



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: 700 N. 27th Street DATE: 09/29/2016
 OWNER'S NAME: Jeff and Susan Breeden TEL NO.: (804) 356-1063 (Jeff)
(804) 356-3425 (Susan)
 AND ADDRESS: 700 N. 27th Street EMAIL: sjbreeden@yahoo.com
jeffrey.w.breeden@gmail.com
 CITY, STATE AND ZIPCODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: RIC design build TEL. NO.: (804) 519-3711
 AND ADDRESS: 1520 W. Main St, #204 EMAIL: bronwen@ricdesignbuild.com
 CITY, STATE AND ZIPCODE: 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.)

Proposed improvements and additions to 700 N. 27th Street include:

- 450 sf addition to the existing home to include ground floor entry, enclosed stair, bathroom and laundry room
This addition provides 2016 amenities to an 1853 home, and presents itself as a compatible but subordinate addition to the original structure.
- 90 sf deck facing the rear yard, with new patio door to existing house.
- 400 sf garage with alley access and garden pergola adjacent to existing carriage house.
The garage and pergola maintain a low profile behind the existing two story carriage house.
- repaint existing house and carriage house with new color scheme.
- replace existing fence with new fences.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Bronwen Warner

(Space below for staff use only) RECEIVED

Received by Commission Secretary SEP 29 2016 APPLICATION NO. _____
DATE 4:00 SCHEDULED FOR _____

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

Jeff and Susan Breeden

700 North 27th Street Richmond, VA 23223

addition and renovation

Commission of Architectural Review (CAR) Submittal



RIC design build

1520 W. Main #204
Richmond, VA 23220

804.986.2355 ph
ricdesignbuild.com

owner:
Jeff and Susan Breeden

700 N 27th St Richmond, VA

project:
addition and renovation

date: 9.30.16 issue: review

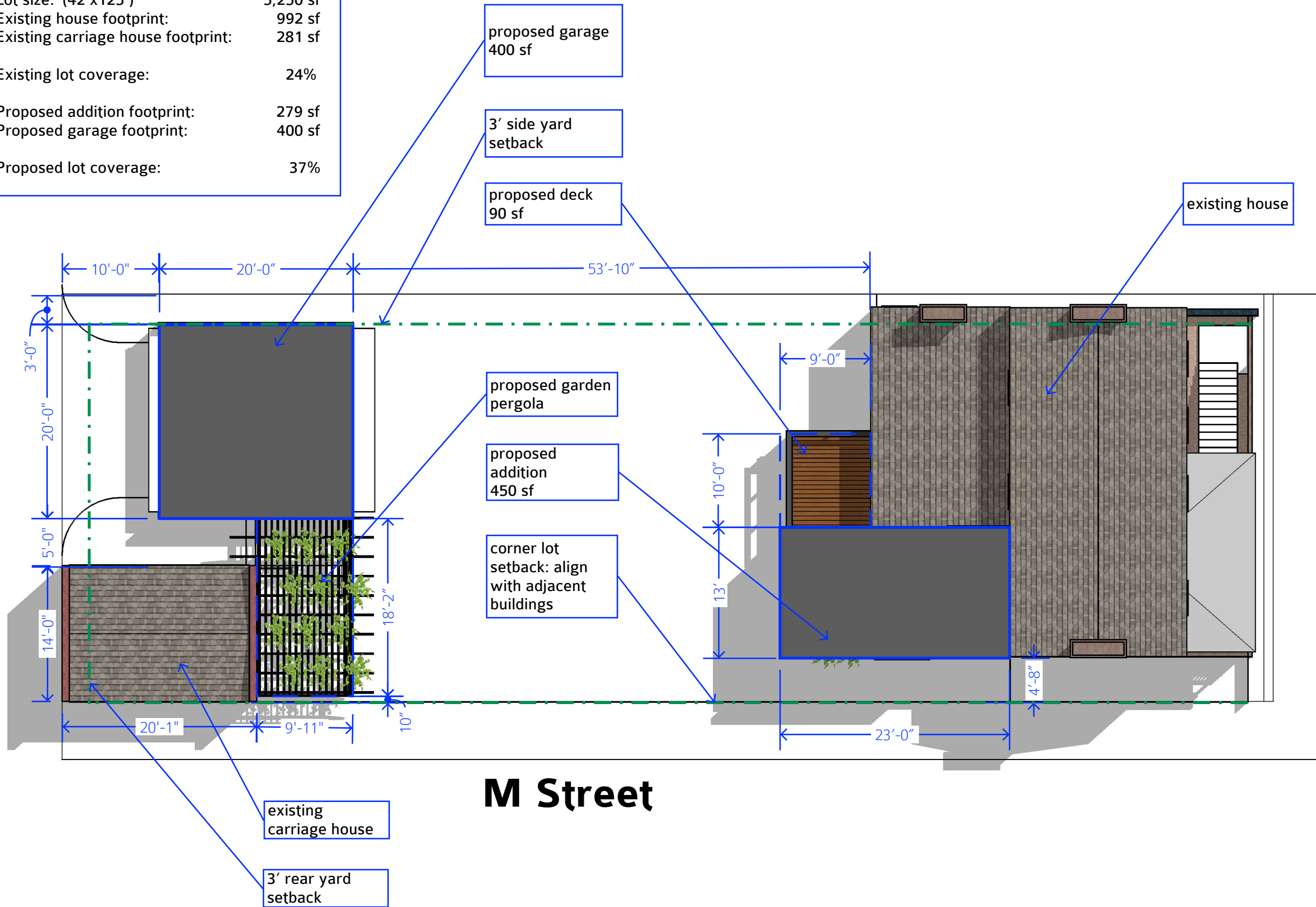
CS

Lot size: (42'x125') 5,250 sf
 Existing house footprint: 992 sf
 Existing carriage house footprint: 281 sf

Existing lot coverage: 24%

Proposed addition footprint: 279 sf
 Proposed garage footprint: 400 sf

Proposed lot coverage: 37%



North 27th Street

M Street



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 ricdesignbuild.com

owner:
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 700 N 27th St Richmond, VA
 project:
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site plan

3/32" = 1'

date: 9.30.16 issue: review

Photo A illustrates existing 4' wood picket fence to be replaced.

Style and color of replacement fence to match existing.



A

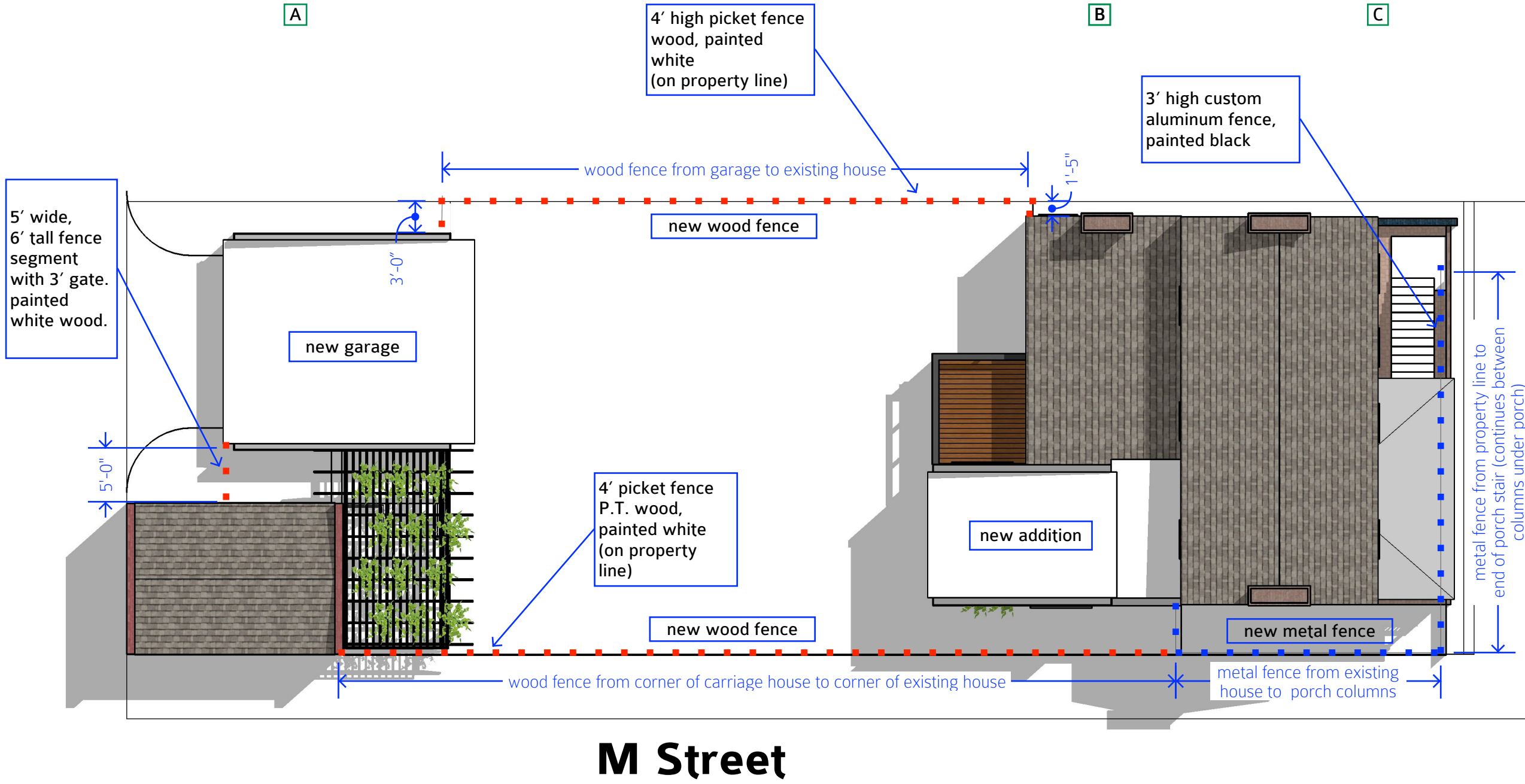
Photos B and C at 621 N 25th St. illustrate style, color and material of new fence along 27th St and M Street



B



C



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fence plan

3/32" = 1'

date: 9.30.16 issue: review

Note: These drawings are intended to describe a design concept only and are **not for construction**.

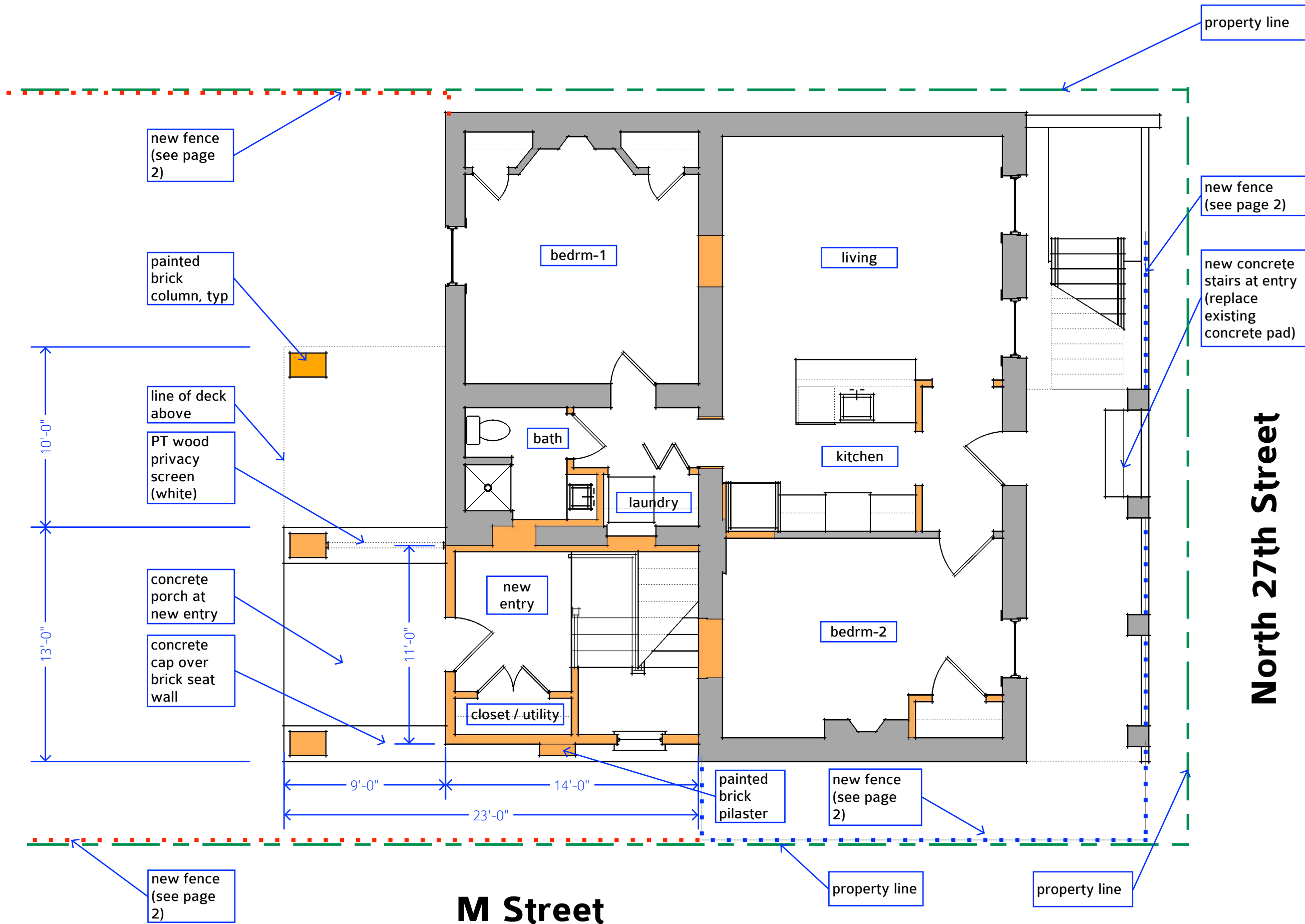
owner: **Jeff and Susan Breedren**
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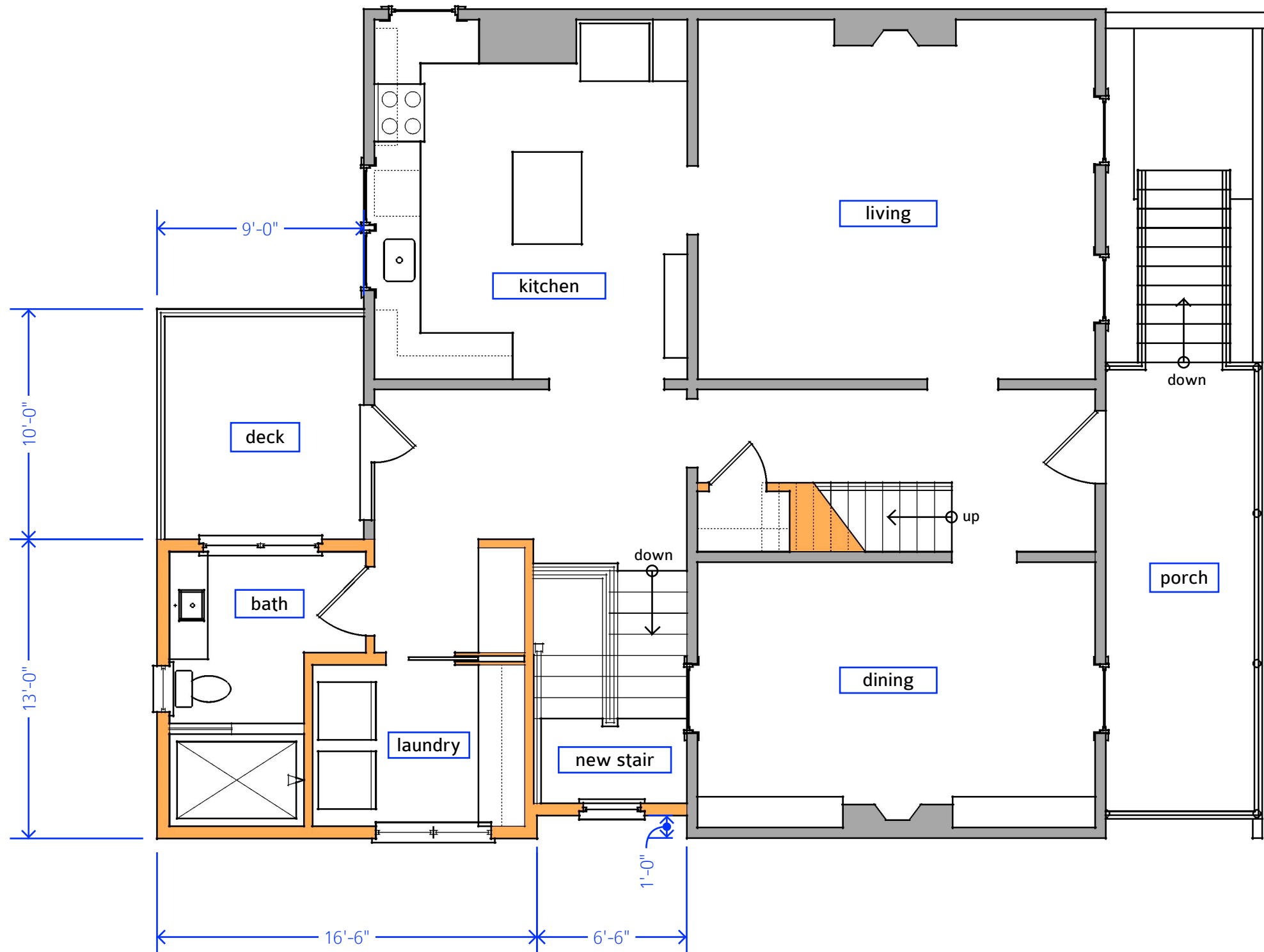
ground floor
plan

3/16" = 1'

date: **9.30.16** issue:
review



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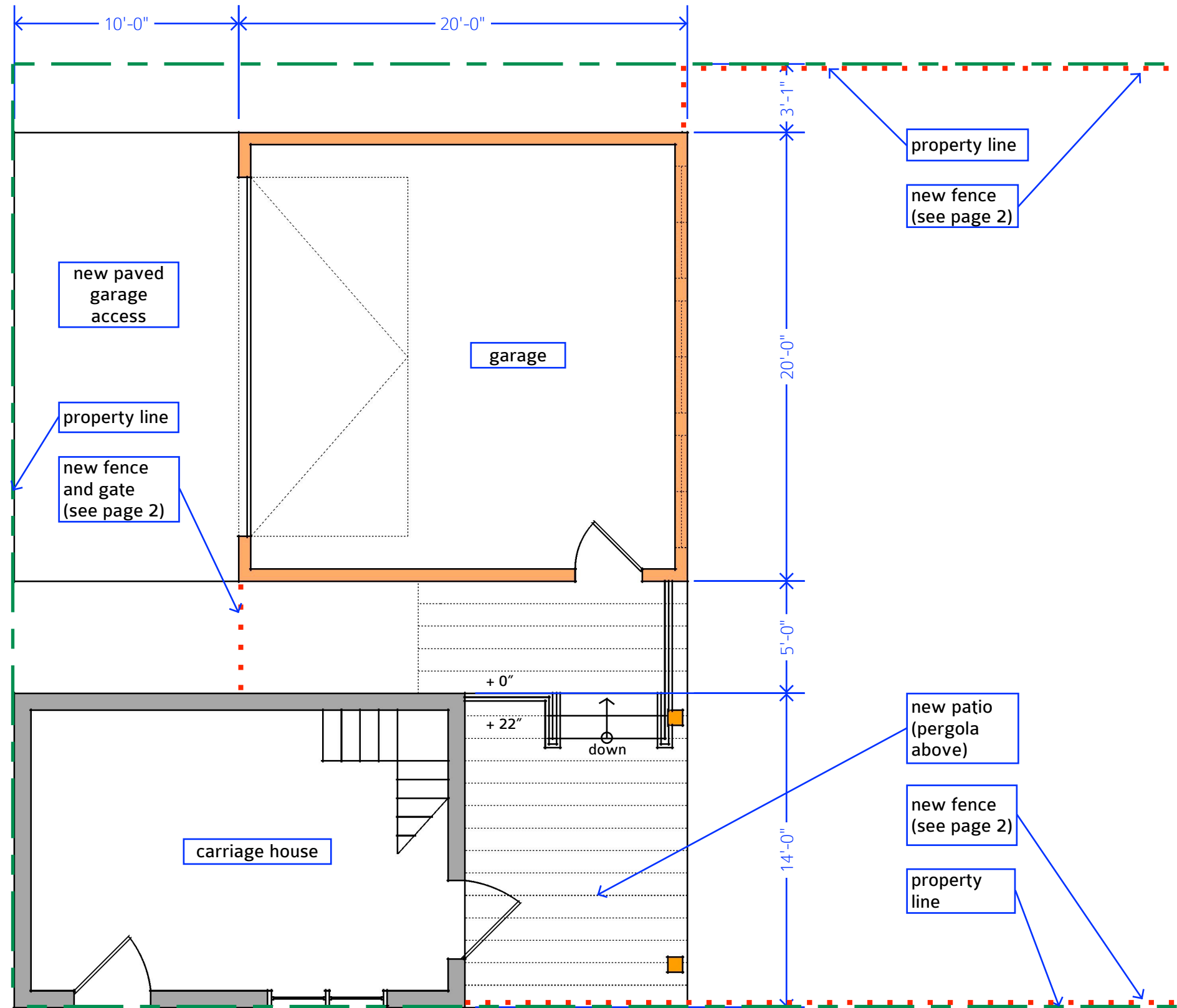
first floor plan

3/16" = 1'

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Alley



M Street



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garage plan

3/16" = 1'

date: 9.30.16 issue: review



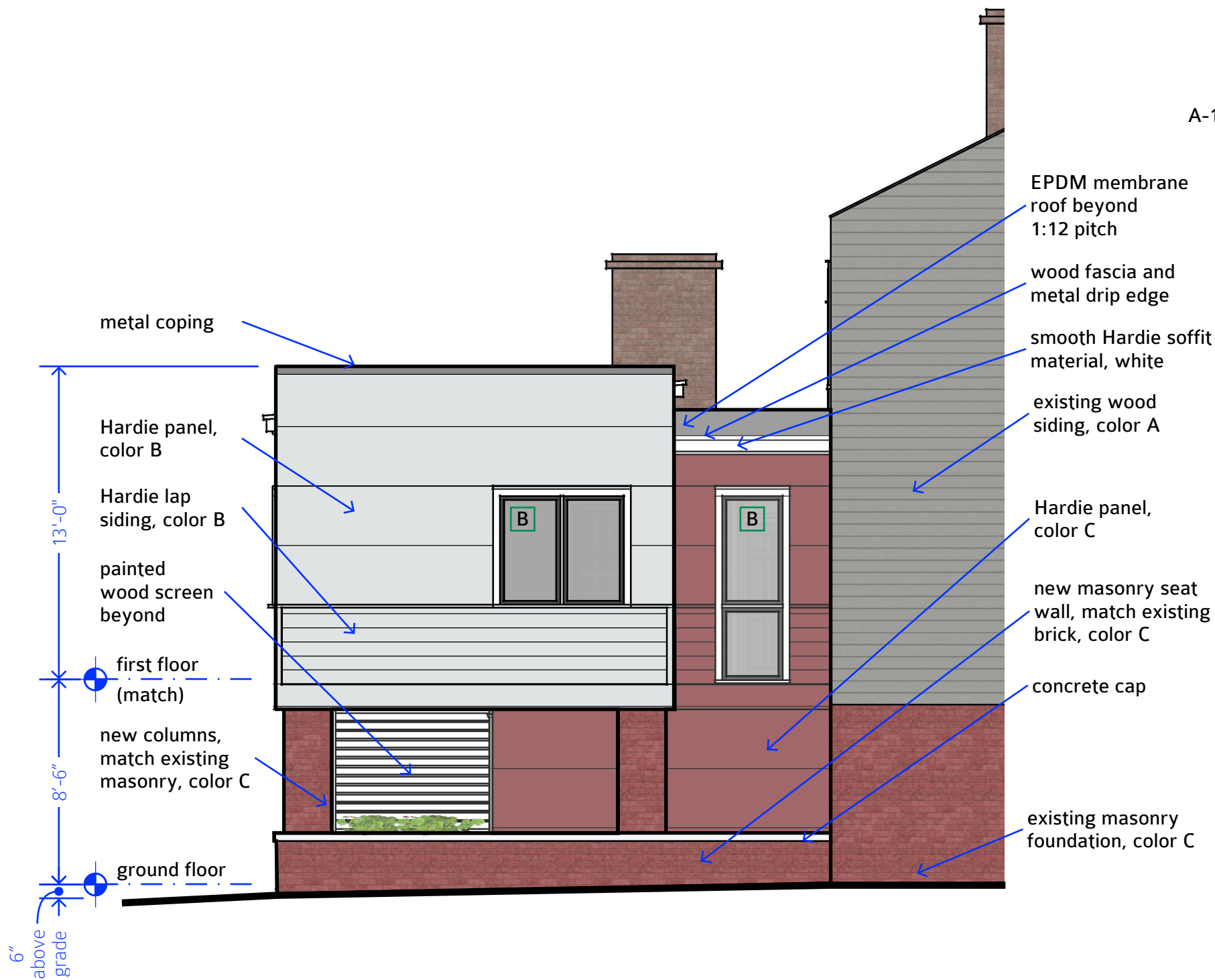
owner:
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700 N 27th St Richmond, VA

project:
addition and renovation

elevation

3/16" = 1'-0"

date: 9.30.16 issue: review



A

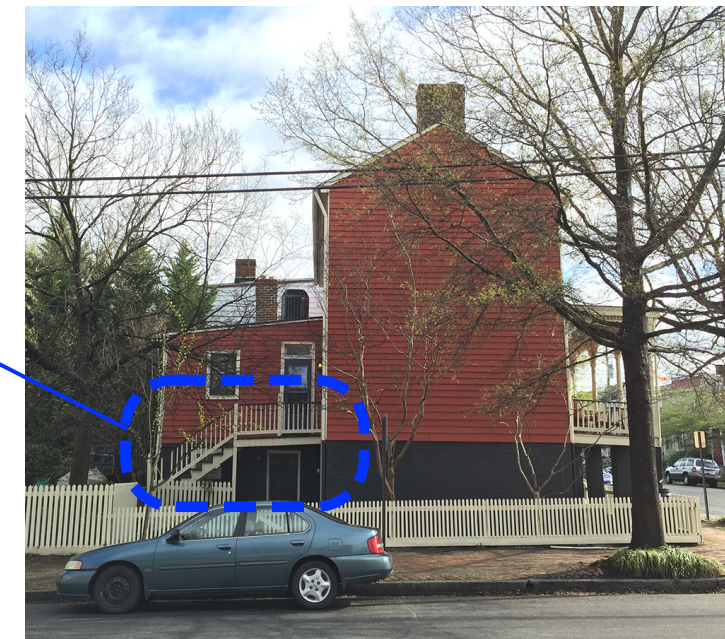


Photo A illustrates existing M Street elevation

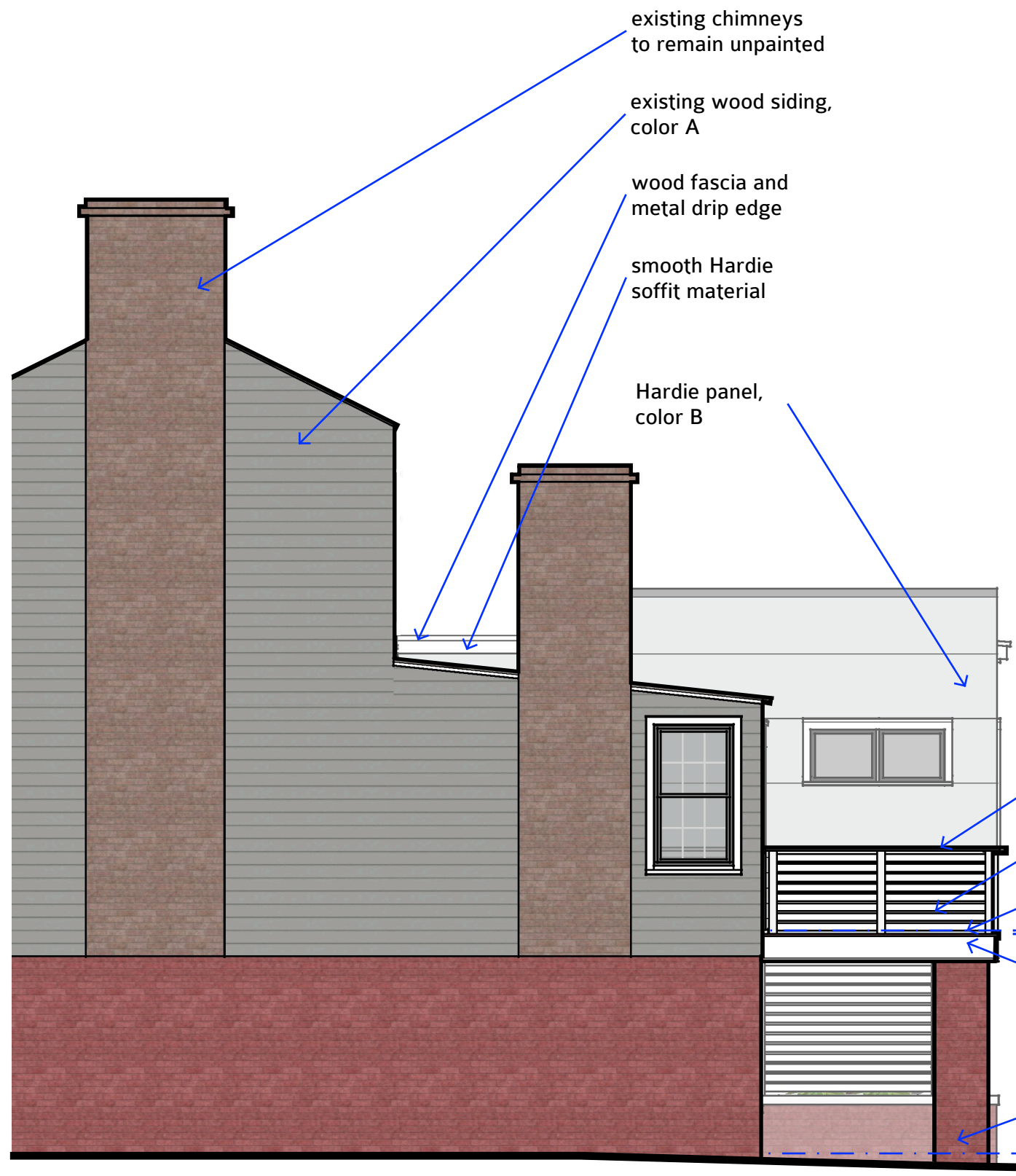
Rear yard porch and stair (A-1) to be removed. All other existing structure to remain, and repainted using new color scheme indicated on page 7.

B



Photo B illustrates typical new addition window.

Jeld-Wen Siteline aluminum clad wood casement windows in black. All window and door trim to be painted white wood.



Color A: Classic French Gray
SW #0077

Color B: Colonial Revival Gray
SW #2832

Color C: Cajun Red
SW #0008

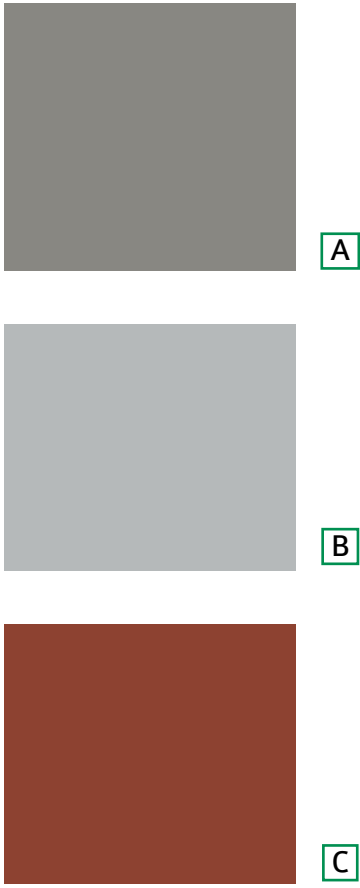
Color A to be used on existing house siding.

Color B to be used on addition and new garage siding.

Color C to be used on existing house ground level masonry, existing carriage house, new addition masonry and new addition siding (see pages 6-9.)

All trim to be painted white.

All doors to be painted black.



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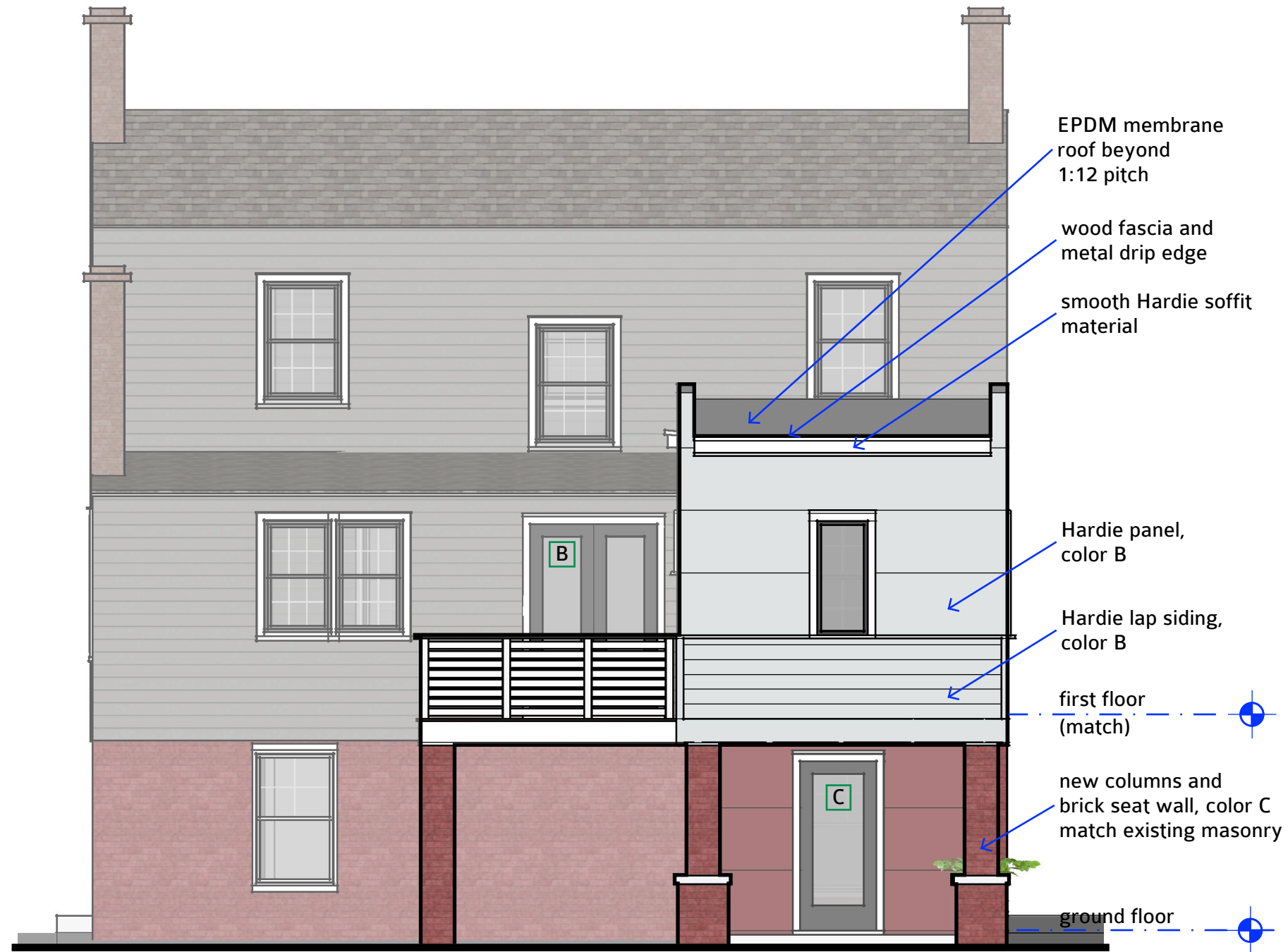
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addition
elevation

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A



Photo A illustrates existing rear elevation.

B

Photo B illustrates new patio door at deck. Door C to be same style, single door.

Jeld-Wen Siteline aluminum clad wood door in black. Standard screen, clear low-E glass. All window and door trim to be painted white wood.



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Photo A illustrates existing carriage house elevation (M St. sidewalk view)

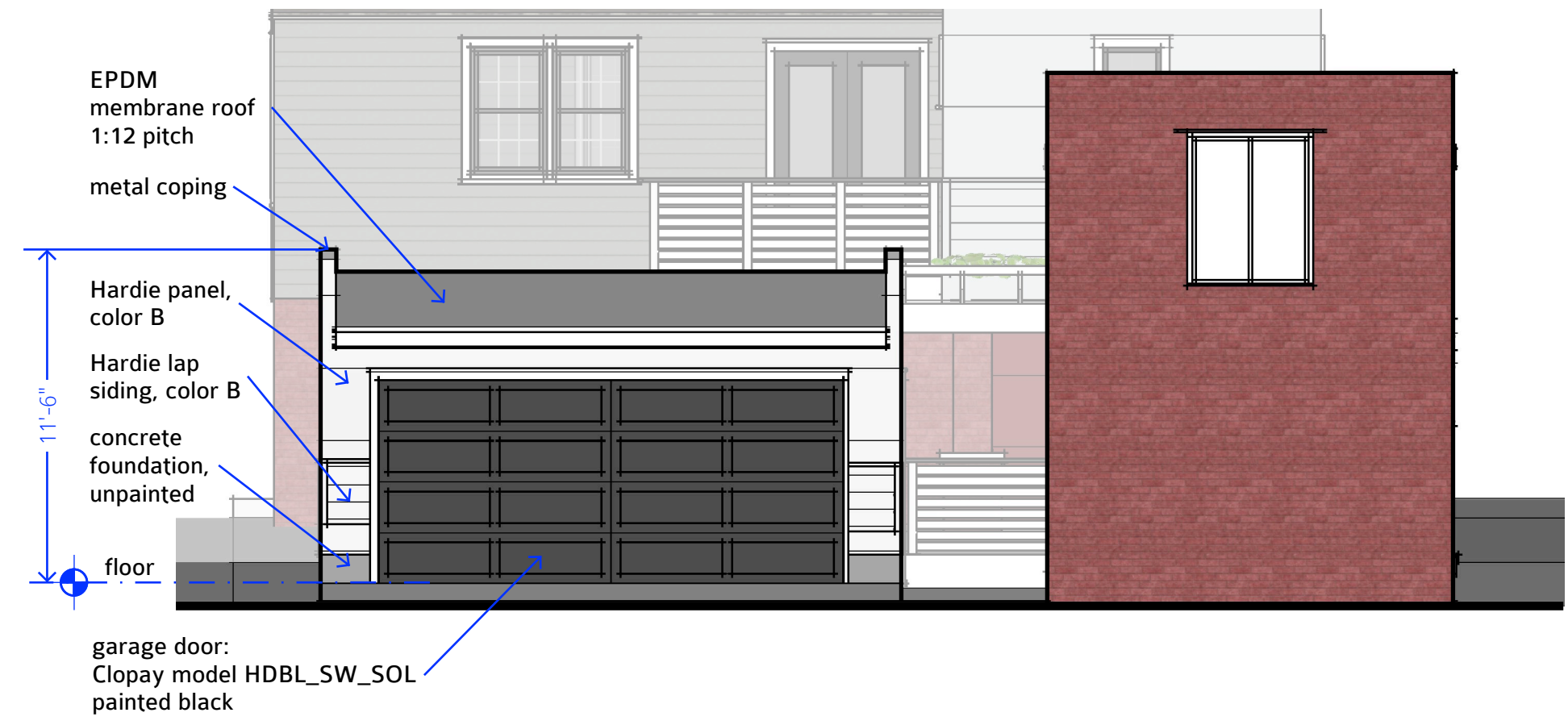


Photo B illustrates existing carriage house elevation (M St. alley view)

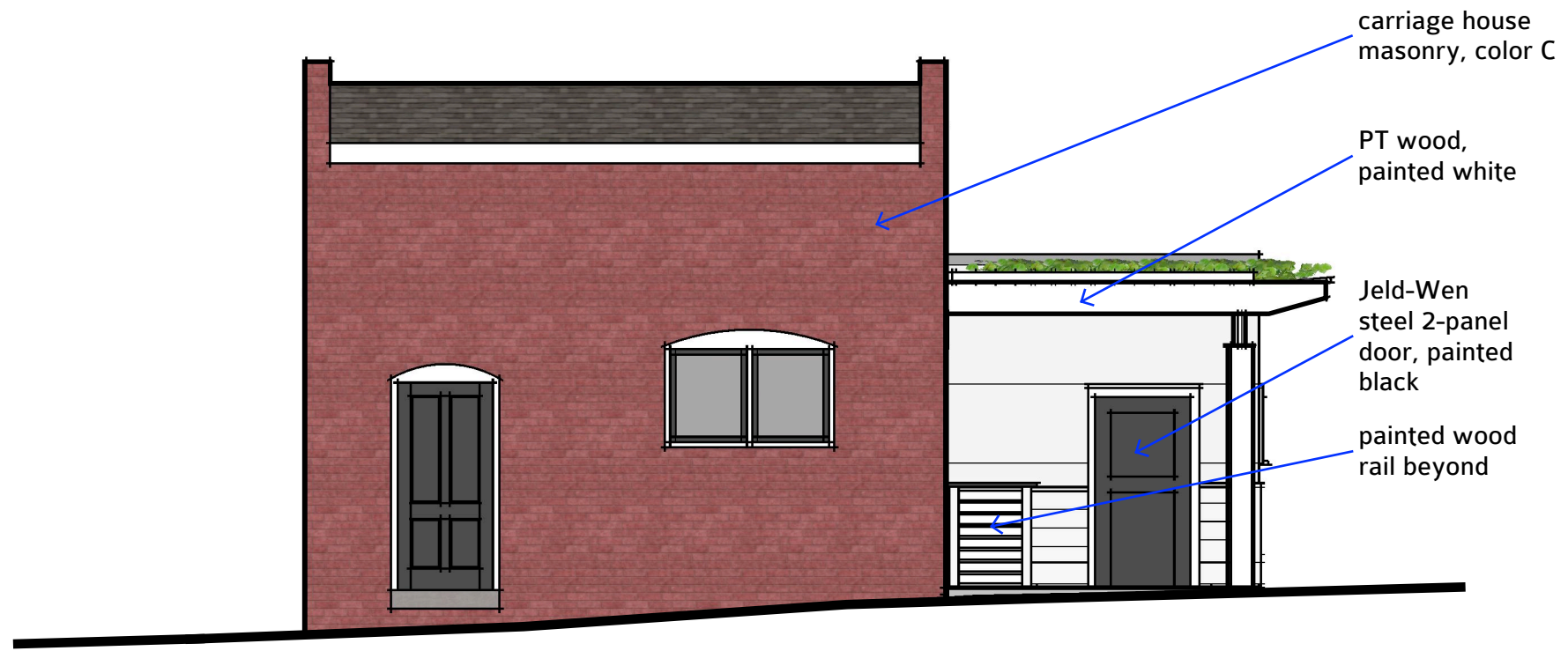
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addition
elevation

3/16" = 1'-0"

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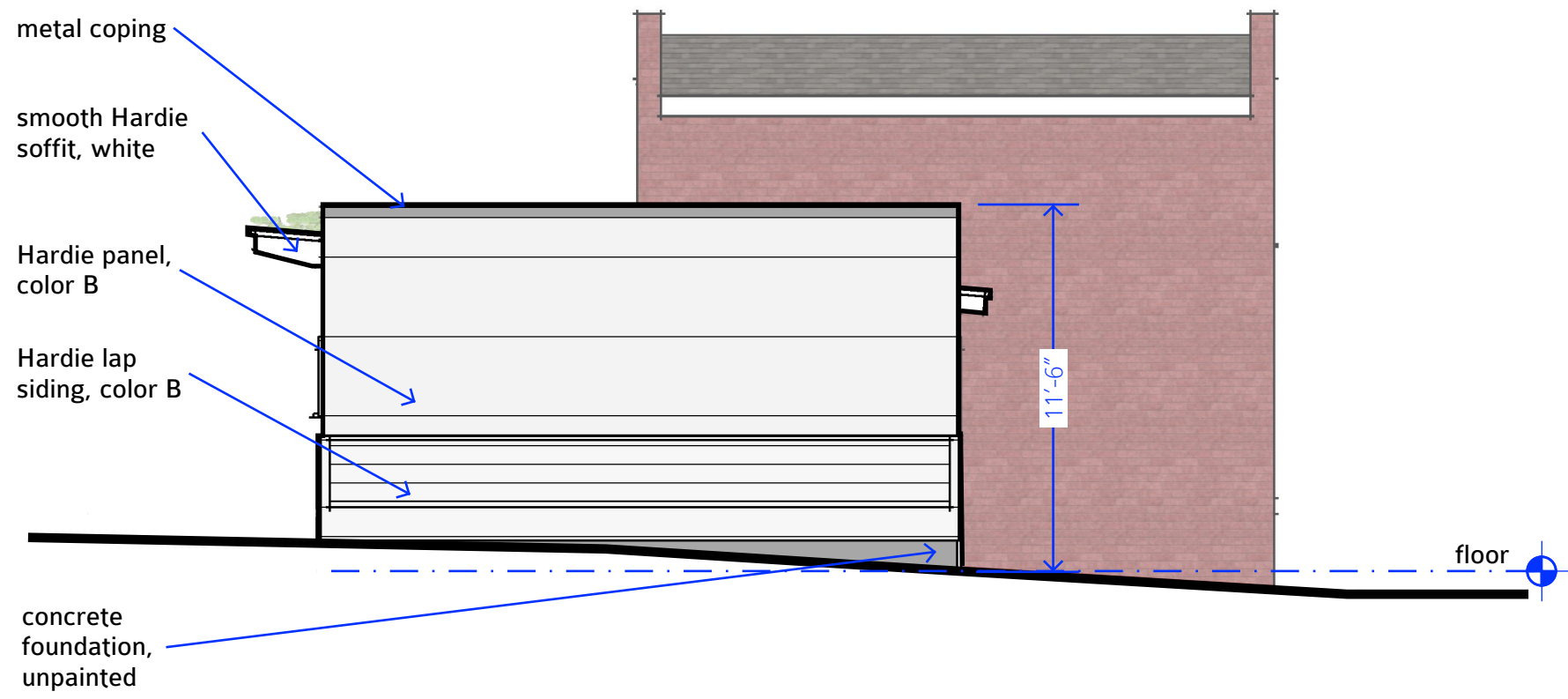
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addition elevation

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