



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 2202 JEFFERSON AVE

Historic District: _____

Applicant Information

Billing Contact

Owner Information



Billing Contact

Name: _____

Same as Applicant

Email: _____

Name: _____

Phone: _____

Email: _____

Company: _____

Phone: _____

Mailing Address: _____

Company: _____

Mailing Address: _____

Applicant Type: Owner Agent Lessee

Architect Contractor

Other (specify): _____

****Owner must sign at the bottom of this page****

Project Information

Project Type: Alteration Demolition New Construction (Conceptual Review Required)

Project Description (attach additional sheets if needed):

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications 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 an application materials should be prepared in compliance with zoning.

Signature of Owner

Date _____

Certificate of Appropriateness Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review

Staff Contact: (804)-646-6569 | alex.dandrige@rva.gov | alyson.oliver@rva.gov

Submission Instructions

Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

Fees

- **Full Demolition:** \$1,500
- **New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments:** \$500
- **New construction/addition to a single- or two-family dwelling, or accessory building:** \$250
- **Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans:** \$150
- **Extension of a certificate of appropriateness (COA):** \$25

Alamo BBQ is seeking to expand their kitchen to incorporate the various functions that have been incorporated on the property ad hoc, as well as provide a conditioned space and safer work environment. A previous CAR submission (November, 2020) sought to formalize the outdoor dining and make patio improvements. This scope has been separated from the kitchen expansion, but is still a consideration for the future.



ALAMO BBQ

CAR PRELIMINARY REVIEW SUBMISSION

Alamo BBQ is seeking to expand their kitchen to incorporate the various functions that have been incorporated on the property ad hoc, as well as provide a conditioned space and safer work environment. A previous CAR submission (November, 2020) sought to formalize the outdoor dining and make patio improvements. This scope has been separated from the kitchen expansion, but is still a consideration for the future.

The existing structure was historically a Mission or Mediterranean revival service station. It appears to have been remodeled at least once, likely adding the taller massing on the West, and removing the service station features like pumps and a canopy.

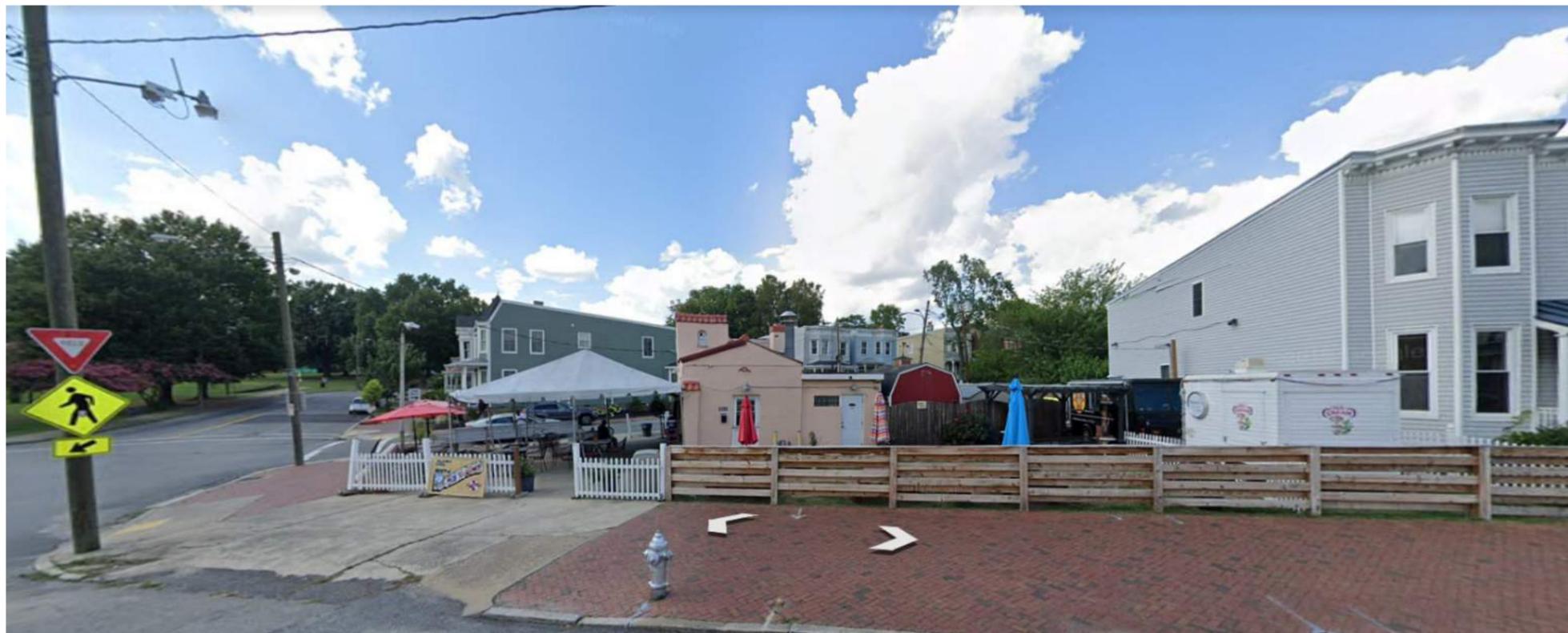
We hope to get some feedback on material palette, massing, and design generally as it relates to CAR's purview.

JANUARY 27, 2023

FIELD PARTI



FRONT PERSPECTIVE (CLAY STREET)



SOUTH PERSPECTIVE (JEFFERSON AVE)



NORTH PERSPECTIVE (22nd STREET)



NORTHWEST PERSPECTIVE (22nd STREET)

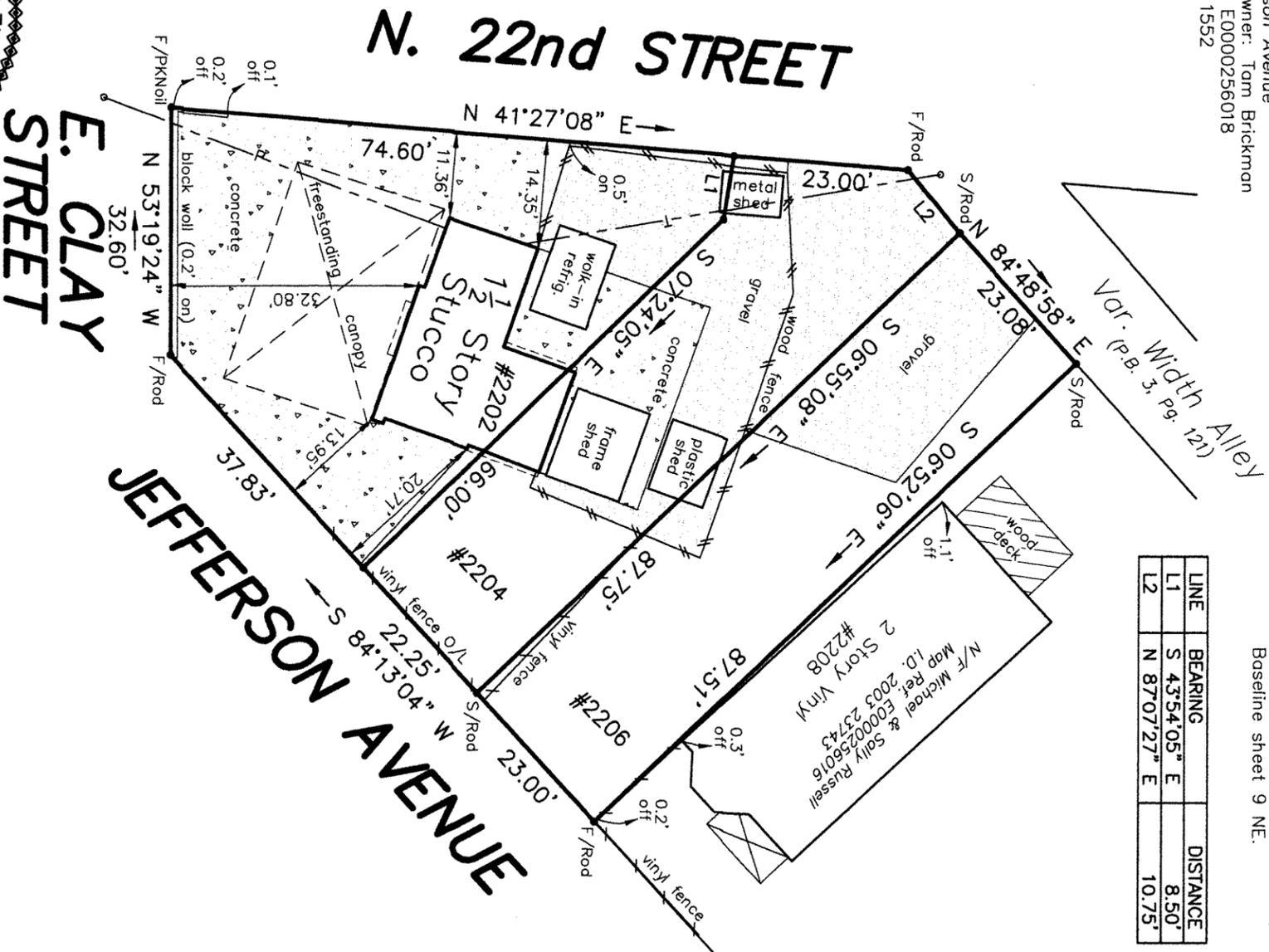
#2202 Jefferson Avenue
 Current Owner: Tam Brickman
 Map Ref.: E0000256019
 I.D. 2006 1552

#2206 Jefferson Avenue
 Current Owner: Daltons Realty, LLC
 Map Ref.: E0000256017
 I.D. 2014 17366

#2204 Jefferson Avenue
 Current Owner: Tam Brickman
 Map Ref.: E0000256018
 I.D. 2006 1552

Note: Bearings protracted from City
 Baseline sheet 9 NE.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 43°54'05" E | 8.50' |
| L2 | N 87°07'27" E | 10.75' |



Survey and Plat of
The Properties Known as
#2202, #2204, & #2206
Jefferson Avenue in the
City of Richmond, Virginia

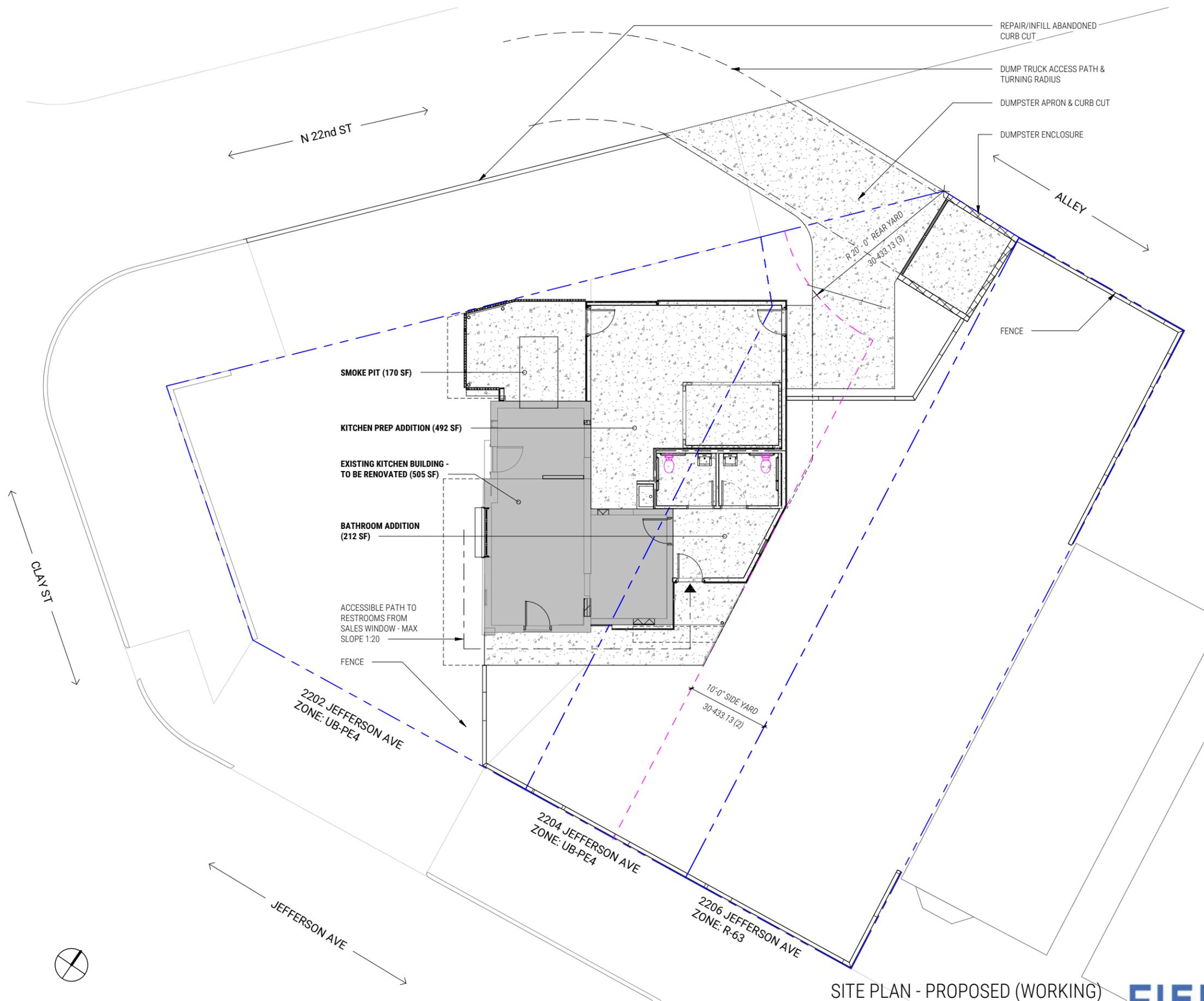
This is to certify that on 06/22/15 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plating only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lahr & Associates, PLLC
 Land Surveyors-Planners
 Virginia-North Carolina
 1900 Byrd Avenue, Suite 203
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

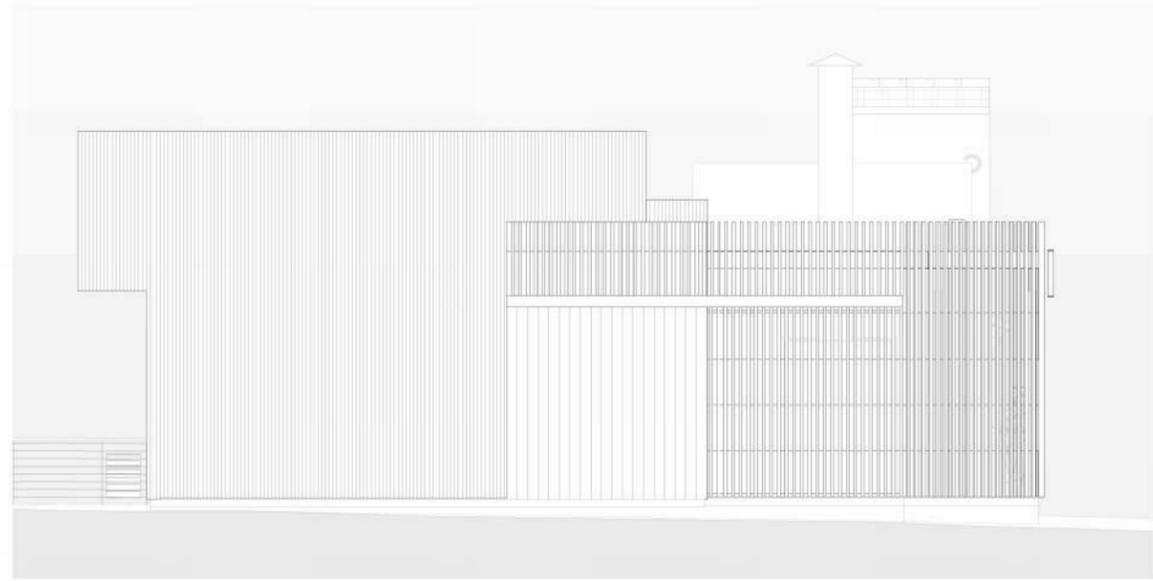
Scale: 1"=20'
 Drawn: TCJ
 Job: 1301-15
 Date: 06/26/15
 Checked: JAL



ALAMO BBQ

SITE PLAN - PROPOSED (WORKING)
 JANUARY 27, 2023

FIELD PARTI



5 EXTERIOR ELEVATION - NORTH (22nd ST)
1/ A1.11 1/4" = 1'-0"



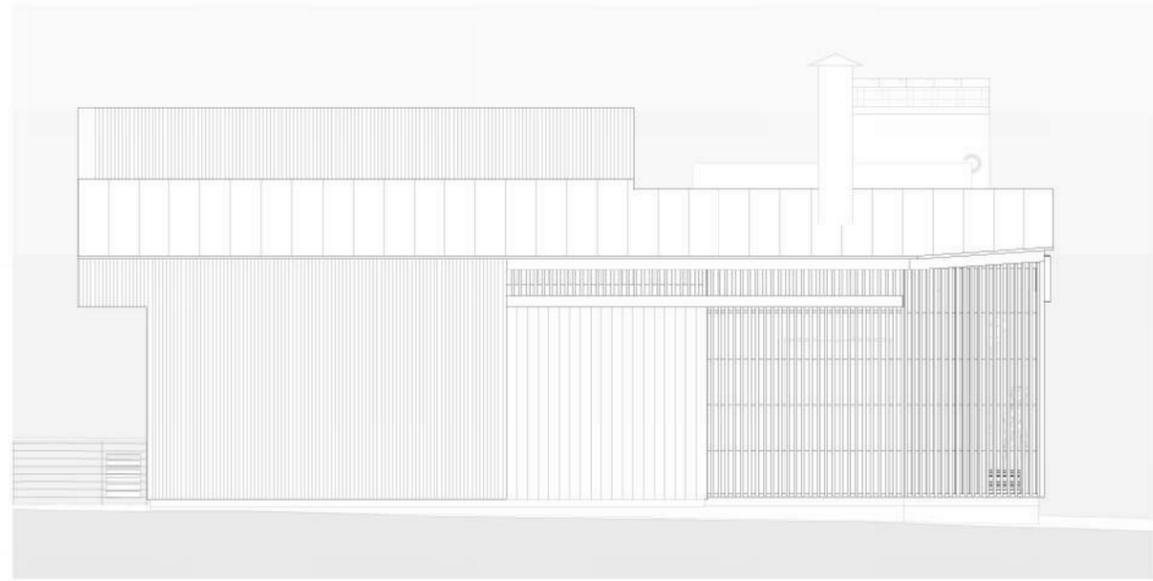
2 EXTERIOR ELEVATION - EAST
1/ A1.11 1/4" = 1'-0"



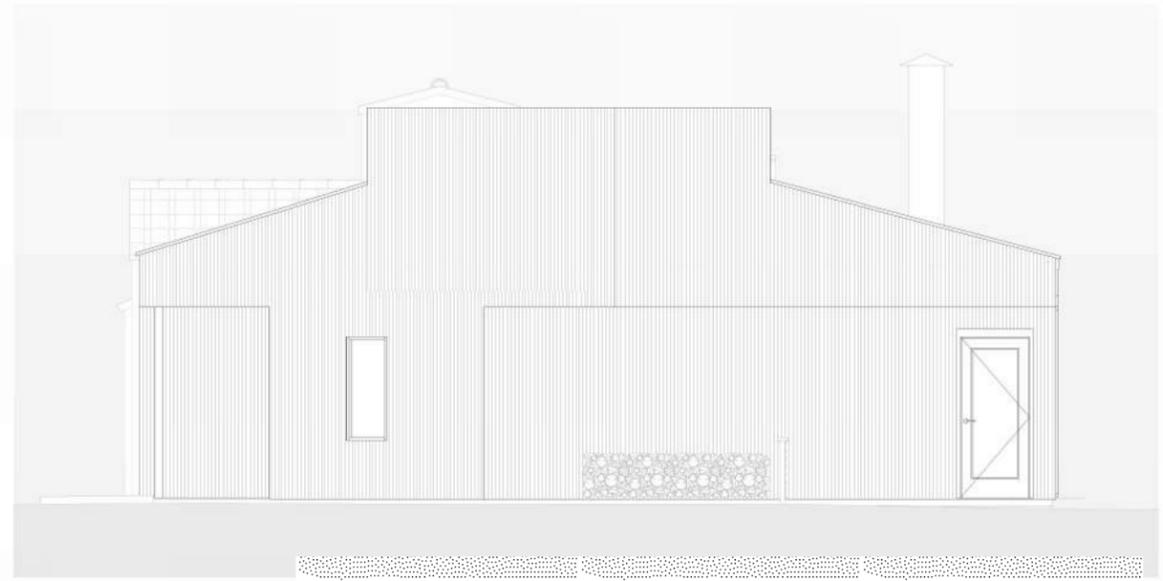
4 EXTERIOR ELEVATION - SOUTH (JEFFERSON AVE)
1/ A1.11 1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST (CLAY ST)
1/ A1.11 1/4" = 1'-0"



5 EXTERIOR ELEVATION - NORTH (22nd ST)
1/ A1.11 1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/ A1.11 1/4" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH (JEFFERSON AVE)
1/ A1.11 1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST (CLAY ST)
1/ A1.11 1/4" = 1'-0"



NATURAL WOOD TONES: ORGANIC, WARM, NEIGHBORLY

COLORED PANELS: PLAYFUL, FLEXIBLE, PRACTICAL

BLACKENED WOOD TONES: SERIOUS, RITUAL, ENDURING

WEATHERED STEEL TONES: HEAVY, STRONG, EXPERIENCED



ALAMO BBQ

EXTERIOR PALETTE INSPIRATION DIRECTIONS
JANUARY 27, 2023

FIELD PARTI



WHITE METAL TONES: BRIGHT, FRIENDLY, PRECISE



SILVER METAL TONES: INDUSTRIAL, COOL, UNPRETENTIOUS



COLORED METAL TONES: FUN, SHARP, SOCIAL



ALAMO BBQ

BLACKENED METAL TONES: CALM, CONFIDENT, FOCUSED - **OWNER PRIMARY PREFERENCE**





SLOPED ROOF MASSING

FRONT PERSPECTIVE (CLAY STREET)



PARAPET ROOF MASSING

FRONT PERSPECTIVE (CLAY STREET)



SLOPED ROOF MASSING

SOUTHEAST PERSPECTIVE (JEFFERSON AVE)



PARAPET ROOF MASSING

SOUTHEAST PERSPECTIVE (JEFFERSON AVE)



SLOPED ROOF MASSING

EAST PERSPECTIVE



PARAPET ROOF MASSING

EAST PERSPECTIVE



SLOPED ROOF MASSING

NORTH PERSPECTIVE (22nd ST)



PARAPET ROOF MASSING

NORTH PERSPECTIVE (22nd ST)



FUTURE CONSIDERATIONS

- PATIO IMPROVEMENTS AND FORMAL OUTDOOR SEATING
- COVERED & ENCLOSED DINING AREA
- PATIO SHADING VIA TREE PLANTERS & UMBRELLAS

SOUTHWEST PERSPECTIVE (CLAY ST X JEFFERSON AVE)



FUTURE CONSIDERATIONS

- PATIO IMPROVEMENTS AND FORMAL OUTDOOR SEATING
- COVERED & ENCLOSED DINING AREA
- PATIO SHADING VIA TREE PLANTERS & UMBRELLAS

EAST PERSPECTIVE



FUTURE CONSIDERATIONS

- PATIO IMPROVEMENTS AND FORMAL OUTDOOR SEATING
- COVERED & ENCLOSED DINING AREA
- PATIO SHADING VIA TREE PLANTERS & UMBRELLAS

NORTHWEST PERSPECTIVE (22nd ST X CLAY ST)

ALAMO BBQ

EXTERIOR DESIGN DIRECTIONS
JANUARY 27, 2023

FIELD PARTI