



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3422 E. Broad St.

Historic district Church Hill - Chimborazze

Date/time rec'd: 4/11/18 10:33
 Rec'd by: _____
 Application #: COA-034571-2018
 Hearing date: 5/22/2018

APPLICANT INFORMATION

Name Peter Heiberger

Phone 804-874-4087

Company Self

Email qittberg@aol.com

Mailing Address 3606 Hermitage Rd.
 Richmond, Va. 23227

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Adam Smith & Shauna Mullan-Smith

Company _____

Mailing Address 3422 E. Broad St.
 Richmond, Va.

Phone 804-393-8758

Email mullanshauna@hotmail.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)

Alter one window and add one window to the back of the house. The windows are in the kitchen area
Alter one window to the back of the house on the 2nd floor.

ACKNOWLEDGEMENT OF RESPONSIBILITY

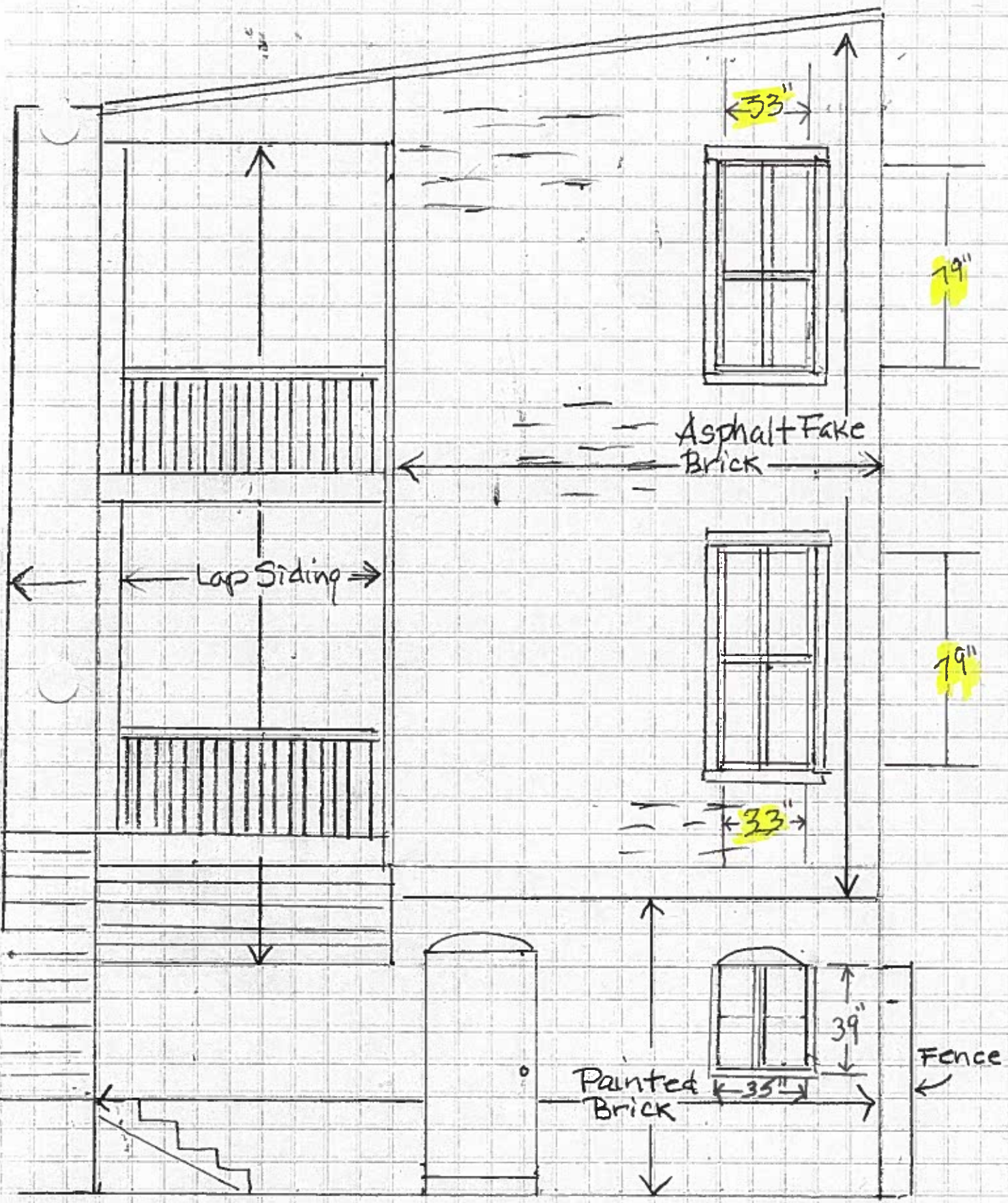
Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended 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.

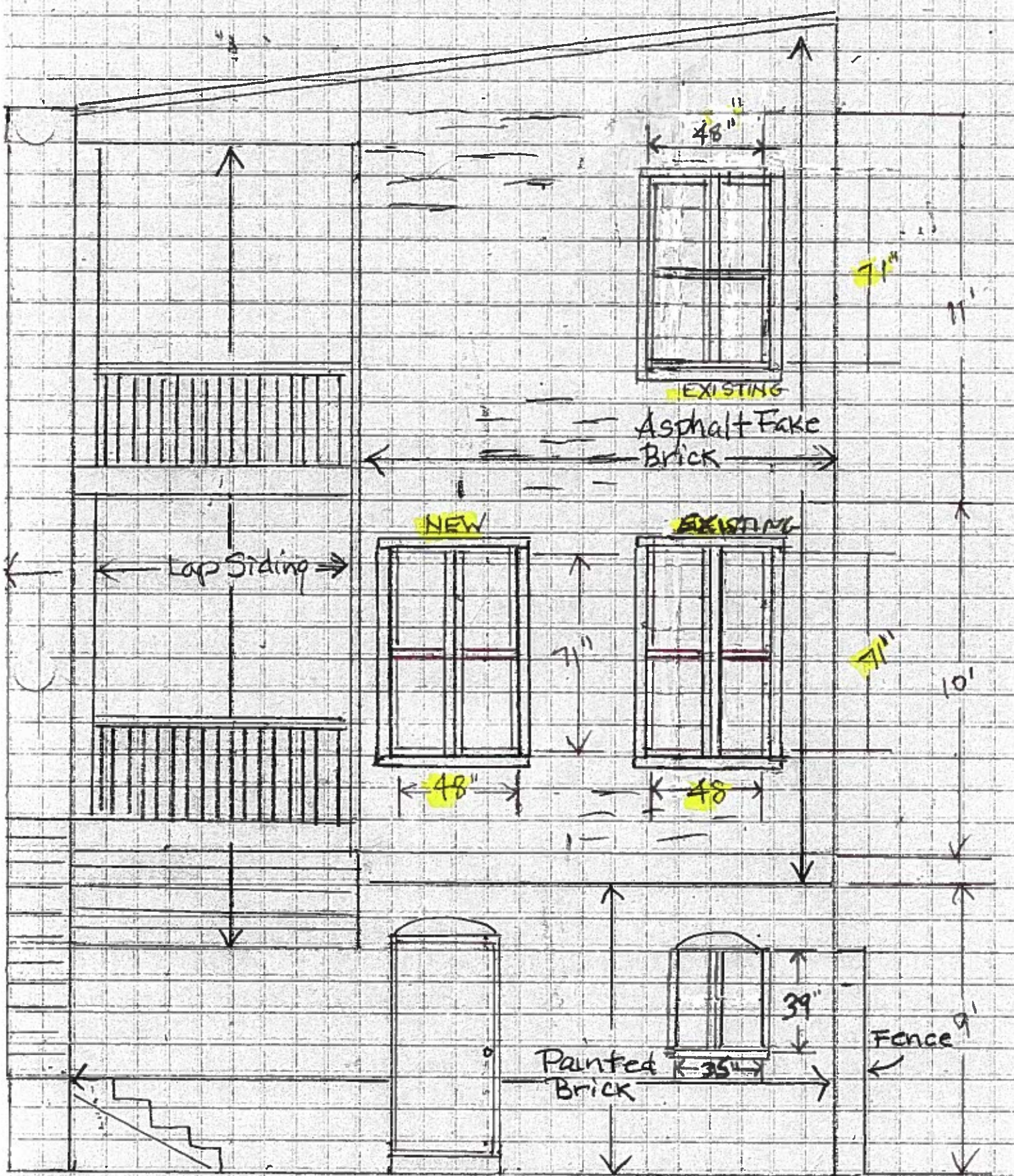
Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner A. Smith
S. Mullan

Date 4/16/18
4/16/18



Adam Smith & Shauna Mullan-Smith
 3422 E. Broad St. Richmond, Va. - 1/15/18
 Existing Back Elevation NO SCALE



Adam Smith & Shauna Mullan-Smith
 3422 E. Broad St. Richmond, Va - 1/15/18
 Proposed Back Elevation NO SCALE

3422 East Broad Street Application for Certificate of Appropriateness



Dear CAR,

We received your Notice of Violation on March 19th and ceased work.

We are submitting an application for a Certificate of Appropriateness and are including this document to provide additional information.

We welcome your questions and guidance – and desire your approval!

We would also welcome you to our home so that you can see the improvements from inside and out.

Respectfully,

Adam Smith & Shauna Mullan Smith

A handwritten signature in blue ink, appearing to read 'A. Smith', written over the printed name.



Our Story

- Spring 2011: Irish girl and American boy wed, move to Richmond and rent an apartment in the Fan. Within a year they discovered Church Hill and fell in love with the neighborhood's historic homes, diverse population and community spirit
- Fall 2012: They found and bought their dream home at 3422 East Broad

We are active in the local community, pay city taxes, support local businesses & fully intend to raise our child in this wonderful home. This neighborhood respects tradition, but is also open to new things. These changes represent a large investment in a home & community we cherish. Our sole aim is to care for and improve this wonderful home with full respect for tradition

A sense of place

Timeline



Our Plan

- We are striving to preserve the distinctive character of our house while also working to make it more energy efficient and livable as a family home
- We are completing a light remodel of our kitchen / dining room. The old configuration was dark, dated, didn't make good use of space and encouraged heated conversations when there was more than one cook in the galley area
- We replaced the window on the back wall of the house (looking onto the alley) and added a matching one to provide light and visual balance when viewed from both inside and out
- The windows keep with the size, scale and architectural features of the home

Our new windows are casement windows and respectfully reference the existing 7 casement windows in the home

The 26 other windows in the house are either double hung one over one or two over two

It is difficult to tell which are original and which were replaced during renovations prior to us moving in

A precedent of change

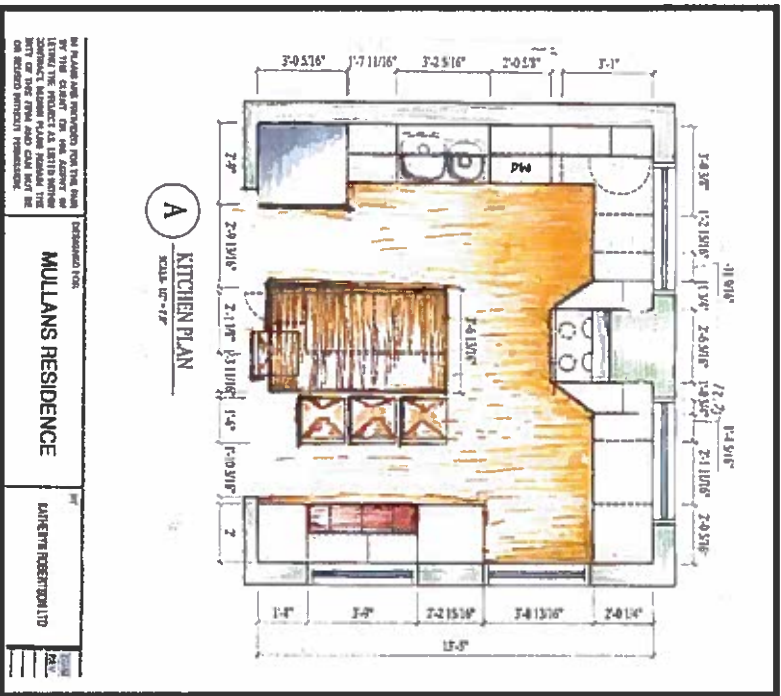
Unique House Features

- Any historic characteristics, beauty or charm on the back of our home has been covered by faux brick siding. In the medium to longer term we would like to restore the home to wood / hardy plank siding
 - A door used to lead from the kitchen to the porch – this was relocated prior to us purchasing the house
 - There is not a consistent window size or style in the whole house. The storm windows are all additions
 - The old windows had broken panes held together with tape. All weighting systems were non-functional. The windows were painted shut but still managed to rattle when the trash truck passed. The wood was soft and rotten in several places, large chunks were gouged out of the frames and the frames barely keep the panes securely in place. The old windows were disposed of before we realized we need to submit an application
 - The surface area of the replacements exactly match the old windows: 24 square feet – the height was reduced allowing us to have cabinets and countertop space on the back wall of our kitchen – previously unusable space
- It was clear that the windows have been neglected without proper maintenance for years and were well beyond repair**

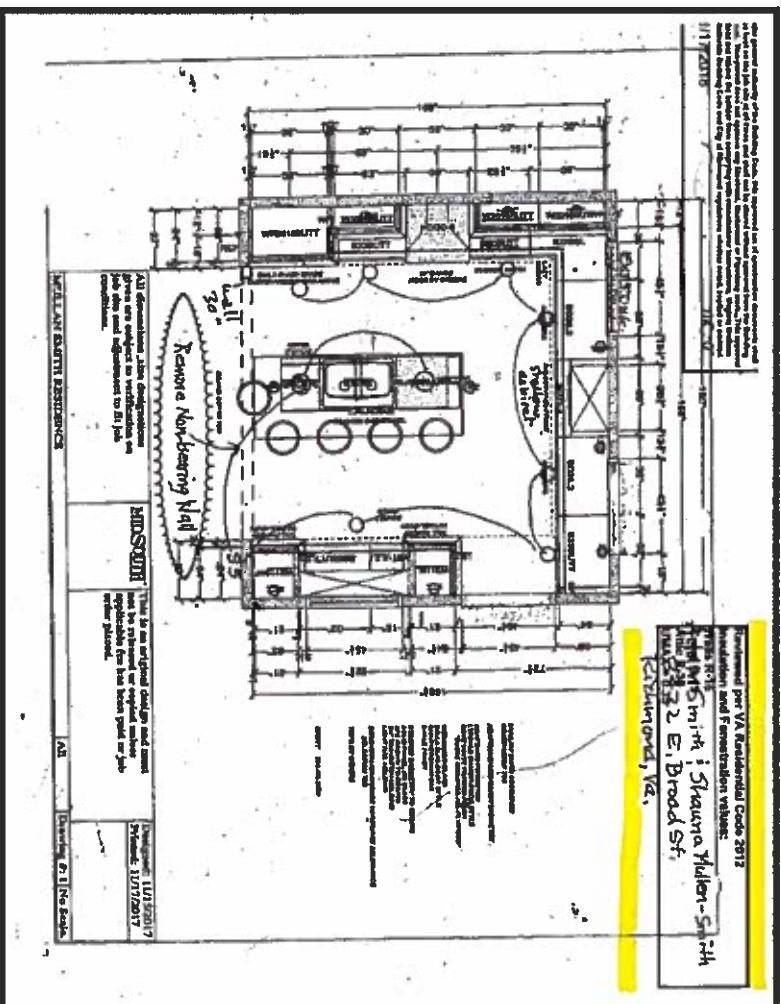


Our Plan

Architect's Plans showing windows on back wall

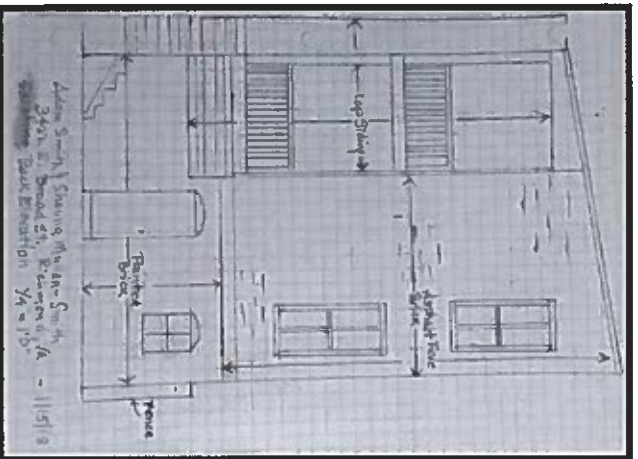


City reviewed plan showing windows on back wall

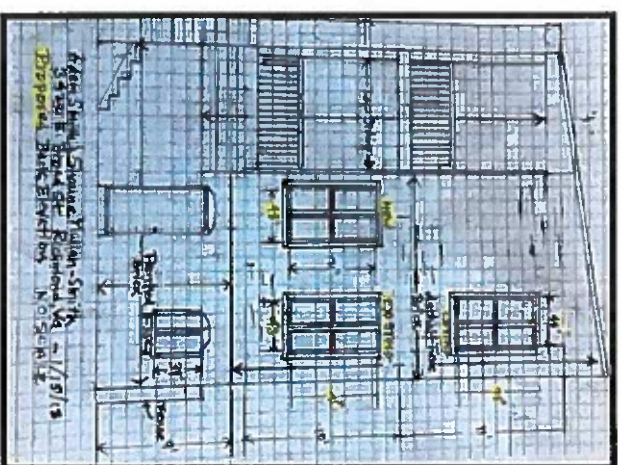


Our Plan

Prior back elevation

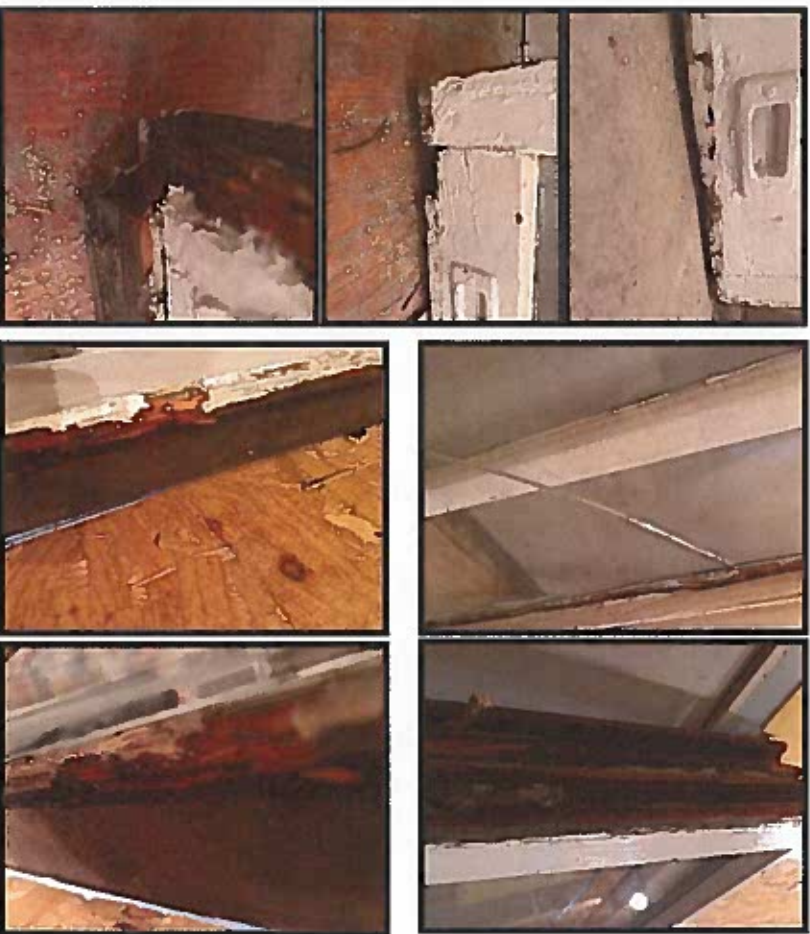


Current back elevation



Our Plan

Old windows



New windows

American Craftsman
by Anderson 

70 Series

CLASSIC STYLING FOR ENHANCED CURB APPEAL.

American Craftsman 70 Series is our full portfolio of premium quality, energy efficient, low maintenance windows and patio doors. These products feature an enhanced design with wider profiles to emulate the look of traditional wood windows. Available with a variety of colors and grille patterns for any style, and glass options to meet Energy Star certification.



Why the plan works

- Our windows are minimally visible from the alley and only from directly behind the house
 - They are approximately 60" from the closest vantage point – it is difficult to discern detail at this distance and they blend in as if they have always been there
 - They are not noticeable from other angles in the alley
- We had started to add mullions to better imitate the two over two appearance of the old windows
 - This work is only partially complete as it was in progress when the Notice of Violation was received
- Garages and trees obscure the view – additional photos in subsequent slides
 - A large oak on 35th and a mature dogwood block the windows from public view from April – Oct.
 - We will gladly add approved landscaping to further obscure both our view of the alley and the alley view of our home

Adding a second window provided balance to our back wall and also better matches our neighbors' window configurations

The balancing window illuminates our kitchen, lights up the dining room and enriches our lives!

Clarity of form

If required

- We can ask neighbors to confirm their approval of our proposed change
- Complete work on the mullions to replicate the appearance of the replaced windows
- Plant more trees to beautify the alley and further obscure the windows from view
- Longer term – remove asphalt siding and restore wood

The alley & houses on our block

- An eclectic range of windows, doors and porches are on display in our alley and they don't all comply with the Design Guidelines
- Very few people enjoy this eclectic vista – both motorized and foot traffic is minimal
- Power lines and street lamps in both the front and rear of the house are eye sores and not historic. Gas lamps gently illuminate the St. John's area – Chimborazo's are huge industrial-style lights mounted on telephone poles

Our block has:

- One brand new house
- One completely gutted and rebuilt house
- One house with lot pending sale – advertised with permission granted for a new build in the lot
- Fences higher than 6 feet tall
- A wide variety of windows and window construction materials
- New porches with different door styles and materials.

An eclectic neighborhood

The alley running between Chimborazo Blvd. and 36th St. is very rarely used by motor traffic except for the garbage truck
It has even less foot traffic

The alley holds no historical significance and is obscured from public view with no signs marking its presence or directing the flow of traffic





It is poorly maintained and an eye sore
We voluntarily and routinely pick up trash and maintain the verges with no city support

Looking South on 35th St. The new windows would balance the ground floor on our house and better match the style of the adjacent homes



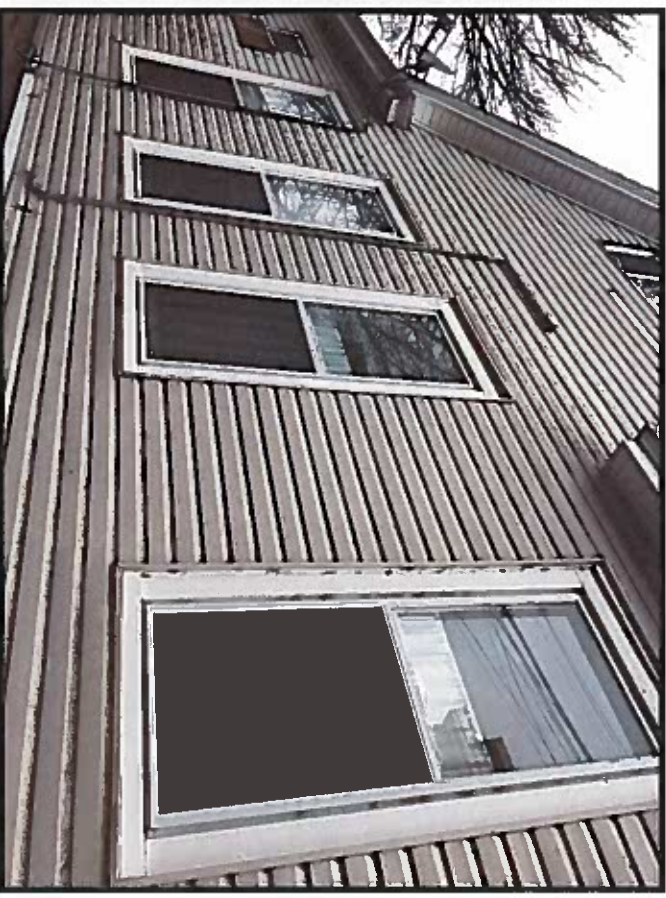
On our block: A combination of modern and historic windows on the 3 houses adjacent to ours



The middle house below has a modern, vinyl door on their screened in porch
The retaining wall and fence on the house to the left also appear taller than the 6" stipulated in the
Design Guidelines



This house is in the alley where 35th St dead ends. It has modern vinyl windows and siding
Close by on 35th & Marshall is a very modern new build – a beautiful house but with no historic
elements or connection to the neighborhood



This contrasts with the minor change we made which enhances our home and retains the historic appearance
of the house

A variety of deck and window styles on our block
Some have mullions and muntins and some don't



A variety of deck and window styles on our block
Note the porch doors in the right-hand photo



This photo shows a variety of window and porch styles / additions that are very different to those on the rest of our block



Looking at the back of 3422 E Broad directly from the dead end of 35th St.

A dogwood tree obscures the new window site, this tree has leaves 9 months a year

The garage also obscures the proposed window



Picture taken from different angles showing the limited view



Tree in bloom photographed from the yard –
from the alley it obscures the proposed changes



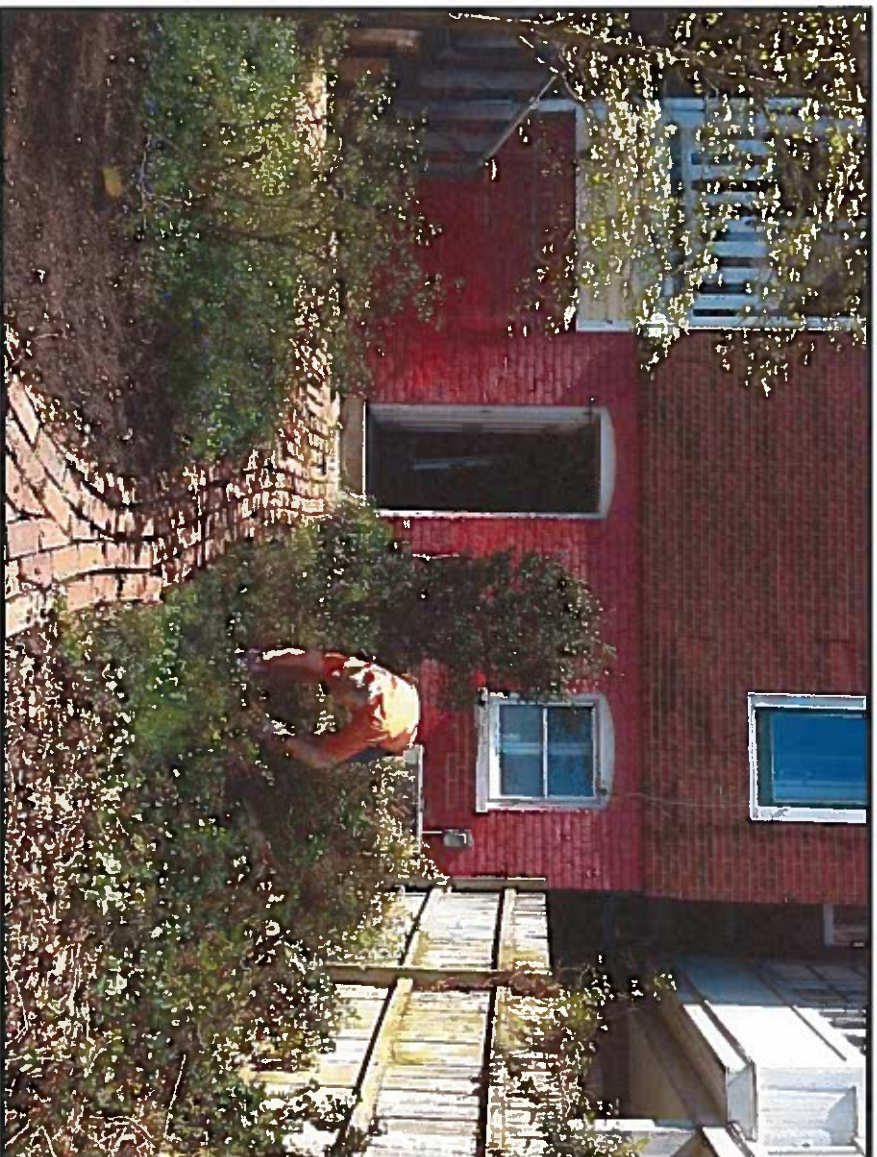
And the tree in winter. Changes will be
minimally visible from the alley



Please note the non-original siding on our house covering the original wood. This demonstrates that the entire back of the house does not have a historic appearance. We would eventually like to remove this siding and make the back of the house as beautiful as the front. Our current project is step one in this progression.



Note the casement basement window on the back wall below the kitchen— this photo was taken shortly after we purchased the property.



Thank you for taking the time to ready this and for your consideration



Again:

We welcome your questions and guidance – and desire your approval!

We would also welcome you to our home so that you can see the improvements in person.

Respectfully,

Adam Smith & Shauna Mullan-Smith