



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-7550
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 612 N. 27th Street, Richmond, VA 23223

Historic District: Church Hill North

Applicant Information Billing Contact

Name: Linnea Gerwig + Ryan Gerwig

Email: linnea.gerwig@gmail.com

Phone: (434) 953-7516

Company: n/a

Mailing Address: 612 N. 27th Street
Richmond, VA 23223

Applicant Type: Owner Agent Lessee

Architect Contractor Other (specify):

Owner Information Billing Contact

Same as Applicant

Name: _____

Email: _____

Phone: _____

Company: _____

Mailing Address: _____

****Owner must sign at the bottom of this page****

Project Information

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

Description (attach additional sheets if needed):

Submission for final review – refer to attached documentation.

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission 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 Linnea Gerwig [Signature]

Date 27 JAN 2023



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 612 N. 27th Street, Richmond, VA 23223

BUILDING TYPE

- | | |
|---|---|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input checked="" type="checkbox"/> accessory structure |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> other |
| <input type="checkbox"/> mixed use building | |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|---|---|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input checked="" type="checkbox"/> foundation | <input checked="" type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input checked="" type="checkbox"/> porch or balcony | <input checked="" type="checkbox"/> other: storage shed |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> current site plan | <input type="checkbox"/> list of current windows and doors | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> list of proposed window and door | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> current roof plan | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> proposed roof plan | <input checked="" type="checkbox"/> perspective and/or line of sight |
| <input checked="" type="checkbox"/> legal "plat of survey" | | |

Submission Materials Checklist

The following checklist is designed to help you submit a complete application, which will help to expedite the review process.

Note: This is a general list of information that can often be helpful. The level of detail will vary according to the size and scope of the project.

- Detailed description of proposed work.**
- Site Plan or Plat** showing existing building(s) and location of applicable fences and walls, additions, new construction (including garages) and any planned demolition. Photographs are also helpful.
- Materials List** including all new and replacement materials. This includes roofing, siding, door and window sizes and specifications, and exterior fixtures such as lighting and signs. Cut sheets and samples, when available, are helpful.
- Exterior Elevation Drawings** (including measurements) or photographs showing roof slopes, vertical dimensions, exterior materials, window and door openings and other architectural features.
- Other Details** as required (or requested) to describe the project – e.g. porch column and railing details; cornice, soffit and gutter details; door and window details, etc. Photographs and addresses of surrounding properties that have architectural details you want to reference are very helpful.
- Colors:** Please include paint color chips.
- For fences and walls:** Please include height, design, materials and location (on site plan)
- Consult with Staff** as necessary.

612 N. 27TH STREET

V2 – RENOVATION W/ PORCH ENCLOSURE



PROPOSED REVISION TO C.A.R.-APPROVED SCHEME



PREVIOUSLY APPROVED SCHEME

This scheme received strong support and CAR approval in January 2022. It included a more substantial renovation and addition to the rear of the structure, with minimal repair to the primary facade:

- The removal of an existing, non-historic, 1-story kitchen at the rear.
- A new 2-story addition featuring a kitchen, mud room, and porch on the 1st floor and a new primary bedroom suite on the 2nd floor.
- A new accessory storage structure at the rear along the alley.
- No modifications or alterations to the existing historic portions.
- Minor repairs to the existing porch and railings are needed, and will consist of replacement in kind of select pickets.
- The existing historic siding and trim will be repainted to match the existing colors.



City of Richmond Commission of Architectural Review



January 26, 2022

Linnea Gerwig
612 N 27th
Richmond, VA 23223

RE: 612 N 27th
Application No. COA-104543-2022

Dear Applicant:

At the January 25, 2022 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: Approved with Conditions. Specifically, the Commission approved the application for the reasons cited in the staff report provided the following conditions are met:

- a final window schedule should be submitted to staff for administrative review & approval.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at alex.dandridge@richmondgov.com.

Sincerely,

PROPOSED REVISION TO C.A.R.-APPROVED SCHEME



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- A new 2-story addition featuring a kitchen, mud room, and porch on the 1st floor and a new primary bedroom suite on the 2nd floor.
- A new accessory storage structure at the rear along the alley.
- No modifications or alterations to the existing historic portions.
- Minor repairs to the existing porch and railings are needed, and will consist of replacement in kind of select pickets.
- The existing historic siding and trim will be repainted to match the existing colors.



PROPOSED REVISED SCHEME – V2

This scheme reduces the amount of exterior modification and eliminates the previously-approved addition to the existing rear of the house. It focuses instead on strategic interior renovations and the enclosure of the existing 1st and 2nd floor porches on the south side of the house.

- The existing non-historic kitchen will be retained and renovated on the inside. Proposed exterior modifications include enlarging the existing ribbon windows to create access to the yard and provide additional light to the interior. A small roof overhang and porch and access stairs are also proposed.
- The existing 1st floor porch will be enclosed to create a small office and laundry room.
- The small existing 2nd floor porch will be enclosed to create a new full bathroom.
- A new accessory storage structure is proposed at the rear along the alley.
- No major modifications or alterations are proposed to the primary facade or the historic portion of the house.
- Minor repairs to the existing house, in particular the front porch, are needed. These elements (e.g. missing pickets) will be replaced in kind to match the original.
- The existing historic siding and trim will be repainted to match the existing colors.
- The existing back-painted lattice 'infill' panels between historic brick piers will be replaced to create a more secure crawl space with better thermal performance. The final look will be similar, with the panels recessed so that the brick piers remain legible.

LOCATION



PROJECT NARRATIVE



THE HISTORIC 'MOORE HOUSE,' AS VIEWED FROM N. 27TH STREET



REAR OF HOUSE W/ NON-HISTORIC KITCHEN + PORCH



VIEW OF REAR PARKING AREA AND FENCE FROM ALLEY

Linnea and Ryan Gerwig moved to Church Hill and purchased the historic 'Moore House' in 2016. Since settling into the neighborhood, their family has expanded to include two young boys.

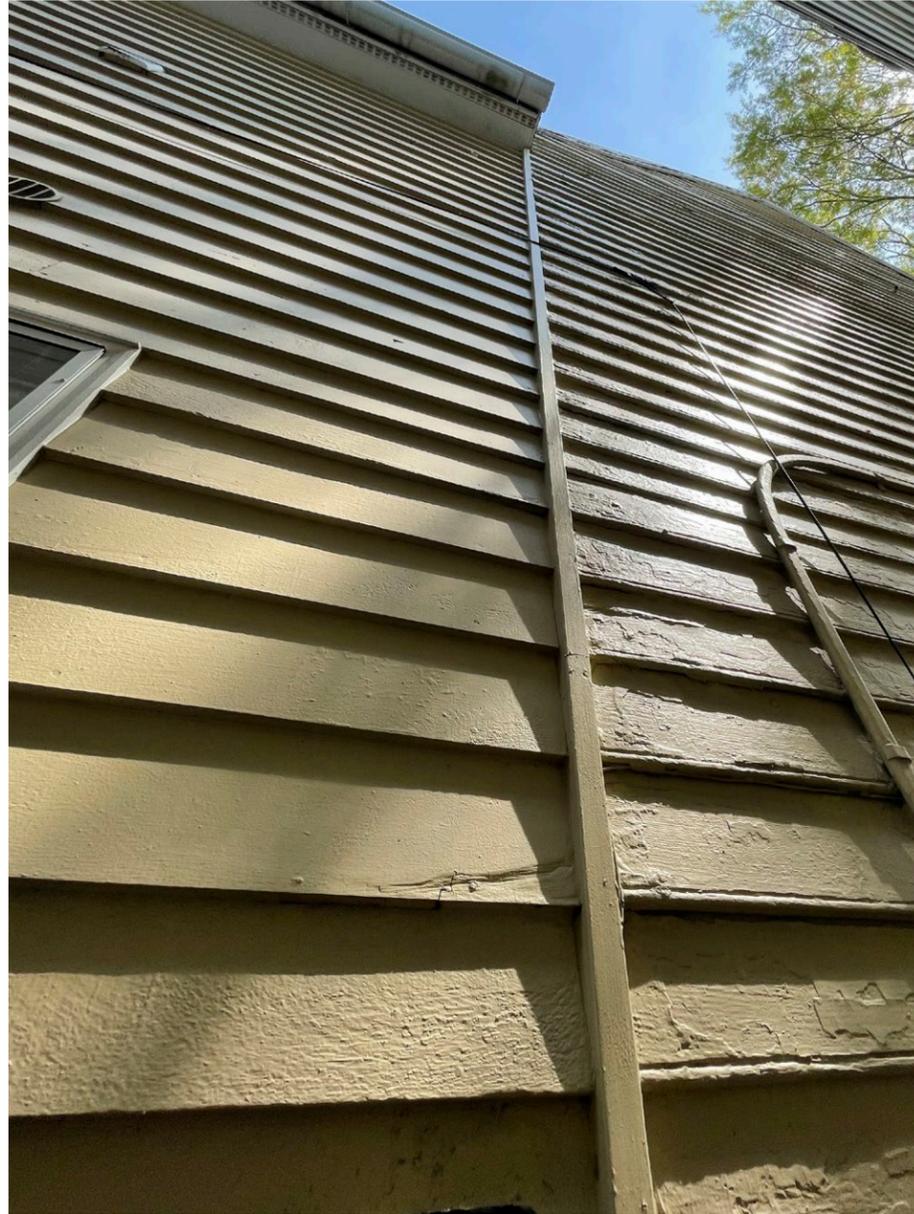
The house features a number of intact historic features, both inside and out, including the defining 'side-hall' organization typical in houses of the era. However, with just two bedrooms, one full bath, and minimal storage, the owner-occupants are excited to renovate in order to accommodate their growing family and remain members of the Church Hill community.

The proposed scope of work focuses on interior renovations and minor alterations to the rear of the home and property, and includes:

- The enclosure of the 1st and 2nd floor porches to create additional interior space.
- Modifications to the existing non-original 1-story kitchen volume.
- A new accessory storage structure at the rear along the alley.
- The existing massing, rooflines, and primary historic features will remain unchanged.

As noted on the preceding pages, this scheme is a revision to a previously approved design with substantial reduction in scope and fewer exterior modifications.

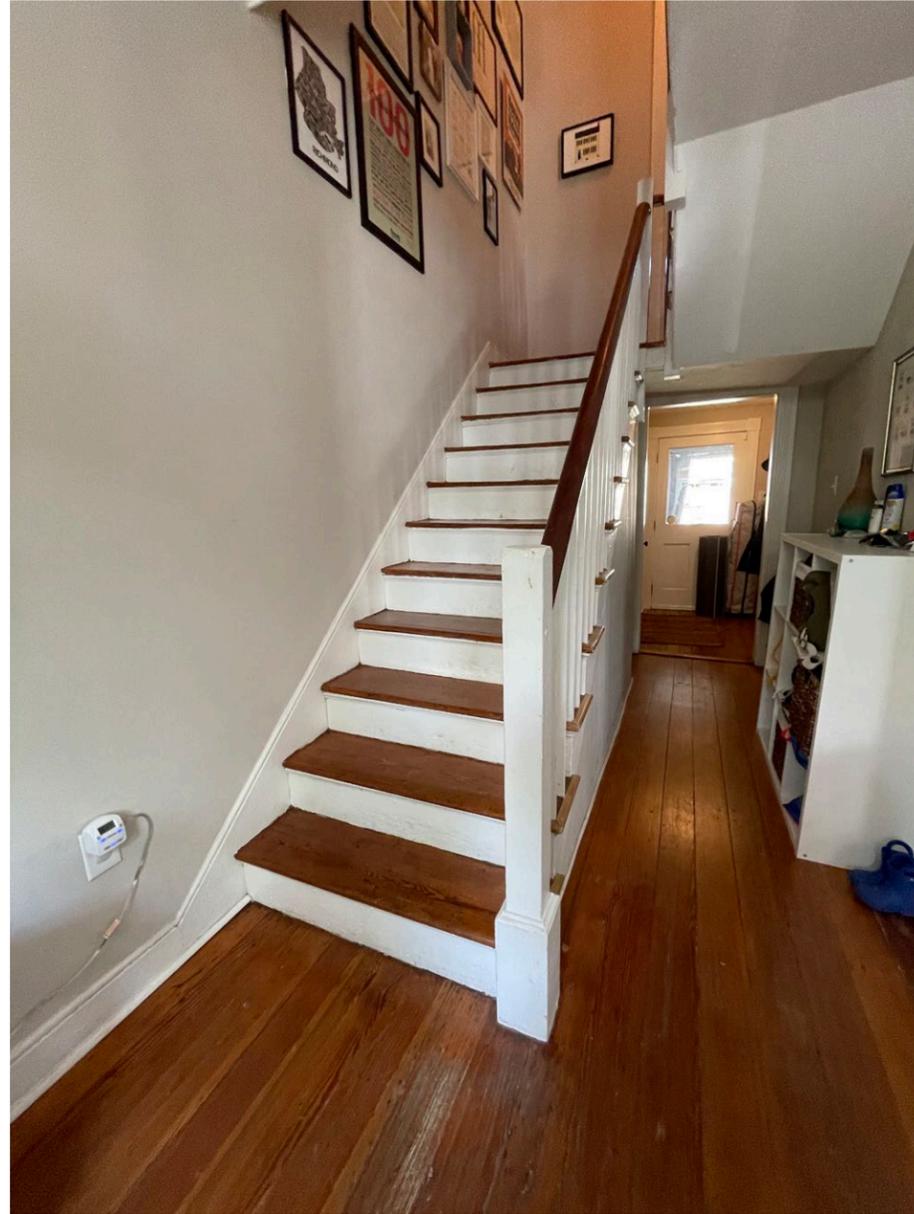
PROJECT NARRATIVE



EXISTING SIDING DETAILS – A TWO-STORY VERTICAL BATTEN TRANSITIONS FROM THE OLDEST HISTORIC SIDING (RIGHT) TO EXISTING SIDING AT A PREVIOUS ADDITION (LEFT)

THE OLDEST SIDING CONSISTS OF BEADED SHIP-LAP WHILE NEWER SIDING MATCHES THE TYPICAL HISTORIC EXPOSURE HEIGHT BUT WITHOUT THE HISTORIC BEAD.

THE PROPOSED RENOVATIONS AND MODIFICATIONS IN THIS SCHEME INCLUDE MINIMAL ADJUSTMENTS TO EXISTING SIDING ONLY ON THE NON-ORIGINAL KITCHEN WING. NO MAJOR CHANGES OR NEW SIDING IS PROPOSED.



THE INTERIOR FEATURES AN INTACT 'SIDE-HALL' ORGANIZATION WHICH WILL BE MAINTAINED.



EXISTING FRONT PORCH SHOWING SOME OF THE REPAIRS THAT WILL BE INCLUDED IN THE SCOPE OF WORK, INCLUDING REPAIR / REPLACEMENT IN KIND OF EXISTING PICKETS AND OTHER DAMAGED ELEMENTS.

EXISTING CONDITIONS



THE HISTORIC 'MOORE HOUSE,' AS VIEWED FROM N. 27TH STREET



VIEW OF FRONT PORCH



VIEW OF THE PRIMARY FACADE WITH FEDERAL STYLE DETAILING

EXISTING CONDITIONS



VIEW OF THE REAR WITH NON-ORIGINAL 'LEAN-TO' STYLE NON-ORIGINAL KITCHEN + OPEN PORCHES



AERIAL VIEW OF HOUSE LOOKING TOWARDS N. 27TH STREET – THE BLOCK IS NOTABLE FOR ITS VARIETY OF ARCHITECTURAL STYLES AND ROOFLINES.

REAR ADDITIONS, ACCESSORY BUILDINGS, AND PORCHES ARE ALSO TYPICAL, EXHIBITING DIVERSE APPROACHES TO FORM, MASSING, AND MATERIAL DETAILING WITH MINIMAL CONSISTENCY.

EXISTING CONDITIONS



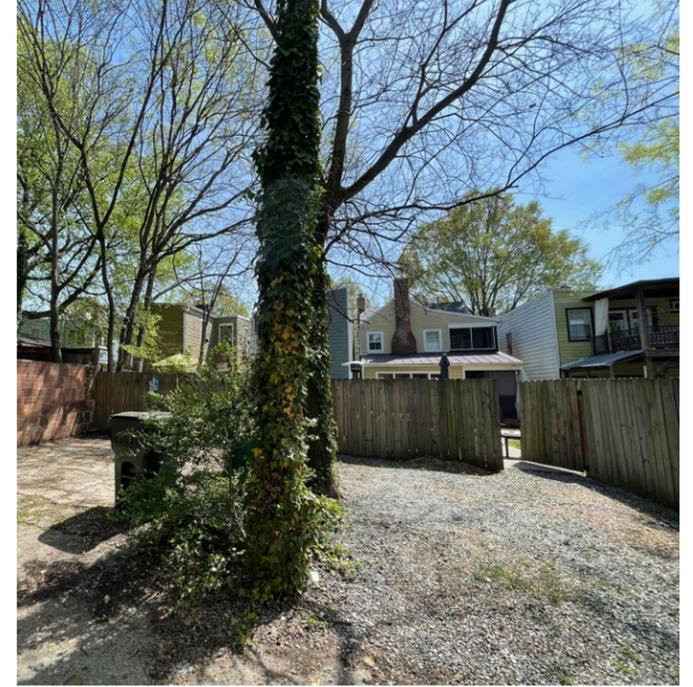
VIEW OF ALLEY LOOKING SOUTH



ALLEY VIEW AT GARAGE BEHIND 616 N. 27th STREET



ALLEY VIEW OF GARAGE BEHIND 614 1/2 N. 27TH STREET



ALLEY VIEW OF PARKING AREA BEHIND 612 N. 27TH STREET HOUSE



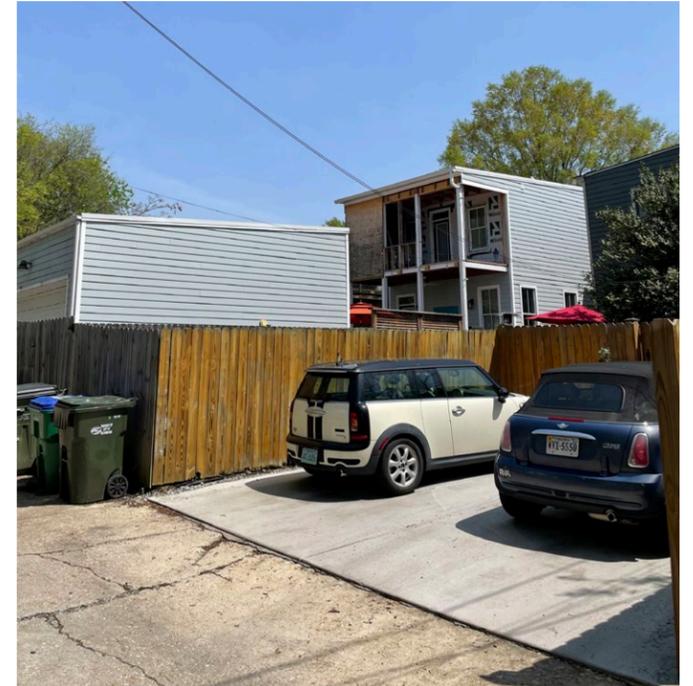
VIEW OF ALLEY LOOKING NORTH



ALLEY VIEW TOWARDS REAR OF 610 N. 27TH STREET



ALLEY VIEW TOWARDS GARAGE AT REAR OF 608 N. 27TH STREET

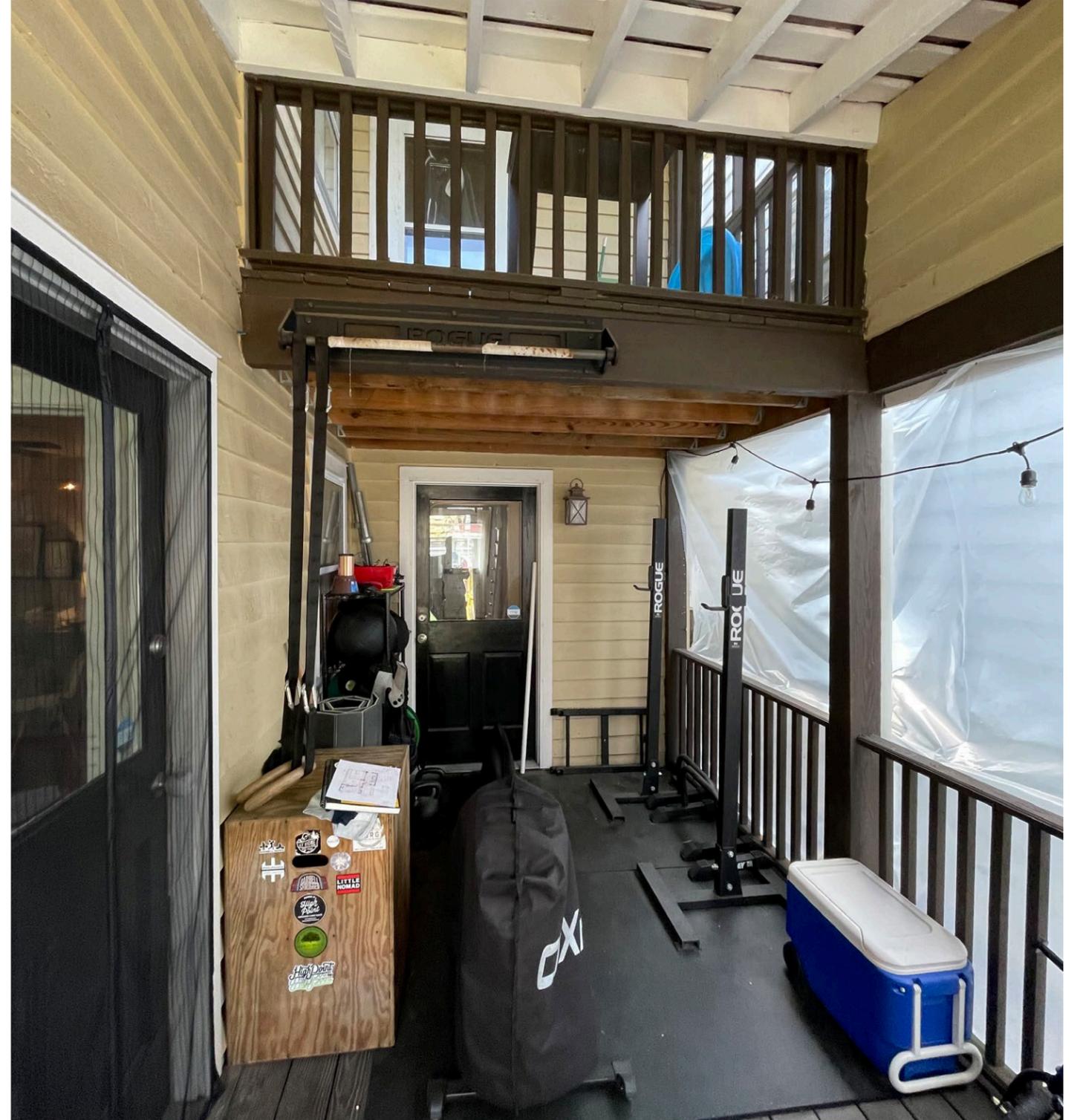


ALLEY VIEW TOWARDS REAR OF 608 N. 27TH STREET

EXISTING CONDITIONS

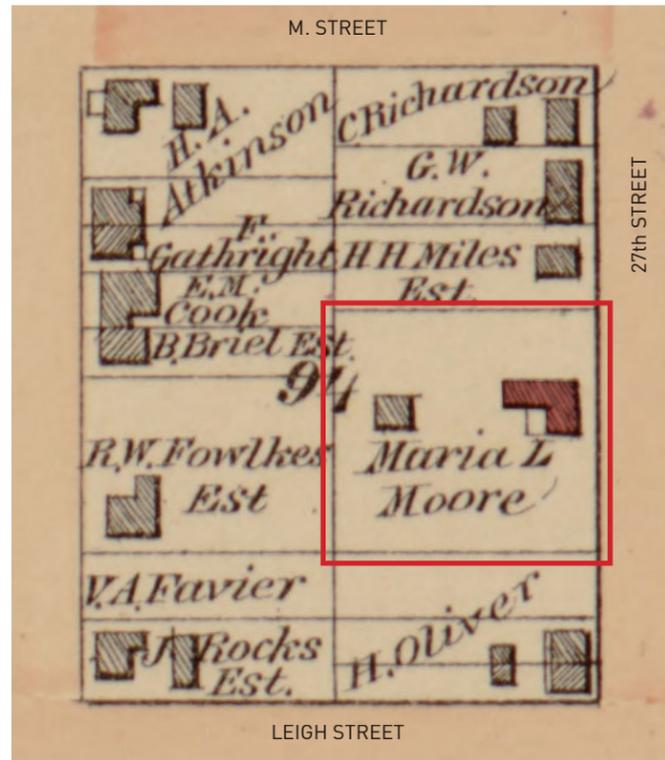


INSIDE THE EXISTING NON-ORIGINAL, 1-STORY KITCHEN W/ NON-HISTORIC WINDOWS, FINISHES, SYSTEMS, ETC..
THIS SPACE WILL BE RENOVATED INTO A DINING ROOM AND WILL FEATURE NEW GLASS DOORS TO THE REAR YARD.

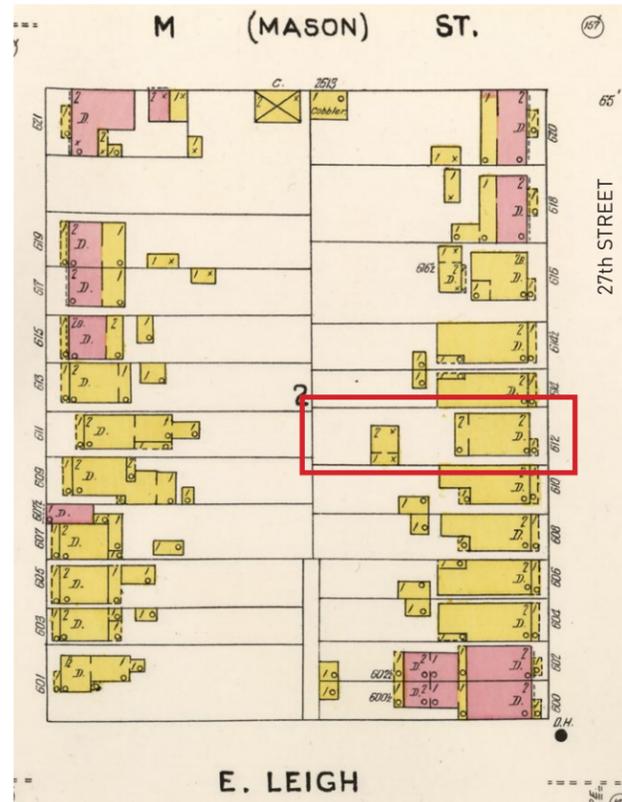


EXISTING NON-ORIGINAL PORCHES W/ CONTEMPORARY FRAMING ELEMENTS AND NON-HISTORIC SIDING AND TRIM.
THESE WILL BE ENCLOSED TO CREATE MUCH NEEDED INTERIOR SPACES.

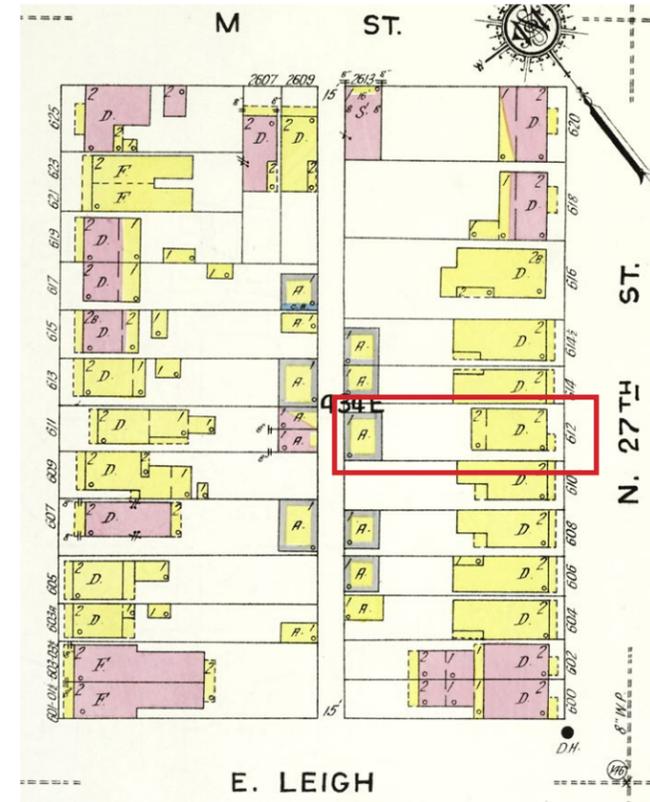
HISTORY



'MARIA L. MOORE HOUSE,' AS SHOWN IN F.W. BEERS' MAP C. 1877



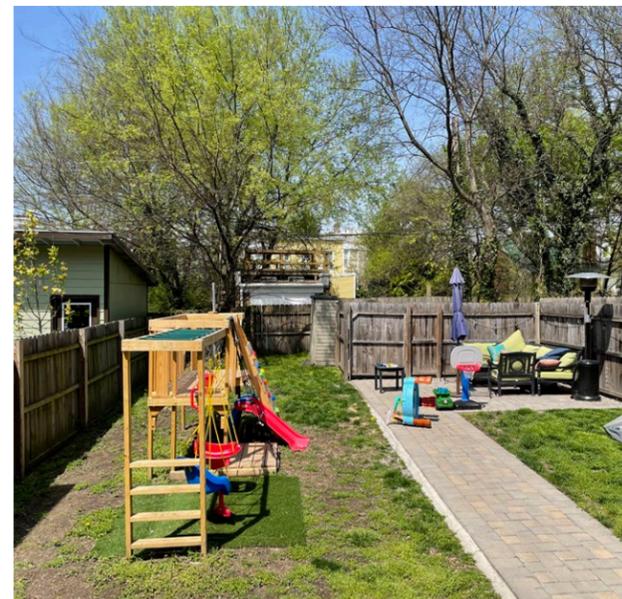
SANBORN MAP C. 1905



SANBORN MAP C. 1925



The "L" shape of the original house, as shown in the map above from 1877, is still legible in the existing home. These defining spaces will be maintained in the proposed renovation.



A survey of historic data shows that the rear of the house and the backyard towards the alley have changed over the years. Though none exists currently, the rear yard has contained several different accessory structures over the last 150+ years. A new shed / accessory storage building is proposed for the SW corner at rear of the property along the alley.



HISTORICAL SUMMARY

The Moore House was built around 1824. This Federal three-bay frame house features a side-hall plan and a raised brick foundation. This house was built following the Panic of 1819, when land and taxes were inexpensive in this eastern suburb of the city. In 1874, the family of James R. Moore, a carpenter, were the earliest recorded residents. Mr. Moore passed away in 1877 and his widow, Maria, and J. Staunton Moore, a wholesale grocer remained in the house. In 1883, Octavius Francis, a woodworker, and Chastain Pendleton, a manager, lived in the house. Later residents were John M. Brown, a policeman, William D. Brown, a carpenter, and Mrs. Mary A. Brown, a widow.

This house is listed as a contributing structure in the Church Hill North Historic District on the Virginia Landmarks Register and the National Register of Historic Places.

source: Historic Richmond

CHURCH HILL NORTH OLD & HISTORIC DISTRICT

The house is located within the Church Hill North Old & Historic District which was a historically working and middle class neighborhood with less grand and imposing buildings than are typically found in the St. John's Church area to the south. Houses in the Church Hill North Old & Historic District exhibit a wide array of architectural forms and styles.

adapted from: Old & Historic District Guidelines

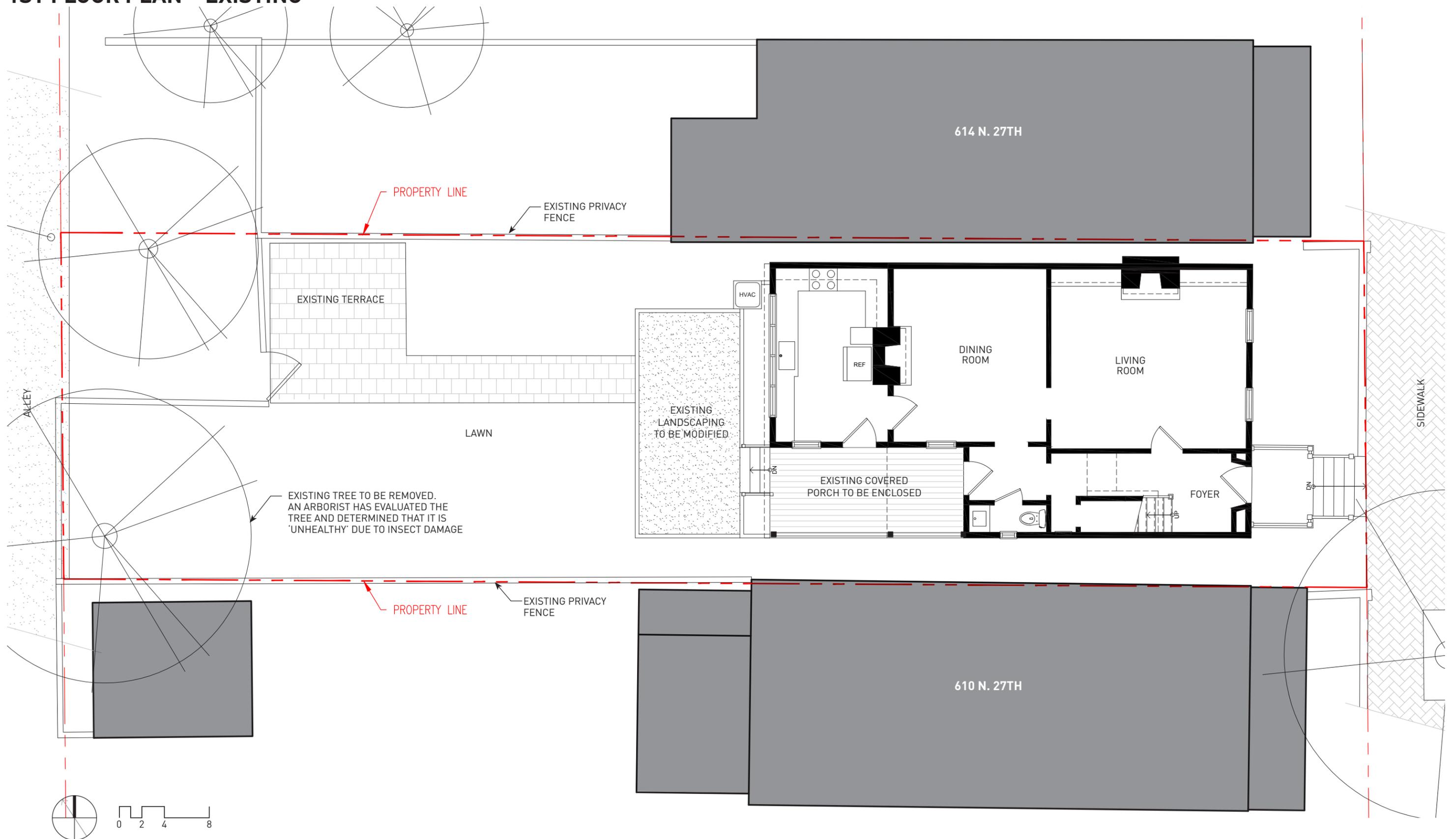
NEIGHBOR / COMMUNITY OUTREACH

The owners have shared the design with both neighbors to the immediate north and south of the property, who have all expressed support.

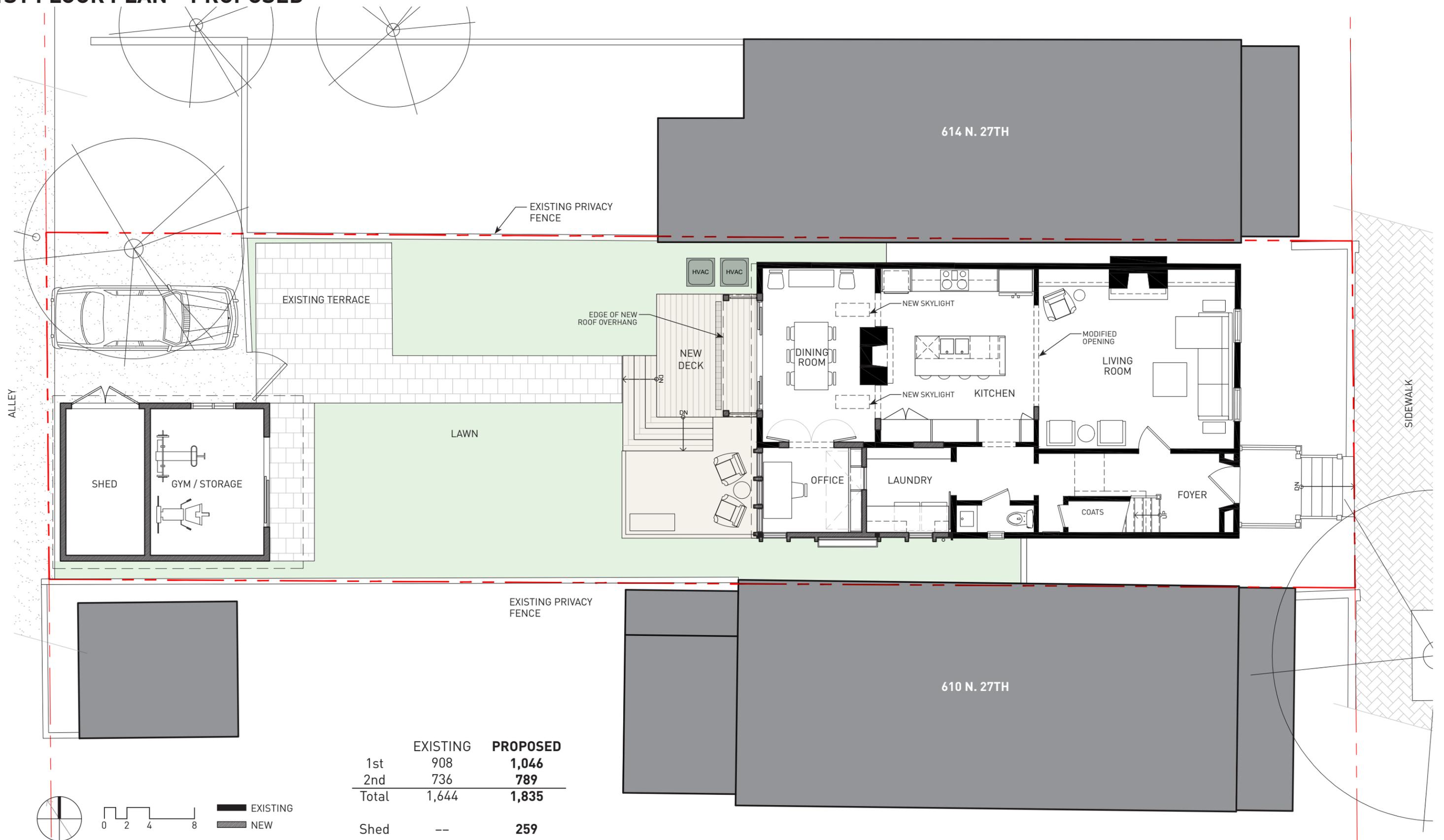
Further, the design has been shared with members of the Church Hill Association who will be reviewing the proposal in early December as part of their standard review / approval processes.



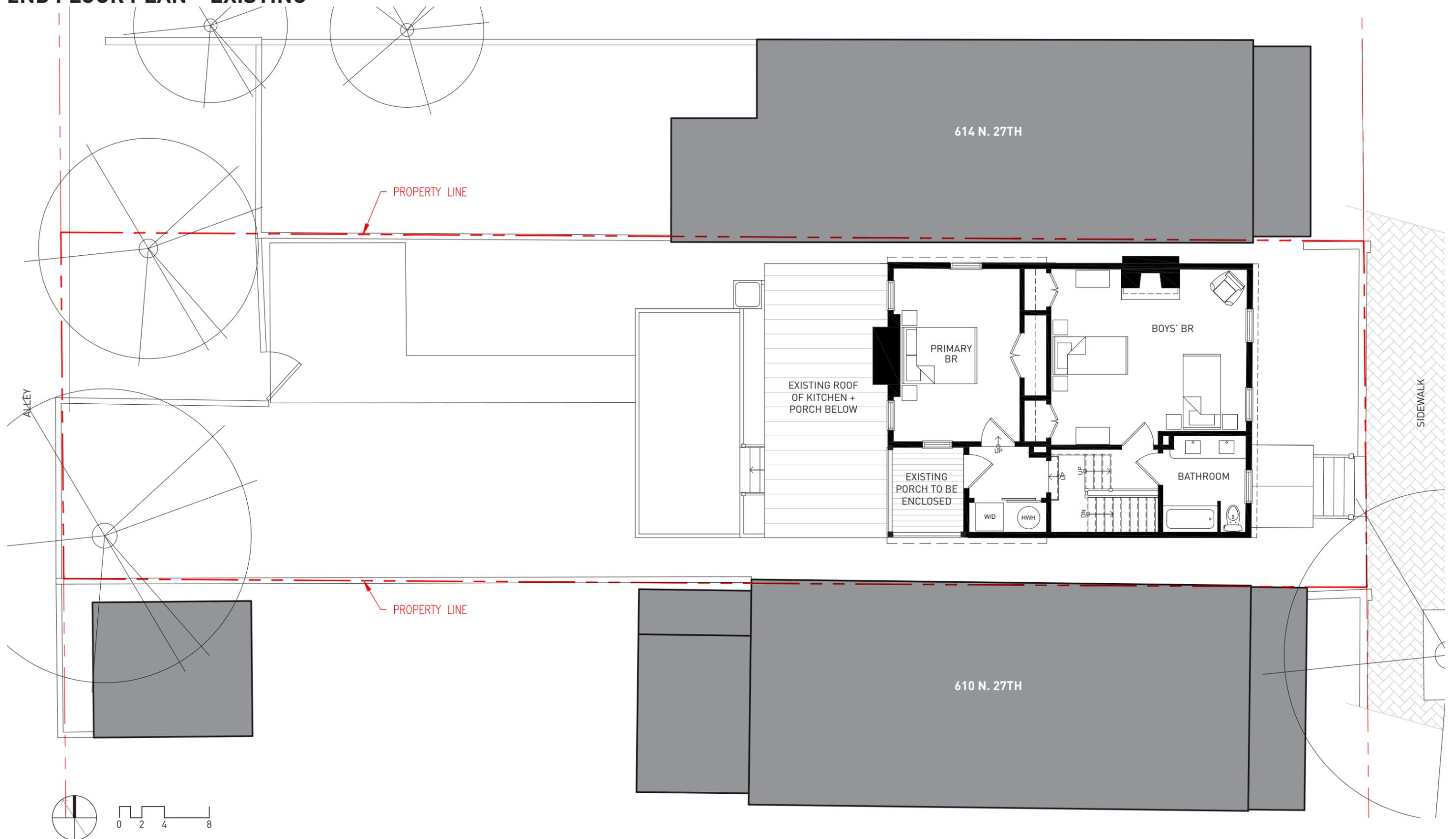
1ST FLOOR PLAN - EXISTING



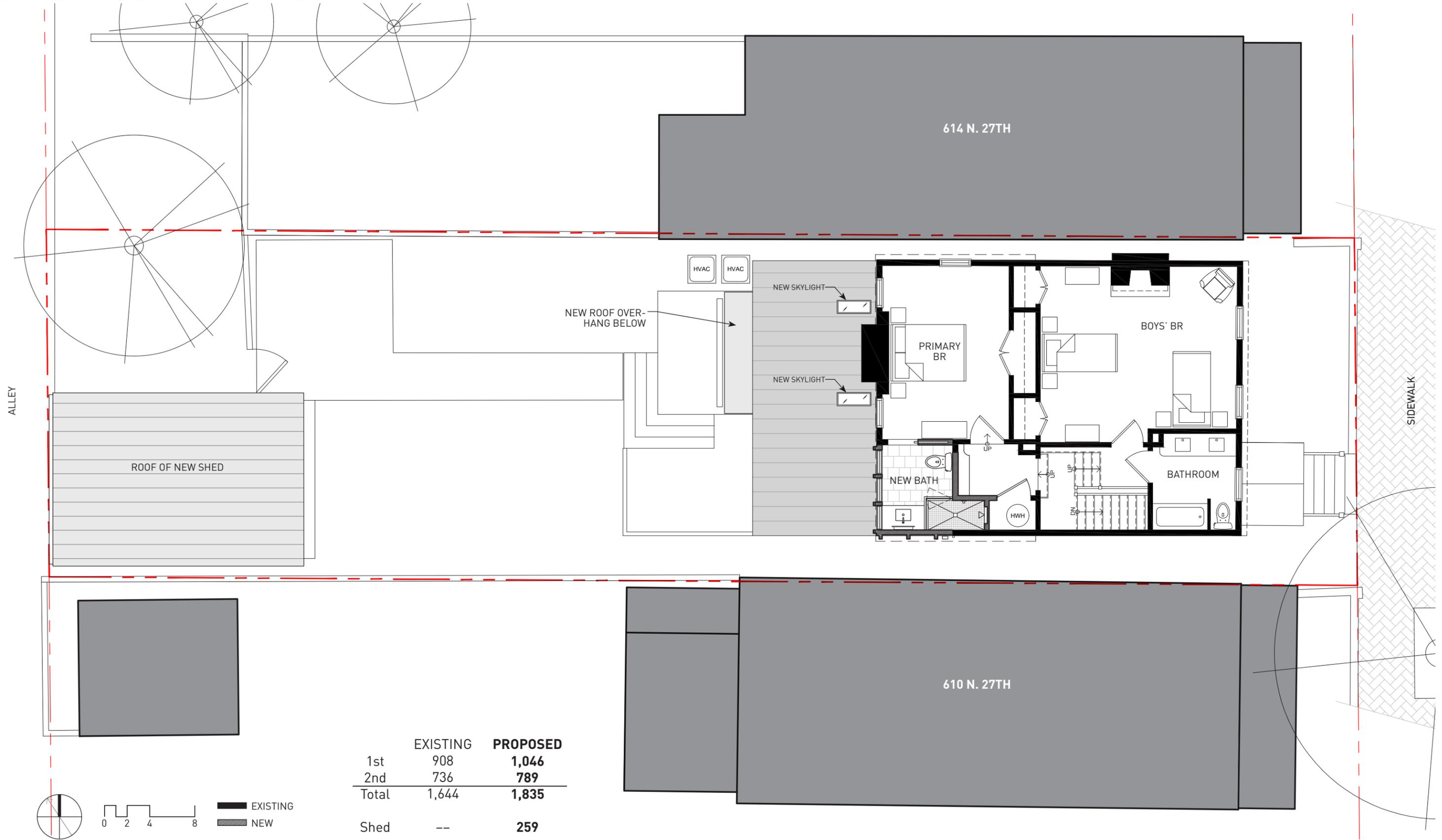
1ST FLOOR PLAN - PROPOSED



2ND FLOOR PLAN - EXISTING

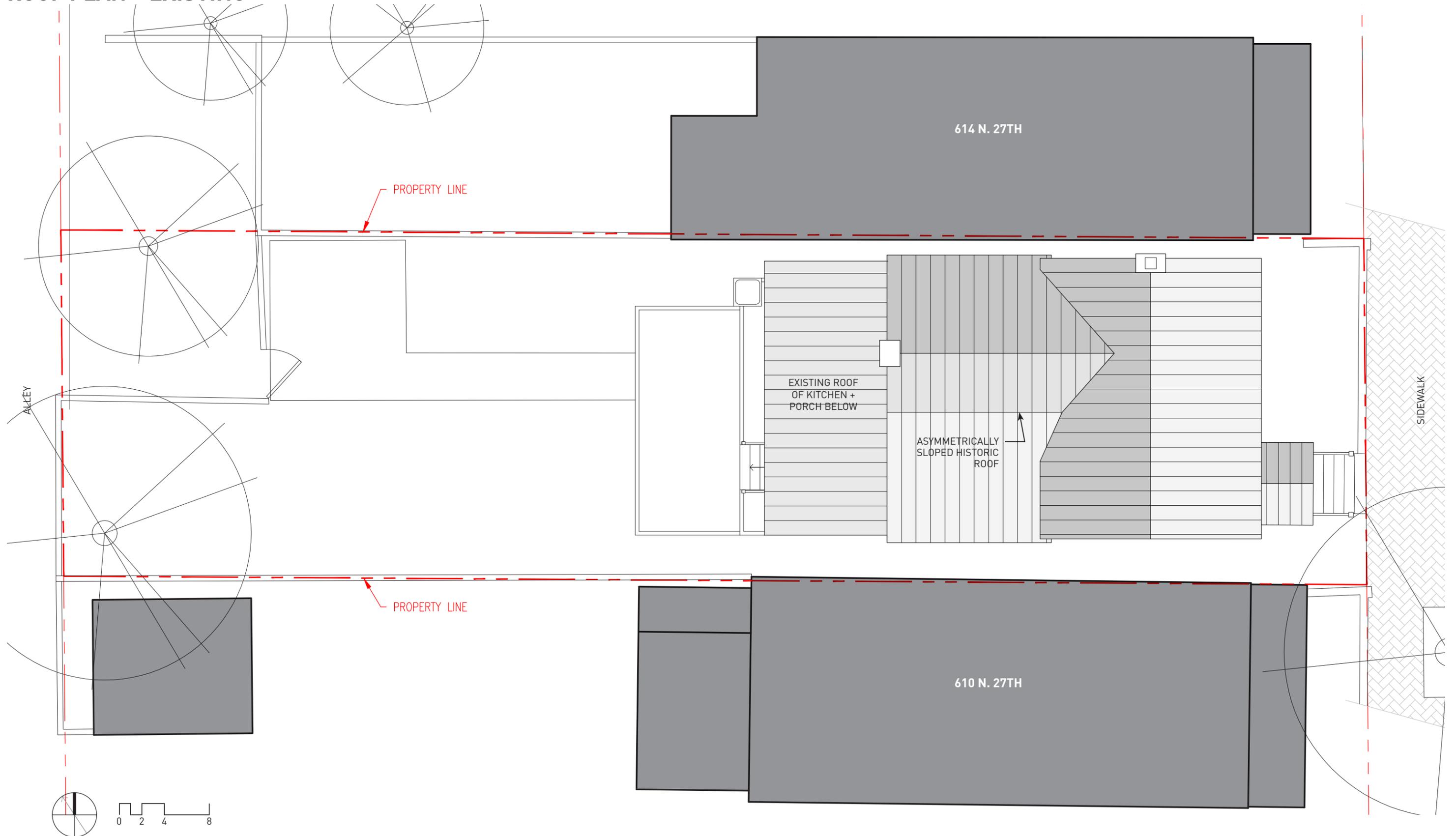


2ND FLOOR PLAN - PROPOSED

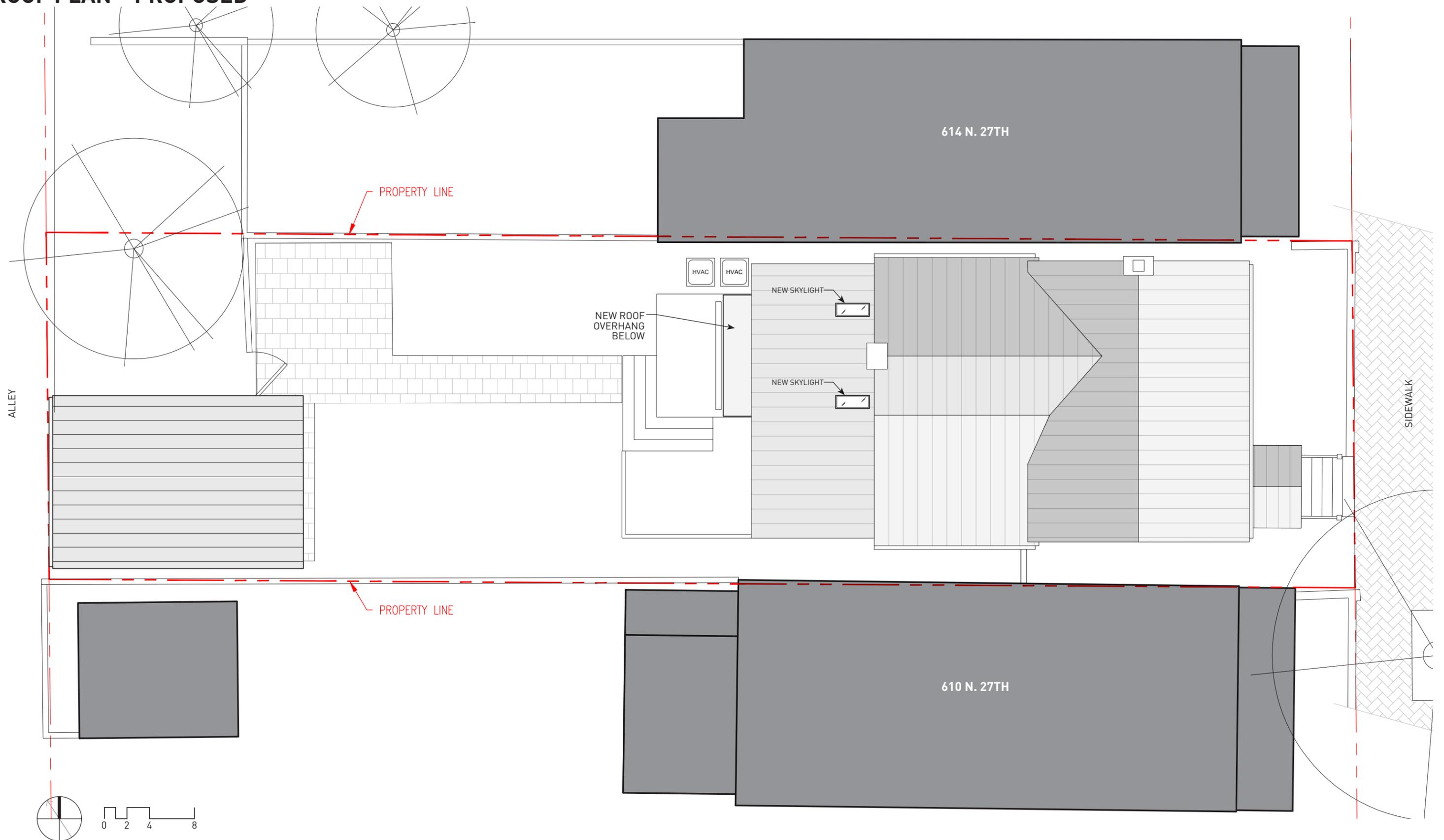


	EXISTING	PROPOSED
1st	908	1,046
2nd	736	789
Total	1,644	1,835
Shed	--	259

ROOF PLAN - EXISTING



ROOF PLAN - PROPOSED



REAR ELEVATION – EXISTING



KEY PLAN



EXISTING NON-ORIGINAL KITCHEN TO BE MODIFIED

EXISTING PORCH TO BE ENCLOSED

EXISTING ROOF TO REMAIN

EXISTING SCREEN PORCH TO BE ENCLOSED

614 N. 27TH

610 N. 27TH

N. 27TH

WEST ELEVATION

REAR ELEVATION – PROPOSED

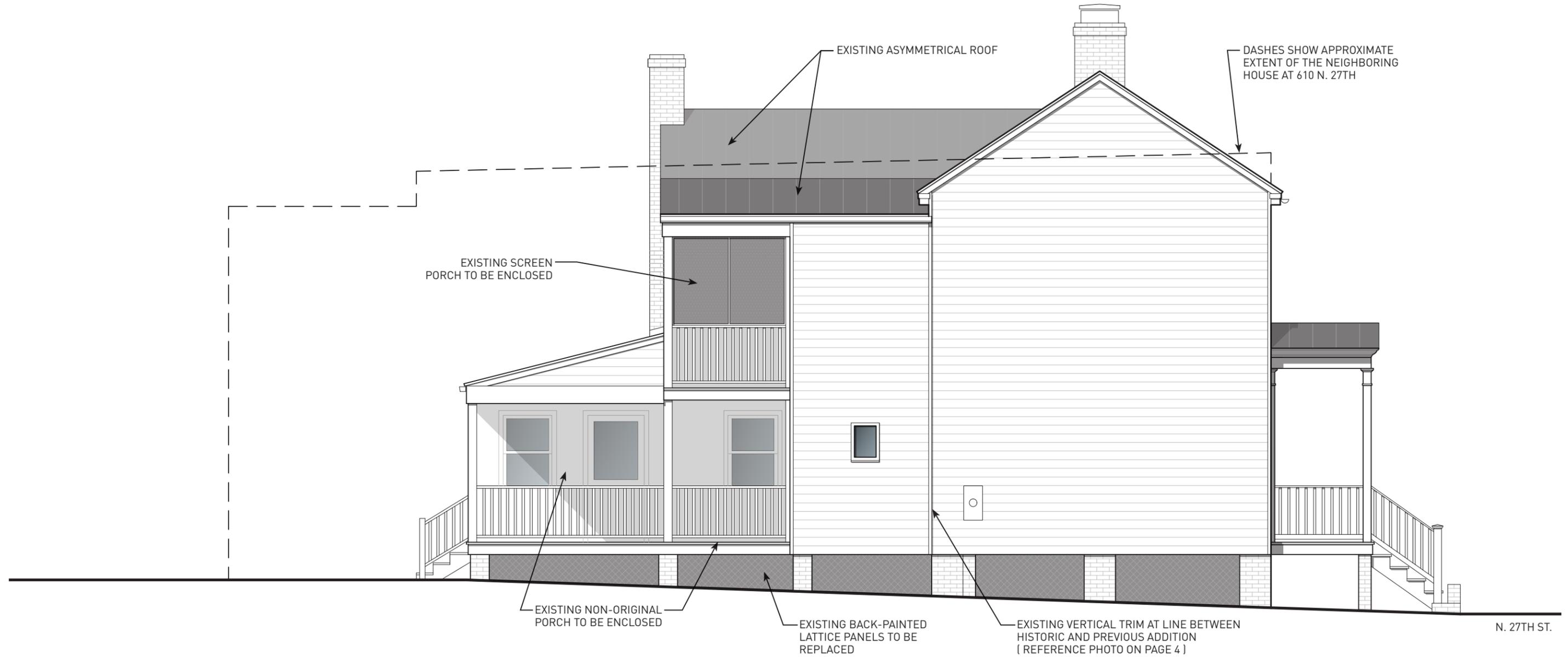


KEY PLAN

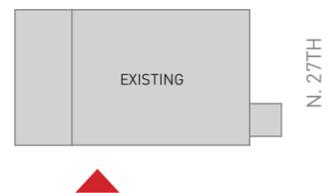


WEST ELEVATION

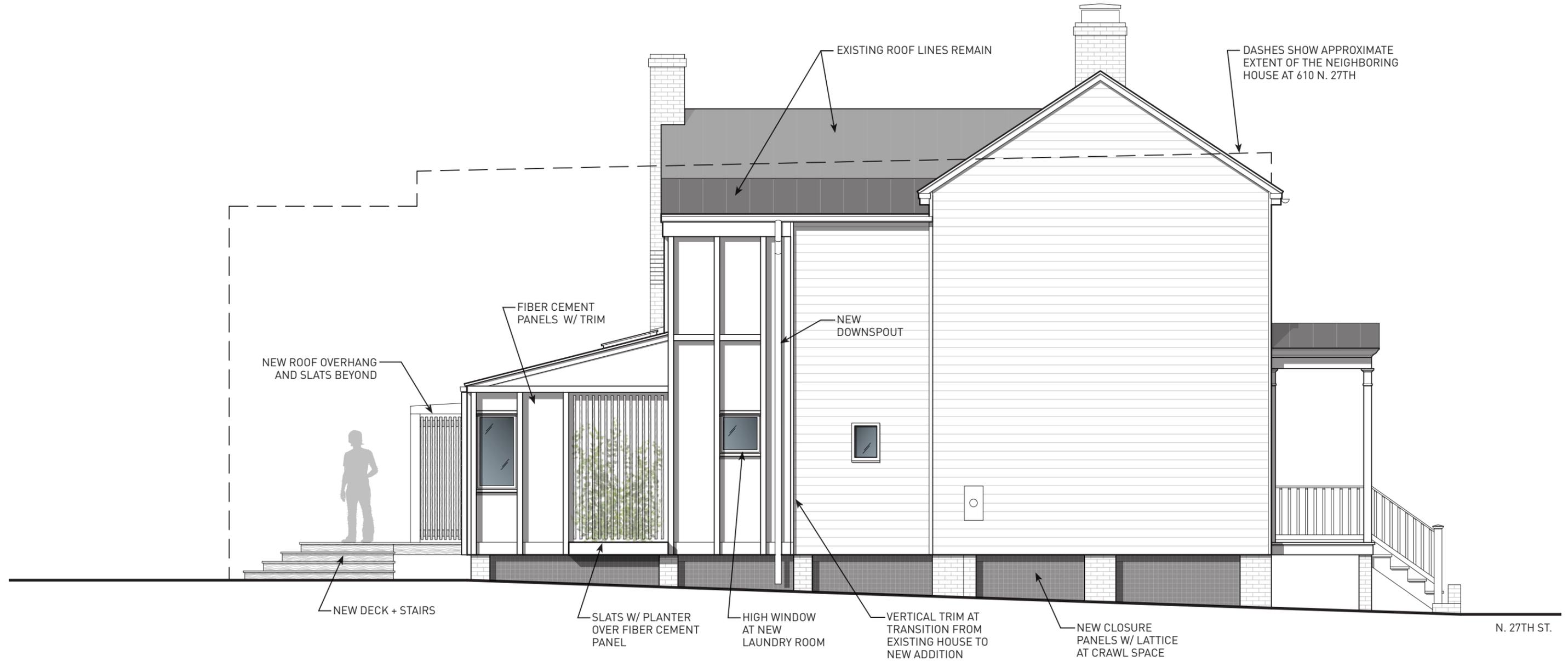
SIDE ELEVATION – EXISTING



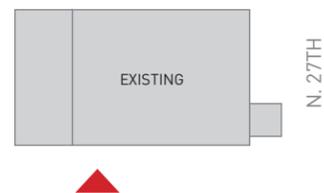
KEY PLAN



SIDE ELEVATION – PROPOSED

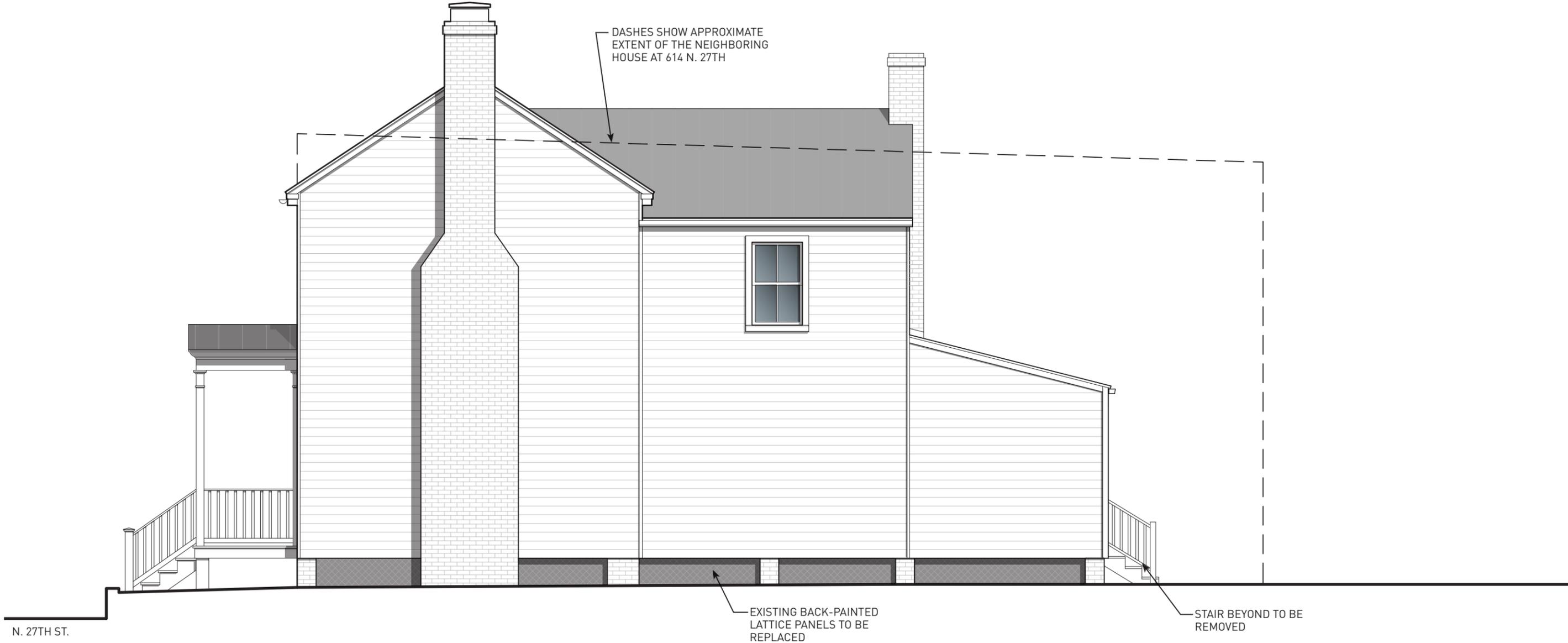


KEY PLAN

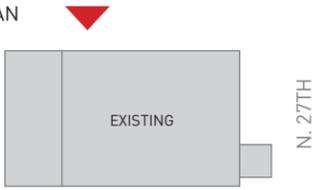


SOUTH ELEVATION

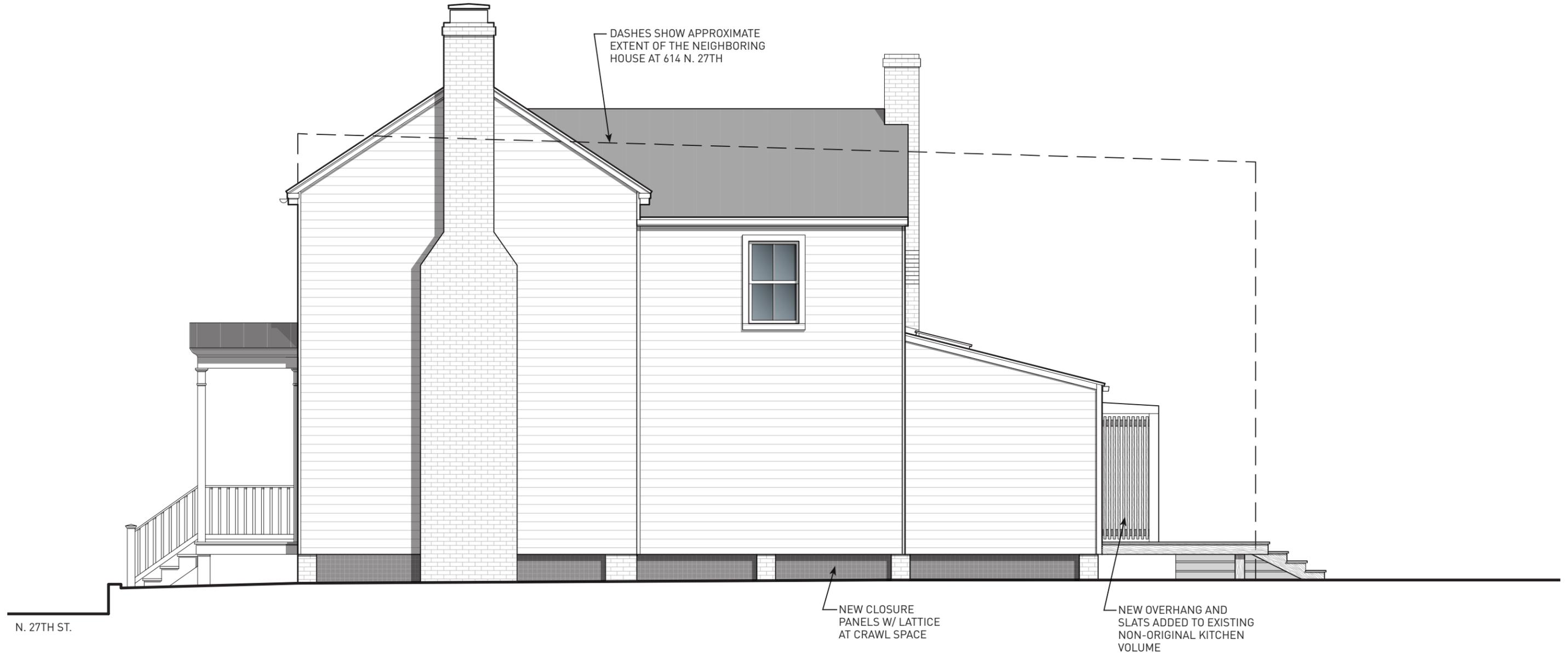
SIDE ELEVATION – EXISTING



KEY PLAN



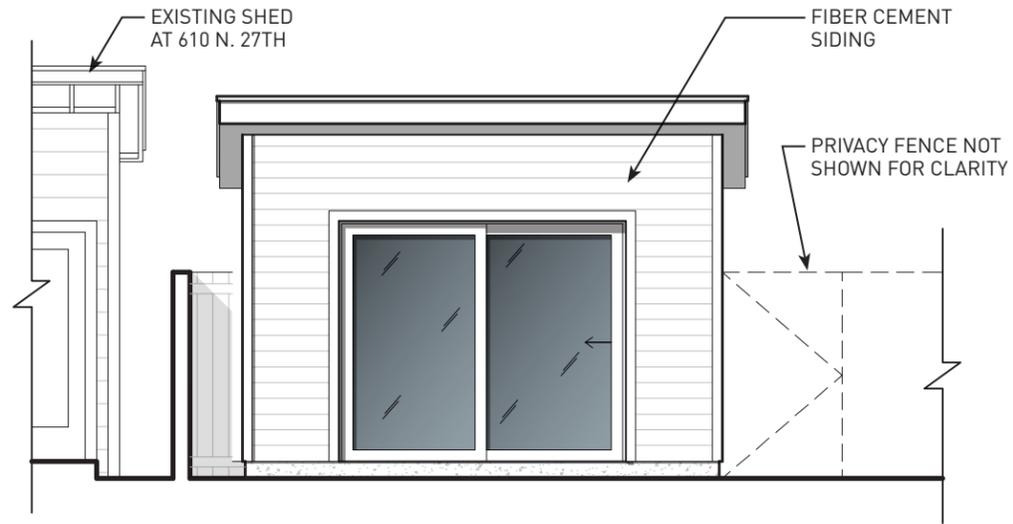
SIDE ELEVATION – PROPOSED



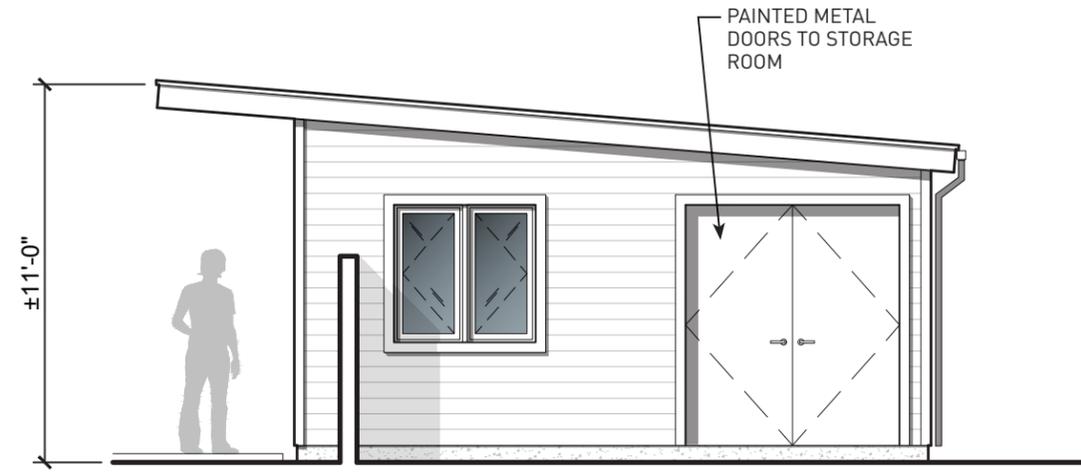
KEY PLAN



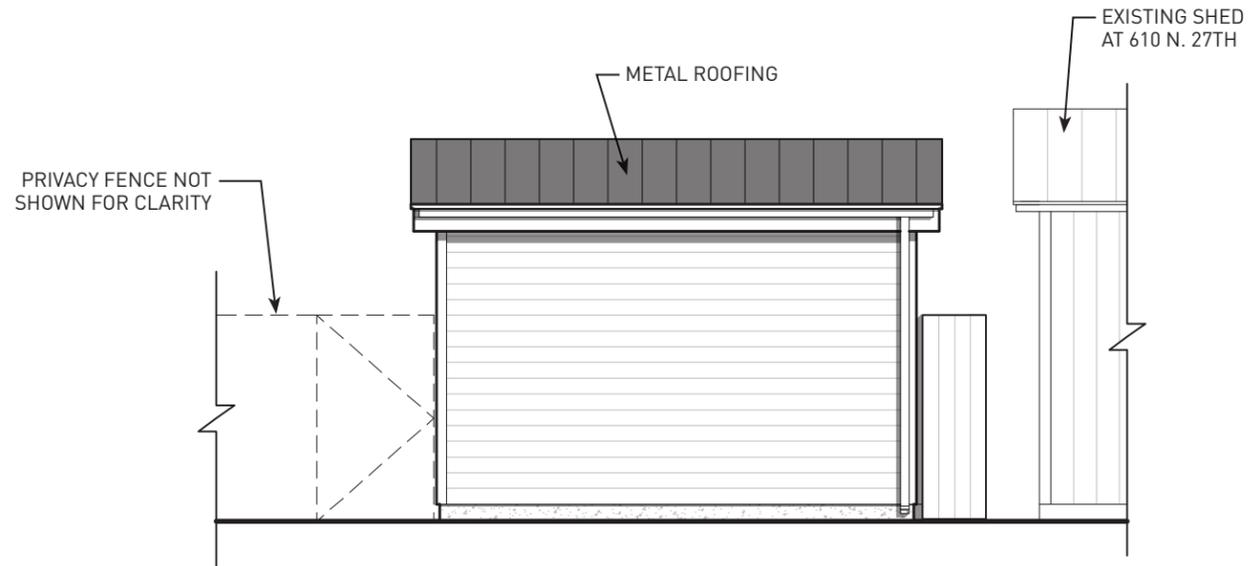
SHED ELEVATIONS – PROPOSED



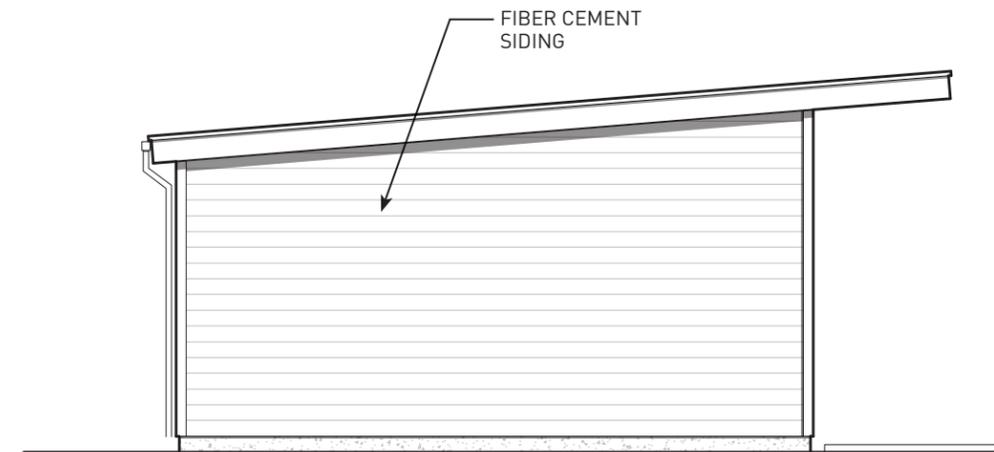
EAST ELEVATION, FACING REAR OF HOUSE



NORTH ELEVATION, FACING ALLEY PARKING SPACE



WEST ELEVATION, FACING ALLEY

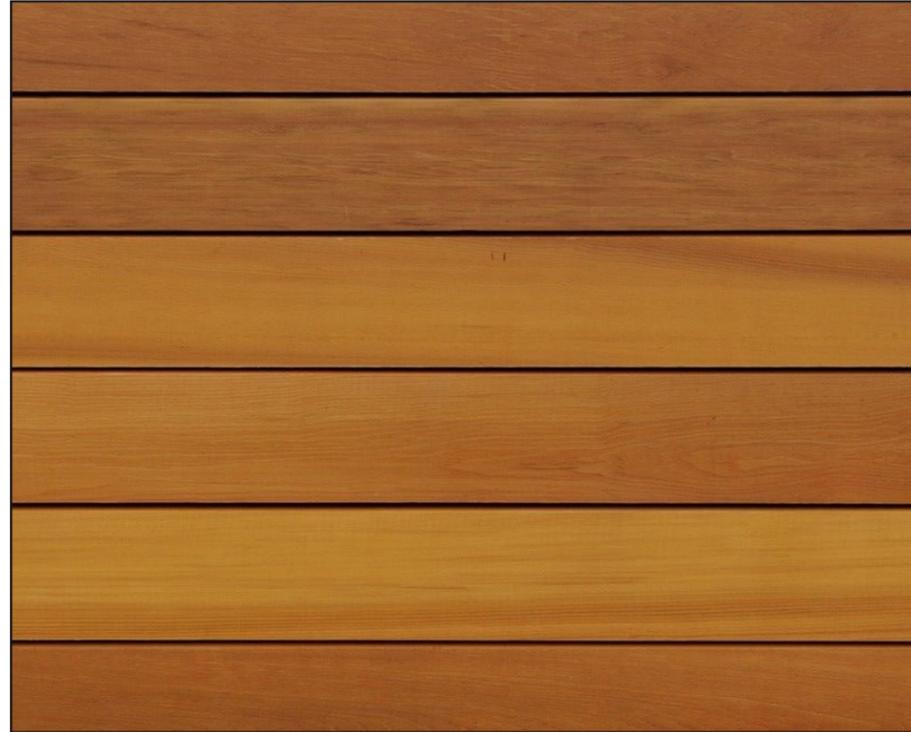


SOUTH ELEVATION, FACING NEIGHBOR'S SHED AT 610 N. 27TH STREET

SPECIFICATIONS



SIDING REFERENCE – EXISTING AND NEW TO BE PAINTED WHITE



COMPOSITE DECKING REFERENCE

COLORS

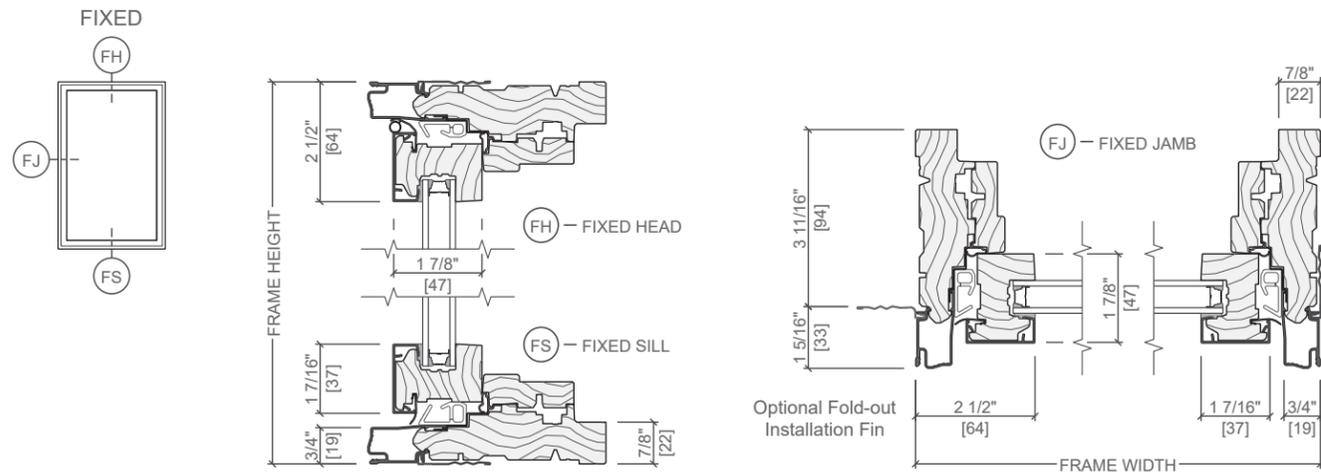
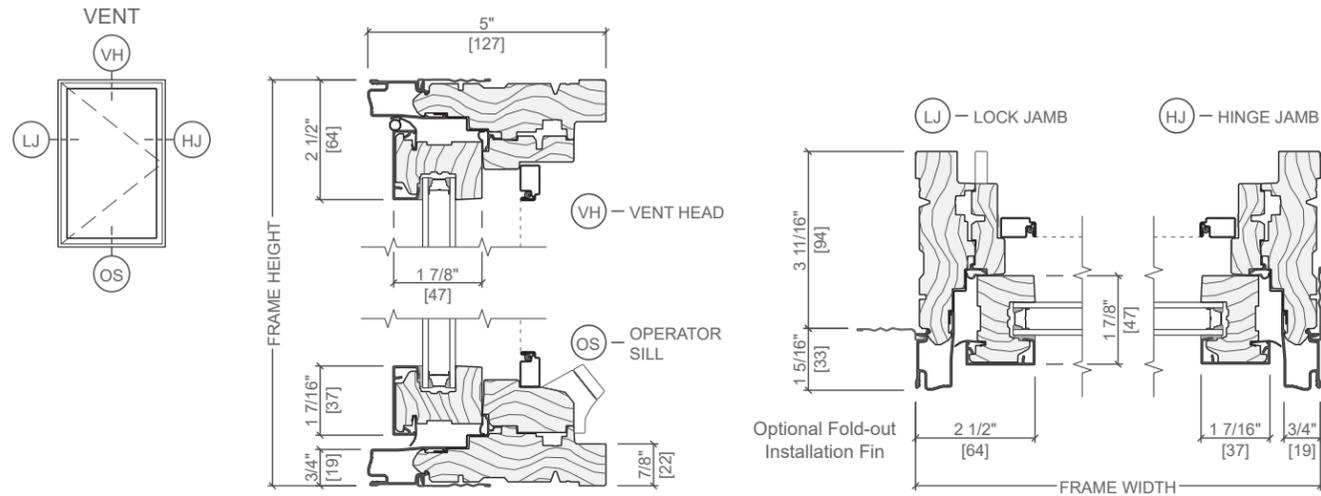
The renovated portions of the rear kitchen and the enclosed porches will be painted a monochromatic 'white' to differentiate it from the historic portion of the house.

Trim, battens, sills, etc. will be fiber cement and/or painted wood to match.

SPECIFICATIONS

Pella® Reserve™ Contemporary Casement Window

Unit Sections - Aluminum-Clad Exterior, 1-7/16" Sash



WINDOWS + DOORS

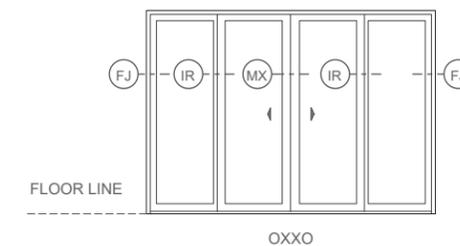
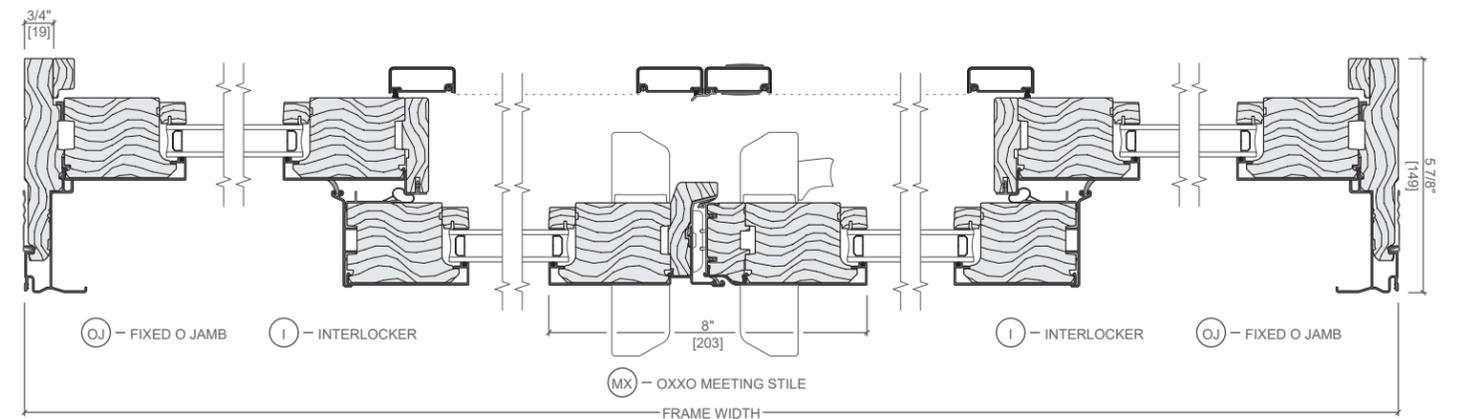
Proposed windows and doors will be clad wood, finished to match trim / paint color. **The basis of design is the Pella 'Reserve' line of sliding doors and casement windows.** Glazing is full lite, with narrow frames, in order to provide appropriate contrast to the historic windows which feature divided lites.

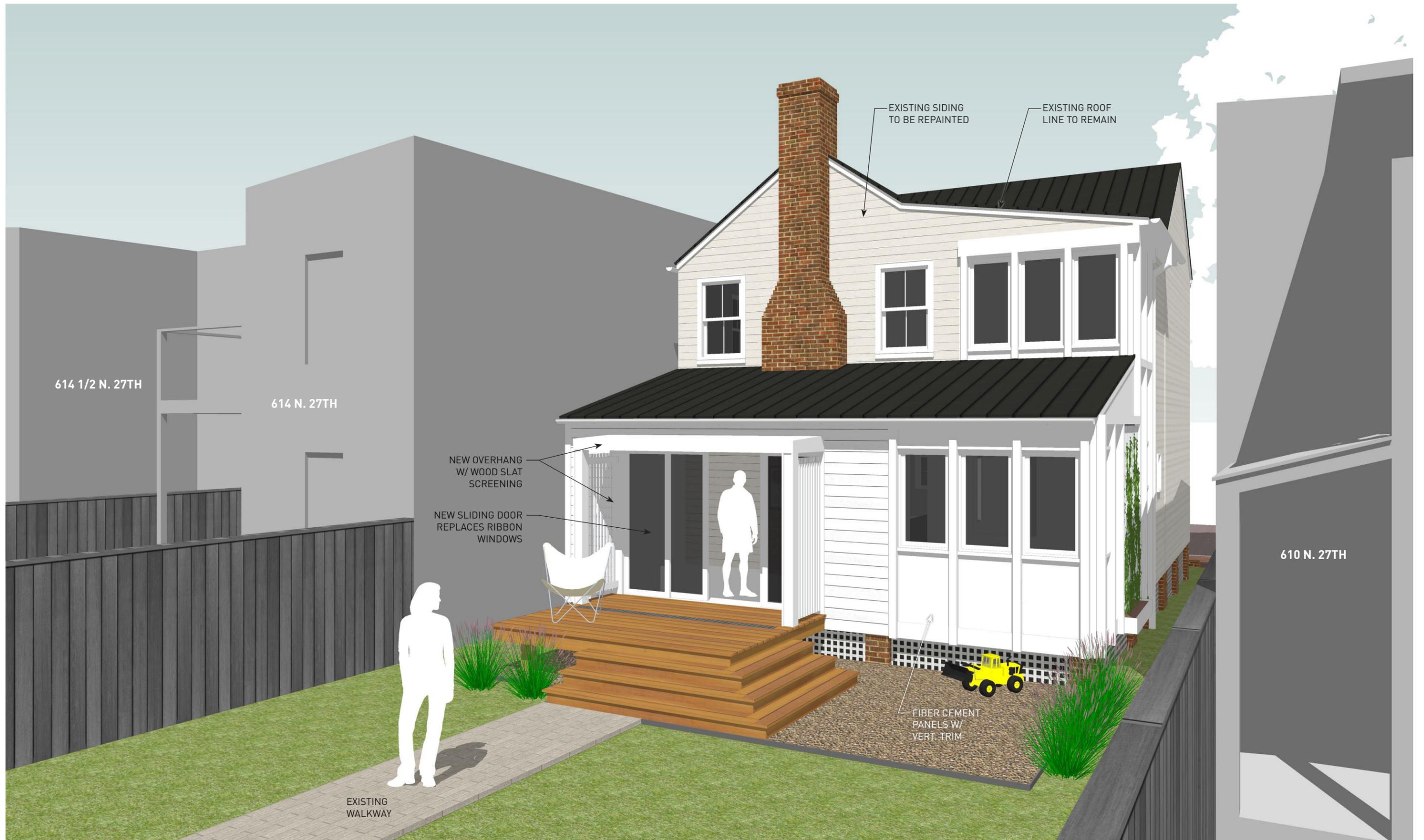
Windows will be casement or fixed lite:

- 1st floor windows are ~26"W x 48"H
- 2nd floor windows are ~26"W x 54"H
- the new OXXO type sliding glass door is ~9'-9"W x 6'-10"H

Pella® Reserve™ Contemporary Sliding Patio Door

Unit Sections



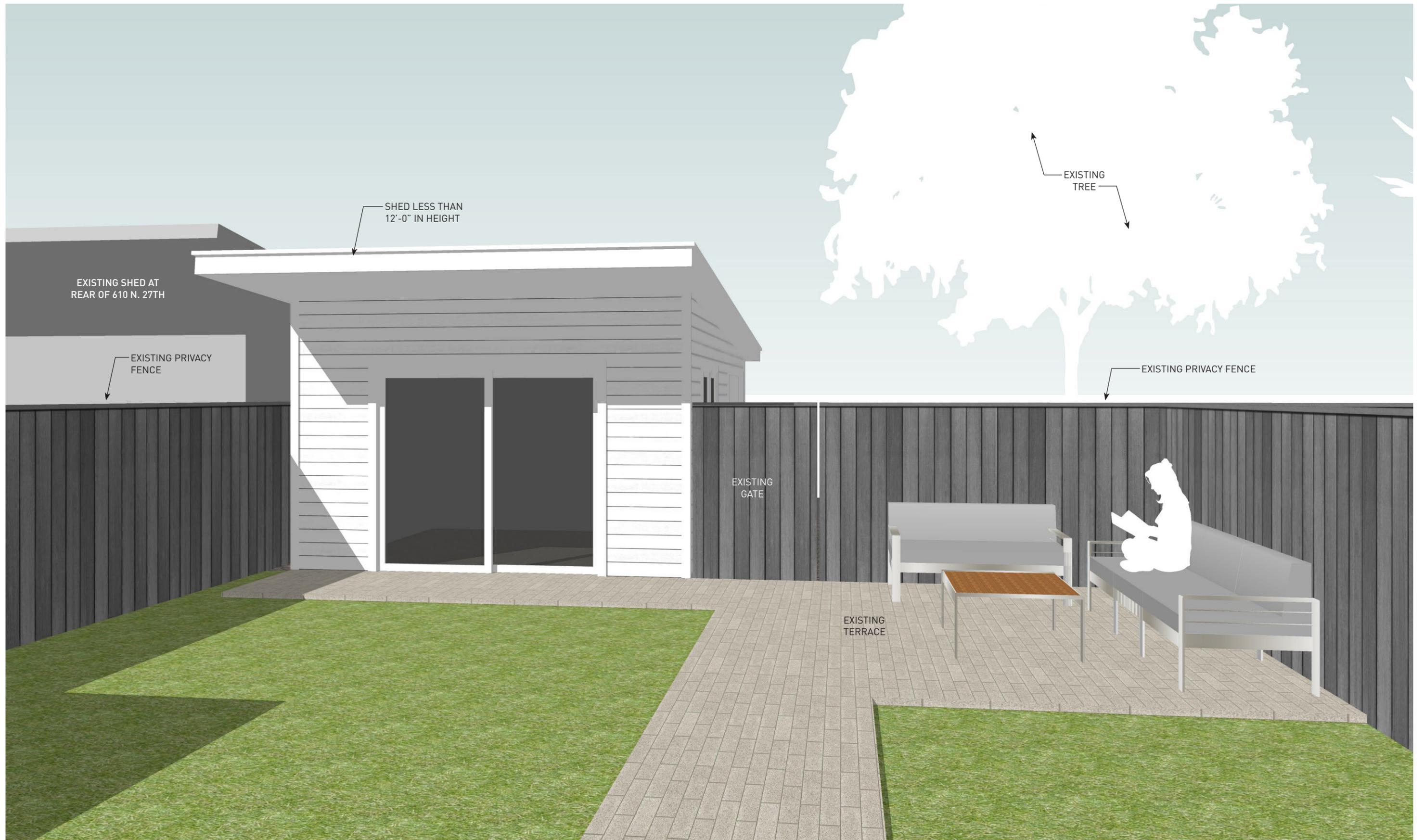














design + documentation prepared by:

Kevin Jones, AIA

With Architecture, LLC
kevin@with-architecture.com
(804) 380-3239

