



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward
Secretary of Natural Resources

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May 13th, 2016

Moses Foster
Cary Center Partners LLC
5 West Cary Street
Richmond, VA – 23220

Re: H.D. Nuckols House– Richmond
Part 2 Response
DHR # 2016-057

Mr. Foster –

Thank you for submitting the State and Federal Rehabilitation Tax Credit Application, Part 2, “Description of Rehabilitation,” for the property located at 7 West Cary 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.

Pocket Doors – If they no longer physically exist, please submit photographs documenting the physical evidence that substantiates that pocket doors were present in the first floor where they are proposed to be replaced. This information can be submitted with the Part 3 photographs.

Replacement of Missing Trim – Where historic trim is missing on historic walls, doors, or windows, new trim that matches the historic trim found in that room/structure should be used so as to comply with the requirements of *Standard #6*:

#6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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New Trim for New Walls – New walls or new openings should have trim that is contemporary –so, able to be differentiated from the historic features – and also compatible with the overall historic character of the structure. Often this can be accomplished by using trim that is of a similar size to the historic trim, but simplified in profile.

Flooring Treatment – Removing and replacing the existing tile with new ceramic tile or stone is not appropriate, and should not be undertaken in most spaces. In order to comply with the requirements of *Standard #6*, seen above, the historic wood flooring should be repaired, or if missing/too badly deteriorated, replaced in-kind. The only areas where new tile may be installed is in bathrooms and utility rooms. Should other areas of alternative flooring be desired, please submit an Amendment containing a floorplan showing the areas of proposed flooring treatment.

Retention of Historic Character – It appears that all of the historic door openings, trim, and transoms will be retained in this rehabilitation. Considering the significant losses to historic integrity in prior renovations, it is important to retain these remaining architectural features. Please also retain the fireplace and mantle that will be in the new, first-floor women’s restroom – new bathroom fixtures should not impact this historic feature.

Exposed Conduit – Exposed electrical conduit may only be installed in the basement.

Reflected Ceiling Plan – Please submit a reflected ceiling plan showing the placement of the proposed soffits at the rear of the second floor as an Amendment for review and approval.

New Addition Materials – The proposed metal, mesh railing and bronze, metal shingles cladding the new addition are very industrial in character, and so are not appropriate for a structure of this style or period. Please revise the materials to better comply with the residential character of this early 1900s structure. For example, a cement board/shingle product could be used to clad the new addition, and simple, vertical picket railing could be used on the stair and deck. The revisions to design should be submitted as an Amendment for review and approval.

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 at 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: Scott O. Corwin

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