



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: 2515 E. CLAY STREET DATE: APRIL 29, 2016

OWNER'S NAME: TOM & NIAMH STREI REVOCABLE LIVING TRUST TEL NO.: 703.785.1231

AND ADDRESS: 10993 BACON RACE ROAD EMAIL: niastrei@gmail.com

CITY, STATE AND ZIP CODE: WOODBIDGE, VA 22192

ARCHITECT/CONTRACTOR'S NAME: DANA MOORE - STUDIO 404 TEL. NO.: 804.301.3149

AND ADDRESS: 404 BEECHWOOD DR. EMAIL: studio404@verizon.net

CITY, STATE AND ZIP CODE: RICHMOND, VA 23229

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.)

PLEASE REFER TO THE ATTACHED DESCRIPTION OF THE PROPOSED WORK AND THE ADDITIONAL PHOTOGRAPHS AND DRAWINGS INCLUDED FOR YOUR REFERENCE.

Signature of Owner or Authorized Agent: X Dana Moore

Name of Owner or Authorized Agent (please print legibly): Dana G. Moore

(Space below for staff use only) RECEIVED

Received by Commission Secretary MAY 02 2016 APPLICATION NO. _____
DATE _____ SCHEDULED FOR _____

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



Dana Moore | Architect
404 Beechwood Drive
Richmond, Virginia 23229
804 301 3149

DESCRIPTION OF PROPOSED WORK
for the Commission of Architectural Review

April 29, 2016

Strei Residence
2515 East Clay Street
Richmond, Virginia 23223

General

The proposed work to 2515 East Clay Street is to occur at a 1-story portion of the residence on the southeastern side of the property along a two-story portion of the residence that is narrower than the portion of the residence that fronts the street. Please refer to the 8 1/2" x 14" site plan for visual reference. The proposed work will be somewhat visible from East Clay Street. Because the house narrows, only the back half of the addition will be visible from this public right-of-way. From 26th Street, the house is visible, but the area for the current & proposed addition is minimally visible due to a neighbor's shed. Currently, seasonal vegetation screens the view from the alley of the narrow end of the current & proposed addition, but this portion of the residence will be visible during the winter months. Existing site photos are also included for reference.

Existing Conditions

The 1905 Sanborn Map indicates that this 1-story portion of the residence existed at that time and may have been a porch, but any resemblance to such has been lost over the years and no photographic evidence survives that shows its original function or features. The existing construction in this 1-story area is in very poor condition. Over the years, this area seems to have been modified and updated in various ways that have undermined the structure's soundness. The floor slopes in various directions in this area which indicates that the floor joists are unstable or deteriorated. Further investigation shows that there are numerous issues with the existing construction in this portion of the residence that may have led to this problem. Please refer to the Existing Conditions Photographs and commentary on the foundation wall, roof and windows.

Proposed Addition

Due to the poor condition of the existing construction in this area and due to the fact that the existing construction does not meet current code requirements for minimum ceiling height and minimum clearances for bathrooms, the Owner proposes to remove the existing construction at the 1-story portion of the residence and replace it with a slightly wider addition that will meet current code requirements.

In order to respect the proportions of the existing structure and its relatively low floor-to-floor height, a bearing height of 7'-6" is proposed for the new addition. This allows us to meet the code's habitable room height requirement while keeping the scale proportionate to the main 2-story structure. Please refer to the Existing & Proposed Side Elevations.

For materials, the addition has been designed with a gray TPO roof with a low slope similar to the existing addition's roof slope. The siding is proposed to be the same material & color as the existing house but with a 6" exposure (compared with an 8" exposure at the 2-story portion of the house.) The window that will be visible from the street is of similar proportion to the existing windows on that side of the house. The Owner proposes a glass block window for privacy in the new bathroom, but this window is close enough to the back side of the front portion of the house that it is not visible from the street. The foundation wall is proposed to be gray parged concrete block in contrast to the red-stained brick and red-stained parged foundation wall at the existing 2-story portion of the residence in order to differentiate it from the original construction.

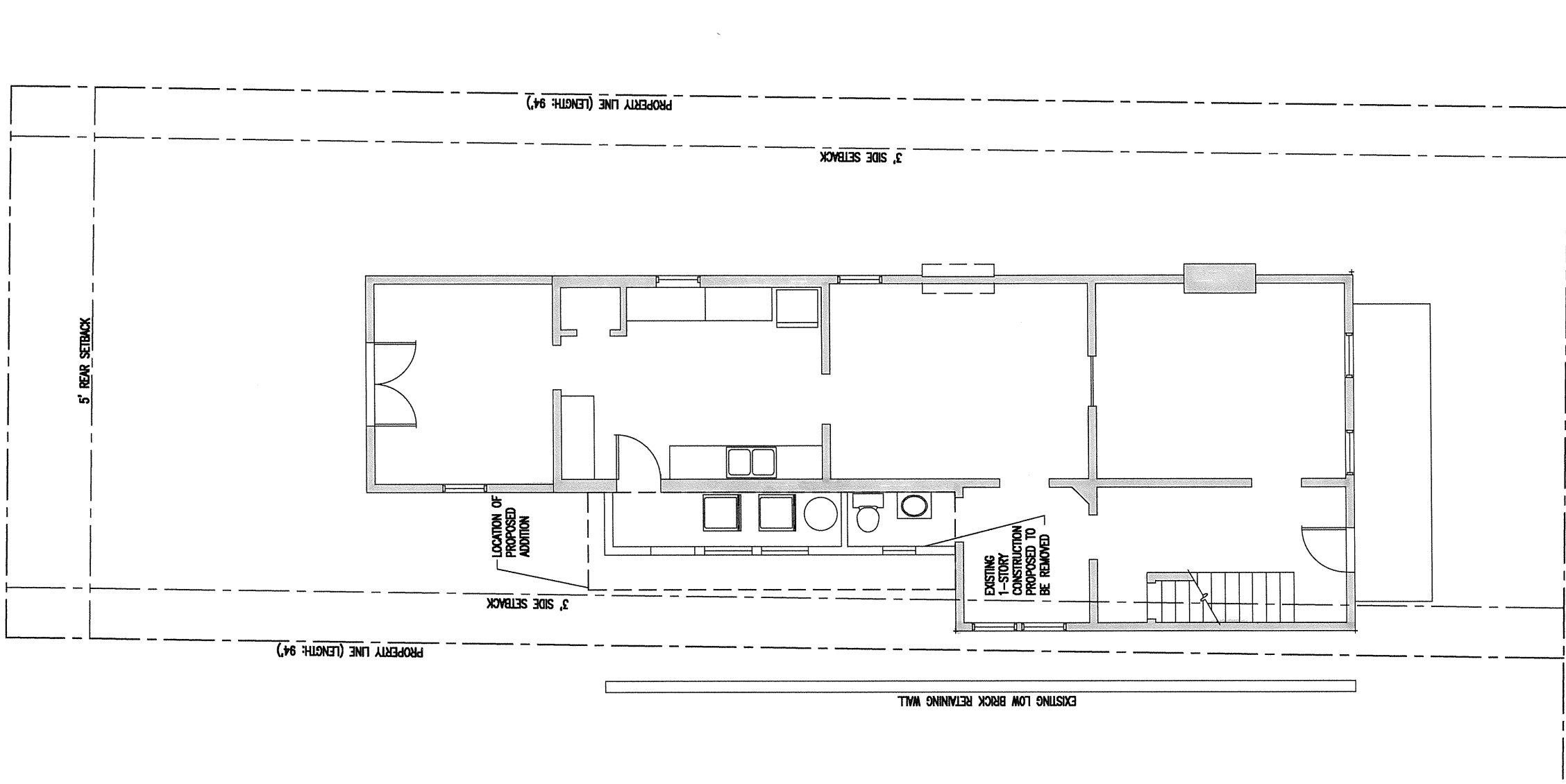
We feel that the material selections and the similar massing of the addition to the original addition will be compatible with the existing 2-story structure. Because the proposed work occurs on a secondary elevation and because this area in its current state has lost all of its original features over time, we feel that the proposed changes are in keeping with the Old & Historic Districts Review Guidelines.

Thank you for taking the time to review this project. Please do not hesitate to call with any questions.

Sincerely,

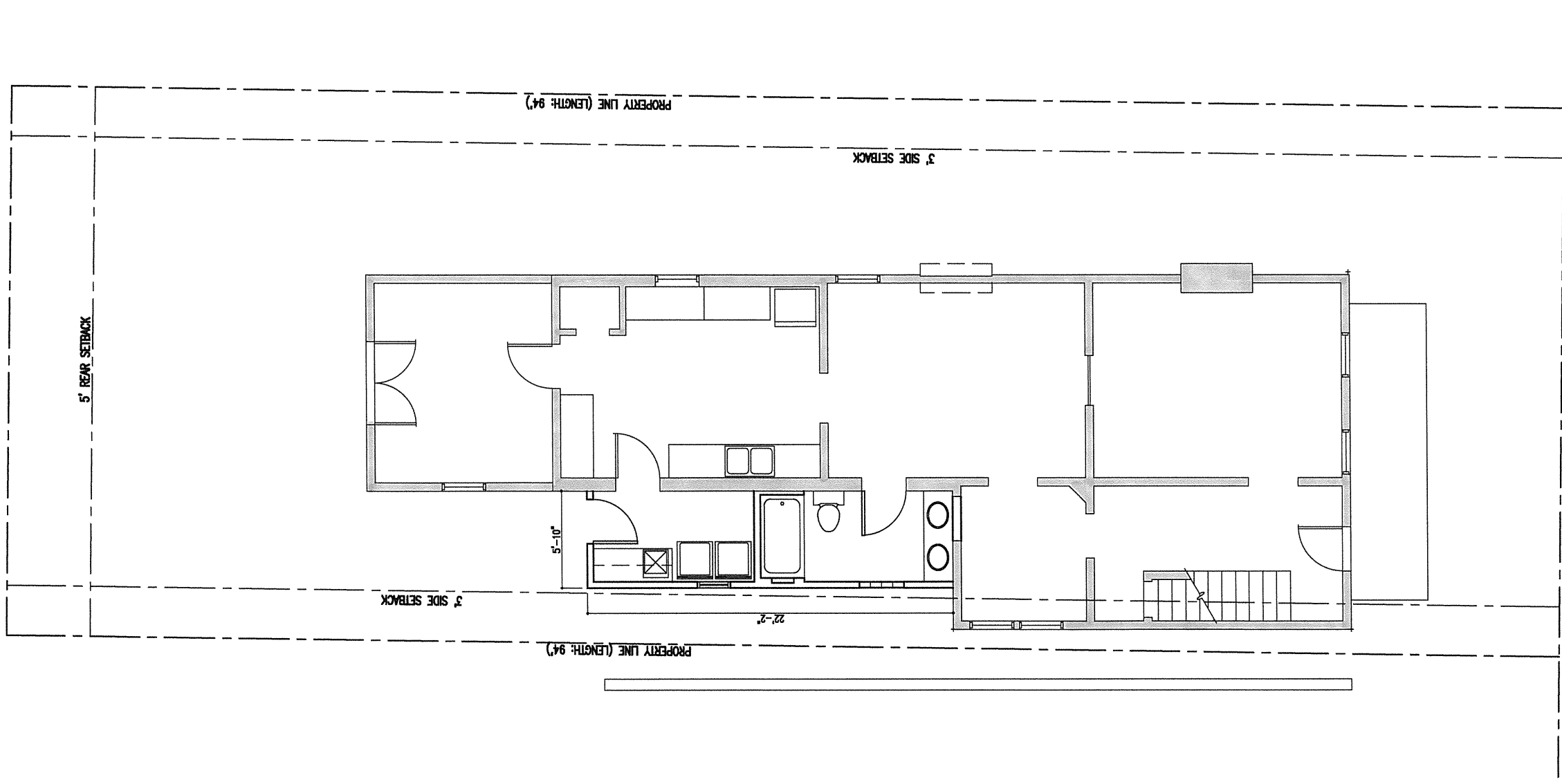
A handwritten signature in black ink that reads "Dana G. Moore R.A.". The signature is written in a cursive, flowing style.

Dana G. Moore, R.A.



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

Site Photographs
2515 East Clay Street
Richmond, Virginia 23223



View of the proposed work site from East Clay Street
A portion of the existing/proposed addition will be visible from the public right-of-way.

Site Photographs
2515 East Clay Street



The View of the property from 26th Street.

Portions of the house are visible behind the neighbor's tan shed, and a sliver of the existing addition/proposed work area is visible between the trunks of the tree to the right of the shed.

Site Photographs
2515 East Clay Street



View from the Alley

The narrow end of the new addition will be visible from the alley through the vegetation. It is in the area behind the red sun umbrella. This will be seasonal visibility.

Existing Conditions
2515 East Clay Street
Richmond, Virginia 23223

From the exterior, the foundation wall of the existing addition/enclosure has been covered in Cementitious Backer Board, so the exact condition of the foundation is not visible. The photograph shows that the edge of the board is in *front* of the edge of the siding, a condition which would allow rain into the wall, further weakening its current state.



Existing Conditions
2515 East Clay Street

From the Basement/Crawl Space, crumbled bricks are visible on the ground in the area near the existing addition/enclosure. Also evident on the right side of the sewer line are bricks that have little to no mortar remaining between them. This may be contributing to the floor stability problem.



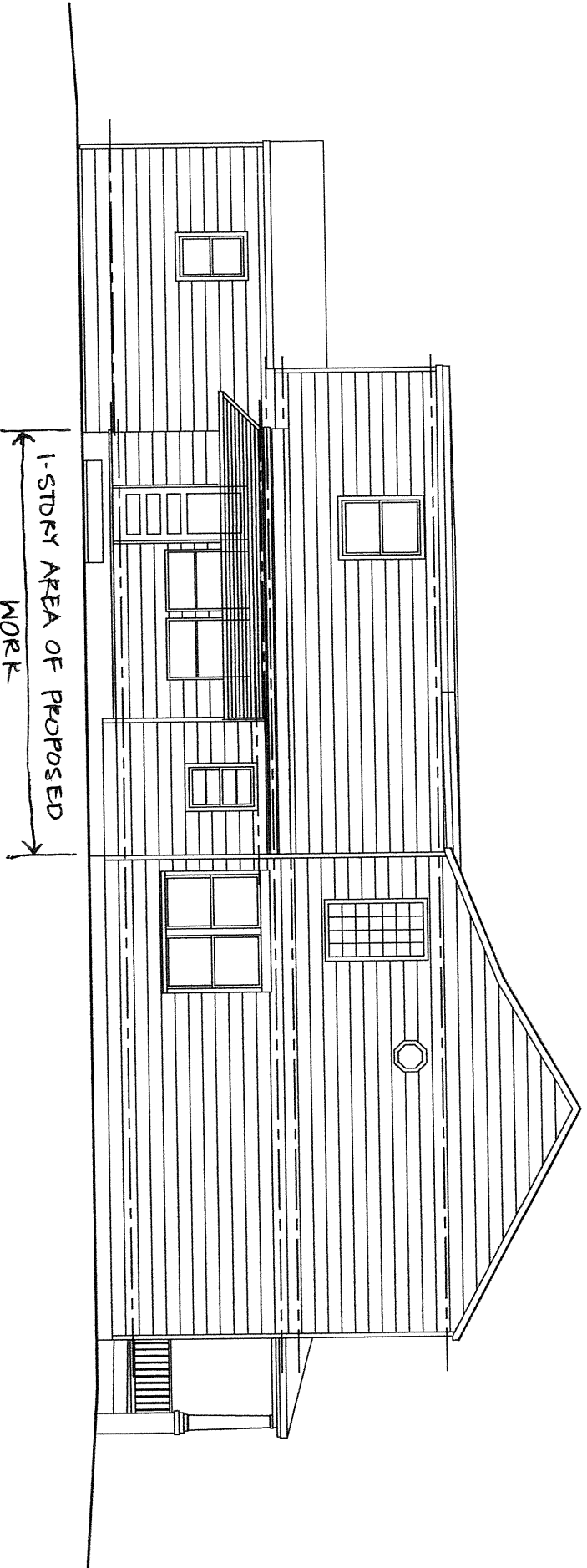
The Roof of the existing addition/enclosure is Asphalt Shingles at a slope of less than 2:12. This slope is less than the minimum slope required for this type of roof to properly shed water.



Existing Conditions
2515 East Clay Street

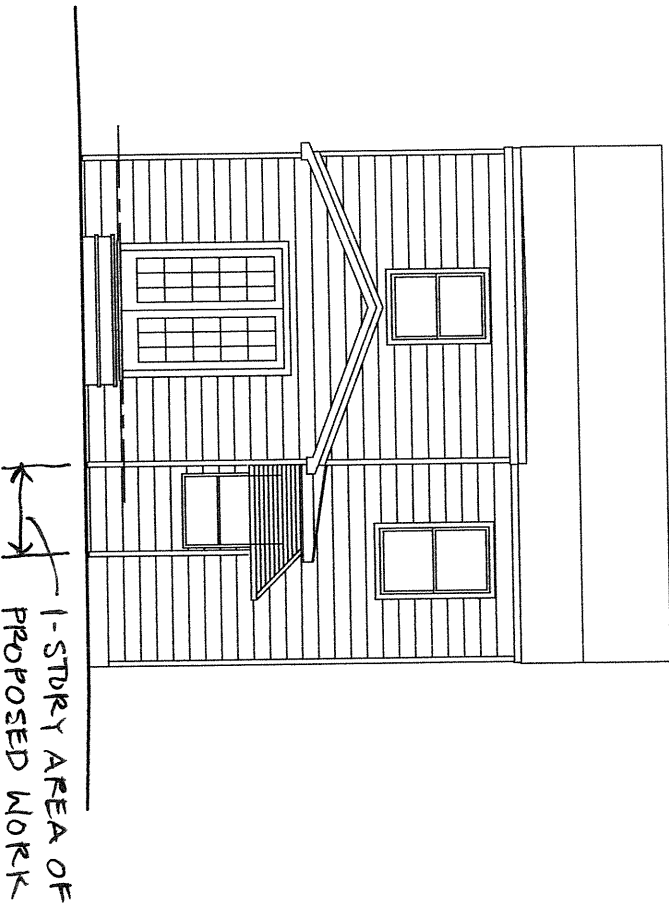
The majority of the windows on the existing construction at this area are a jalousie-type window which sometimes have issues keeping out water. The addition of the metal awning at this area may have been to try to mitigate the intrusion of water at these windows.





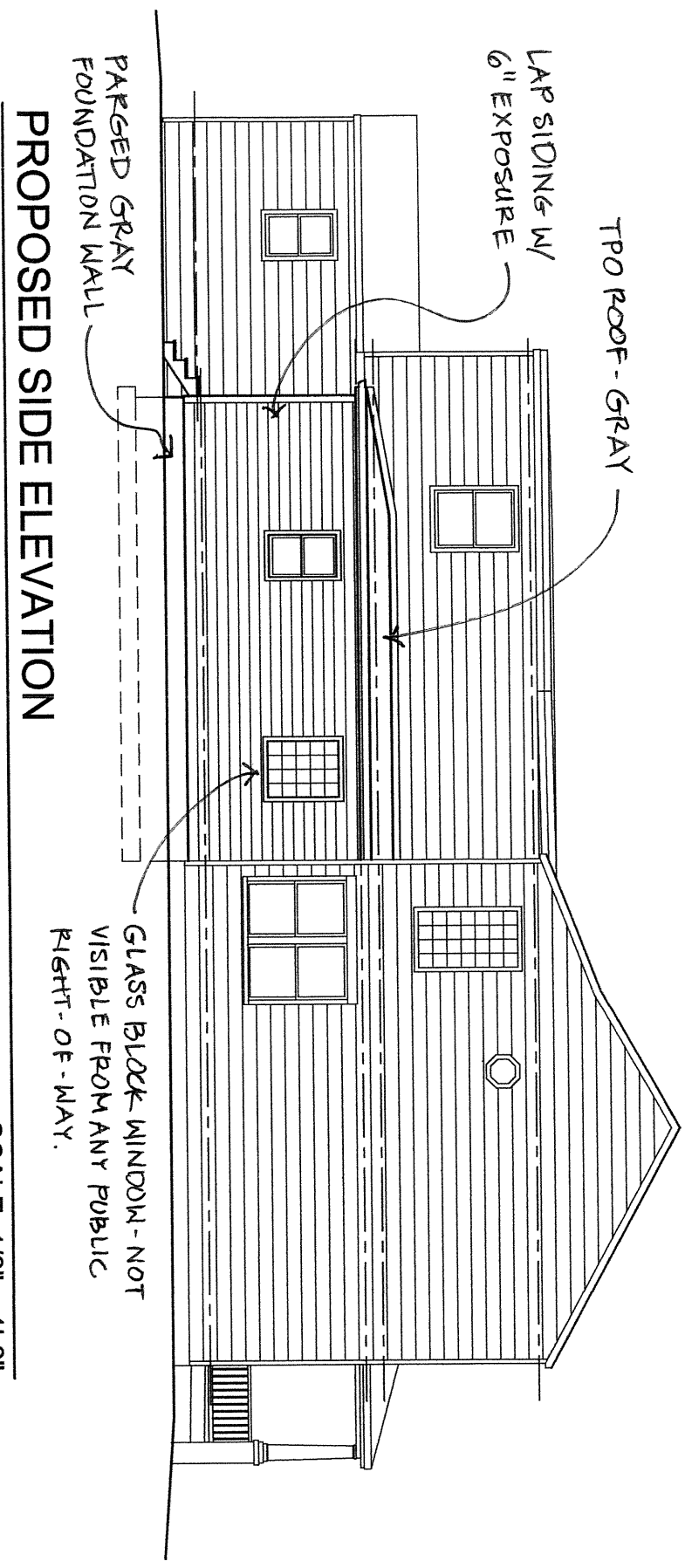
EXISTING SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EXIST. REAR ELEVATION

SCALE: 1/8" = 1'-0"



LAP SIDING W/
6" EXPOSURE

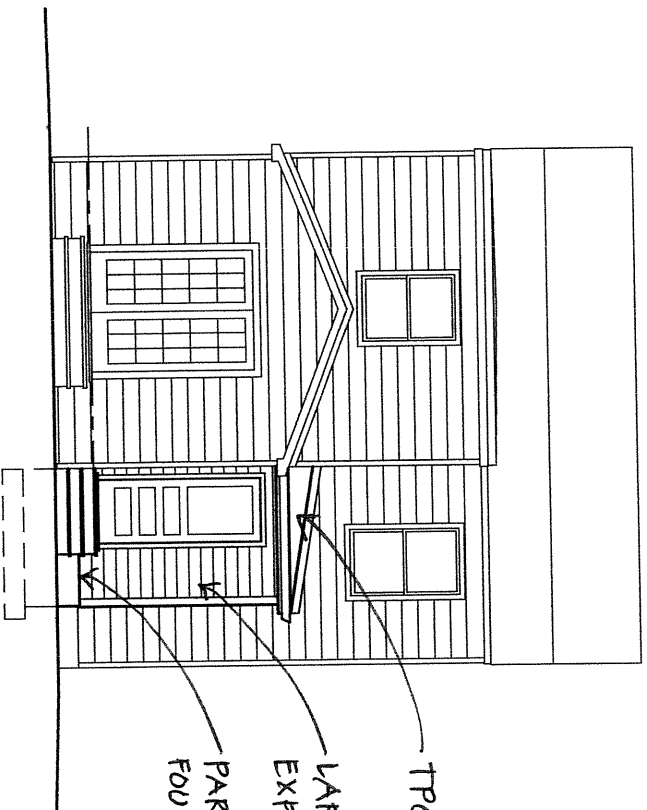
TPO ROOF - GRAY

PARGED GRAY
FOUNDATION WALL

PROPOSED SIDE ELEVATION

GLASS BLOCK WINDOW - NOT
VISIBLE FROM ANY PUBLIC
RIGHT-OF-WAY.

SCALE: 1/8" = 1'-0"



TPD ROOF - GRAY

LAP SIDING W/ 6"
EXPOSURE

PAVED GRAY
FOUNDATION WALL

PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"