



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 511 N. 29th Street Richmond, VA 23223
Historic district Church Hill Historic District

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

APPLICANT INFORMATION Check if Billing Contact

Name Vanessa Lackowitz Phone 917-773-2984
Company Real Deal LLC Email INFO@LETSREALDEAL.COM
Mailing Address 2621 Seminary Ave, Richmond, VA 23220
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above) Check if Billing Contact

Name _____ Company _____
Mailing Address _____ Phone _____
_____ Email _____

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)
We propose adding a two level addition approximately 672 sqft, to the rear of the house. The lower level addition will contain a bedroom, the upper level addition will contain a master bathroom and a master closet. We also plan to repair any damage to current structure and the previously built addition in rear of house. We also propose replacing front entry door that is damaged with new french door that will not disrupt the original structure of the property, please see drawings for details.
Lastly, we propose adding a lower level bathroom in the existing home, to be constructed according to the attached drawings.
Respectfully,
Vanessa Lackowitz, Real Deal LLC.

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 payment of the application fee. 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 Vanessa Lackowitz Date 06/14/2021



CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

In advance of the application deadline please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. The Commission of Architectural Review website has additional project guidance and required checklists:

www.rva.gov/planning-development-review/commission-architectural-review

Staff Contact: 804.646.6335 Carey.Jones@Richmondgov.com

SUBMISSION INSTRUCTIONS

Certain exterior work can be administratively approved by Staff. Please contact staff for a preliminary determination of the level of review required prior to submitting an application.

Submit the following items to the Division of Planning and Preservation, 900 E. Broad Street, Rm. 510:

- One (1) signed and completed application – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist, collated and stapled. All plans and elevations must be printed **11x17** and all text easily legible.
- One digital copy of the application and supporting documentation, submitted via email or OneDrive.
- Application fee, as required, will be invoiced. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- **A complete application** includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice if required.

MEETING SCHEDULE AND APPLICATION DUE DATES

- The CAR meets on the fourth Tuesday of each month, except in December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit: www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- **Exception:** Revisions to applications that have been deferred or conceptually reviewed at a Commission meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.



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: _____

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input 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 checked="" type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input 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 type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

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 checked="" 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 type="checkbox"/> current roof plan | <input type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> proposed roof plan | <input type="checkbox"/> perspective and/or line of sight |
| <input type="checkbox"/> legal "plat of survey" | | |

The Department of Planning and Review
Secretary, Commission of Architectural Review
900 East Broad Street
Room 510
Richmond, VA 23219

Applicant's Report

Subject Property

511 N. 29th Street, Richmond, VA. 23223

1. Property Description

The subject property is in the Church Hill North Historic District on N. 29th Street between Leigh Street and Clay Street. It is flanked by residential single-family homes on both the north and south side of the property, and an alley at the East rear of the property. The property is a vacant single-family home and will be rehabilitated within the guidelines provided by CAR.

2. Concept of Proposed Addition and Rehab

While adhering to the Commission's Standards for New Construction, we are proposing to build a two-story addition approximately 672 square feet in size to go at the rear of the property. The exterior details of the addition will meet the standards provided by the Historic District but will differentiate itself from the original structure as clearly modern. The current siding will remain the same on the entire existing home. Smooth hardiplank siding will be used on the exterior of the addition. Multiple windows will be placed throughout addition, see material list for windows sizes and drawings for concept review.

The conditioned and insulated addition will contain a lower-level bedroom. The upper level will contain a master bathroom and a master closet. The addition will not be visible from front of property only, rear only.

We also propose adding a bathroom to the lower level of the existing home and a new front entry door in the historic style of our neighborhood. Please see drawing provided and concept pictures for details.

Conclusion

We have taken into consideration historic detail, esthetics, and the Commission's Standards. The applicant looks forward to the positive impact this homeownership opportunity will have on the Church Hill community and the City of Richmond as a whole.

Respectfully submitted,

Vanessa Lackowitz, REAL DEAL LLC.

Site Plan:
Existing and
Proposed



Brick Walk

Two Story Addition

HVAC

Trash

Alley

N 29th St

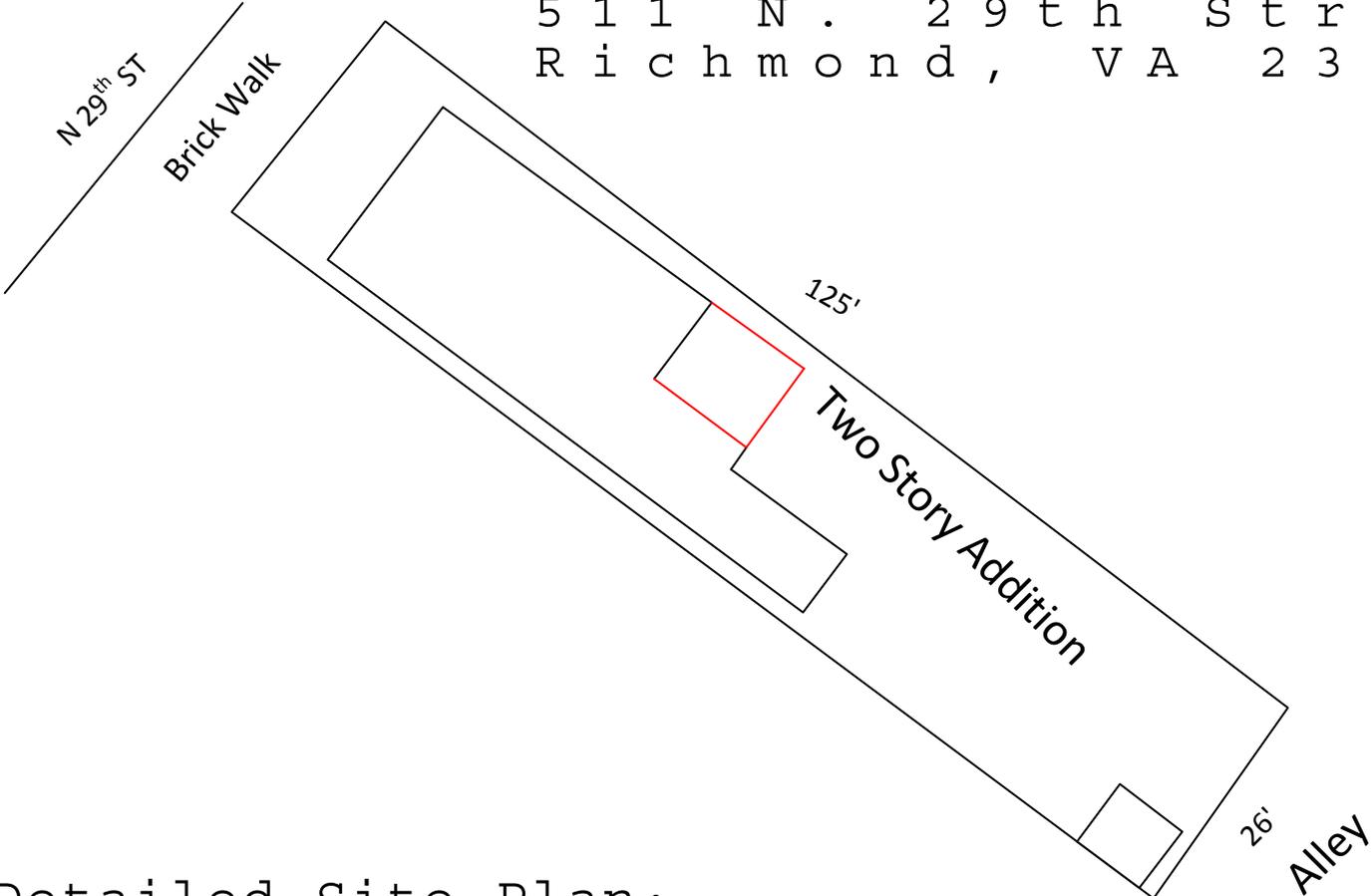
E Leigh St

N 30th St

E Clay St

5 1 1 N . 2 9 t h S t .
R i c h m o n d ,
V A 2 3 2 2 3

5 1 1 N . 2 9 t h S t r e e t
R i c h m o n d , V A 2 3 2 2 3



Detailed Site Plan:
Existing and Proposed

511 N. 29th St. Richmond, VA
Church Hill North Historic District
(All photos taken 5/2021)

Existing Front Facade



511 N. 29th St. Richmond, VA
Church Hill North Historic District
(All photos taken 5/2021)

Existing Rear Facade



Western Façade within residential block

511 N. 29th St. Richmond, VA
Church Hill North Historic District
(All photos taken 5/2021)



Right: Location of two-story addition

Left: Northern elevation

511 N. 29th St. Richmond, VA
Church Hill North Historic District
(All photos taken 5/2021)



511 N. 29th St. Richmond, VA
Church Hill North Historic District
(All photos taken 5/2021)

Existing Addition at rear of house. Second level of addition to be constructed atop structure.



511 N. 29th St. Richmond, VA
Church Hill North Historic District
(All photos taken 5/2021)

Concept Photos Front and Rear



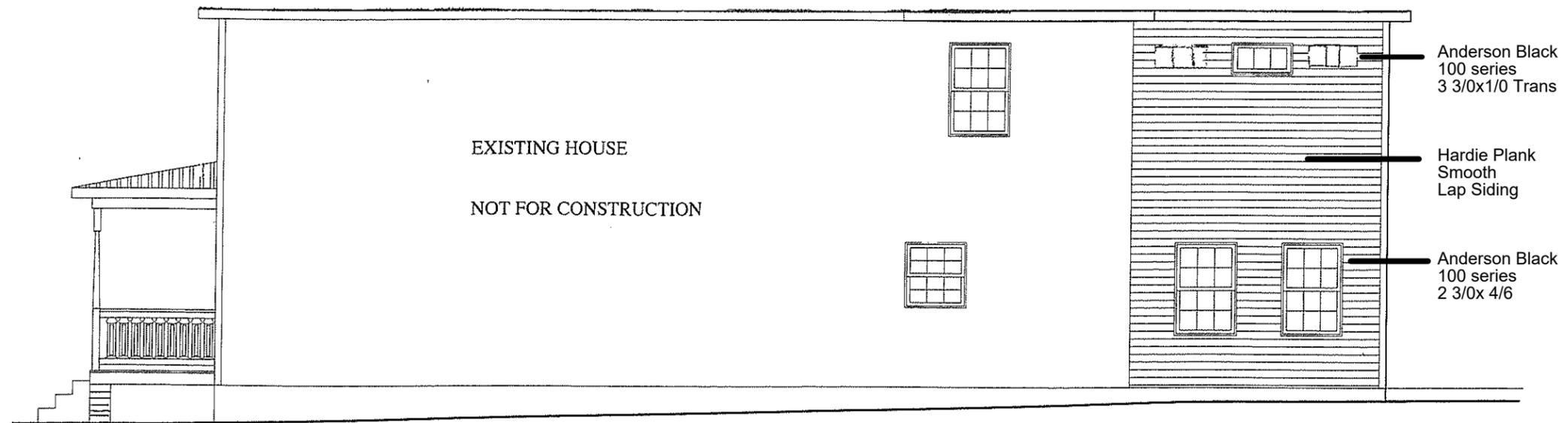
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S i d e E l e v a t i o n s

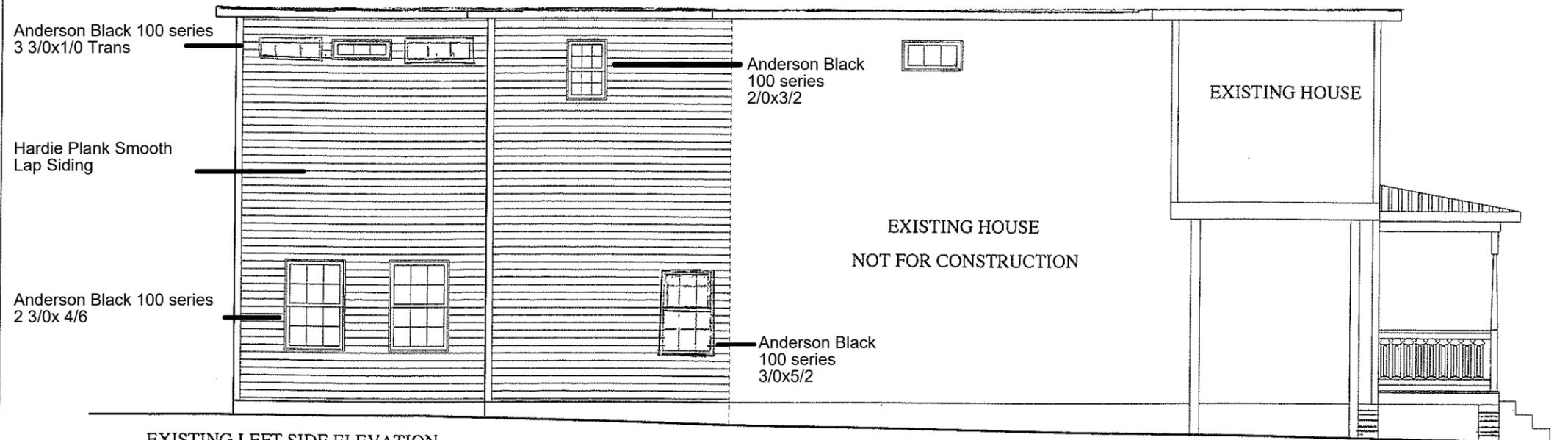
E x i s t i n g

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P r o p o s e d



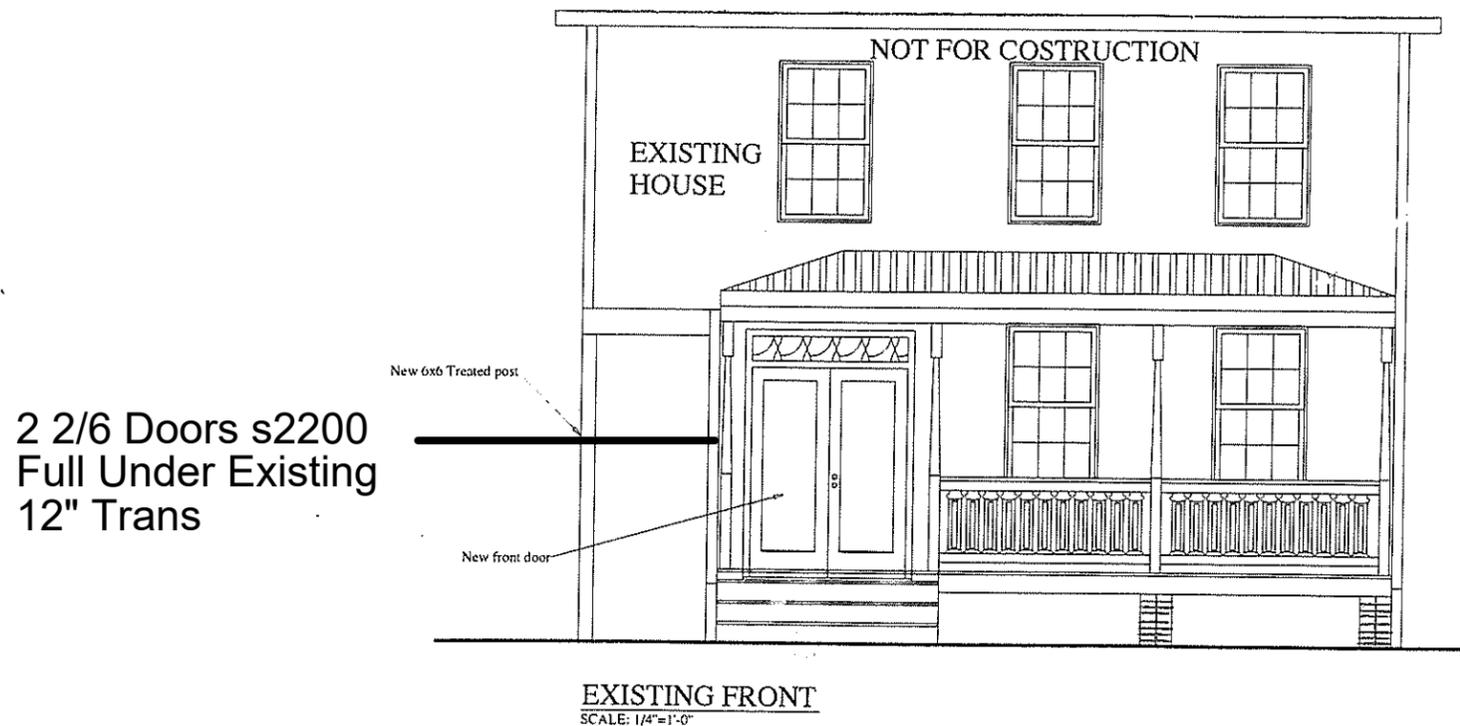
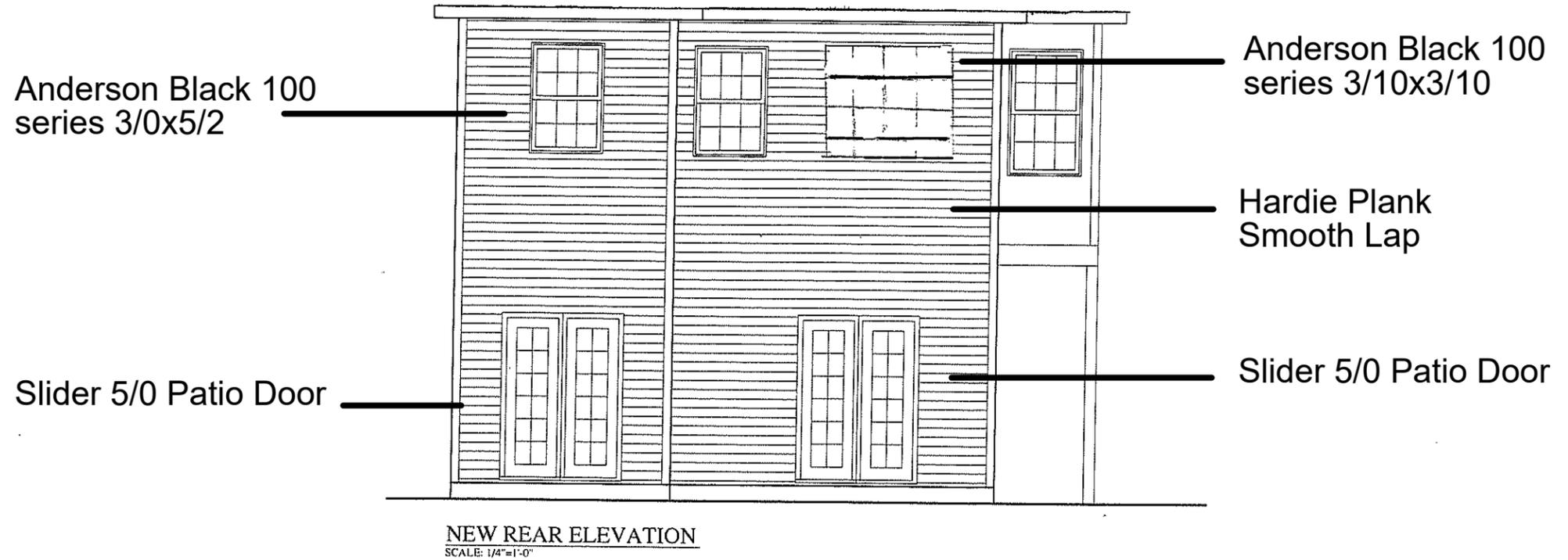
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

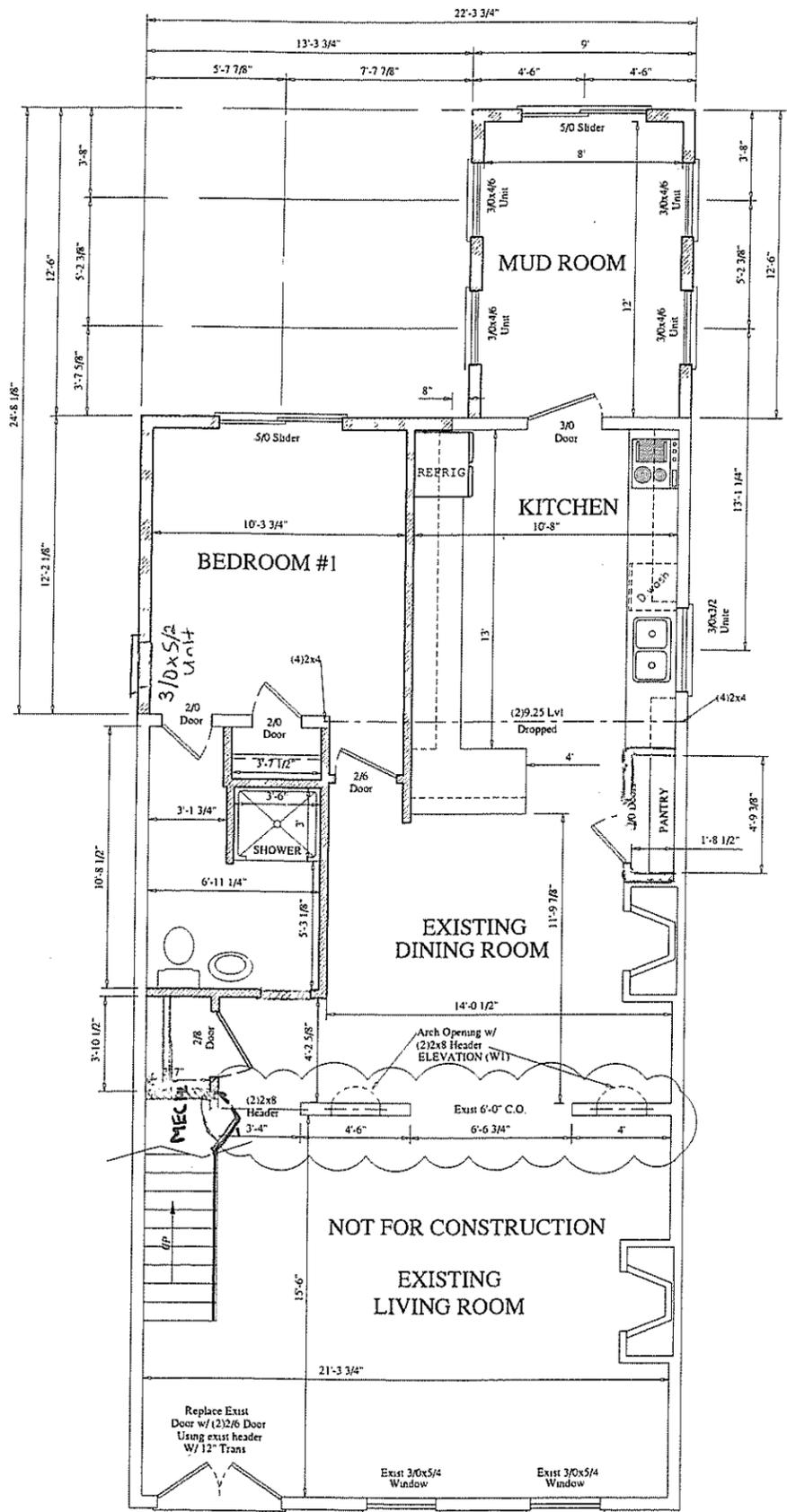
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Front and Rear Elevations
Existing and Proposed

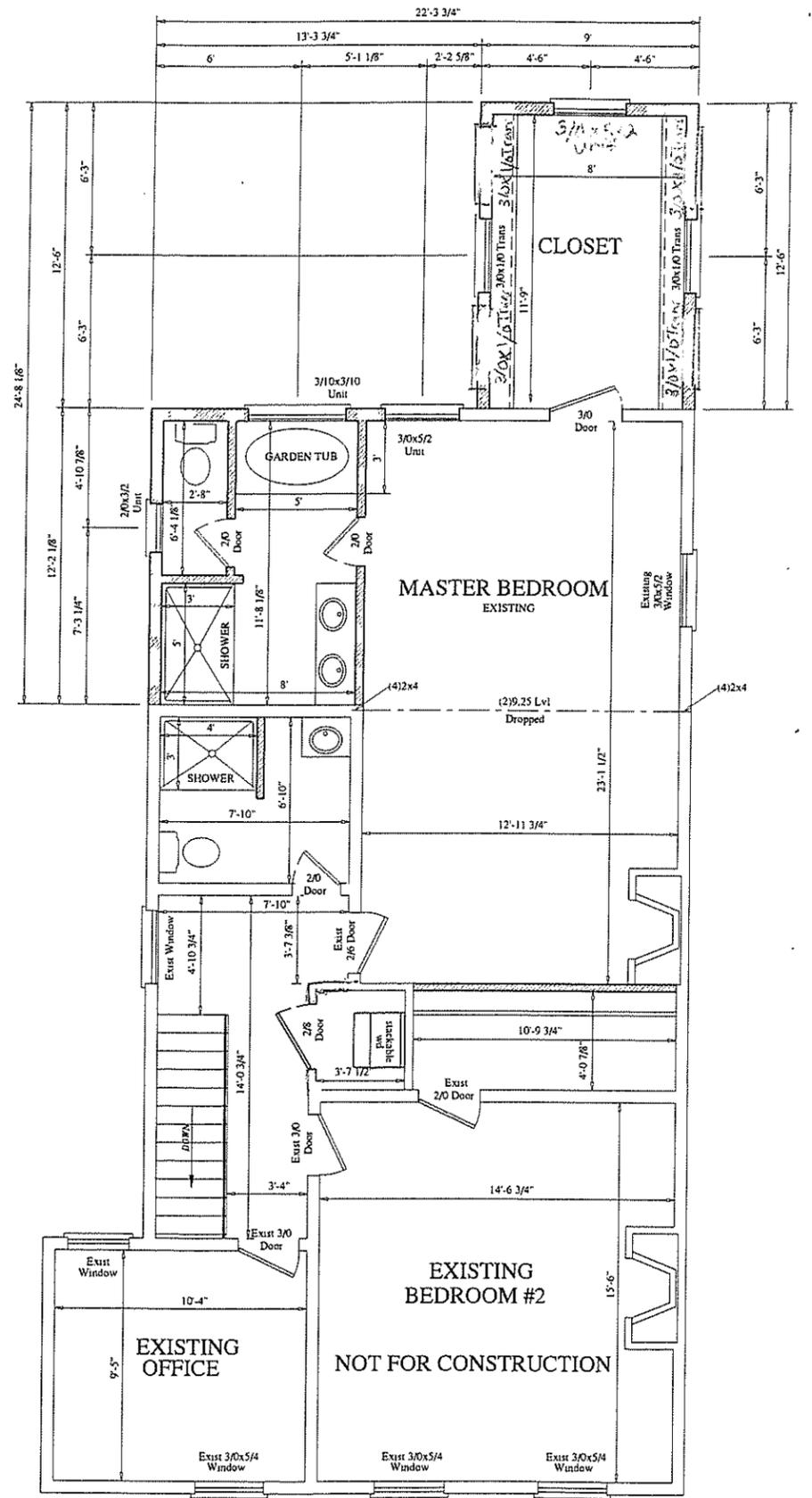


5 1 1 N
 2 9 t h .
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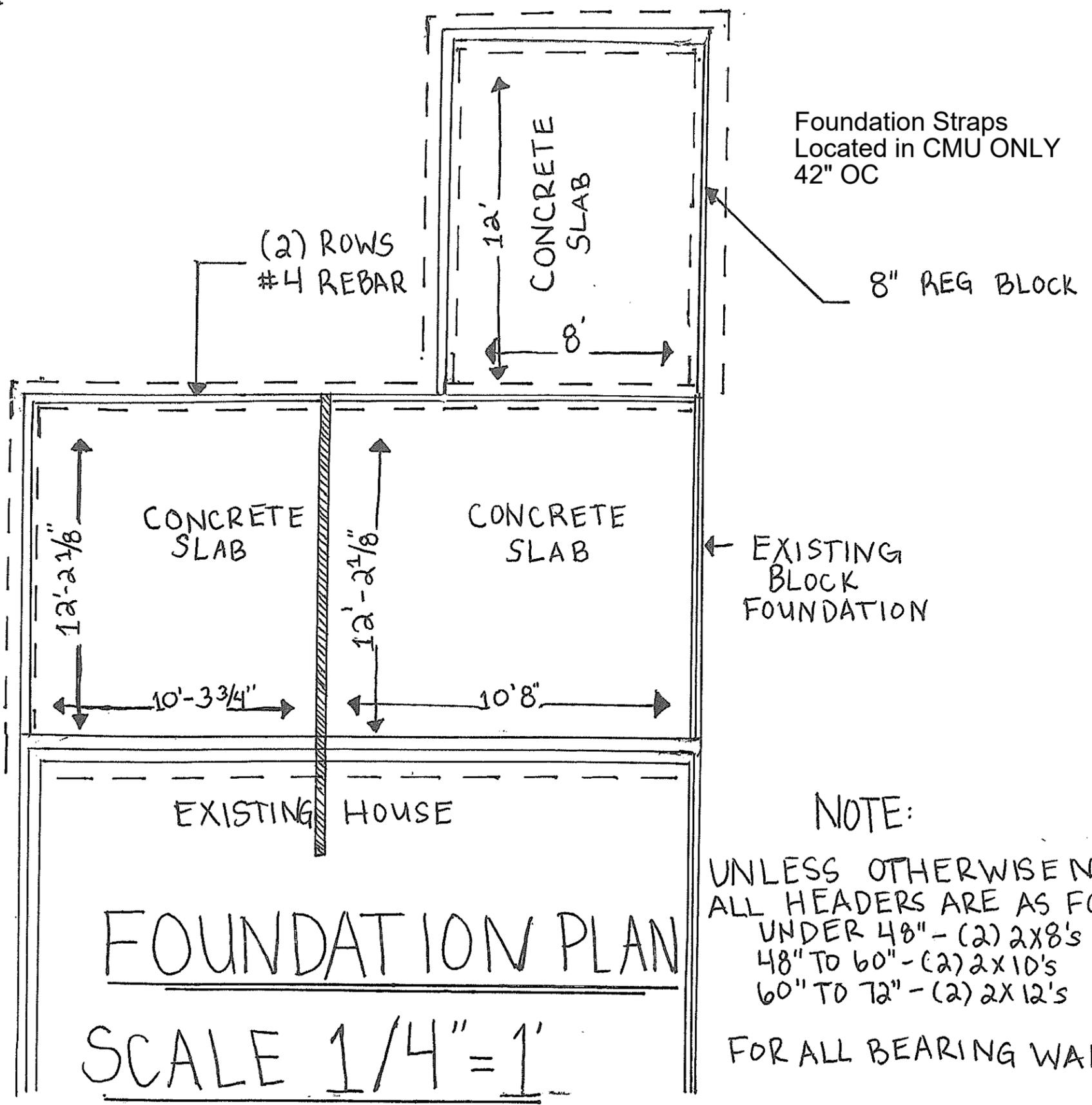


NEW FIRST FLOOR
 SCALE: 1/4"=1'-0"



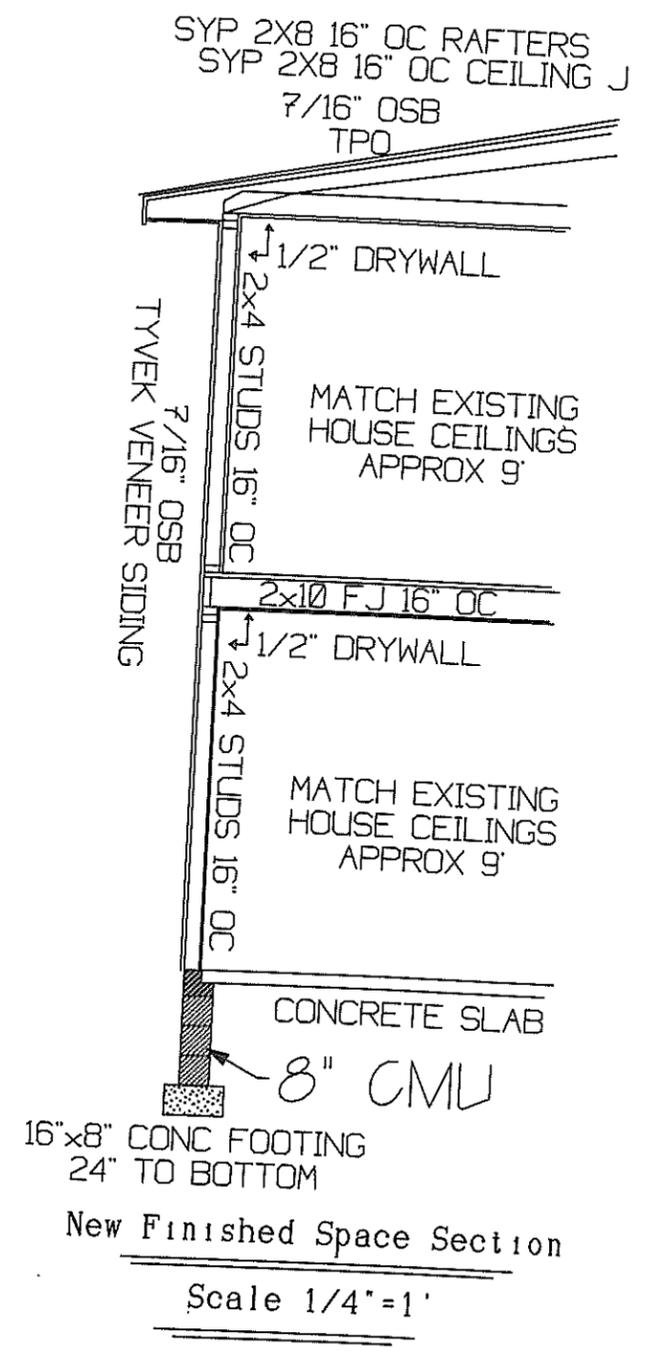
NEW SECOND FLOOR
 SCALE: 1/4"=1'-0"

PLANS FOR 511 N. 29th St. RICHMOND VA



FOUNDATION PLAN
SCALE 1/4" = 1'

NOTE:
UNLESS OTHERWISE NOTED
ALL HEADERS ARE AS FOLLOWS
UNDER 48" - (2) 2x8's
48" TO 60" - (2) 2x10's
60" TO 72" - (2) 2x12's
FOR ALL BEARING WALLS



SECTION VIEW ADDITION

Category	Item	Selection
Exterior	Foundation	Poured Cement
	Siding Material	Hardie Plank Smooth Lap- Iron Gray
	Trim (Corners)	SW 6258- TriCorn Black (or similar)
	Trim (Casings)	SW 6258- TriCorn Black (or similar)
	Trim (Cornice)	SW 6258- TriCorn Black (or similar)
	Columns	SW 6258- TriCorn Black (or similar)
	Roofing- Addition	TPO
	Roofing- Porch	SW 6478-Watery (or similar) Anderson Black 100 Series 3- 3/0x5/2 4- 3/0x4/6 6- 3/0x1/0 1- 3/10x3/10
	Windows	1- 2/0x3/2
	Front Door	(2) 2/6 Doors s2200 3/4 lite with transom, clear no mullions (or similar)
	Rear Door	72 in. x 96 in. Anderson full lite Sliding Patio Door w/White Interior (or similar)
	Patio Door	72 in. X 80 in Anderson Patio (or similar) SW 6258- TriCorn Black (or similar)
	Porch Floor	Tongue and Groove- Gray Composite

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