



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: 818 North 25th St. DATE: 1/29/15

OWNER'S NAME: Dogwood Dwellings LLC TEL NO.: 804-399-7495

AND ADDRESS: 1710 Glamorgan Ln EMAIL: angie.schuler@comcast.net
CITY, STATE AND ZIP CODE: Midlothian, VA 23113

ARCHITECT/CONTRACTOR'S NAME: Unlimited Renovations LLC TEL. NO. 399-7495

AND ADDRESS: 615 Albemarle Street EMAIL: bryan.traylor@gmail.com
CITY, STATE AND ZIP CODE: Richmond, VA 23220

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

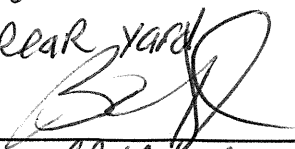
I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

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.)

Renovate interior exterior as per CAR, DHR Requirements. Repair/replace with like kind. Install 6 new wood windows south side as per CAR, DHR guidelines. Enclose 1st, 2nd floor North Side porch and 6 new windows. Install Rear door 1st Floor (Porch) Install 6' high dogeared fence on sides/Rear yard behind house

Signature of Owner or Authorized Agent: X 
Name of Owner or Authorized Agent (please print legibly): BRYAN C TRAYLOR

(Space below for staff use only)

Received by Commission Secretary _____ APPLICATION NO. _____
DATE 1/30/15 2:00 pm _____ SCHEDULED FOR _____

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



615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

Bryan C. Traylor
Unlimited Renovations
Contractor #2705081745A

Description of Proposed Work 818 N 25th Street (DHR State/Federal tax credit project)

Exterior renovation to include repair and replace of damaged exterior elements with like kind as needed. Refurbishment of all existing windows. Install rear dog-eared fence and poured concrete footers for existing brick piers. Paint all existing siding and window/trim/cornice line.

Proposed: Install 6 new windows south side; enclose both first and second story porch (North side). Install ½ light entry door rear of first floor enclosed porch.

Front façade/porch/alley side exterior renovation:

A majority of the front and side elements are intact and a general refurbishment of all elements will be done.

Front porch columns/door to remain as is. Front porch floor to be replaced with like kind.

Downspouts to be 3" white round and will exit downhill side of home.

Siding to remain as is with repairs throughout the front, side and rear of home. Repairs will be in kind.

Brick Piers throughout home to be repaired/replaced with like kind. If new bricks are used for the piers they will be Old Plantation red. These bricks have been used on 626,630 North 29, 2809 M Street, 611,613 N 21, 805 N 24, 805, 805 ½, 807 N 23. These bricks have a tumbled handmade look. Mortar to be light grey and will look similar to the original.

Windows:

All existing windows to be refurbished. Existing window trim to remain intact.

New windows South side/North side to be Jeldwen wood windows and will be 1 over 1 to denote new windows from old windows.

Please see handout on window specs.

Fencing:

To be 6'x8' pressure treated dog eared fencing and will run on the sides and the rear of the home. Please see survey. There will be a 3' dog eared gate in the middle of the rear alley section of fencing.



615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

Description of Proposed 818 N 25th Street

Painting: Exterior of home to be painted.

Siding to be painted Knoxville Gray (HC-160) or Cushing Green (HC-125)
Trim/porch/window/door trim/cornice to be painted Lancaster Whitewash (HC-174)
Front door to be painted (Red) Raspberry Truffle (2080-10)

Front porch flooring to be painted Duron Light Grey porch paint.

Proposed Rear Door:

To be Thermatru steel ½ light door and will not be visible from alley way due to the dog eared fencing.. Rear door to be painted neutral color.

Proposed Side porch enclosure (First second floor North side porch)

Enclose porches as per plans and pictures submitted. 1"x4" vertical wainscoting to be installed from floor of porch to 32" in height. Faux handrail to be installed at top of wainscoting. Existing porch columns (6"x6") to remain and sit proud of wainscoting and new siding. 1x8" pine siding to be installed from top of wainscoting to top of wall. Band board to remain to denote first floor from second floor of porch.

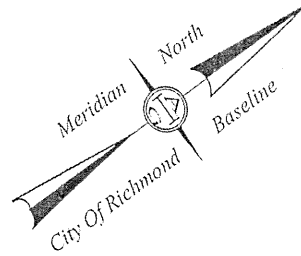
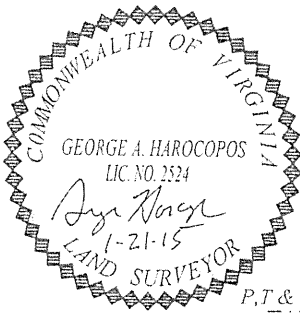
New Jeldwen wood windows (1 over 1) installed in each bay of porch enclosure (3 windows per floor centered between existing porch columns). Window trim to be similar as existing windows. Siding to be painted siding color as rest of home. Wainscoting/columns/faux handrail/band board to be painted trim color to accent the porch enclosure. Please see photo

Respectfully
Bryan Traylor
Unlimited Renovations LLC

This is to certify that on 1/21/15
 I made an accurate field survey of the known premises
 shown hereon; that all improvements 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.

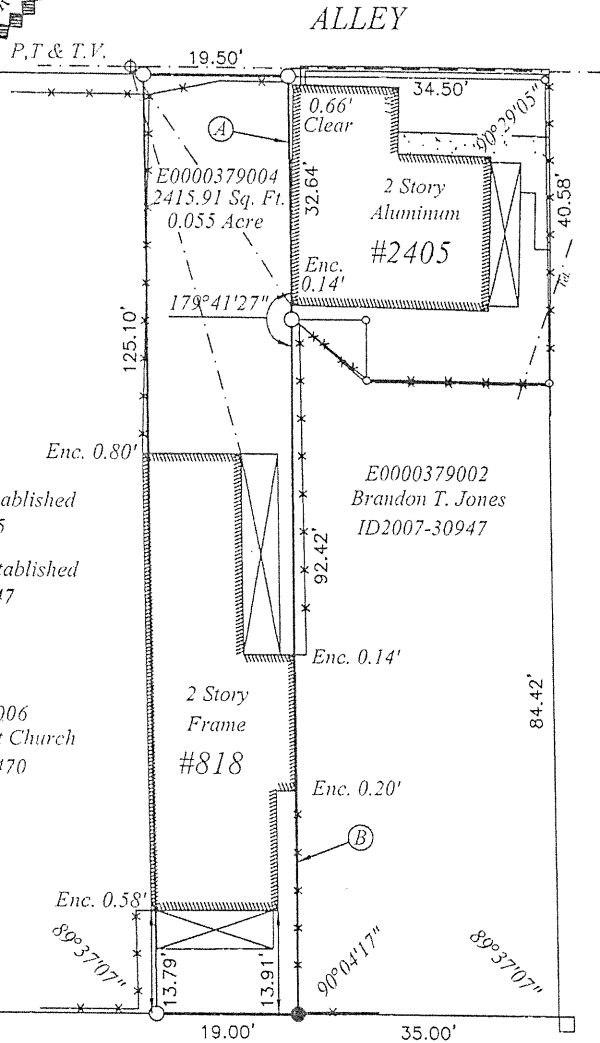
NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
 X AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
 5101290041D

NOTE:
 This survey has been prepared without
 the benefit of a title report and does
 not therefore necessarily indicate all
 encumbrances on the property.



LEGEND

- Rod/S
 - ⊕ Power Pole
 - Rod/F
 - Stone/F
- (A) Property Line As Established
 By ID 2014 8945
- (B) Property Line As Established
 By ID 2007 30947



E0000379006
 Mt Sinai Baptist Church
 D.B.73 Pg.470

N. 25th STREET

SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED AT
#818 N. 25th STREET
 RICHMOND, VIRGINIA

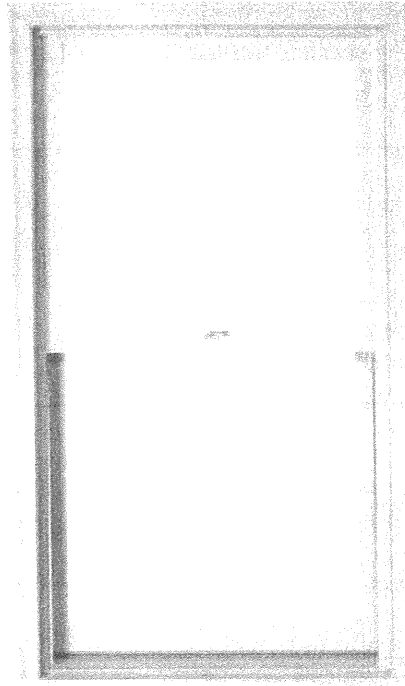
JN 44375

A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E.MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS@VERIZON.NET

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF ANGIE SCHULER

Scale 1"=20' Date 1/21/15 Drawn by GAH



JELD WEN

SiteLine EX Wood Double Hung Windows

Aurulast Pine Primed Exterior, Brilliant White Sash, Natural Interior, No Exterior Trim, and No Sill Nosing. White Hardware No Screen, DP 35, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled.

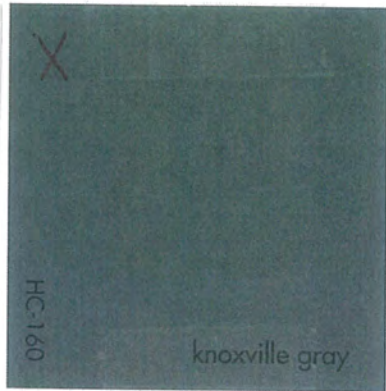


WINDFLOP'S
MARKET





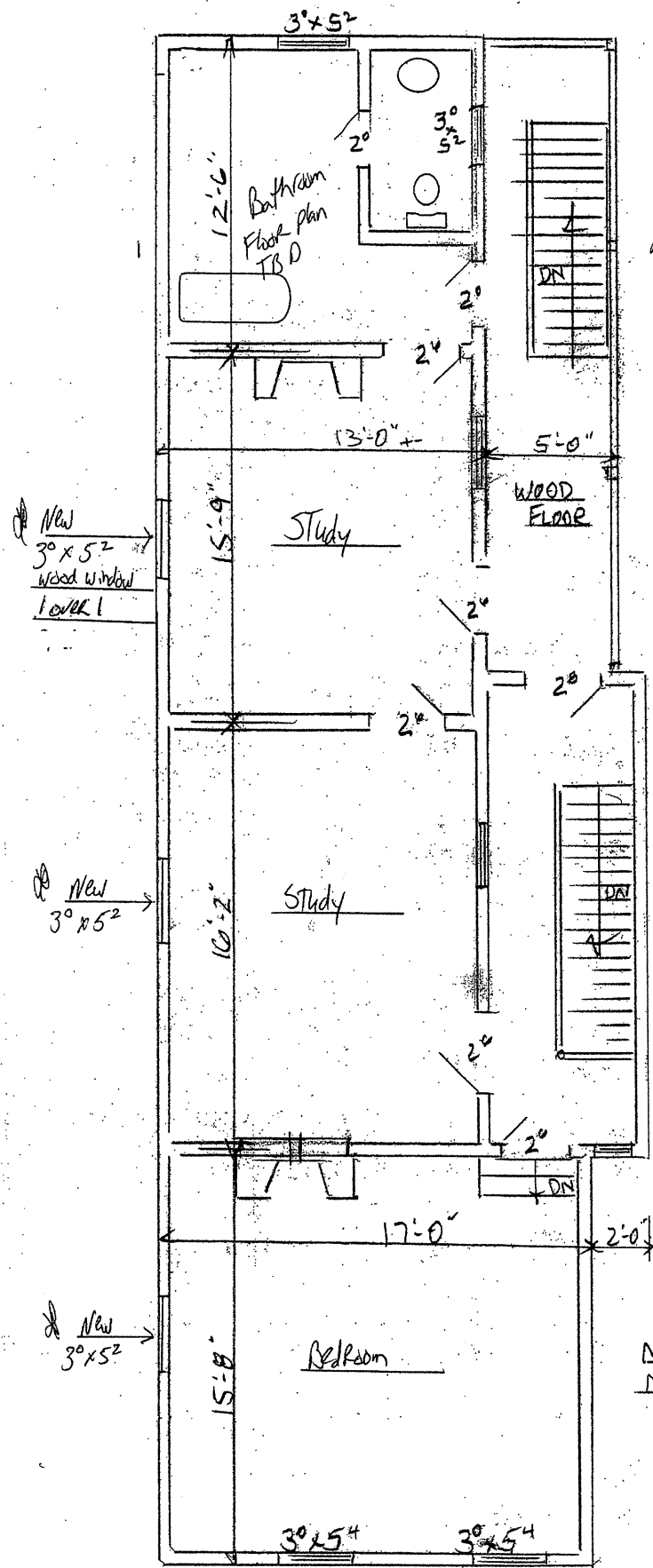
Trim color



← Siding color →



FRONT DOOR



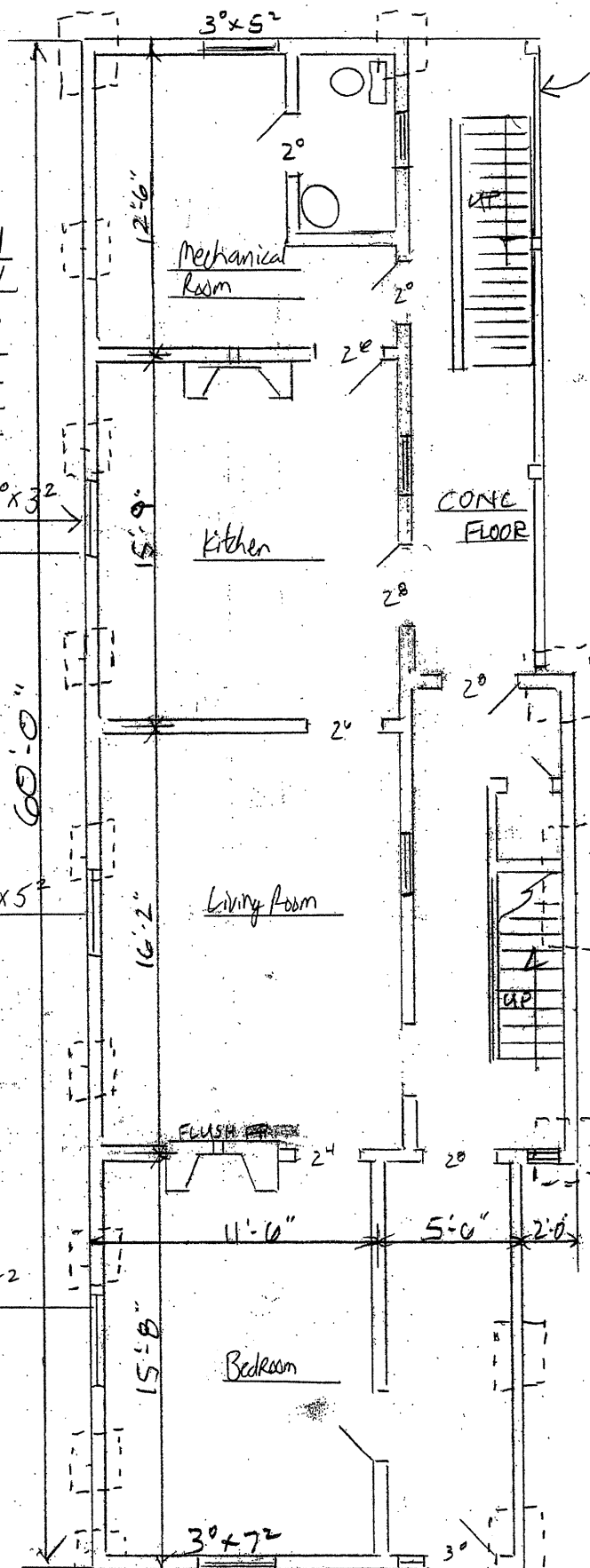
2ND FL PLAN

Proposed
 * New Windows to be wood
 to over 1 simulated divided
 light. Windows to be
 centered in each living
 space. Exterior Trim
 detail to be similar as
 original

This is a DHR
 Tax Credit Project
 STATE + Federal

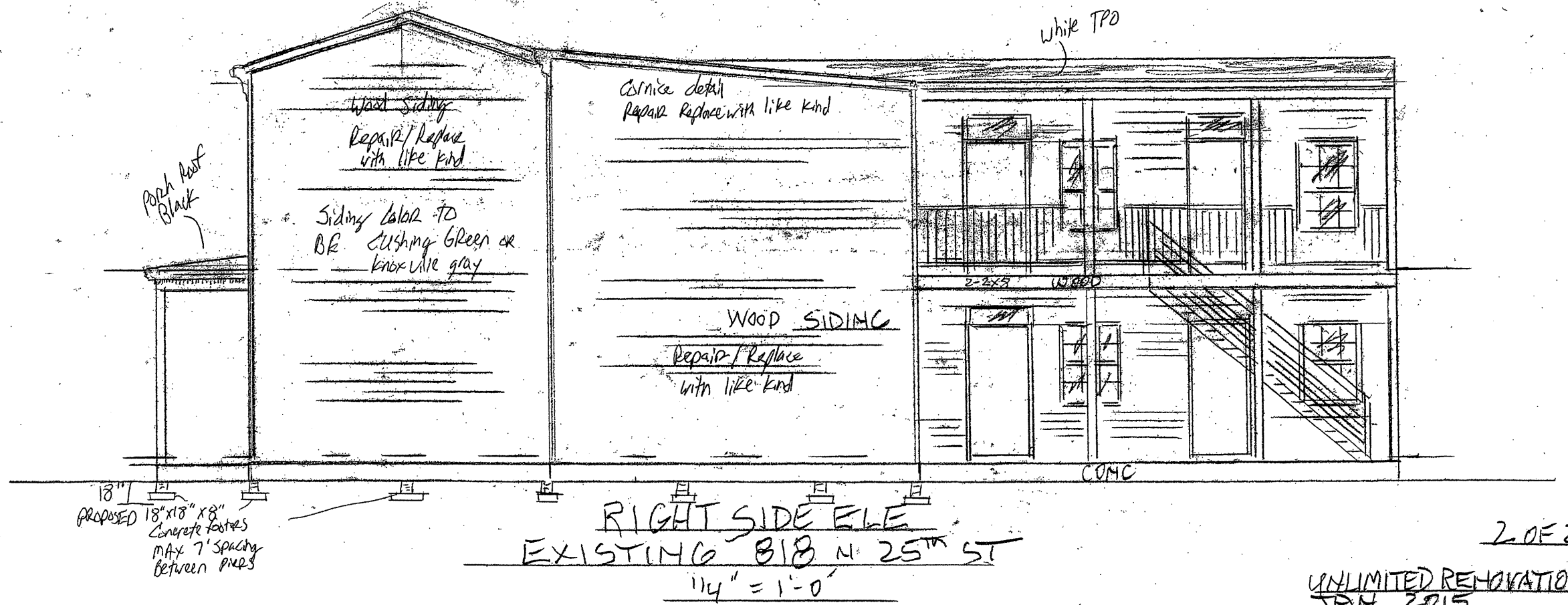
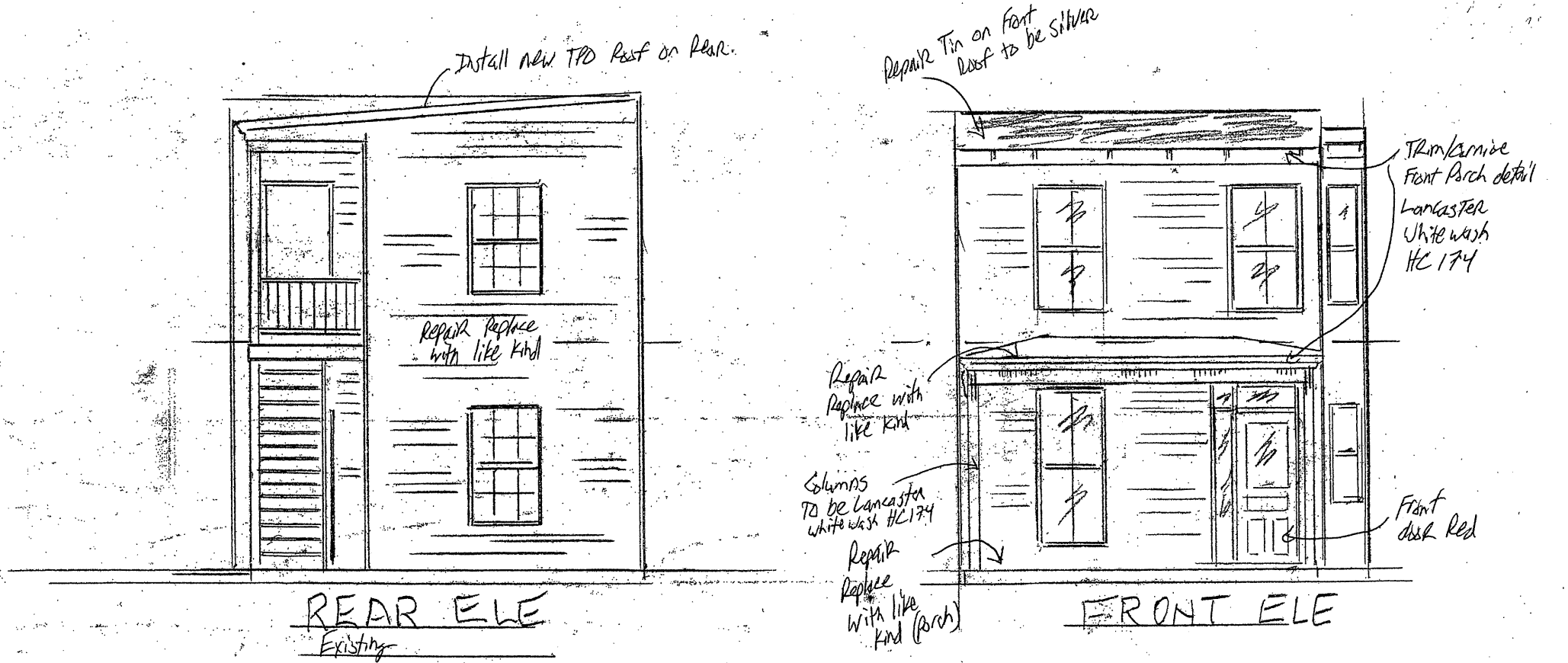
MEASUREMENTS
 MAY VARY +-

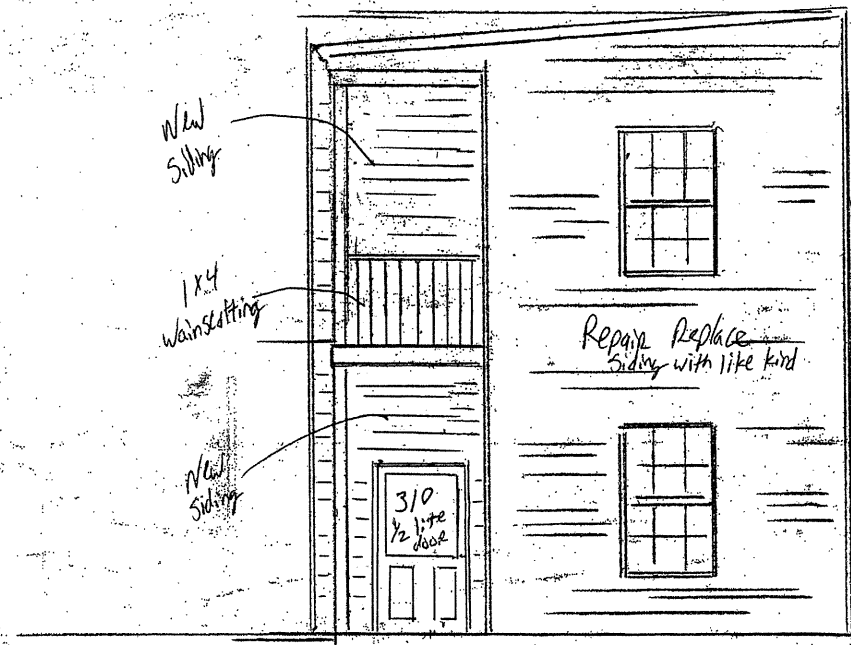
EXISTING
818 N 25 ST



1ST FL PLAN

Enclose 1st, 2nd floor
 18' x 18' x 10'
 new concrete
 features with
 repaired brick
 piers (12' x 12')

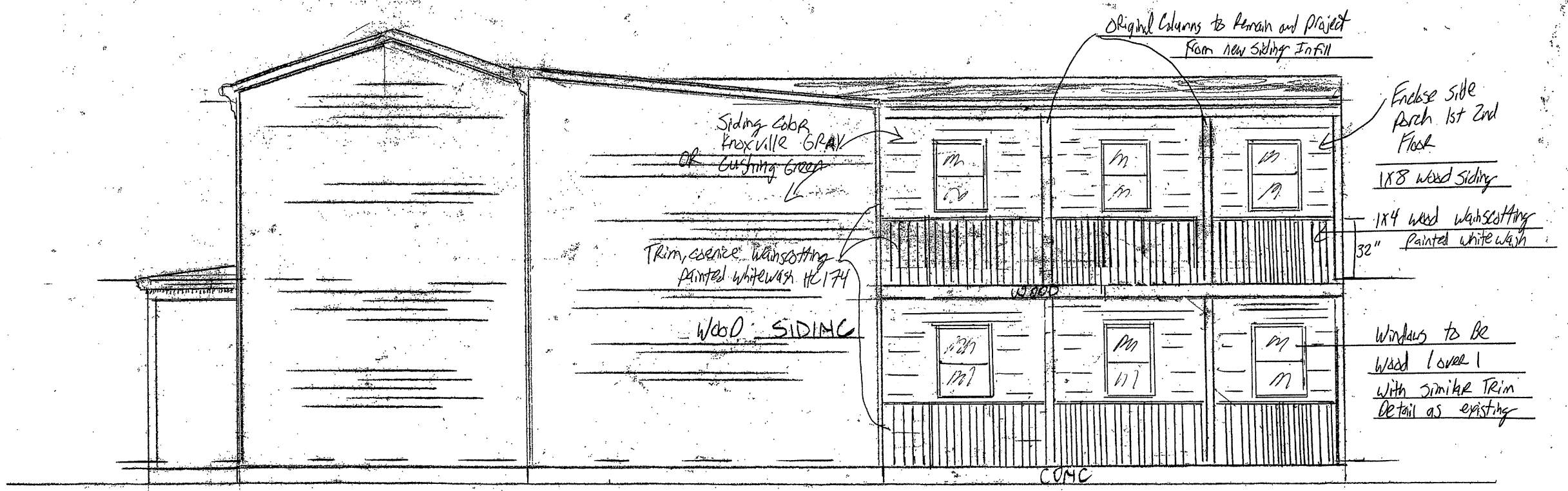




REAR ELE



FRONT ELE

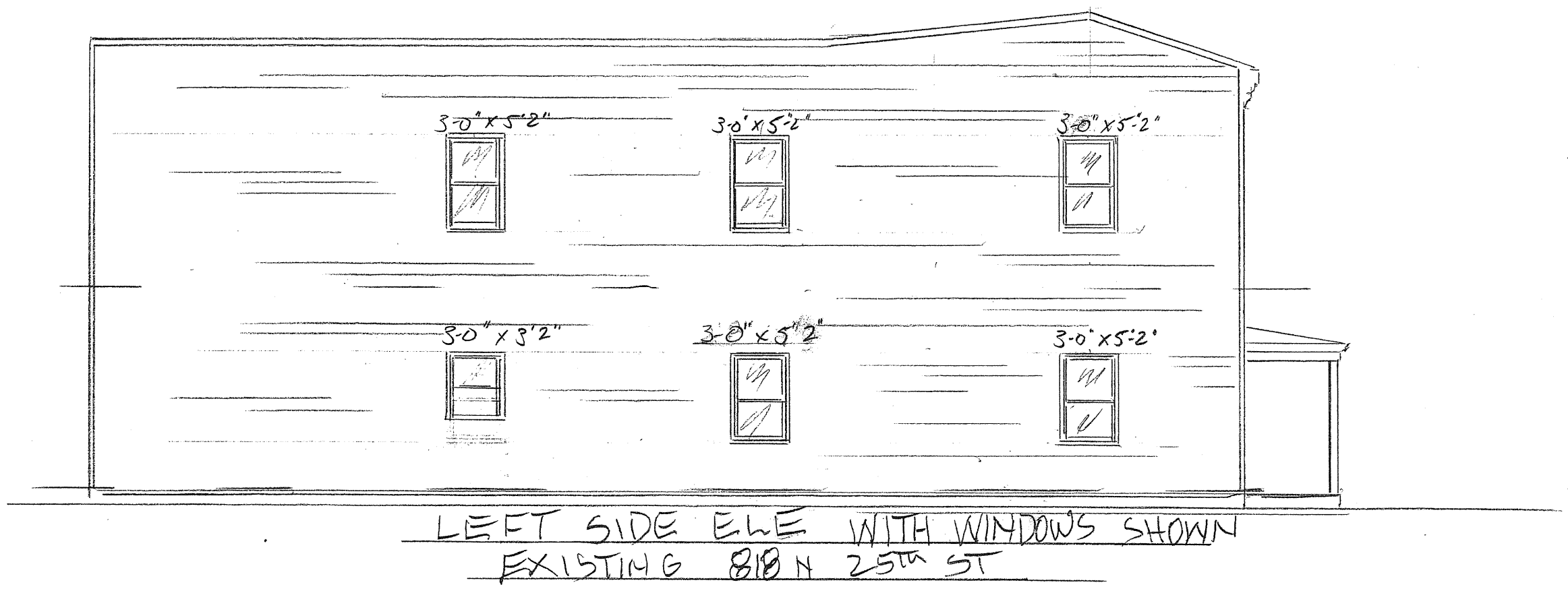
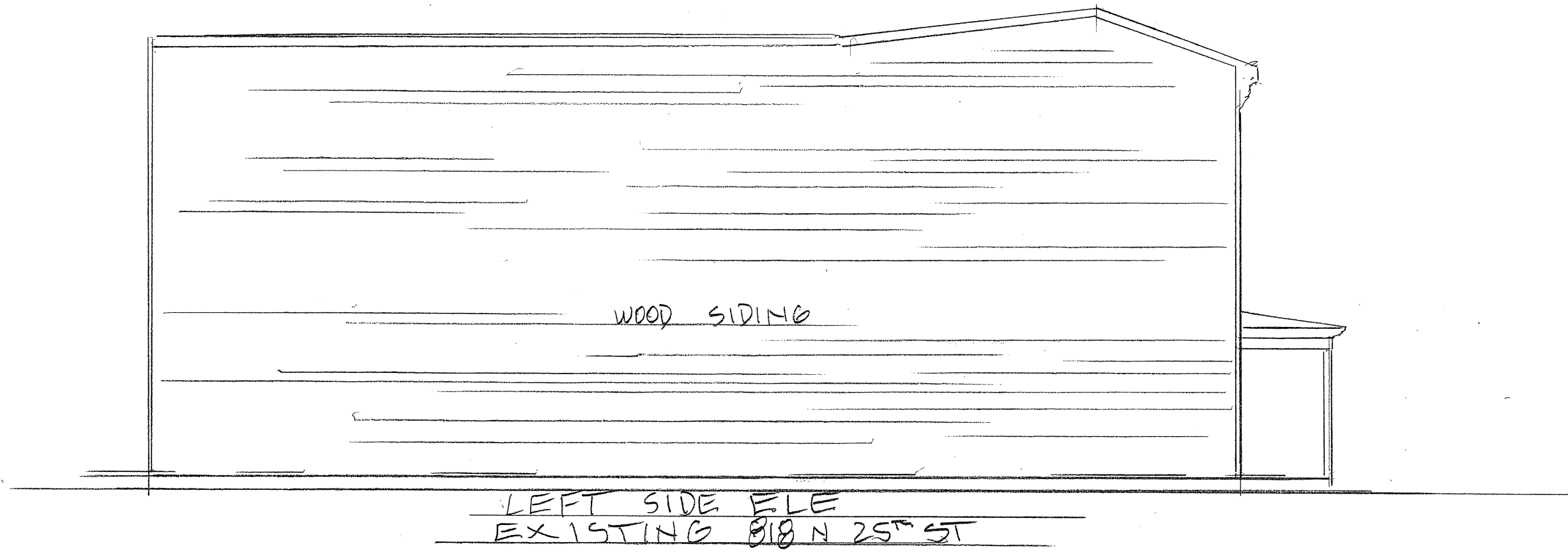


RIGHT SIDE ELE

PROPOSED SIDE PORCH ENCLOSURE 818 N 25TH ST
 1/4" = 1'-0"

2 OF 2

UNLIMITED RENOVATIONS LLC
 JAN 2015



1/4" = 1'-0"

UNLIMITED RENOVATIONS
FEB 2015