



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 - City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE: (804) 646-8335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 725 N 26th Street DATE: 11/3/2015

OWNER'S NAME: Joseph & Joy Monopoli TEL NO.: 804-955-8691

AND ADDRESS: 725 N 26th Street EMAIL: \_\_\_\_\_

CITY, STATE AND ZIPCODE Richmond, Virginia 23223 jmonopoli@harrisonbodyworks.com

ARCHITECT/CONTRACTOR'S NAME: Owner/Contractor TEL. NO. \_\_\_\_\_

AND ADDRESS: ABOVE EMAIL: \_\_\_\_\_

CITY, STATE AND ZIPCODE \_\_\_\_\_

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.

### DESCRIPTION OF PROPOSED WORK:

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. See instruction sheet for requirements.)

Build a 24' x 30' two story carriage house/garage on the footprint of the original outbuilding as shown as shown in the 1905 - 1952 Sanborn Maps (attached) on the property line facing Cedar Street.

Material to be wood framed on poured concrete slab, cinder block foundation sheathed in solid old brick Hardee Plank siding painted to match main house with white trim. Apartment/play room for grand children or in-law suite above garage.

1/1 windows are the main house. Install wood windows on carriage house - barn door style double garage door

A 22' wide version is also included

Signature of Owner or Authorized Agent.

X \_\_\_\_\_

(Space below for staff use only)

Received by Commission Secretary

10:30 am

APPLICATION NO. \_\_\_\_\_

DATE NOV 09 2015

SCHEDULED FOR \_\_\_\_\_

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

## 725 N 26<sup>th</sup> Street – Carriage House

In response to Staff's Comments regarding - October Submission

### The Curb cut & Sidewalk

The Staff, Mr. Monopoli and I contacted the Department of Public Works Division of Right of Way Management regarding their assessment of the proposed curb cut.

- a. The DPW will approve a driveway at this location as there is an existing cobblestone apron across the street. The DPW's biggest concern, in speaking to me and the owner, was that the original granite curb would be returned to them so it can be used elsewhere.
- b. **Staff may not be aware of a very important issue concerning my client and the neighborhood as a whole.**

The "public sidewalk" is poured concrete at least eleven years old and runs from the alley, 110' along Cedar to stopping 15' feet from the corner of 26<sup>th</sup>.

Before the concrete set, the sidewalk was inscribed throughout with several highly inappropriate racial slurs, vulgar language that we would be happy to share with you in private and various gang insignia from end to end. Some of these inscriptions are as big as two feet wide. Mr. Monopoli has been trying for years to get the City and his Council persons to remove the offensive language with no success.

The proposed garage plan and installation of the apron does not stop at removing the one 16' area of concrete sidewalk needed for garage access.

The project also includes removing the entire concrete sidewalk and grass from the corner of 26<sup>th</sup> street along Cedar St. to the alley. A new Herringbone pattern brick sidewalk will be laid from end to end, with labor and material at the owner's expense with the blessing of the DPW. Birds-eye view rendering of restored sidewalk attached.

The DPW will do it's best to provide the brick pavers at no expense to my client, if possible.

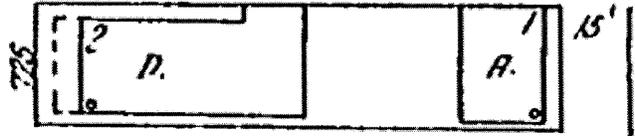
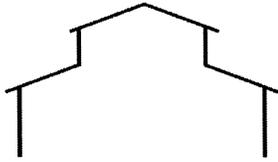
The apron will be rebuilt to match the original example across the street using brick, or preferably, cobblestones if the city can provide them.

### The History of the Original Outbuilding

Staff stated that the Sanborn maps indicating that a **one-story** outbuilding with a similar footprint formerly stood on the site.

- a. Ruth Cosby, in her late 40's and Gladys Cosby in her mid-eighties have lived at live at 801 N 26<sup>th</sup> St. for over 15 years. Their house is directly across Cedar Street from the proposed carriage house. They are both lifetime residents of the Church Hill North neighborhood.

The Cosby's say that 725 N 26<sup>th</sup> St. was vacant from 1994 to 2004 when Mr. Monopoli bought the property. They recalled that the out-building behind his house prior to 1994 was two stories with a tall middle section and two lower sides... built like a barn. They say that the middle section was taller than their out building, which was two stories. Below left, is the profile of the building they described.



Staff stated that the Sanborn maps indicate that the previous outbuilding was oriented towards the alley.

- b. The Sanborn map image above right, shows that the north side of the out-building was built to the property line. There are several examples of reset granite curbs in front of carriage houses and garages built to the property line shown in our submission, even in the less affluent areas of Church Hill and not in the Historic District.

The sidewalk being poured concrete, destroyed any evidence of the previous sidewalk construction, therefore, the orientation of the access into the out-building that stood on the site cannot be determined with absolute certainty.

### The Out-Building Design & Orientation on the Lot

Staff states that the carriage house is ***“only” partially consistent*** with the Richmond Old and Historic Districts guide. We disagree.

- a. Staff mentions that the gable roof proposed is found on four houses across the alley directly behind the proposed carriage house.

In fact, **the gable roof profile is actually found on 25 existing homes less than one block from the proposed carriage house.** Please refer to aerial view provided.

Staff states that the proposed garage “appears” to respect:

1. the siting,
2. roof profile,
3. and materials of existing outbuildings in the neighborhood,
4. however, as for massing, “staff has not been able to find historical previous circumstances for such a large two-story outbuilding **in the immediate vicinity** in the historic district.”

Staff states that the applicant has provided photographs of secondary structures of varying scale; but ***“only one of the twelve examples is within the Church Hill North Old and Historic District”*** like the subject property, as the majority of the examples are in St. John's Church Old and Historic District.

- b. **In our search for comparable examples we considered Church Hill as a whole.** The Church Hill area was our search grid. We did not draw a line between the National or regional Historic districts or search for examples elsewhere in the City of Richmond.

In our original submission, we provided **12 examples** of out buildings, garages, curb cuts and original curb cuts that have been replaced with granite curbs and the sidewalks bricked or concreted over. These were found in a single afternoon search in Church Hill.

We found several examples of comparable massing, including two story out-buildings up to 28' to 34' wide facing the sidewalk throughout Church Hill. Regardless of their location within Church Hill, we believe the existence of those buildings should be considered as relevant.

- c. Design wise, modifying the roof line to a gable, reduces the visible height of the structure by 2' on the Cedar Street elevation still allowing for the first floor height of 12'. To allow the proposed building to function as a garage where my client can work on his classic cars, with a car lift, the lower level must be at least 12' feet high.

Redesigned, the 22' tall facade also allows for an 8' ceiling on the second floor facing Cedar St. and the back of the building facing the adjoining property allowing for an 8' ceiling in the bedroom and bath. The 24' tall center of the roof would be barely noticeable due to line of site.

Staff recommends that the garage doors should address the alley for access stating, "*This **traditional orientation of the garage** would avoid the introduction of a curb cut across the public sidewalk and obviate the need to modify the historic curb and gutter materials.*"

- d. Included in today's handout, are two other examples:

1. 110 N 27th St – a two bay garage 18' wide, 20' feet deep and 10' tall and
2. 2500 E. Marshall street – a two bay garage 40' wide, 33' deep

- e. Including the above, thirteen of the fourteen examples of garages and carriage houses in my submission **are facing the sidewalk** and are original structures with the original brick, cobblestone aprons or modified concrete aprons and curb cuts intact or replaced.

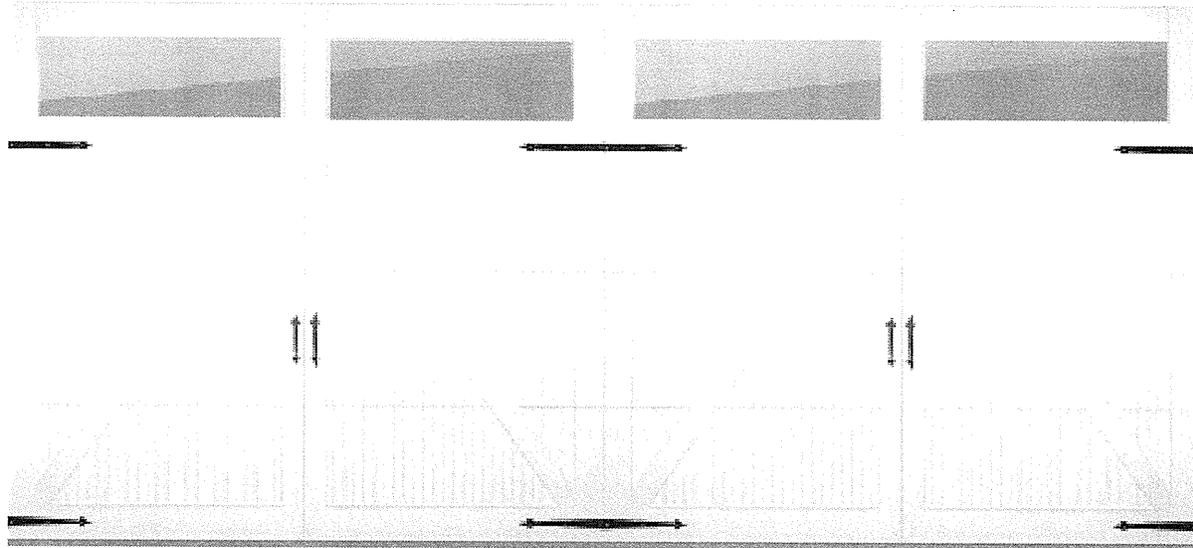
Allowing for the additional two examples, we show fourteen examples of carriage houses or garages with garage or carriage doors facing the street which would **appear to be the traditional orientation** in a more than adequate sampling of Church Hill out-buildings on street-side lots.

A garage on an inside lot facing the alley would be traditional as there would be no other access to the structure.

- f. In all, we've submitted five examples of original 2 bay garages, five examples of original 1 bay garages and one example of an original four bay garage – all facing the street.

**Acknowledging the above is sufficient proof to address the question of "massing" and orientation of the garage doors raised by staff.**

## My Door



Carriage house doors aren't built. They are carefully crafted, resulting in an exquisite collection of traditional doors available in a wide range of styles and high-grade materials. Whether you prefer the strength of steel, the flexibility of fiberglass or the beauty of rich, natural wood, you'll find the doors you want here with details you won't find anywhere else.

Style **Carriage House**  
Design **Fiberglass Overlay**  
Color **White**  
Window **Double Plain**  
Glass **Plain**  
Hardware **Spade (2 Sets)**

Your choice of model may limit some options, including color and window selections. See your nearest C.H.I. dealer for details.

### C.H.I. door models to consider

model 5533  
model 5833

**Carriage**

For more information, or to obtain a free quote for the model you've selected, visit [chiod.com/contact](http://chiod.com/contact) for your nearest authorized C.H.I. dealer.

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The door to quality.

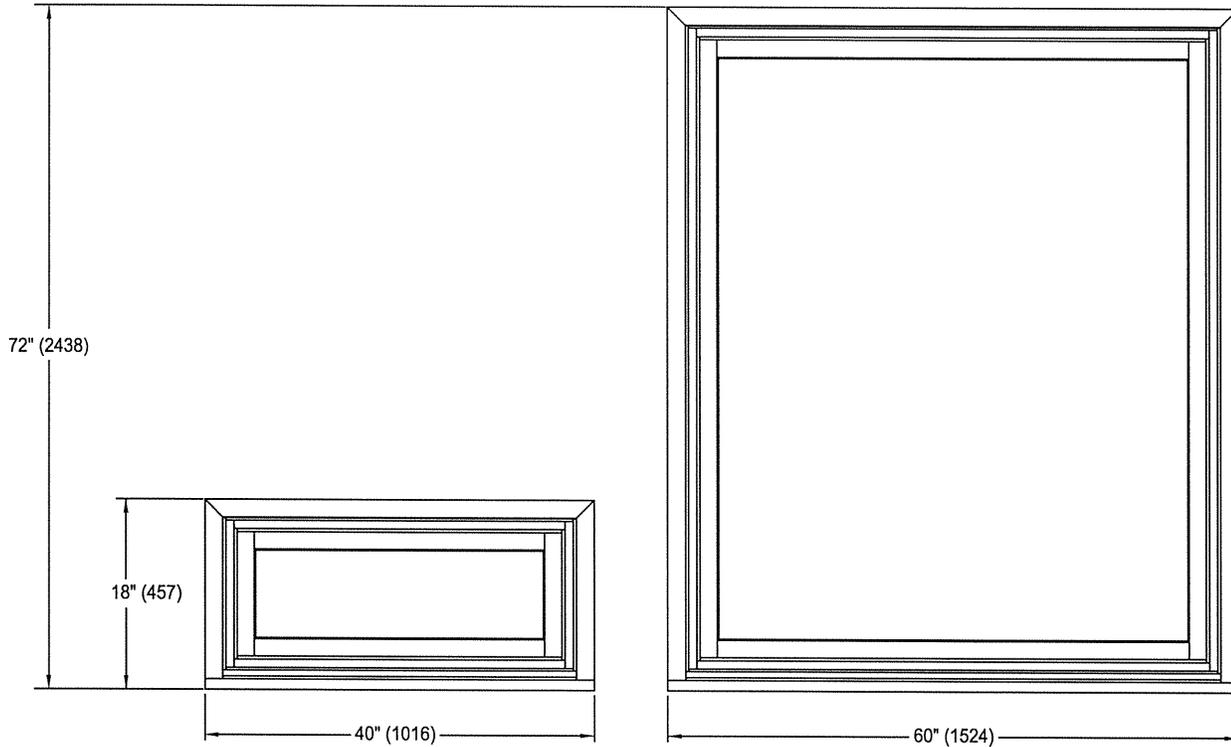
DOOR  
VISIONS

[www.chiod.com](http://www.chiod.com)



Made in the  
U.S.A.

MIN-MAX SIZING  
PICTURE UNIT



Standard widths for the Picture Custom Wood Tilt and Turn window:

40"(1016mm), 42"(1067mm), 48"(1219mm), 54"(1372mm),  
56"(1422mm) 60"(1524mm).

Standard heights for the Picture Custom Wood Tilt and Turn window:

18"(457mm), 20"(508mm), 24"(610mm), 30"(762mm), 32"(813mm), 36"(914mm),  
40"(1016mm), 42"(1067mm), 48"(1219mm), 54"(1372mm),  
56"(1422mm), 60"(1524mm), 64"(1626mm), 66"(1676mm), 72"(1829mm), 84"(2134mm).

### 1-WIDE UNITS

M.O. BRICKMOULD  
M.O. ADAMS/FLAT CASING  
ROUGH OPENING  
FRAME SIZE  
DAYLIGHT OPENING

24 1/2" (622)  
27 1/2" (699)  
22 1/8" (562)  
21 3/8" (543)  
14 13/16" (376)

28 1/2" (724)  
31 1/2" (800)  
26 1/8" (664)  
25 3/8" (645)  
18 13/16" (478)

32 1/2" (826)  
35 1/2" (902)  
30 1/8" (765)  
29 3/8" (746)  
22 13/16" (579)

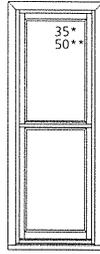
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37 1/2" (953)  
32 1/8" (816)  
31 3/8" (797)  
24 13/16" (630)

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39 1/2" (1003)  
34 1/8" (867)  
33 3/8" (848)  
26 13/16" (681)

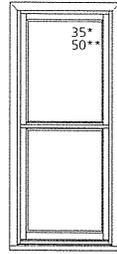
40 1/2" (1029)  
43 1/2" (1105)  
38 1/8" (968)  
37 3/8" (949)  
30 13/16" (783)

44 1/2" (1130)  
47 1/2" (1207)  
42 1/8" (1070)  
41 3/8" (1051)  
34 13/16" (884)

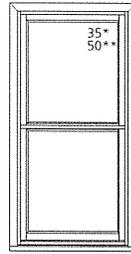
62 11/16" (1592)  
64 3/16" (1630)  
60 3/4" (1543)  
60" (1524)  
25 1/16" (637) [2]



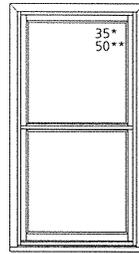
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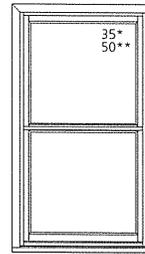
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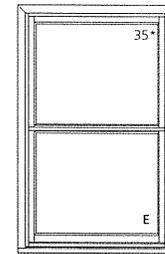
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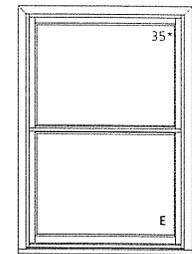
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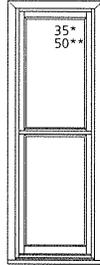


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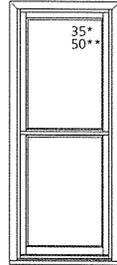


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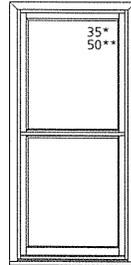
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64" (1626)  
27 1/16" (687) [2]



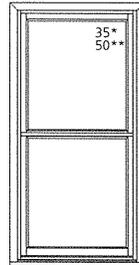
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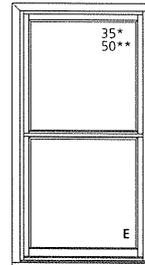
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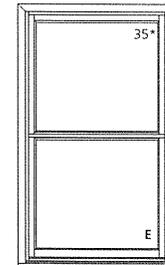
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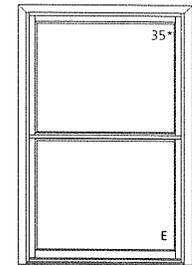
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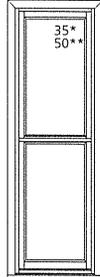


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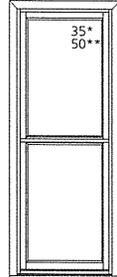


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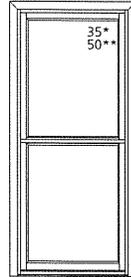
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72 3/16" (1834)  
68 3/4" (1746)  
68" (1727)  
29 1/16" (738) [2]



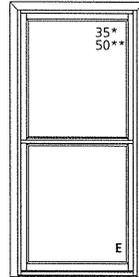
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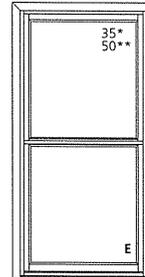
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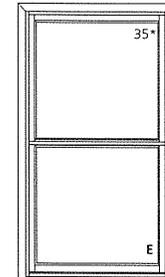
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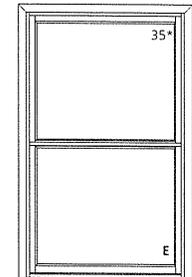
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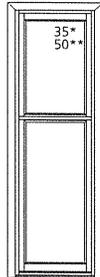


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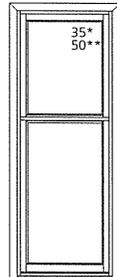


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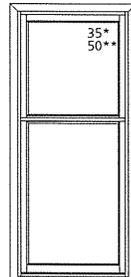
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72 3/16" (1834)  
68 3/4" (1746)  
68" (1727)  
35 1/16" (891) 23 1/16" (586)



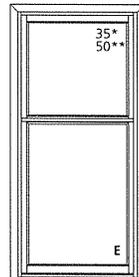
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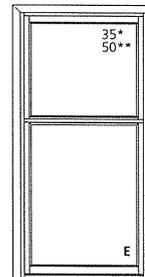
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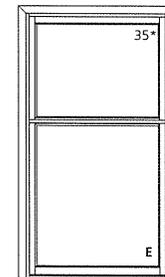
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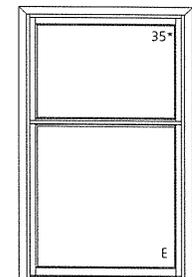
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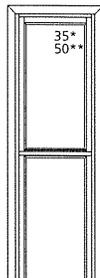


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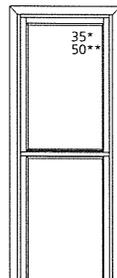


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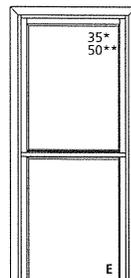
74 11/16" (1897)  
76 3/16" (1935)  
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72" (1829)  
31 1/16" (789) [2]



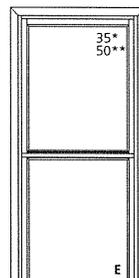
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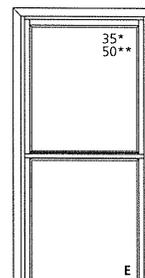
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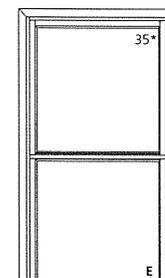
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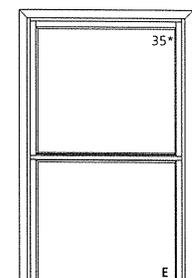
EWD3172



EWD3372



EWD3772



EWD4172

**ELEVATION SYMBOL LEGEND:**

M.O. = MASONRY OPENING

VALUES IN Ø ARE IN MILLIMETER CONVERSIONS

VALUES IN [ ] ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT

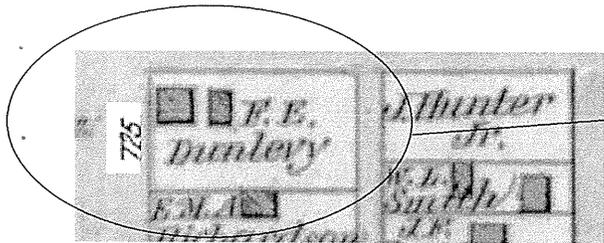
E UNIT MEETS EGRESS REQUIREMENTS FOR IRC CODE. STATE AND LOCAL CODES MAY DIFFER. ALWAYS REFER TO LOCAL BUILDING CODES FOR COMPLETE REQUIREMENTS. CHECK WITH LOCAL OFFICIALS TO ENSURE COMPLIANCE BEFORE INSTALLING THE UNIT.

##\* INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING

###\* INDICATES OPTIONAL DESIGN PRESSURE (DP) RATING

Note: Elevations shown DO NOT have exterior trim. Subtract 1/2" (12.7) from M.O. (Masonry Opening) for Unit Sizes. Masonry Openings above include Sill Nose, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

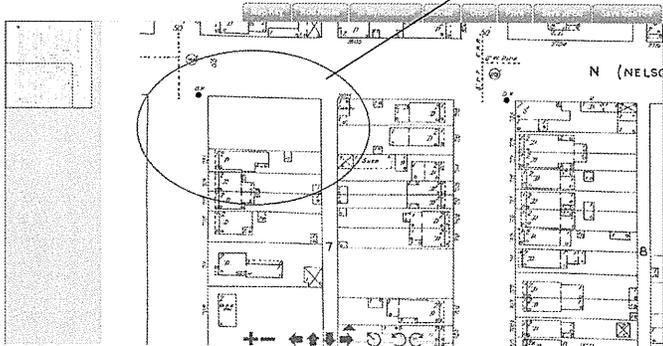
SCALE 1/4" = 1'



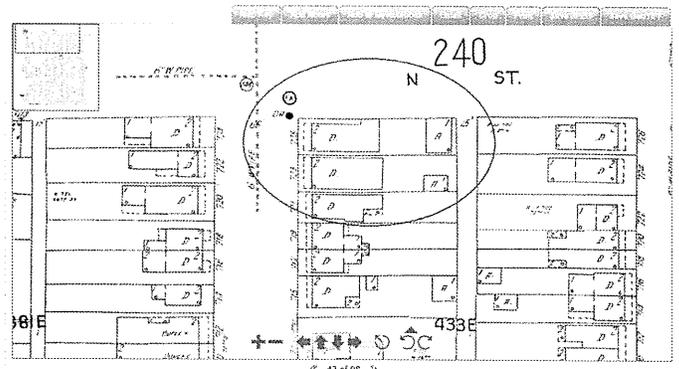
Beers Atlas map from 1877 shows two structures at 725 N 26th.

The property is missing from the City Directiry for several years after 1892- perhaps destroyed by fire

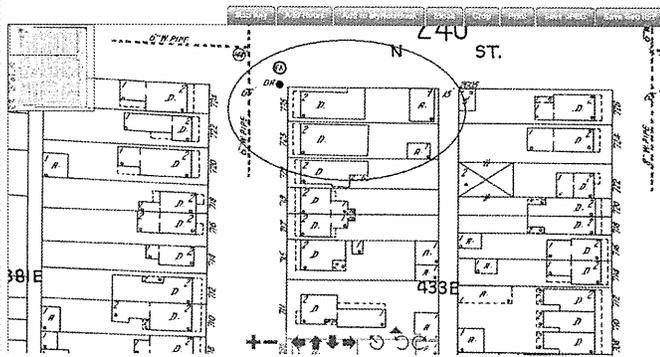
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Richmond, Henrico County, Virginia  
1905



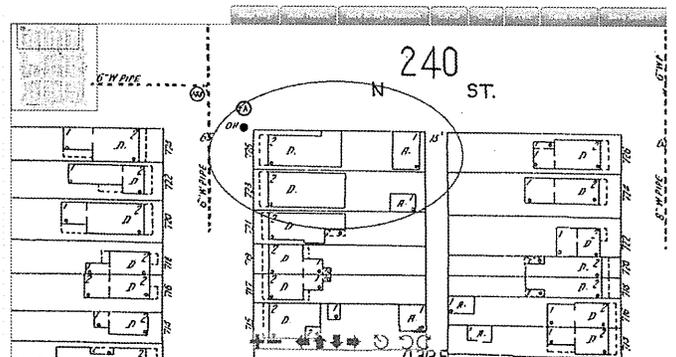
Richmond, Henrico County, Virginia  
1950



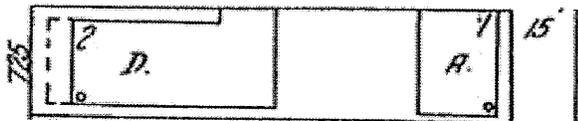
Sheet 00377  
Richmond, Henrico County, Virginia  
1925



Sheet 00118  
Richmond, Henrico County, Virginia  
1952

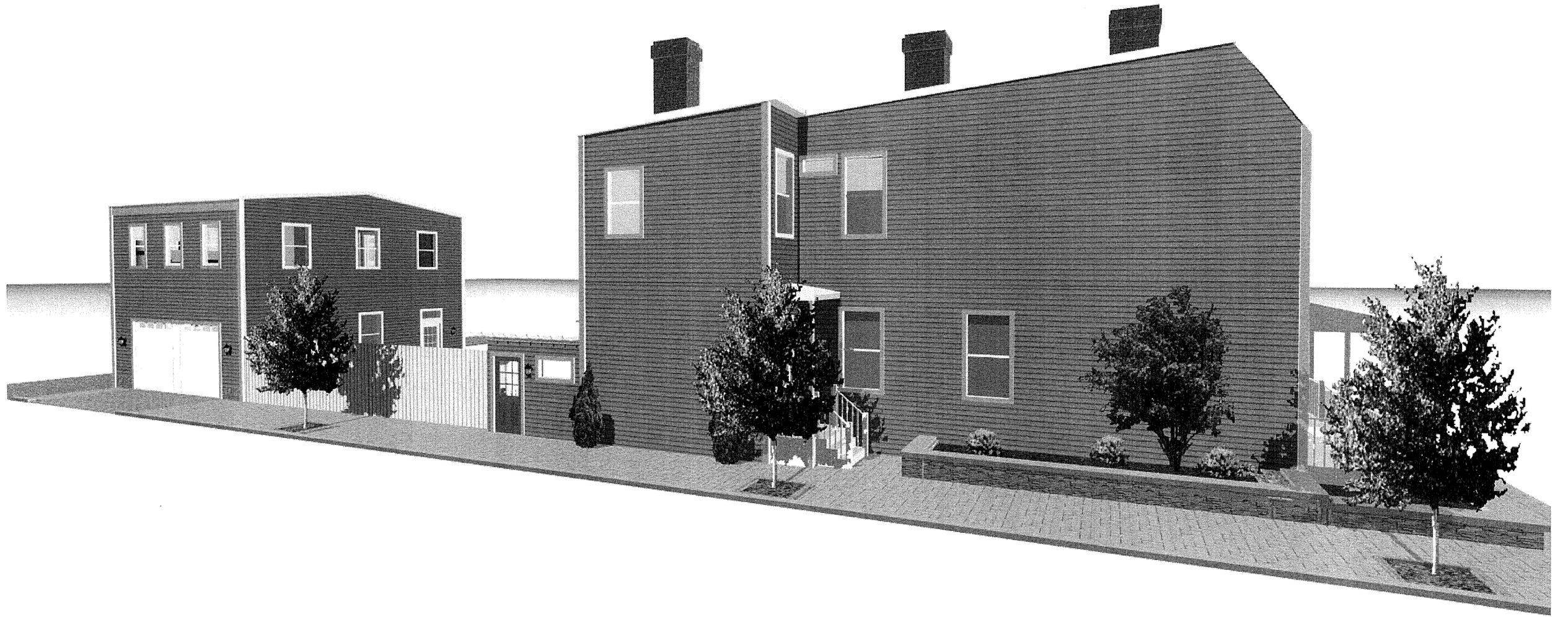


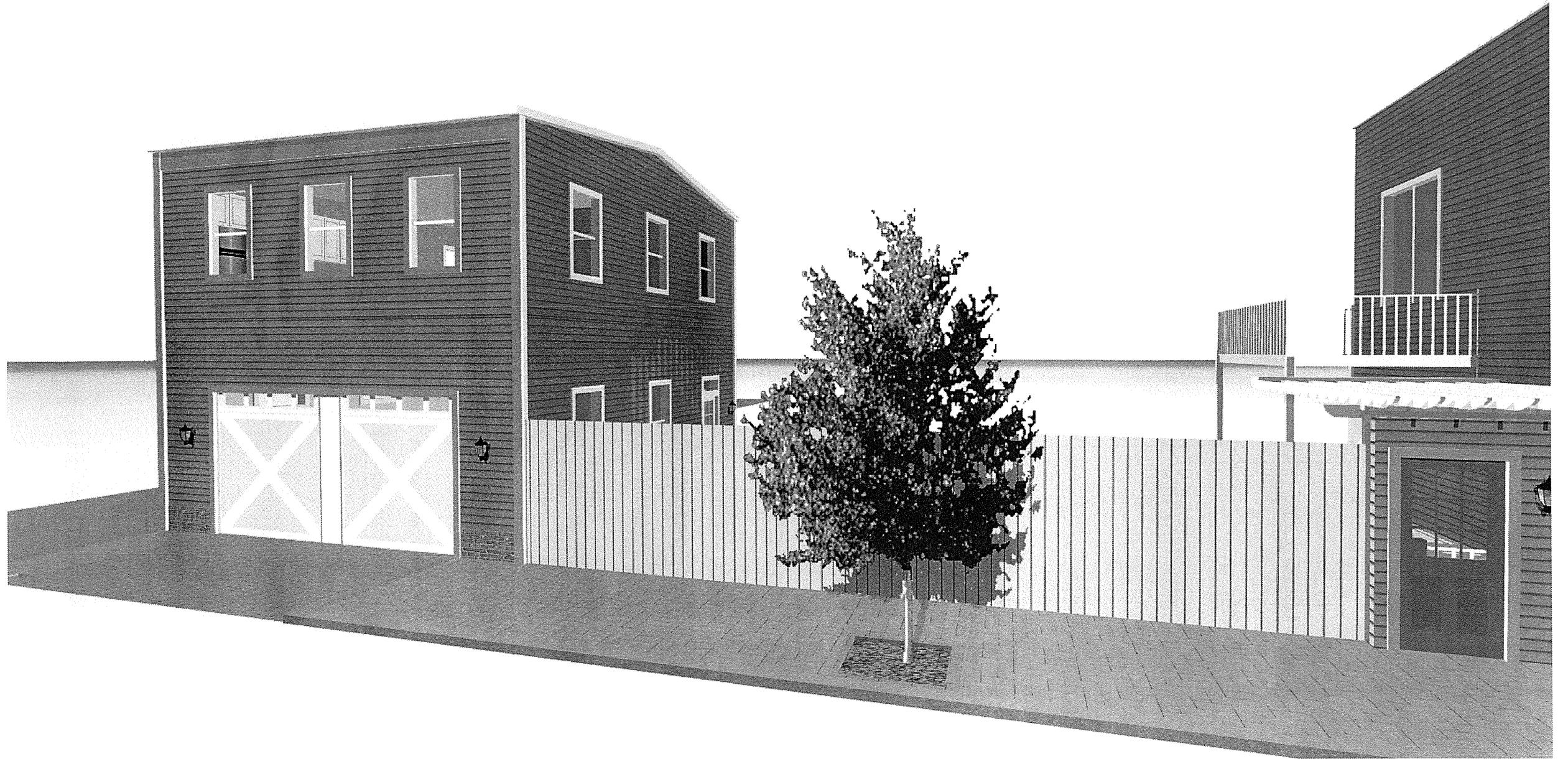
Sheet 00139

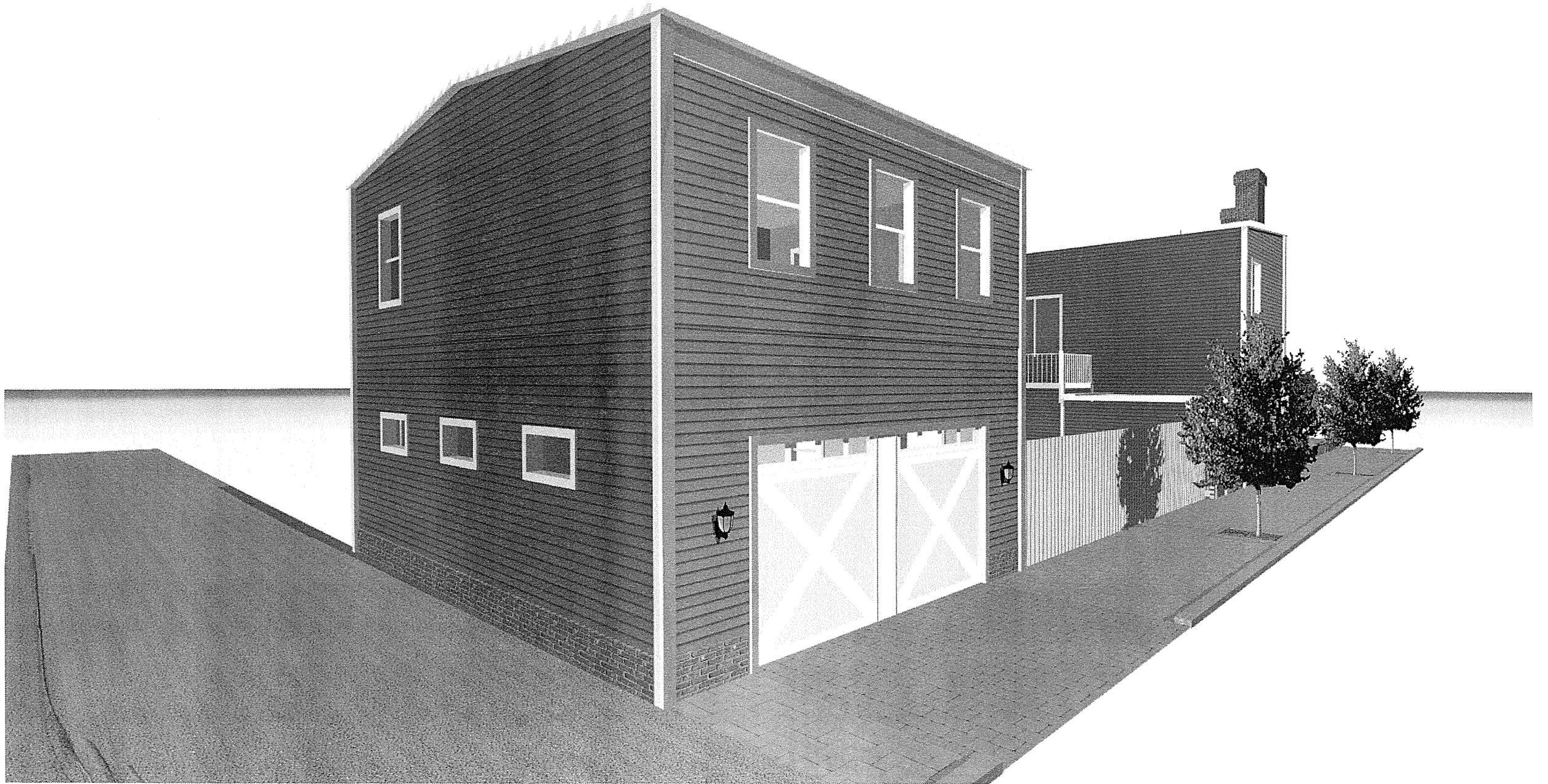


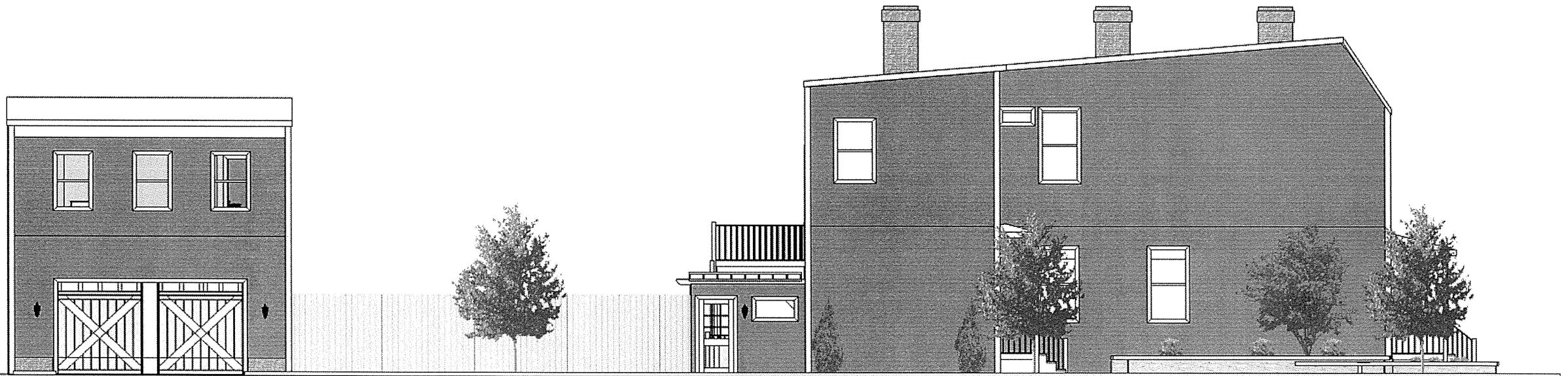
Lot is 30 x 125 deep

Historically, 725 N 26th Has had a large out building (approx. 20 x 28') on the lot when it appeared on the 1925 Sanborn map through at least 1952









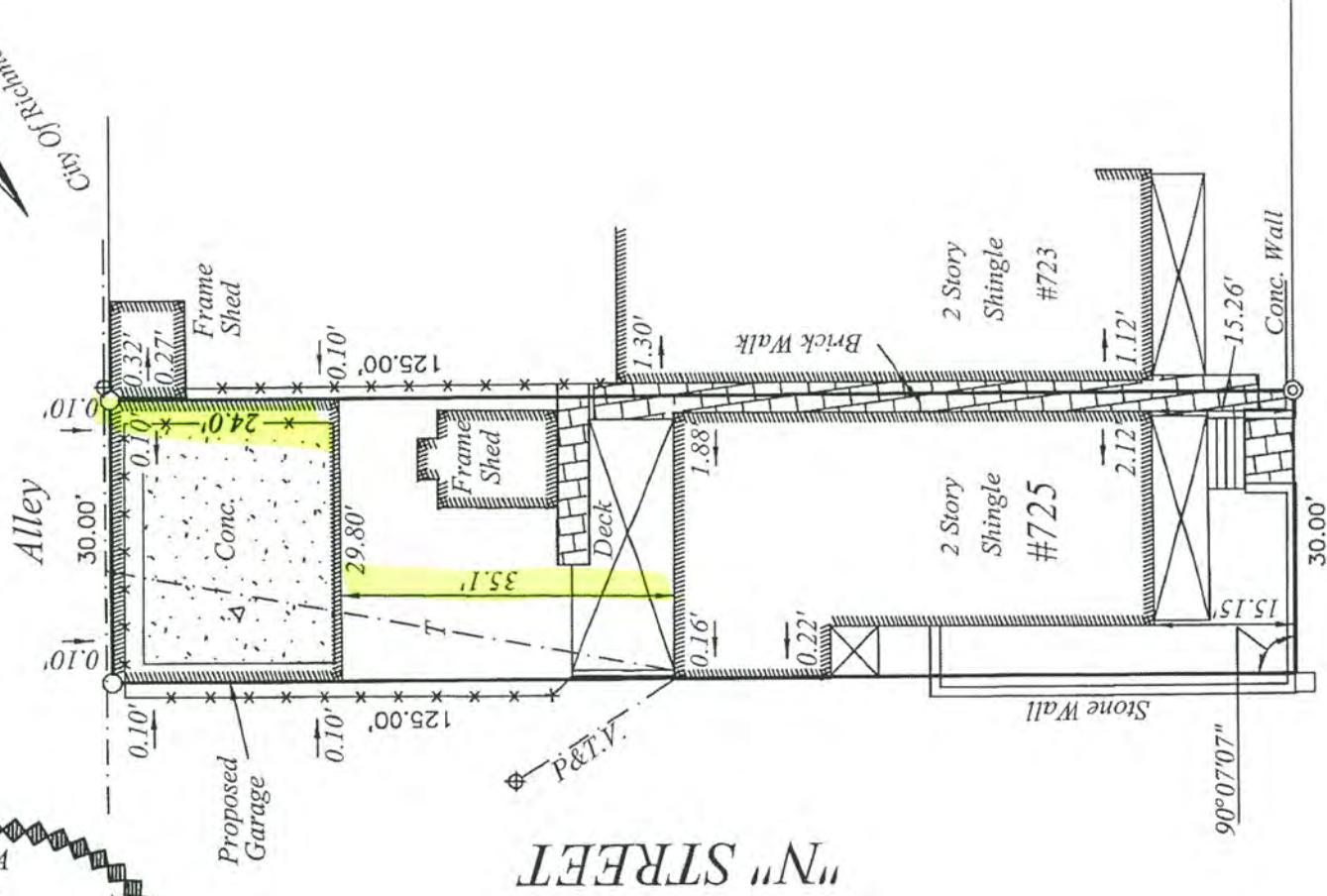
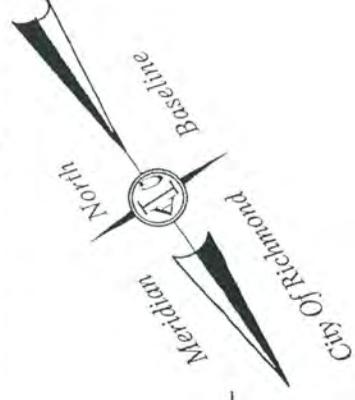
725 N 26th St Cedar St Elevation

This is to certify that on 10/1/15  
 I made an accurate field survey of the known premises  
 shown hereon; that all improvements 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.



NOTE: THIS LOT APPEARS  
 TO BE IN FEMA FLOOD ZONE  
 X AS SHOWN ON HUD  
 COMMUNITY PANEL NUMBERS  
5101290041E

NOTE:  
 This survey has been prepared without  
 the benefit of a title report and does  
 not therefore necessarily indicate all  
 encumbrances on the property.



**LEGEND**

- Pow.Box
- ⊙ Cut/X
- △ T.V.Ped.
- ⊕ Power Pole
- Rod/F
- Stone/F

**N. 26th STREET**

SURVEY OF  
 LOT AND IMPROVEMENTS THEREON LOCATED AT  
**# 725 N. 26th STREET**

RICHMOND, VIRGINIA

JN 44935

**A. G. HAROCOPOS & ASSOCIATES, P.C.**  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

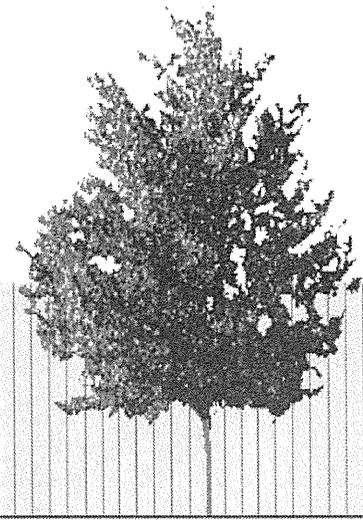
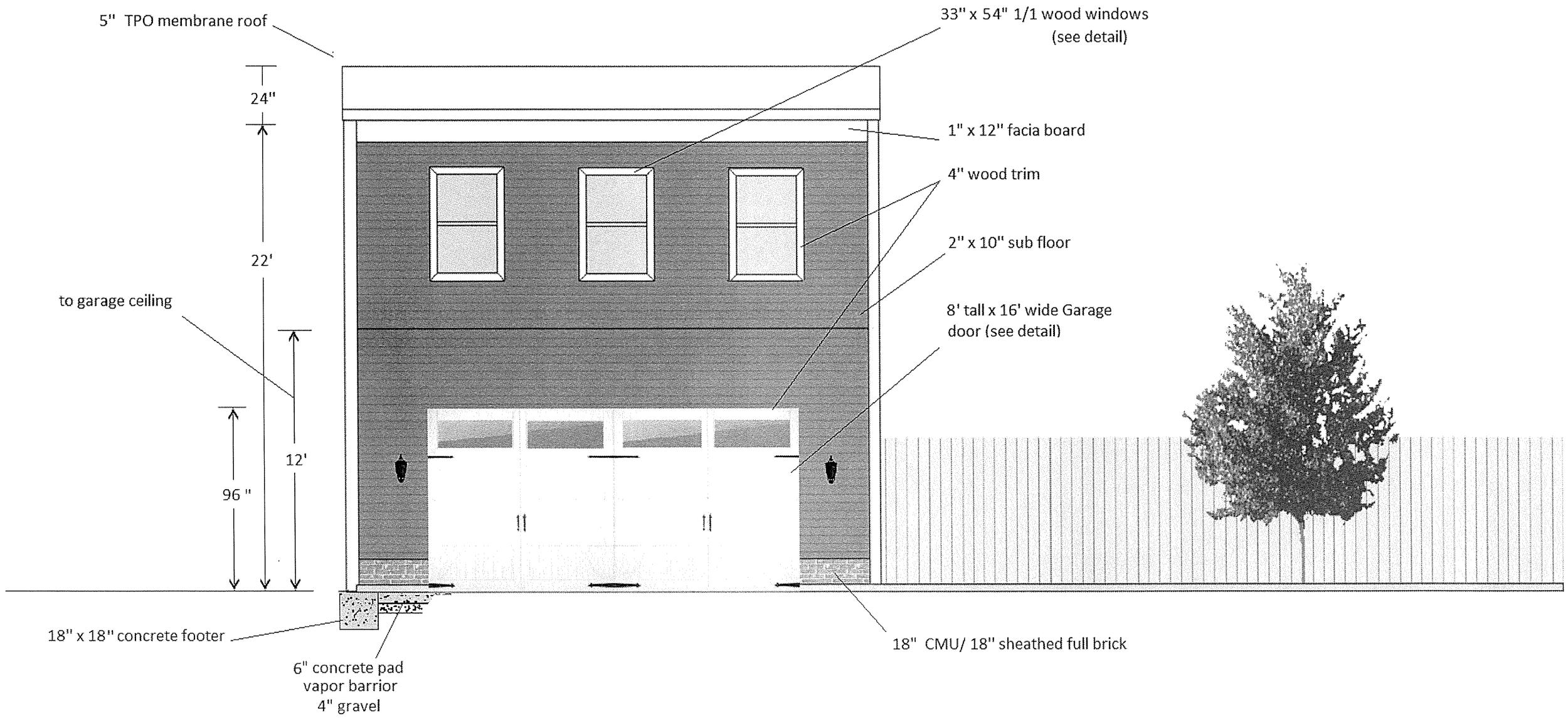
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS@VERIZON.NET

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
 USE OF JOY L. MONOPOLI

Scale 1"=20' Date 10/1/15 Drawn by GAH

24' as proposed, does not exceed 65% lot coverage



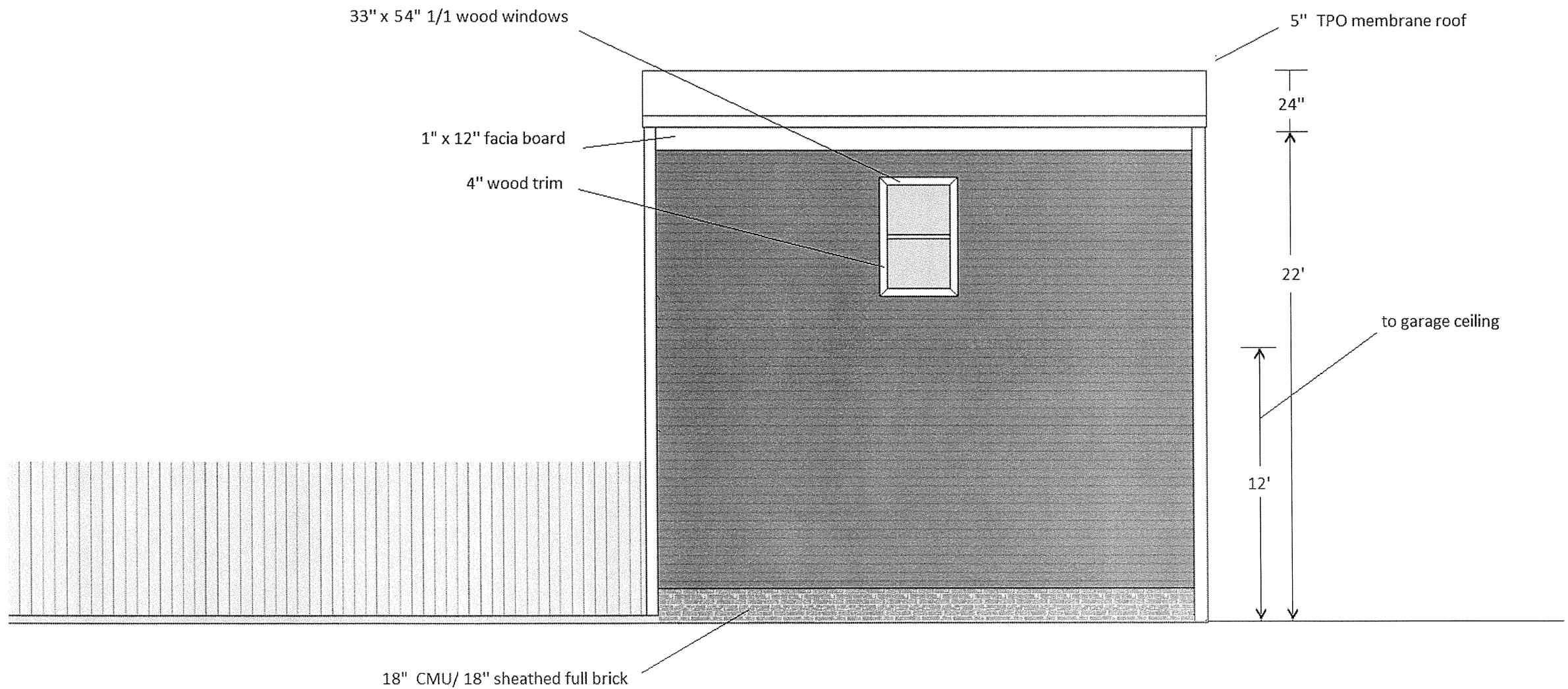


24' elevation detail





725 N 26th St - back yard elevation



24' rear elevation detail  
neighboring property view

proposed gable roof carriage house - garage

8 east side of N 27th

25 Gable roofs within a block



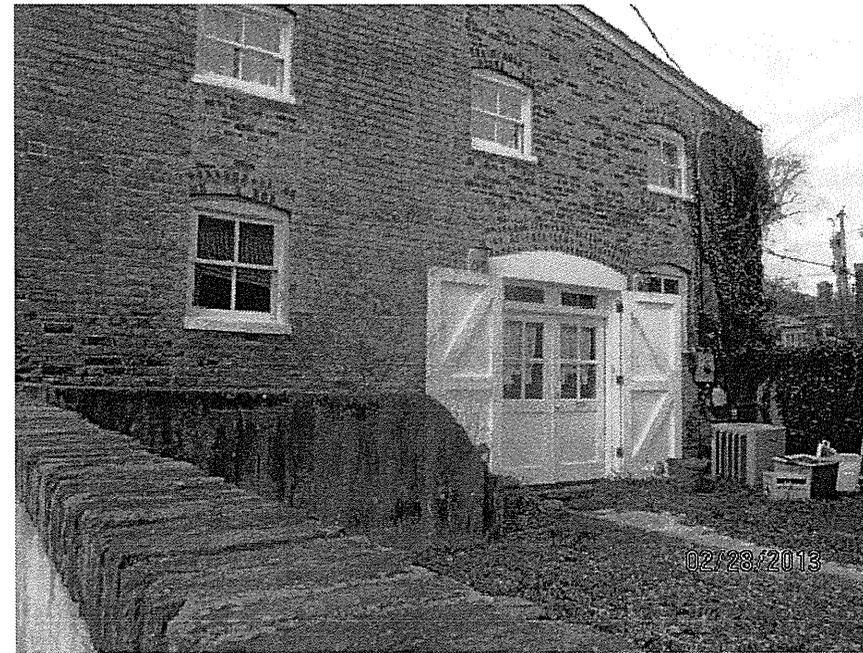
1 west side of N 26th

6 east side of N 26th

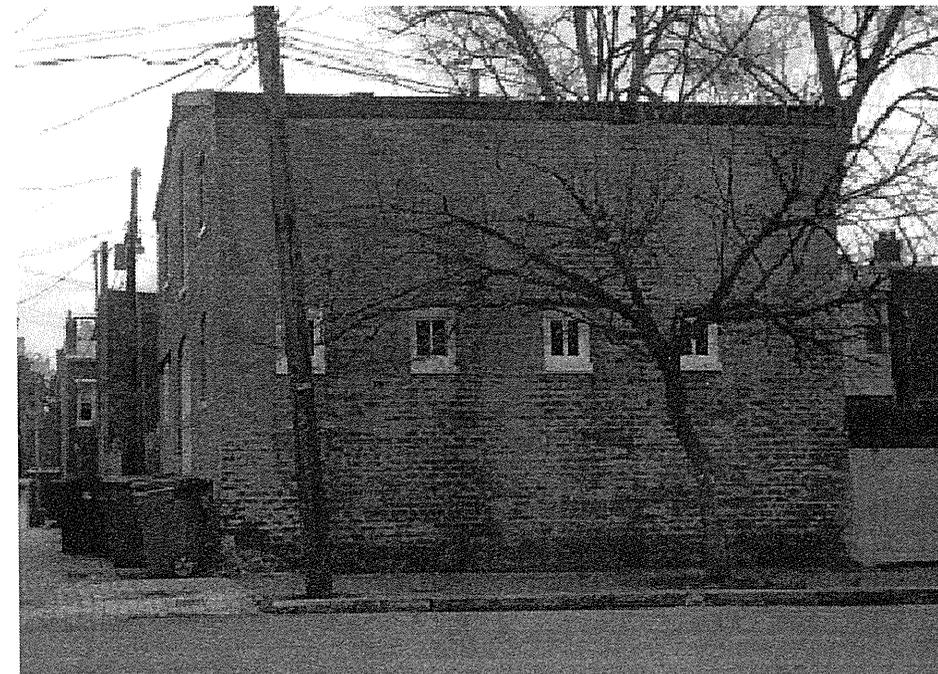
10 west side of N 27th



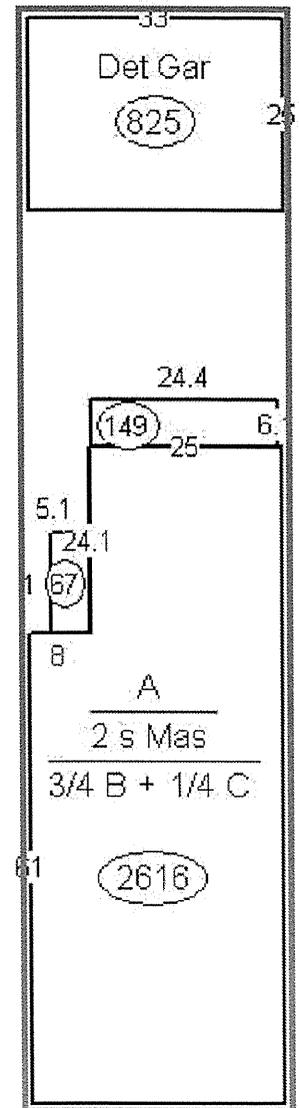
alley/27th St view



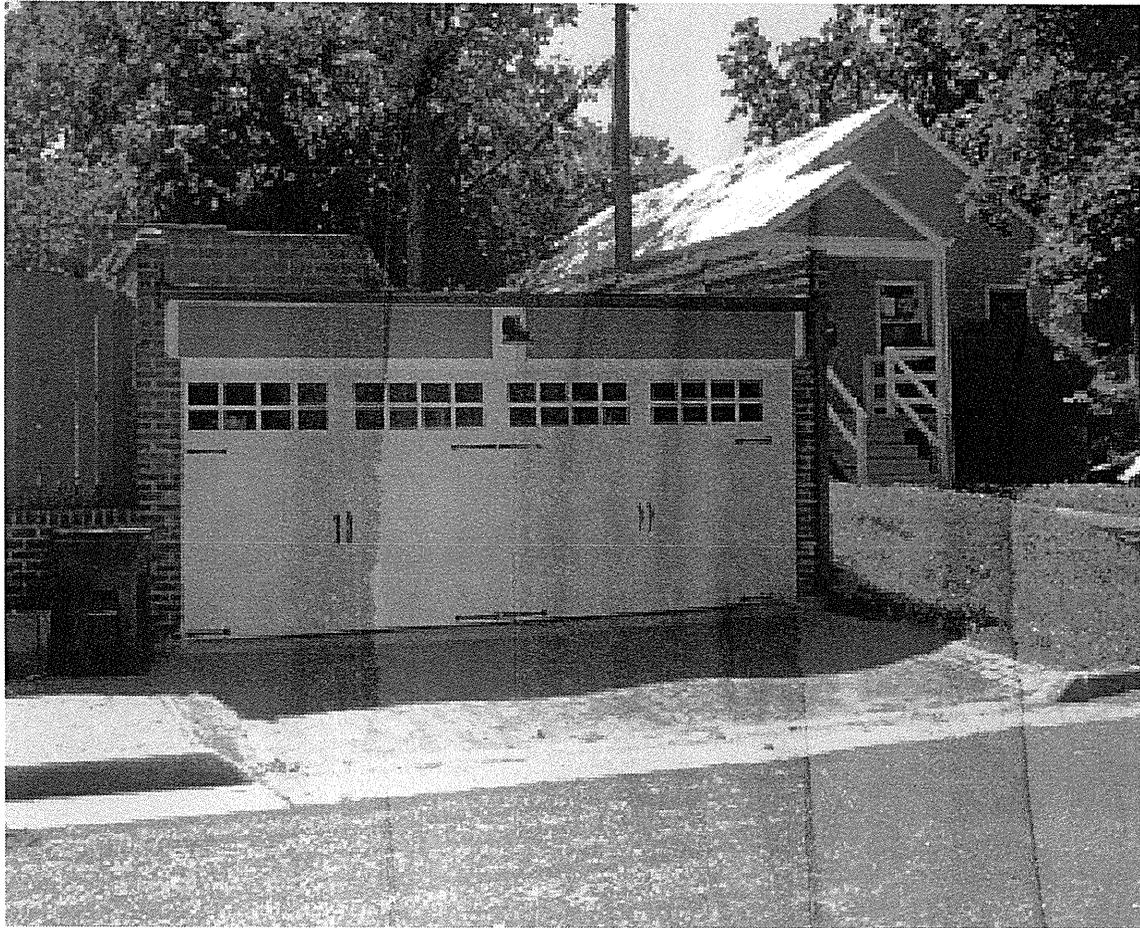
27th St view



27th St view



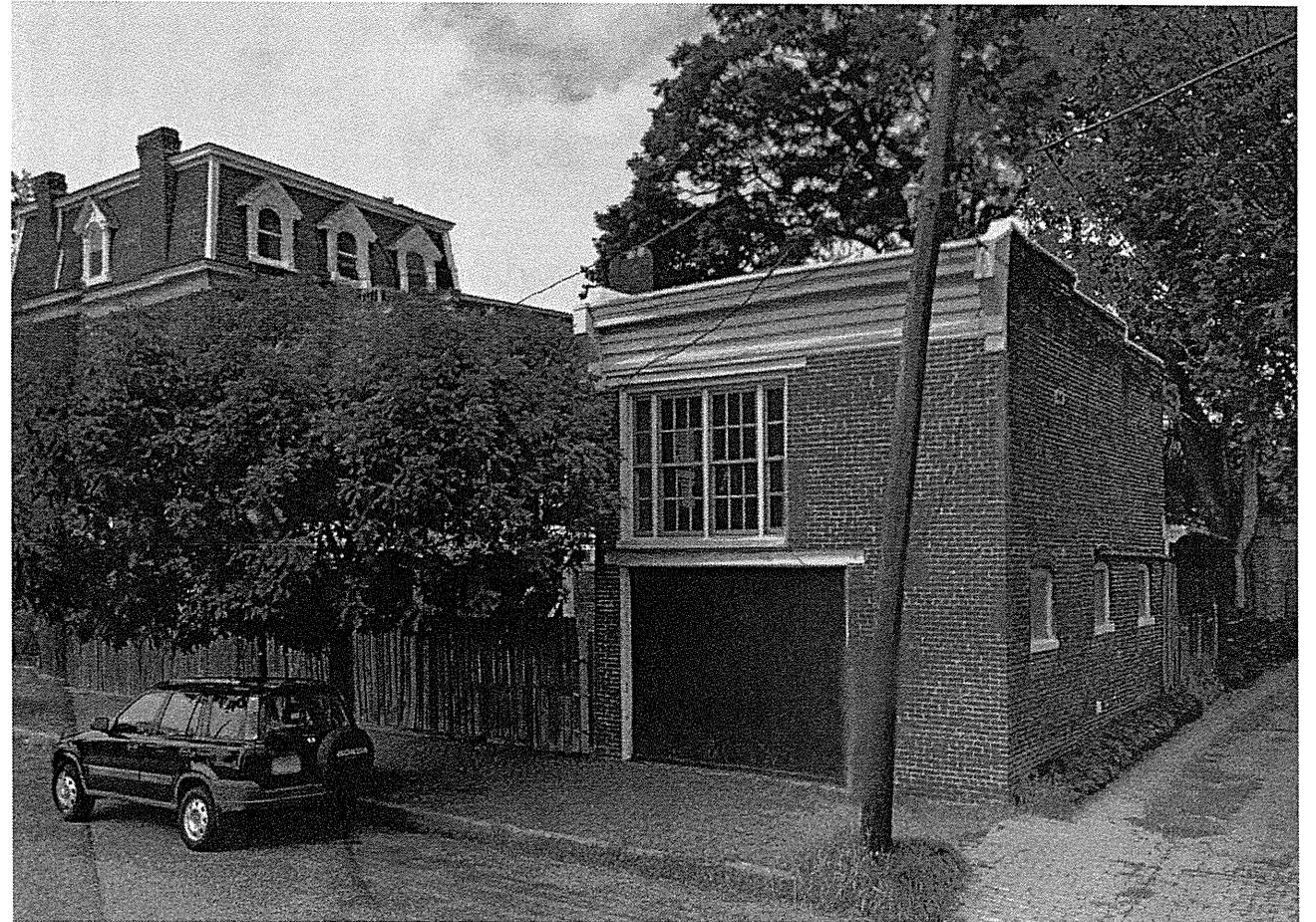
2623 E Broad St.  
 Carriage House - 25' x 33'  
 Lot = 33' x 155'



31st view - new curb cut  
built to property line

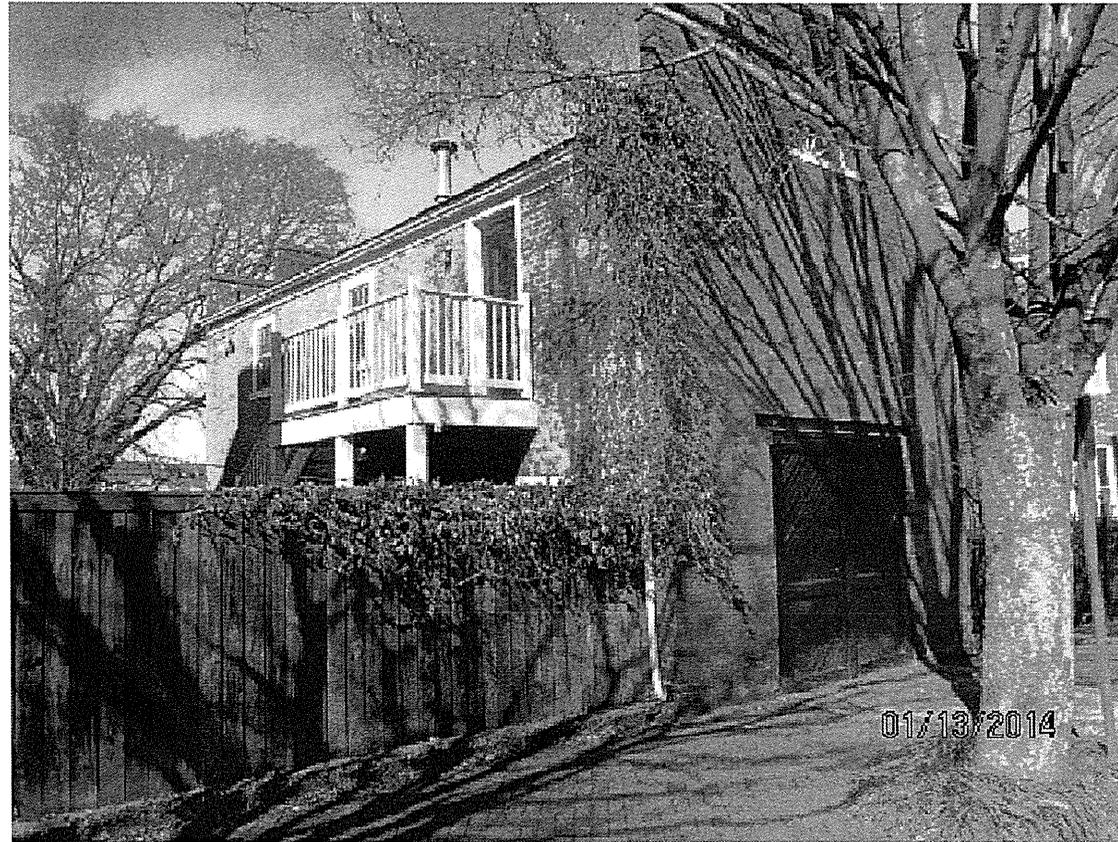
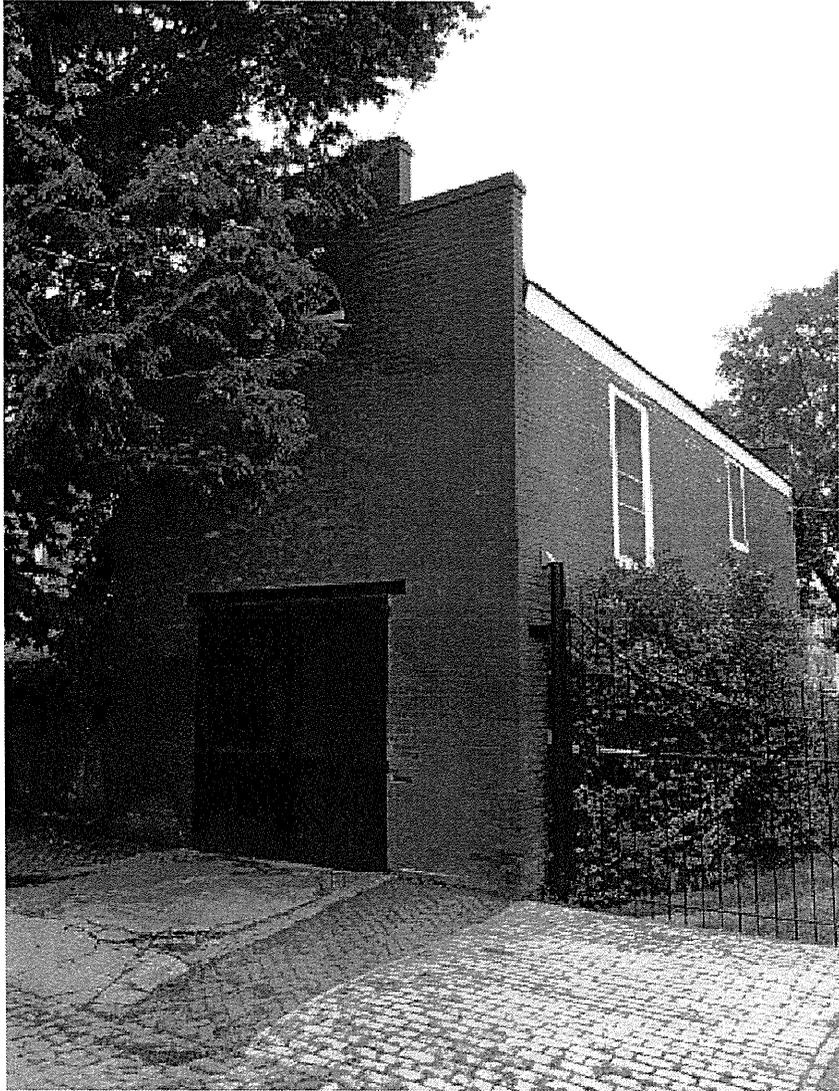
3101 E. Broad St  
Garage - 19' 4" x 33'  
Lot = 33' x 165'

Proposing same style garage door



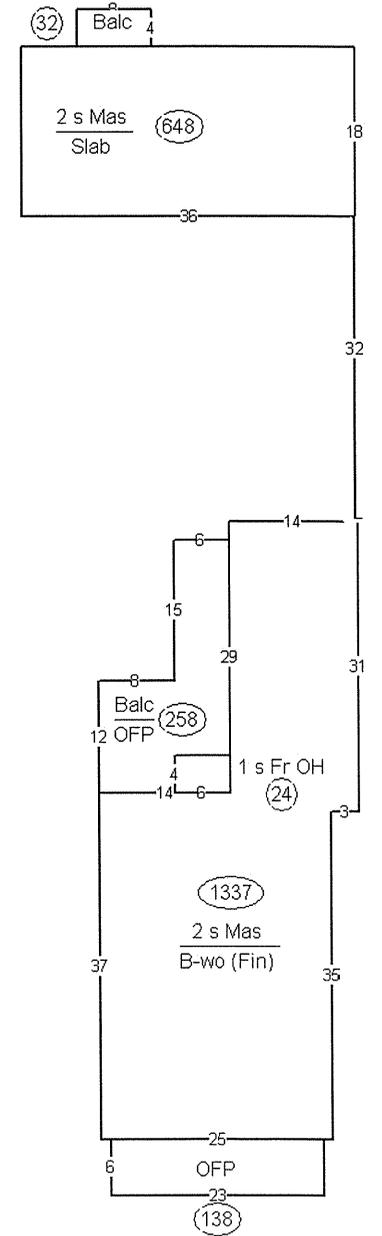
Libby Terrance St. view  
built to property line

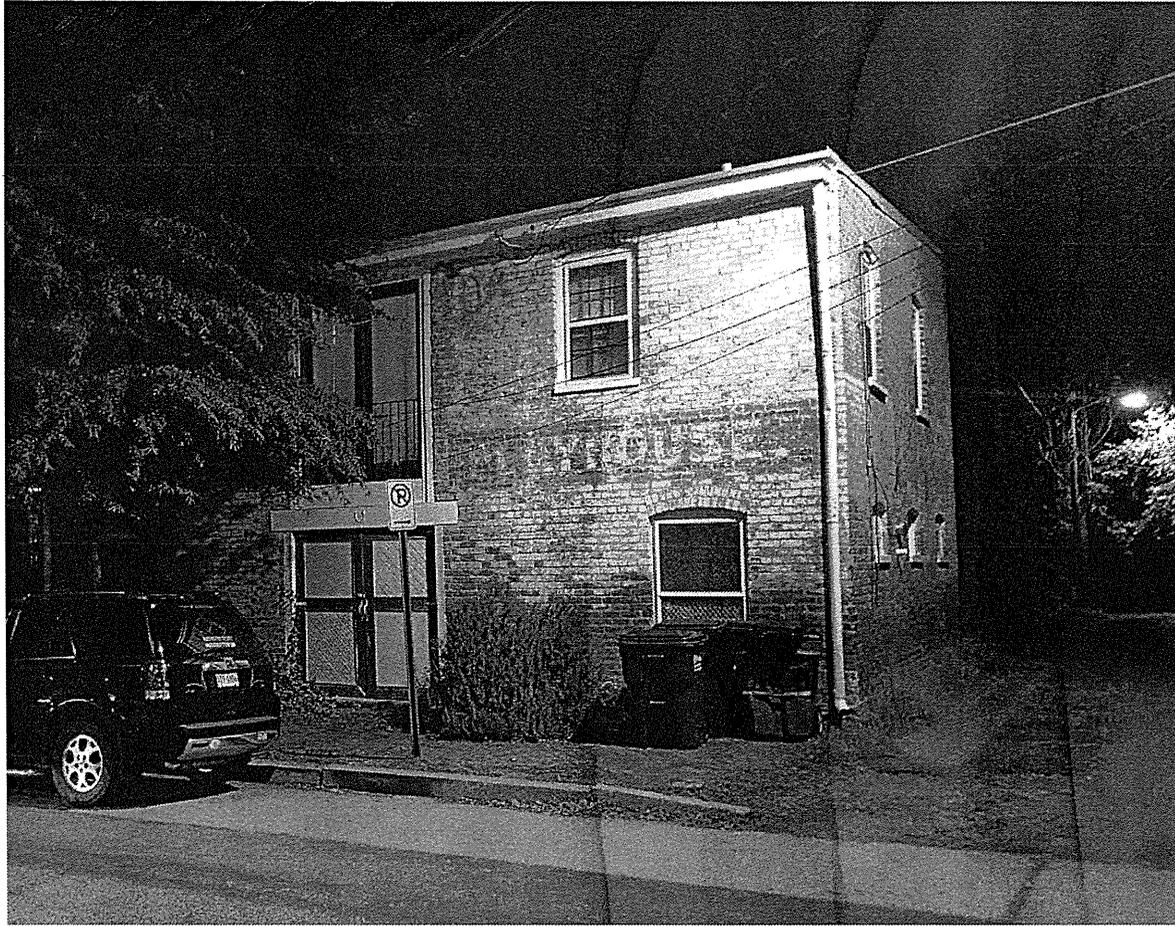
1 N 29th St.  
Carriage House - 21' x 26'  
Lot = 60' x 126'



27th St view

2618 E Broad St.  
 Carriage House - 36' x 18'  
 Lot = 63' x 122'





33rd St. view  
built to property line

315 N 33rd St.  
Carriage House - 34' x 25'  
Lot = 25' x 90.5'



R St. view

1130 N 28th St.  
Carriage House - 18' x 35'  
Lot = 38' x 132'



22nd St view  
built to property line

215 N 22nd St.  
Carriage House - 20' x 32'  
Lot = 32.67' x 155'



23rd St view

2300 E. Marshall  
Carriage House - 28.5' x 19.5'  
Lot = 19.8 x 117'



23rd St view  
built to property line

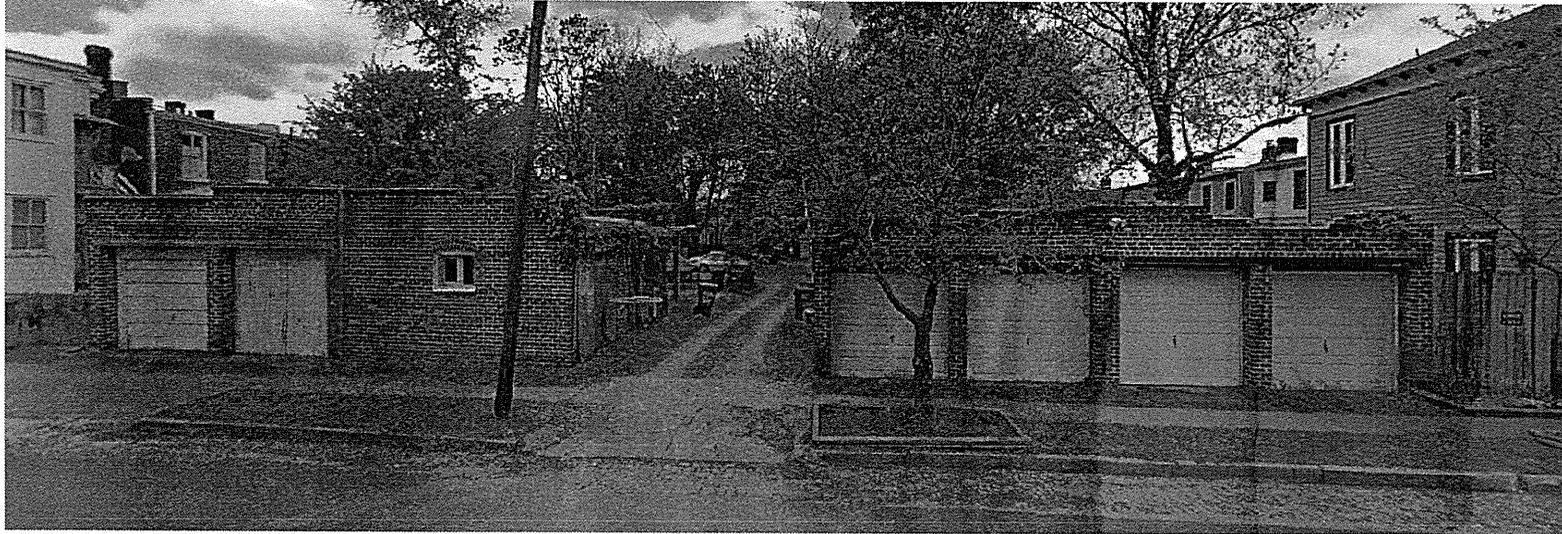
2300 E Grace St.  
Carriage House - 28' x 16'  
Lot = 45' x 127'



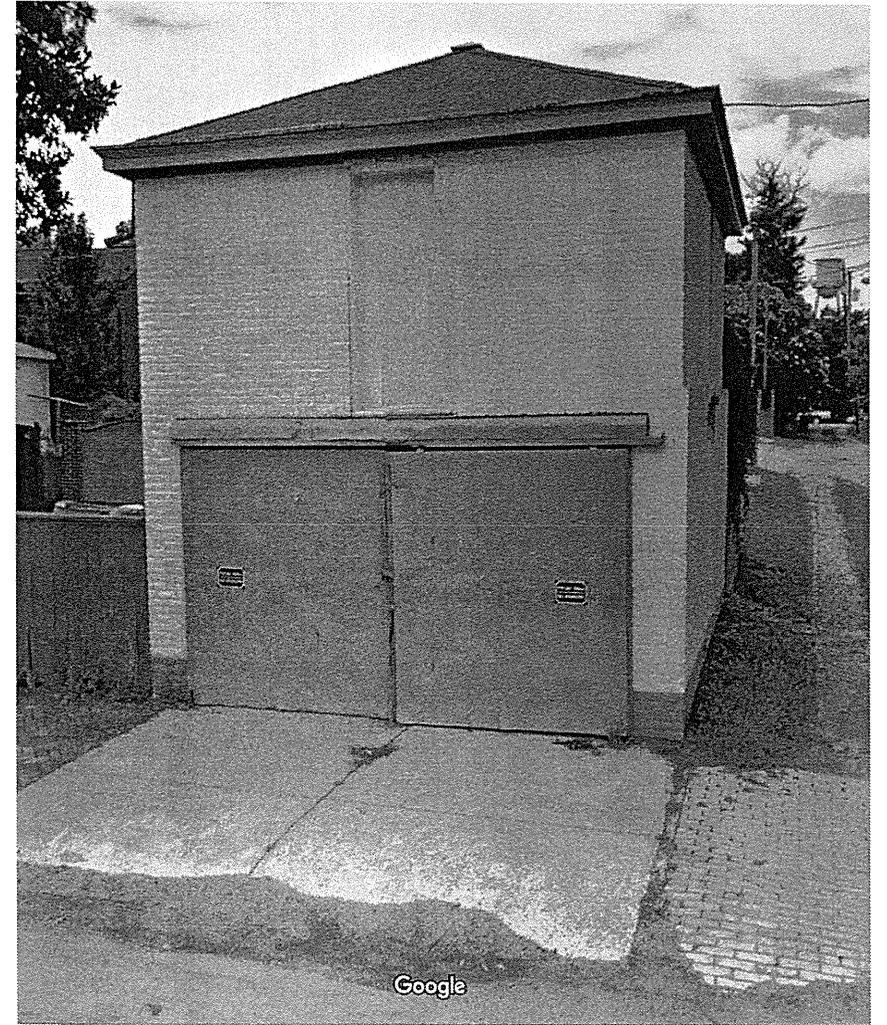
23rd St view  
built to property line

2300 E Grace St. Full side view

Curb cuts & build to lot line



Clay St. between 31st and 32nd. St

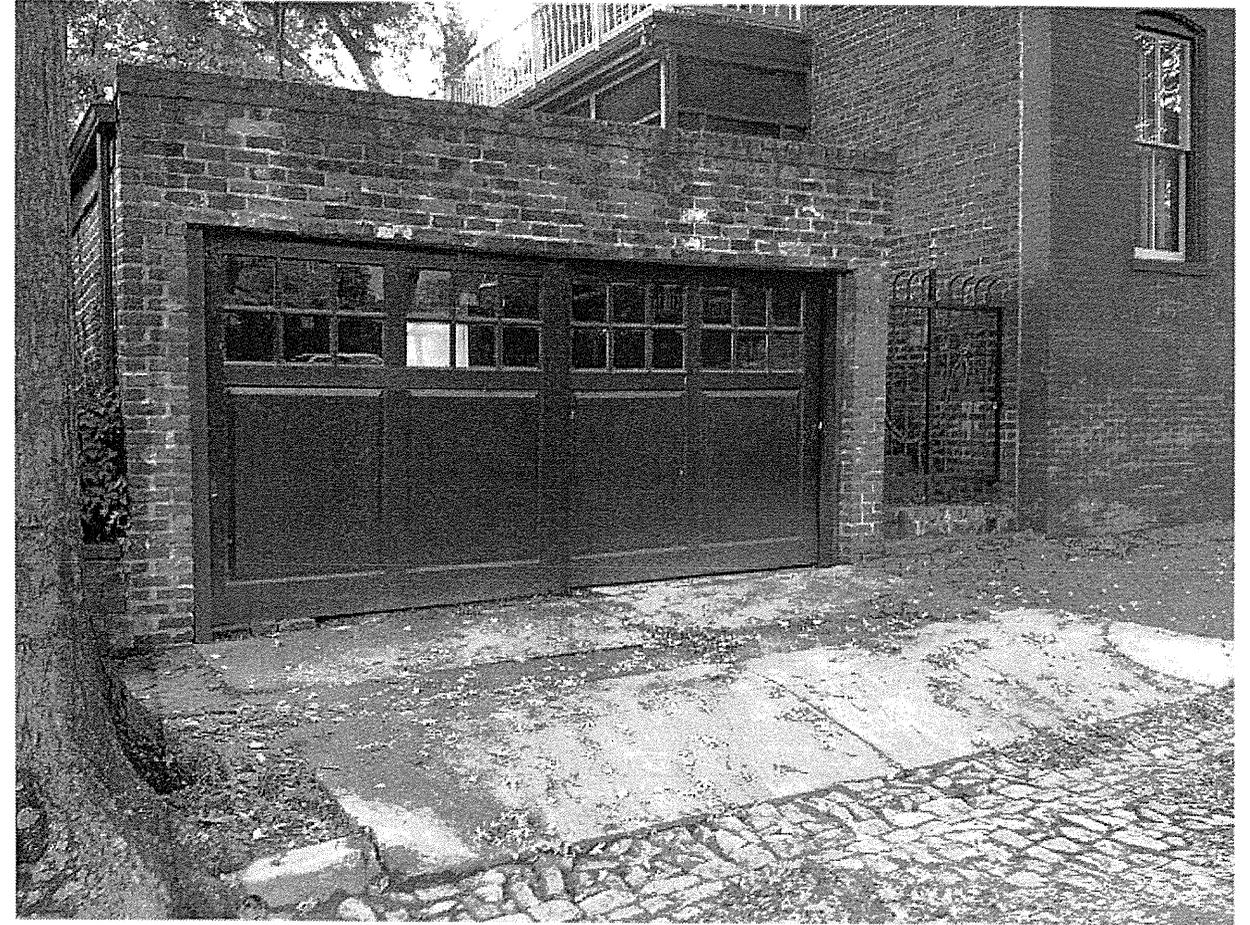


2720 E Broad Carriage house



26th & Cedar new construction - built to lot line

2500 E Marshall - 25th Street side garage  
40' x 33'



110 N 27th St - 18' x 20'



725 N 26th Carriage house light

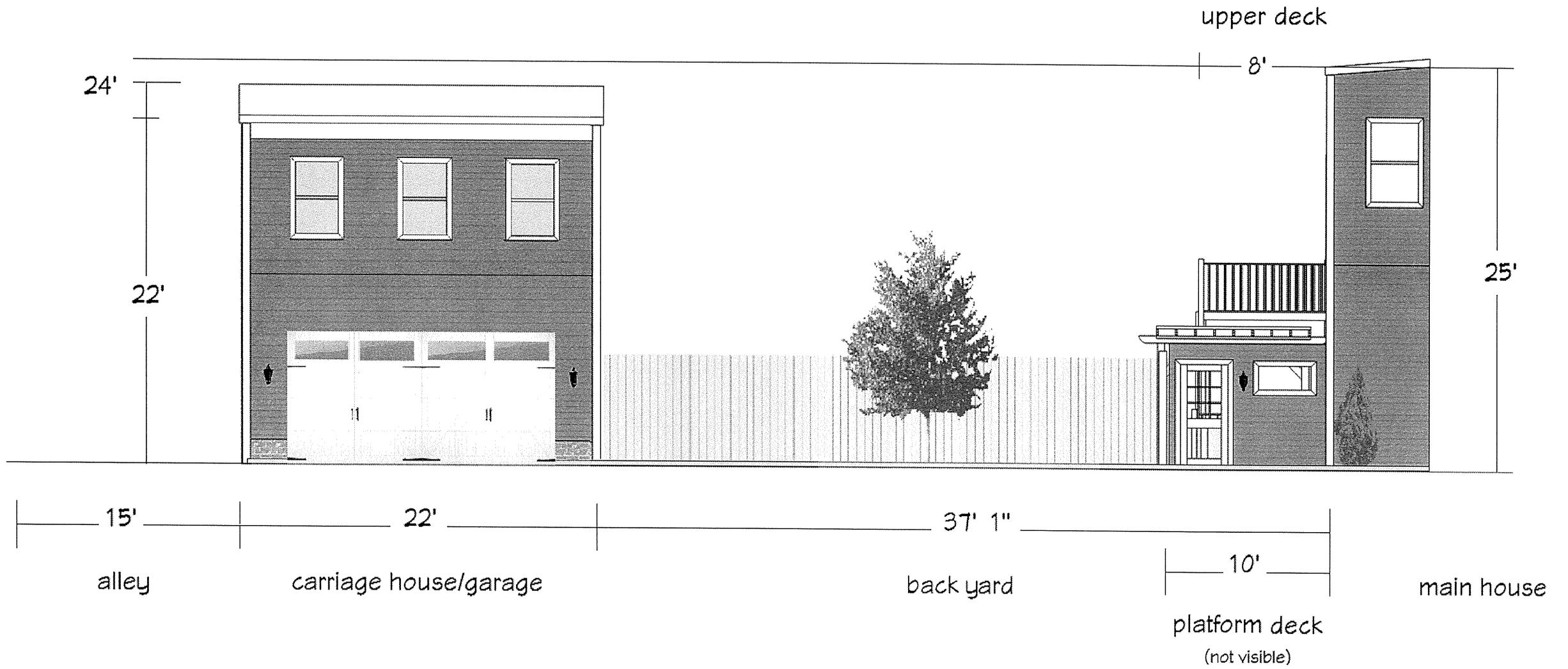


725 N 26 - main house detail - color, corbel detail, window and trim detail

725 n 26th St.

22' wide Carriage house/garage

22' as proposed, does not exceed 65% lot coverage



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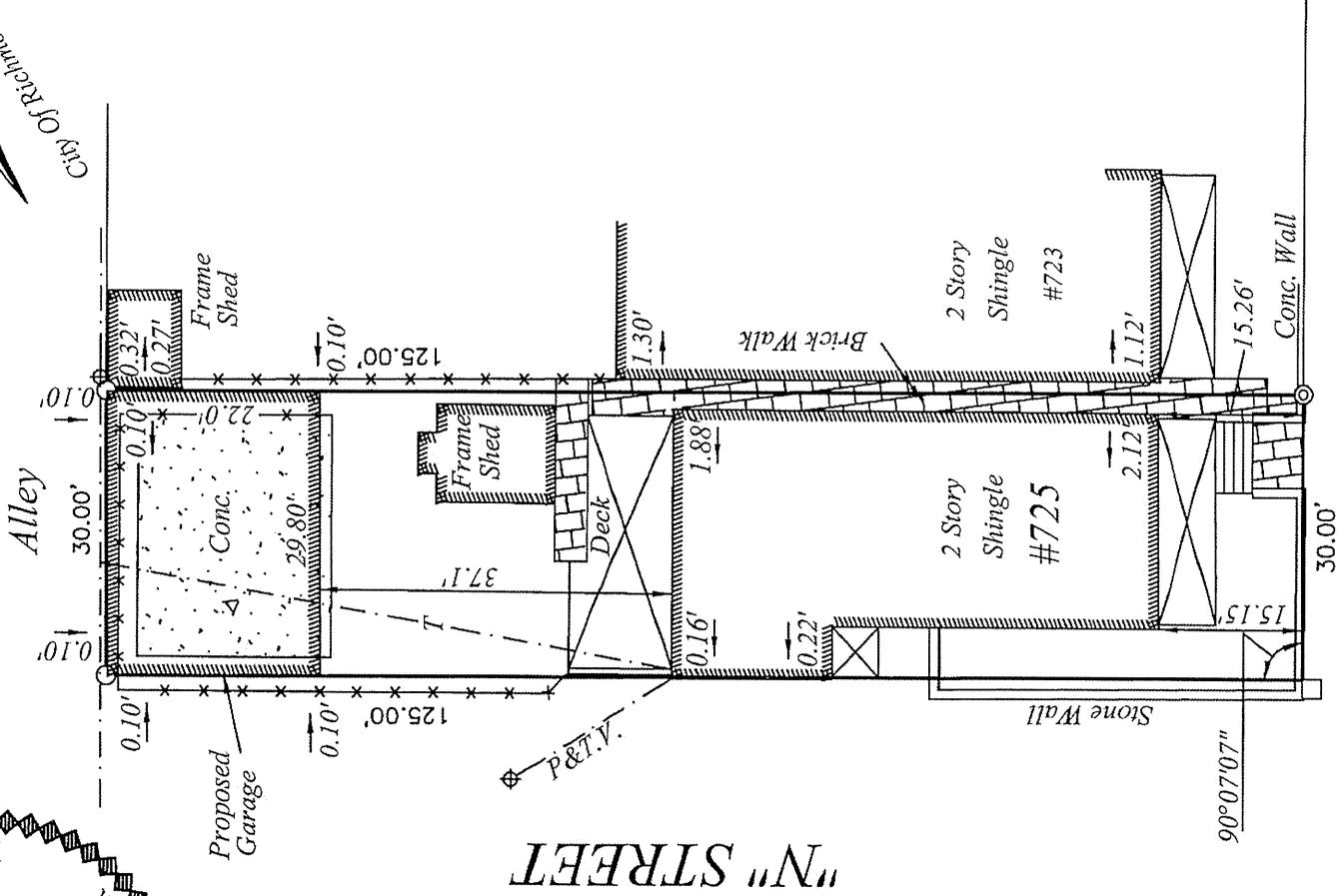
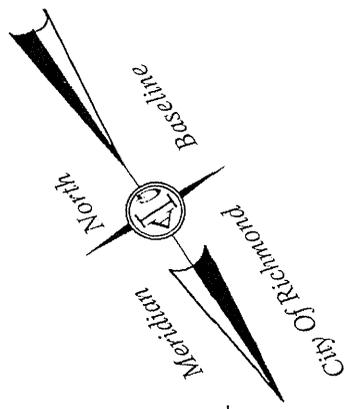


NOTE: THIS LOT APPEARS

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