



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 1919 E Brad St Units A,B,C,D,E

Historic district Shockoe Valley

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

APPLICANT INFORMATION

Name 1919 E Braod St Home Owners Association

Company Monroe Properties

Mailing Address 116 E Franklin St Suite 100
Richmond, VA 23219

Phone 804.405.9534

Email Graham@MonroeProperties.cc

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

OWNER INFORMATION (if different from above)

Name _____

Mailing Address _____

Company _____

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)

Front porches are to have wood treads and risers replaced. The railings will be replaced with black aluminum UltraMax railings. Columns will be replaced with Fiberglass to prevent wood rot.

Rear Porches will have the decking boards replaced with Trex Pebble Gray Composite. The railings will be replaced with the black aluminum UltraMax railings.

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 J Graham Secret A Date 1/2/20



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION 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.

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

PROPERTY ADDRESS: 1919 E Broad St Richmond, VA Units A,B,C,D,E

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

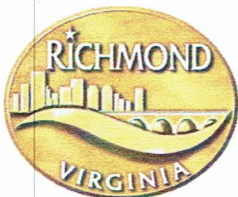
- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight



CITY OF RICHMOND
900 EAST BROAD STREET
RICHMOND VIRGINIA 23219
(804) 646-6335

Administrative Approval

Commission of Architectural Review

January 10, 2020

Graham Seacrest
MP Maintenance LLC
116 E. Franklin St. Unit 100
Richmond, VA 23219

RE: Administrative Approval (COA-066969-2020) for 1919 E. Broad Street – Porch Repair

Dear Applicant,

The staff for the Commission of Architectural Review (CAR) have reviewed the materials you submitted for the work at the above-referenced property. With the terms and conditions described below, you are granted administrative approval for this application in accordance with 30-930.6. (h) of the Richmond City Code.

The administrative approval covers the following work items: Replace wood decking boards with Trex composite boards in Pebble Gray and wood columns with 10" smooth round tapered PermaCast columns on five front porches; replace front porch stairs on five porches with wood; replace wood decking boards on five rear porches with composite materials.

This approval is conditioned with the following:

- New composite decking boards must match original in width and profile
- New composite decking boards be installed to run perpendicular to the face of the building
- New composite decking boards be a minimum of 15/16" thick
- New fiberglass columns must match original in design and color as closely as possible
- The new wood stairs be painted to match the existing.

No new railings are approved with this letter and will need a separate application and approval. Therefore all of the work listed in the application can proceed when any necessary permits are received from the Bureau of Permits and Inspections. Any additional work not included in the application will have to be submitted for additional review. Please call me at 804-646-7550 or e-mail me at Carey.Jones@richmondgov.com if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Carey Jones".

Carey L. Jones, CAR Secretary
Planning and Preservation Division



Monroe Properties

116 East Franklin Street
Richmond, VA 23219

Tel: (804) 643-3098

Fax: (804) 344-5404

www.MonroeProperties.com



CAR Alterations and Addition Check List

1. Property – 1919 E Broad St, Richmond, VA Units A,B,C,D,E. This is 5 connected town houses that make up a Home Owners Association.
2. Written Description:
 - a. **Property Description** – 5 Connected town houses. The current front and rear porch railings are wood, Richmond Rail. The railings are rotting and in need of repair. They have been repaired multiple times over the years.
 - b. **Proposed Work** – The proposed plan is to remove the current Richmond Rails and install new Black Powder Coated Aluminum Railings. The brand is UltraMax. <http://www.ultramaxrailing.com/assets/files/2018/brochures/UltraMaxMiniBrochure.pdf>
 - c. **Current Building Materials** – The current railings are fur handrails and bottom rails. The pickets are pressure treated. These railings have been repaired and replaced with like wood many time since construction in 2005. The owners are wanting a more permanent and maintenance free solution.
 - d. **Proposed New Materials** – UltraMax Black Aluminum Railings are the proposed replacement. See attached Brochure.



Richmond Parcel Mapper

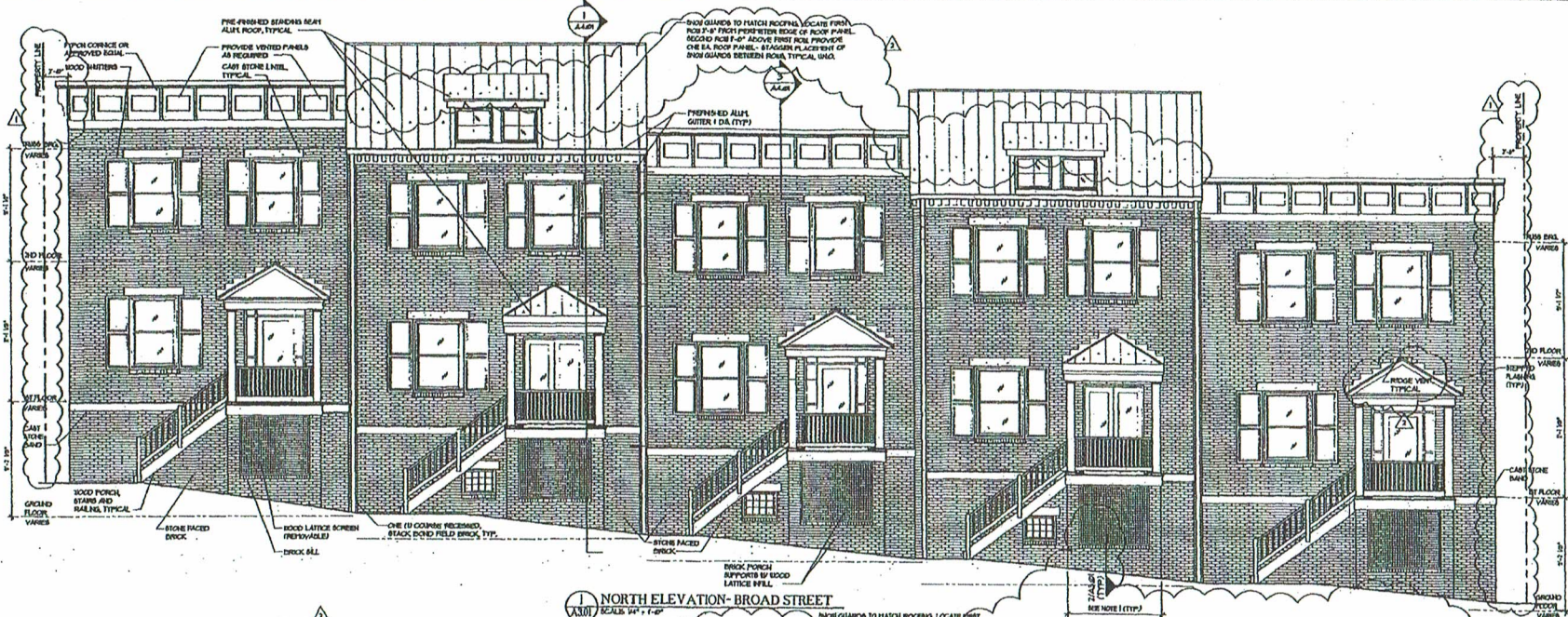
provided by the Office of the Assessor of Real Estate

Show search results for 1919 E Broad...

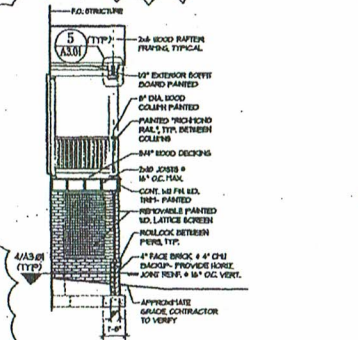


100ft

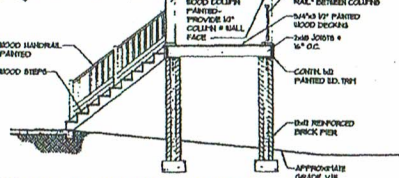
-77.423 37.535 Degrees



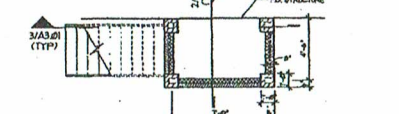
1 NORTH ELEVATION - BROAD STREET
SCALE: 1/4" = 1'-0"



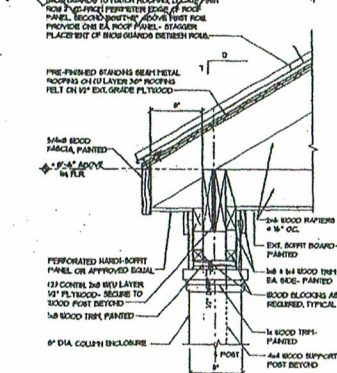
2 EXTERIOR STAIR DETAIL - PORCH
SCALE: 1/4" = 1'-0"



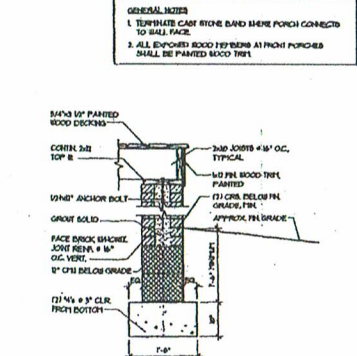
3 EXTERIOR STAIR DETAIL - PORCH
SCALE: 1/4" = 1'-0"



4 EXTERIOR STAIR PLAN - PORCH
SCALE: 1/4" = 1'-0"



5 DETAIL - FRONT PORCH OVERHANG
SCALE: 1/4" = 1'-0"



6 BRICK PIER SECTION DETAIL - PORCH
SCALE: 1/4" = 1'-0"

GENERAL NOTES
1. TERMINAL CAST STONE BAND WHERE PORCH CONNECTS TO WALL FACE.
2. ALL EMPORSED BRICK TYPED AT PITCH PORCHES SHALL BE PAINTED WOOD TRIM.

Commonwealth
ARCHITECTS

415 SHOCKOE RD., THIRD FLOOR
RICHMOND, VIRGINIA 23220
TELEPHONE: 624-4440
FACSIMILE: 624-2220

ISSUED RECORD	DATE	STAMP
OWNER REVIEW	06.17.2004	
COORD.	09.07.2004	
REVISION 1	10.20.2004	
REVISION 2	11.30.2004	

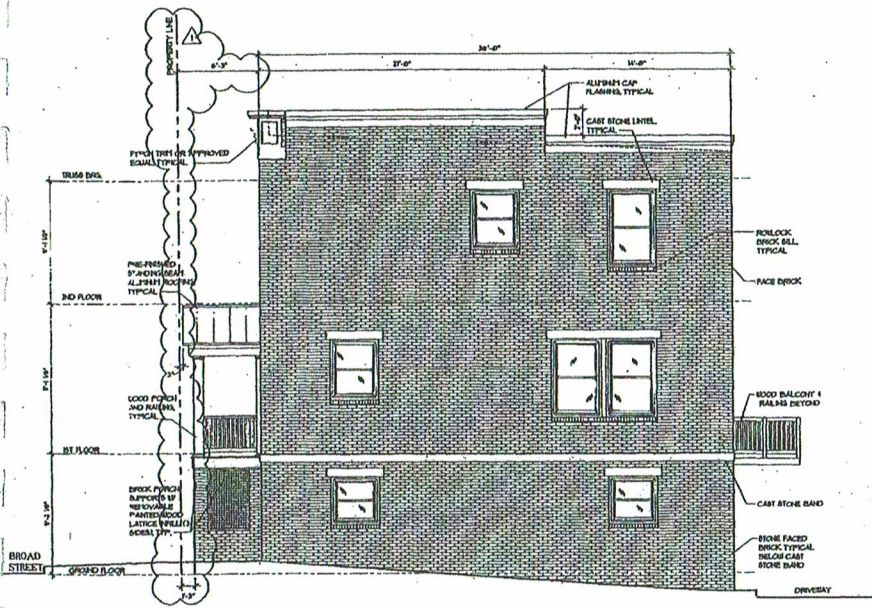


PROJECT TITLE
SHOCKOE ROW TOWNHOMES
1917 E. Broad St., 230 N. 20th St.
Richmond, Virginia

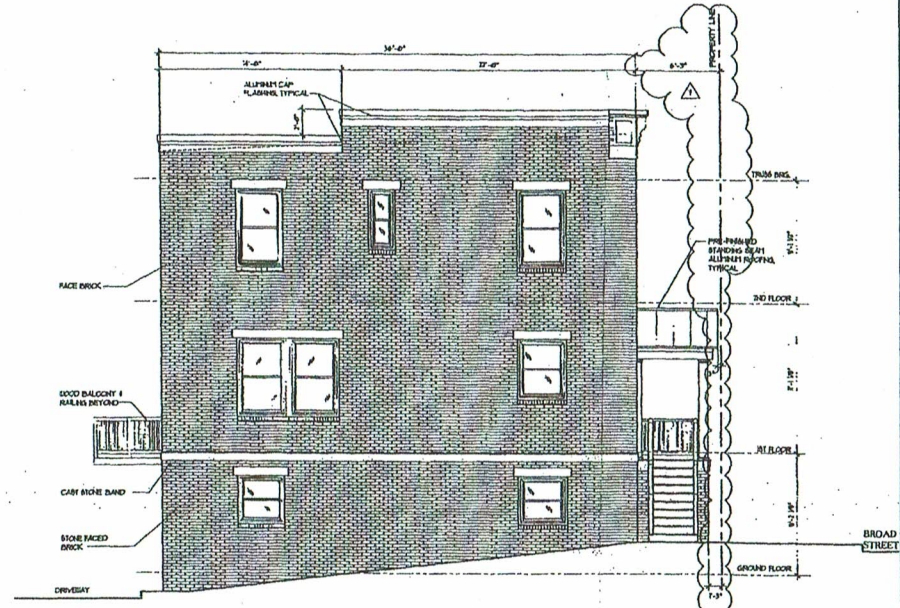
DRAWING TITLE
NORTH ELEVATION (BROAD STREET) AND DETAILS

SCALE 1	AS SHOWN
DRAWN BY:	
PROJECT	0123.00
SHEET	

A3.01



1 WEST ELEVATION- ALLEY
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION- 20th STREET
SCALE: 1/4" = 1'-0"

Commonwealth
ARCHITECTS

111 SHOCKOE RD., THIRD FLOOR
RICHMOND, VIRGINIA 23220 TELEPHONE: 629-8680
FACSIMILE: 629-2227

ISSUED RECORD	DATE	STAMP
OWNER REVIEW	08.17.2004	
FOUNDED	09.07.2004	
REVISION 1	10.20.2004	

PROJECT TITLE

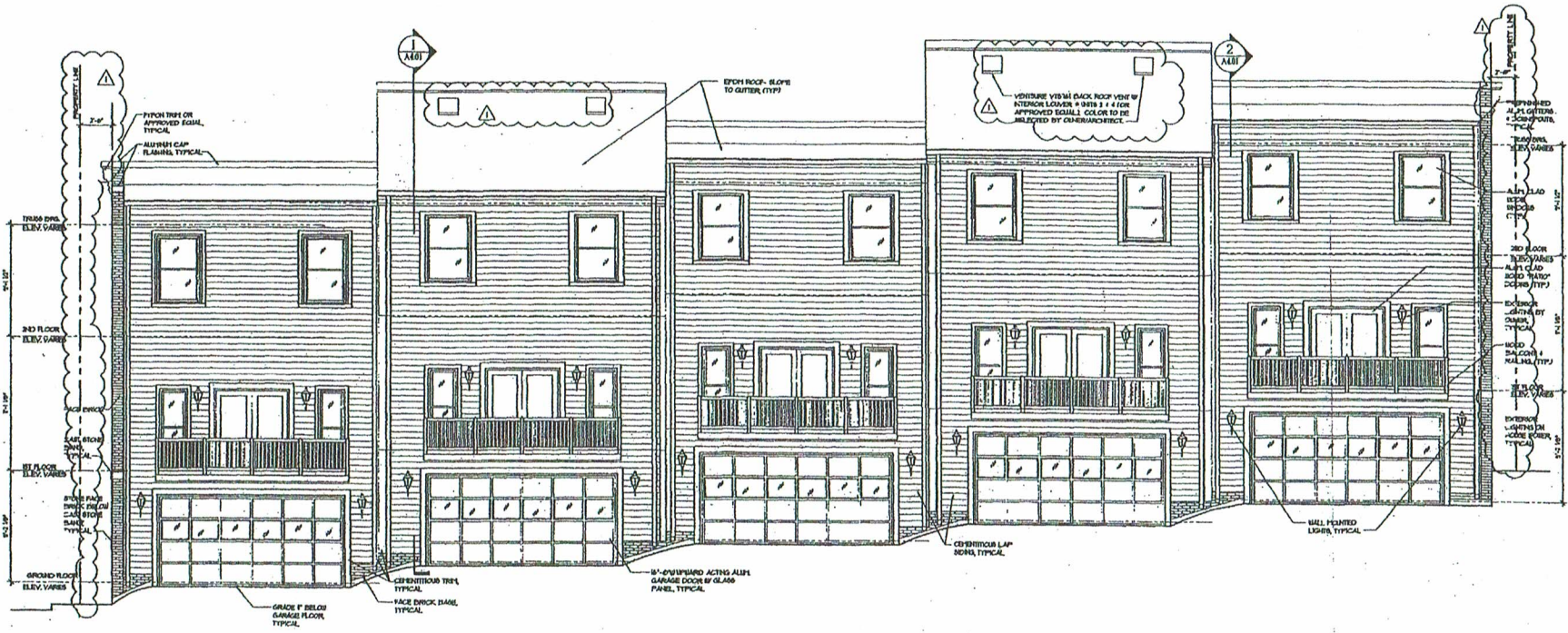
SHOCKOE ROW
TOWNHOMES
1917 E. Broad St., 230 N. 20th St.
Richmond, Virginia

DRAWING TITLE

EAST AND WEST
ELEVATIONS
(20th St. AND ALLEY)
AND DETAILS

SCALE:	AS SHOWN
DRAWN BY:	
PROJECT:	0424.00
SHEET:	

A3.02



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

Commonwealth
ARCHITECTS
30 SHOCKOE BLVD, THIRD FLOOR
RICHMOND, VIRGINIA 23220
TELEPHONE: 629.8430
FACSIMILE: 629.8438

ISSUED RECORD	DATE	STAMP
OWNER REVIEW	06.17.2004	
ISSUED	09.07.2004	
REVISION 1	10.20.2004	



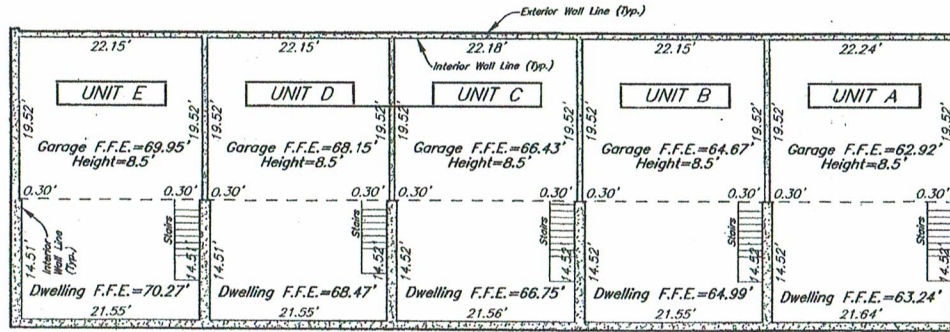
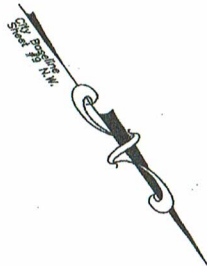
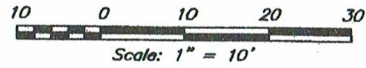
PROJECT TITLE
SHOCKOE ROW TOWNHOMES
1917 E. Broad St., 230 N. 20th St.
Richmond, Virginia

DRAWING TITLE
SOUTH ELEVATION AND DETAILS

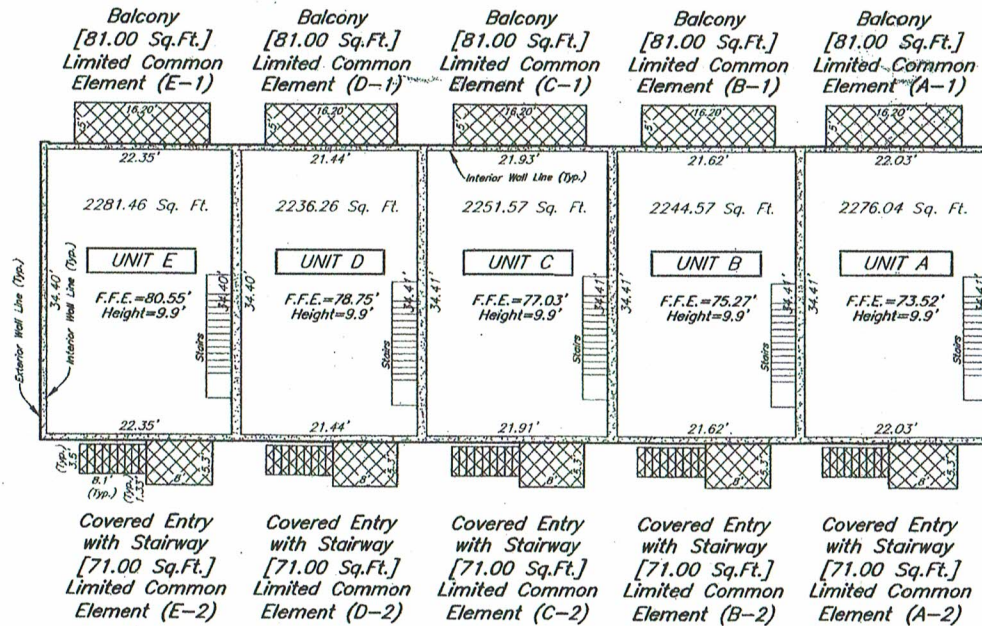
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DRAWN BY:	
PROJECT#:	0428.00
SHEET:	

A3.03

CONDOMINIUM PLAT OF
1919 BROAD CONDOMINIUM

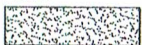


GROUND FLOOR



FIRST FLOOR

Key

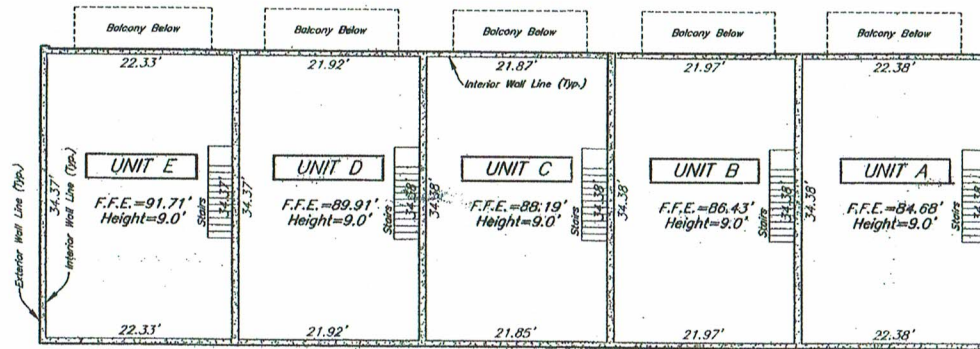
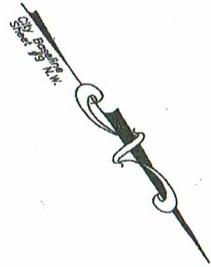
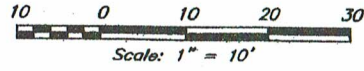


Denotes Common Element



Denotes Limited Common Element

CONDOMINIUM PLAT OF
1919 BROAD CONDOMINIUM



SECOND FLOOR

Key



Denotes Common Element



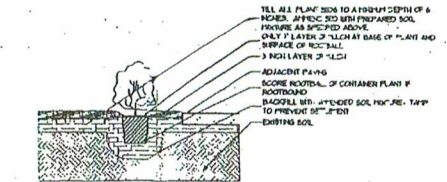
Denotes Limited Common Element

PLANT MATERIALS LIST

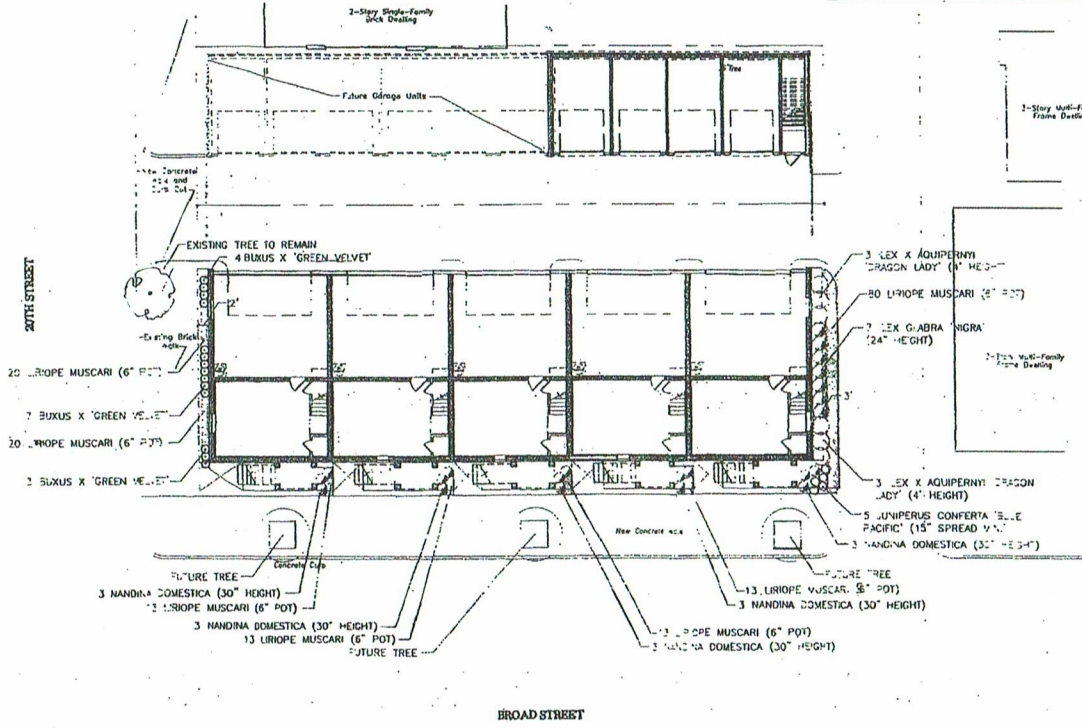
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE OF MATERIAL		ROOT TYPE	REMARKS
			CALIBER	HEIGHT		
4	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	—	12"	CONT.	—
7	LEX GLABRA 'NIGRA'	NIGRA HIBERNY	—	24"	CONT.	—
8	LEX X AQUIPERNY 'DRAGON LADY'	DRAGON LADY HOLLY	—	4"	CONT.	—
5	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC JUNIPER	—	—	15"	CONT.
13	LIRIOPE MUSCARI	BIG BLUE LIRIOPE	—	—	CONT.	6" POT
15	NANDINA DOMESTICA	HEAVENLY BAMBOO	—	30"	CONT.	—
24 2 1/2" DB	—	DOUBLE SHIPPED HARDWOOD MULCH	—	—	—	SPREAD AT A MINIMUM 3" DEPTH

GENERAL NOTES

- PLANT MATERIAL SIZES ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR HARBOR STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF HARBOR EX.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION FROM TO CONTACTS AT WORK CONTACT "1-800-391-1800"
- LANDSCAPE PLANNING AT ENCLAVEMENTS SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH BASE EYE HEIGHTS OF CURBS IN THE PARKING AREA AND AT THE ENTRANCE/EXIT LOCATIONS.
- ALL PLANT MATERIAL TO BE SUPPLIED DUPON INSTALLATION AND UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL BE ACCEPTANCE BY PLANT MATERIAL AND SHALL BE DAMAGED OR DESTROYED IN ANY MANNER AND IS IMMEDIATELY CORRECTED OR REPLACED DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL QUANTITIES SHOWN ON THE PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE OBTAINED PRIOR TO BIDDING.
- NO CHANGES TO PLANT SCHEDULE SHALL BE FIRST APPROVED BY THE CITY OF RICHMOND PLANNING DEPARTMENT PLANS REVIEW SECTION.
- PLANT MATERIAL QUANTITIES AND SIZES SHALL BE INSPECTED FOR COMPLIANCE BY APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE CITY OF RICHMOND PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.



2 PLANTING ADJACENT TO WALK



1 PLANTING ADJACENT TO WALK



Commonwealth
ARCHITECTS
1110 SHOCKOE ROW, 2ND FLOOR
RICHMOND, VIRGINIA 23220
TEL: (804) 771-1111
FAX: (804) 771-1112

NO.	REVISION	DATE
1	GENERAL REVIEW	10/30/04
2	ISSUED	10/30/04



SHOCKOE ROW TOWNHOMES
1917 E. Broad St., 230 N. 20th St.
Richmond, VA 23220

DRAWING TITLE
LANDSCAPE PLAN, SCHEDULE AND DETAIL

SCALE	AS SHOWN
SHEET NO.	
TOTAL SHEETS	2118/22
DATE	

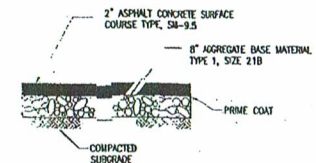
L1.01

LAYOUT & UTILITY NOTES

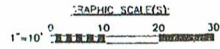
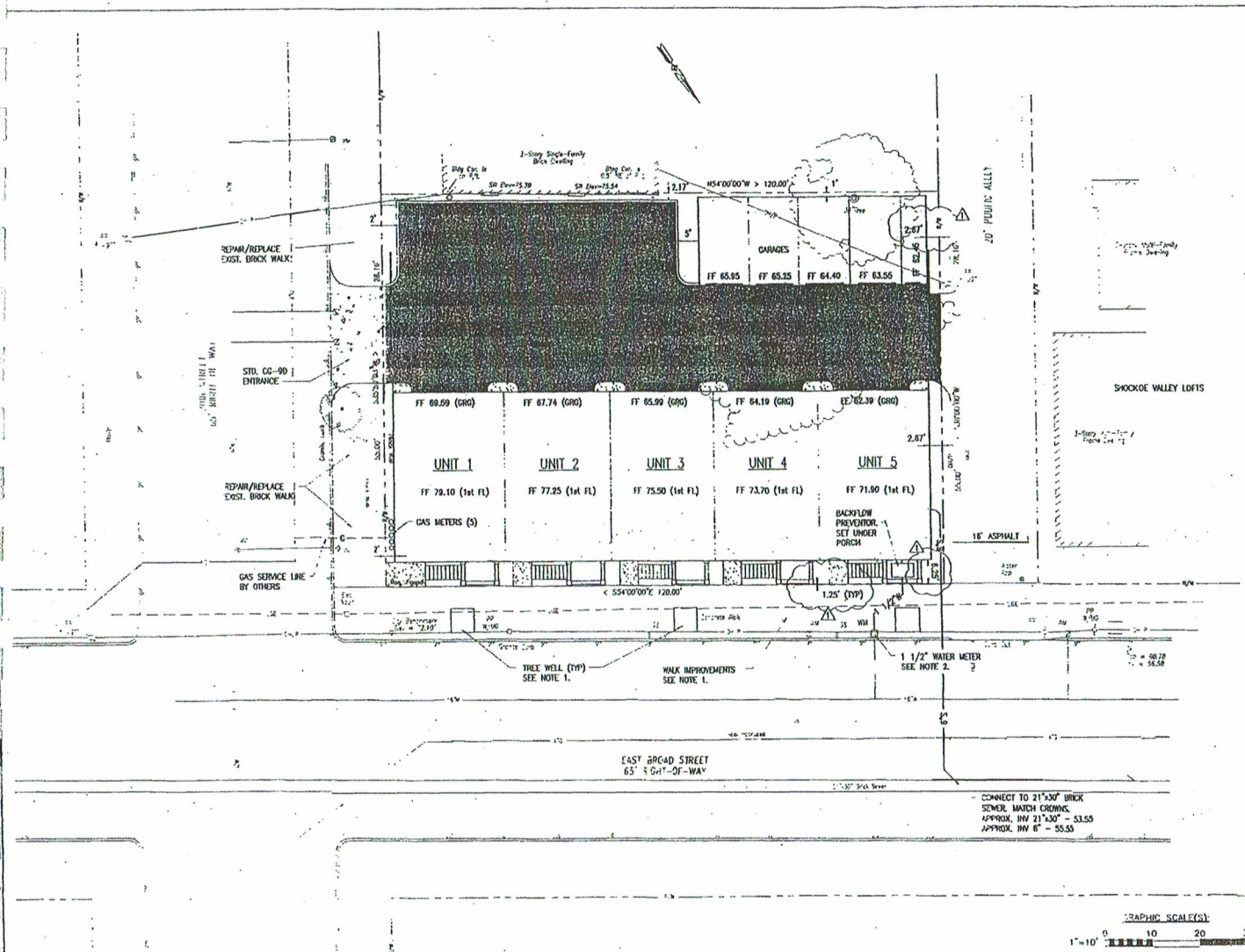
1. CITY OF RICHMOND CAPITAL IMPROVEMENT PROJECT (CIP 040-291-8130-8142), EAST OF BROAD STREET GATEWAY PROJECT PHASE 1 CALLS FOR THIS SECTION OF SIDEWALK TO BE IMPROVED WITH BRICK PAVERS, DECORATIVE STREET LIGHTING, AND LANDSCAPED TREE WELLS. THE CIP PROJECT IS TENTATIVELY SCHEDULED TO START IN THE FALL OF 2004. PRIOR TO PLAN APPROVAL, THE DEVELOPER WILL ENTER INTO AN AGREEMENT WITH THE CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS (DPW) CONCERNING THE RECONSTRUCTION OF SIDEWALK ALONG BROAD STREET.
2. WATER METER WILL BE INSTALLED BY THE CITY AS A PART OF THE CONNECTION FEE. CITY WILL MAKE CONNECTION TO WATER MAIN.
3. WATER SERVICE PIPE SHALL BE COPPER PIPE (ASTM B88, TYPE K) OR PVC PIPE (ASTM D1785).
4. SANITARY SEWER (ATERIALS SHALL BE PVC SDR-35 (ASTM D3034). MINIMUM SLOPE SHALL BE 2%.

ABBREVIATIONS

- W - DOMESTIC WATER LINE
- F - FIRE LINE
- WM - WATER METER
- FH - FIRE HYDRANT
- WV - WATER VALVE
- CD - CLEANOUT
- G - GAS LINE
- S - SANITARY SEWER LINE
- CS - COMBINED SEWER LINE
- MH - SAN/COMBINED SEWER MANHOLE
- USE - UNDERGROUND ELECTRIC
- CS - GAS CURB STOP
- D - DROP INLET
- OH/P - OVERHEAD POWER
- PP - POWER POLE
- W/UT - WITH UNDERGROUND TELEPHONE
- TC - TOP OF CURB
- GRG - GARAGE
- FL - FLOOR
- FF - FINISHED FLOOR
- RD - ROOF DRAIN



DETAIL - ASPHALT PAVEMENT
NO SCALE



Commonwealth
ARCHITECTS

110 BROOKSIDE BLVD., 10TH FLOOR
SPRINGFIELD, VA 22154
TELEPHONE 598-6810
FACSIMILE 598-2502

SEWER RECORD	DATE	STAMP
	7-27-2004	
	12-29-2004	

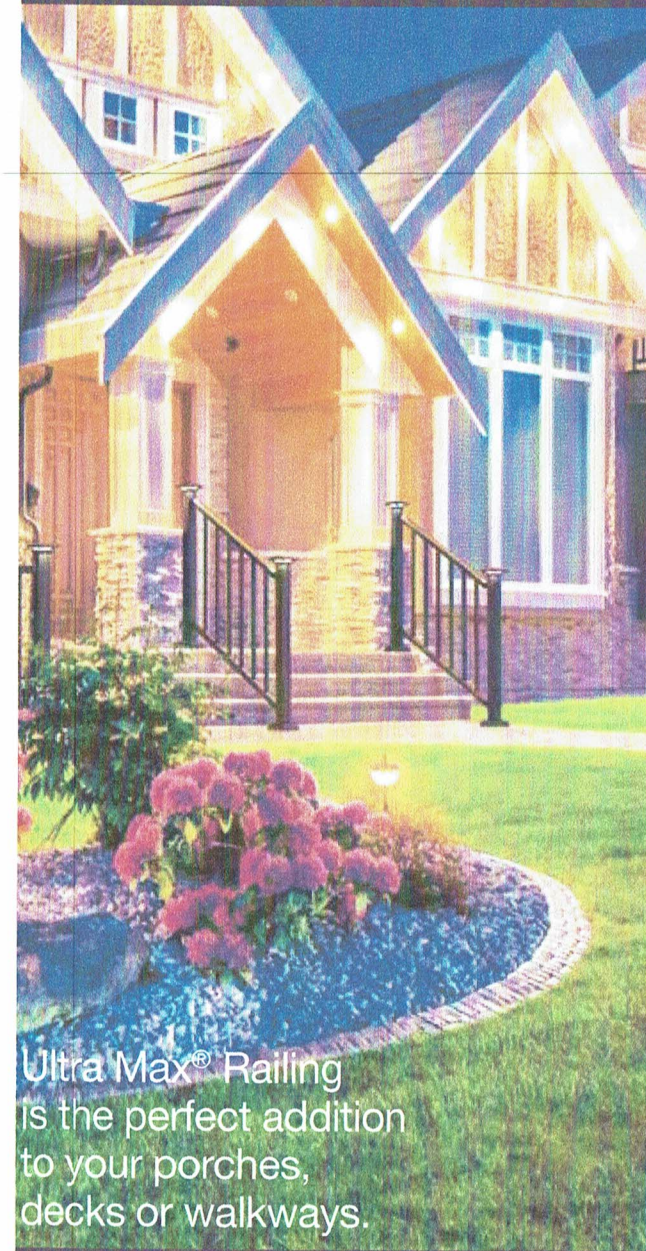


PROJECT TITLE
SHOCKOE ROW TOWNHOMES
1917 E. Broad St., 230 N. 20th St.
Richmond, Virginia

DRAWING TITLE
LAYOUT AND UTILITY PLAN

SCALE:	AS SHOWN
DESIGNED BY:	AW
CHECKED BY:	
PROJECT NO.:	24-043
DATE:	

C1.01



Environmentally Responsible



We are proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our powder coating process is environmentally friendly and virtually pollution-free.



Proudly made in America

Ultra Aluminum™ railing has always been manufactured and assembled in the USA; one of a select few aluminum railing manufacturers who can make that claim.

ULTRARACK ULTRAMAX Defender Signature eclipse Collection eclipse.vp



Manufactured By Ultra Aluminum Mfg., Inc.  **ULTRA**
FENCING • RAILING
www.ultramaxrailing.com | 800.656.4420

Ultra and the picket caps logo is a registered trademark of Ultra Aluminum Manufacturing Inc.

Z-UMX-32 1/18

Ultra Max® Railing is the perfect addition to your porches, decks or walkways.

Our easy-to-build railing kits provide safety and high quality at a more reasonable price.



A safer, low-maintenance lifestyle now comes in a kit.

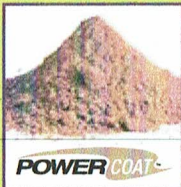
ULTRAMAX
ALUMINUM RAILING SYSTEMS

CCRR Code Approved #0223

Why Ultra Aluminum™?

Ultra Finishes

Our exclusive Powercoat™ finish is twice the hardness and thickness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.



POWER COAT™



Ultra Screws and Welds

Ultra Max® railing is the only assembly that uses 1/4" stainless screws. Ultra welds and fastens all our posts, and our commercial posts surpass 1,200 lbs of pull.



Ultra Materials

Ultra Aluminum™ delivers superior product design for stronger structural integrity in aluminum railing and gates.

Our high-strength Ultrum™ Alloy is strong, but will never rust.



Why Ultra Max®?

It's Simple.

Our Install-Guide Template precisely guides you to simply screw brackets into place and drop your railing into the brackets.



It's Strong.

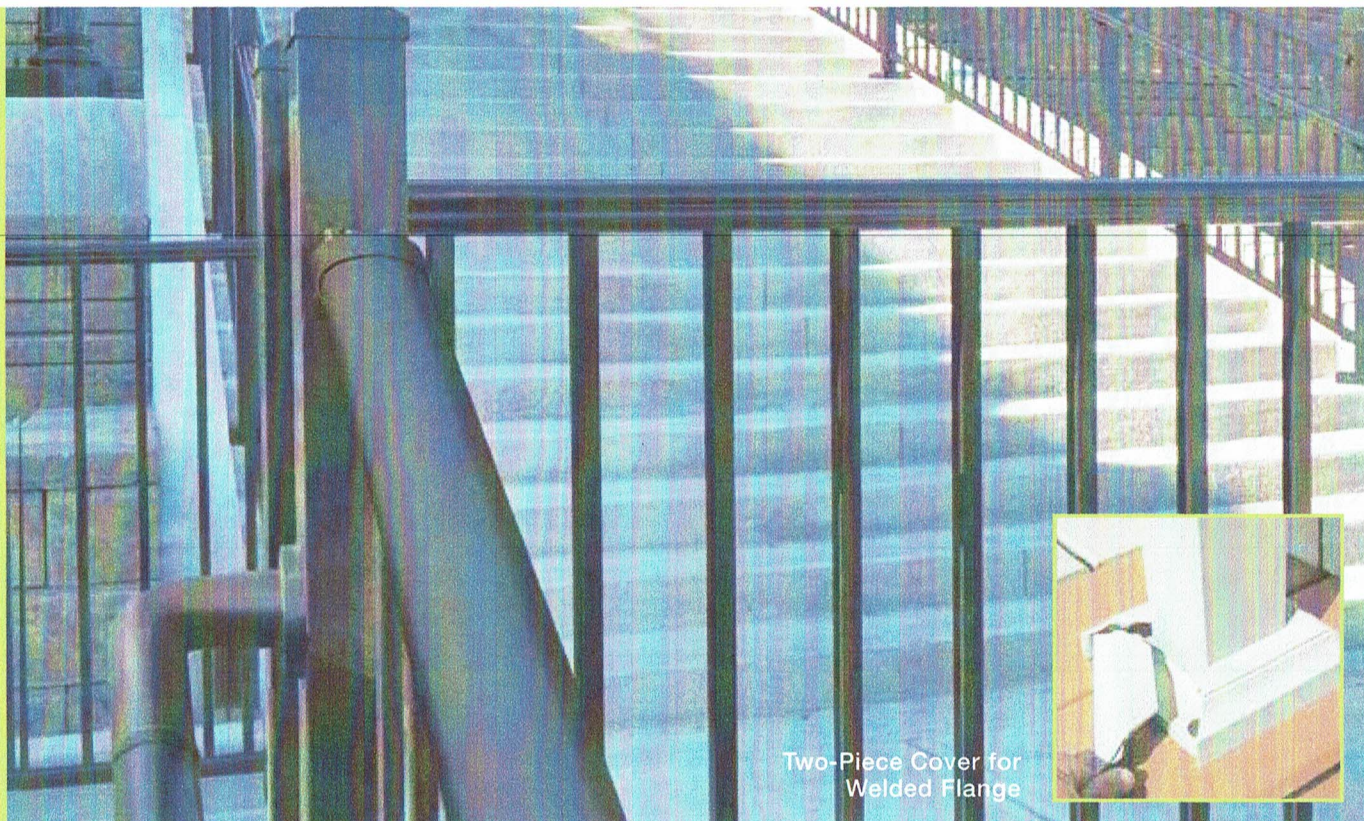
Our Ultrum™ 2X-TRUSION 6005-T5 alloy tests at a minimum 1,000 lbs. load on an 8' section.



It's Versatile.

A variety of customization options are available—with Deck-Over-Rail and Mix & Match hand rail and baluster color options for a highly personalized design.

ULTRAMAX
ALUMINUM RAILING SYSTEMS



Two-Piece Cover for Welded Flange



UMX-200 2R
Two Rail



UMX-200 3R
Three Rail



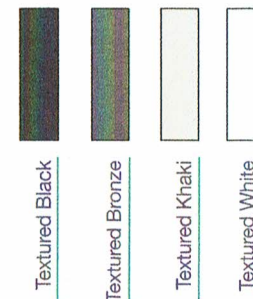
Ultra Max® offers an elegant handrail profile and classic baluster configurations.

Ultra Max® Aluminum Railing products are guaranteed for life against defects in workmanship and/or materials. The exclusive Powercoat™ finish on all fencing and railing by Ultra Aluminum™ is guaranteed for life against cracking, peeling or chipping. Visit our website for more information and a copy of the warranty.

Ultra Max® is available in 4 textured colors that can be mixed and matched.

All colors are applied with our exclusive Powercoat™ finish to resist harsh weather and heat.

Colors shown represent an approximate comparison and may vary slightly from actual product color.





UJ07

919

HO101



UJ07

919

HO101



1919

4'3"

3'10"

