

# Arch-Davis Construction Co., Inc.

4703 Rolfe Road; Richmond, VA 23226

archdavisconst@aol.com

Office (804) 353-8665

May 28, 2019

Application by Arch-Davis Construction Co., Inc. on behalf of Mr. and Mrs. Joseph K. Reid, III to Commission of Architectural Review with the City of Richmond, VA for a Certificate of Appropriateness

Building Type: Single family residence

Alteration Type: Addition

## **Contents:**

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Photographs: Pages 5 - 6

Drawings: All drawings, plats and plans are on the attached plans by Eric P. Hepler dated 5/24/19

Window description: Page 7

Door description: Page 8 - 11



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

1821 Monument Avenue

Monument Avenue

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

**APPLICANT INFORMATION**

John A. Gurkin, III

804-387-0635

Arch-Davis Construction Co., Inc.

archdavisconst@aol.com

4703 Rolfe Road

Richmond, VA 23226

Applicant Type:  Owner  Agent

Lessee  Architect  Contractor

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

**OWNER INFORMATION** (if different from above)

Mr. and Mrs. Joseph Kelly Reid, III

1821 Monument Avenue

Richmond, VA 23220

804-314-9925

jreid@mcguirewoods.com

**PROJECT INFORMATION**

Review Type:  Conceptual Review  (X) Final Review

Project Type:  (X) Alteration  Demolition  New Construction

(Conceptual Review Required)

**Project Description:** Proposed work is to enclose an existing roughly 15x15' elevated brick and tile open terrace on the southeastern rear corner of the principal structure to create additional interior living space which will function as a morning room/conservatory and to enclose an existing rear porch.

**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 Joseph K. Reid III

Date 5-29-19

## Written Description:

1. Property description, current conditions and any prior alterations or additions:

Subject property is a 2 ½ story masonry structure constructed as single-family residence c. 1912. Property has been well-maintained and is in largely original condition. There have been no major exterior alterations. A 1 ½ story brick carriage house was constructed at the rear of the property at some point soon after the original construction.

2. Proposed work:

Proposed work is to enclose an existing roughly 15x15' elevated brick and tile open terrace on the southeastern rear corner of the principal structure to create additional interior living space which will function as a morning room/conservatory.

3. Current building material conditions and the originality of any materials proposed to be repaired or replace:

The brick foundation of the terrace is believed to be original to the structure and is in fair condition with some deterioration of mortar joints. The red square Mexican tile deck of the terrace is of unknown age and is in average condition. The terrace has been altered to add a modern wooden pergola which is in average condition.

4. Proposed new material description:

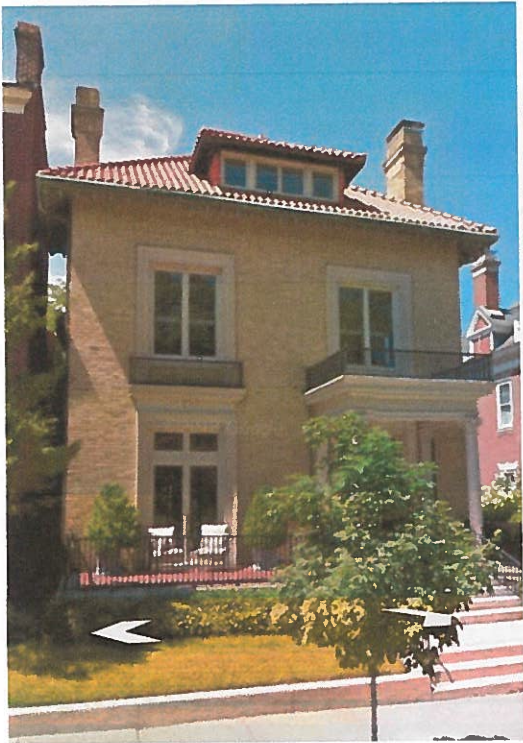
Attached plans detail the proposed construction. The existing foundation will be retained on the eastern elevation, assuming it is structurally stable and capable of supporting the new construction. No alteration will be made to the existing door opening on the northwestern elevation of the terrace, or the existing windows on the northern elevation. To accommodate a new entry into the kitchen on the western elevation, an existing window will be opened to create a cased passageway and the foundation of the terrace will be extended toward the rear of the property approximately 2'-9" feet. The existing brick staircase to ground level will be reconfigured to include an intermediate level terrace, per the attached plans. If practicable, existing bricks will be re-purposed. The pergola will be removed.

The morning room addition will be constructed of restoration brick, glass and metal as detailed on the attached specification sheets. The roof of the addition will be enclosed on two sides by a metal railing, with access to the balcony from the existing doorway on the southwestern elevation on the second story. The roof

deck will be ipe flooring over an elastomeric subdeck. A gabled glass and metal skylight will be located in the center of the roof structure.

There will be limited to no visibility of the new addition from any public location at the rear of the property due to the intervening carriage house, brick walls and 1819 Monument avenue residence to the east. The eastern elevation of the addition will maintain the side-lot setback distance of the existing terrace and principal structure. The existing set-back of structure is non-conforming to current side lot requirement of 4' by approximately 7.7 inches; an administrative variance is being requested from the Dept. of Planning and Zoning.

Photos of current house



Front of 1821 Monument Avenue



East side of 1821 Monument Avenue



West side of 1821 Monument Avenue

Rear view of 1821 Monument

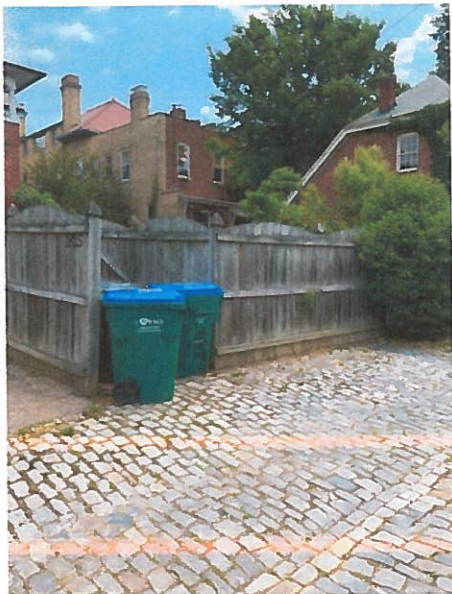
Photos of current house (continued)



View of 1821 Monument from alley looking north



View of 1821 Monument from alley looking west



View of 1821 Monument from alley looking east

Window Descriptions:

Current windows in the home are single glazed wood windows.

Proposed window on the enclosed porch will be a wood double glazed single pane window

**Door Descriptions:**

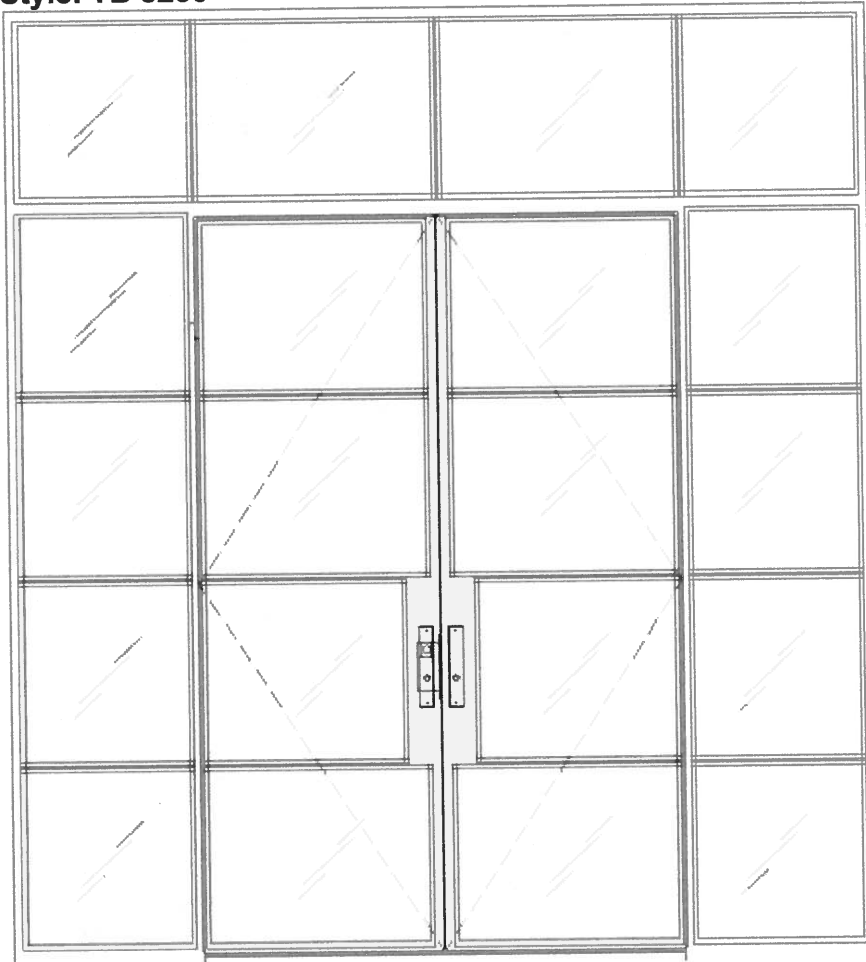
Current doors in the home are single glazed wood French doors.

**Proposed doors**

- Rear porch to be enclosed: Reuse the existing side door that currently goes to the terrace
- Morning room addition: Portella steel doors – Artisan series thermally broken ATB 5200 – black

**Double Door In-Swing French Door with Fixed Sidelites & Transom**

**Style: TB 5200**



**Double Door In-Swing French Door with Fixed Sidelites & Transom**

**Style: TB 5200**

- NFRC rated Thermally Broken
- Carbon Steel (Stainless Steel, CorTen, and Bronze available)
- Precision cold formed profiles with “stepped leg” design

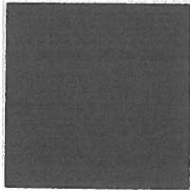


- High density cast in polyurethane thermal barrier
- Double glazed (single and triple available)
- Glass: Cardinal 366/Argon/Clear tempered (other glass options available)
- Glazing Orientation: Exterior Wet Glazed
- True divided lite construction with 1 ¼" muntin bars
- Hinges: Adjustable steel post in barrel w ball bearing
- Door Lock: Rocky Mountain trim with Accurate mortise lock. 1 ¾"backset.
- Flushbolt on inactive door top and bottom
- Sill: Custom brass height varies per floor requirements
- Available in standard and custom paint options: grey, pewter, gun metal, chestnut brown, dark bronze and black
- Continuous steel mounting flanges with orientation options



Finishes

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-  Black

*\*Patina finishes available upon request.*

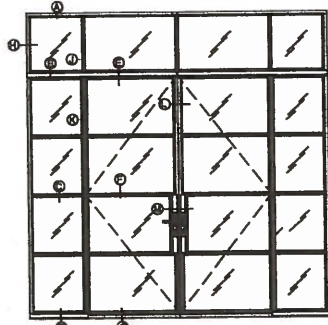
Hardware:

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- 

Hoppe

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**SPECIFICATIONS**

**ATB5200**

**IN-SWING DOUBLE DOOR W/FIXED SIDELITES & TRANSOM**  
Carbon Steel (Optional Stainless Steel and Bronze)

Door Hinge: Adjustable Steel Post in Barrel w/Ball Bearings  
Door Lock: Hoppe Multipoint System (Optional Rocky Mountain Mortise Hardware)  
Flushbolt: Hoppe Shootbolt Top and Bottom

**Glazing:**  
Type: Double (Single and Triple Available)  
Glass: Cardinal 366 over clear Tempered  
NFRC ratings vary based on glass type  
Spacer: Black  
Thickness: 1" Overall  
Glazing Orientation: Exterior  
Stop Type: Factory Wet Glazed (Metal Stop available)  
Muntin: 1-1/4" for TDL

**Weather Strip:**  
Silicon Gasket 4-Point Contact, Black

**Sill:** Custom Bronze Weep, Bronze Patina

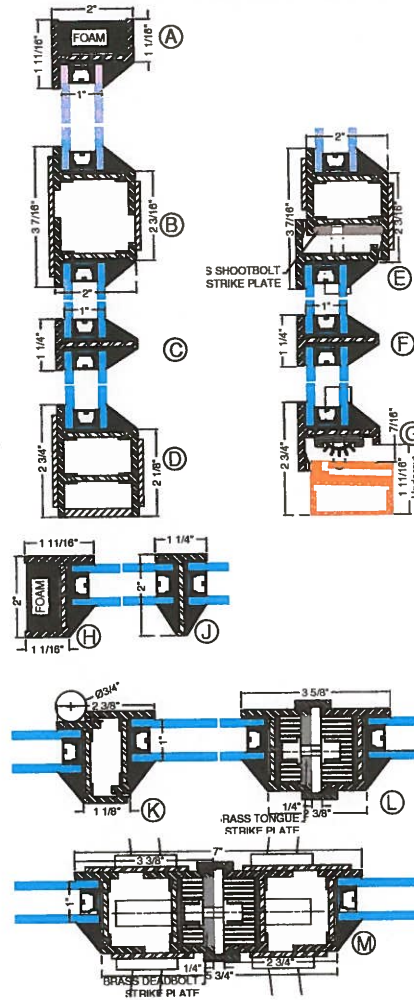
**Frame Depth:** 2"

**Finish:**  
Thermally Bonded Galvanized  
Paint Finish Options Specify Color  
2 coats of epoxy Base Primer  
2 coats of Acrylic Lacquer Paint  
3 coats of Clear Polyurethane

Coastal Finish Available

\*For Installation Flange Details-Refer to Installation Flange options pages.

\*Door exceeding 12 ft. in width or 12 ft. in height will ship in separate sections to be site mullied. Refer to "Mull Section" pages.



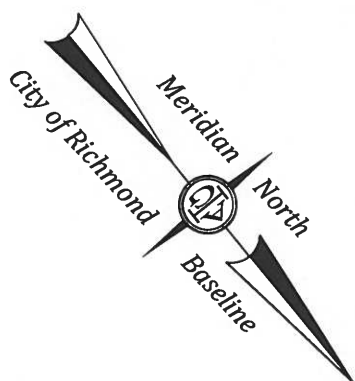
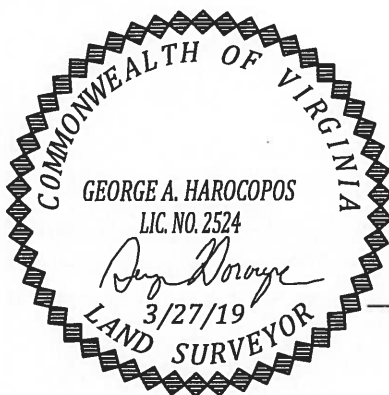
AUSTIN: 512-263-8851

DALLAS: 214-484-3134

This is to certify that on 3/27/19  
 I made an accurate field survey of the known premises  
 shown hereon; that all improvements known or visible  
 are shown hereon; that there are no encroachments by  
 improvements either from adjoining premises, or from  
 subject premises upon adjoining premises, other than  
 shown hereon.

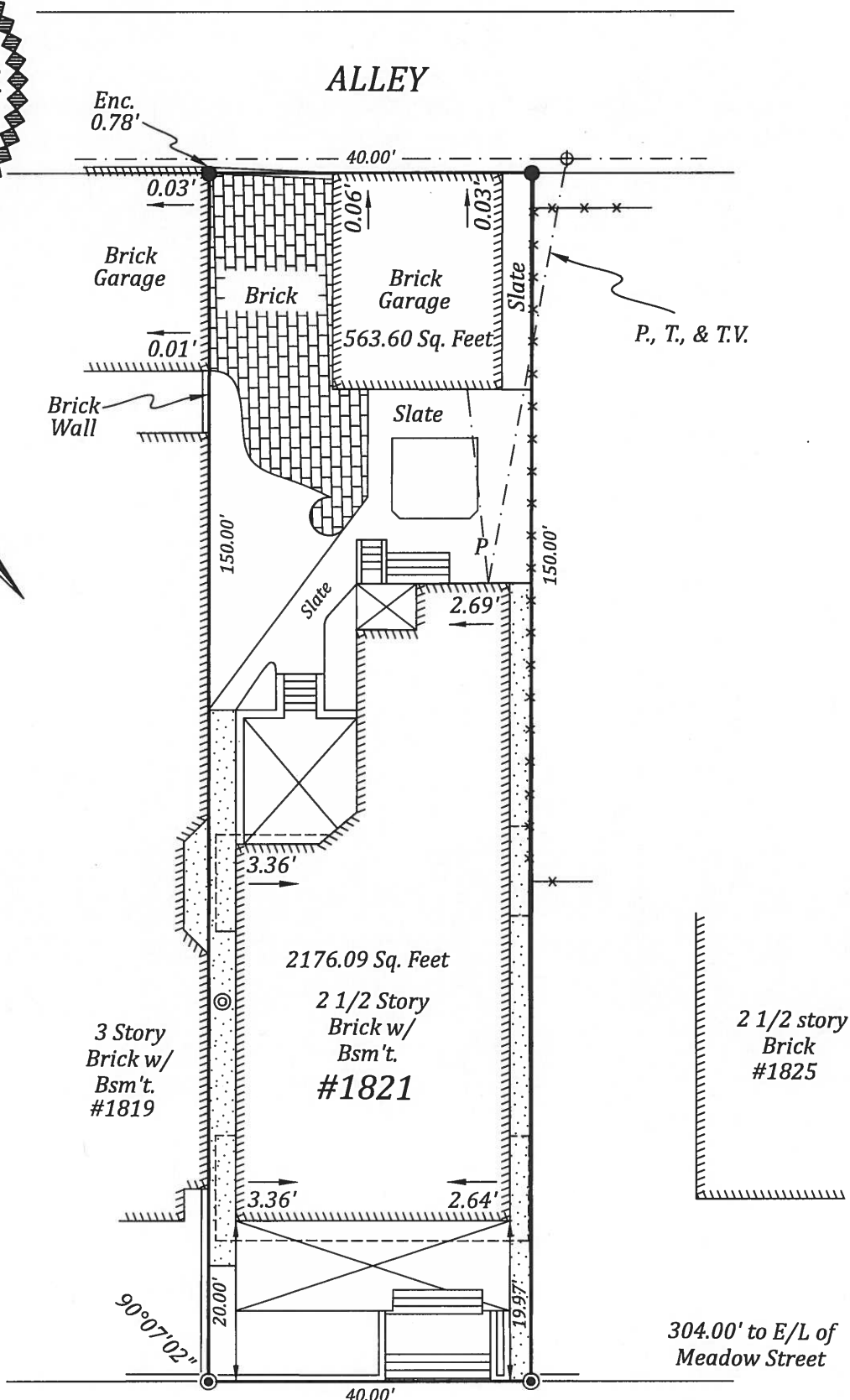
NOTE: THIS LOT APPEARS  
 TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
 COMMUNITY PANEL NUMBERS  
5101290037D

NOTE:  
 This survey has been prepared without  
 the benefit of a title report and does  
 not therefore necessarily indicate all  
 encumbrances on the property.



**LEGEND**

- ⊕ Power Pole
- Crnr. To Be Set
- ⊙ Drill Hole
- ⊙ Man Hole



**MONUMENT AVENUE**

JN 48344

SURVEY OF  
 LOT & IMPROVEMENTS LOCATED THEREON

**#1821 MONUMENT AVENUE**

RICHMOND CITY, VIRGINIA

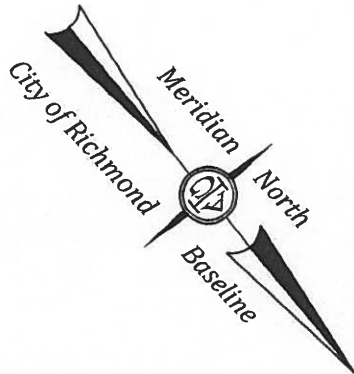
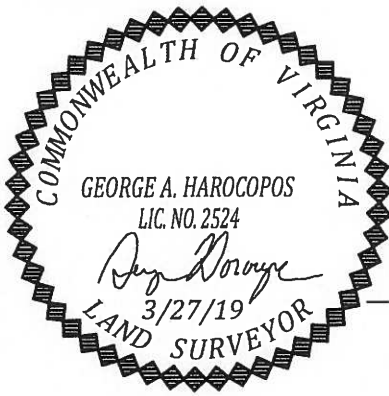
NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
 USE OF JOE REID

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
 CERTIFIED LAND SURVEYOR AND CONSULTANT  
 4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS72@GMAIL.COM  
 Scale 1"=20' Date 3/27/19 Drawn by AGH

This is to certify that on 3/27/19  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE x AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290037D

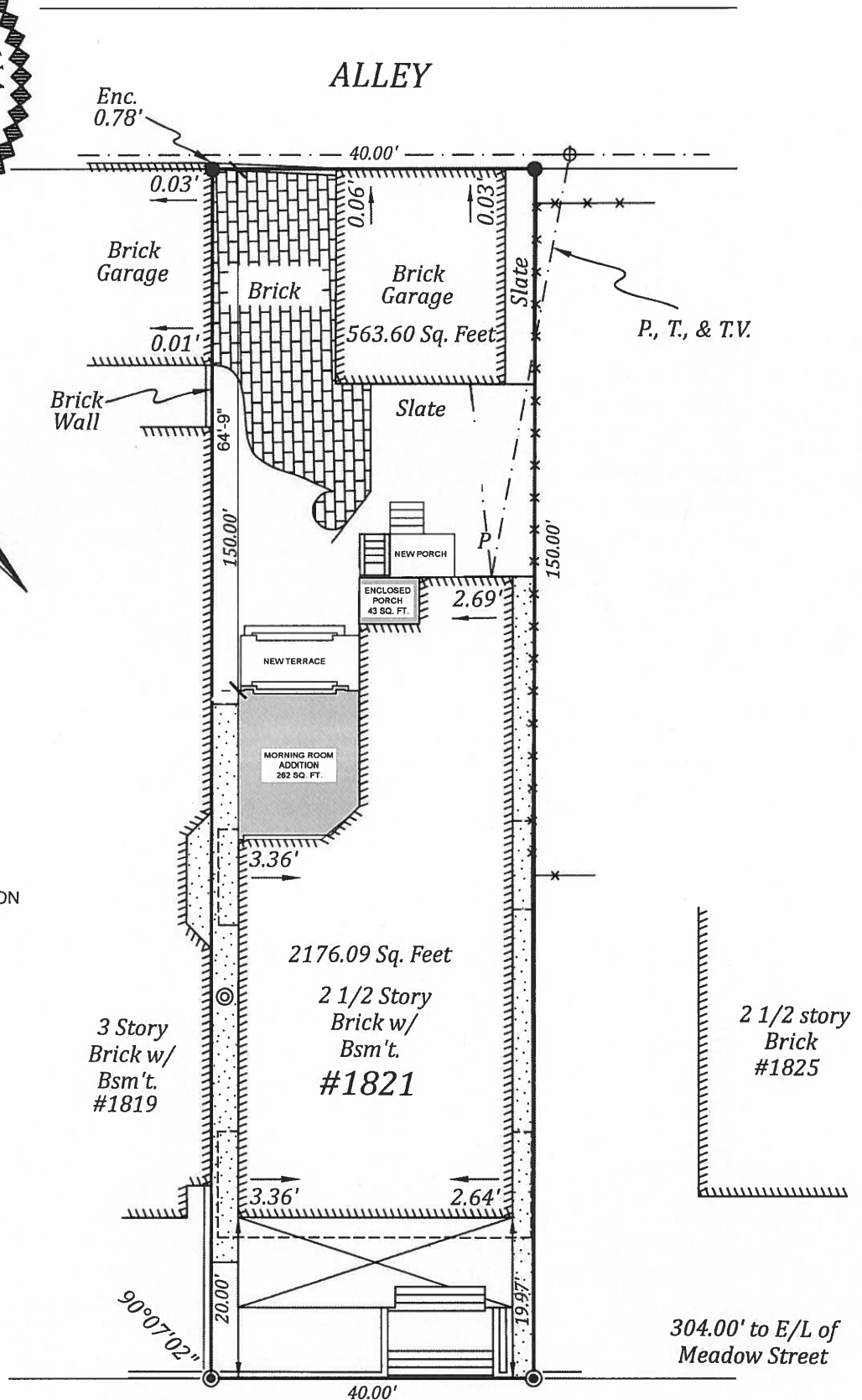
NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



**LEGEND**

- ⊕ Power Pole
- Crnr. To Be Set
- ⊙ Drill Hole
- ⊙ Man Hole

■ PROPOSED ADDITION



**MONUMENT AVENUE**

SURVEY OF  
 LOT & IMPROVEMENTS LOCATED THEREON  
**#1821 MONUMENT AVENUE**  
 RICHMOND CITY, VIRGINIA

WITH  
 PROPOSED  
 ADDITION

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF JOE REID

JN 48344

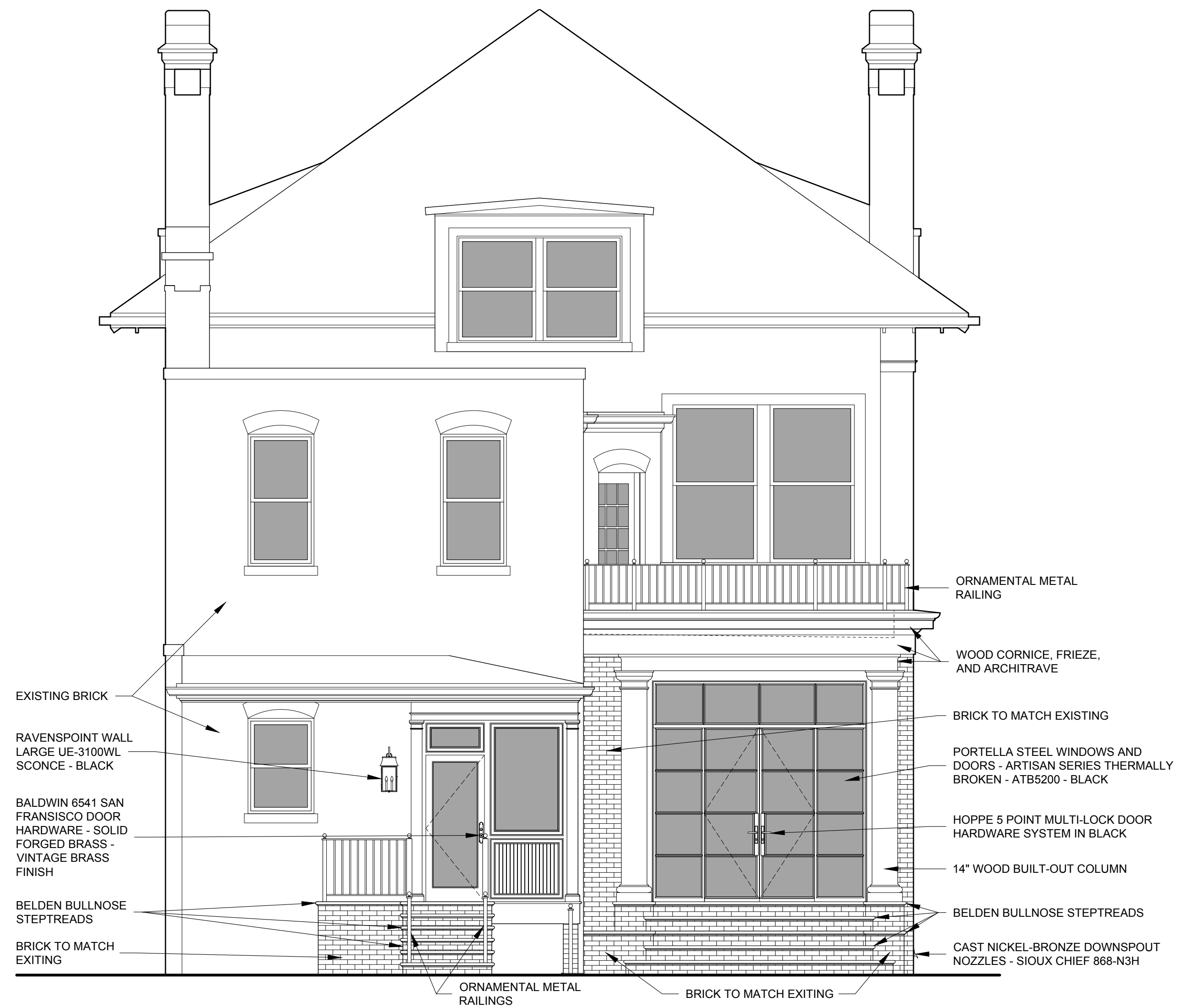
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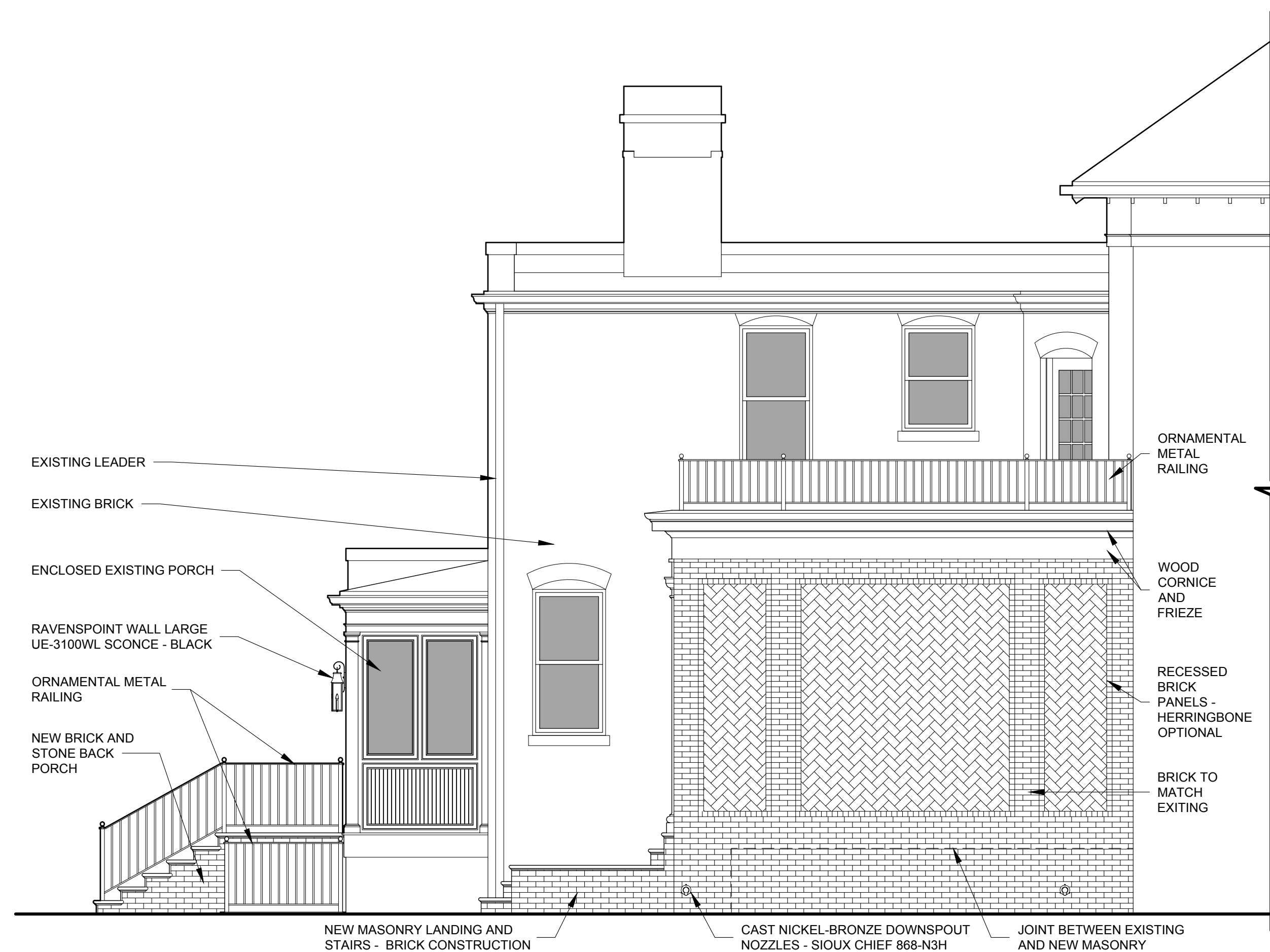
**1 South Elevation - Existing**  
SCALE: 1/4" = 1'-0"



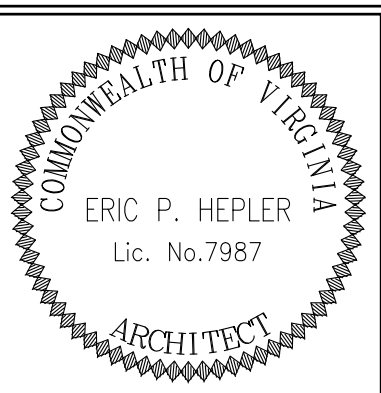
**3 South Elevation - Proposed**  
SCALE: 1/4" = 1'-0"



**2 East Elevation - Existing**  
SCALE: 1/4" = 1'-0"



**4 East Elevation - Proposed**  
SCALE: 1/4" = 1'-0"

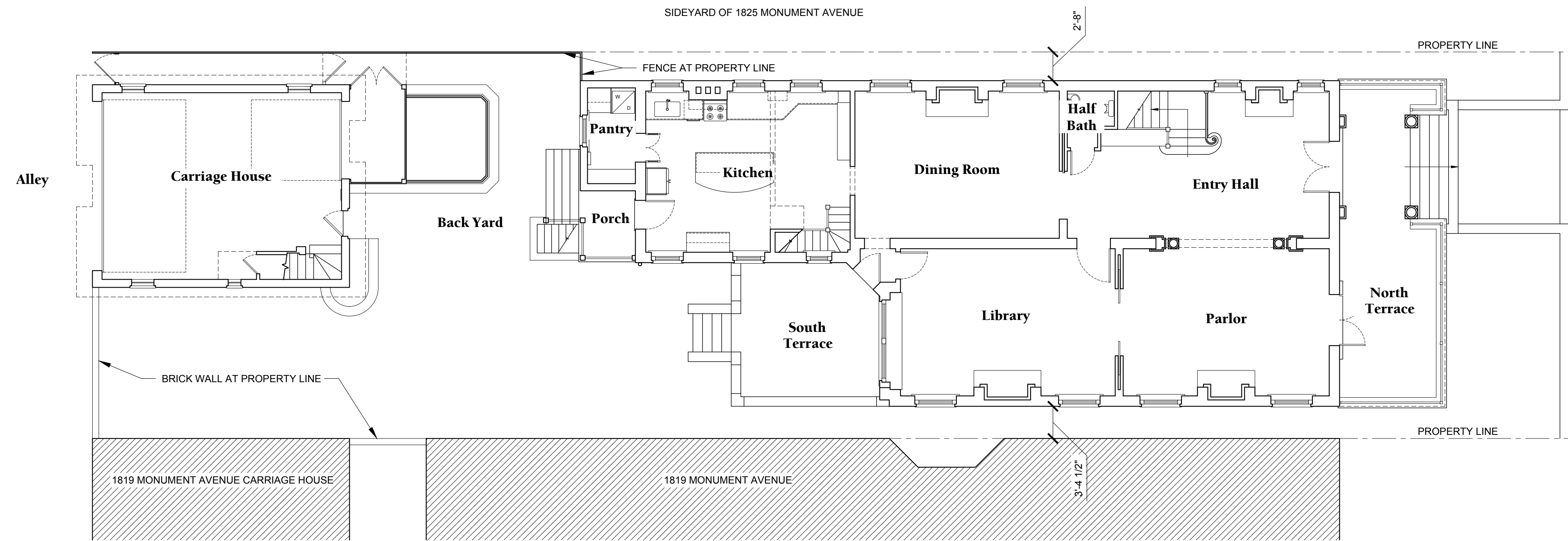


**Eric P. Hepler**  
Architect, P.C.  
(804) 272-4362  
Eric@architectVA.com  
www.architectVA.com

**ALTERATIONS AND ADDITION TO:  
1821 MONUMENT AVE  
RICHMOND, VA 23220**

DATE:	5/24/2019
DRAWN:	EPH / SMH
REVISIONS:	

PLAN NO.: 1821  
**01**  
ELEVATIONS

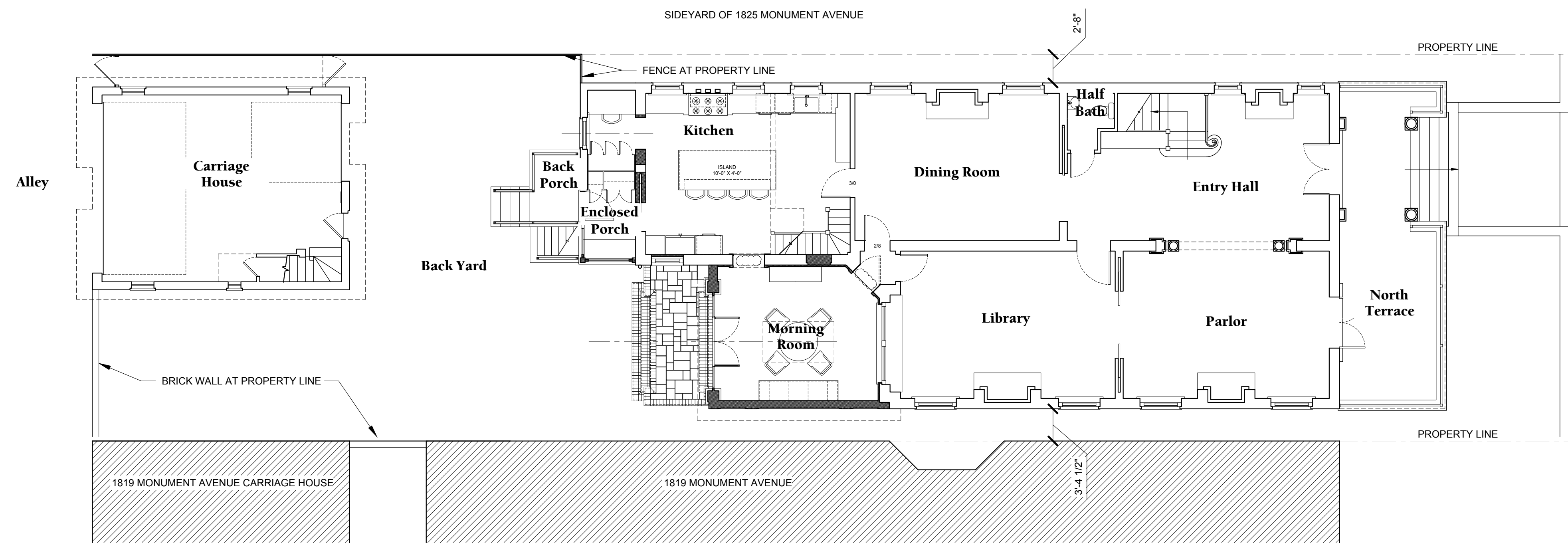


**Site & First Floor Plan - Existing**

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



NORTH

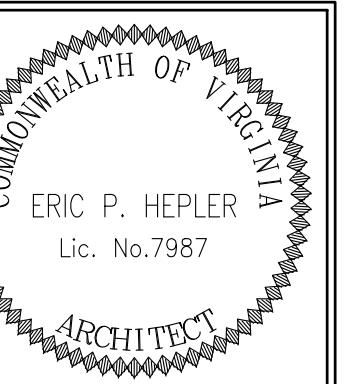


**Site & First Floor Plan - Proposed**

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



NORTH



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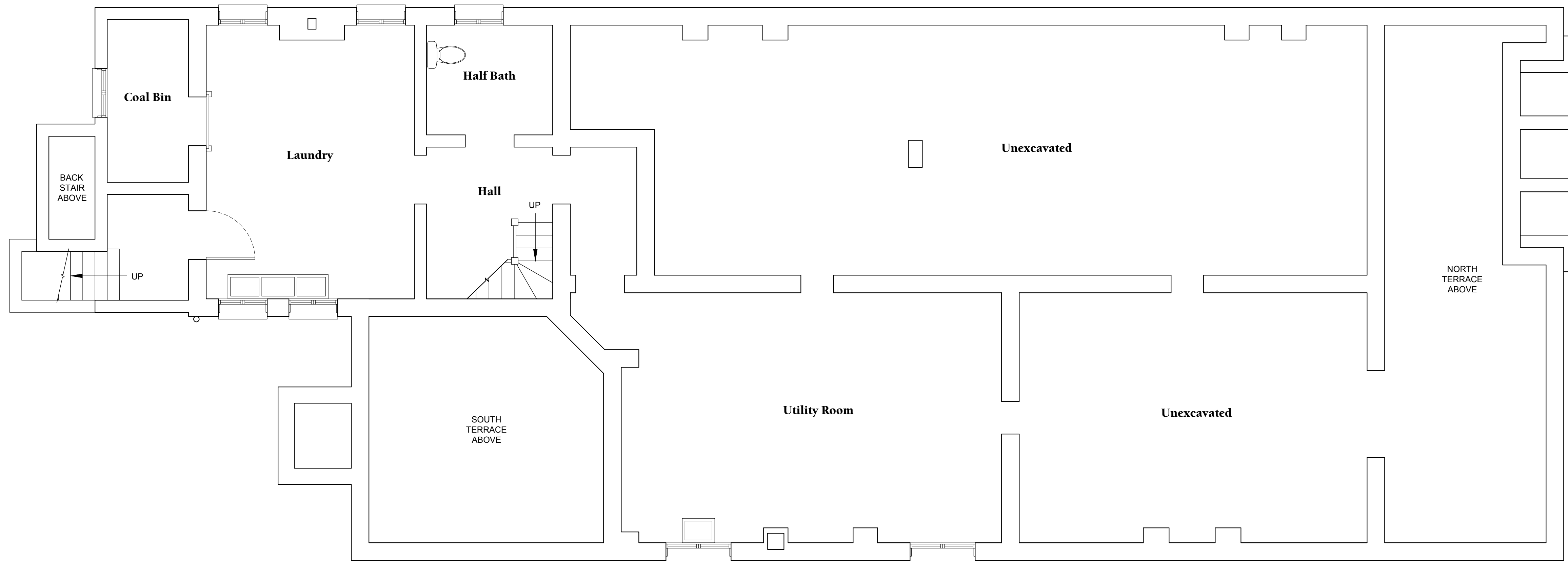
DATE: 5/24/2019  
DRAWN: EPH / SMH

REVISIONS:

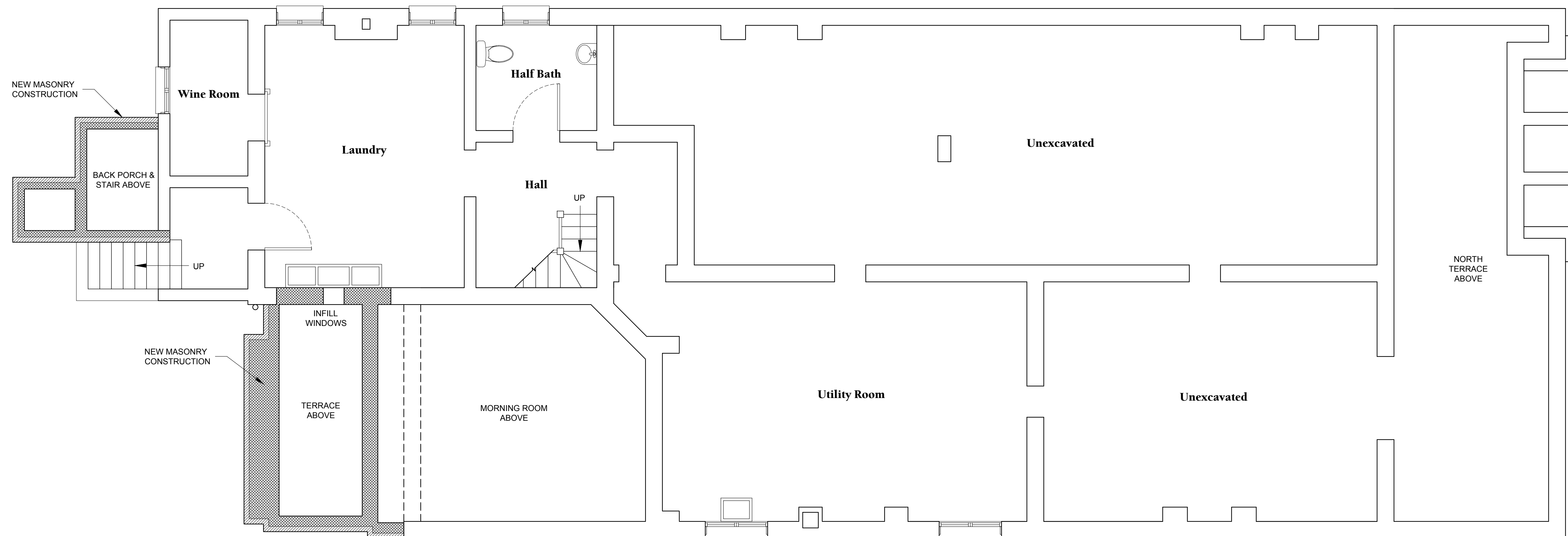
PLAN NO.: 1821

**02**

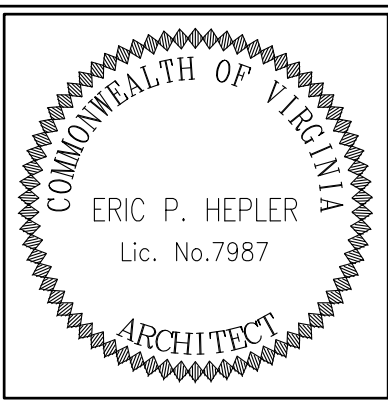
PARTIAL SITE PLAN  
AND FIRST FLOOR



**Basement Floor Plan - Existing**   
 SCALE: 1/4" = 1'-0" NORTH



**Basement Floor Plan - Proposed**   
 SCALE: 1/4" = 1'-0" NORTH



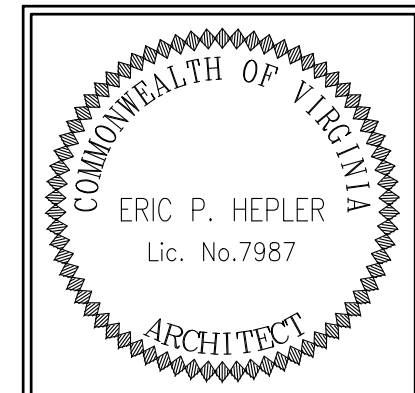
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DATE:	5/24/2019
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REVISIONS:	

PLAN NO.: 1821  
**03**  
 FLOOR PLANS  
 BASEMENT





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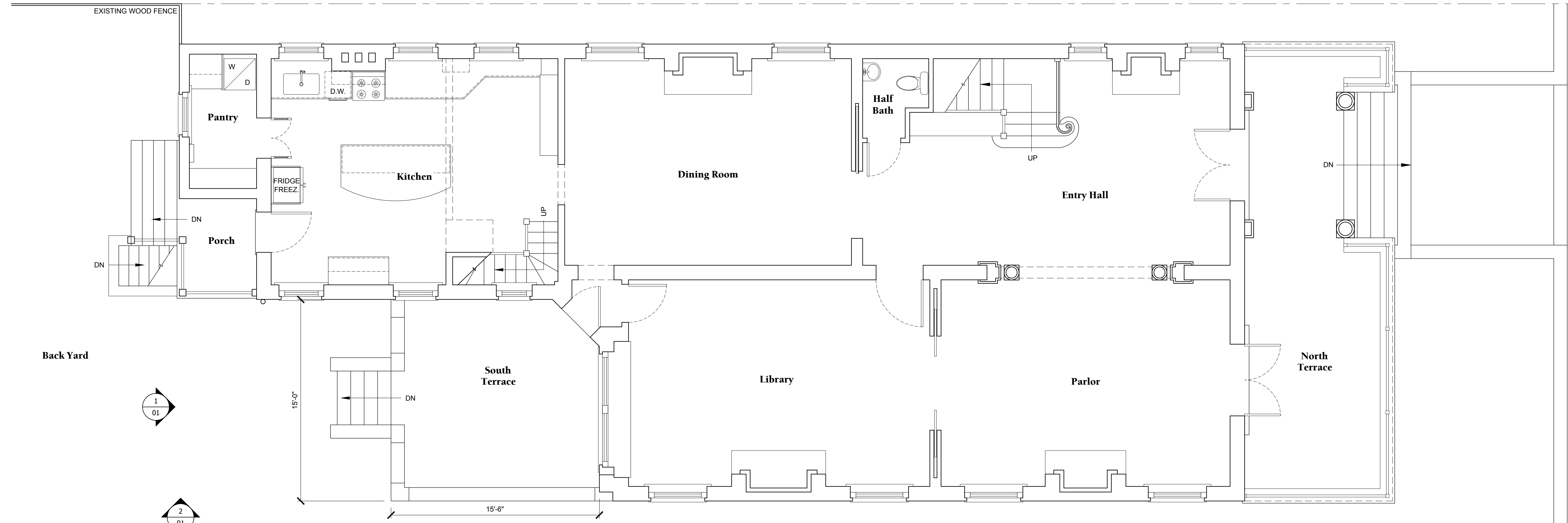
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DATE:	5/24/2019
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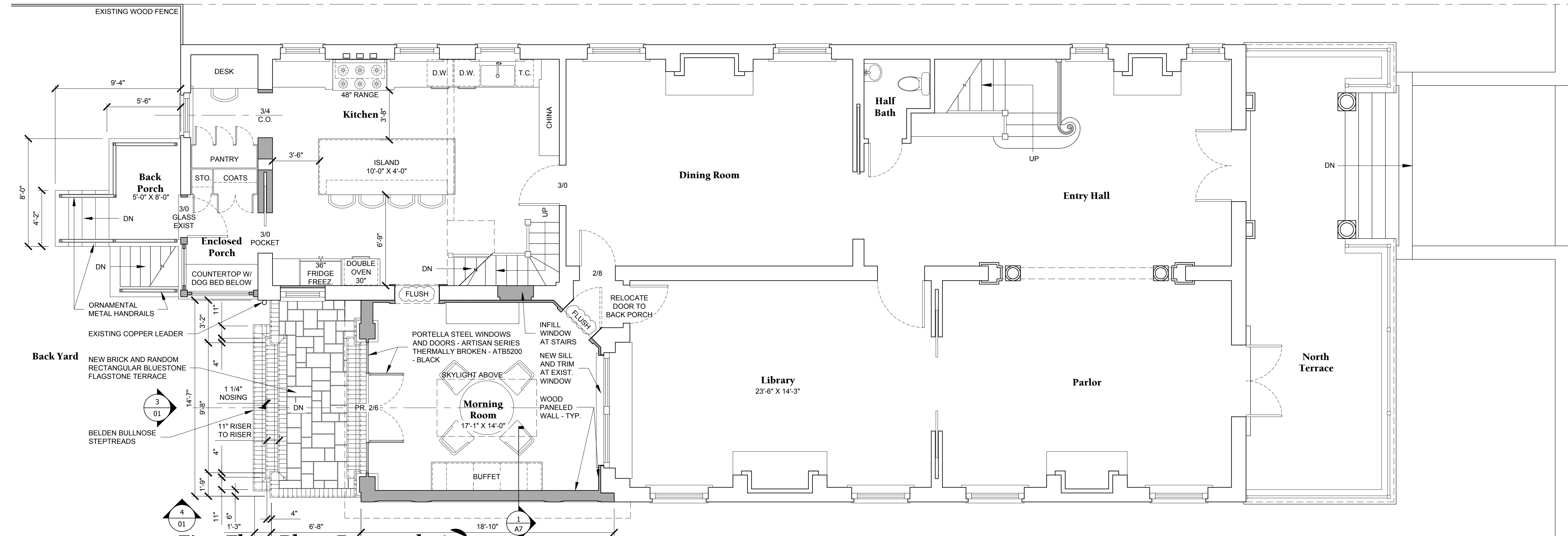
PLAN NO.: 1821

**04**

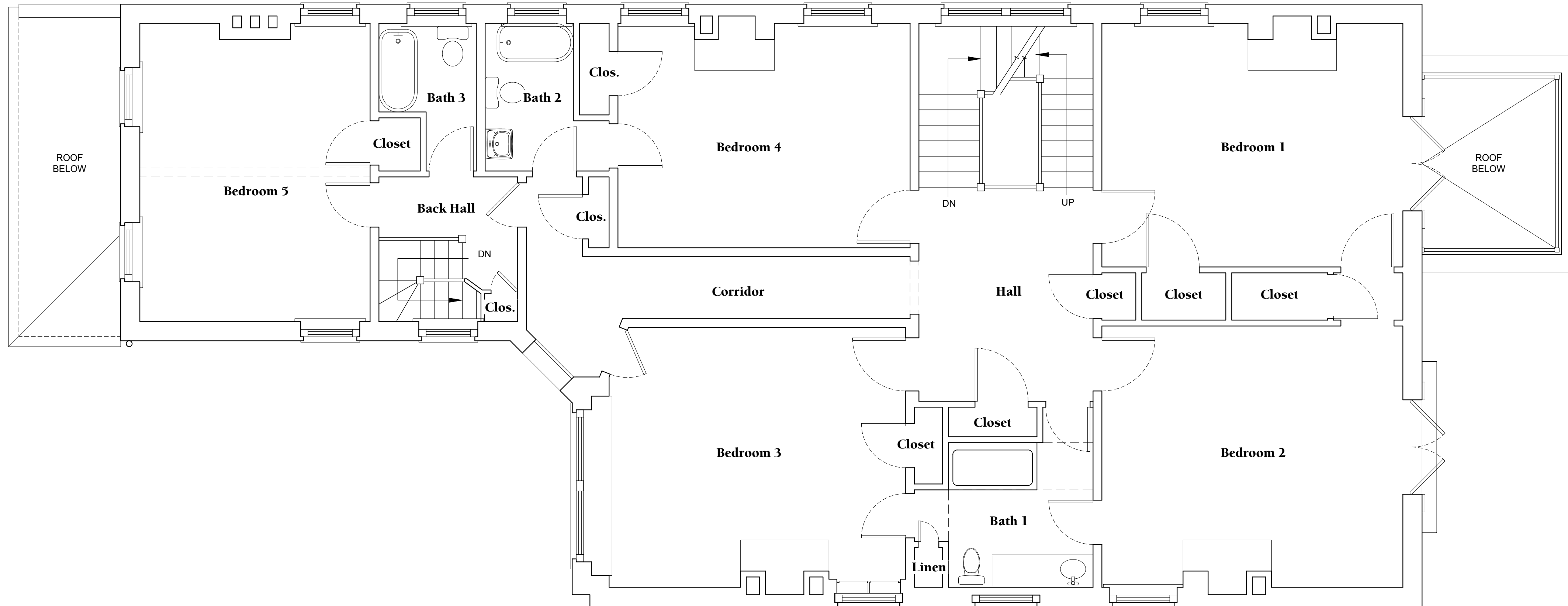
FLOOR PLANS  
FIRST FLOOR



**First Floor Plan - Existing**  
SCALE: 1/4" = 1'-0" NORTH



**First Floor Plan - Proposed**  
SCALE: 1/4" = 1'-0" NORTH  
ADDITION SF = 245

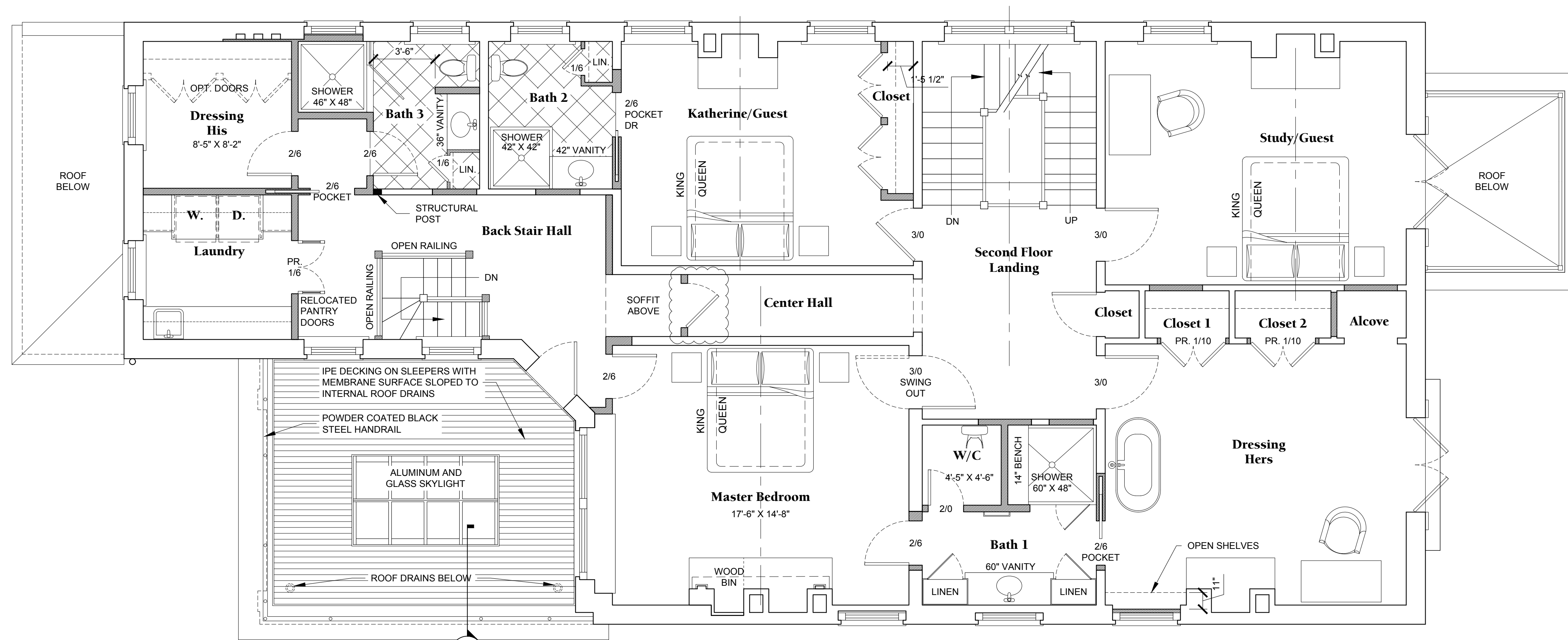


**Second Floor Plan - Existing**

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



NORTH

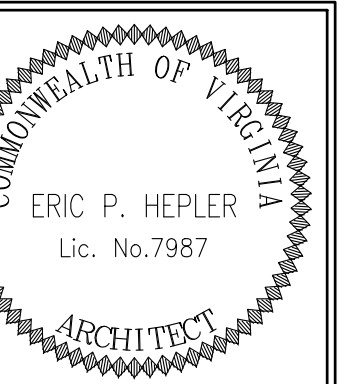


**Second Floor Plan - Proposed**

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



NORTH



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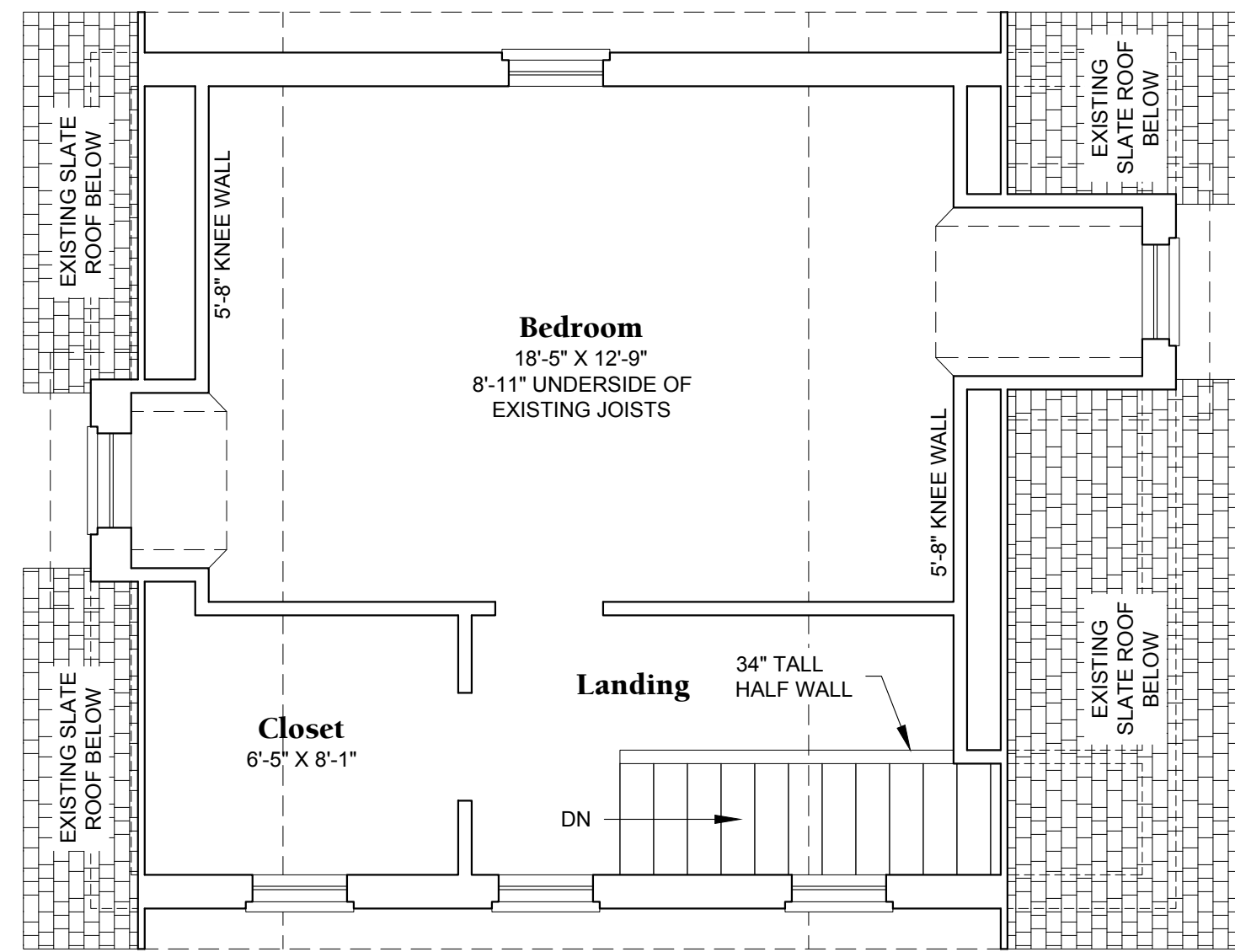
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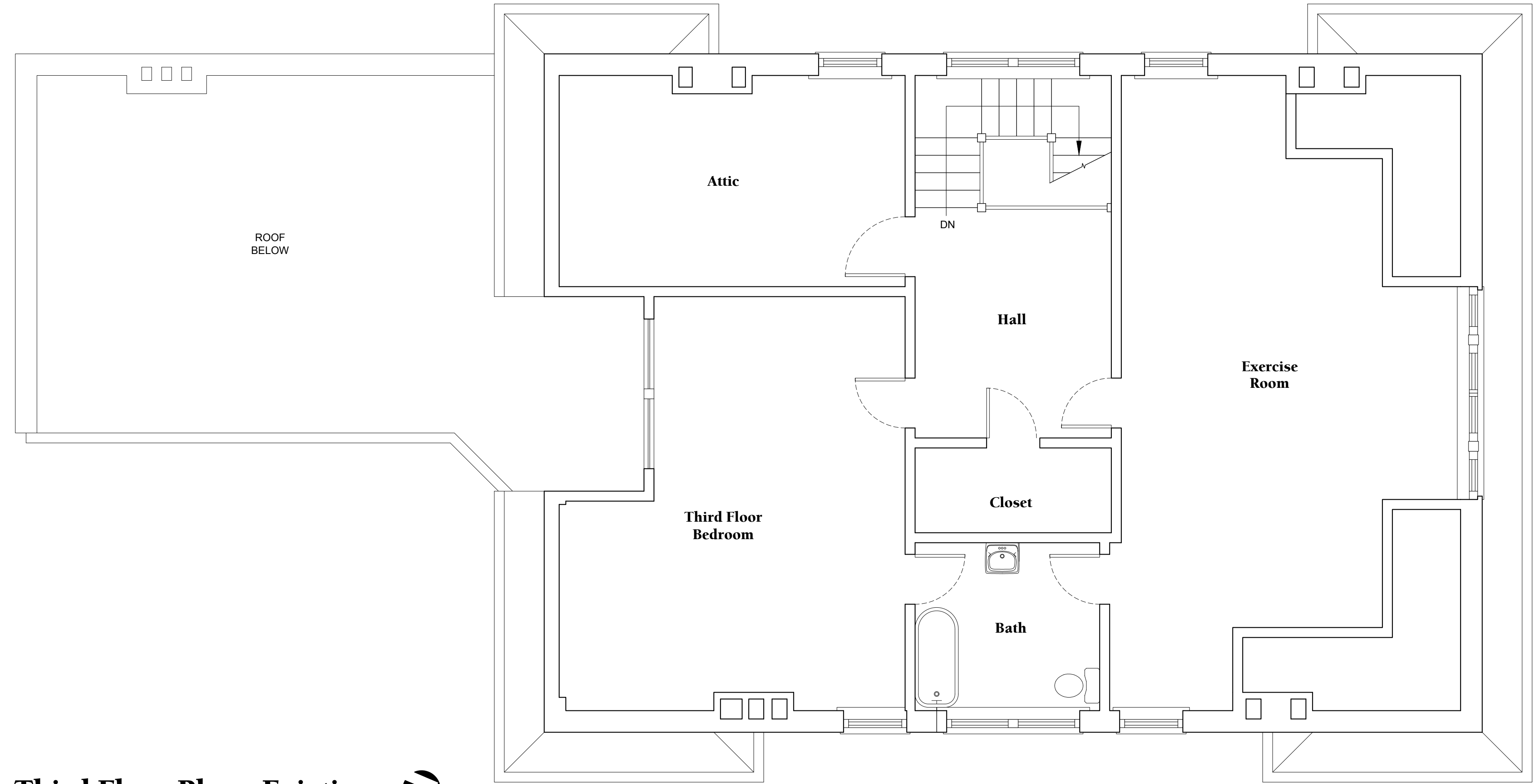
PLAN NO.: 1821

**05**

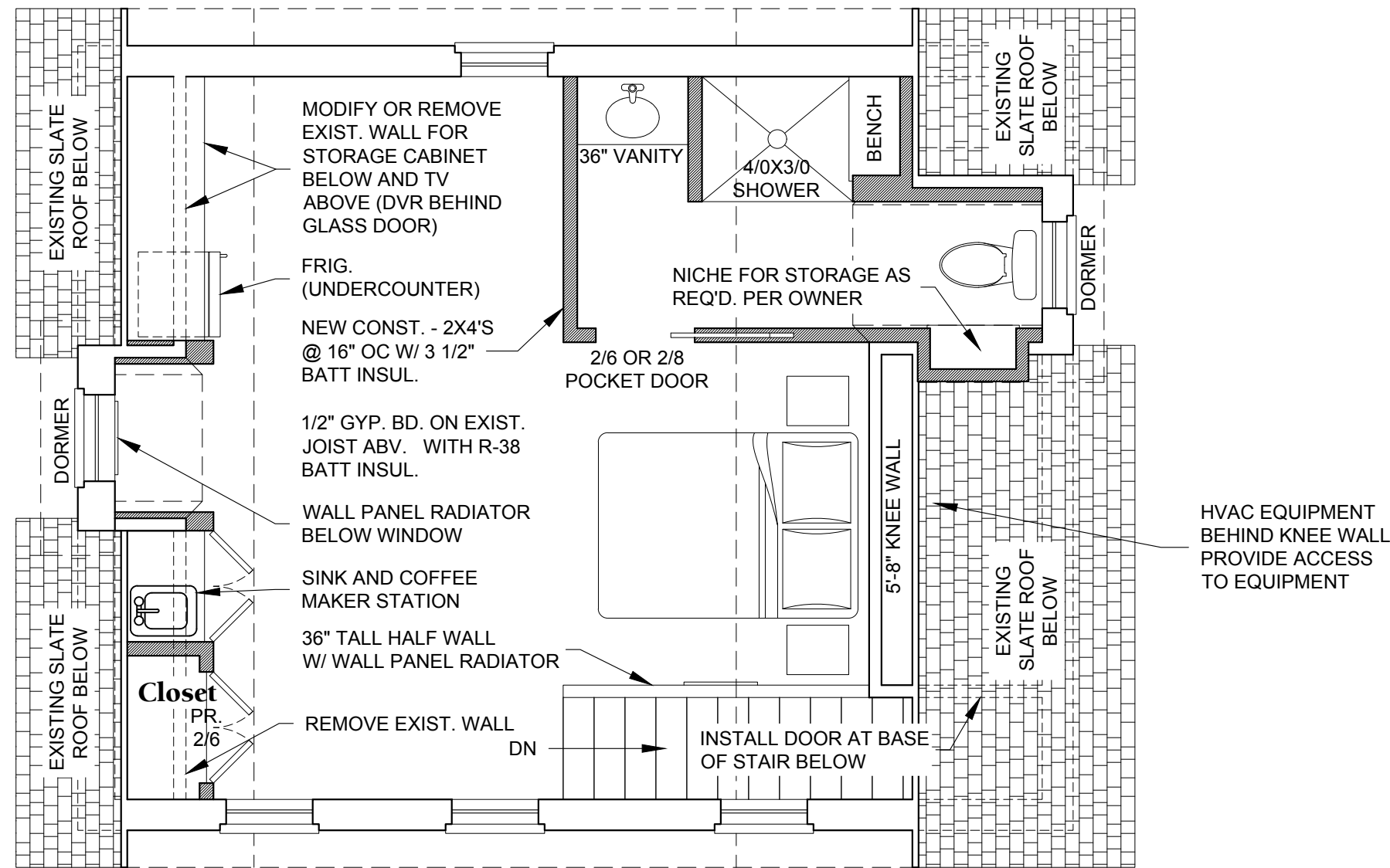
FLOOR PLANS  
SECOND FLOOR



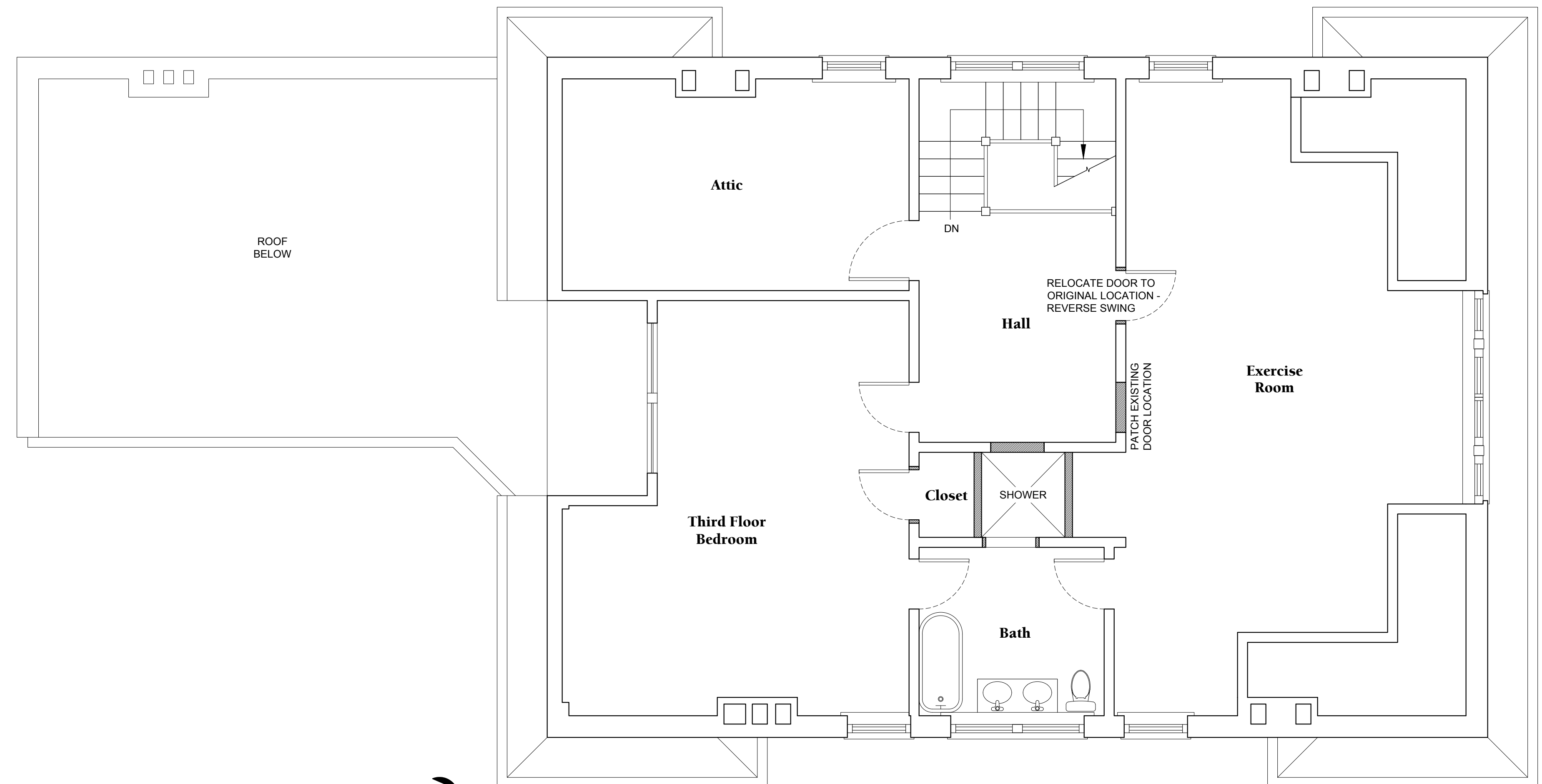
**Carriage House - Second Floor Plan - Existing**  
 SCALE: 1/4" = 1'-0"



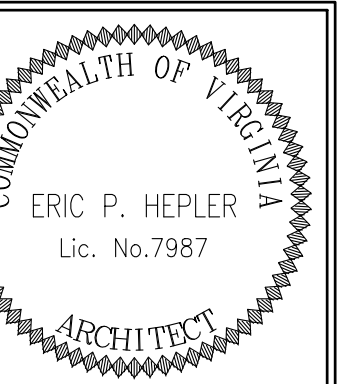
**Third Floor Plan - Existing**  
 SCALE: 1/4" = 1'-0"



**Carriage House - Second Floor Plan - Proposed**  
 SCALE: 1/4" = 1'-0"



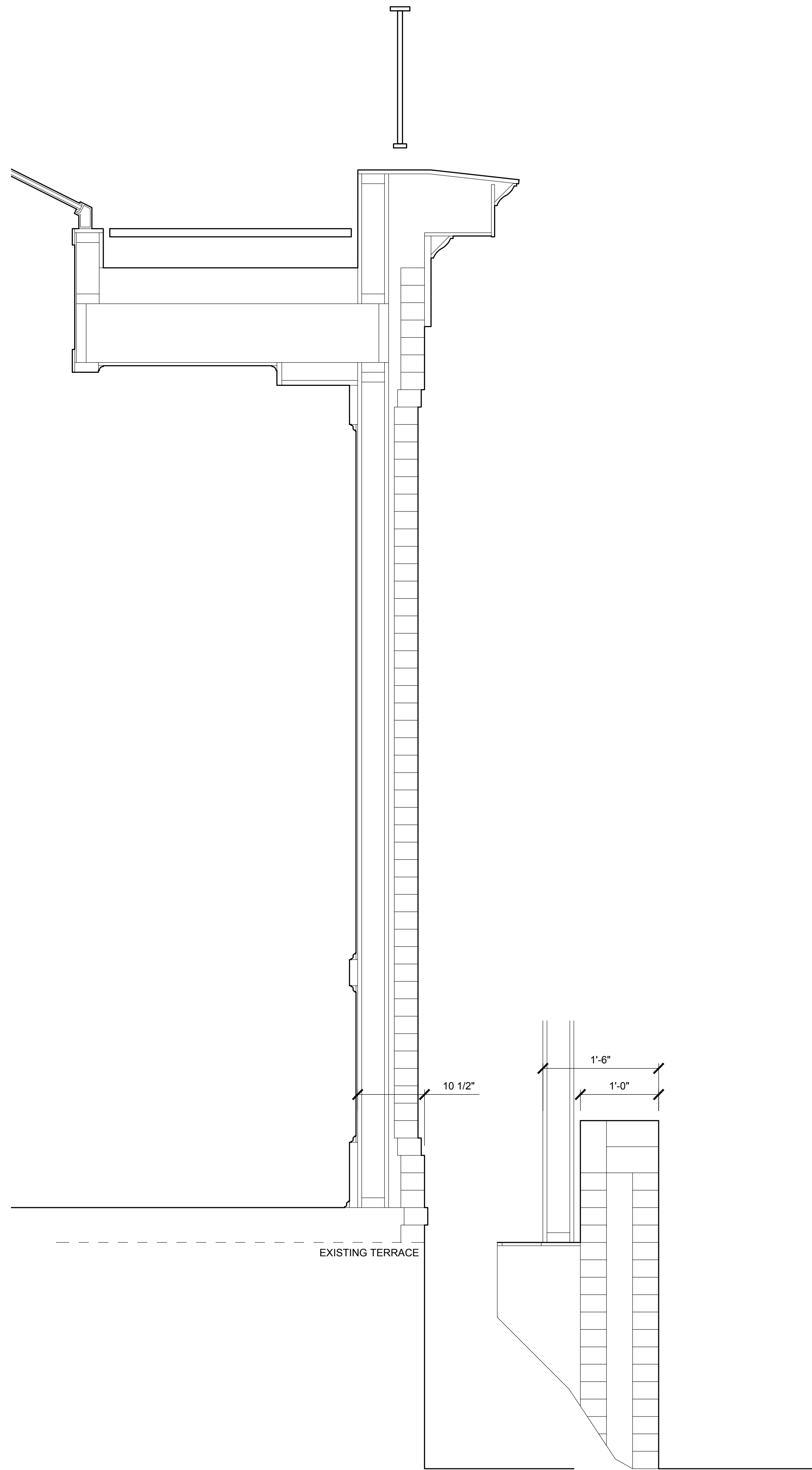
**Third Floor Plan - Proposed**  
 SCALE: 1/4" = 1'-0"



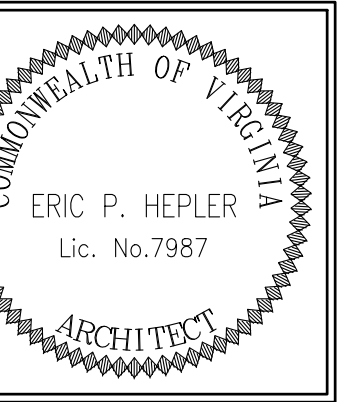
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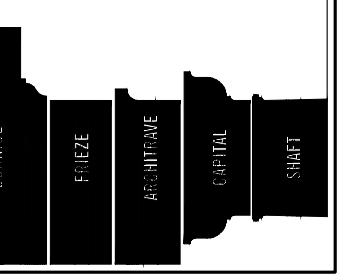
DATE:	5/24/2019
DRAWN:	EPH / SMH
REVISIONS:	



**1** Wall Section at East Wall of Morning Room  
 SCALE: 1" = 1'-0"



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**ALTERATIONS AND ADDITION TO:  
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DATE: 5/24/2019  
 DRAWN: EPH / SMH  
 REVISIONS:

PLAN NO.: 1821

**07**  
 BUILDING SECTIONS  
 AND WALL SECTION