



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2113 CEDAR STREET

Historic district UNION HILL

Date/time rec'd: 5/2/18
 Rec'd by: CT
 Application #: COA-034906-2018
 Hearing date: 5/22/18

APPLICANT INFORMATION

Name JERRY HEERALALL

Phone (804) 245-2263

Company -

Email Jheeral@aol.com

Mailing Address 3343 191st ST, W
FARMINGTON, MN 55024

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

OWNER INFORMATION (if different from above)

Name Same as above

Company N/A

Mailing Address -

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)

Construct a single family, 2 story detached residence at 2113 Cedar Street, in the Union Hill Historic District.

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

Jerry Heeralall

Date 05/02/18

Jerry Heeralall
3343 191st Street W
Farmington, MN 55024
(804) 245 2263

Jheeral@aol.com

05/02/2018

Commission of Architectural Review
City of Richmond, VA
900 East Broad Street.

Re: 2113 Cedar Street: Application for Certificate Of Appropriateness
Final Review: COA - 033492-2018

Marianne Pitts / Kimberly Chen – Planners.

Attached, please find my application for FINAL REVIEW of the proposed project at 2113 Cedar Street, Richmond. As per the Commissions' findings and request on 04/24/18 I'm providing a detailed front elevation drawing with a decorative cornice and all proposed dimensions. A picture is also provided to show the type and size of corbel bracket to be used.

As we have discussed, the rear yard will be more than 50 ft in length, so there should be no problem with the location of waste receptacles. On previous drawing submitted the path from the sidewalk to the front porch steps is clearly illustrated.

I hope these submission will be enough for a final review by the Commission on 05/22/18.
Please acknowledge the receipt of this submission and let me know if it meets your requirement.

I thank you,

Respectfully,
Jerry Heeralall

Jerry Heeralall

Re: New Construction infill at 2113/2111 Cedar Street, Richmond. VA

The proposed project is for an Italianate design single family detached residence to be constructed on two combined vacant lots between 2109 and 2115 Cedar Street in the Churchill Union Hill Historic district. The proposed residence will be 24ft in width and 48 ft long with a total of 2232 sq ft. The perpendicular frontage of the lot is 30ft. 1.92". The home will have 3 bedrooms, 2.5 baths, and a full front porch and inset rear porch/deck. The style and configuration of the home is prevalent in the Churchill neighborhood. To comply with the R63 zoning requirements and CAR design and guidelines, please note the following:

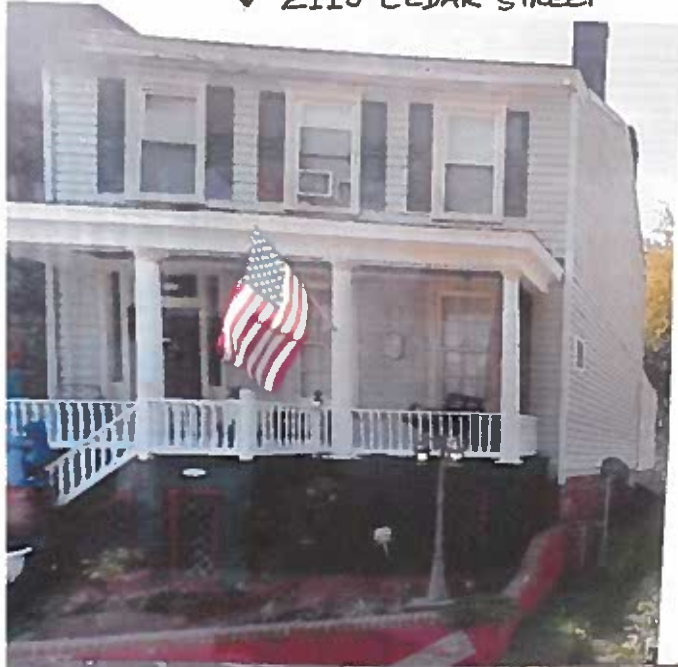
- Setback from the two sides will meet or exceed the 3ft minimum requirement.
- Setback from the front is close in line with the staggered pattern of the neighboring homes.
- Siding will be fiber cement/hardiplank with a 7' reveal and a smooth non textured finish.
- Windows will be Plygem wood 100 series ONE OVER ONE painted white.
- All trims and fascia will be white.
- Front entrance and rear door will be wood/fiberglass painted. Both will be 1/2 lite on top.
- Front porch flooring will be tongue and groove wood or composite painted.
- Front porch columns will be turned posts painted white.
- Porch and rear deck under will be enclosed with lattice panels.
- Porch railings will be of Richmond style.
- Rear deck will be of treated wood.
- There will be a patio right off the rear deck, and an enclosed wooden stockade fencing at rear for privacy.
- K style gutter at front porch and rear roof.
- Please note that the 2 ft retaining wall at the front lot line is in pretty bad shape, cracked, broken, tilting and falling apart. It will be replaced with similar CMU blocks and parge with a course of rowlock brick.
- The front porch piers will be brick. Porch roof and main house roof will be EPDM with a black finish.
- All colors chosen will be coordinated with approved color palette from the Design guideline.
- For any additional questions prior to the CAR meeting in April, please feel free to contact me at the info on my application form.



↑↓ 2115 CEDAR STREET

↑ PROPOSED HOME

2109 CEDAR STREET



2109 CEDAR STREET

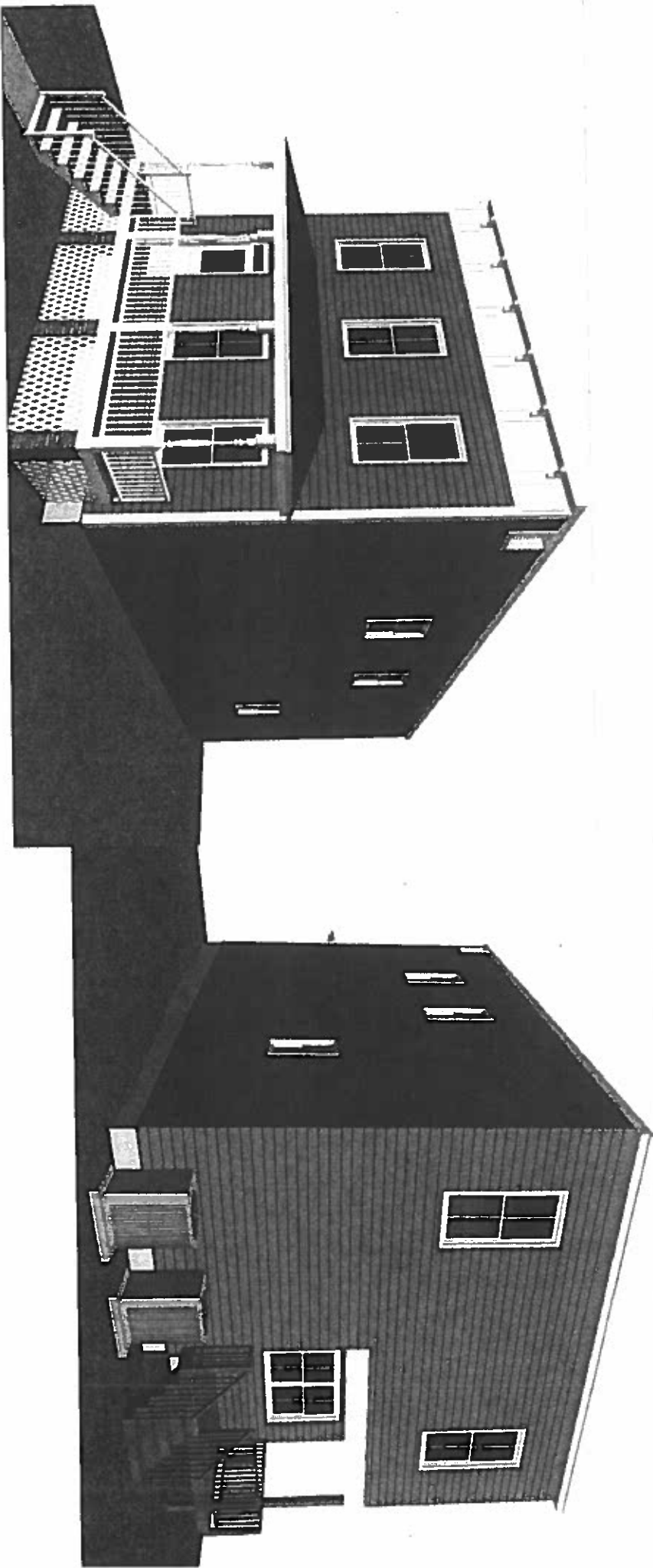


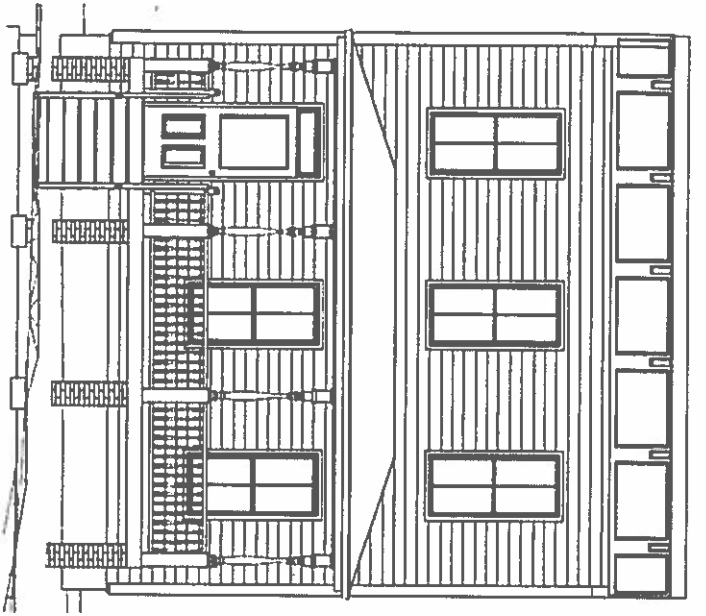
← ACROSS STREET

Google Maps

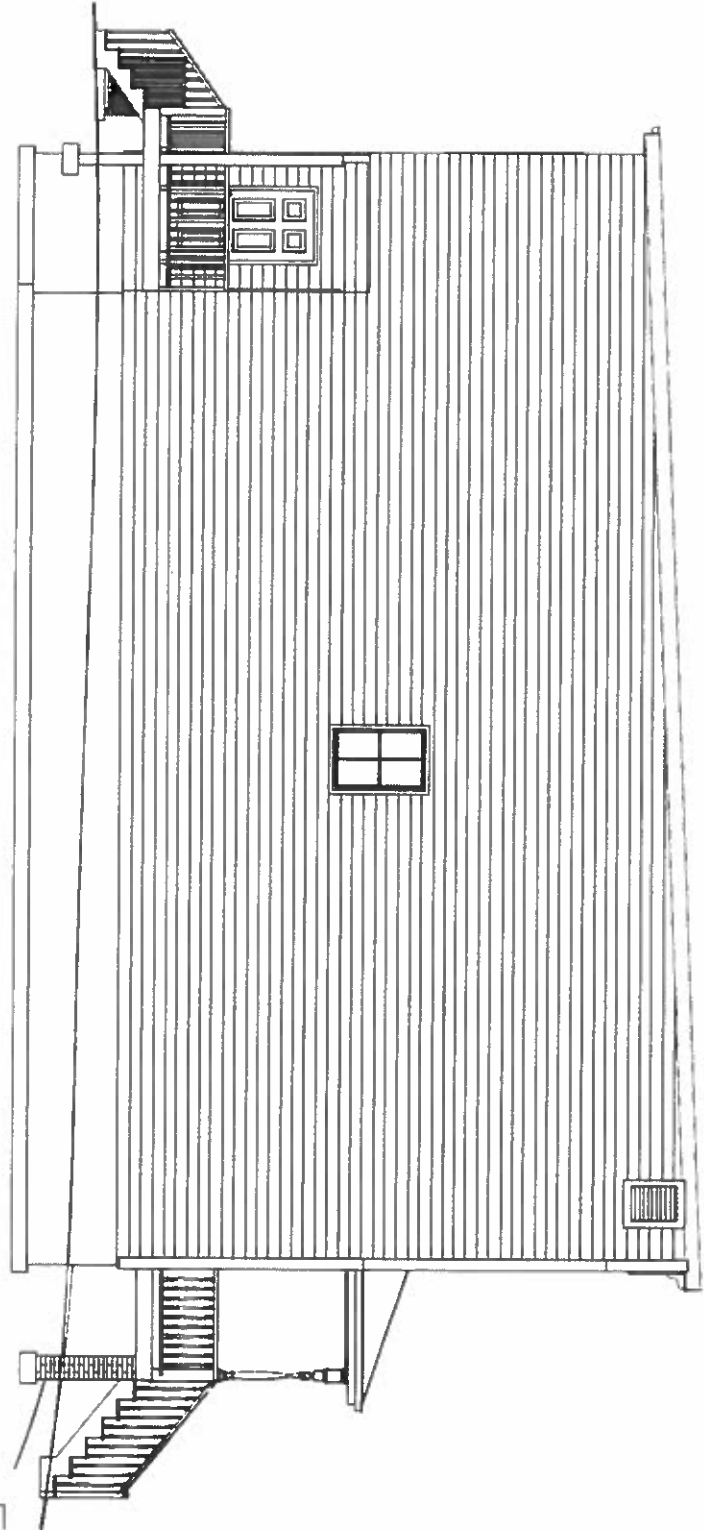


Imagery ©2018 Google, Map data ©2018 Google 20 ft



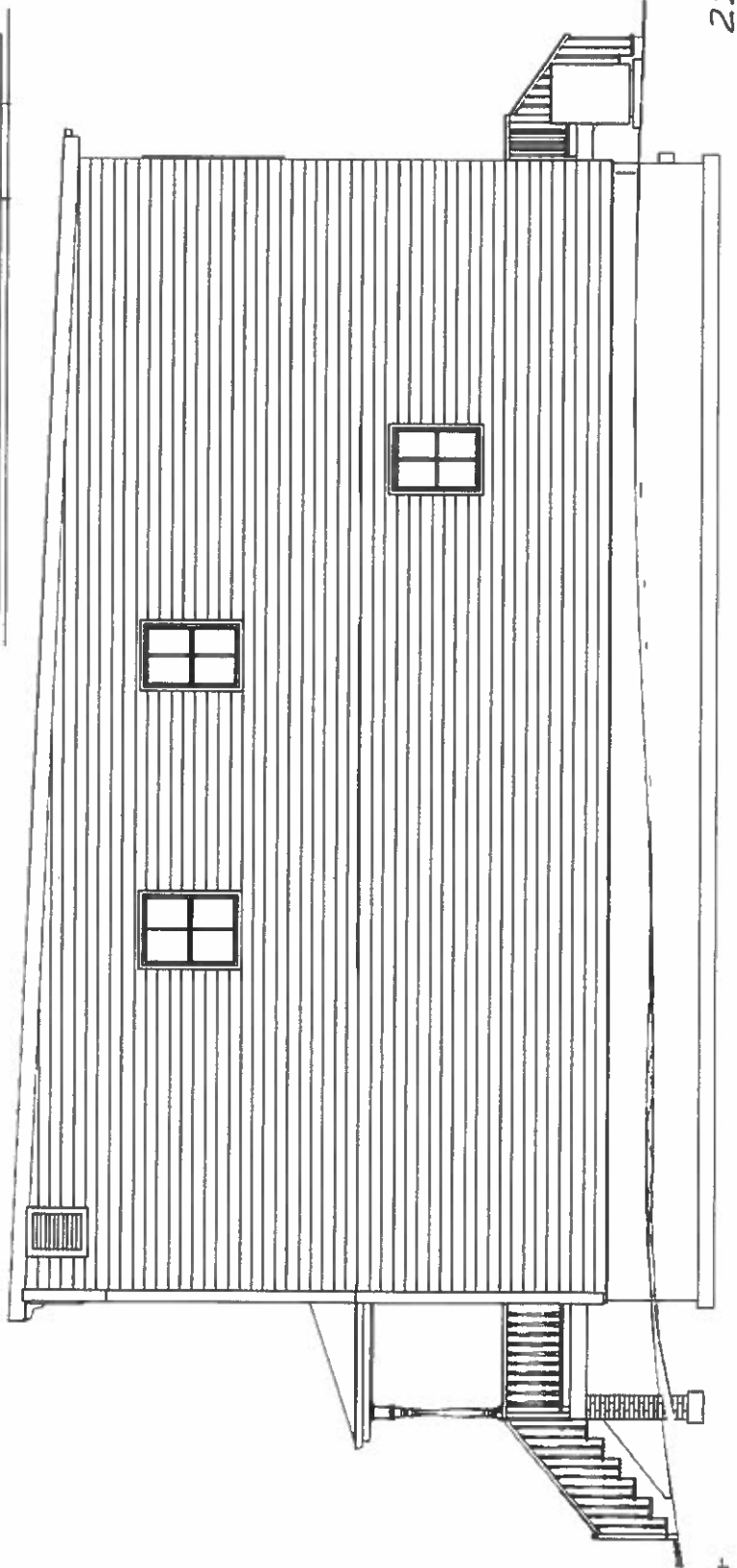
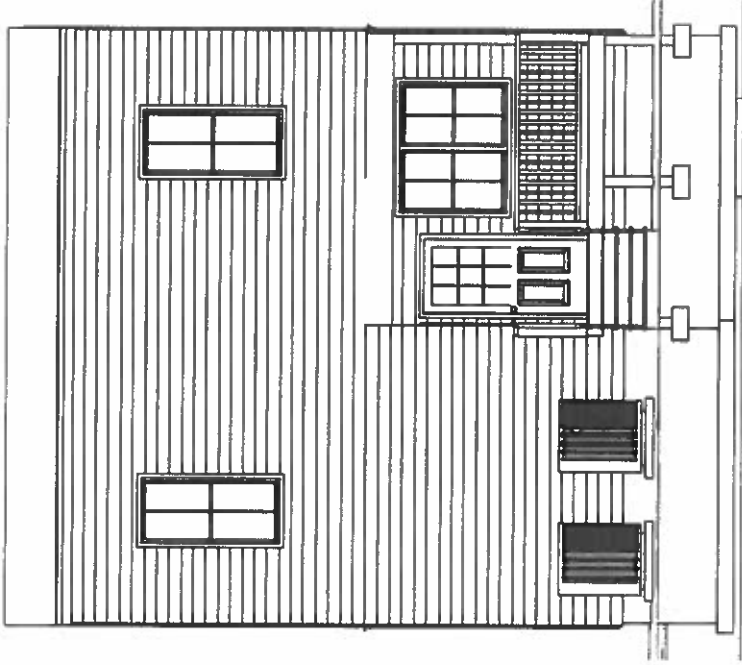


FRONT AND LEFT
ELEVATIONS
Scale: 1/8" = 1'

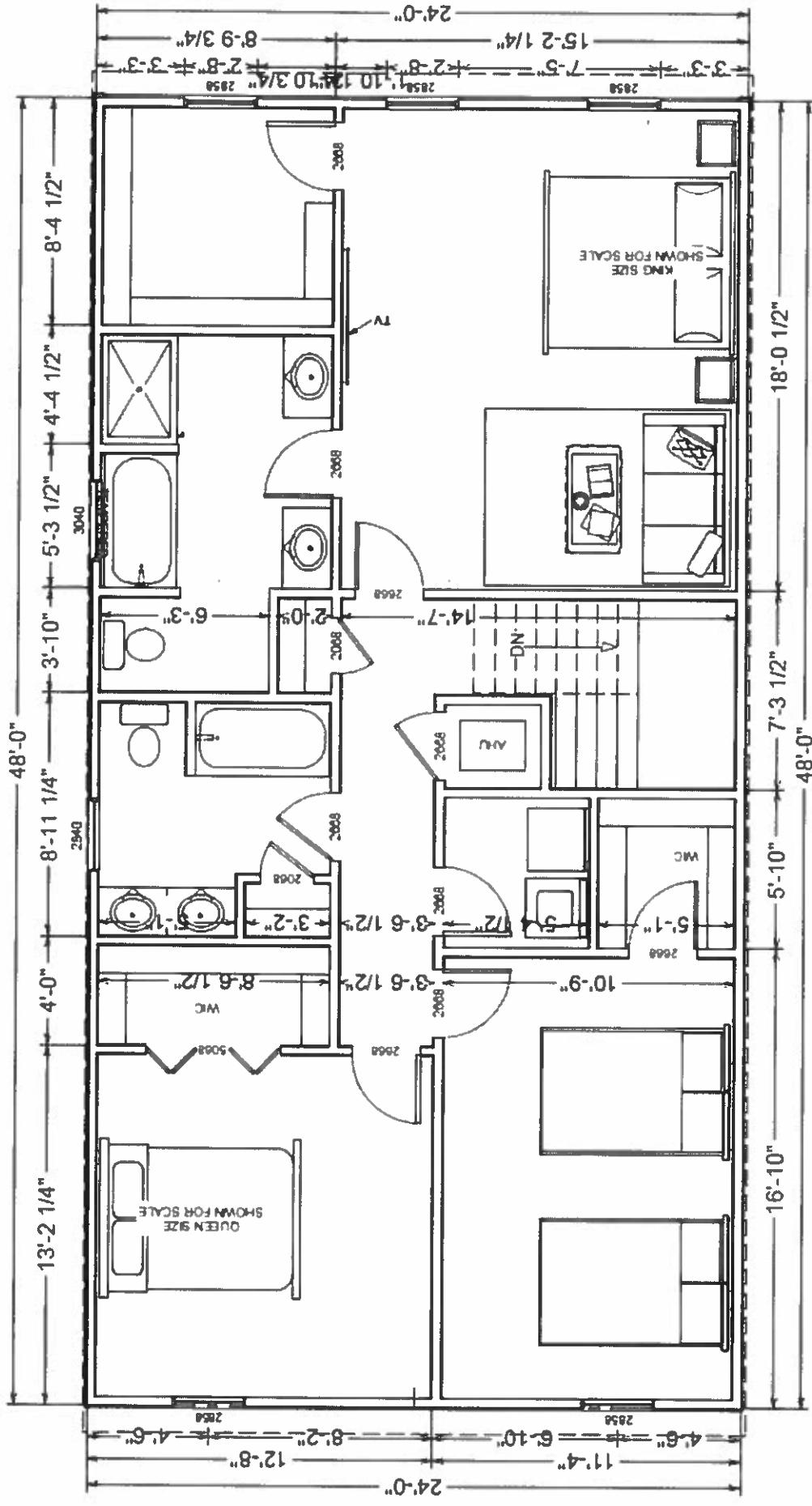


2115 CEDAR ST.

REAR AND RIGHT
ELEVATIONS
Scale: 1/8" = 1'

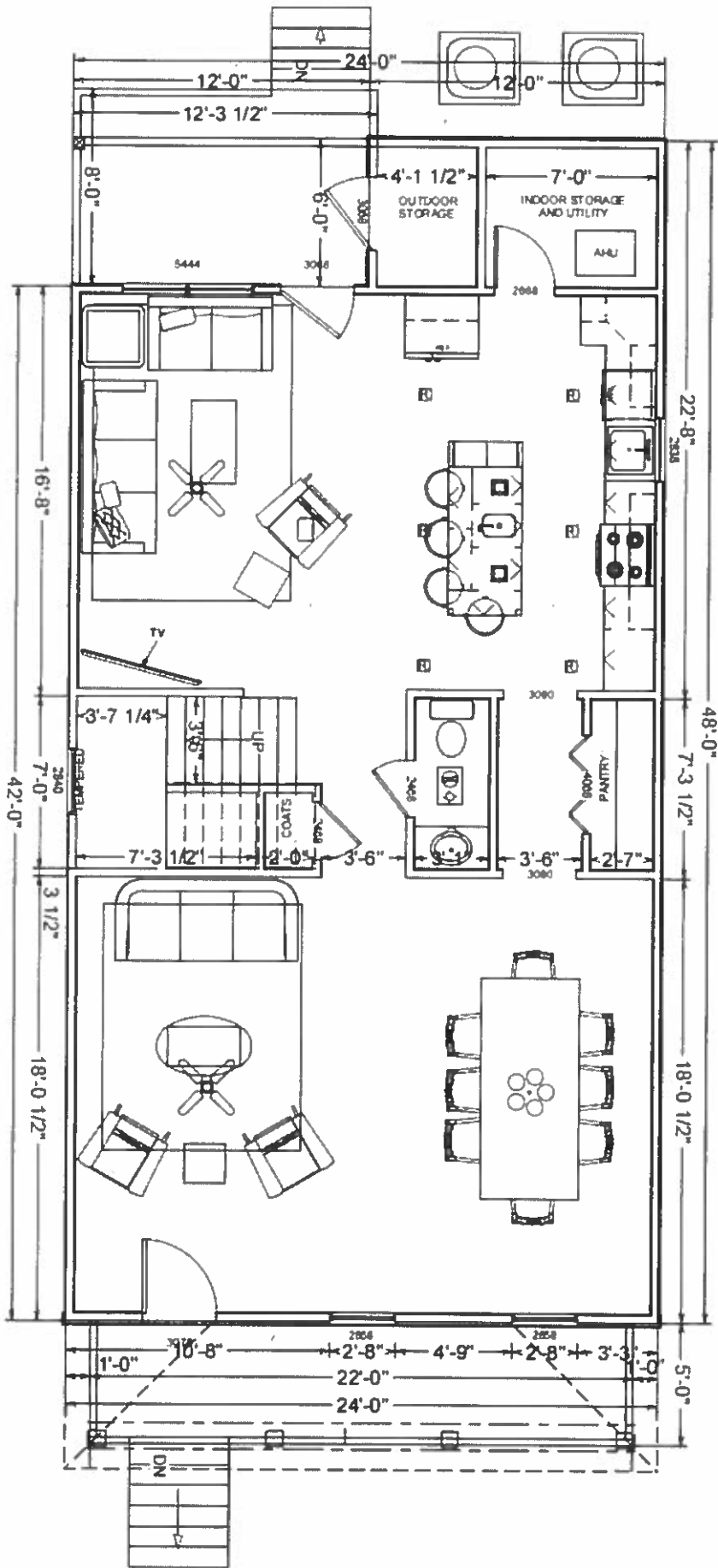


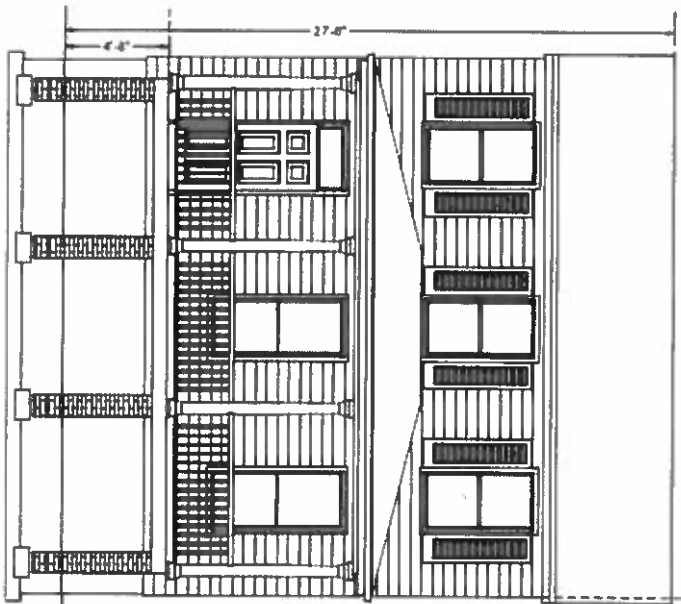
2113 CEDAR ST.



FIRST FLOOR
 Scale: 1/8" = 1'

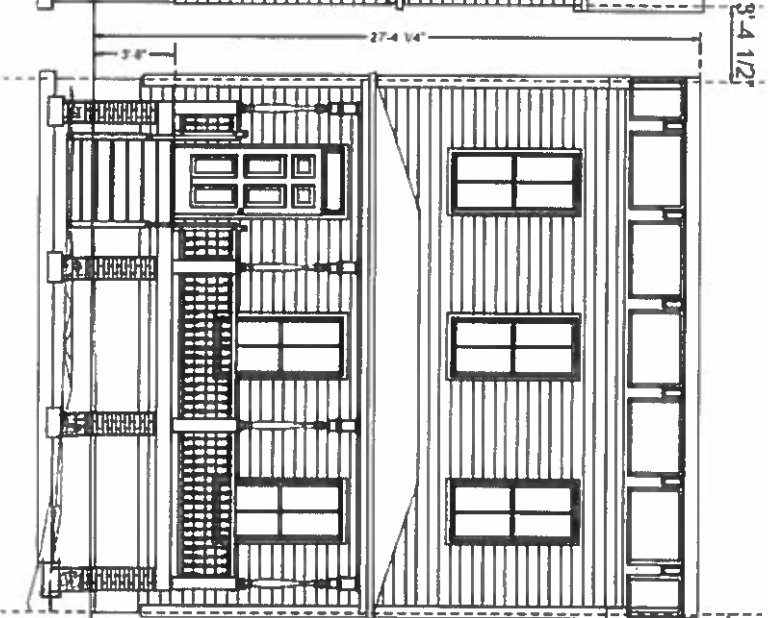
2113 CEDAR ST.



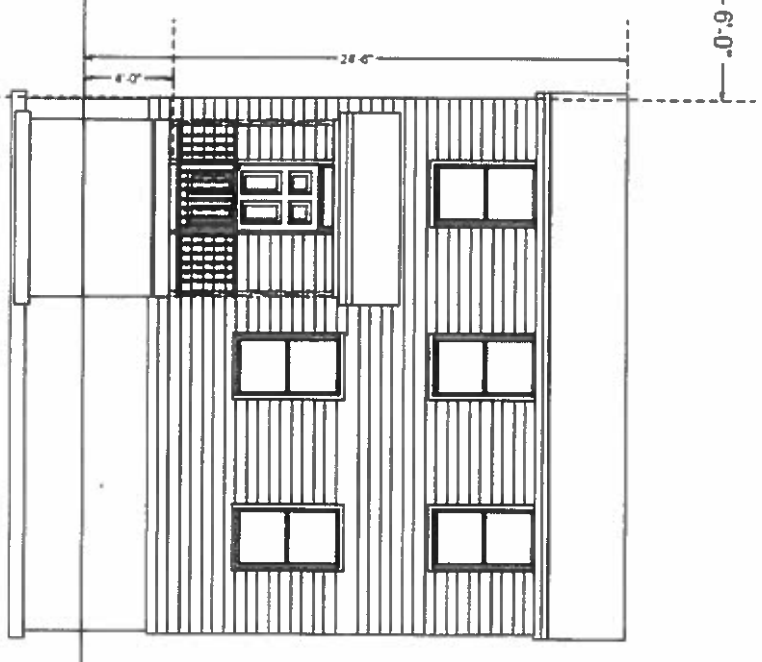


2115 CEDAR ST.

CONTEXT ELEVATION
Scale: 1' = 120'



2113 CEDAR ST. - PROPOSED



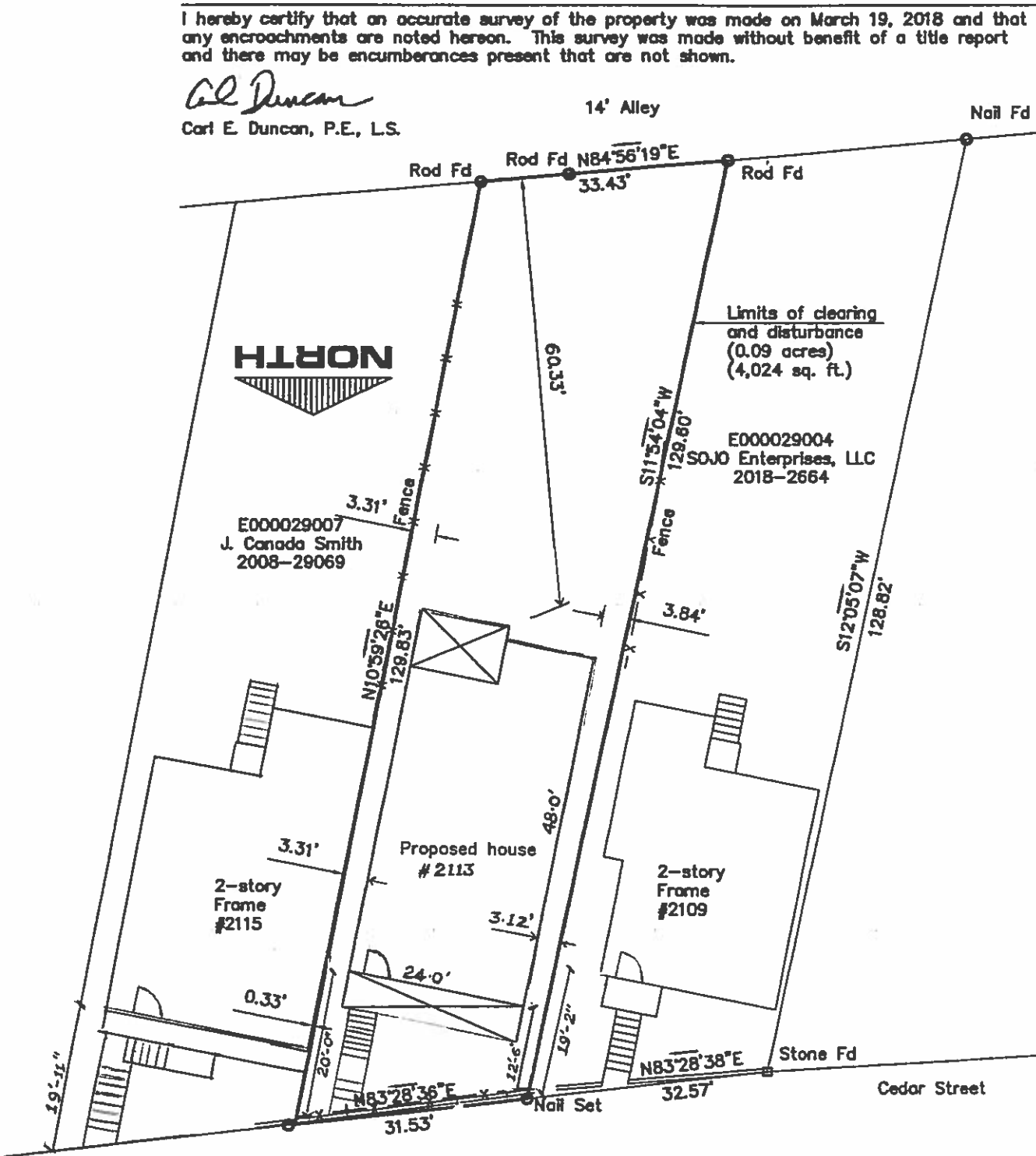
2109 CEDAR ST.

8'-4 1/2"

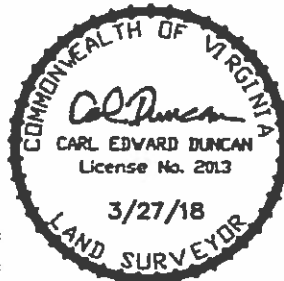
6'-0"

I hereby certify that an accurate survey of the property was made on March 19, 2018 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

Carl E. Duncan
 Carl E. Duncan, P.E., L.S.



Plat showing the proposed improvements to
 E000029005
 2113 Cedar Street
 Jerry Heeralal
 7th District
 City of Richmond



C. E. Duncan & Associates, Inc.	
2800 Rocky Oak Road	
POWHEATAN, VIRGINIA 23139	
(804) 598-8240 Fax (804) 598-8240	
DATE: 3/27/18	SCALE: 1"=15'
DRAWN BY: CED	JOB NO.: 18-0445