



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 305 North 30th Street, Richmond, VA 23223
Historic district St John's Church

Date/time rec'd: 10/26/2018
Rec'd by: CLJ
Application #: CAV-044105-2018
Hearing date: 11/27/18

APPLICANT INFORMATION

Name Enoch Pou, Jr.
Company ClaireView Enterprises I, LLC
Mailing Address 7330 Staples Mill Road, #184
Richmond, VA 23228

Phone 804-482-0806
Email epoujr@cve1.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

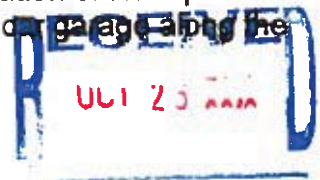
Name Maurice Oliver
Mailing Address 7288 Hanover Green Drive
Mechanicsville, VA 23111

Company Xtreme Homes, LLC
Phone 804-301-7195
Email maurice.oliver@yahoo.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)
Removal of vinyl siding at previously enclosed Rear Porch and installation of Hardiplank siding. Construction of a 1st floor deck. Construction of a new single car garage along the rear property line.



Additional project description is contained in the Applicant's Report.

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 Maurice Oliver Date 10/26/18

The Honorable Council of the City of Richmond, Virginia

**c/o The Department of Planning
and Development Review
Commission of Architectural Review
900 East Broad Street
Room 510
Richmond, VA 23219**

**Commission of Architectural Review
Application for Certificate Of Appropriateness**

Applicant's Report for Final Review of Replacement Siding and Separate Garage

Subject Property

305 North 30th Street (COA-044105-2018)

Tax Parcel Number

E-000-0635/030

Owner/Contact

Xtreme Homes, LLC
c/o Enoch Pou, Jr.
ClaireView Enterprises I, LLC
7330 Staples Mill Rd, #184
Richmond, VA 23228
Office: (804) 482-0806
Fax: (804) 755-6659

Proposed Use

The Applicant has acquired the existing single-family home at 305 North 30th Street and is submitting this application as it is necessary to make exterior changes to the rear elevation and existing wood deck. The use will remain the same. The Applicant also desires to construct a one car garage at the rear of the site along the alley.

Reason

The existing property (305 North 30th Street) is zoned R-8, Urban Residential District and currently has vinyl siding at its rear elevation and pressure treated balustrade system at the rear deck. The Applicant desires to replace the vinyl siding with Hardiplank siding and replace the pressure treated railing system at the existing deck with Richmond Rail. The footprint of the structure and deck will remain unchanged. The Applicant also desires to construct a new, one-car garage at the rear of the site along the public alley.

I. Property Description

The photos referenced throughout the Applicant's Report are the photos submitted for the Conceptual Review and their submission is not duplicated with the application for Final Review. The existing property, 305 North 30th Street, is located on North 30th Street between East Broad and East Marshall. It is bounded on its northern and southern property line by single family homes and on the east by a public alley. The site is located within the St John's Church City Old and Historic District and the St John's Church National Historic District. The site contains 4,012 square feet of lot area and is currently occupied solely by a single-family home. As one half of a double house, it is attached to its mirror image, 303 North 30th Street.

II. Concept of Proposed Siding Change and Garage

We are proposing to remove the existing vinyl siding at the rear elevation and replace it with smooth Hardiplank siding. We are also proposing to replace the existing pressure treated rail system at the rear deck with Richmond Rail. There will be a one car garage constructed at the rear of the site along the alley.

The setback and elevation requirements mandated by the current zoning and the Commission of Architectural Review mandates have been adhered to. The proposed siding change, changes to the railing system at the rear deck will give a better representation of the historic nature of the property.

III. The Guidelines

The influence that the Guidelines has had on the design will be addressed in this section.

- 1- *The Guidelines* – Siting, pg 46. As shown on the previously submitted photos and the Context Elevations, there will be no changes seen from the front streetscape.
- 2- *The Guidelines* – Form, pg 46. The proposed changes will have no effect on the form of the building and all actions comply with the requirements found in this section of the Guidelines.
- 3- *The Guidelines* – Height, Width, Proportion & Massing, pg 47. There is no new construction that will make the property not be in line with the typical height of surrounding residential buildings.
- 4- *The Guidelines* – Materials & Colors, pg 47. As shown on the enclosed Plans, the existing metal roof on the front porch will be retained and repaired with like-kind materials. The existing vinyl siding at the rear elevation will be removed in its entirety and replaced with smooth Hardiplank siding (Photo 3). All other elevations on the property, will retain their painted brick (Photo 1 & 2). The proposed garage will be covered with smooth Hardiplank. The reveal of the Hardiplank on the original structure will be the same as the reveal of the Hardiplank on the garage. The materials used on the exterior will be compliant with all aspects of this section. The Applicant requests that the

final paint colors be subject to Administrative Review by CAR Staff at the time of construction.

- 5- *The Guidelines* – Doors and Windows, #3, pg 49. The size, proportion, and spacing patterns of doors and window openings are compatible with patterns established within the district.
- 6- *The Guidelines* – Porch and Porch Details, pg 49; Railings, pg 50. The existing front porch rail system will be repaired as necessary and new, wooden elements of the same size and scale will be installed where needed (Photo 1). The existing front porch gutters will be repaired with like-kind materials as needed.
- 7- *The Guidelines* – Decks, pg 51. Richmond Rail will be installed to replace the pressure treated system at the rear deck (Photo 3). The area between the brick piers of the rear deck will be screened with wood lattice. The lattice will be painted or stained with an opaque stain.

IV. Off-Street Parking and Site Improvements

In accordance with Article VII, Division 2. Off-Street Parking Regulations of the City of Richmond Zoning Ordinance, a minimum of one (1) parking space is required for a single-family detached dwelling. This will be accomplished by the construction of the one car garage at the alley (Photo 4). The garage will have smooth Hardiplank siding and an TPO roof. A wooden fence will be installed.

Conclusion

During its planning of the proposed siding change, rear deck balustrade change, and garage at 305 North 30th Street, the applicant has made significant efforts to address the needs and desires of the immediate community, the Commission, and CAR Staff while working to be part of the City's revitalization efforts. We have taken into consideration parking, greenspace, esthetics, and the community's desire for improvements of properties within its boundaries. The applicant looks forward to the positive impact this rehabilitation and homeownership opportunity will have on the Historic St John's Church community.

Respectfully submitted,

Xtreme Homes, LLC

enclosures

1-Plans (Floor, Roof, & Site), Elevations

305 North 30th Street
Richmond, VA 23223-7424
St John's Church - City Old and Historic District
(all photos taken October 2018)

Photo 1. Front Elevation and Front Porch (subject at left), Site



Photo 2. Front Elevation, Eastern Elevation, Site



305 North 30th Street
Richmond, VA 23223-7424
St John's Church - City Old and Historic District

Photo 3. Rear Enclosed Porch; Siding, vinyl to be replaced with Hardiplank; Deck



Photo 4. Rear Elevation, relationship to neighboring properties, sightline for proposed Garage



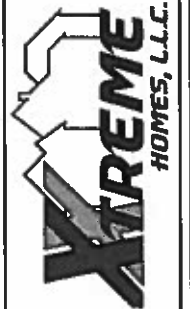
SINGLE FAMILY RESIDENCE
RENOVATION & NEW GARAGE
305 N 30th STREET, RICHMOND, VA 23223

FOR C.A.R. FINAL REVIEW

- T-1 TITLE SHEET
- C-1 CONTEXT DRAWINGS
- C-2 CONTEXT SITE PLAN

- EX-1 EXISTING PLANS & ELEVATIONS
- EX-2 EXISTING ELEVATIONS

- A-1 PROPOSED PLANS & ELEVATIONS
- A-2 PROPOSED ELEVATIONS
- A-3 PROPOSED GARAGE PLAN & ELEVATIONS



SINGLE FAMILY RESIDENCE

305 N 30th STREET
RICHMOND, VA 23223

DATE 12.03.18

T-1



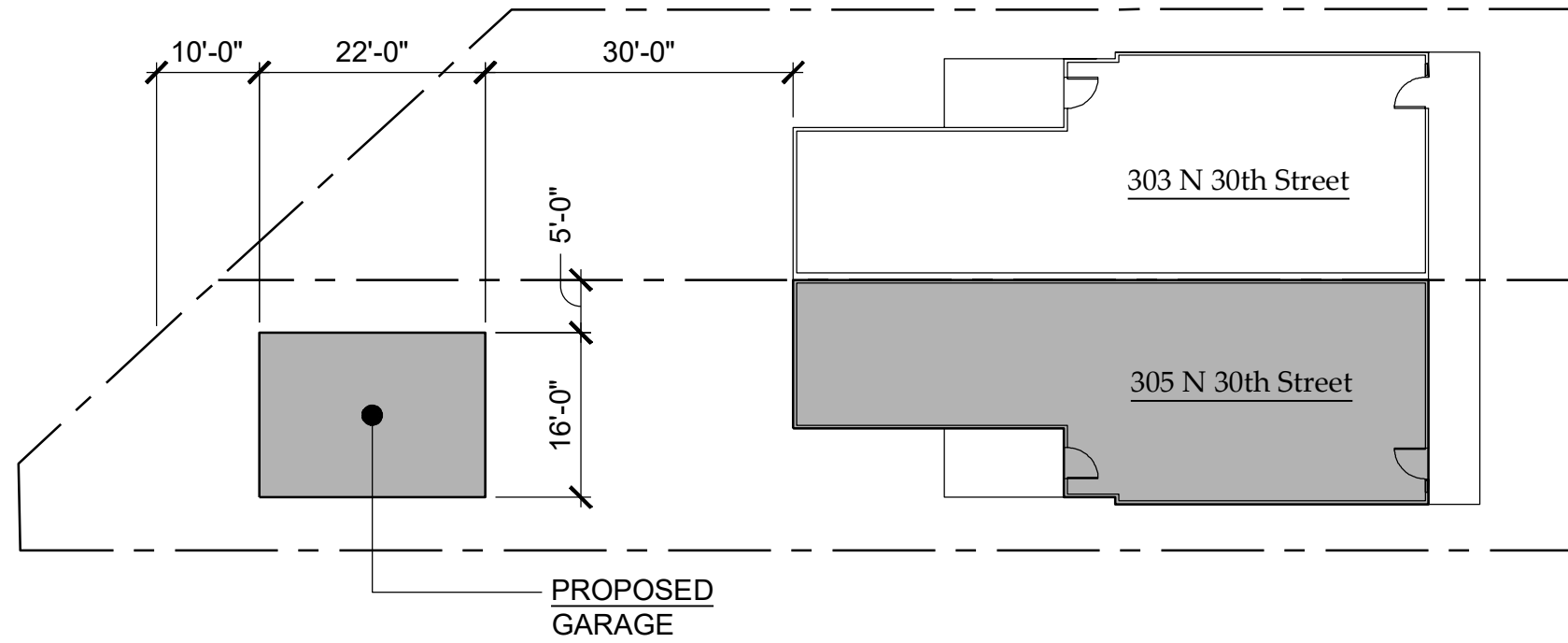
CONTEXT FRONT ELEVATION



SINGLE FAMILY RESIDENCE
 305 N 30th STREET
 RICHMOND, VA 23223

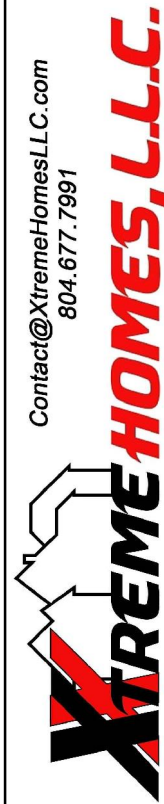
DATE 12.03.18

C-1



CONTEXT SITE PLAN

Contact@XtremeHomesLLC.com
804.677.7991



SINGLE FAMILY RESIDENCE
305 N 30th STREET
RICHMOND, VA 23223

DATE: 12.06.18

C-2



EXISTING ELEVATIONS



EXISTING ELEVATIONS

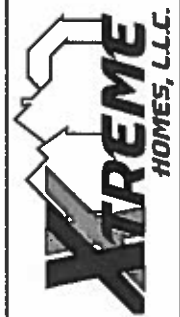
SINGLE FAMILY RESIDENCE

305 N 30th STREET

RICHMOND, VA 23223

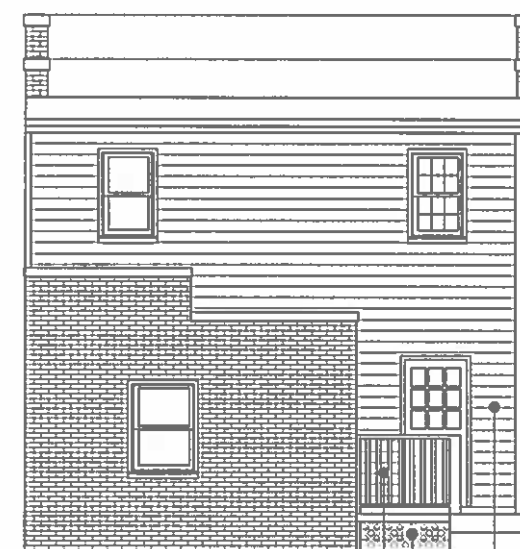
DATE: 12.03.18

Ex-2



- NEW SMOOTH HARDI PLANK SIDING
- NEW PAINTED WOOD LATTICE
- NEW RICHMOND RAIL

PROPOSED ELEVATIONS



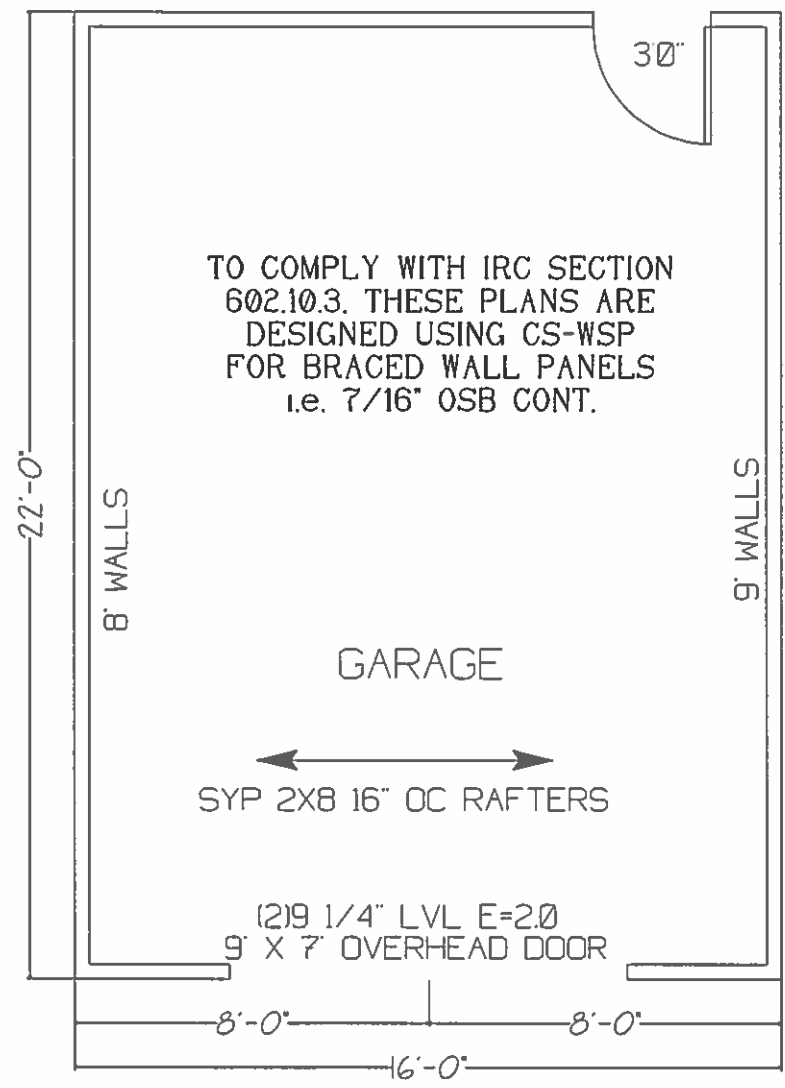
- NEW SMOOTH HARDI PLANK SIDING
- NEW PAINTED WOOD LATTICE
- NEW RICHMOND RAIL

PROPOSED ELEVATIONS

SINGLE FAMILY RESIDENCE
305 N 30th STREET
RICHMOND, VA 23223

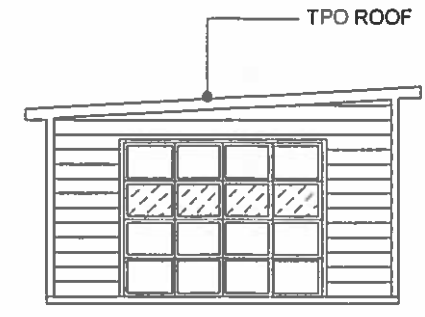
DATE: 12.03.18

A-2

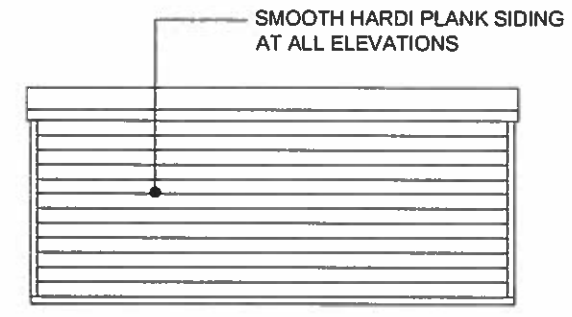


TO COMPLY WITH IRC SECTION 602.10.3. THESE PLANS ARE DESIGNED USING CS-WSP FOR BRACED WALL PANELS i.e. 7/16" OSB CONT.

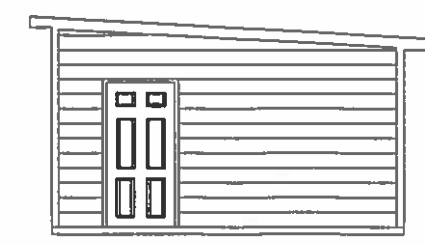
GARAGE PLAN



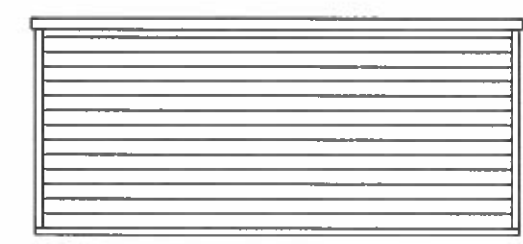
GARAGE ELEVATION



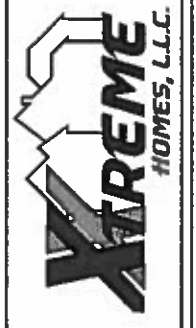
GARAGE ELEVATION



GARAGE ELEVATION



GARAGE ELEVATION



SINGLE FAMILY RESIDENCE
 305 N 30th STREET
 RICHMOND, VA 23223

DATE: 12.03.18

Ex-2