



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 414 N 27th St

Historic district Church Hill North

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Sam Tuttle

Phone 757-903-6669

Company Streetcar Properties

Email sam@streetcarproperties.com

Mailing Address 615 N 25th St Richmond, VA 23223

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

Front Facade:

- Remove aluminum screen doors on first floor and second floor of front facade.
- Repair all wood elements on porch and replace in kind as needed. Includes porch railing, floor, balustrade.
- Install new storm windows with sashes to match historic 1/1 windows.
- Install simple black metal railings on second story front facade porch to meet required rail height of 36" per code. (see attachment #1)

Rear Facade:

- Construct small addition at rear for new interior closets. 2'6" depth x 5' width Hardi lap siding and asphalt shingle roof. (see attachment #2)
- Boarded-up Opening: Install new fiberglass entry door embossed with a 6-panel design in the existing rough opening. (see attachment #2)

Existing front facade and rear elevation photos attached.

ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants 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.

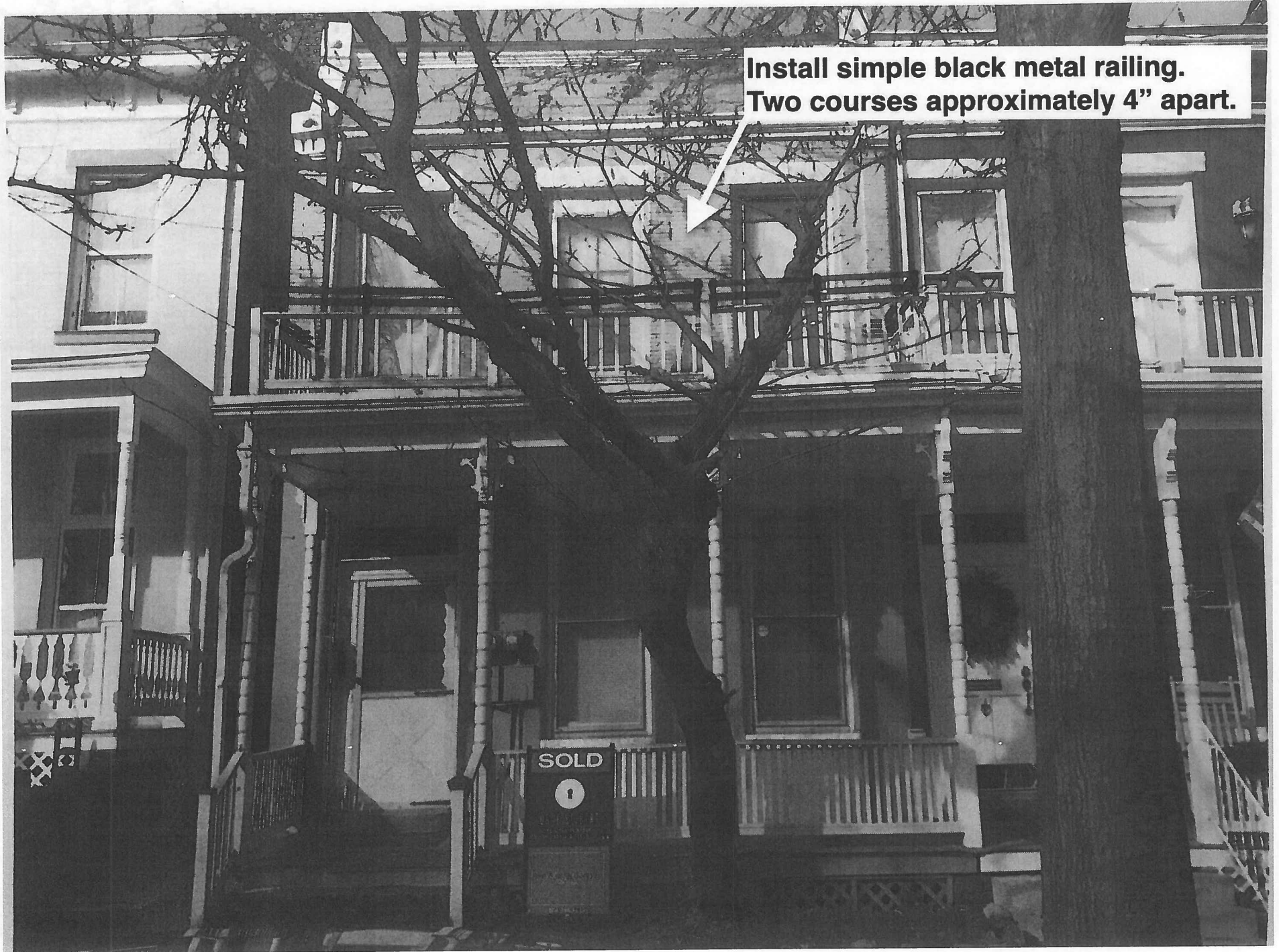
Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

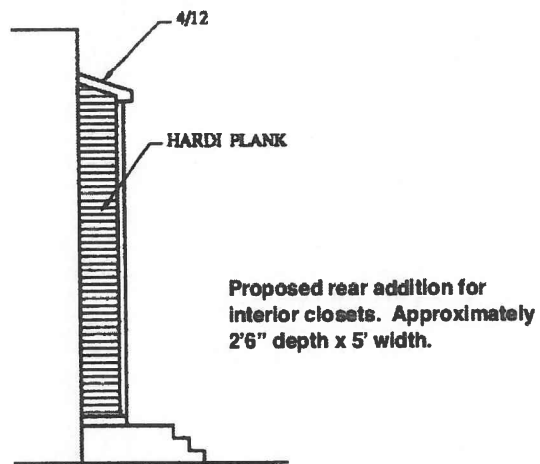
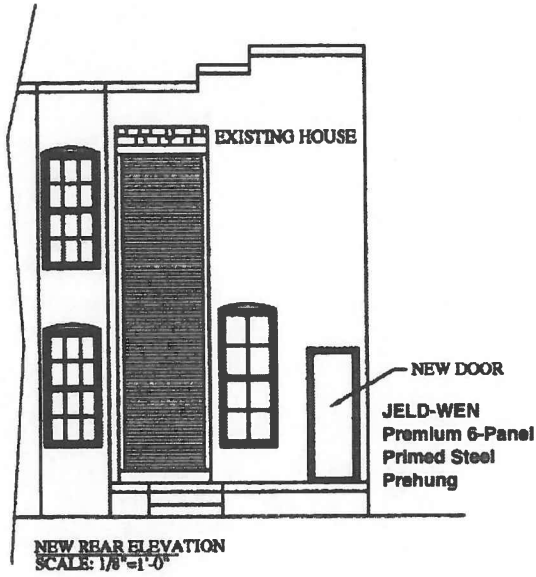
Signature of Owner

Sam Tuttle

Date 7-12-2019

**Install simple black metal railing.
Two courses approximately 4" apart.**



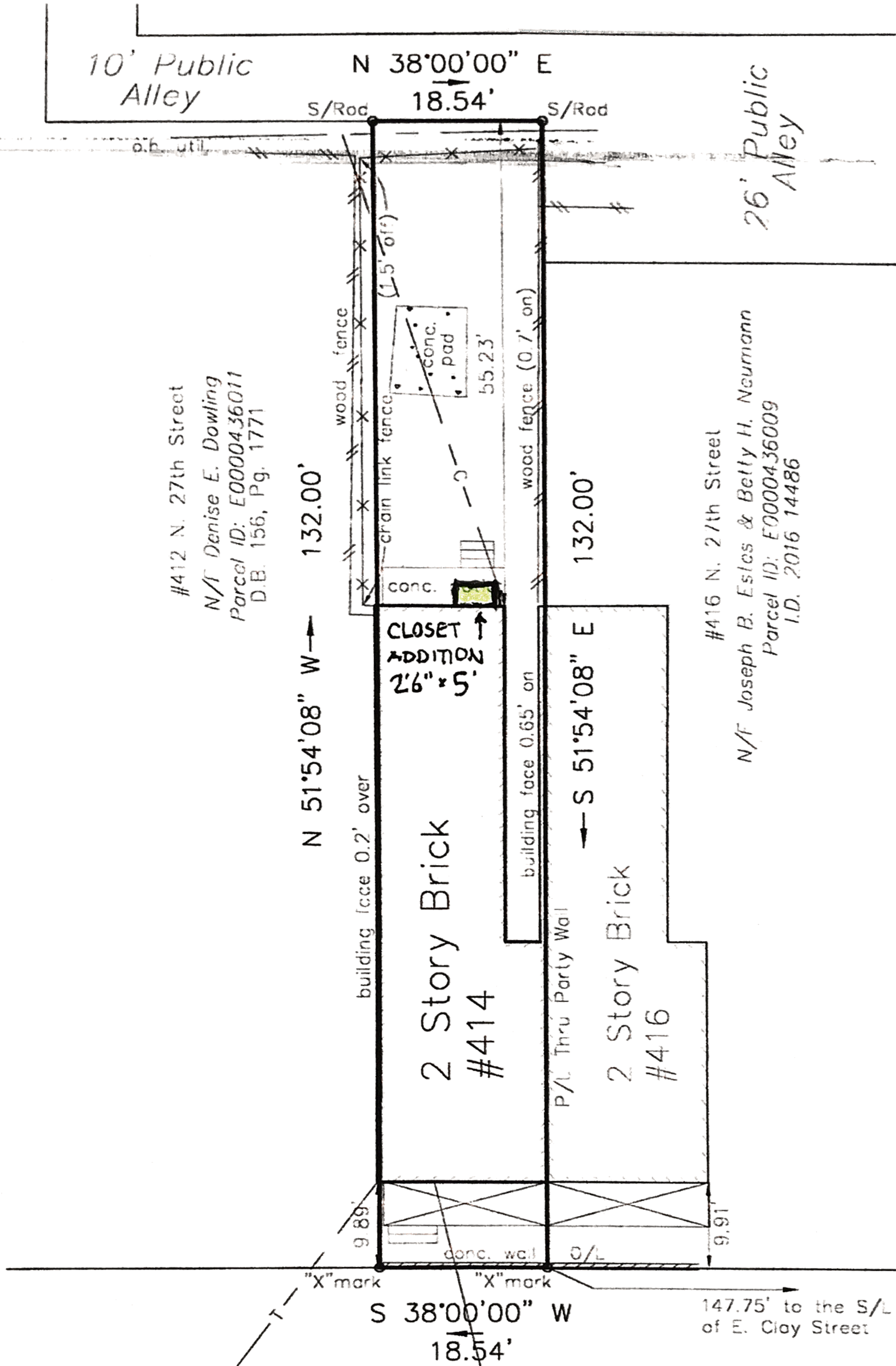




Front Façade



Rear Elevation

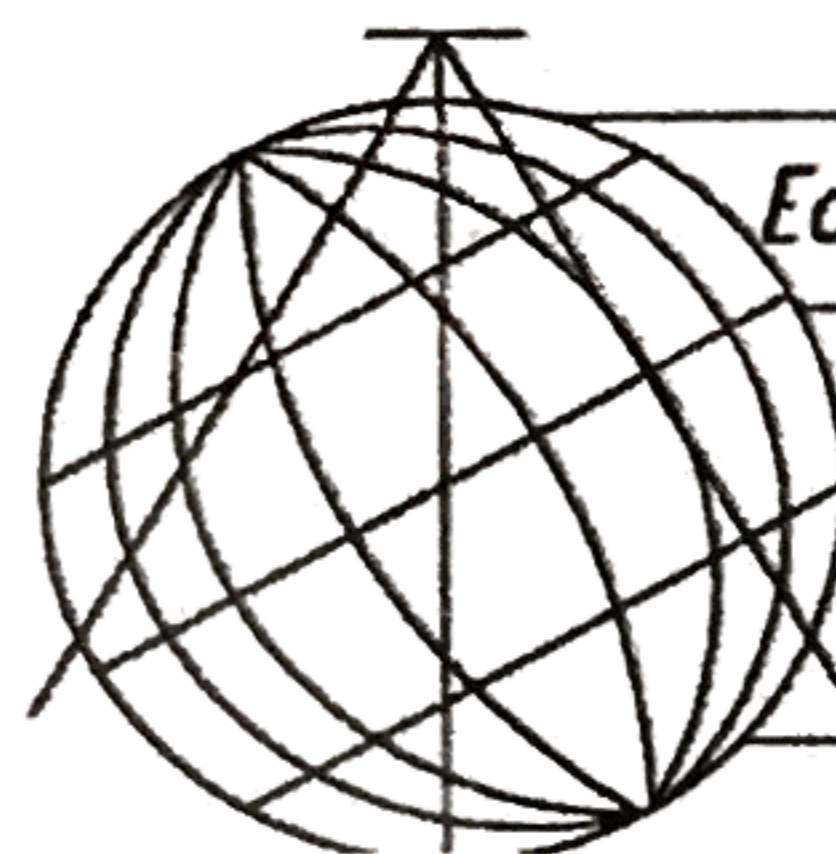


N. 27th STREET

Survey and Plat of
**The Property Known as
 #414 N. 27th Street in
 the City of Richmond, VA**



This is to certify that on 01/17/19 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

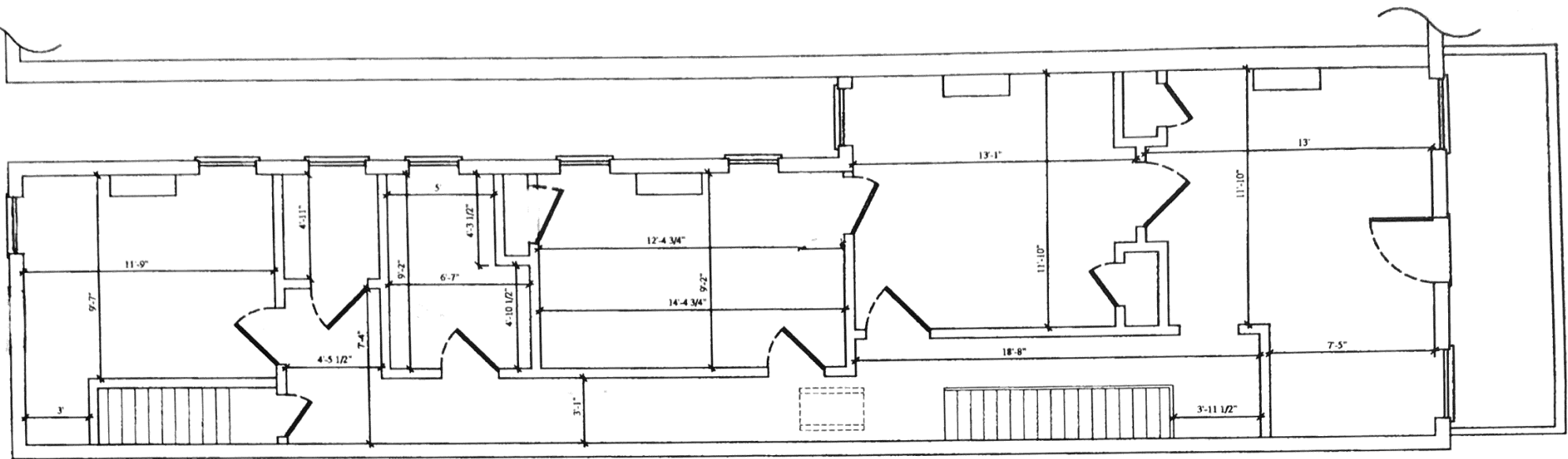


Edwards, Kretz, Lohr & Associates, PLLC

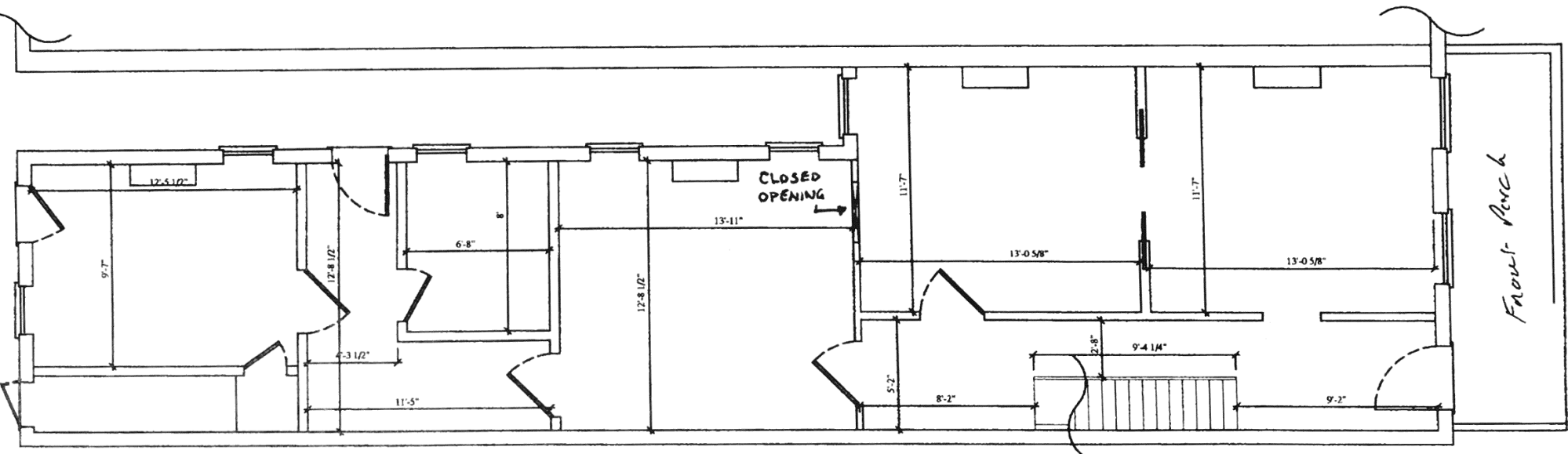
Land Surveyors-Planners

Virginia-North Carolina

1900 Blvd Avenue, Suite 103



SECOND FLOOR
SCALE: 1/4"=1'-0"



FIRST FLOOR
SCALE: 1/4"=1'-0"



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Matt Strickler
Secretary of Natural Resources

Julie V. Langan
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

July 12th, 2019

Sam Tuttle
Streetcar Properties, LLC
615 North 25th Street
Richmond, VA – 23223

Re: 414 North 27th Street – Richmond
Part 2 Response
DHR # 2019-040

Dear Mr. Tuttle –

Thank you for submitting the State and Federal Rehabilitation Tax Credit Application, Part 2, “Description of Rehabilitation,” for the property located at 414 North 27th Street in Richmond. We are also in receipt of the necessary State application fee and appreciate its timely submission. Based on the materials provided, the proposed scope of work is consistent with the Secretary of the Interior’s *Standards for Rehabilitation* and the project is approved provided the below conditions are met.

CONDITIONS:

The following conditions should be met in order for the project to receive approval. If additional information is requested, please submit the materials as an Amendment to the Part 2 application. Otherwise, evidence of the completed, compliant work must be submitted with the Part 3 application.

Glass Firewall – Please provide an elevation drawing showing the design, materials, and appearance of this proposed firewall. As a reminder, as this new construction is subdividing a historic corridor, it should be as transparent and visually unobtrusive as possible.

Shifted Rear Bathroom Doorway – Please do not shift the doorway found in the second floor rear unit. It should remain in-place where it is.

Missing Historic Trim – The written scope of work in section number 12 states “[f]or re-established and newly proposed door openings, pilaster trim of a simpler design will be installed to trim out these openings.” While differentiated trim is the appropriate option for any of the newly-created door openings, historic openings that are being reinstated should have trim that matches the other historic examples found throughout the structure.

Capital Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

First and Second Floor New Kitchen Flooring – As is required by *Standard #6*, the replacement flooring in these spaces should be a historically-appropriate wood that matches what is found elsewhere in the structure.

Please be aware that DHR is conducting a physical inspection of all properties as part of the Part 3 review process. Consequently, we anticipate that review of completed projects will take approximately 60 days from the date of submission.

This conditional approval is for the Part 2 application as submitted. All new information should be sent for review and approval to the Virginia Department of Historic Resources (DHR) as an Amendment to the original application; you can find the appropriate form through the National Park Service's website at <http://www.nps.gov/tps/tax-incentives/application.htm>. We have forwarded a copy of the application to the National Park Service with our recommendations ~ you will receive their response in a separate letter.

Please feel free to contact me with questions or concerns at 804-482-6452 or by e-mail at Jessica.Ugarte@dhr.virginia.gov.

Sincerely,



Jessica Aurora Ugarte
Tax Credit Reviewer
Office of Preservation Incentives

cc: David Herring

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