



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 130 North 32nd Street

Historic district St. John's Church

Date/time rec'd: 4-27-18 9:51

Rec'd by: \_\_\_\_\_

Application #: COA-034562-2018

Hearing date: \_\_\_\_\_

### APPLICANT INFORMATION

Name Matthew Elmes

Phone 804-400-3326

Company \_\_\_\_\_

Email mattelmes@verizon.net

Mailing Address 130 North 32nd Street  
Richmond VA 23223

Applicant Type:  Owner  Agent

Lessee  Architect  Contractor

Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above)

Name \_\_\_\_\_

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)

Single story metal garage has decayed to point of collapse. Remove and replace with new two story wooden garage as per CAR guidelines for garages and new construction.

### 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

4/27/18



# 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: 130 N 32nd St Richmond VA

23223

### 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 1/2 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



# CERTIFICATE OF APPROPRIATENESS

## DEMOLITION 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 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 Demolition outlined in Section 30.930.7(d) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

**PROPERTY ADDRESS:** Garage 130 N 32nd St 23223

### WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions

**PHOTOGRAPHS** place on 8 ½ x 11 page, label photos with description and location

- elevations (all sides)  
 interior views that show structural damage and/or deterioration

### DRAWINGS

- legal "plat of survey" showing improvements

### DOCUMENTATION

- evidence of any consideration by the owner of uses and adaptive reuses, relocation or re-sale of the property  
 rehabilitation cost estimates, itemized and detailed  
 comparison costs of rehabilitation of the existing building, demolition of the building and new construction  
 report by a licensed structural engineer on the feasibility of rehabilitation  
 evidence that the building does or does not contribute to the historic character of the Old and Historic District  
 complete architectural plans and drawings of the intended future use of the property (See CAR New Construction checklist)  
 plans to reuse or recycle -- list of building materials to be salvaged

130 North 32<sup>nd</sup> Street Garage  
CAR Proposal 4/26/18

The existing metal garage structure was recently blown off its foundation toward E. Grace street. It was pushed back away from the street and is now braced on the outside with wood to keep it from falling over.

The internal steel structure is no longer attached to its foundation. The exterior cladding that was once bolted to the frame has lost structural integrity. The doors as access points have not worked since I purchased the property in 1995.

The 1905 Sanborn map, included in the package, shows a much larger structure on the site where the current metal garage is located. I included this to show the current structure is one of several that have been located on or near the same site since the house was built. I am proposing that the current garage be demolished and that a new two story garage be built at the same location.

The current garage foot print is 18' by 18', I am proposing that it be extended towards the south by 4' making it an 18' by 22' structure.

The proposed exterior materials include:

Hardi plank smooth, non beaded, siding  
Hardi plank smooth panels  
Boral smooth side out for all exterior trim  
PVC unified corner boards

The window and doors proposed will be aluminium clad Jeld-Wen or similar

South elevation: 4' by 5' center divided fixed window

East Elevation: 3' by 2' awning casements and one 42" by 54" double hung

West Elevation: No opening proposed

North Elevation: One double hung 5' by 54" mulled double hung window

Doors: Both will be metal 3' by 6' 8" half lite doors with a flat bottom panel

Garage Door:

Smooth metal 9' by 7' simple minimal patterning

The roof will be TPO

The gutter and downspout will be 6" half round metal gutter with a 4" metal downspout

The foundation will be re-used as much as it can be, with the addition of parged CMU as required by grade. No more than one course above mean grade.

The rear stairs will be made with pressure treated stringers and treads, closed risers and a Richmond Rail style hand rail. All elements to be painted with a solid color stain, or paint.

There are no specific color selections made yet but the basic pallette will be light and dark gray colors.

I do hope to have concrete apron at the front of the garage going to an existing curb cut. Regular broom finish gray concrete.

The garage as proposed follows the residential outbuilding new construction section of the guidelines by:

Having a compatible form and roof line to other garages in the district

The massing, and the re-use of the existing siting respect the neighborhood outbuilding style.

The materials have been used through out the district on other new construction projects.

Thank you,  
Matt Elmes, homeowner.

East Grace Street

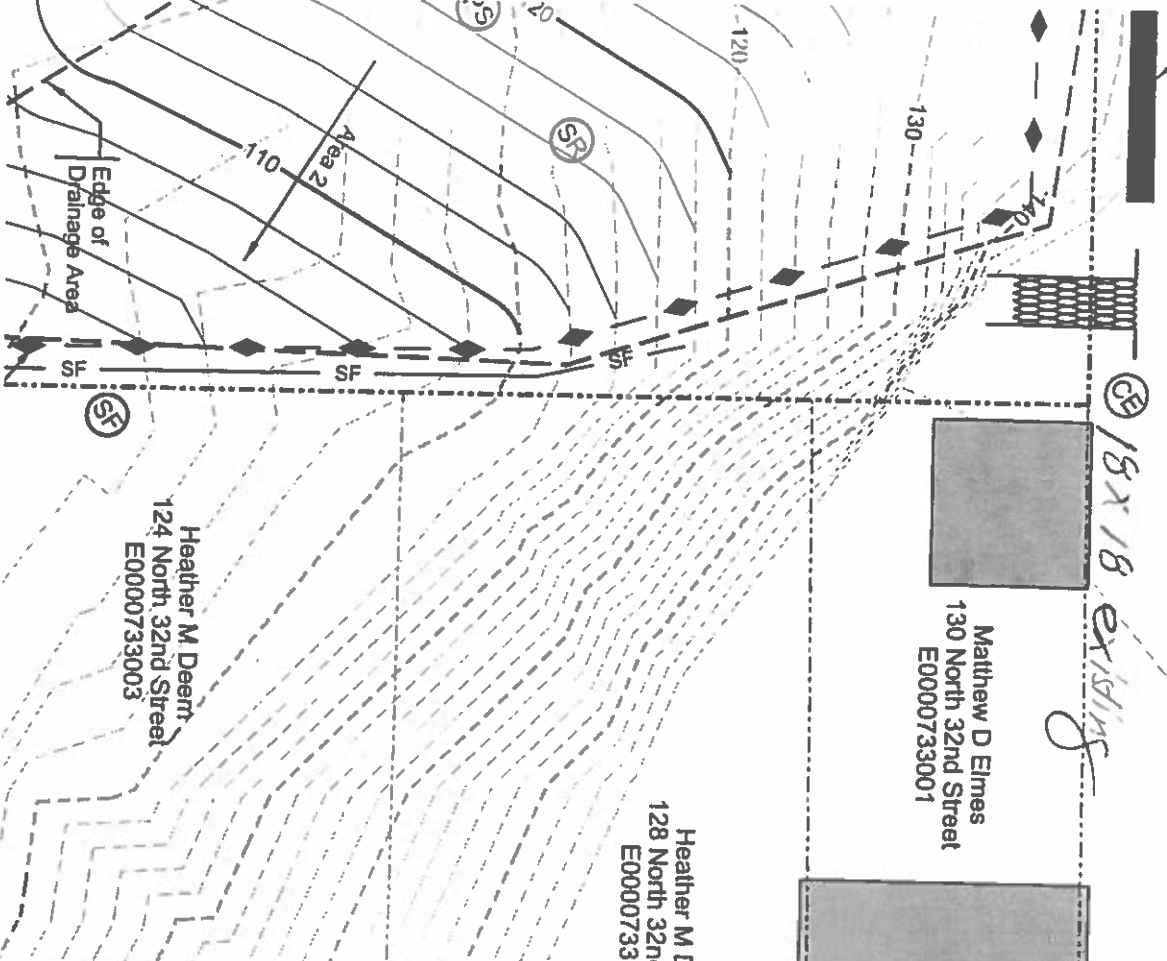
*Current site plan*

18x18 existing

Matthew D Elmes  
130 North 32nd Street  
E0000733001

Heather M Deem  
128 North 32nd Street  
E0000733002

Heather M Deem  
124 North 32nd Street  
E0000733003



Post-Development  
2 Year

	C	T <sub>c</sub>	I <sub>p</sub>	A	Q
Area 1	0.35	5	5.32	0.0286 ac	0.05 cfs
Area 2	0.35	5	5.32	0.1412 ac	0.26 cfs
Area 3	0.35	5	5.32	0.1225 ac	0.23 cfs
Area 4	0.35	5	5.32	0.1297 ac	0.24 cfs
10 Year					0.79 cfs
	C	T <sub>c</sub>	I <sub>p</sub>	A	Q
Area 1	0.35	5	7.07	0.0286 ac	0.07 cfs
Area 2	0.35	5	7.07	0.1412 ac	0.35 cfs
Area 3	0.35	5	7.07	0.1225 ac	0.30 cfs
Area 4	0.35	5	7.07	0.1297 ac	0.32 cfs
				0.422	1.04 cfs

This is to certify that on Oct. 25 1995 I made an accurate field survey of the premises shown hereon; that all improvements and visible evidence of easements are shown hereon, that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than as shown hereon. According to the current respective National Flood Insurance Program rate map, this house is located within zone C

Power is  underground,  overhead; Telephone is  underground  overhead.

New  Percent complete \_\_\_\_\_%; Old

By Robert K. Thomas

Re: Matthew D Elmes

N. 31<sup>st</sup> STREET  
(Unimproved)

Set Rod

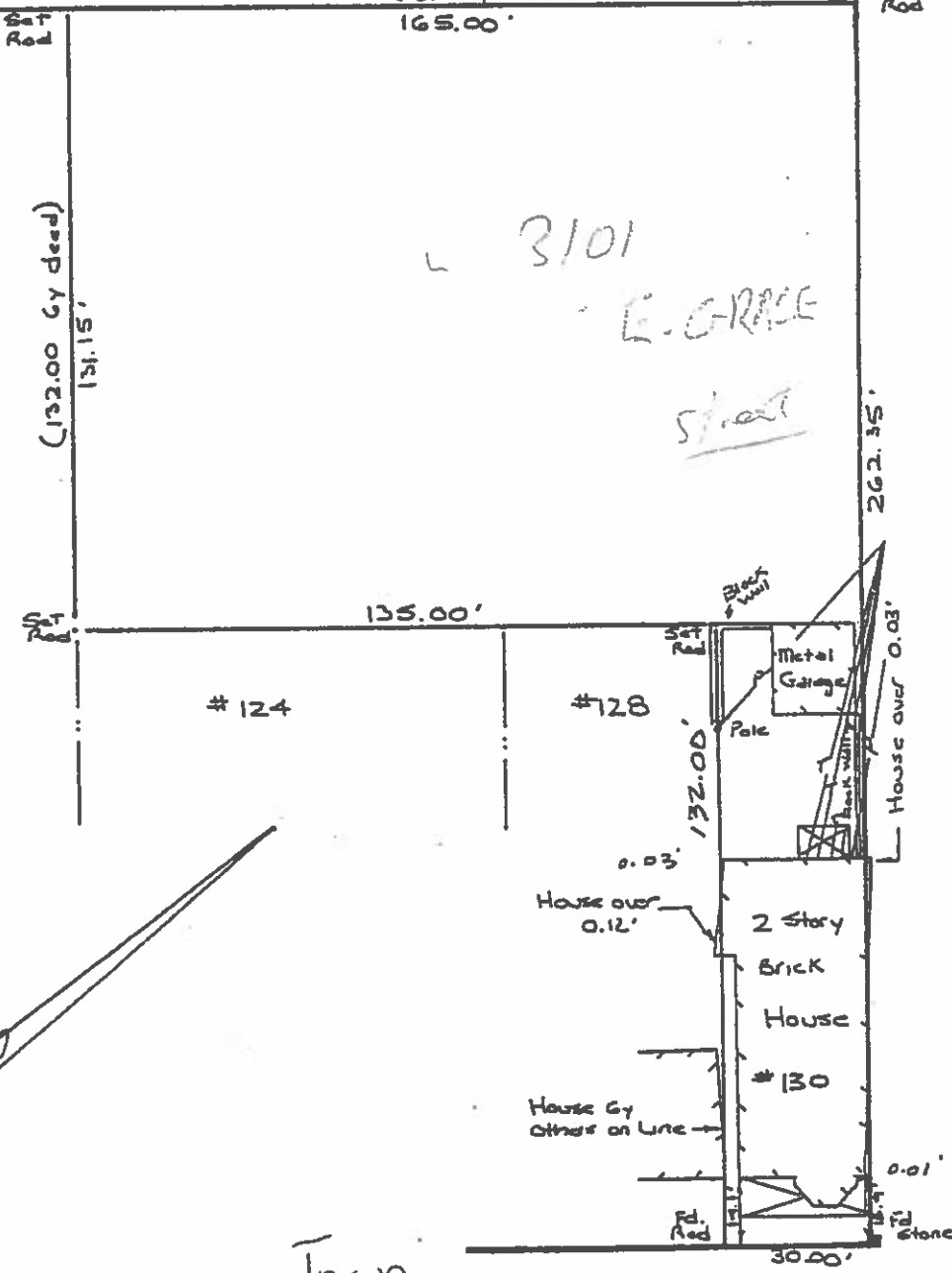
NIF  
CSX Corp.

(132.00 Cy dead)  
131.15'

L 3101

E. GRACE  
Street

EAST GRACE STREET



Jean

N. 32<sup>nd</sup> STREET  
(unimproved)



Survey - Map of Premises Known as # 130 N. 32<sup>nd</sup> Street and # 3101 E. Grace Street in Richmond Va. FAX# 222 4966  
222-6954

ROBERT K. THOMAS AND ASSOCIATES  
CERTIFIED LAND SURVEYOR  
RICHMOND, VIRGINIA

DATE: Oct. 25, 1995

SCALE: 1"=40'

FILE: Rich. 10NE

THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

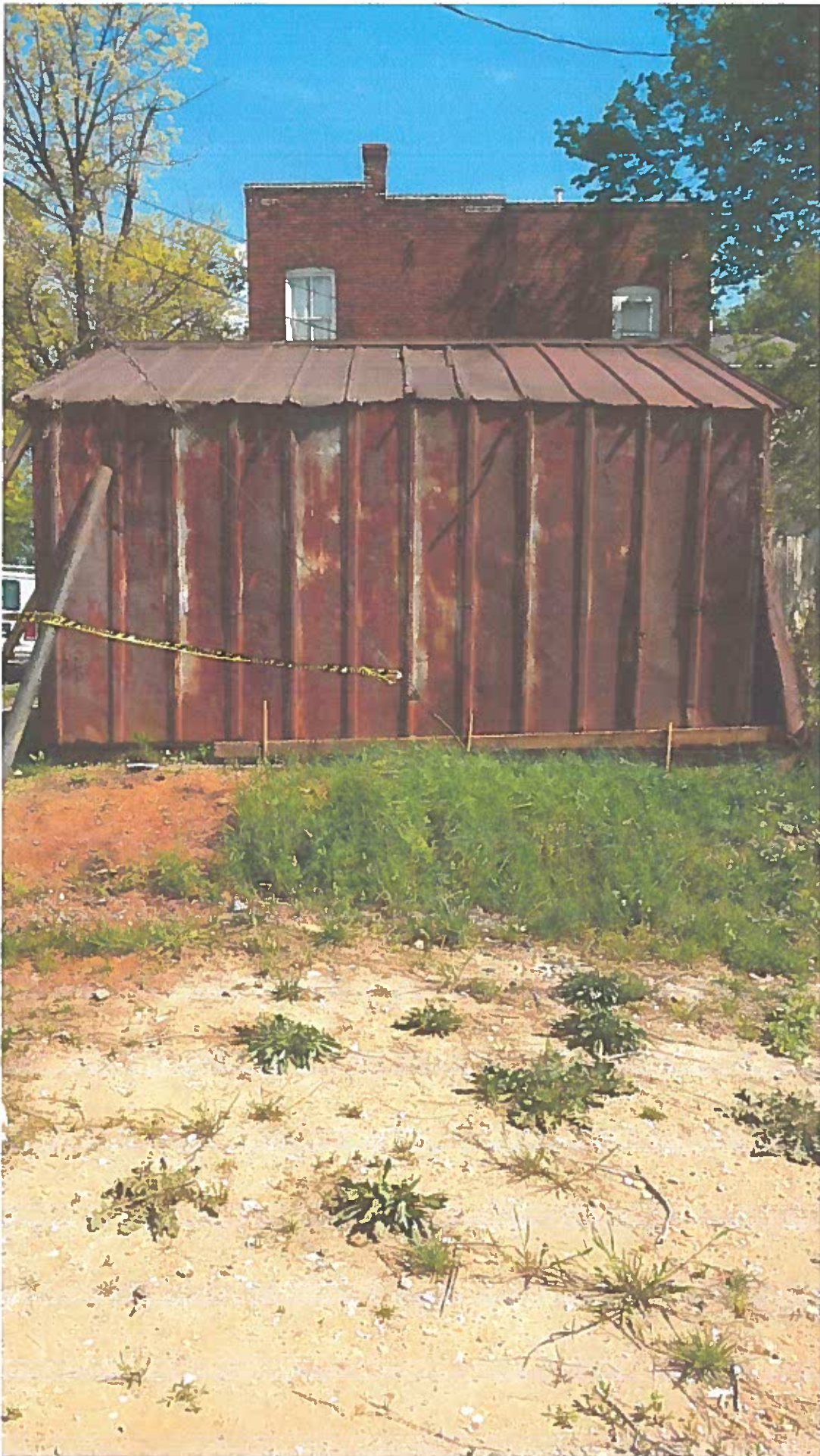


North

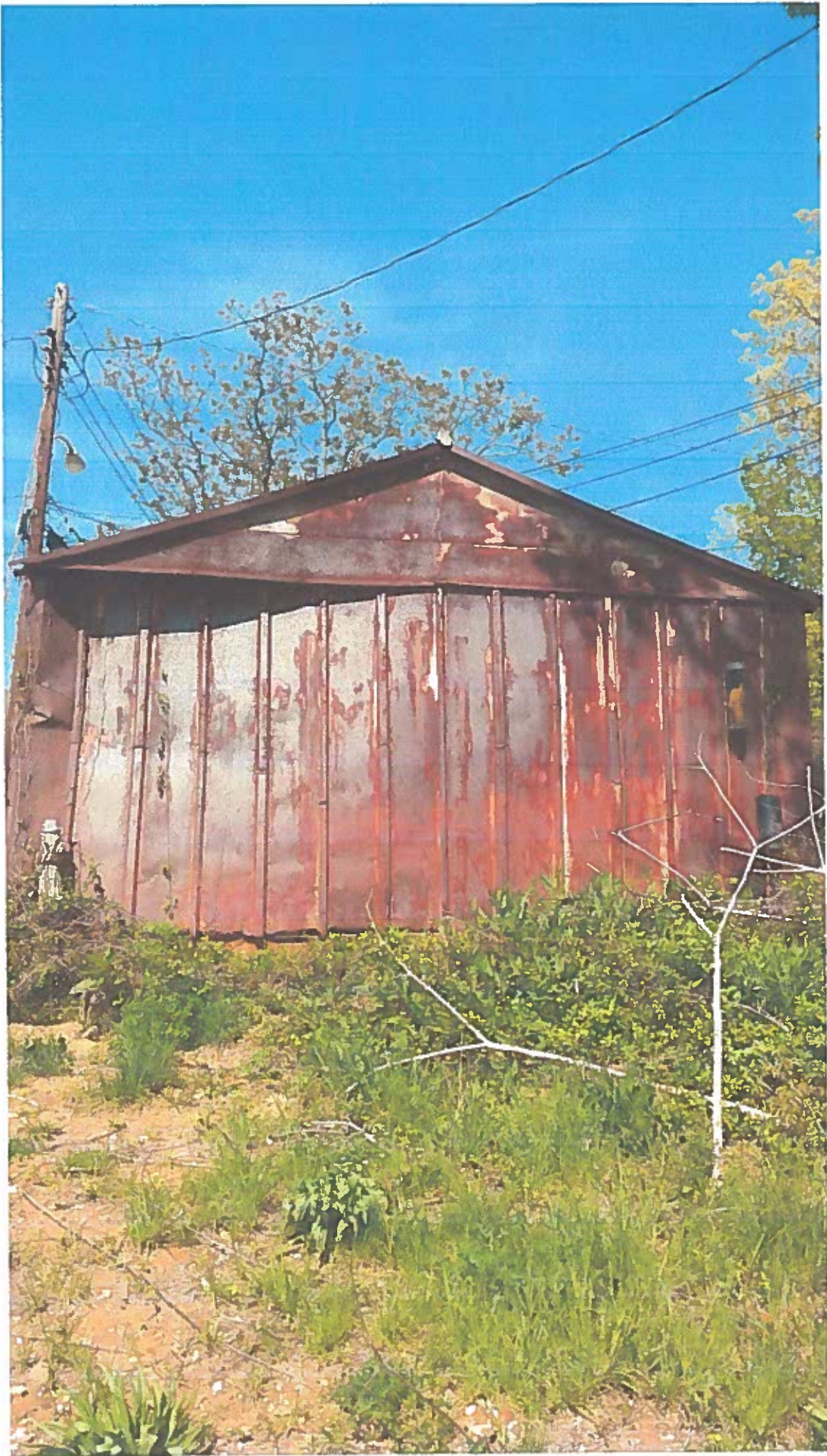


East

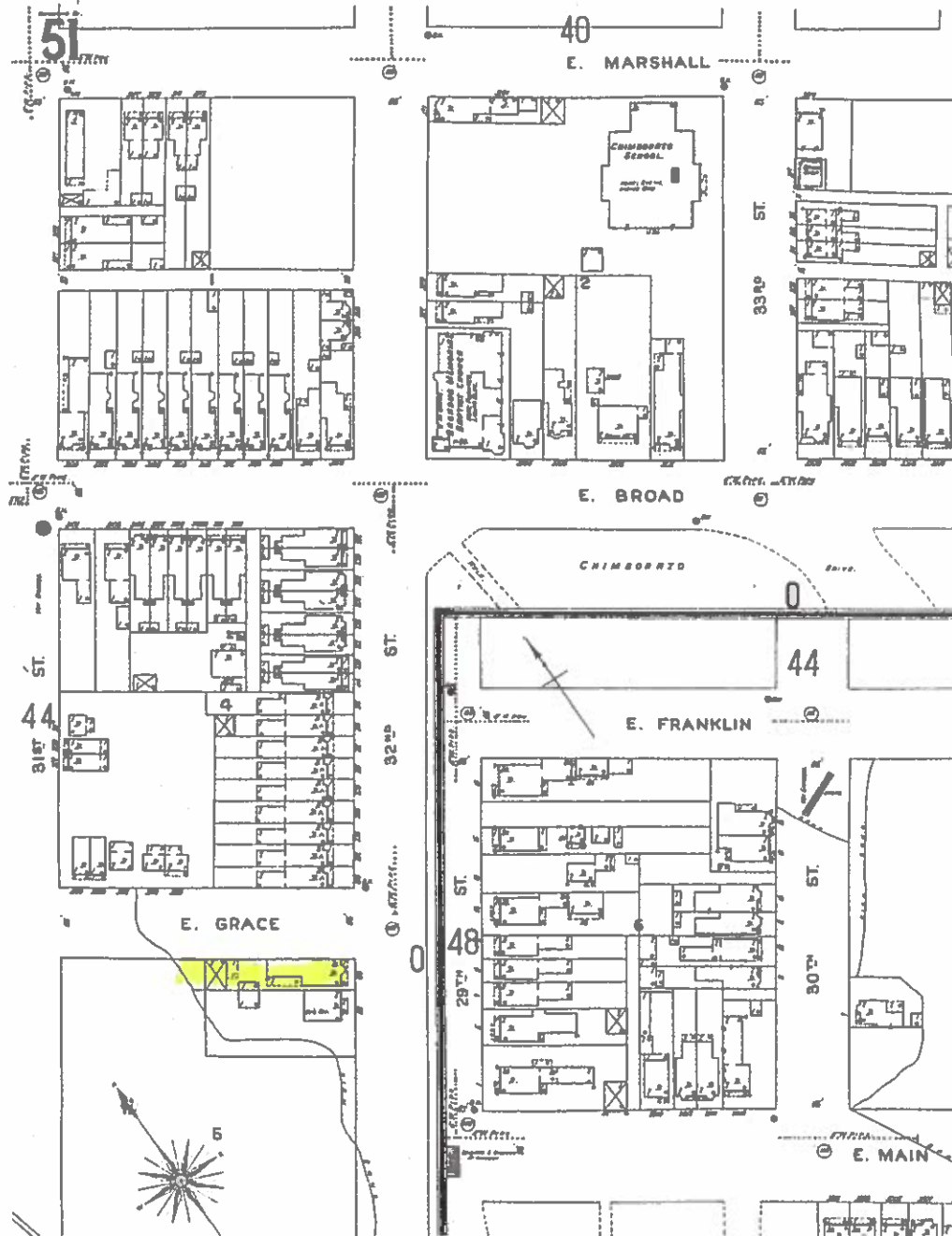




West



South

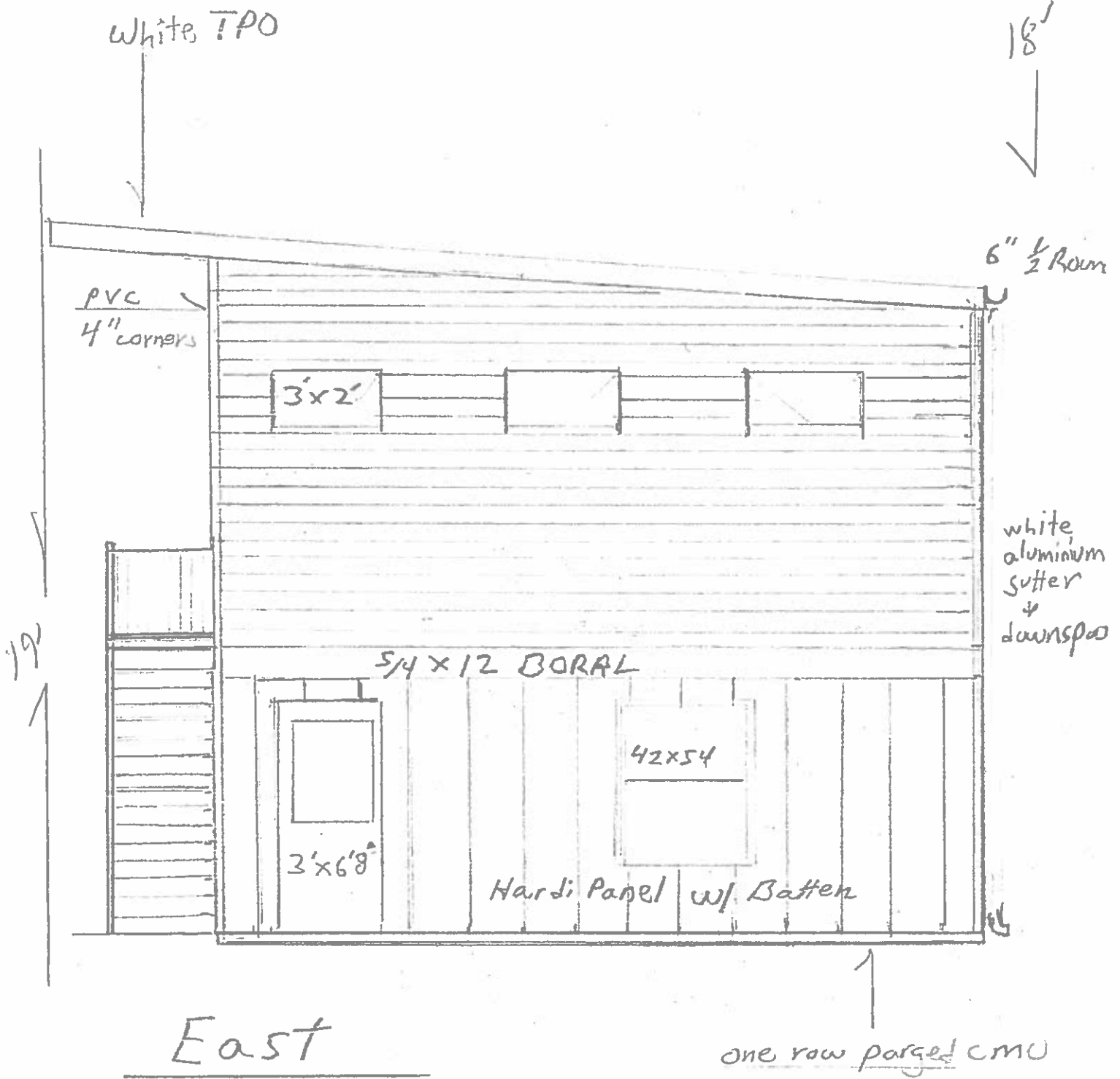


Print

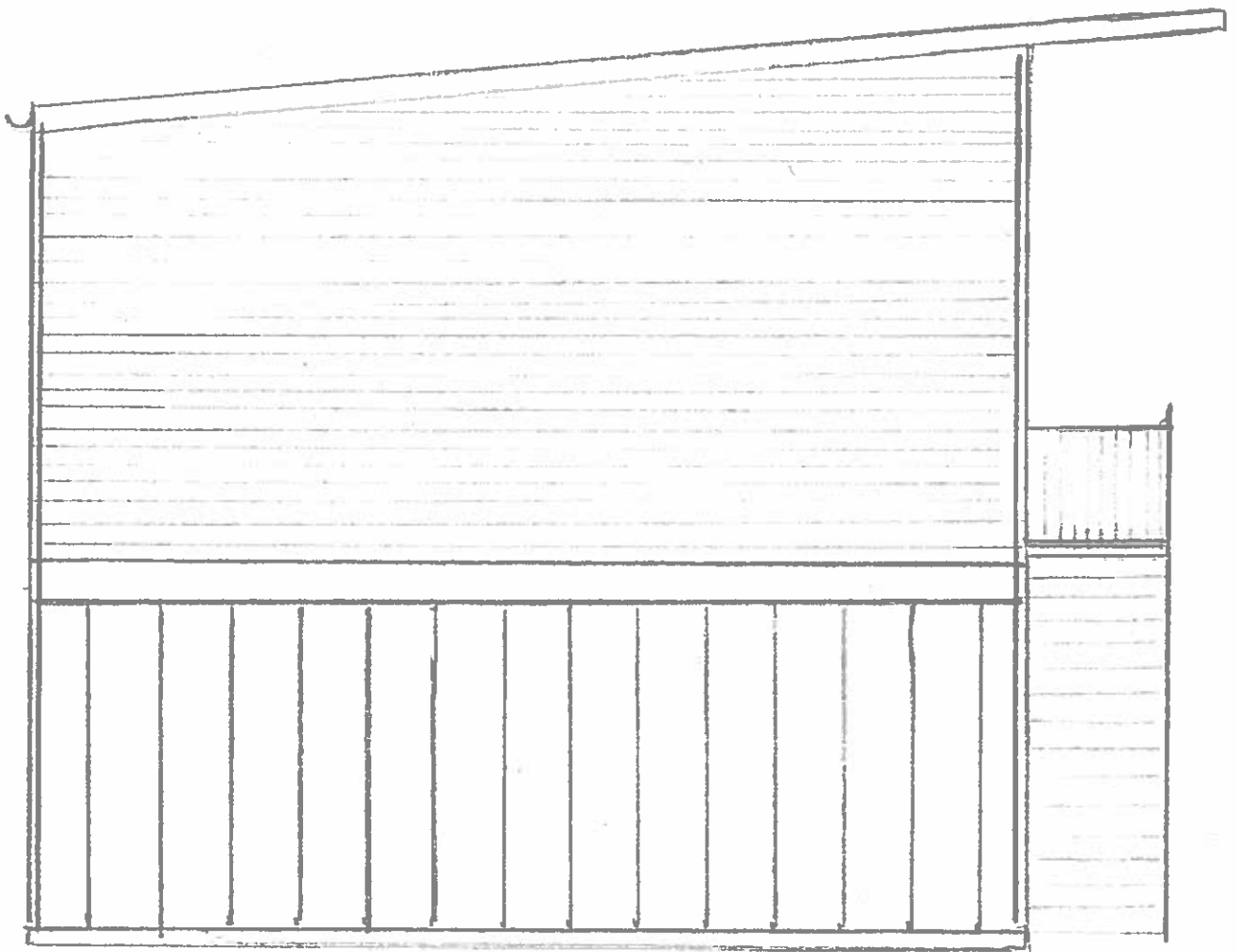
<http://sanborn1.proquest.com>

<b>Item Number</b>	623270
<b>Full Image Title</b>	00063
<b>Full Atlas Title</b>	Richmond 1905
<b>Date of Publication</b>	1905
<b>Publisher</b>	Sanborn Fire Insurance Map Company
<b>City</b>	Richmond
<b>County</b>	Henrico County
<b>State</b>	Virginia
<b>Country</b>	United States
<b>Images in this Atlas</b>	130
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Garage 130 N 32nd

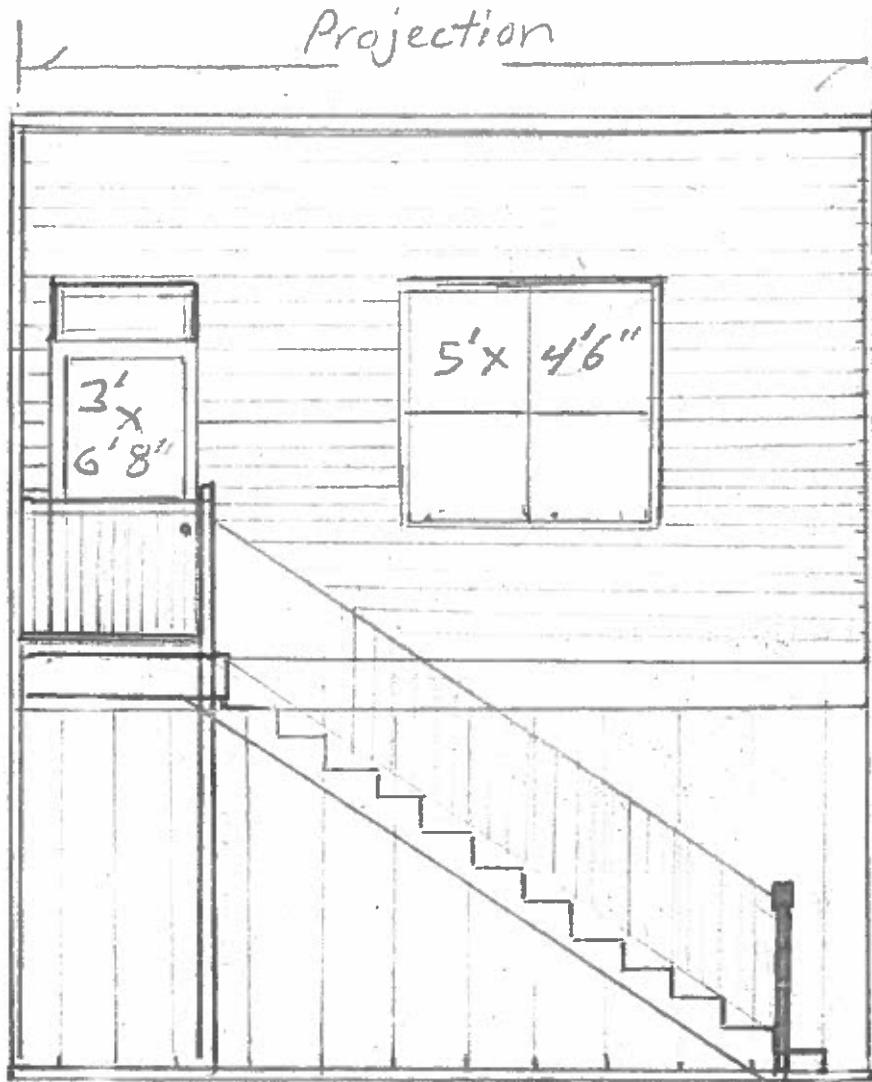


130 North 32nd Garage



West

130 N 32nd Garage

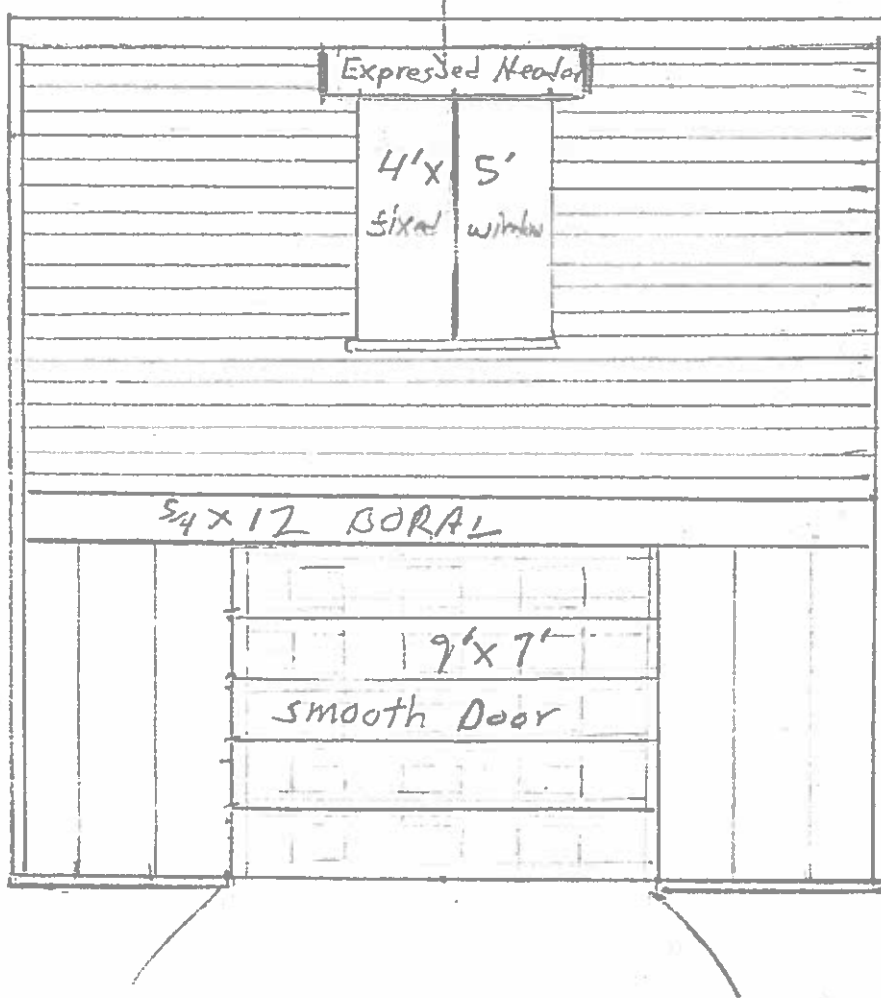


North



Garage 130 N 32nd

Header to be  $\frac{5}{4}$  Borac Painted  
contrast color



South

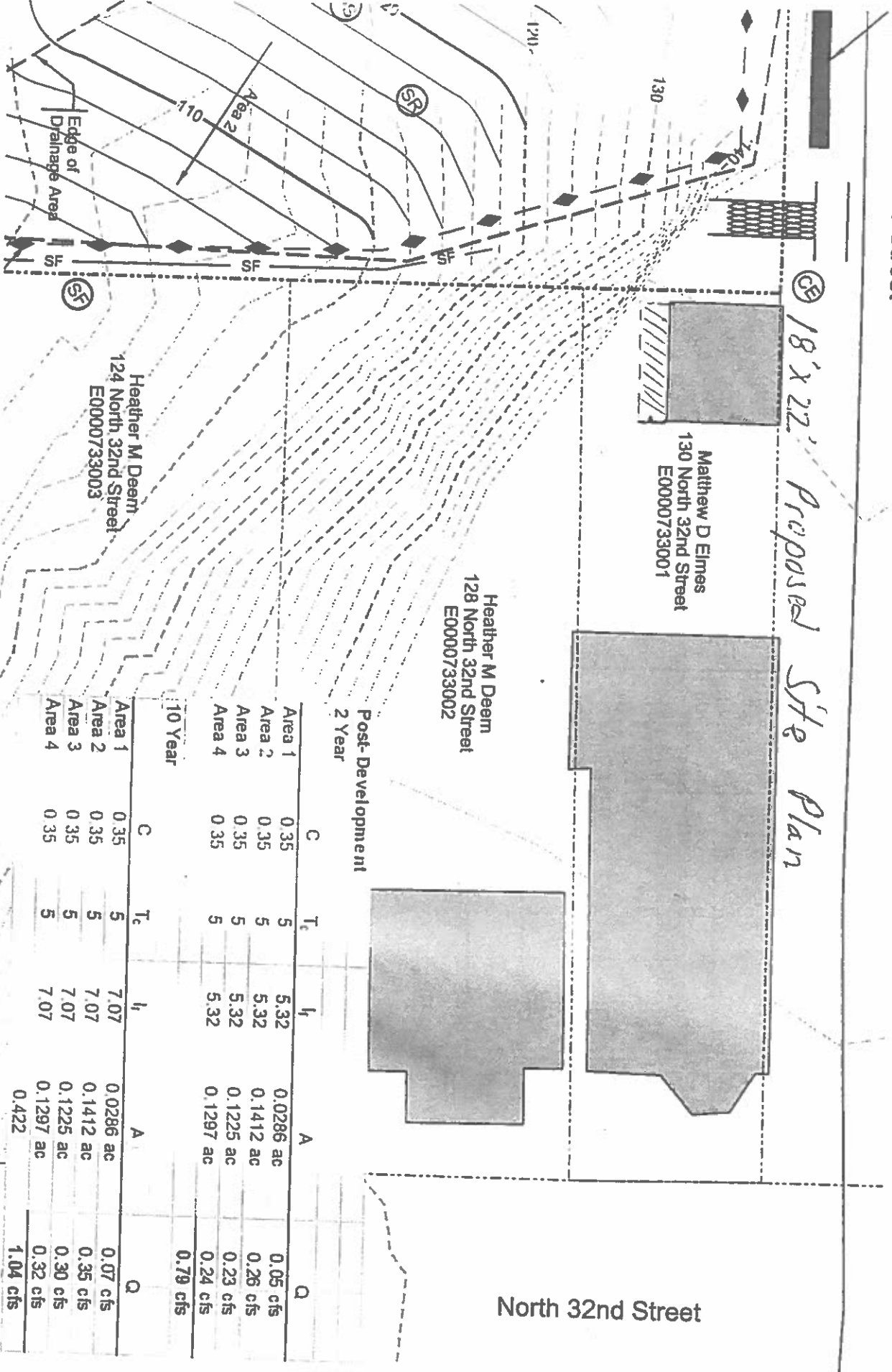
East Grace Street

*18' x 22' Proposed Site Plan*

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North 32nd Street