



**COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

PROPERTY (location of work)

Address 2711 E. BROAD STREET

Historic district ST. JOHN'S CHURCH OLD HISTORIC

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

Name ALLI ALLIGOOD & STEWART SCHWARTZ

Phone 703-869-6437 / 804-782-1170

Company _____

Email aalligood@icloud.com

Mailing Address 2711 E. BROAD STREET
RICHMOND, VA 23223

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)

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

Date 13 NOV 2018



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION 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 in the office or on site.

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2711 E. BROAD STREET

NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- 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)

- site as seen from street, from front and corners, include neighboring properties

Alli Alligood and Stewart Schwartz
2711 East Broad Street
Richmond, VA 23223

November 13, 2018

Commission of Architectural Review
900 E. Broad St., Room 510
Richmond, VA 23219

Dear Chair Klaus and members of the Commission:

We are submitting this application for a new construction accessory dwelling unit at 2711 East Broad Street.

Written Description for 2711 East Broad Street New Construction Accessory Dwelling Unit

The proposed new accessory dwelling unit is a 17 x 24 foot, 2-story masonry building to be constructed at the rear of 2711 East Broad Street in the St John's Church Old and Historic District and is intended to be the home for Alli's mother. Alli's mother can no longer live on her own, and the first floor of the ADU will be designed to be fully ADA compliant for one level living.

Historic accessory dwelling units and carriage houses can be found throughout the St John's Church Old and Historic district, and those that pre-date the zoning ordinance are permitted to be occupied dwellings in the R-6 zone. The city record from 1948 (attached) shows an outbuilding once present across the rear of the lot. The adjoining property at 2709 East Broad Street has a two-story carriage house. Since new ADUs in the R-6 zone must have a special use permit for which an application is being made to the city.

Size and Scale:

This proposed ADU is designed to reflect the size, scale, massing and proportion of existing historic carriage houses and ADUs in the neighborhood, while being discernable from the old by using: 1) simple lines without ornamentation; 2) peaked gable-end parapets with gable roof; 3) the use of stucco finish with a cream color; and, 4) inclusion of some modern window forms. The ADU will share the dimension of many historic carriage houses and accessory units in the neighborhood which range in width from 13 to 22 feet and in length from 18 to 30 feet. The carriage house on the adjacent lot at 2709 is 13 x 28 feet and about 18 feet tall.

Siting:

The new ADU will be located on the rear of the lot at the alley and aligned behind the main home similar to existing carriage houses in the neighborhood. It will be oriented NE to SW in line with the main home and the lot. The eastern side will be set back five feet per code from the lot line

and the western side will align with the western wall of the main home. It will also be set five feet in from the rear property line at the alley per code.

Materials and Color:

The ADU will have a concrete foundation and slab elevated six inches above grade. It will be constructed either of 2x6 frame or with block, and in either case will have a stucco finish. Stucco finish has been selected to avoid replicating historic brick and to match the stucco on the front of the main home, which we believe dates to a 1948 permit and renovation noted in the historical record. It also matches the stucco finish we added in 2016 to cover up the cinder block used to construct the second floor of the addition (which we believe may also date to 1948). The color will be Benjamin Moore Montgomery White to match that of the primary home, a color found on the home when we purchased it in 2005. CAR approved the stucco finish and color for the addition on September 22, 2009 (CAR Certificate 09-081).

Roof:

The proposed structure will have gable-end masonry parapets with a gable roof set about one foot below the parapet. The roof will be sheathed in standing seam copper. The top of the parapet will be capped with copper or brown metal flashing. Gutters will be copper half-round with copper downspouts.

Examples of gable-end masonry parapet walls on accessory buildings in the St John's Church Old and Historic District are shown in the attached photos. Nearby examples of peaked roofs are also shown in the attached photos.

Height:

The height of the ADU will be similar to the adjacent carriage house, subordinate to the height of the nearest point of the main home (the rear addition), and within the 20-foot height limit per code. It will be 16 ft 6 in to the roof edge, 19 ft 10 inches to the midpoint of the gable roof (the code specified measurement point), and 22 ft to the peak. The rear addition of the main home is 23 feet, so the peak of the ADU will be 1 foot lower than the closest part of the main home. The apartment building across the alley from the ADU is approximately 30 ft tall.

North Elevation and Window and Door Configuration:

The north facing elevation will include a 5 ft 8 in wide wood French door with divided lights in each door, and an awning transom window above for a total door/transom height of 8 feet. The second floor will include three casement windows (2 ft 6 in by 5 ft tall) with divided lights in each window. This door and window configuration reflects the French door and windows on the rear of the main house. It is also similar to the nearby small home with gable end facing 28th street. This more traditional look will face toward Broad Street, from where the ADU might be visible.

Remaining Three Elevations and Window and Door Configuration:

The south (alley) facing elevation will have a set of three ganged, high horizontal awning windows on the first floor at the kitchen (7 ft long by 2 ft tall). The height of the first-floor windows is designed for security. The second floor will have three vertically oriented casement windows (1 ft 6 in x 3 ft tall).

The east elevation first floor will have two square awning windows (2 ft x 2 ft). The second floor will have one vertically oriented casement window the same size as the south elevation (1 ft 6 in x 3 ft tall).

The west elevation first floor will have one solid wood door with an awning transom above and an accompanying screen door with double light. There will also be one square awning window (2 ft x 2 ft). The second floor will have one vertically oriented casement window (1 ft 6 in x 3 ft tall).

All windows will be aluminum clad wood and inset from the stucco by about 1.5 inches, matching the approach used for windows on the addition to the main home. The kitchen door on the west elevation will be solid wood and the French doors will be wood with divided lights.

Fence

The rear fence will be replaced and will shield the HVAC unit.

HVAC and electric meter

The HVAC condensing unit will be located between the rear of the building and the rear fence, screened from view. The electric meter will be located on the rear wall of the house with power connection to the alley running electric service.

Thank you for taking the time to consider this application. Please call if there are any questions.

Sincerely,

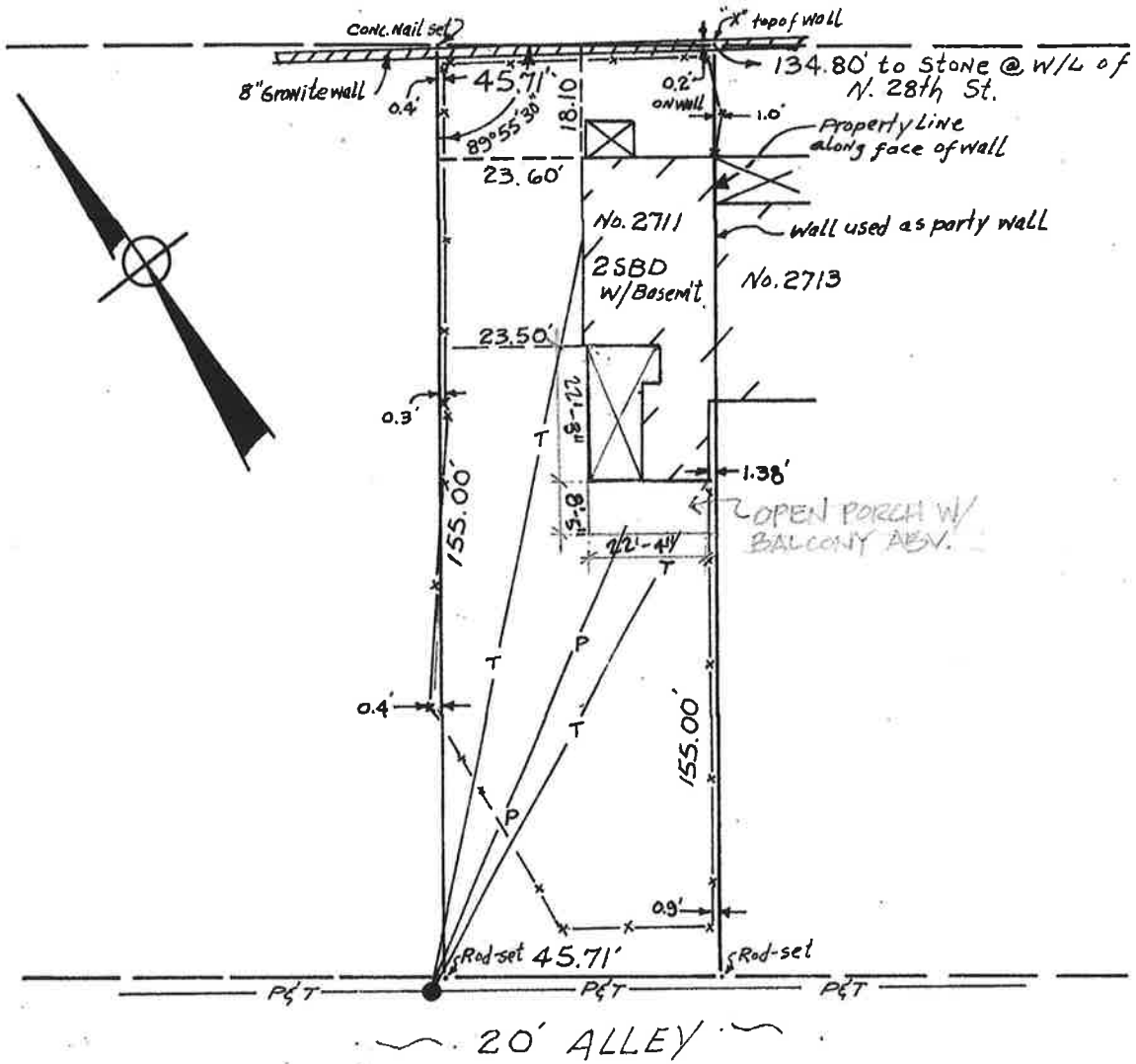


Alli Alligood



Stewart Schwartz

EAST BROAD STREET



IMPROVEMENTS ON A PARCEL OF LAND
 Designated as House No. 2711 East Broad Street
 City of Richmond, Virginia



"This is to certify that on 12-31-80
 I made an accurate survey of the premises shown
 hereon and that there are no easements or en-
 croachments visible on the ground other than
 those shown hereon."

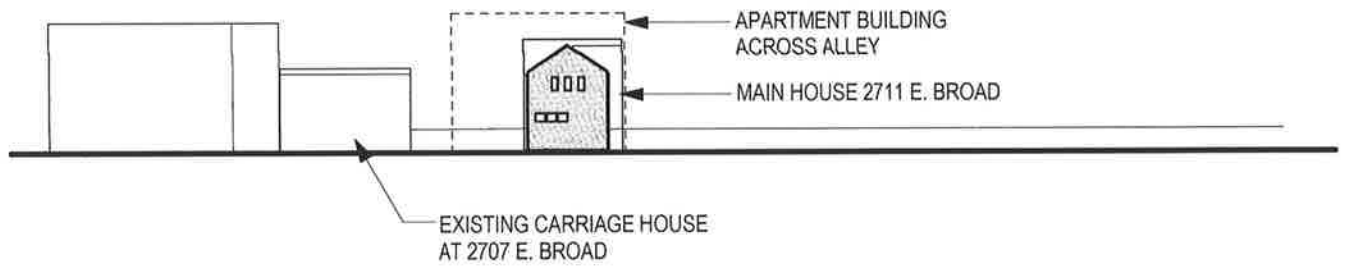
Harvey L. Parks

HARVEY L. PARKS, INC.	
4607 W. HUNDRED RD.	
CHESTER, VA. PH-748-8641	
DATE- 1-2-81	SCALE: 1" = 30'
DRAWN BY- H.P.	
CHECKED BY- W.E.C.	
JOB No.	

EAST BROAD STREET



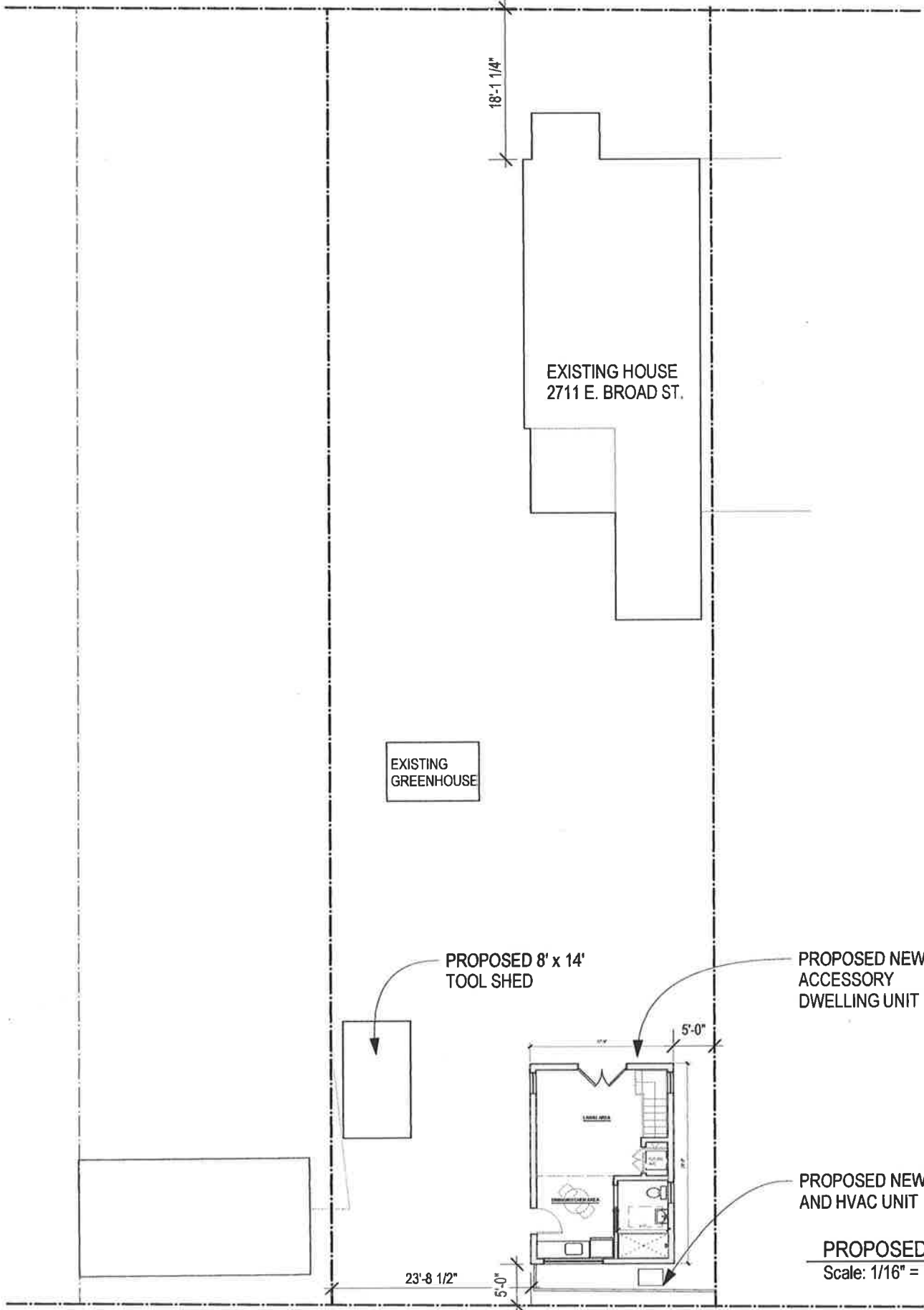
ALLEY



BLOCK PLAN BETWEEN 27th AND 28th STREETS

Scale: 1" = 40 ft

EAST BROAD STREET

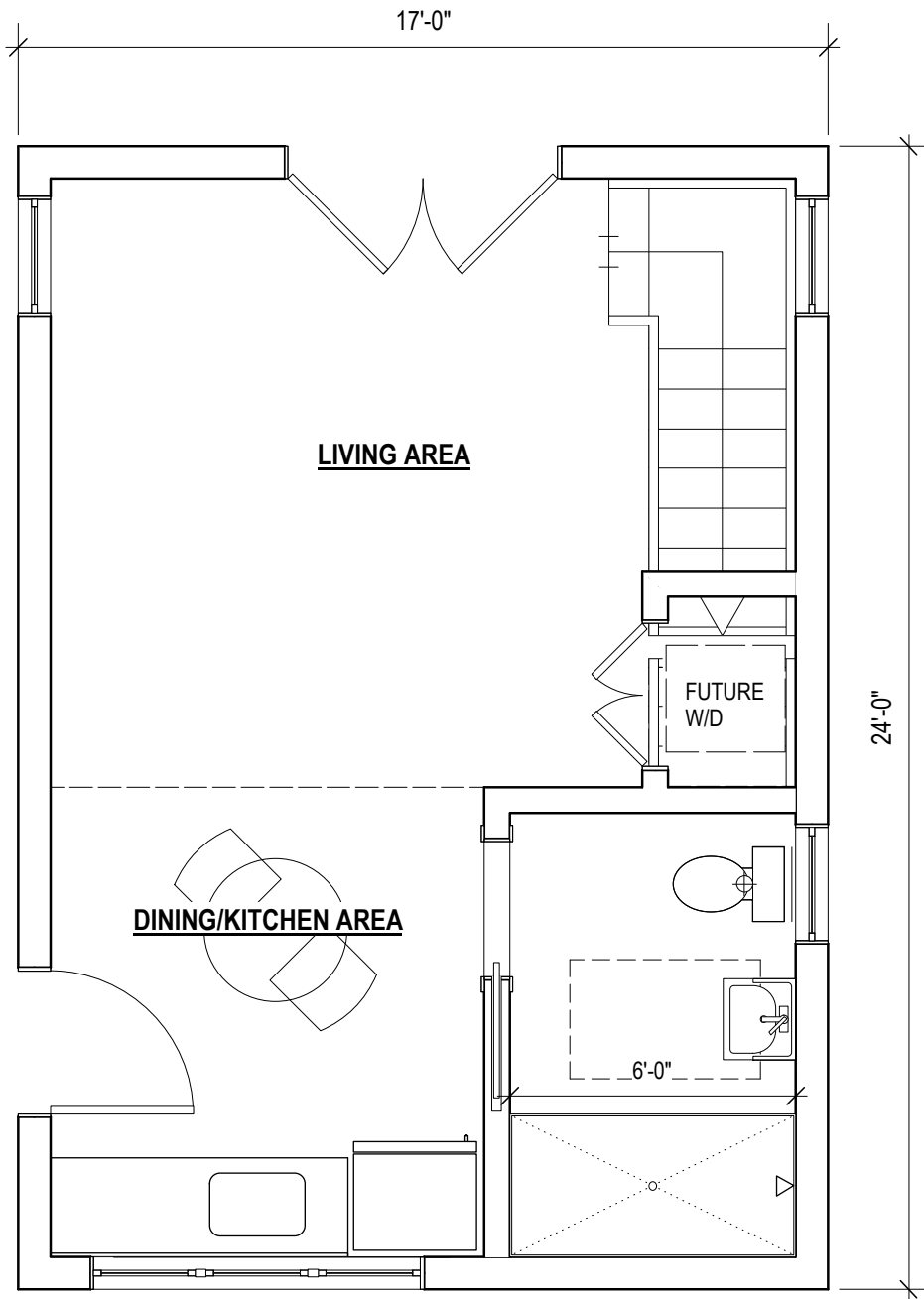


PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

ALLEY

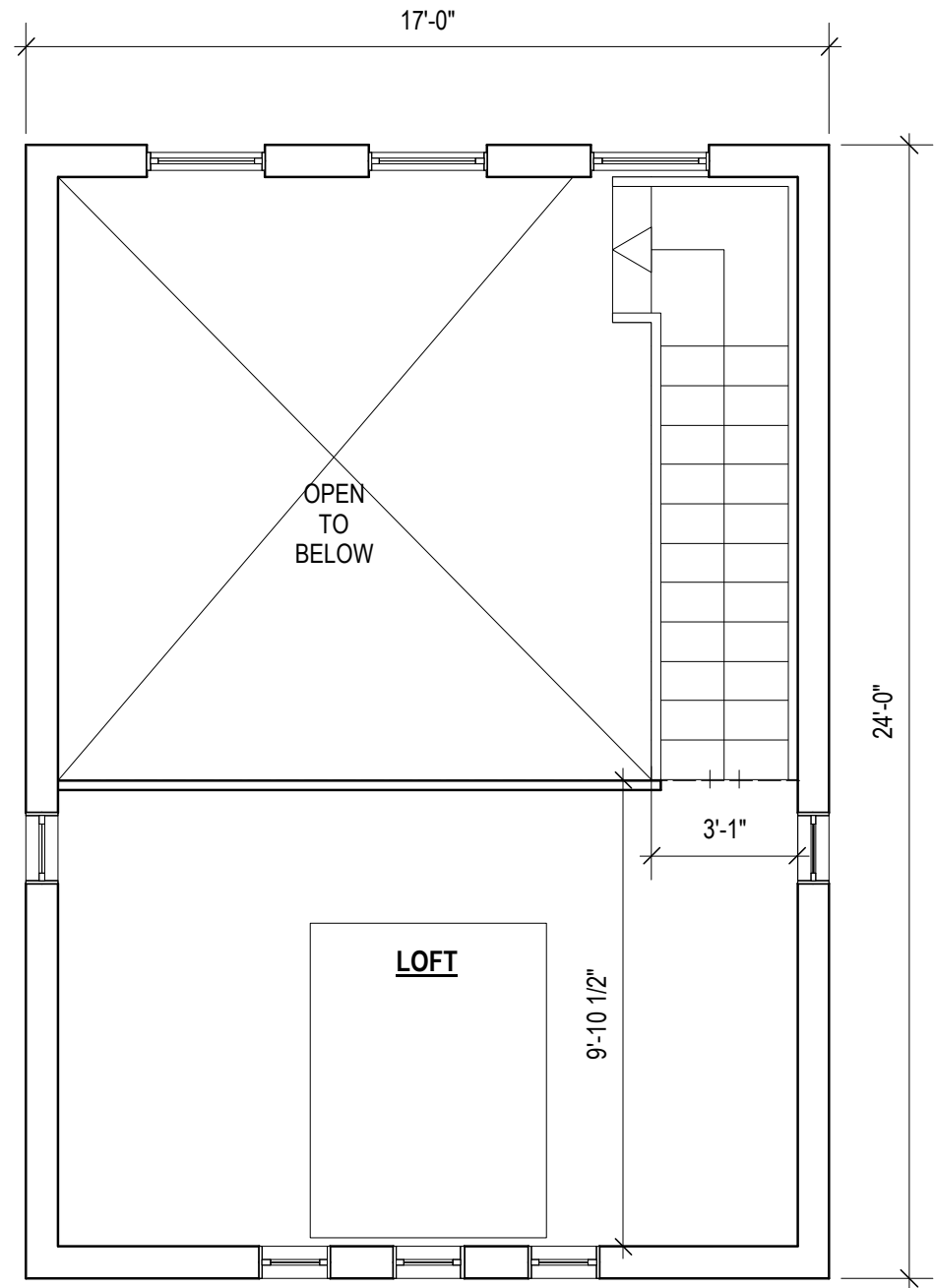
2711 E. BROAD STREET - ACCESSORY DWELLING UNIT

11/11/2018



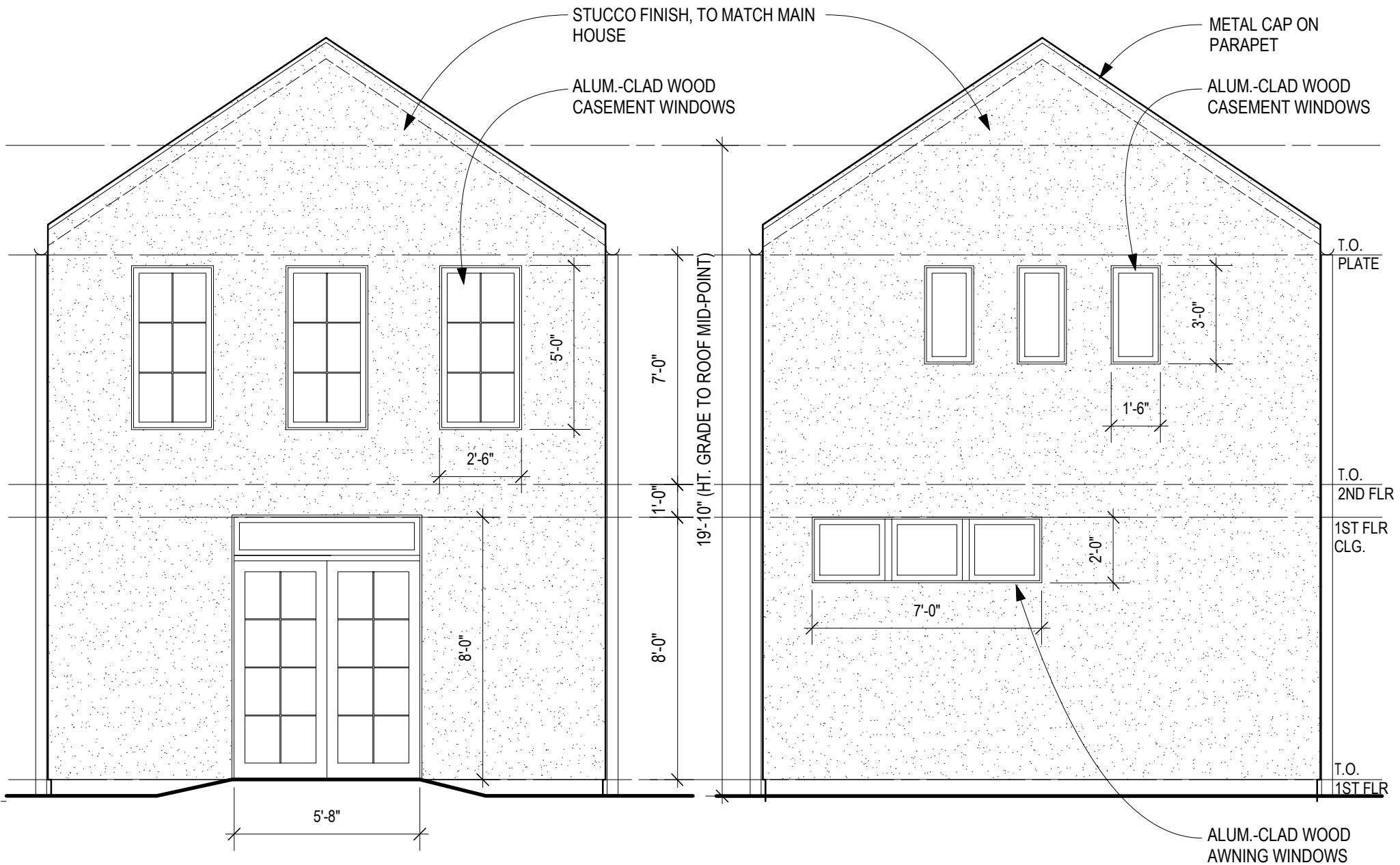
FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



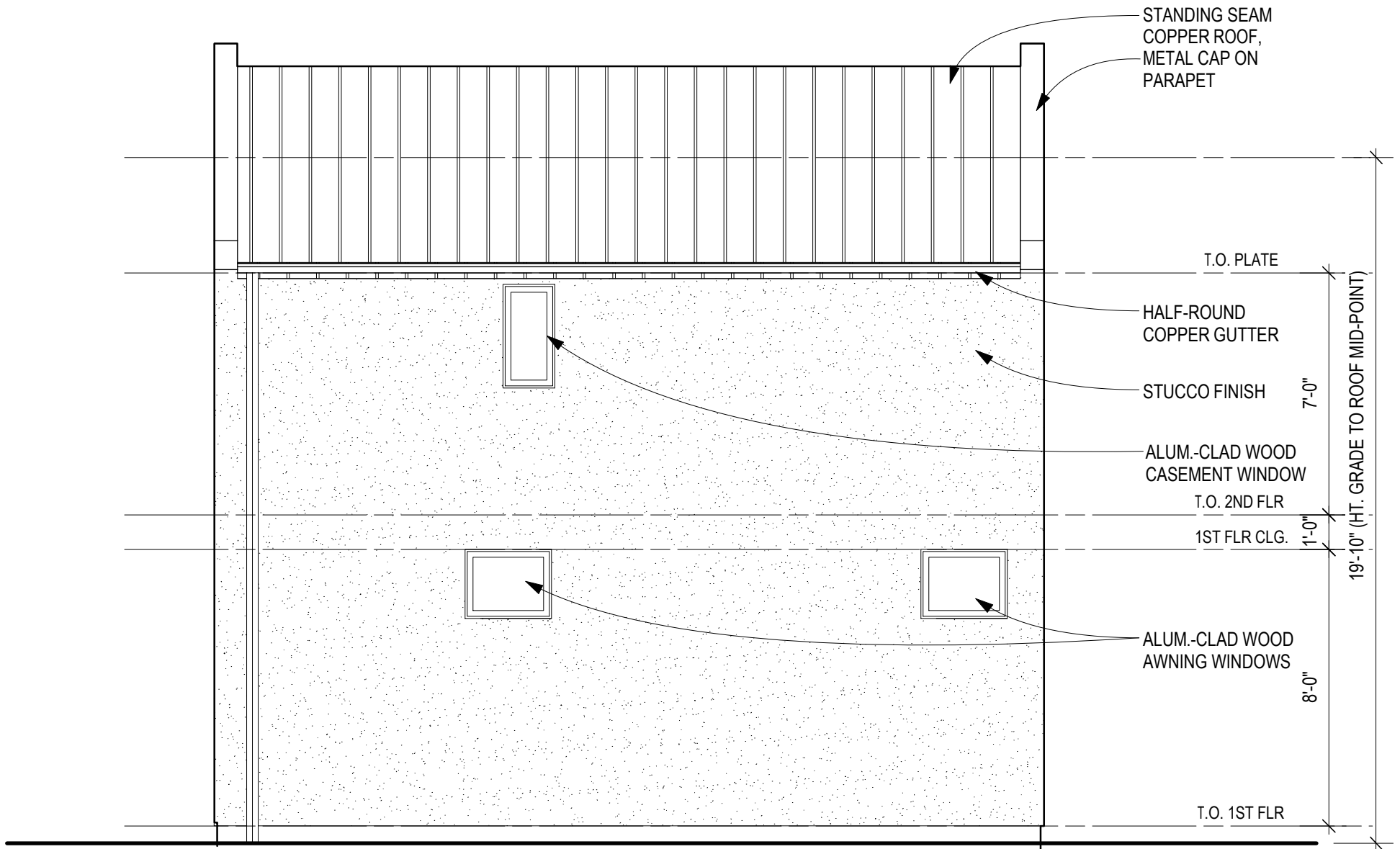
SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



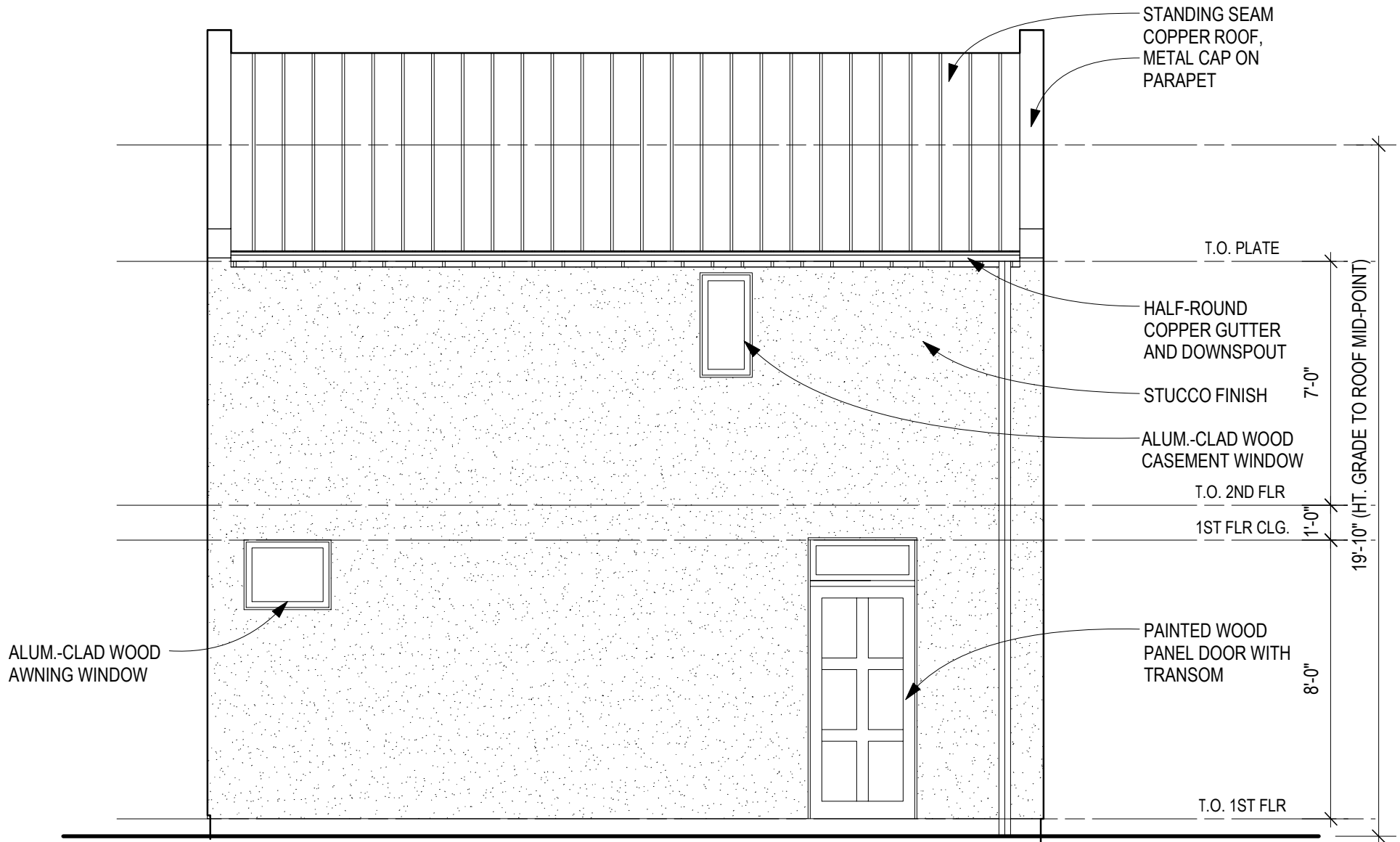
NORTH ELEVATION (Facing main house)
 Scale: 1/4" = 1'-0"

SOUTH ELEVATION (Facing alley)
 Scale: 1/4" = 1'-0"



EAST ELEVATION

Scale: 1/4" = 1'-0"



WEST ELEVATION

Scale: 1/4" = 1'-0"

Front and rear photographs of 2711 East Broad Street

Main home from East Broad Street



E. Broad Street view south through side yard



View of rear yard from porch. ADU will be sited where invasive mulberry trees are seen.



Rear of home showing stucco on 2nd floor. Height to parapet is 23 feet



View from alley north to main home. West wall of new ADU will align with left post of existing gate and west wall of main home



Adjacent Carriage House at 2707 E. Broad Street



Apartment building behind 2711 East Broad is taller than the proposed ADU



CAR Application for 2711 East Broad Street – Examples of carriage houses with end parapets

Carriage house with end masonry parapets, stepped, with gable roof behind; 2618 East Broad Street



Carriage house with end masonry parapets, stepped, with gable roof behind; 1 North 29th Street



Garage with end masonry parapet, sloped with chimney shape at peak, gable roof behind, 2708 E. Grace Street



Carriage house with end wood parapets, sloped with chimney shape at peak; 14 N. 30th Street



CAR Application for 2711 East Broad Street – Examples of carriage houses with end parapets

Carriage house with end masonry parapet; 2717 East Grace Street



Carriage house with end masonry parapet; 210 N. 23rd Street



Carriage house with end masonry parapets; 2200 East Grace Street



Photographs of gable roofs and masonry end gables

Carriage house with masonry gable end and gable roof; 2300 East Broad Street



Accessory residence with masonry gable end and gable roof with overhang; 2800 East Grace Street



Carriage house with end masonry gable and gable roof; 2623 East Broad Street



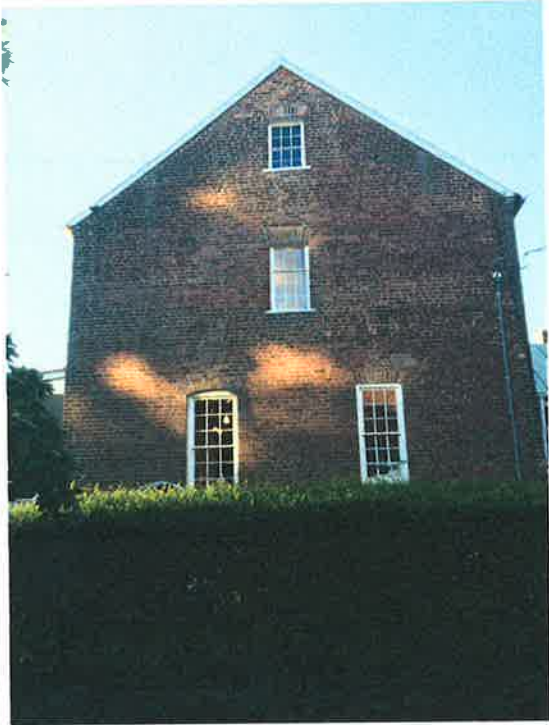
ADU, wood, with gable roof; 2515 East Grace Street



Garage with masonry end gable and gable roof;
2604 East Broad Street



Home with masonry end gable and gable roof;
2520 East Franklin Street



Home with end masonry gable roof and gable;
501 N. 27th Street



Photographs of metal parapet caps and hanging gutters at roof edge with end parapets

Examples of metal parapet cap, gutter without soffit, and downspout; 3516 East Broad Street



Example of gutter at roof edge and behind parapet; 11 1/2 N 29th Street



Example of gutter at roof edge of gable roof; 15 N. 29th Street



Example of metal parapet cap and roof edge gutter; 2717 East Grace Street



Photographs of stucco finish

Garage with stucco finish, cream color; 318 N. 24th Street



Stucco finish on main home at 2711 East Broad Street – front



Stucco finish on main home at 2711 East Broad Street – rear, to cover cinderblock (approved by CAR in 2009)



Photographs of window comparisons

Example of window arrangement similar to north elevation of proposed ADU



Example of small vertical window reflecting proportions of our second-floor windows on rear, east, west facades; 101 N. 28th Street



Example of square windows on side, and asymmetrical window configuration on rear; 2707 E Broad Street



Examples of square windows at 2623 East Broad Street



Examples of square windows at 2209 Venable Street



Example of three ganged horizontal windows (ours would not have the trim, and would be recessed); 601 N. 21st Street



Example of asymmetrical window and door arrangement; 210 N. 23rd Street

