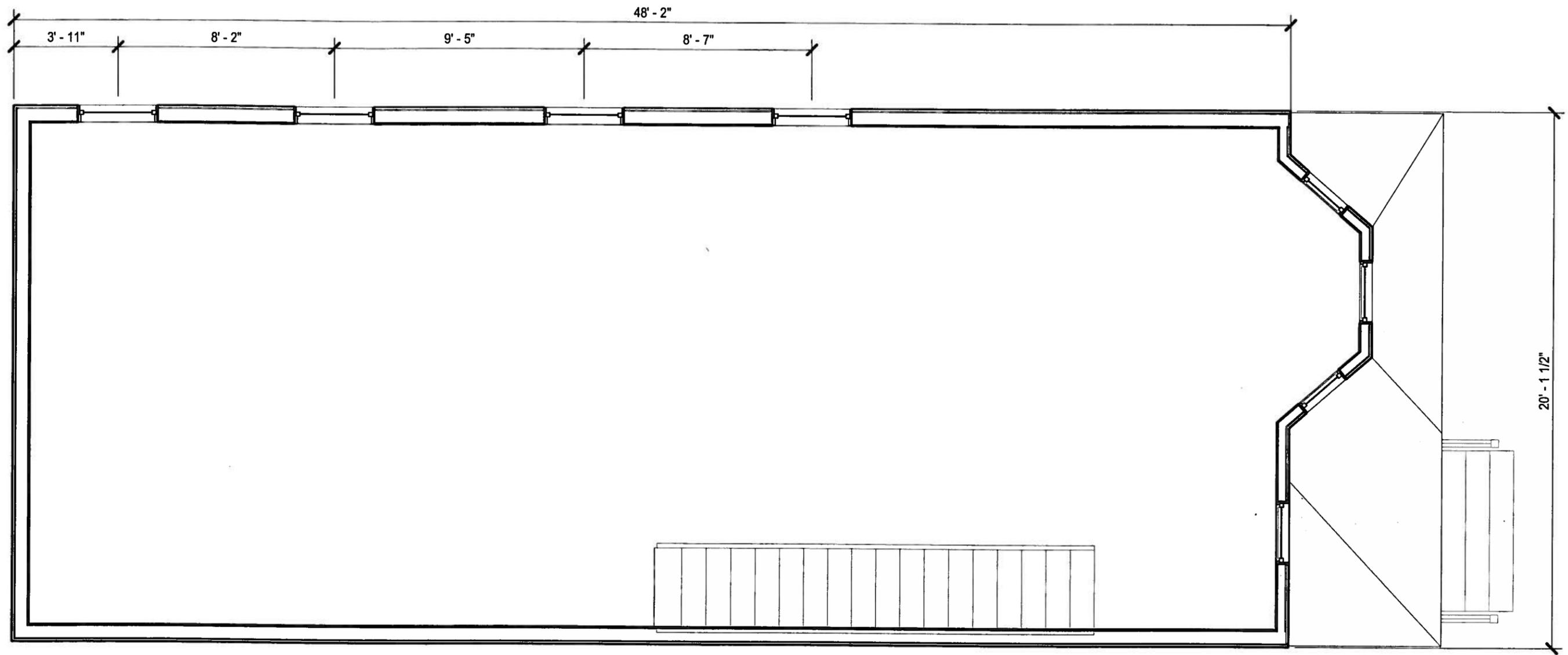
A8



FIRST FLOOR PLAN - NEW CONSTRUCTION

993 sq.ft

<p>CONTRACTOR: HISTORIC RICHMOND RENOVATIONS LLC PHONE: (804) 901-9199 EMAIL: PETERMEGYERI@COMCAST.NET</p>	<p>DRAWING TITLE: FIRST FLOOR PLAN - NEW</p>	<p>PROJECT: 21ST STREET RICHMOND, VIRGINIA 23223</p>	<p>DATE: 03/30/14</p>	<p>A2.6</p>
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SECOND FLOOR PLAN - NEW CONSTRUCTION

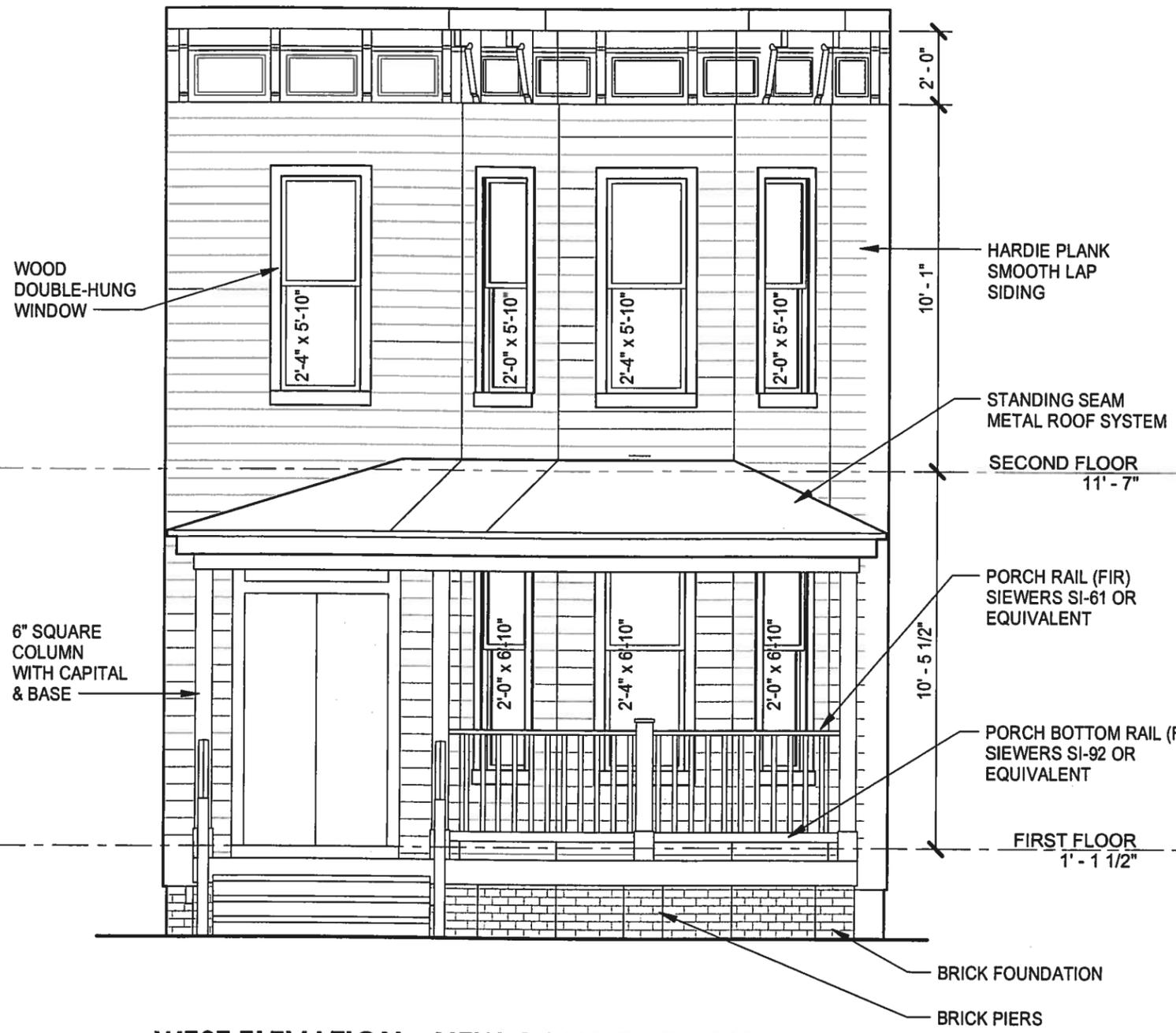
993 sq.ft

CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
 PHONE: (804) 901-9199 EMAIL: PETERMEGYERI@COMCAST.NET

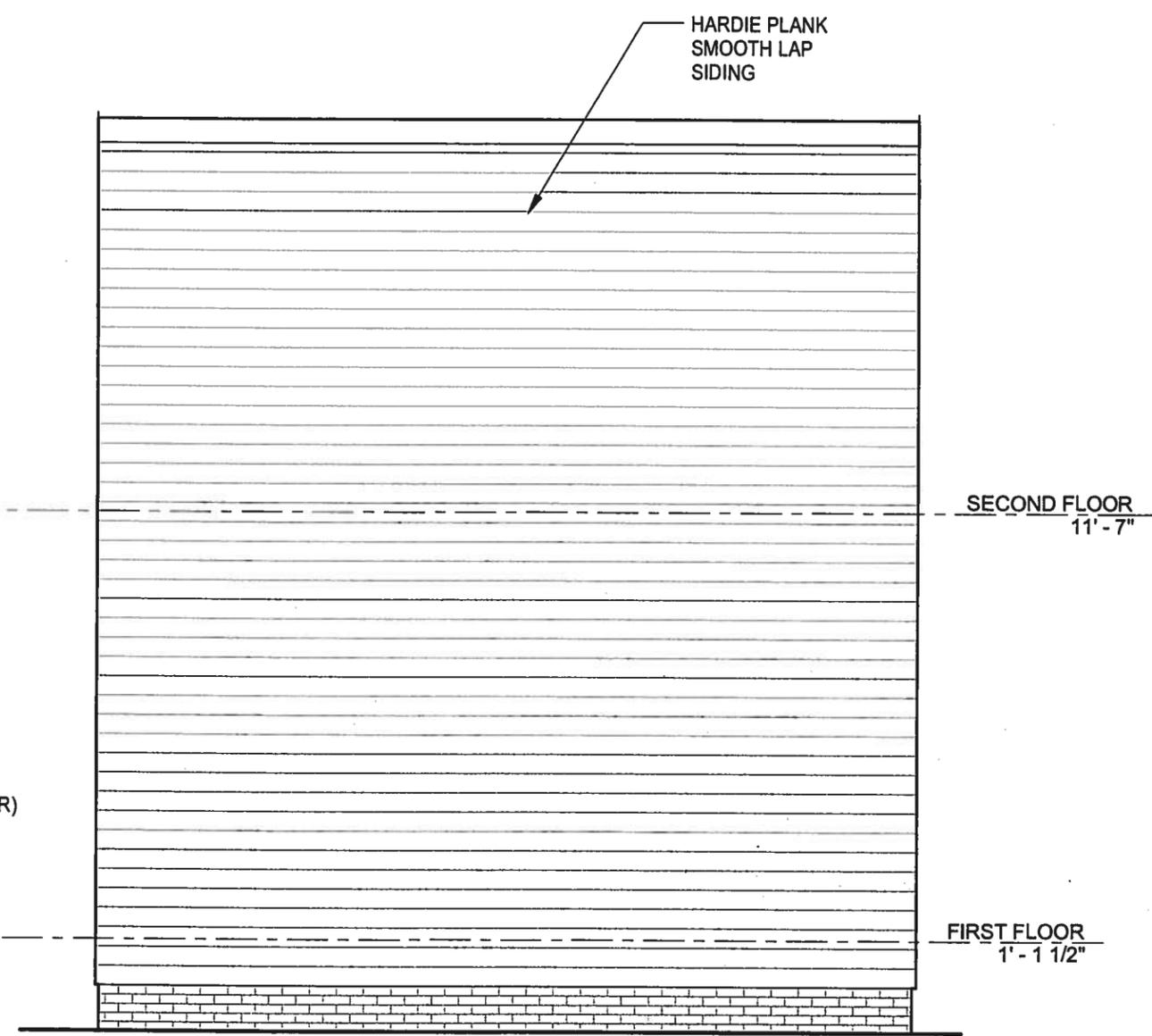
DRAWING TITLE:
SECOND FLOOR PLAN - NEW

PROJECT:
**21ST STREET
 RICHMOND, VIRGINIA 23223**

DATE:
03/30/14



WEST ELEVATION - NEW CONSTRUCTION



EAST ELEVATION - NEW CONSTRUCTION

CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
 PHONE: (804) 901-9199 EMAIL: PETERMEGYER@COMCAST.NET

DRAWING TITLE:
WEST & EAST ELEVATIONS

PROJECT:
 21ST STREET
 RICHMOND, VIRGINIA 23223

DATE:
 04/11/14

A11



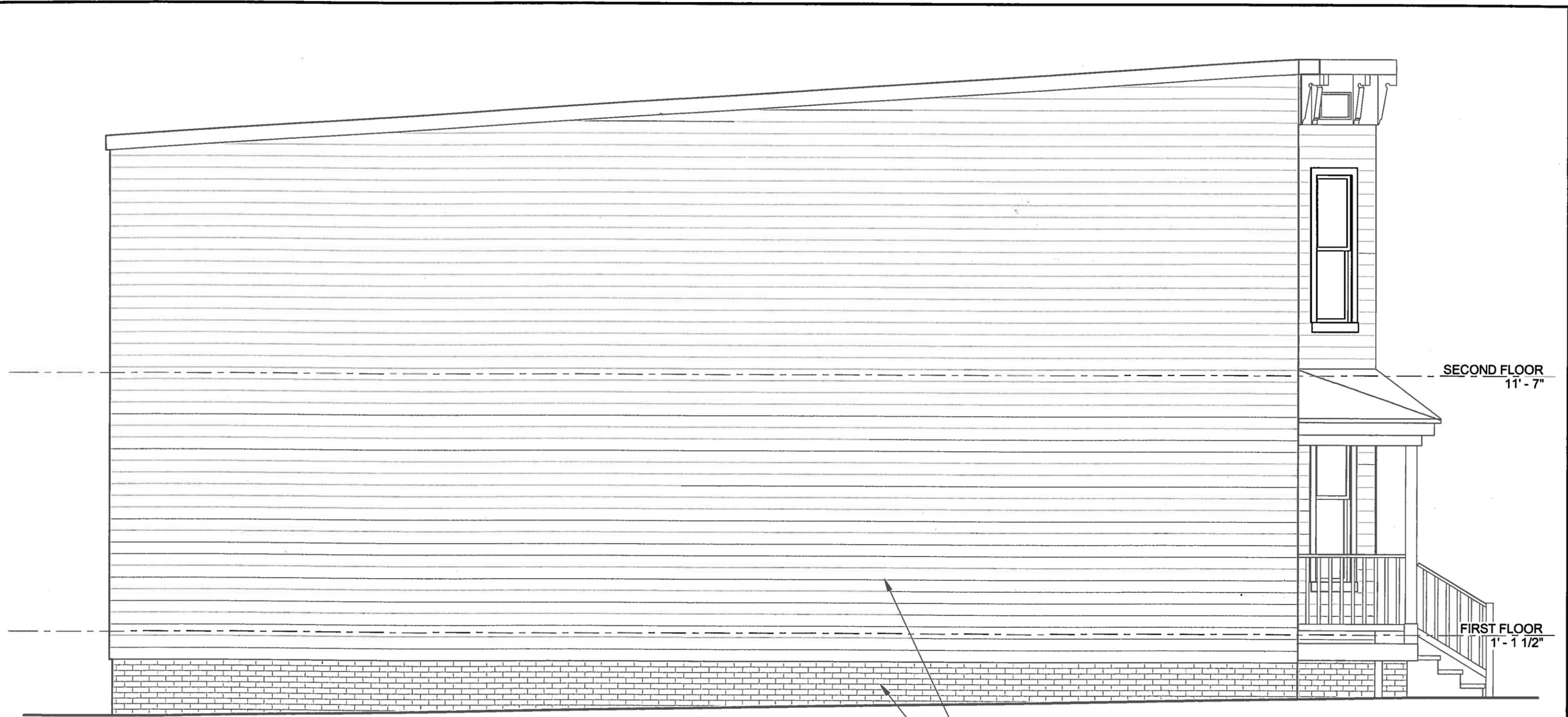
SOUTH ELEVATION - NEW CONSTRUCTION

CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
 PHONE: (804) 901-9199 EMAIL: PETERMEGYER@COMCAST.NET

DRAWING TITLE:
SOUTH ELEVATION

PROJECT:
**21ST STREET
 RICHMOND, VIRGINIA 23223**

DATE:
04/09/14



SECOND FLOOR
1' - 7"

FIRST FLOOR
1' - 1 1/2"

HARDIE PLANK
SMOOTH LAP
SIDING

BRICK FOUNDATION

NORTH ELEVATION - NEW CONSTRUCTION

CONTRACTOR:
HISTORIC RICHMOND RENOVATIONS LLC
 PHONE: (804) 901-9199 EMAIL: PETERMEGYERI@COMCAST.NET

DRAWING TITLE:
NORTH ELEVATION

PROJECT:
**21ST STREET
 RICHMOND, VIRGINIA 23223**

DATE:
04/09/14