



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 2035 Monument Ave DATE: Oct 24, 2014

OWNER'S NAME: JACK A MOLENKAMP TEL NO.: 804-788-8655

AND ADDRESS: 2035 Monument Ave EMAIL: j.molenkamp@comcast.net

CITY, STATE AND ZIPCODE Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: Arch-Davis Construction TEL. NO. 804-353-8665

AND ADDRESS: 4703 Rolfe Rd EMAIL: archdavisconst@aol.com

CITY, STATE AND ZIPCODE Richmond, VA 23226

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

See Attached Sheets

Signature of Owner or Authorized Agent: X *Jack A Molenkamp*
Name of Owner or Authorized Agent (please print legibly): _____

(Space below for staff use only)

Received by Commission Secretary
DATE RECEIVED 3:26

APPLICATION NO. _____
SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

DETAILED DESCRIPTION OF PROPOSED WORK

The proposed renovations at 2035 Monument Ave. contemplate three exterior changes that are visible from a public right-of-way. The Owners have made application to the Virginia Department of Historic Resources for approval of the proposed renovations. The Owners have received tentative approval of the proposed renovations, subject to caveats not affecting the enclosure of the porch.

With respect to the proposed partial enclosure of the rear porch, it serves the function of creating much-needed closet space and an energy-conserving cold weather lock between the kitchen and the outdoors.

The current conditions are not original --- the porch was originally not enclosed by screens, a railing newel has been removed and the access stairs were not concrete, but wood. (See Fig. 1, from the original house plans.) In the proposed work, all original elements, including cornices and structural posts, are to be retained, with the exception of a section of the railings, and those are not visible from a public way. In addition, the current screens are to be retained in the western half of the porch. (See the First Floor Plans (Existing and Proposed), on Figs. 2 and 3.)

The new enclosing construction will imitate existing elements of the rear elevation. In the lower portions, not visible from a public way, vertical board-and-batten construction will replicate the dimensions, spacing and rhythm of the existing rails and balusters. Above that, the walls will be faced with seamless fiber-cement panels (HardiPanel,) onto which wood battens will be affixed to replicate the dimensions and spacing of the remaining screen frames. The new entry door will be glazed above, paneled below and carry a transom, all to replicate the existing rear door. (See the right two drawings on Fig 4.)

Wood trim will be painted to match all the existing trim on the house. The fiber-cement panels will be painted a medium charcoal grey to simulate the appearance of the screens. (Benjamin Moore 1609.)

With respect to the Design Guidelines, it is noted that the proposed work is on the rear --- and therefore not a primary --- elevation or point of entry. Energy-conserving alterations are allowed on non-primary elevations. This will not constitute a new entryway into the building. No original doors are to be removed. Remaining historical architectural elements --- cornices and posts --- will be retained. There will be no storm door.

In connection with the foregoing, the Owners expect to remove the metal electric conduit that runs across the back of the porch between the first and second storeys. The conduit and spotlights are likewise not original to the house. The spotlights will either be removed or relocated.

Finally, as reflected on Fig. 7, the downspouts on the front of the house do not match. The east side includes a scupper. At some time in the past, the one on the west side was removed. Owners propose to try to obtain a replica of the east-side scupper and install it on the west-side downspout.

Please see the attached Figures:

- Fig. 1 – Original Rear Elevation
- Fig. 2 – Existing First Floor Plan
- Fig. 3 – Proposed First Floor Plan
- Fig. 4 – Proposed Porch Detail
- Fig. 5 – Picture of Porch from Alley two doors down
- Fig. 6 – Pictures of rear and side of Porch from patio behind house
- Fig. 7 – Picture of front of house

Fig. 1



REAR ELEVATION

Fig. 5



Side of back porch from alley two houses down

Fig. 6

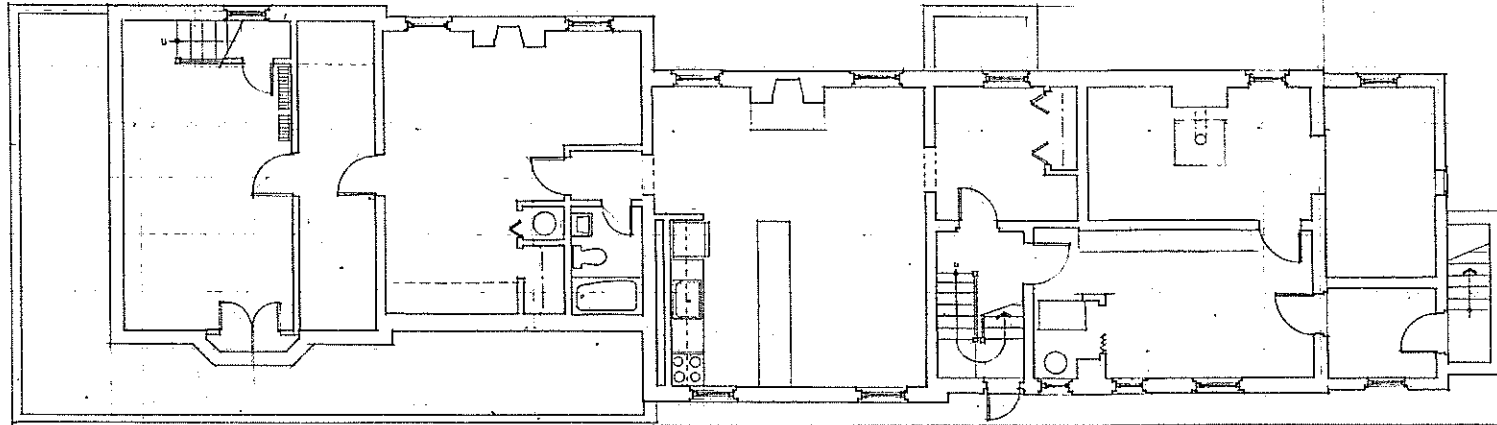


Back porch and side of back porch
from patio

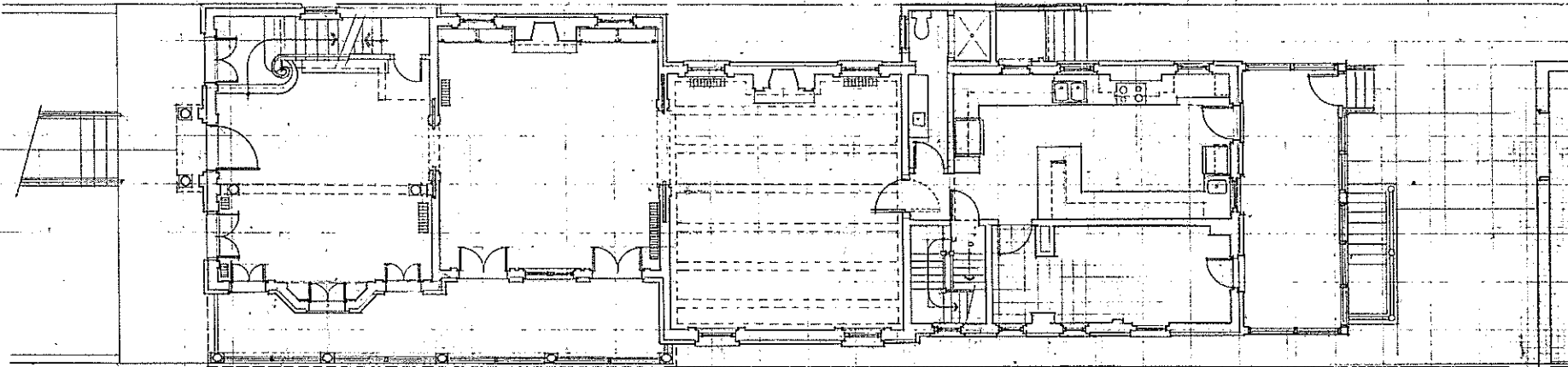
Fig. 7



Front of house with scupper on left



② BASEMENT FLOOR PLAN - EXISTING CONDITIONS



① FIRST FLOOR PLAN - EXISTING CONDITIONS

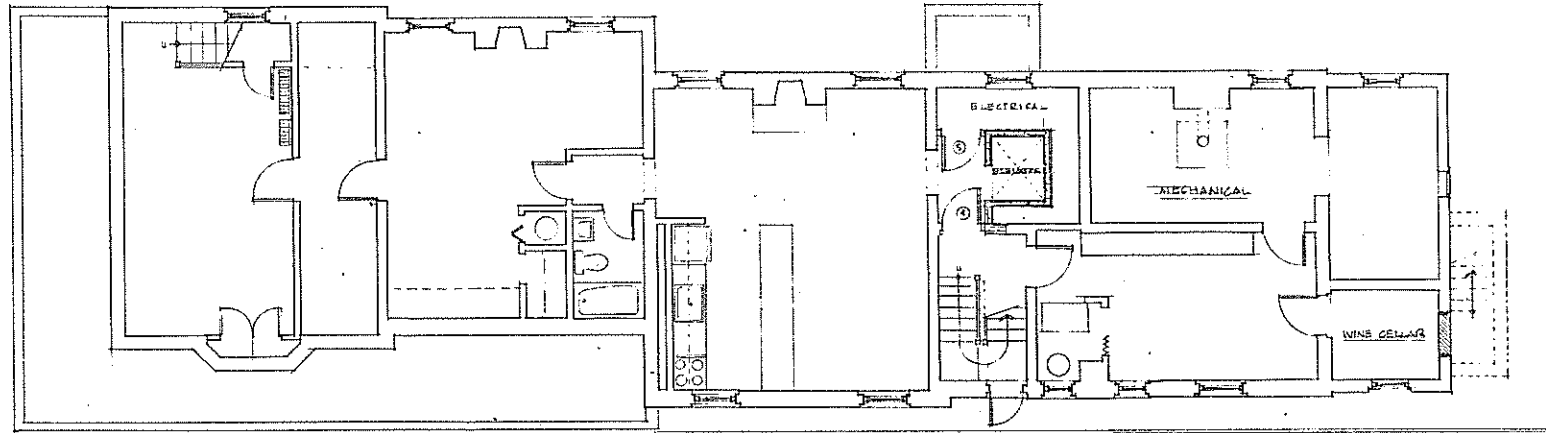
Fig. 2
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REVISIONS

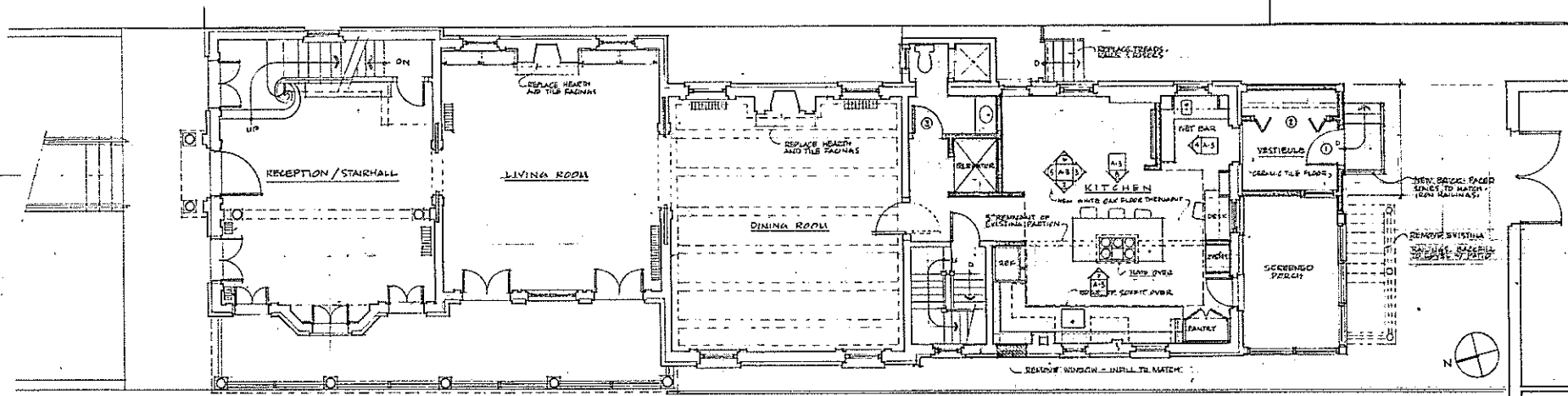
Renovation of the
Molenkamp Residence
2035 Monument Avenue / Richmond VA 23220

McConnell+Partners Architects Inc
15 High Street / Winchester MA 01890

FIRST FLOOR PLAN - EXISTING
BASEMENT FLOOR PLAN - EXTRA X-1
SHEET TITLE
SCALE: 1/4" = 1'-0"
DATE: _____ DRAWN BY: JLS
CHECKED BY: _____ JOB NO: _____



2 BASEMENT FLOOR PLAN
1/4" = 1'-0"

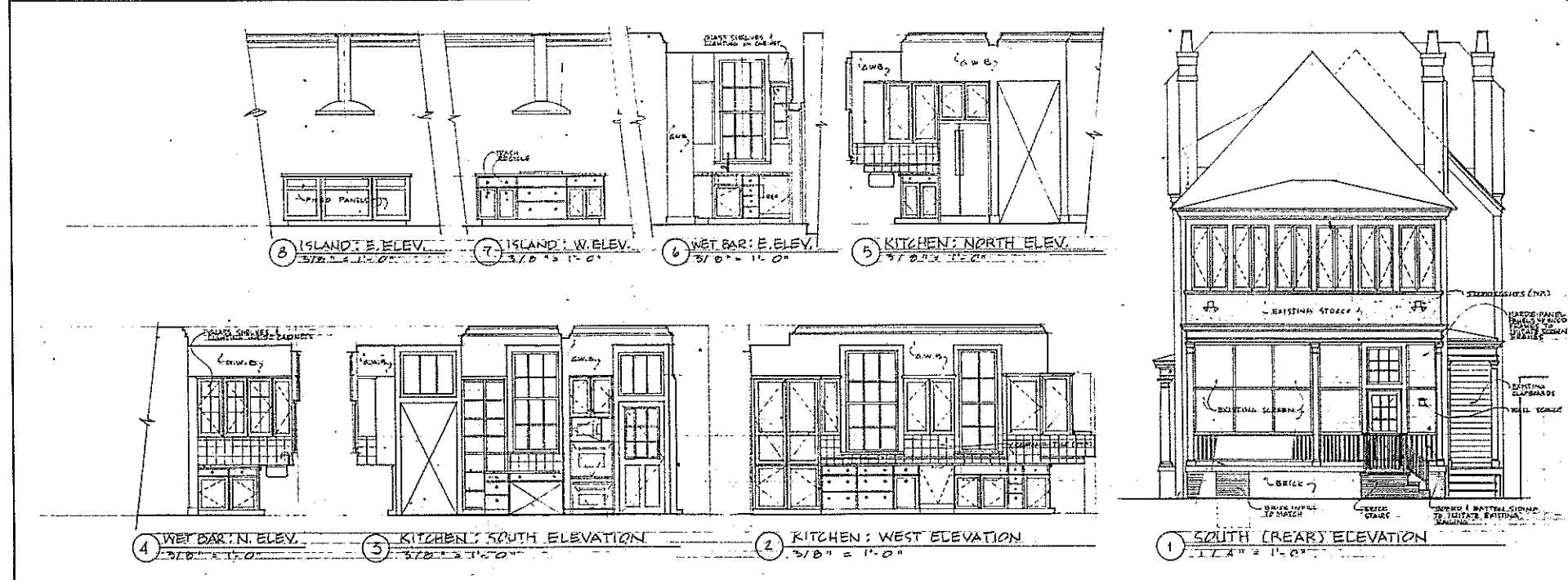
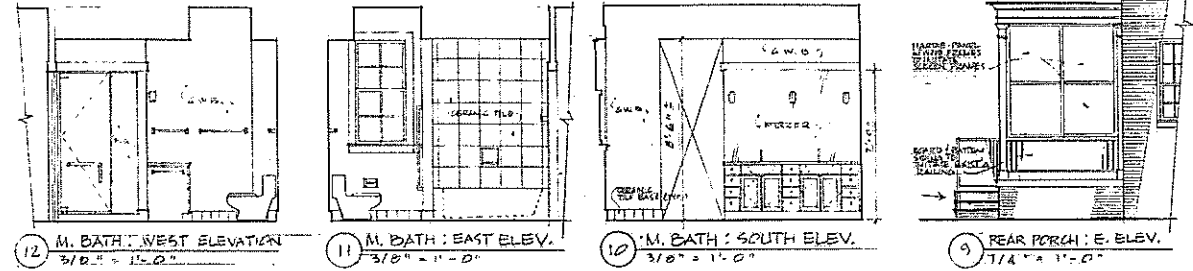
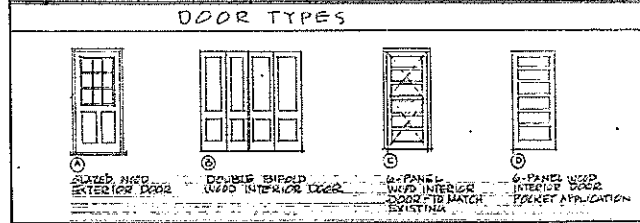


1 FIRST FLOOR PLAN
1/4" = 1'-0"

Fig. 3
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| <p>REVISIONS</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 20px; height: 10px; border: 1px solid black;"></td> <td style="width: 100px;"></td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black;"></td> <td style="width: 100px;"></td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black;"></td> <td style="width: 100px;"></td> </tr> <tr> <td style="width: 20px; height: 10px; border: 1px solid black;"></td> <td style="width: 100px;"></td> </tr> </table> | | | | | | | | | <p>Renovation of the Molenkamp Residence 2035 Monument Avenue / Richmond VA 23220</p> <p>McConnell+Partners Architects Inc 15 High Street / Winchester MA 01890</p> | <p>FIRST FLOOR PLAN BASEMENT FLOOR PLAN</p> <p>SHEET TITLE</p> <p>SCALE 1/4" = 1'-0"</p> <p>DATE</p> | <p>A-1</p> <p>DRAWN BY: JM CHKD BY: [] JOB NO. []</p> |
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| DOOR SCHEDULE | | | | | | | | |
|---------------|------------|-------|--------|----------|-------|---------|----------|------------------|
| NO. | TYPE | WIDTH | HEIGHT | THICKEN. | FRAME | THRESH. | HARDWARE | REMARKS |
| 1 | A | 3'-0" | 6'-0" | 1 5/8" | WOOD | ALUM. | LOCKSET | |
| 2 | B | 6'-0" | 6'-0" | 1 5/8" | - | - | BURGLAR | |
| 3 | C | 2'-6" | 6'-0" | 1 5/8" | WOOD | MARBLE | PRIVACY | |
| 4 | C | 2'-6" | 6'-0" | 1 5/8" | WOOD | - | PASSAGE | |
| 5 | C | 2'-6" | 6'-0" | 1 5/8" | WOOD | - | PASSAGE | |
| 6 | D | 2'-6" | 6'-0" | 1 5/8" | WOOD | MARBLE | PRIVACY | |
| 7 | C | 2'-6" | 6'-0" | 1 5/8" | WOOD | MARBLE | PRIVACY | |
| 8 | D | 2'-6" | 6'-0" | 1 5/8" | WOOD | MARBLE | PRIVACY | |
| 9 | C | 2'-6" | 6'-0" | 1 5/8" | WOOD | - | PASSAGE | CHECK MOOT |
| 10 | (NOT USED) | | | | | | | |
| 11 | (NOT USED) | | | | | | | |
| 12 | C | 2'-6" | 6'-0" | 1 5/8" | WOOD | - | PASSAGE | EXISTING RE-USED |



← Fig. 4
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