



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 808 N. 21st St Richmond, VA 23223

Historic district Union Hill

Date/time rec'd: 12/20/17 3:55

Rec'd by: M. Pitts

Application #: COA-028036-2017

Hearing date: 1/23/18

APPLICANT INFORMATION

Name Daniil Kleyman

Phone 804-991-4111

Company Evolve Development, Inc

Email dvk5f@yahoo.com

Mailing Address 3420 Pump Rd Suite 169
Richmond, VA 23233

Applicant Type: ☒ Owner ☐ Agent

☐ Lessee ☐ Architect ☐ Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name same

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)

See attached description please

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. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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

Daniil V. Kleyman

Date

12/18/17

Daniil Kleyman
Evolve Development, Inc
3420 Pump Rd Suite 169
Richmond, VA 23233

December 18, 2017

To whom it may concern,

This project has already undergone extensive review and multiple CAR meetings, with an approval in the spring of 2017. This new application only seeks one modification to previously approved plans: change the sides and rear elevations back to hardie plank.

Background: our original proposed plans called for hardie plank siding on all 4 elevations. It is very rare for a project this small, in this location, to be built with anything other than hardie. During the project review at the CAR meeting, multiple members felt that a brick front was in order given that the majority of the block is also built with masonry.

Given that requirement of having a brick front, I volunteered at that point to just do the entire building in brick. My expectation was that brick would price out somewhere around 2x or 2.5x the cost of hardie (materials and labor).

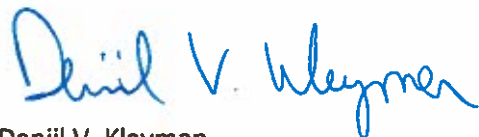
Unfortunately what I am finding out as we get close to breaking ground is that brick will cost anywhere between 3x to 4.5x the cost of hardie. This flat out makes this project unfeasible. Brick is simply too costly to be used, especially in this location where rents will absolutely, 100% not justify or support the added cost of construction.

So it is my proposal now to go back to a brick front, which was the suggestion and consensus of the CAR committee at the last meeting. The brick will wrap around roughly 2 feet and then transition to smooth, 8.25" (7" reveal) hardie siding.

A color will be chosen later from the color palentte and sent for admin approval to staff.

The end result will be going back to what the CAR wanted in the first place, a brick front to match the rest of the block, while allowing this project to actually be built and the investment to actually happen on a block that can really benefit from it.

Thank you very much for your time,



Daniil V. Kleyman

ELEVATION KEYNOTES

- 1

WOOD FRAMED WALLS WITH BRICK EXTERIOR FINISH
- 2

WOOD FRAMED WALLS WITH CEMENTITIOUS FIBER CEMENT LAPPED SIDING (PARADE, CERTAINTED OR EXTERIOR WOOD WITH A SMOOTH FINISH - 7" EXPOSURE)
- 3

30" STEEPEN OVERHANG WITH MEMBRANE ROOF SLOPE 1/4" / FT. TO GUTTER
- 4

FRAMED IN EXTERIOR GRADE WOOD WITH A ROT RESISTANT DECKING AND RAIL CAPS
- 5

WANDONGS - JEFFERSON ARMY 2000 SERIES - DBL. HUNG SEE AT FOR SIZES AND EGRESS OPENINGS
- 6

FULL LITE DOORS WITH TRANSOMS
- 7

SOLID FIBERGLASS 4-PANEL DOOR W/ TRANSOM
- 8

PAINTED ALUMINUM GUTTER & DOWNSPOUT

9

CEMENTITIOUS FIBER CEMENT TRIM (PARADE, CERTAINTED OR BOPAL TRIM) WITH A SMOOTH FINISH

10

METAL ROOF

11

MEMBRANE ROOF - SLOPED 1/4" / FT. MIN

12

CORNICE, DENTILS - GRPC OR EQUAL, ROT RESISTANT M10 N 21ST STREET

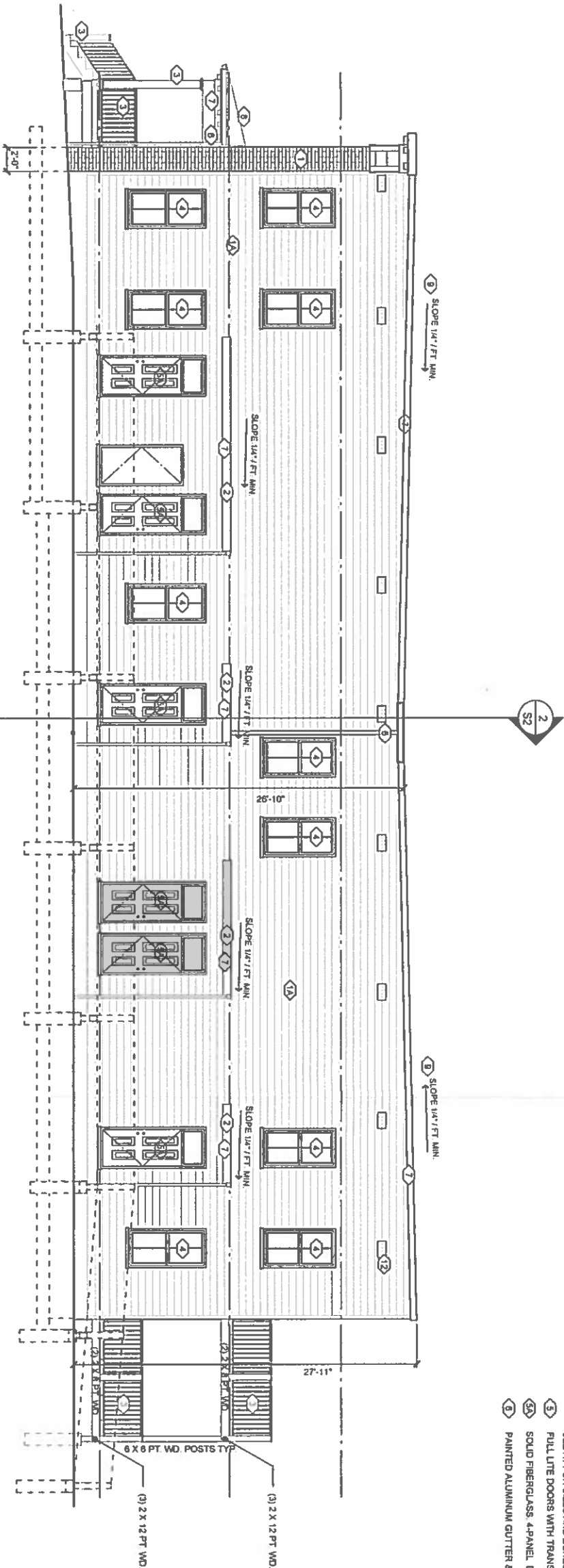
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CONDENSER SCREENS - 5 1/2" W X 5 7/8" TALL WOODEN DOG EARED PICKET FENCING

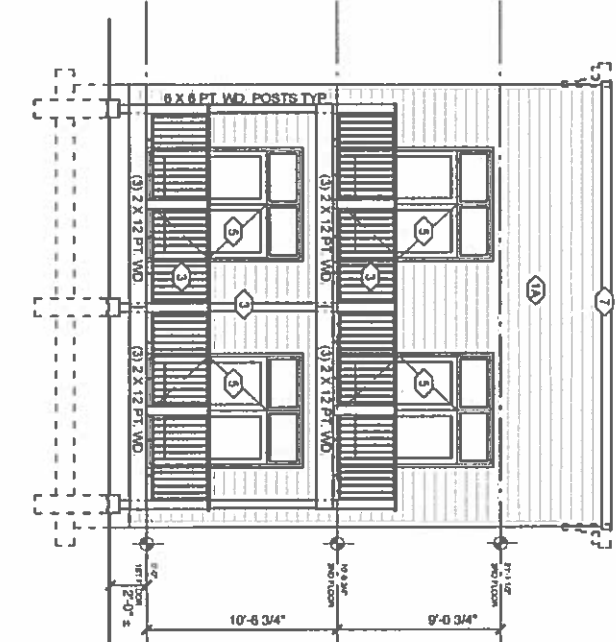
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8" X 16" ALUMINUM ATTIC VENTS TYP

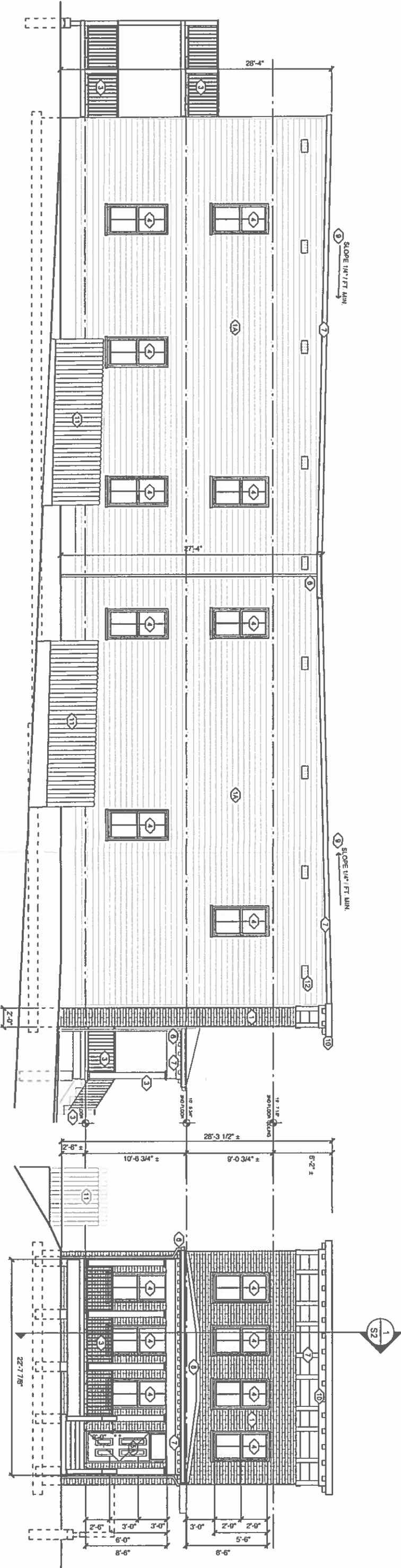
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GENERAL NOTES:
PAINT FINISH TO BE AN EARTHTONED PALETTE PER THE DUKON EXTERIOR PRESERVATION PALETTE.
RAILINGS TO BE THE ROT RESISTANT EVOLUTIONS RAIL - CONTEMPORARY AS MANUFACTURED BY TIMBERTECH

4 NORTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION (REAR)
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

1 EAST ELEVATION (FRONT)
3/16" = 1'-0"