



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION / CERTIFICATE OF APPROPRIATENESS

### PROPERTY (Location of Work)

Address 412 North N 26th Street

Historic District Church Hill North

### PROPOSED ACTION

- Alteration (including paint colors)
  Rehabilitation
  Demolition  
 Addition
  New Construction (Conceptual Review required)  
 Conceptual Review
  Final Review

### OWNER

Name Sojo Enterprises

Company \_\_\_\_\_

Mailing Address Richmond, VA 23233

Richmond, VA 23233

Phone 804 304 5500

Email Jeff@farrarconstructionllc.com

Signature Jeffrey Farrar

Date March 29, 17

### APPLICANT (if other than owner)

Name Sojo Enterprises

Company \_\_\_\_\_

Mailing Address Richmond, VA 23233

Phone \_\_\_\_\_

Email \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**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.

**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.

(Space below for staff use only) \_\_\_\_\_

Application received:

Date/Time \_\_\_\_\_

By \_\_\_\_\_

Complete  Yes  No

Property Address: 412 N 26<sup>th</sup> Street

**CAR Application for Review  
Supporting Materials for:**

**412 N 26<sup>th</sup> Street**

**SoJo Enterprises, LLC  
13000 Densmore Court  
Richmond, VA 23233  
804-304-5520**

Property Address: 412 N 26<sup>th</sup> Street

## 412 N 26<sup>th</sup> Street

This proposal is to remodel the existing home at 412 N 26<sup>th</sup> St. The property has been vacant for an extended period of time and has incurred significant damage. A previous owner modified the home with non-conforming CAR finishes. This proposal is to renovate this home to a modern home while confirming to the CAR standards. The fully renovated home will match those in the surrounding area.

The siding on the property was changed by a previous owner to an asphalt-style siding. We propose to remove existing siding and install new matching hardi plank siding with an approved color by the staff at a later date.

The front of the home will maintain the existing look. We plan to keep the existing porch and front trim, only repairing what is needed.

The windows of the property are in disrepair. They are broken and non-functional. The lower front windows are smaller and were replaced at some point. We propose to install a wood window with aluminum cladding on the exterior throughout the home.

Finally, we propose to add a garage at the rear of the property replacing the existing destroyed shed. The new garage will have the same look of other garages in the area. This addition will be built by the guidelines set forth by the City of Richmond, Department of Building Inspections.

Thank you for your consideration. We look forward to working together.

Jeffrey Farrar  
Sojo Enterprises, LLC  
Managing Member

Property Address: 412 N 26<sup>th</sup> Street

Scope of Work:

Renovate existing home.

Add approximately 200 square ft. to home, enlarging property to a 3 bedroom & 2.5 bath home.

Siding:

Proposed project will have hardi plank cement siding that matches previous wood siding, which has been covered by asphalt shakes or vinyl siding. It will have a 7" reveal. Applicant is asking that final color selection be of a color to later be approved by staff. All trim would be Hardi plank white.

Roof:

Replace existing roof with new TPO roof, due to low pitch.

Existing Front Street View:

We plan to retain the existing porch, as well as the soffit above. The front has vinyl siding and will become Hardi siding to match the rest of the house.



Additional Square Footage:

We propose to add square footage to the side of the home. There is a porch (shown on the following page) that is unstable and leaning. The plans call to enclose the area on the side. It will have an offset to differentiate it from the existing home. It will also have the look of a porch as recommended by the CAR staff.

Property Address: 412 N 26<sup>th</sup> Street



Garage:

We propose to reconstruct the current metal garage on the property. The garage is falling apart and the back half has collapsed as shown below. Our plan is to reconstruct the roofline and style of the old shed.



Property Address: 412 N 26<sup>th</sup> Street

Below are 2 examples of 2-car garages within a 2-block radius of this property.



Windows:

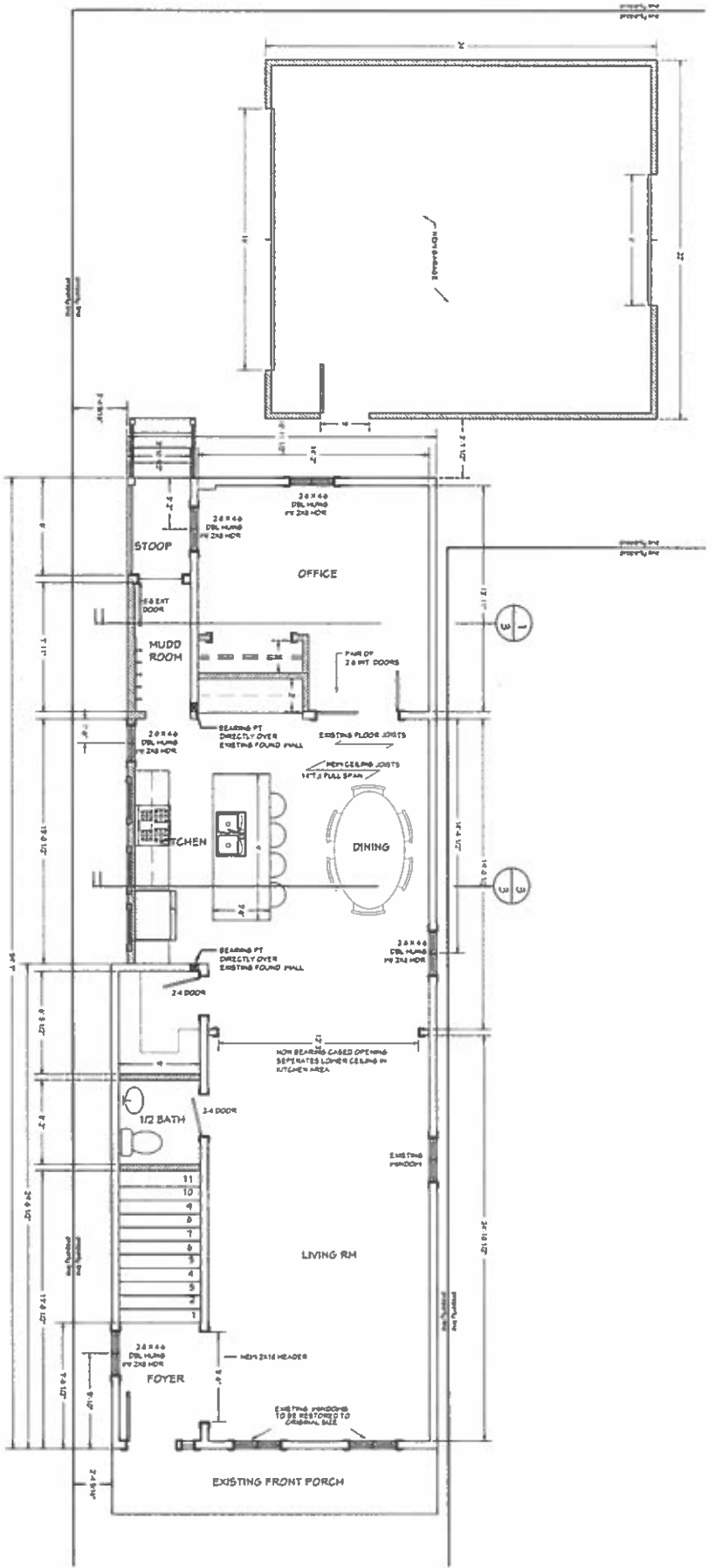
Property Address: 412 N 26<sup>th</sup> Street

The windows on the property are in disrepair. They are broken and non-functional. The lower front windows are smaller and were replaced at some point. The rest of the home has a mixture of wood, vinyl and missing windows. We propose to install a wood window with aluminum cladding on the exterior which will standardize all of the windows.

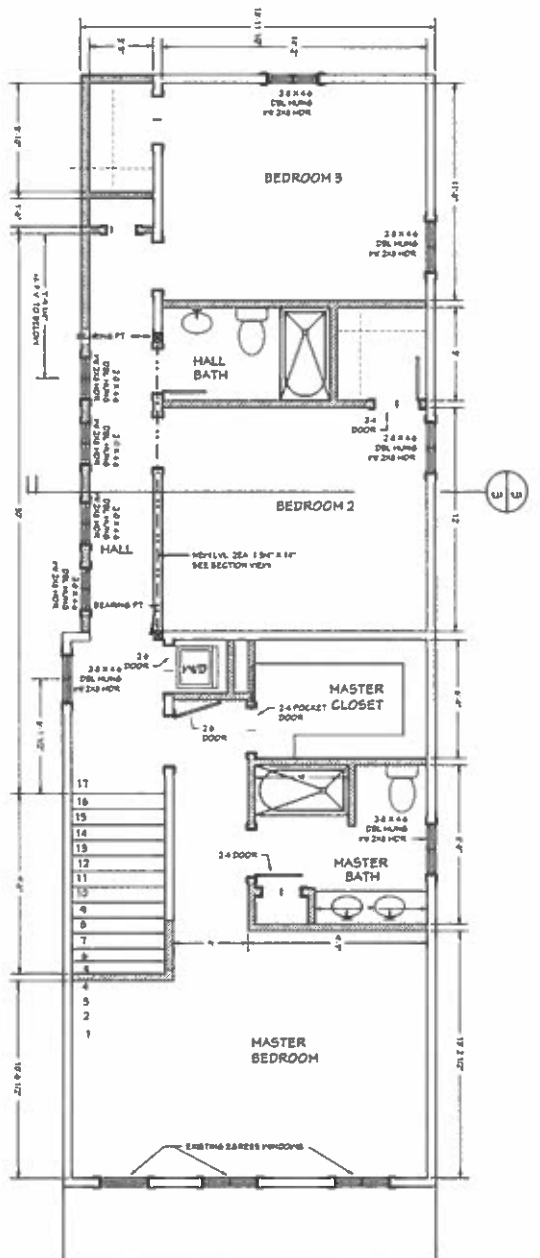




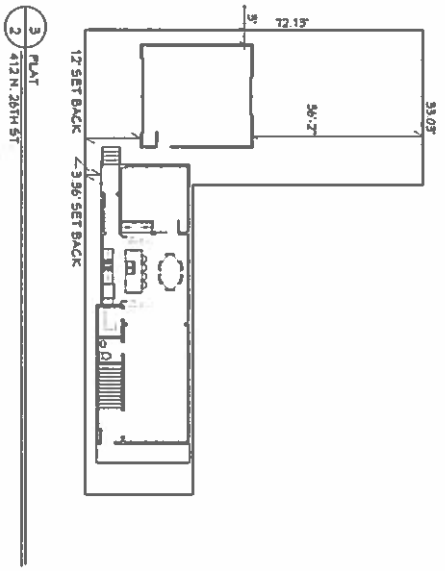




1 PLAN: PROPOSED FIRST FLOOR  
2 412 N. 26TH ST



2 PLAN: PROPOSED SECOND FLOOR  
2 412 N. 26TH ST



3 PLAN  
2 412 N. 26TH ST

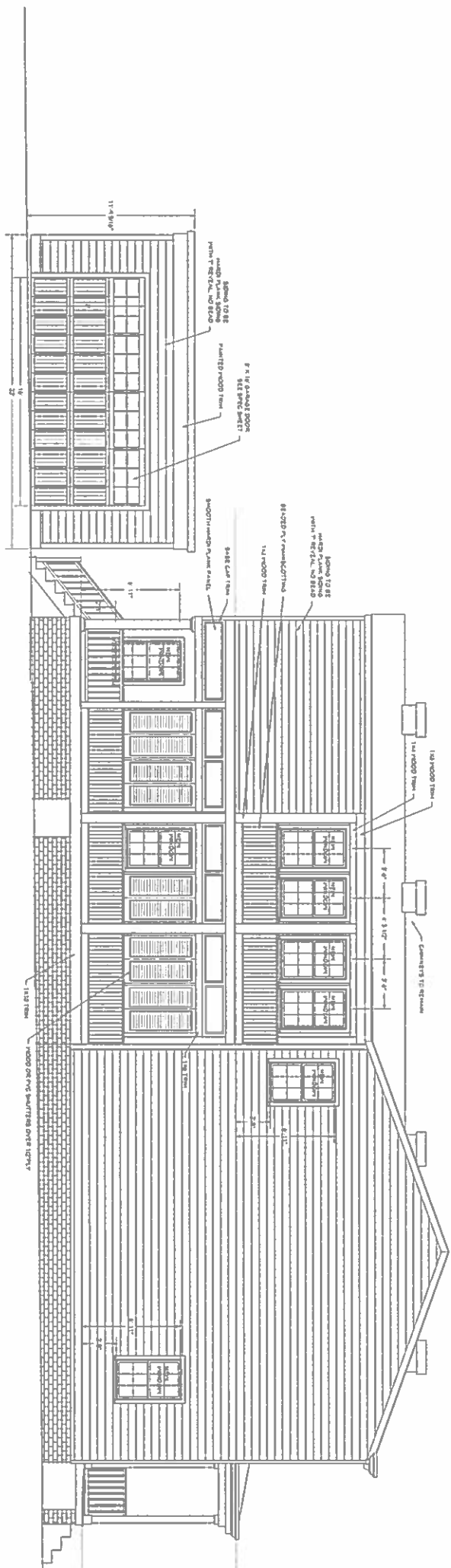
Sheet 1001

No.	Revisions	Date



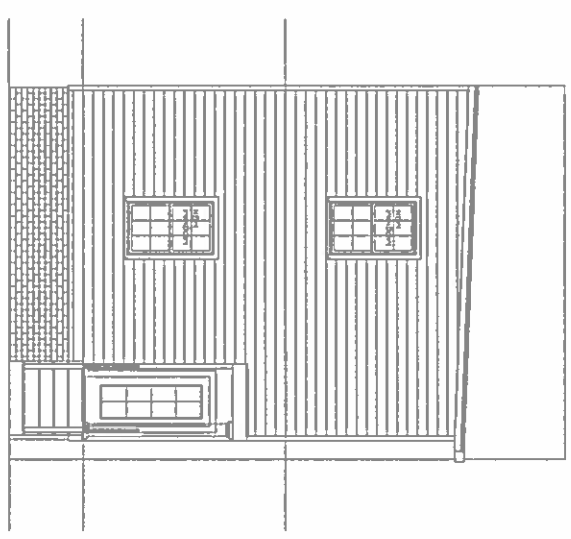
Paul & Keller Design + Drafting  
4010 OLD GUN ROAD E. PM BOX 334835  
MIDDLETOWN VA 23113 FAX NO. 277-20152  
Project Name: FARRAR RESTORATION AND ADDITION  
Owner: JEFF FARRAR  
Address: 412 N. 26TH ST RICHMOND VA  
Phone: 804-304-5250

Drawn by	PKC	Scale
Date	2/15/12	1" = 1/8"
Sheet	2	



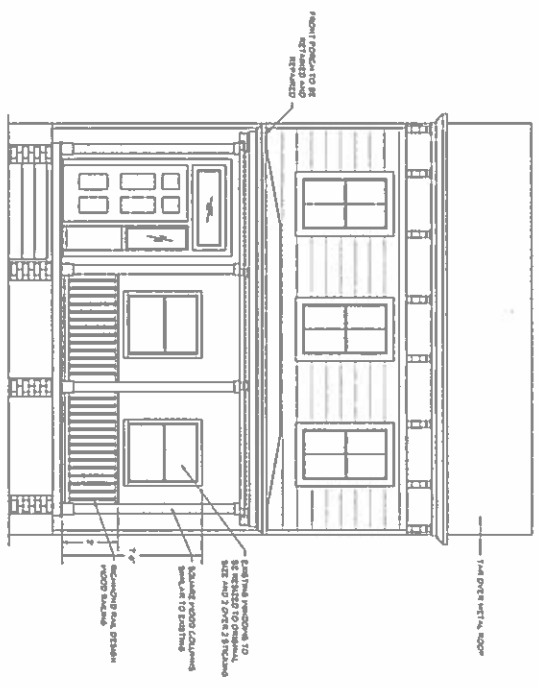
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3 412 N. 26TH ST

1/4" = 1'-0"



2 ELEVATION REAR  
3 412 N. 26TH ST

1/4" = 1'-0"

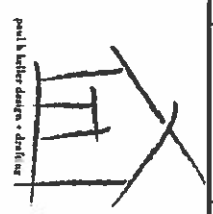


3 ELEVATION FRONT  
3 412 N. 26TH ST

1/4" = 1'-0"

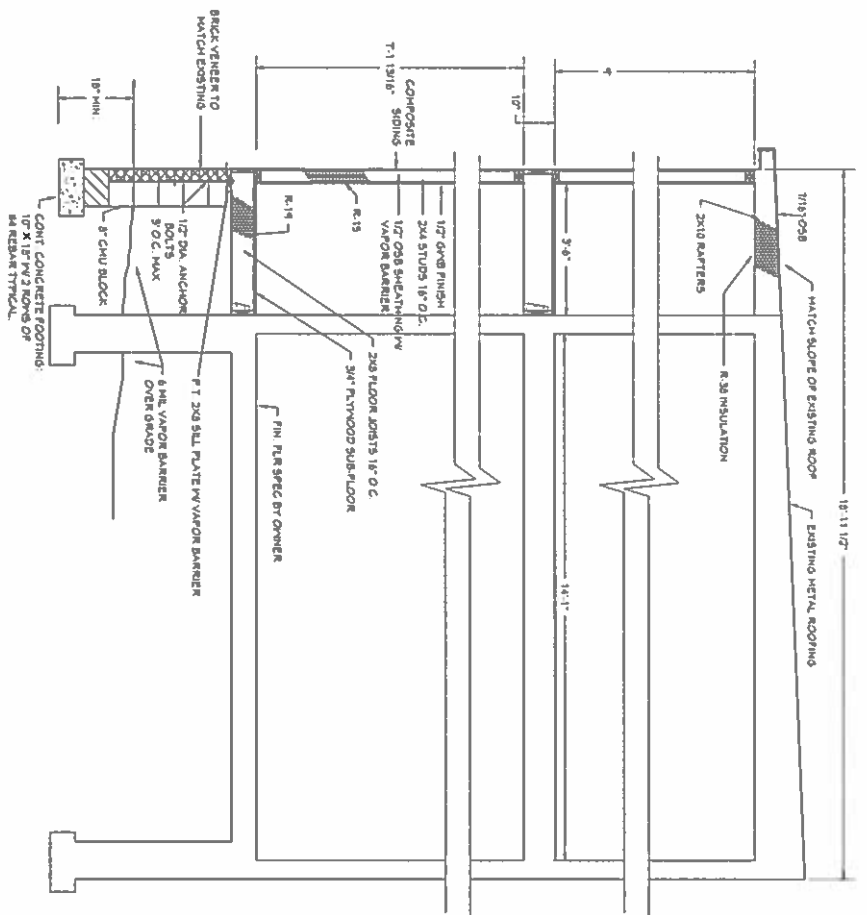
General Notes

No.	Description	Date

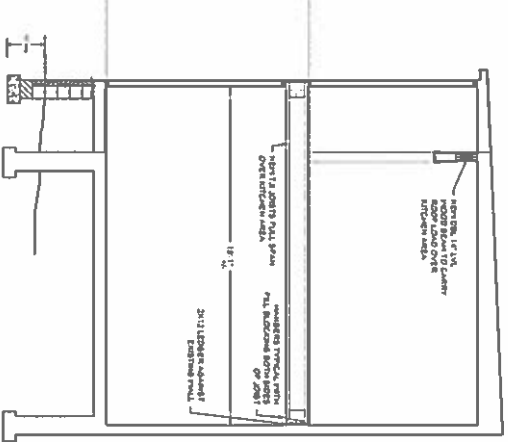


Paul & Heather Architects + Architects  
 4010 OLD GUN ROADIE    PO BOX 349-5365  
 MIDDLETOWN, VA 23113    FAX: 804-272-8052  
 Project Name: FARRAR RESTORATION  
 AND ADDITION  
 Designer: JEFF FARRAR  
 Address: 412 N. 26TH ST  
 RICHMOND VA  
 Phone: 804-394-5520

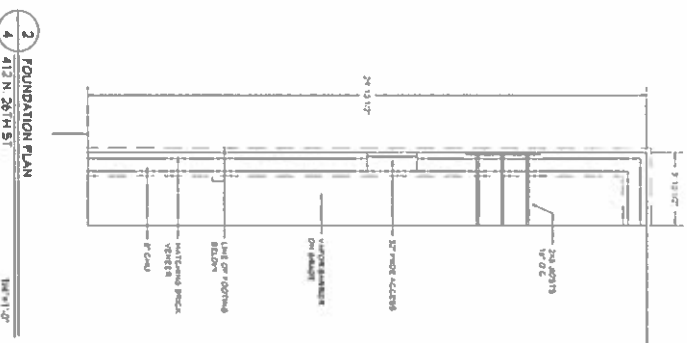
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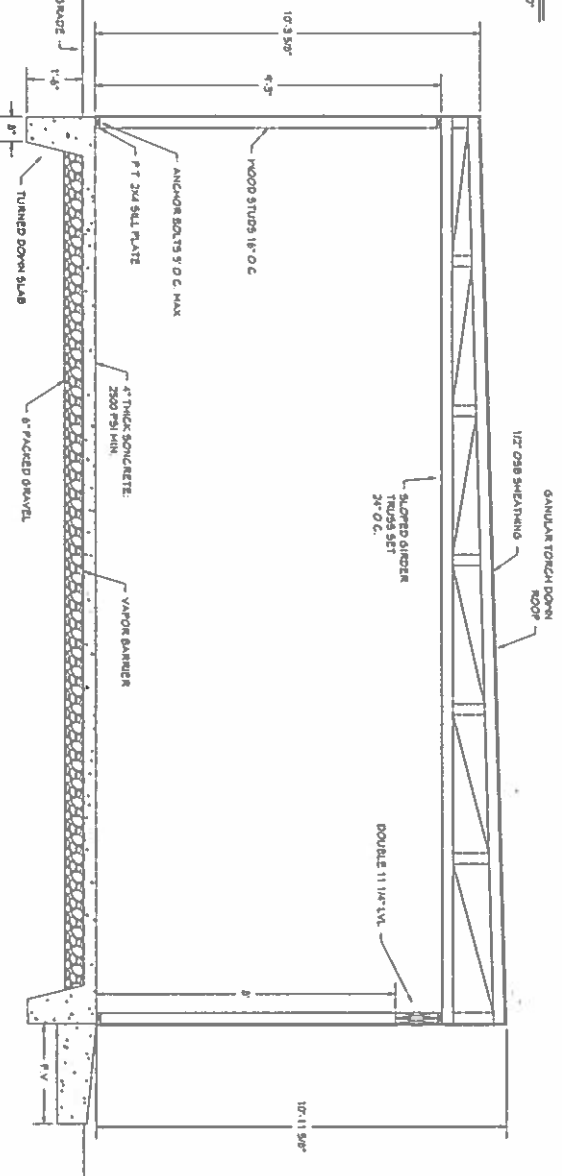
1 SECTION  
412 N. 26TH ST



3 SECTION: THRU KITCHEN  
412 N. 26TH ST



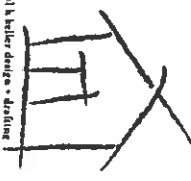
2 FOUNDATION PLAN  
412 N. 26TH ST



4 SECTION: THRU GARAGE  
412 N. 26TH ST

General Notes

No.	Description	Date



per a better design • drafting

2010 OLIVER GINN ROAD  
MIDDLETOWN, VA 23113

Phone: 804.394.3655  
Fax: 804.272.8532

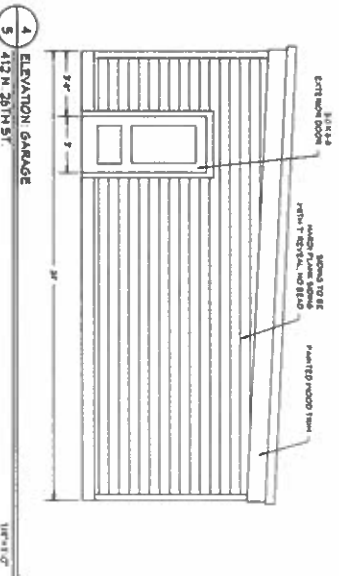
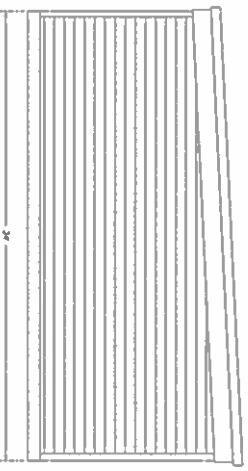
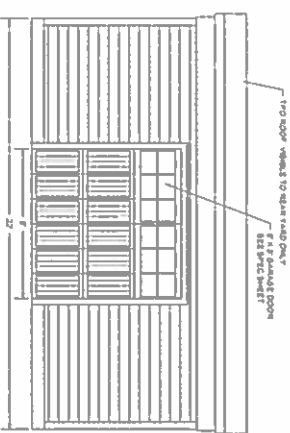
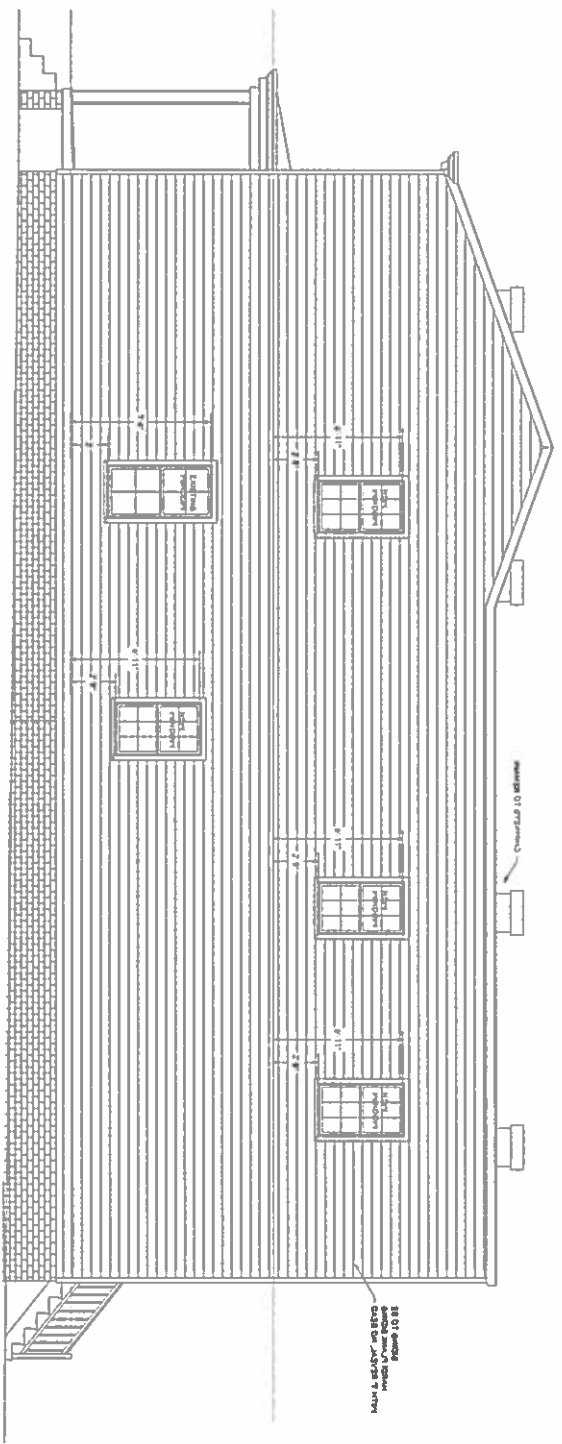
Project Name: FARRAR RESTORATION AND ADDITION

Owner: JEFF FARRAR

Address: 412 N. 26TH ST  
RICHMOND VA

Phone: 804.394.5520

Drawn by: NML	Sheet: 4
Date: 2/15/17	Scale: 1/4"=1'-0"



Graphic Artists

No.	Manufacturer	Date



Paul & Keller design • drafting  
4010 OLD GUN ROAD E. PH: 804 349-3363  
MIDDLETOWN, VA 23113 FAX: 804 272-0322

Project Name: FARRAR RESTORATION  
AND ADDITION  
Owner: JEFF FARRAR  
412 N. 26TH ST  
RICHMOND VA  
Phone: 804-304-5520

Drawn by	PKL	Sheet
Date	2/15/17	5
Scale	1/4" = 1'-0"	