



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 401 North Allen Avenue
Historic district Monument Avenue Historic District

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

APPLICANT INFORMATION

Name Jill Nolt Phone (804) 358-0100
Company Waterstreet Studio Email jnolt@waterstreetstudio.net
Mailing Address 1417 West Main Street
Richmond VA 23220
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Jill and Andy Stefanovich Company _____
Mailing Address 401 North Allen Avenue Phone _____
Richmond VA 23220 Email AESTefanovich@gmail.com

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

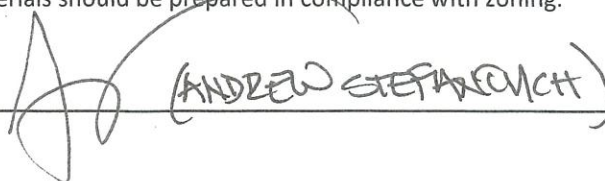
See attached.

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. 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  (ANDREW STEFANOVICH) Date 12/22/18

PROJECT DESCRIPTION & PROPOSED USE

The project at 401 N. Allen Avenue involves site improvements to both the front and rear yards to better serve the family's desired use. The project will provide better utilization of the backyard, including new outdoor spaces for eating, working, relaxing and entertaining. The existing accessory structure will be converted into a garden pavilion for year-round use. The accessory structure will not have a bathroom and will not be a dwelling unit.

PRIOR ALTERATIONS OR ADDITIONS

- A brick addition was incorporated into the northeast corner of the existing house at an unknown date.
- A submission was made to CAR for improvements to the main house, dated August 15, 2018.

CURRENT CONDITIONS & ORIGINALITY OF MATERIALS

Front Yard:

The brick porch and bluestone pavers have deteriorated and are in need of repair. It is believed that the front stoop, porch, railings and stone paving are not original to the house (see photos page 3).

Rear Yard:

The rear yard has deteriorated and is in need of an overall renovation to meet the needs of the homeowners for useable outdoor space. It is believed that the following are not original to the house: wood gates, back door and storm door, back steps and stone paving. It is believed that the following are original to the house: internal brick wall and the accessory structure.

PROPOSED ALTERATIONS

Front Yard:

- Front Stoop & Steps: Porch roof railing is to be removed. Porch roof and columns are to remain. Brick stoop and steps are to be replaced with bluestone masonry veneer and solid bluestone steps.
- Front Walkway: Bluestone pavers are to be replaced with bluestone pavers in new configuration.
- Handrail: Handrail is to be steel with blued finish.

Rear Yard:

- Rear Wood Gates: Existing gates are to be replaced with redwood vertical palings (no space between boards) with Dark Slate semi-solid stain.
- Chimney: New fireplace, chimney and seat wall are to be constructed of board-form concrete. Proposed chimney height is 9'-6".

- Bike Storage: New accessory structure to be constructed of wood framing with redwood vertical board cladding to match new gates. Roof to be flat, extensive green roof system. Proposed structure height is 7'-6".
- Back Door: Existing back door and transom is to be replaced with steel door and transom.
- Accessory Structure Roof & Skylight: Existing membrane roof is to be replaced with metal roof and metal-clad skylight.
- Accessory Structure Window/Door: Two existing openings (door + window) is to be combined into a single large doorway. An aluminum, thermally controlled folding door system is to be installed in this location.
- Internal Brick Wall: The internal brick wall, separating the accessory structure service area from the backyard, has been structurally compromised by a large tree (see photos page 3). Due to the structural failure, the site wall is to be removed. All exterior walls visible from the public right-of-way are to remain.
- Back Steps: Existing wood steps are to be replaced with concrete and stone steps and steel handrail.
- Back Yard Pavers: Existing stone pavers are to be removed and replaced with stone pavers.
- Art Installation: A large painting on wood has been mounted on a wood frame on the east facade of the main house. The painting has been removed for repair, but it is requested that the painting be reinstalled. It is located between two windows on the existing blank brick facade and conceals the existing downspouts. Its installation allows for ease of removal in the future.

PROPOSED NEW MATERIALS

- Bluestone pavers, solid bluestone steps and bluestone masonry-unit veneer. See page 6.
- Steel handrails. Blued finish. See page 6.
- Redwood Gates. Cabot Dark Slate semi-solid stain. See page 9.
- Steel Door & Transom. Dark Bronze finish. Manufacturer: Portella or approved equal. See page 10.
- Aluminum Thermally Controlled Folding Door. Clear Anodized. Manufacturer: LaCantina or approved equal. See page 11.
- Board-form concrete fireplace, steps and seatwalls. See page 9.
- American Hornbeam elevated hedge. See page 9.



1 - FRONT OF HOUSE



2 - FRONT PORCH



3 - FRONT STEPS



4 - FRONT STEPS



5 - VIEW EAST ALONG PARK AVENUE



6 - VIEW OF BACKYARD



7 - VIEW OF BACKYARD



8 - VIEW OF BACKYARD



9 - WEST FACADE OF ACCESSORY STRUCTURE



10 - INTERIOR BRICK WALL / GATE

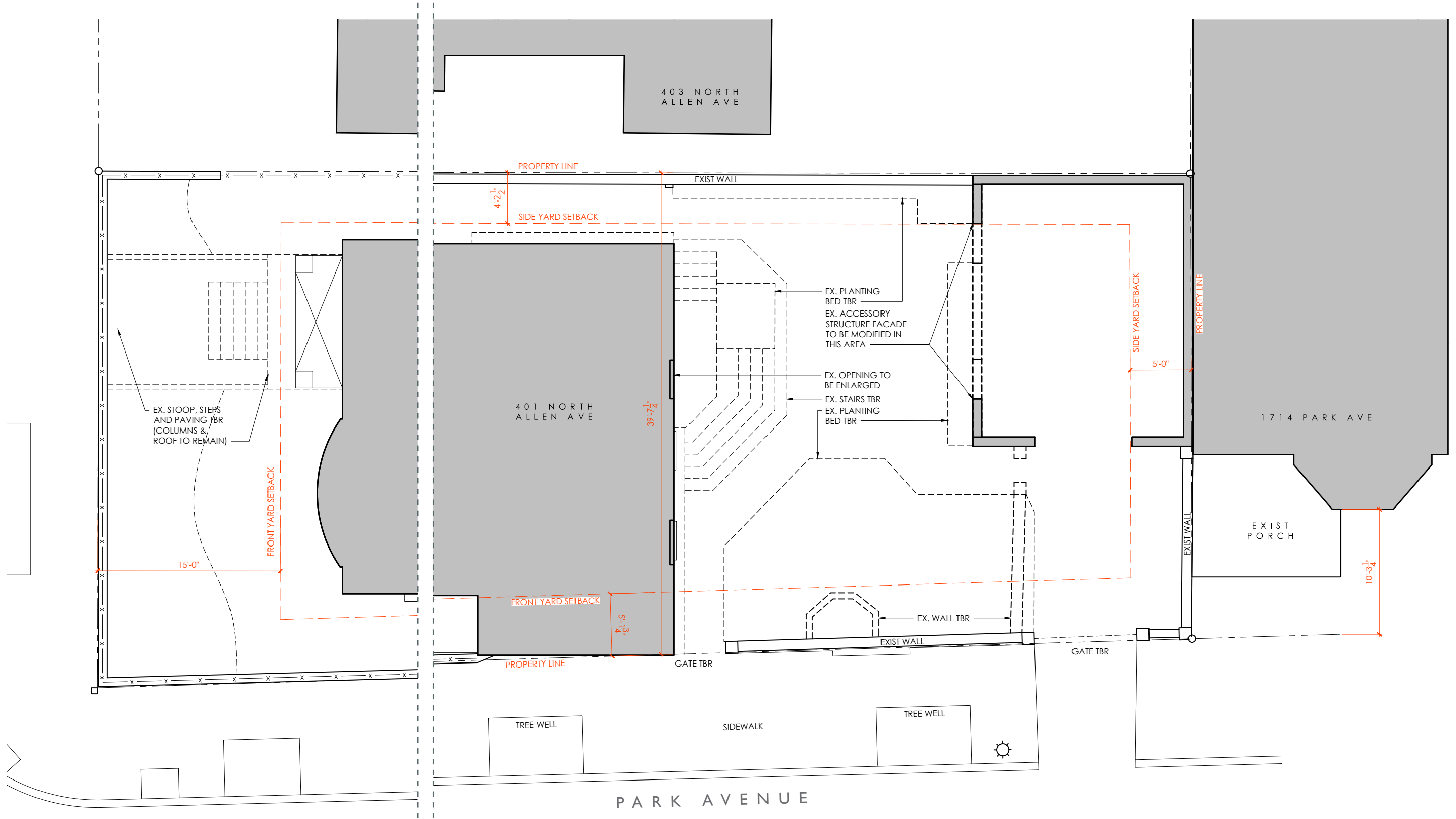


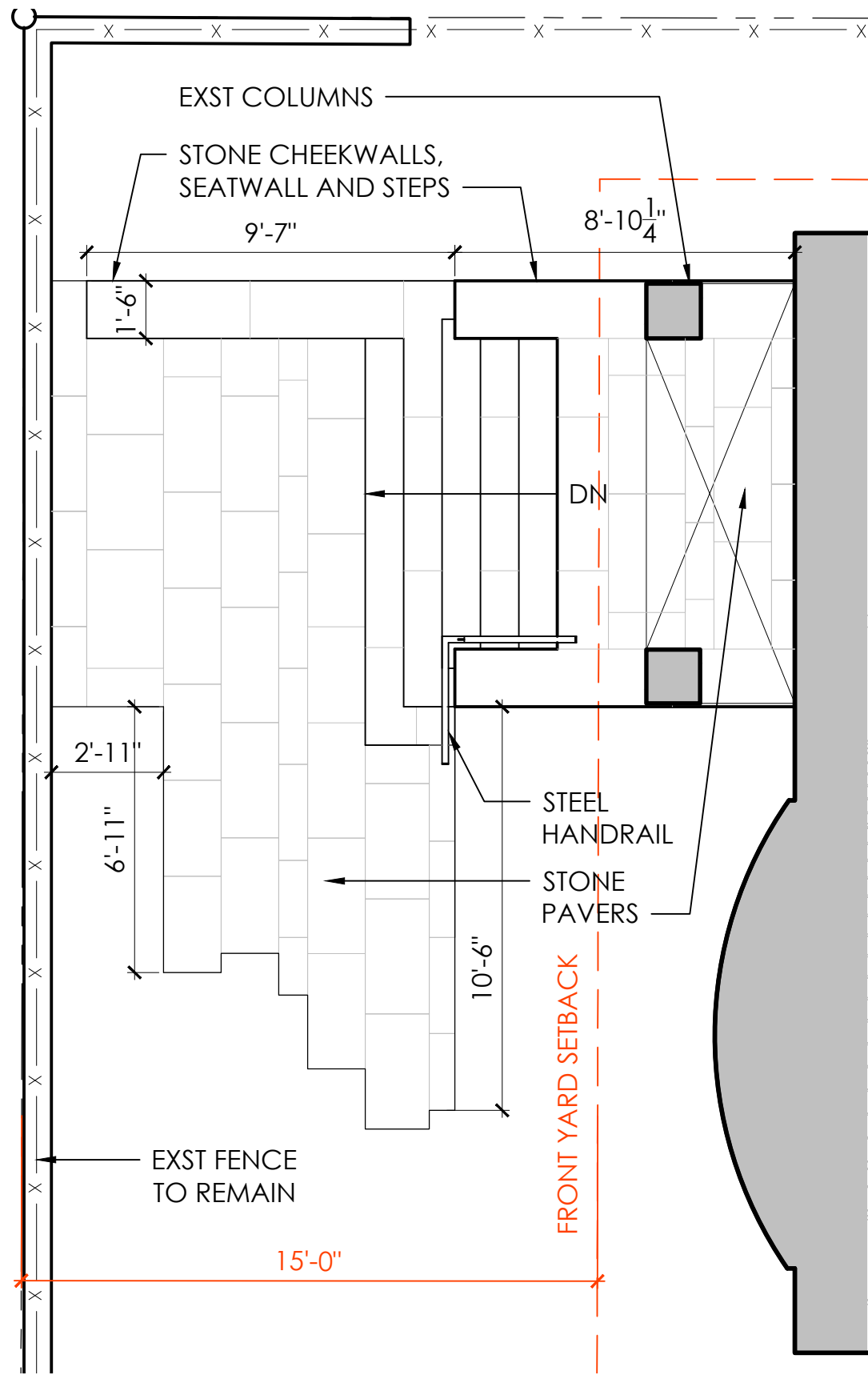
11 - BACK DOOR & STEPS



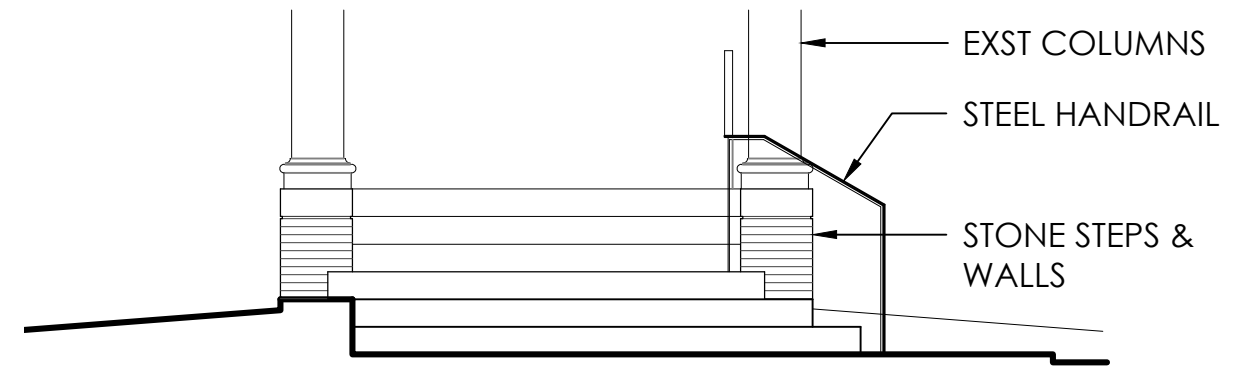
12 - VIEW WEST ALONG PARK AVENUE

N ALLEN AVENUE

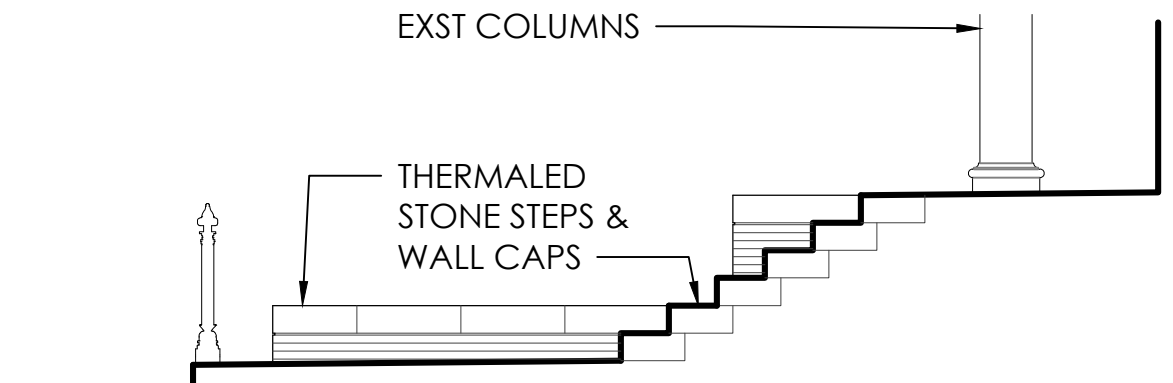




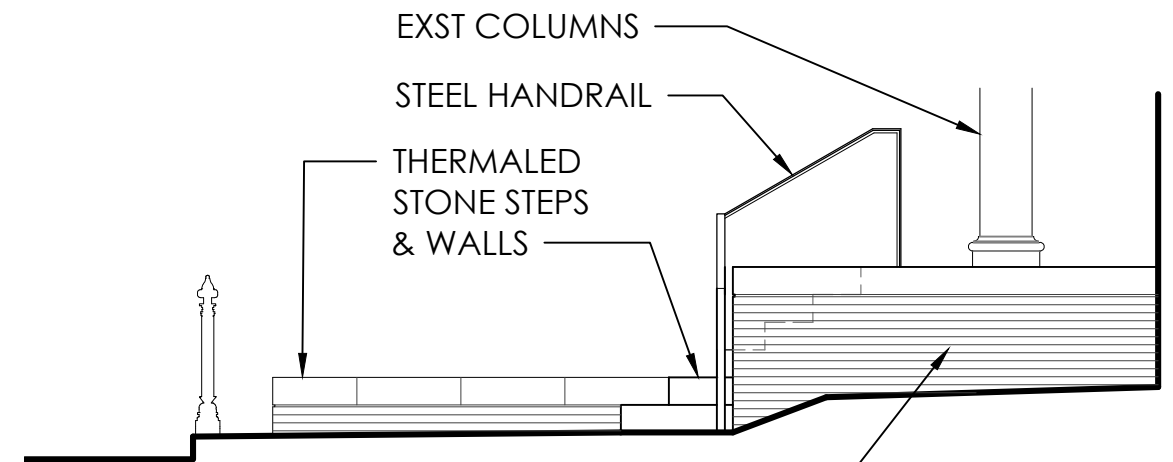
PROPOSED PLAN



PROPOSED ELEVATION



PROPOSED SECTION



PROPOSED ELEVATION





PROPOSED VIEW



STEEL RAILING



BLUESTONE STEPS



THERMALED BLUESTONE



HONED BLUESTONE

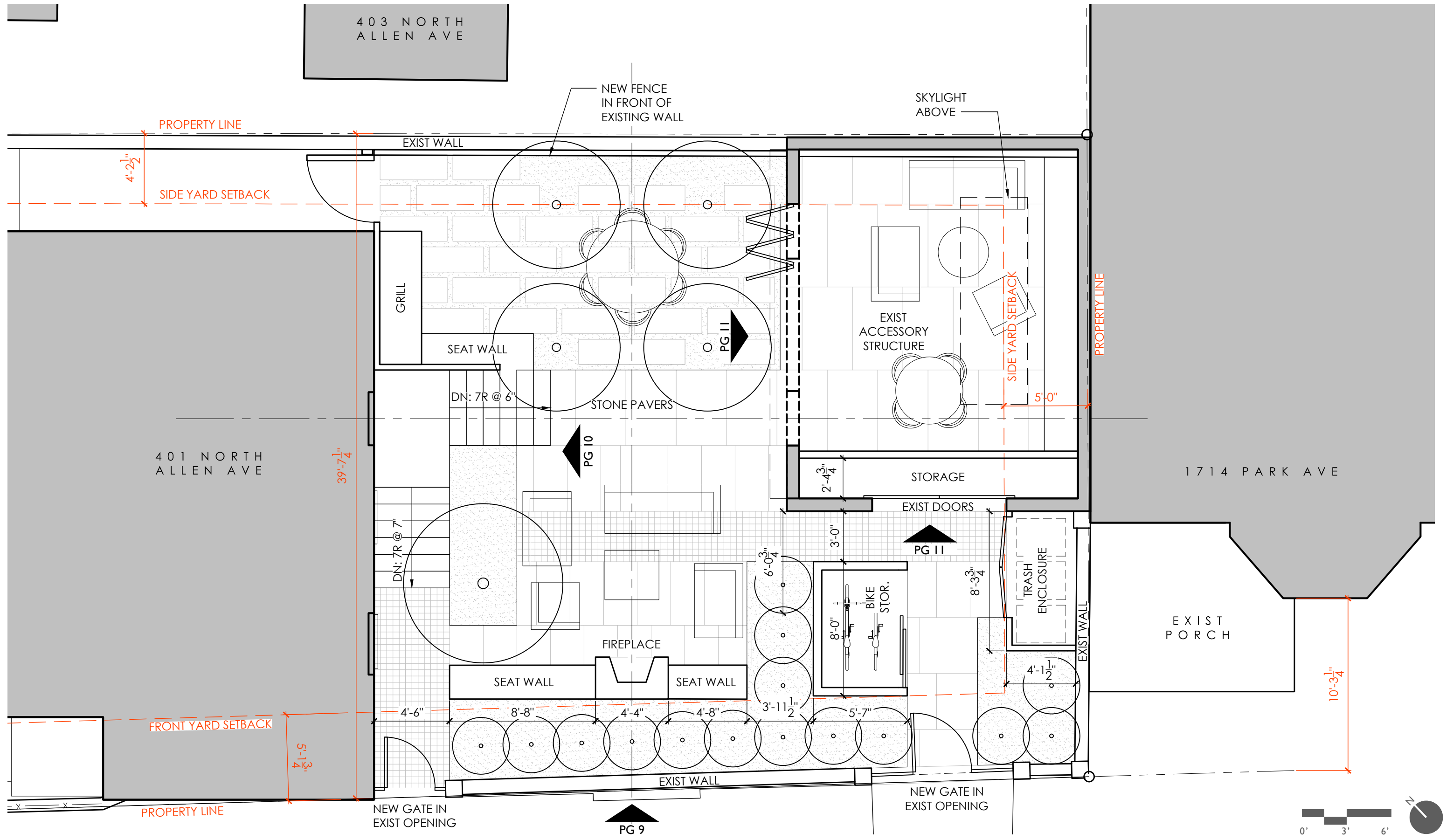


PROPOSED VIEW



PROPOSED VIEW

403 NORTH ALLEN AVE





1 - BIRD'S EYEVIEW OF BACKYARD



2 - VIEW OF PROPOSED GATES IN EXISTING MASONRY OPENING



3 - VIEW LOOKING EAST ON PARK AVENUE



4 - VIEW LOOKING WEST OF PARK AVENUE



CONCRETE CHIMNEY BEYOND



AMERICAN HORNBEAM HEDGE



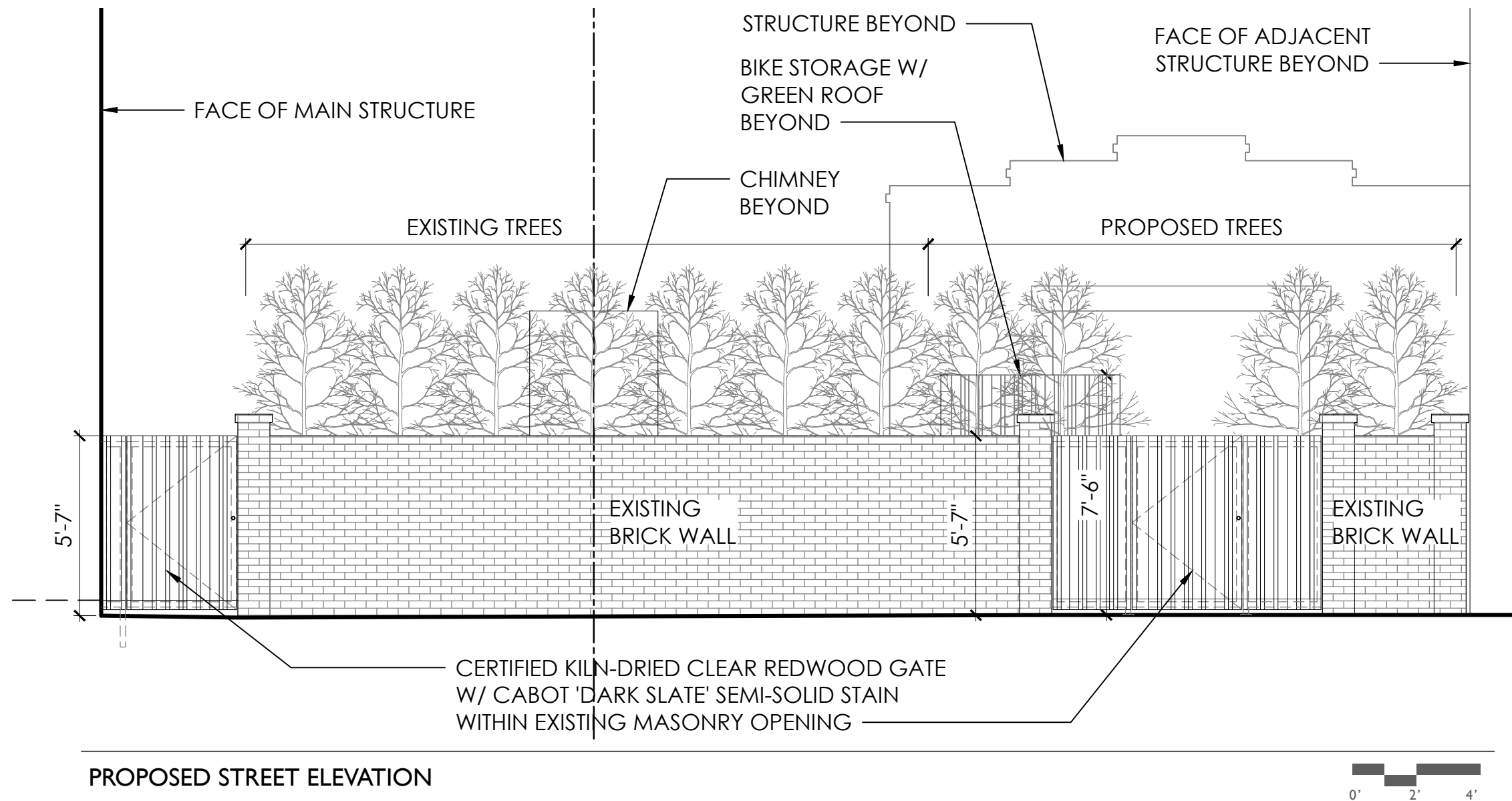
FENCE CONCEPT

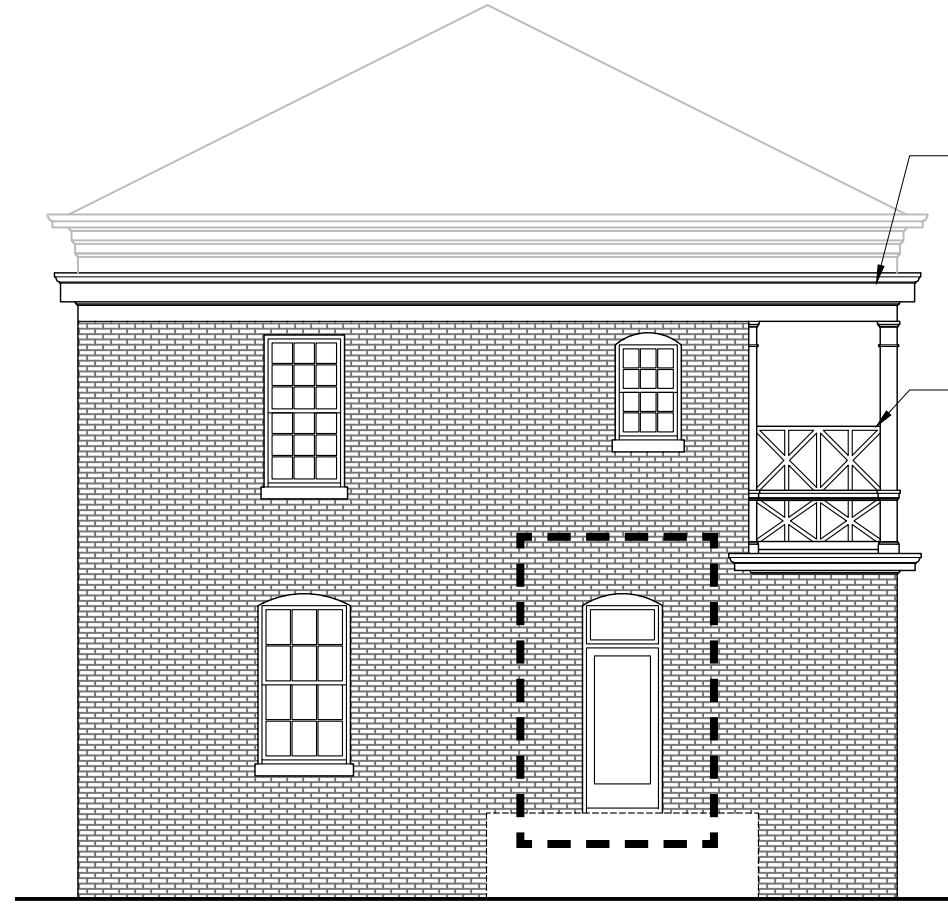


FENCE STAIN COLOR



GREEN ROOF





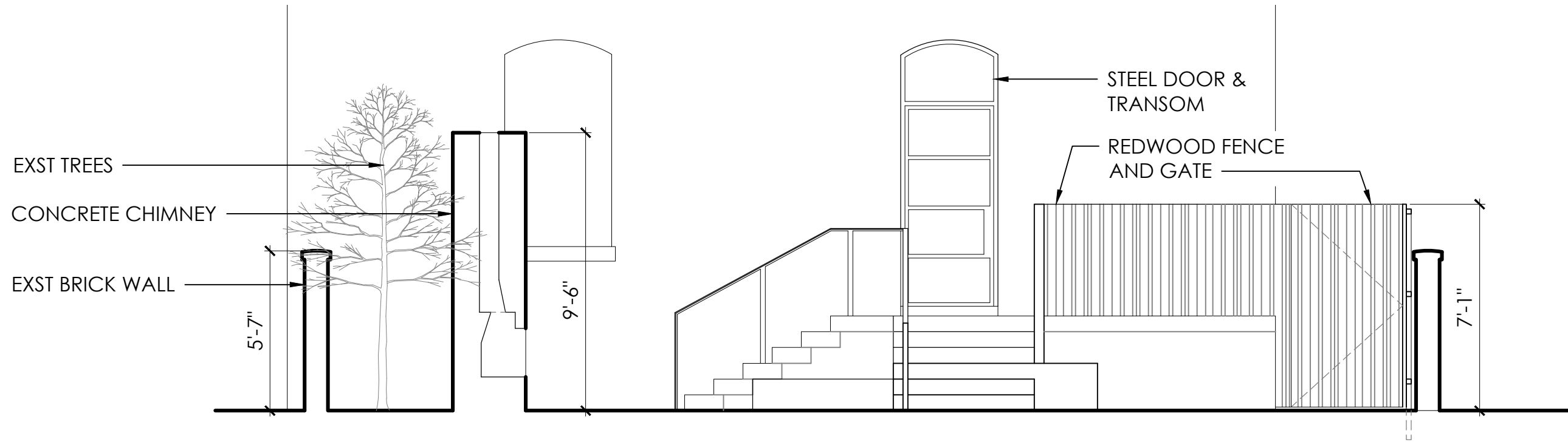
EXISTING BACK DOOR ELEVATION 0' 4' 8'



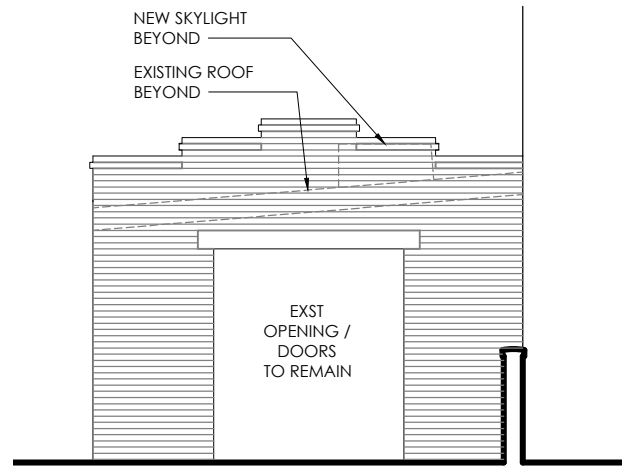
BACK DOOR STYLE



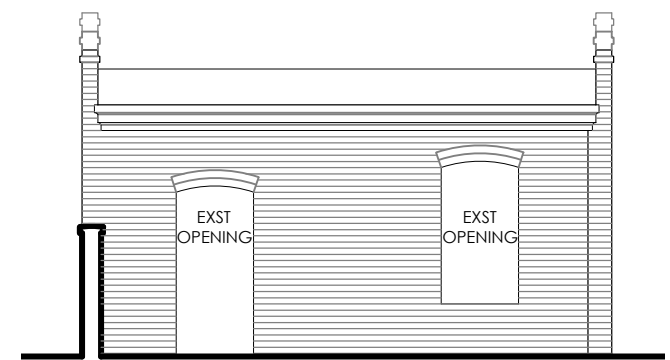
BACK DOOR FINISH



PROPOSED BACK DOOR ELEVATION 0' 2' 4'



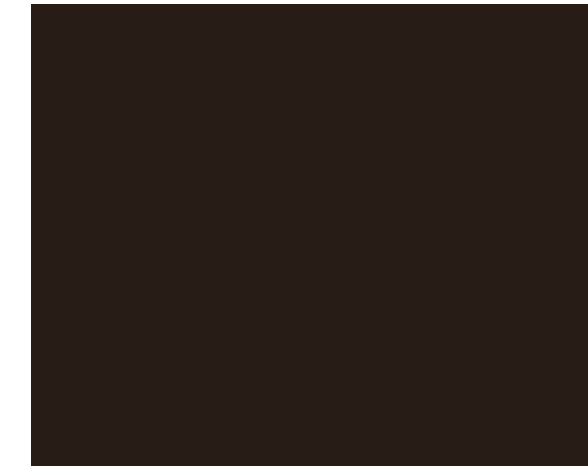
SOUTH ELEVATION



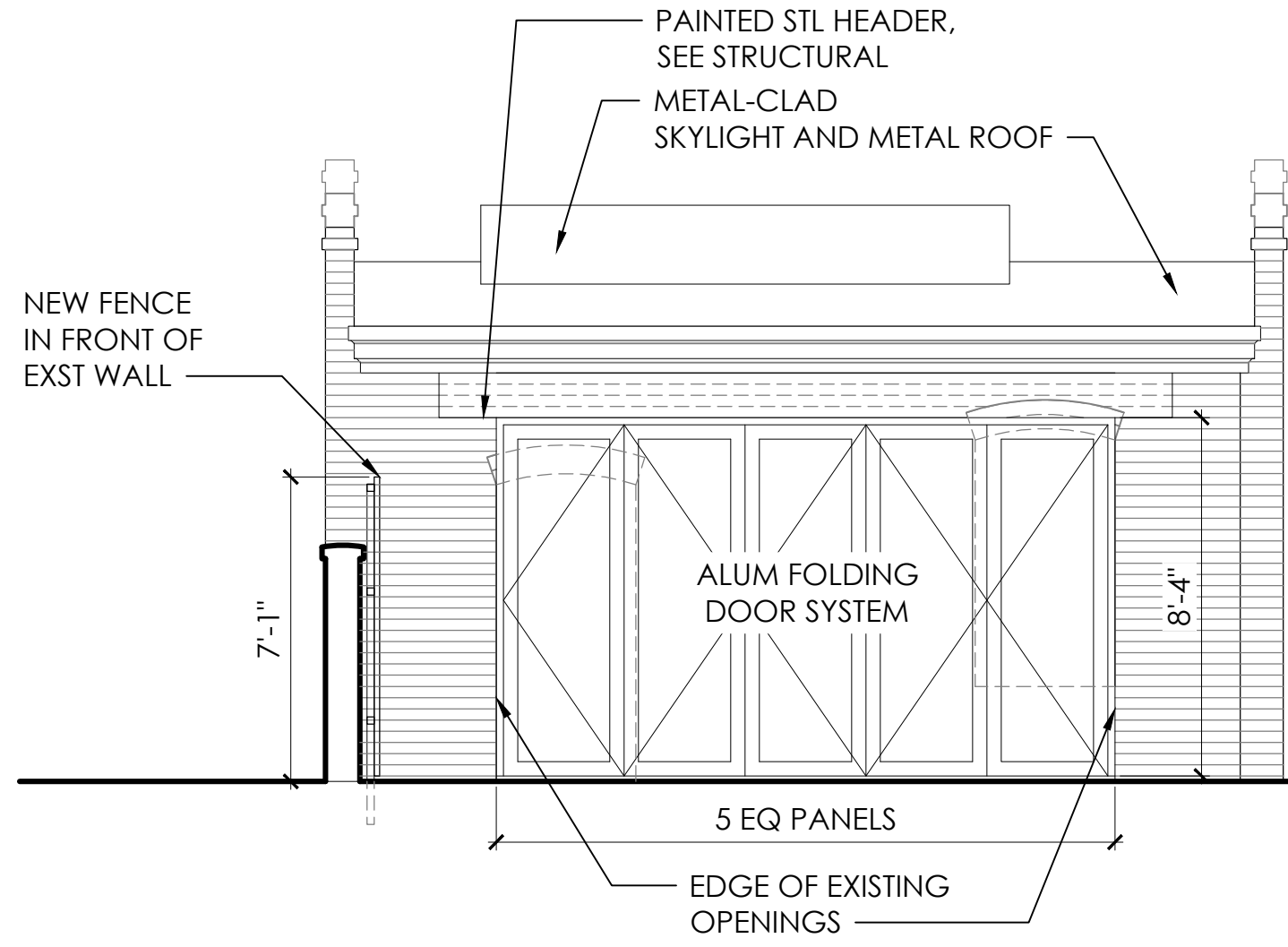
EXISTING WEST ELEVATION



FOLDING DOOR SYSTEM



FOLDING DOOR FINISH



PROPOSED ACCESSORY STRUCTURE WEST ELEVATION

