



Commission for Architectural Review

Application for Certificate of Appropriateness

900 E. Broad Street, Room 510

Richmond, VA 23219 | (804)-646-7550

www.rva.gov/planning-development-review/commission-architectural-review

RICHMOND PLANNING &

DEVELOPMENT REVIEW



Property (location of work)

Address: 1839 Monument Avenue

Historic District: Monument Avenue

Applicant Information

Billing Contact

Name: Andrea Almond

Email: aalmond@3north.com

Phone: 804-232-8900

Company: 3North

Mailing Address: 4015 Fitzhugh Ave.

Richmond, VA 23230

Applicant Type: Owner Agent Lessee

Architect Contractor Other (specify):

Owner Information

Billing Contact

Same as Applicant

Name: Richard Morris

Email: richard.n.morris@gmail.com

Phone: 917-776-1273

Company:

Mailing Address: 1839 Monument Avenue

Richmond, VA 23220

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

Project Information

Project Type: Alteration Demolition

New Construction (Conceptual Review Required)

Description (attach additional sheets if needed):

Project proposes raising the height of an existing brick garden wall to 8'ft. See attached package.

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 and application materials should be prepared in compliance with zoning.

Signature of Owner

Date 29 July 2022

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)-646-7550 | Emily.Routman@richmondgov.com

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**



1839 MONUMENT AVENUE

MORRIS RESIDENCE | CAR REVIEW PACKAGE | 2022-08-23



BACKGROUND

This residence was designed by noted Richmond architect, W. Duncan Lee as his first major independent residential commission and was built in 1908. The brick and lattice garden wall that runs along Meadow St. is believed to have been built at the same time as the house.

The home's new owners are well underway on a renovation project to the interior and exterior of the home. Some of those proposed changes were recently reviewed by CAR for appropriateness. As part of the property renovation the rear garden of the home is being reimaged as a more modern family space that will allow them to spend more time outdoors with their young children and pets.

One of the challenges in the rear garden is managing noise and privacy. Both Meadow St. and Monument Ave. are very busy streets and there is considerable traffic noise coming from the intersection (particularly from stopped traffic) that negatively impacts the experience of using the rear garden.

Also, the elevation of the garden is two feet higher than the sidewalk elevation outside. So what appears to be a fairly tall wall from the sidewalk is significantly shorter when viewed from inside the garden and the existing lattice doesn't offer full screening. The side door through the garden wall that exits onto Meadow St. is not used by the owners and adds to the permeable nature of the wall (from a noise perspective). Reducing the amount of access points to the rear yard is also a security goal of the redesign.

PROPOSAL

This application to CAR is to replace the wooden lattice on top of the existing brick wall with a new solid brick wall and to bring the height of the overall wall to 8'ft. We also propose to remove the side door along Meadow St. and brick in the opening. The hope is that these two changes will result in noise reduction, greater privacy, and more security for the rear garden.

Once reviewed by CAR we intend to proceed with a request to the Board of Zoning Appeals for a Special Exception for the 8'ft wall height, the maximum height allowed by zoning.

Sec. 30-1040.3. of the Zoning Code states that this exception can be granted by the Board of Zoning Appeals under certain conditions related to noise, security, and privacy at corner lots - which we feel our project meets. The corner property directly across Meadow Street has an 8'ft privacy wood fence along their rear yard.

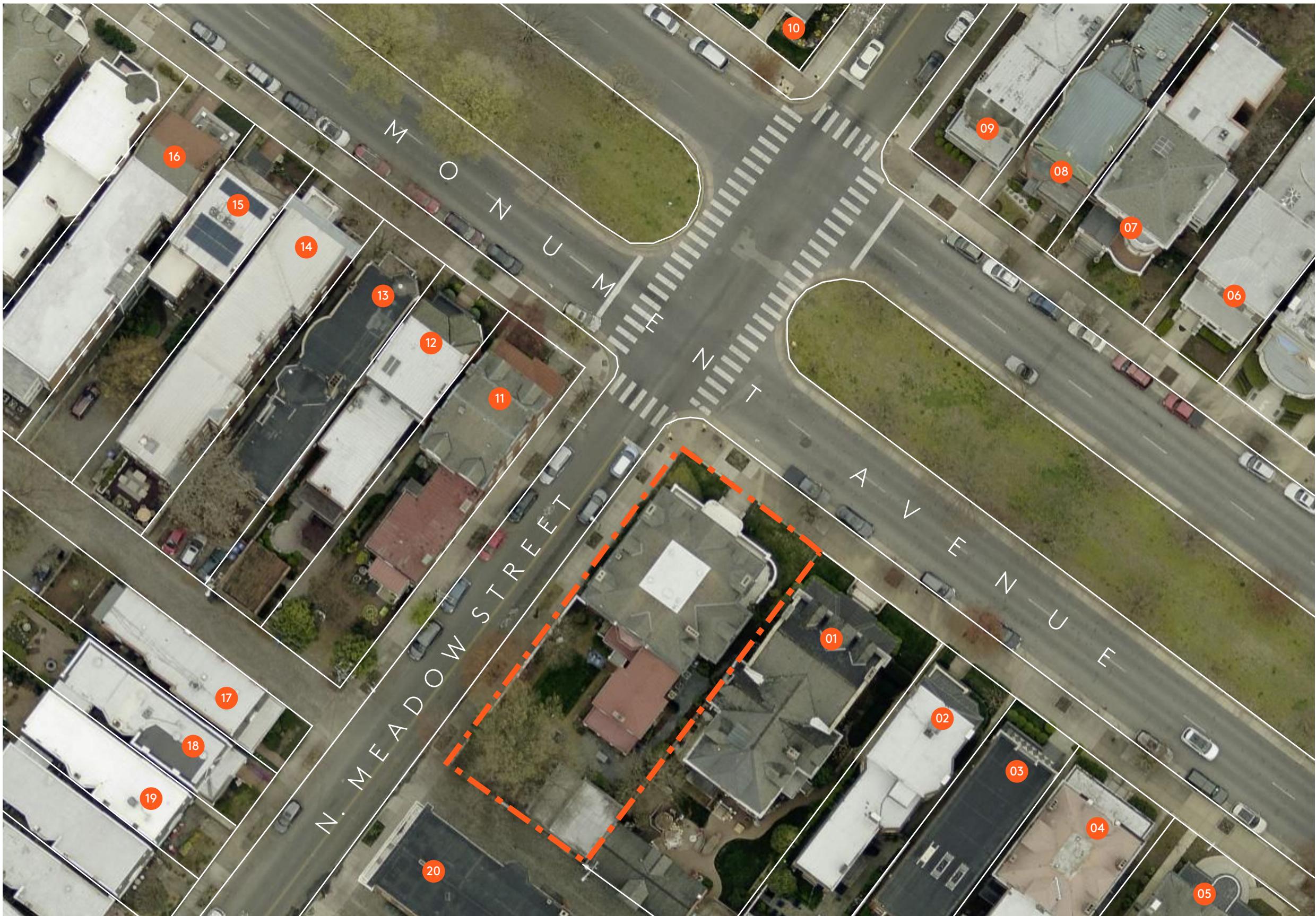
DETAILS

The existing wall with lattice is 7'-10" in height at it's tallest point. The existing brick of the house and the wall is modular in size/shape with a very smooth finish and thin/tight mortar joints. The brick wall, however, is more irregular in color than the house and has gray and mottled brick mixed in with the red. It's in a running bond pattern and has some coursed detailing along the bottom of the wall.

The existing wall is partly screened from view by the existing City street trees which provide a nice shady walkway along Meadow St.

We are proposing to use a modular brick with a slight wire cut finish for the wall expansion in a similar color range to the existing wall and in a running bond pattern. While our intent is not to match the existing wall exactly we feel that it's important to complement the existing design with something fairly similar in scale and color. The mortar joints on the new portion of wall will also be slightly thicker than the existing joints.

We intend to create a water table (with a rowlock brick course) at the point where the new wall starts, mimicing the profile of the existing lattice and framing. The brick wall cap will be a simple design of two rowlock courses that is similar to the top of the existing brick wall along the alley. The new infilled brick doorway will be inset from the face of the brick wall and framed in a way that creates a simple outline of door's shape above the stone threshold (which will remain).

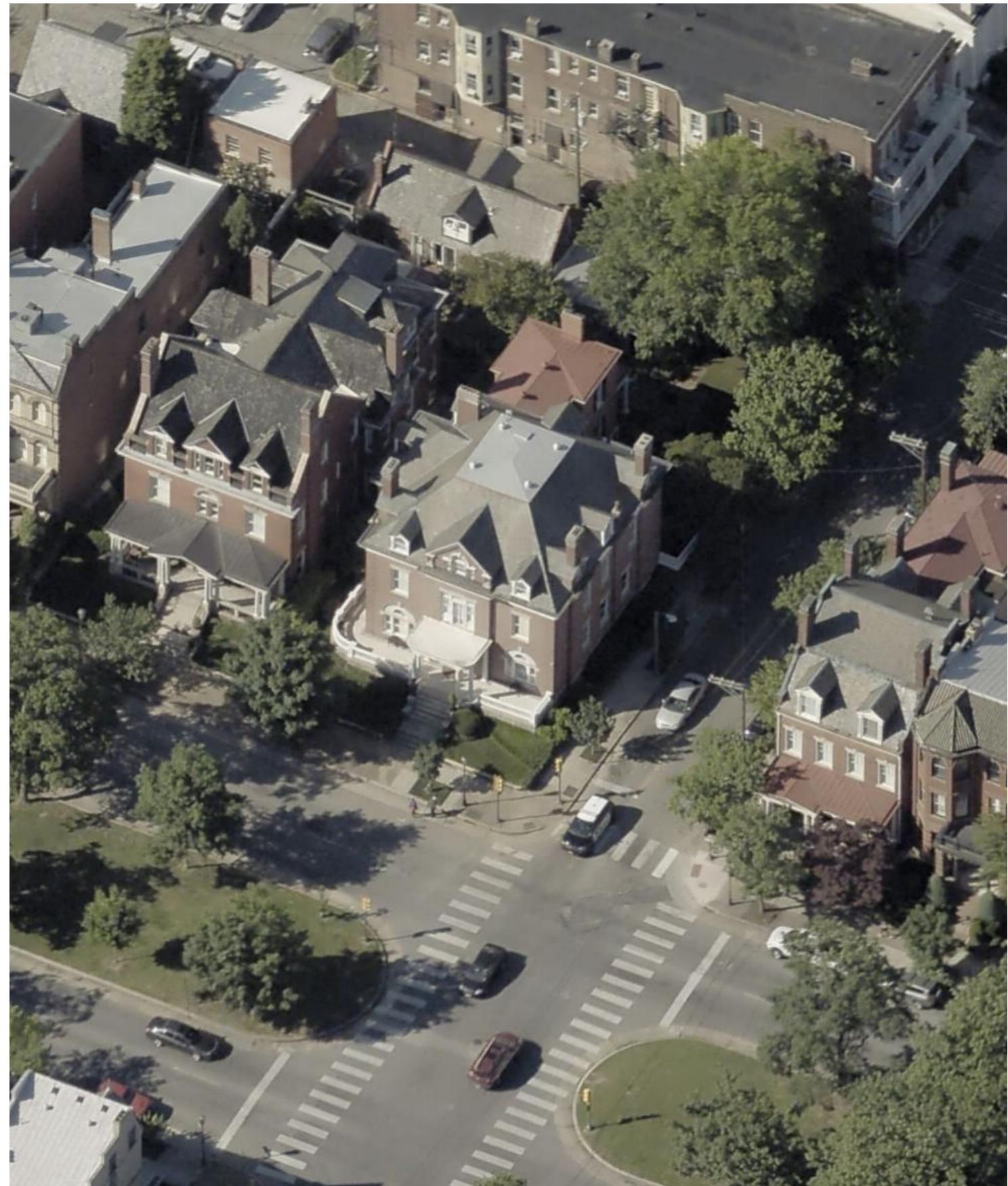


KEY NOTES

- 01 1837 MONUMENT AVE.
PASCAL & JENNIFER FERNANDEZ
- 02 1835 MONUMENT AVE.
RICHARD & MAURA GAENZLE
- 03 1833 MONUMENT AVE.
EVAN MORGAN MASSEY
- 04 1831 MONUMENT AVE.
KEYSTONE REAL ESTATE
- 05 1825 MONUMENT AVE.
JAMES & COBBS LUDWIG
- 06 1832 MONUMENT AVE.
KATHERINE GATES TEASLEY
- 07 1834 MONUMENT AVE.
MICHAEL & MARY WRAY
- 08 1840 MONUMENT AVE.
KO CAPITAL VA LLC
- 09 1842 MONUMENT AVE.
DICKSON BROTHERS LLC
- 10 2000 MONUMENT AVE.
MARK CROSSLEY & WHITNEY KRAMER
- 11 2001 MONUMENT AVE.
JORDAN CHOUTEAU & THOMAS NAUGHTON
- 12 2003 MONUMENT AVE.
2003 MONUMENT LLC
- 13 2005 MONUMENT AVE.
STORMY ENTERPRISES LLC
- 14 2007 MONUMENT AVE.
BOYD BROOKE WARNER
- 15 2009 MONUMENT AVE.
REID & JAIME PIERCE
- 16 2011 MONUMENT AVE.
ROSE MARIE & NEVILLE DADEN
- 17 510 NORTH MEADOW STREET
MICHAEL & KRISTIN PENNY
- 18 508 NORTH MEADOW STREET
PATRICIA BASSLER
- 19 506 NORTH MEADOW STREET
NEIL & HOPE NORMAN
- 20 509 NORTH MEADOW STREET
509 N MEADOW LLC

EXISTING NEIGHBORING PROPERTIES

MORRIS RESIDENCE | CAR REVIEW PACKAGE | 2022-08-23



EXISTING AERIAL VIEWS

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EXISTING FRONT VIEW



EXISTING FRONT VIEW



VIEW OF WALL FROM CORNER OF MEADOW AND MONUMENT



VIEW OF DOOR FROM ACROSS MEADOW ST



ELEVATION FROM ACROSS MEADOW ST



VIEW ALONG MEADOW ST - 8' FENCE/WALL ACROSS THE STREET

EXISTING PHOTOGRAPHS

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MEADOW ST - NORTH END OF WALL



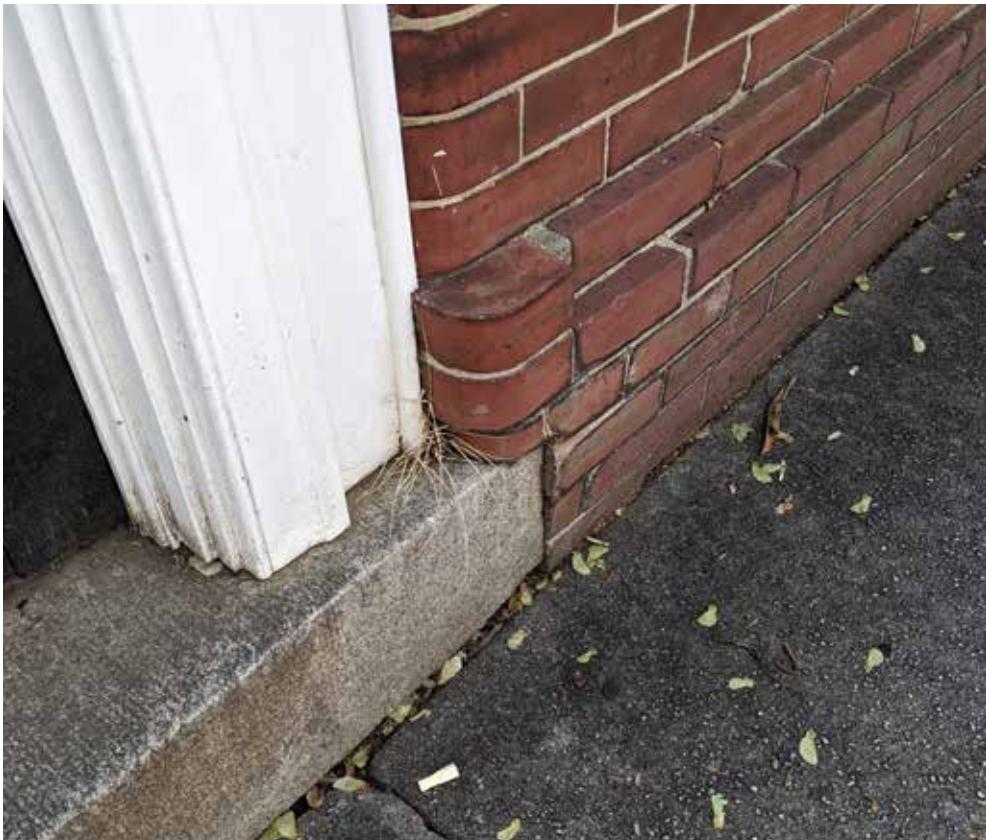
MEADOW ST - SIDE DOOR TO BE REMOVED



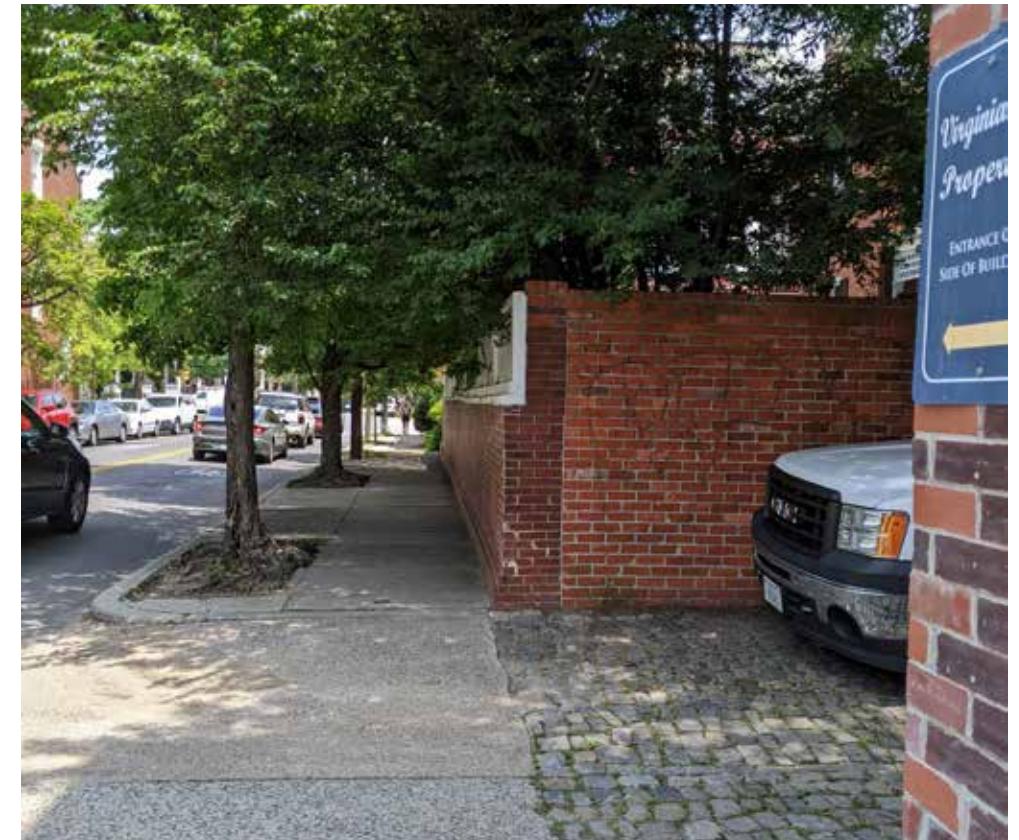
ALLEY WALL AND DOOR TO REMAIN



MEADOW ST - LOOKING NORTH



STONE DOOR THRESHOLD TO REMAIN

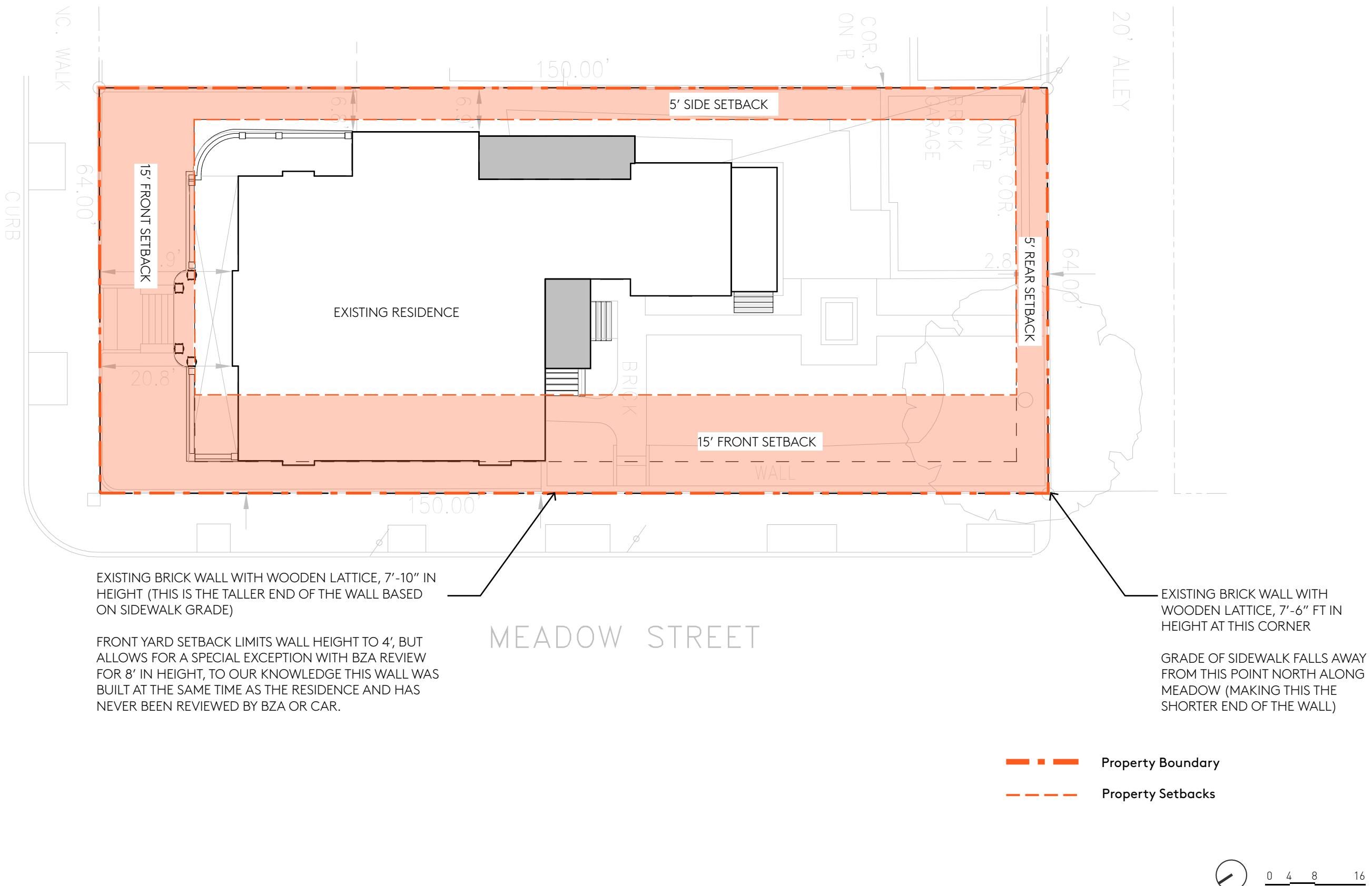


MEADOW ST - SOUTH END OF WALL AT ALLEY

EXISTING PHOTOGRAPHS

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MONUMENT AVENUE

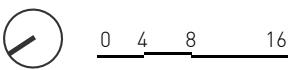
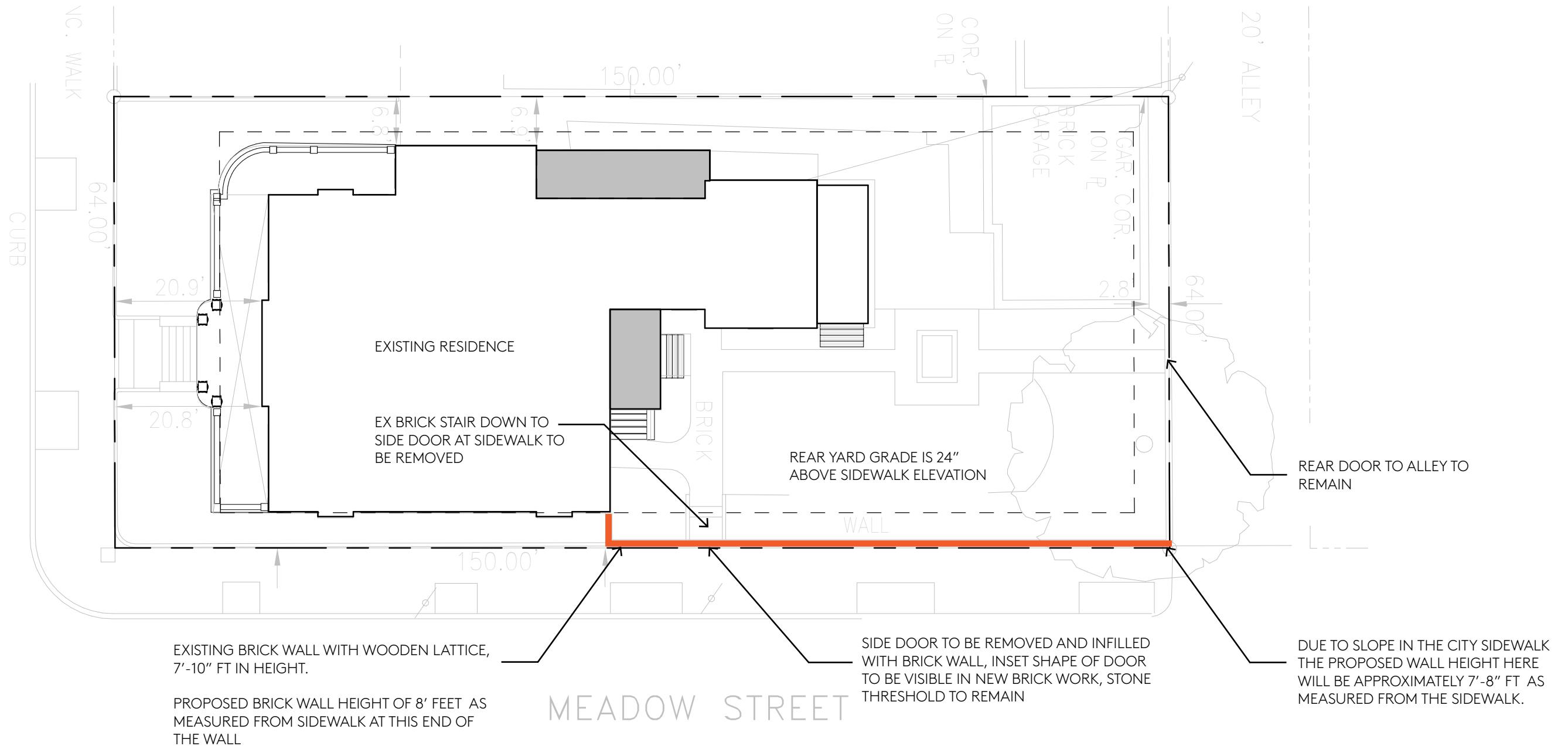


EXISTING SITE SETBACKS

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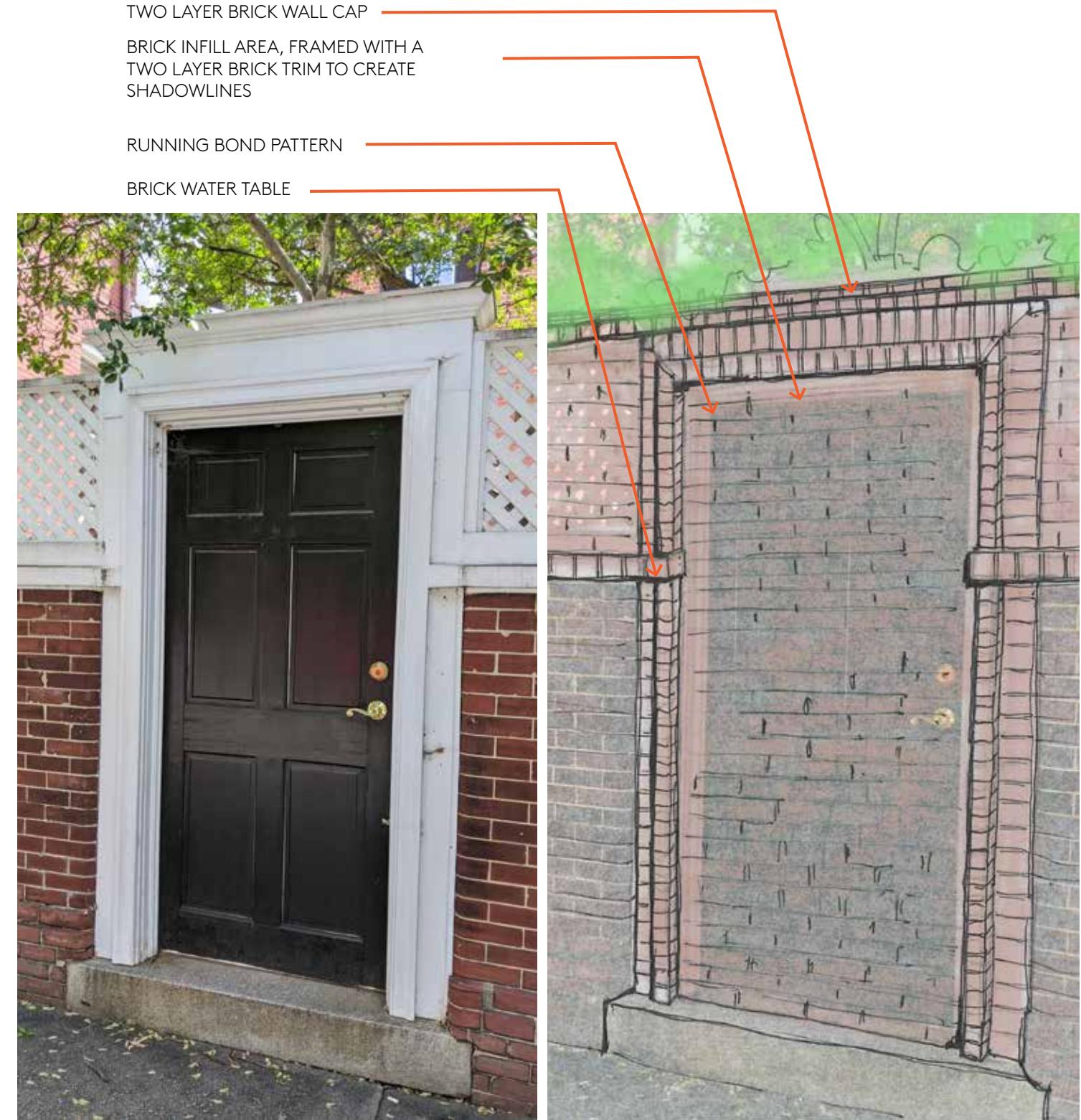
MONUMENT AVENUE



EXISTING WALL LOCATION



CORNER AT RESIDENCE



DOORWAY DETAIL

PROPOSED SKETCH ELEVATIONS

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BRICK SELECTION - MODULAR WITH A LIGHT WIRE CUT TEXTURE (EXISTING BRICK ARE SMOOTH)
PINE HALL BRICK - SPEKTRA FULL RANGE

PROPOSED BRICK SELECTION

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AS THE WALL ROUNDS THE CORNER AND CONNECTS TO THE HOUSE DARKER GRAY BRICKS WILL BE REMOVED FROM THE MIX TO MAKE A NICE TRANSITION TO THE HOUSE (WHICH DOESN'T HAVE A VARIED COLOR RANGE, BUT APPEARS TO BE MADE OF THE SAME BRICKS USING JUST RED)



MORTAR - ARGOS 'SAHARA' COLOR, WITH A SLIGHTLY WIDER JOINT THAN EXISTING WALL SHOWN WITH ACTUAL BRICK SPECIFICATION