



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY (location of work)**

Address 2113 CEDAR STREET  
 Historic district UNION HILL

RECEIVED

Date/time received APR 02 2018  
 Rec'd by: ARR  
 Application APR 02 2018  
 Hearing date: \_\_\_\_\_

**APPLICANT INFORMATION**

Name JERRY HEERALALL  
 Company -  
 Mailing Address 3343 191st Street W  
Farmington, MN 55024

Phone (804) 245-2263  
 Email Jheeral@gmail.com  
 Applicant Type:  Owner     Agent  
 Lessee     Architect     Contractor  
 Other (please specify): \_\_\_\_\_

**OWNER INFORMATION (if different from above)**

Name Same as above  
 Mailing Address 2

Company 2  
 Phone Same as above  
 Email 2

**PROJECT INFORMATION**

Review Type:     Conceptual Review     Final Review  
 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 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 04/02/18

Jerry Heeralall

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

The proposed project is for an Italianete 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:

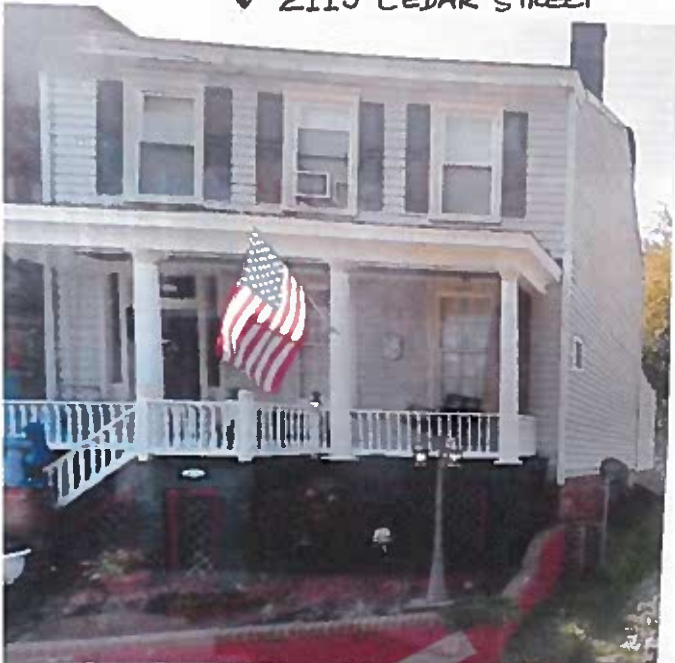
- Setback from the two sides will meet or exceed the 3ft minimum requirement.
- Setback from the front is close in line with the staggered pattern of the neighboring homes.
- Siding will be fiber cement/hardiplank with a 7' reveal and a smooth non textured finish.
- Windows will be Plygem wood 100 series 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 parged 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

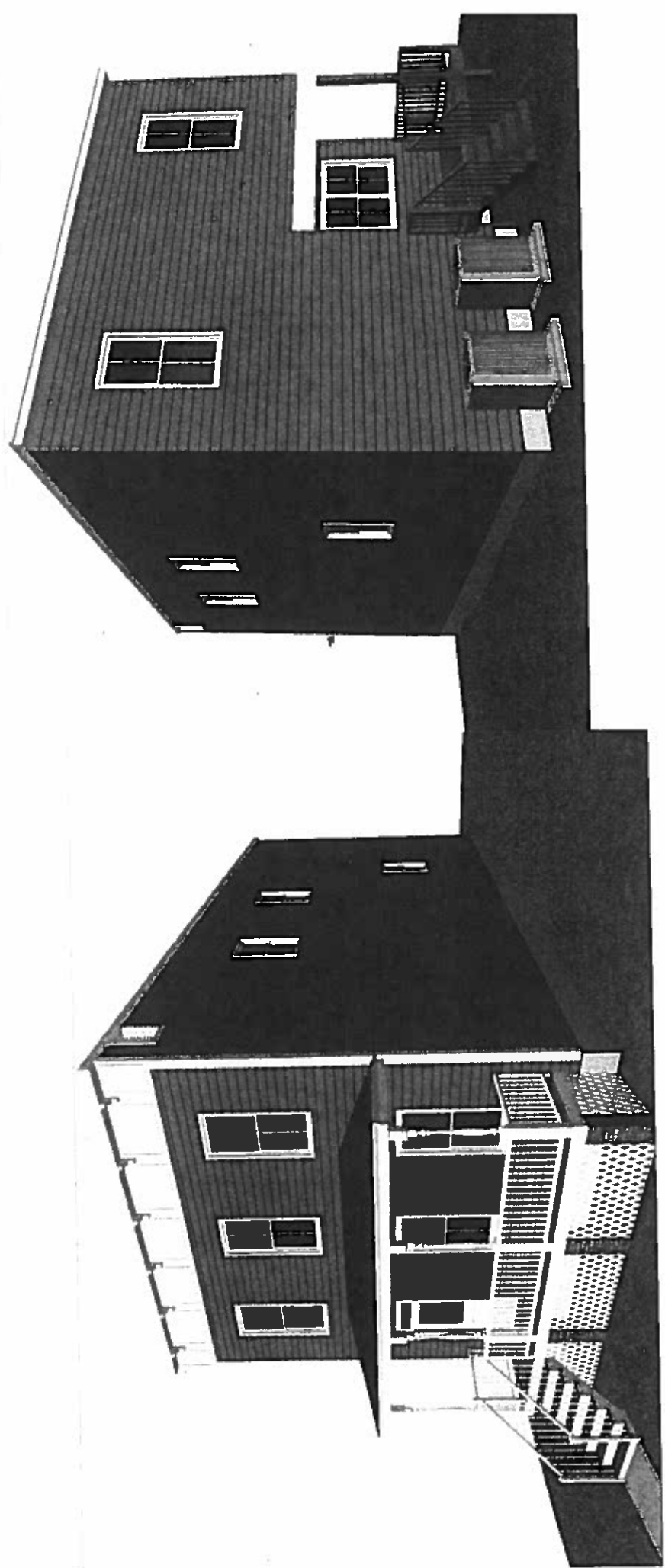


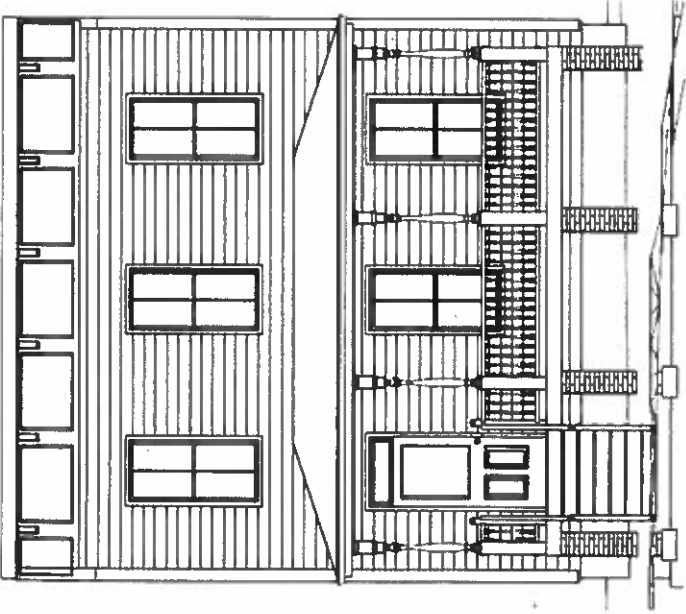
← ACROSS STREET

Google Maps

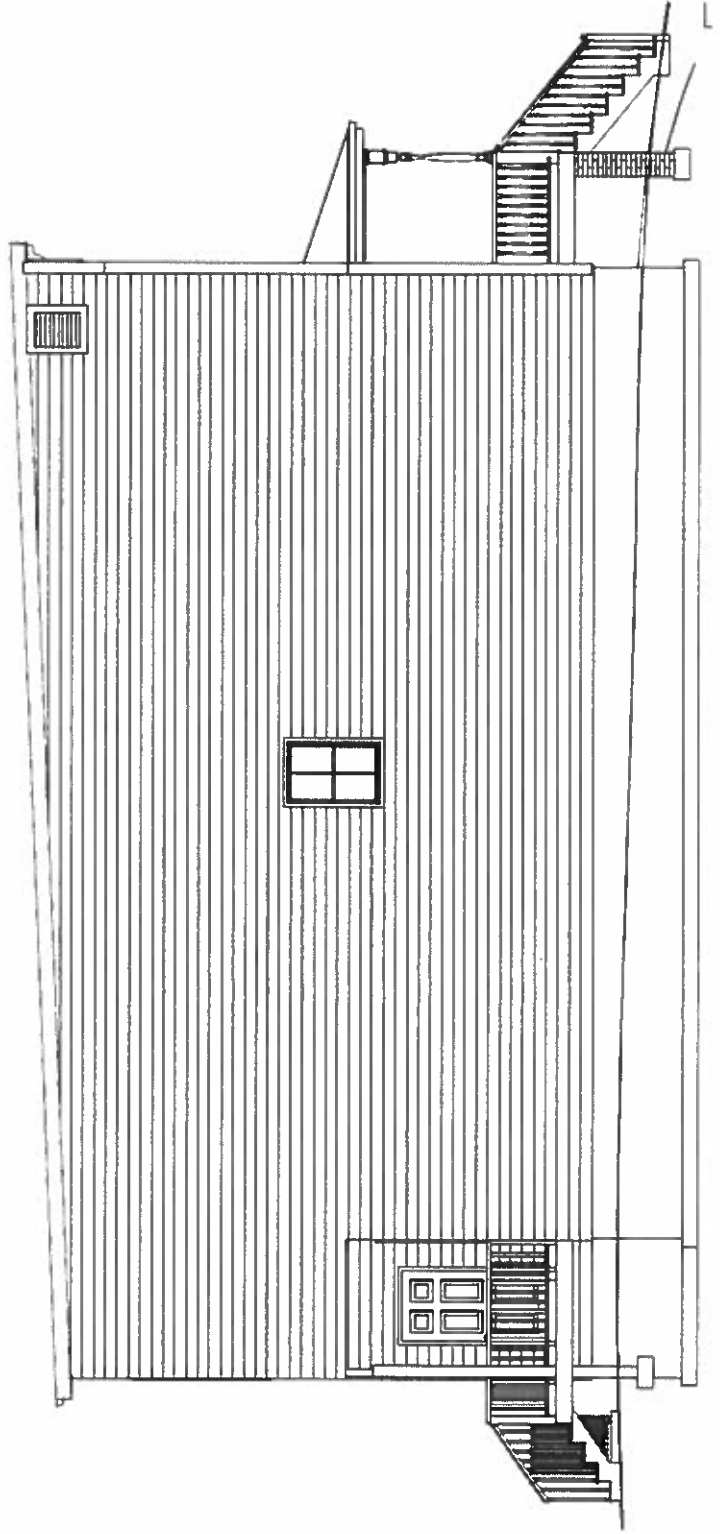


Imagery ©2018 Google, Map data ©2018 Google 20 ft



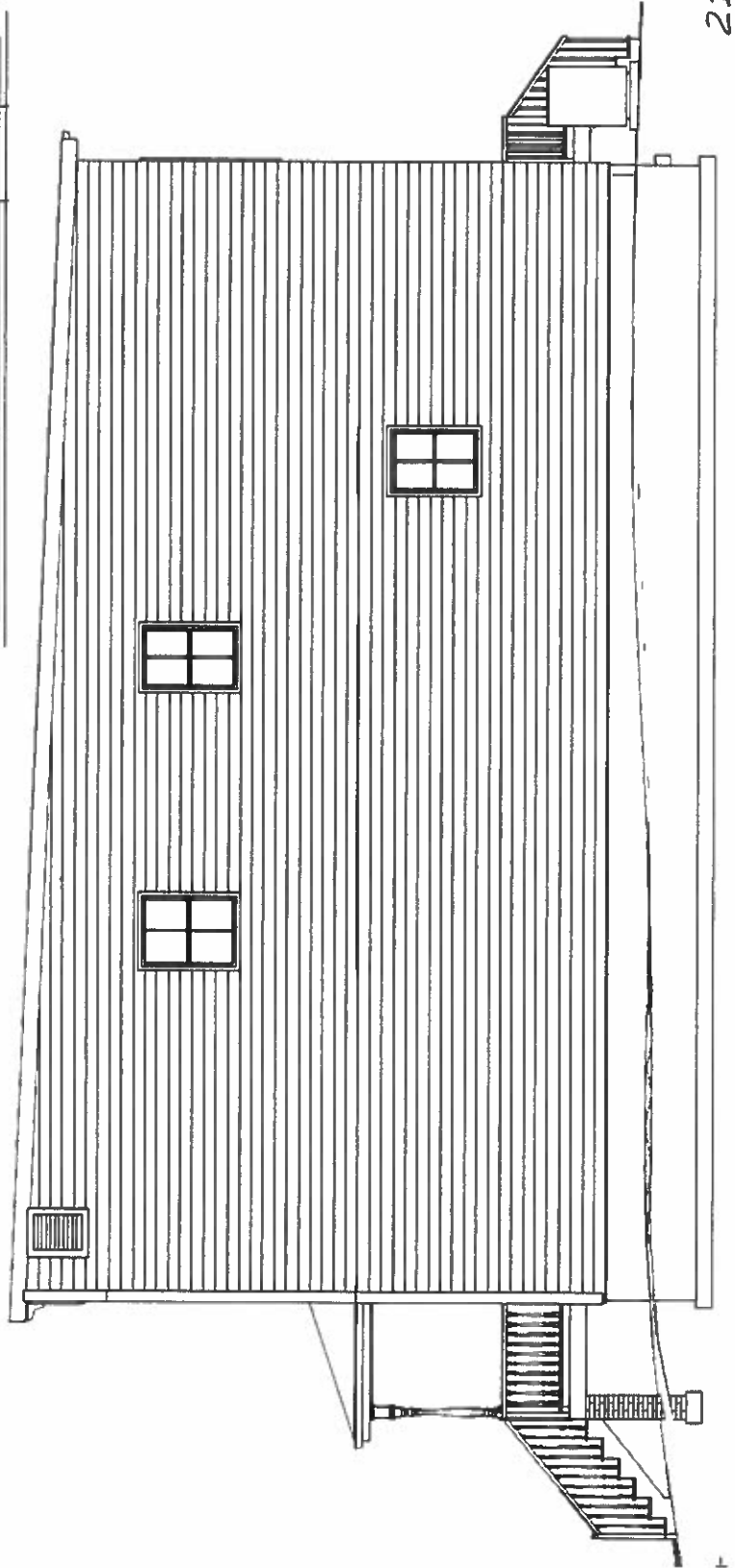
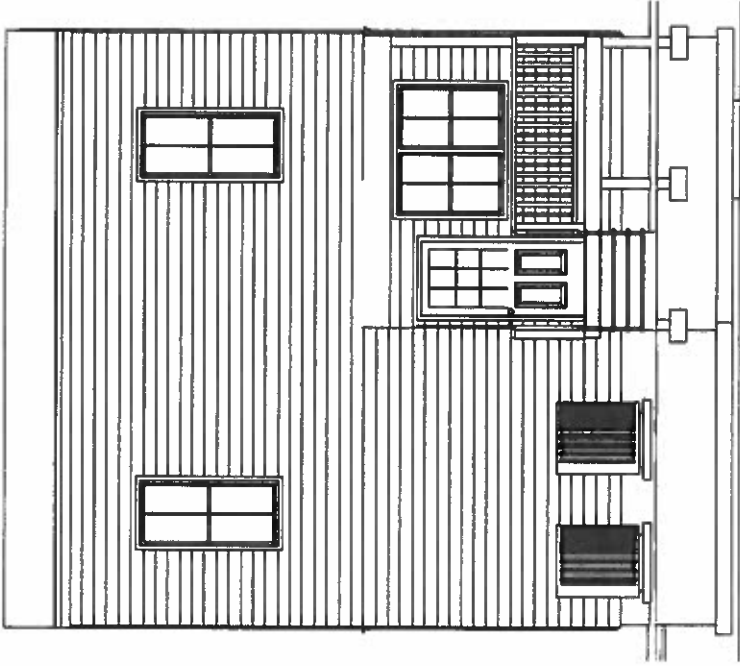


FRONT AND LEFT  
ELEVATIONS  
Scale: 1/8" = 1'

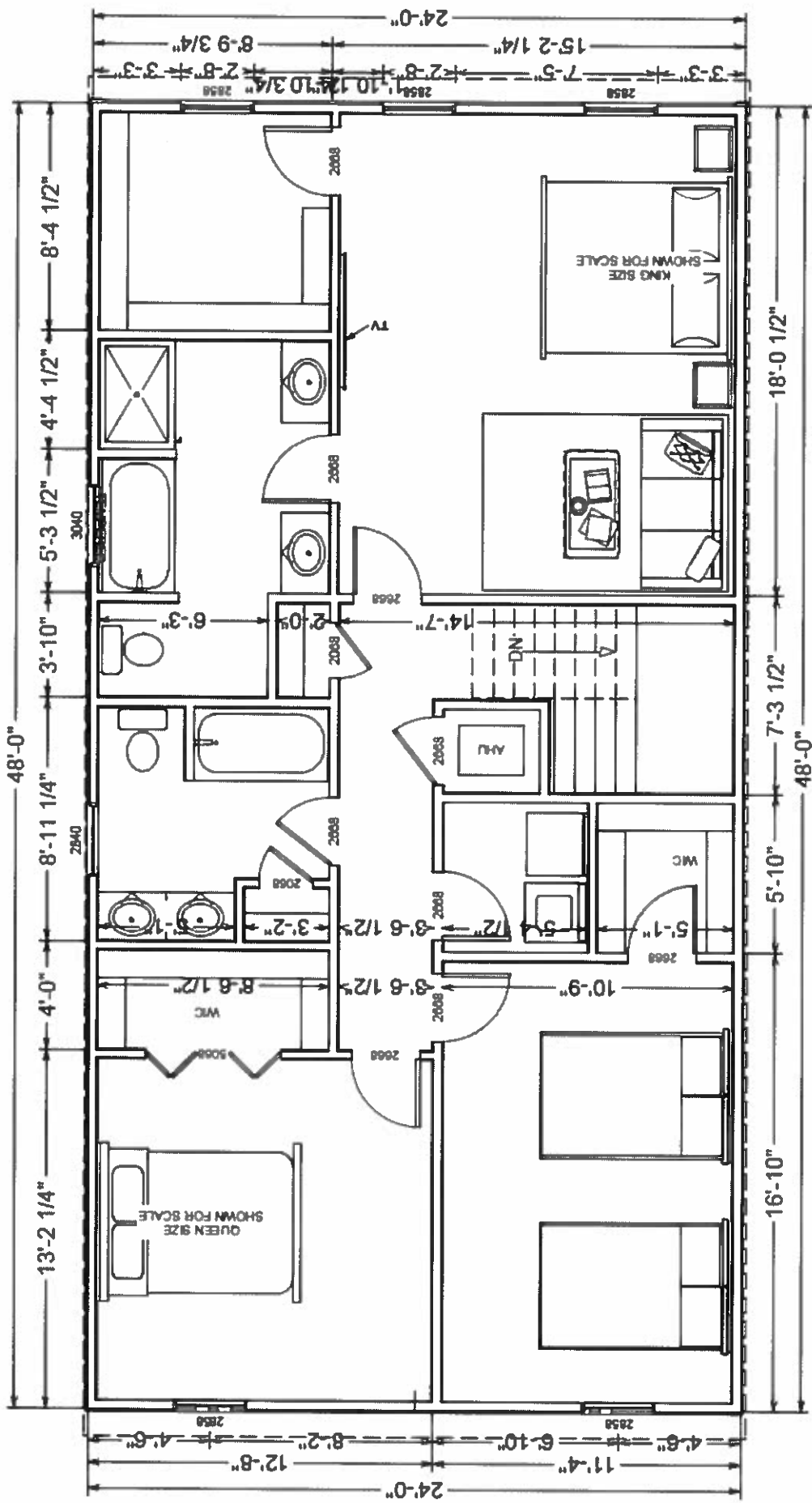


2113 CEDAR ST.

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



2113 CEDAR ST.



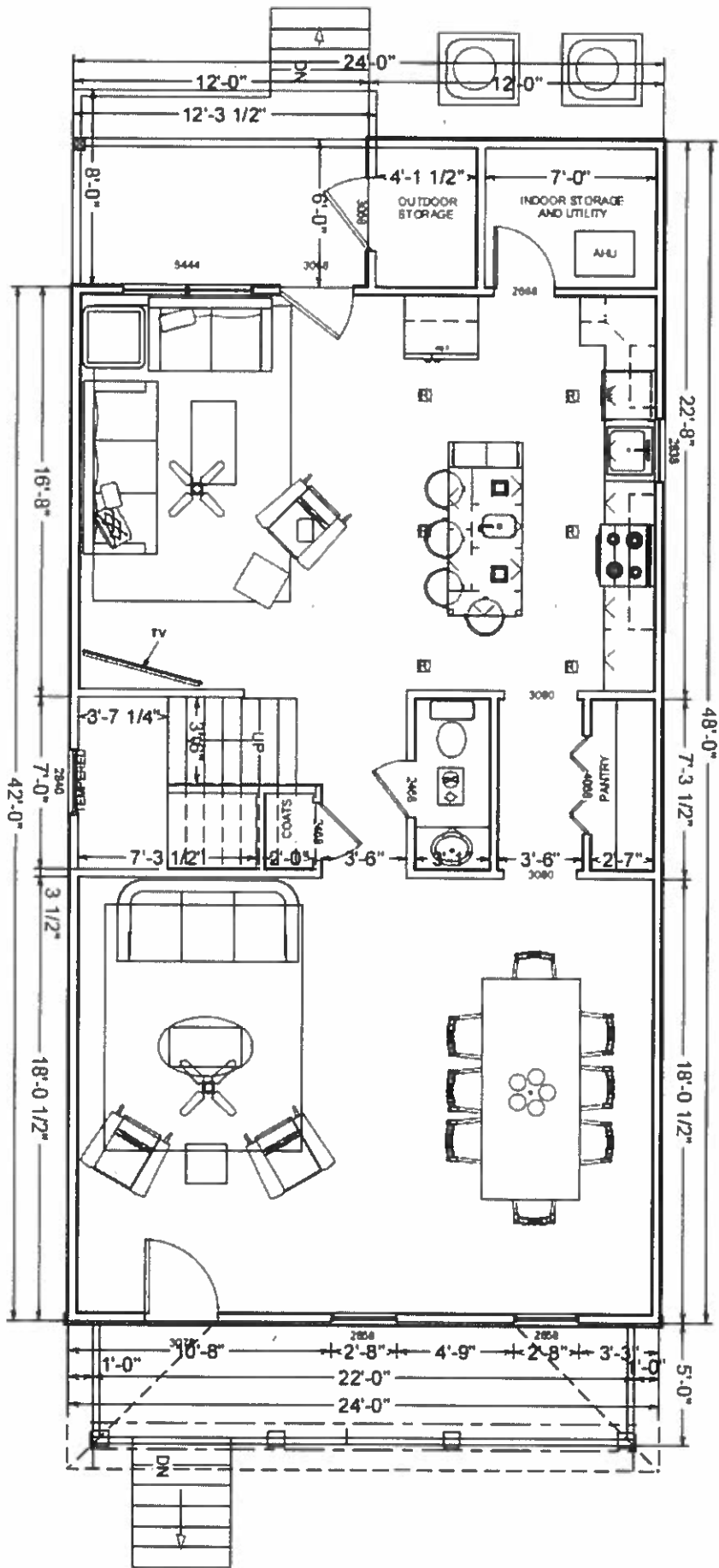
2113 CEDAR ST.

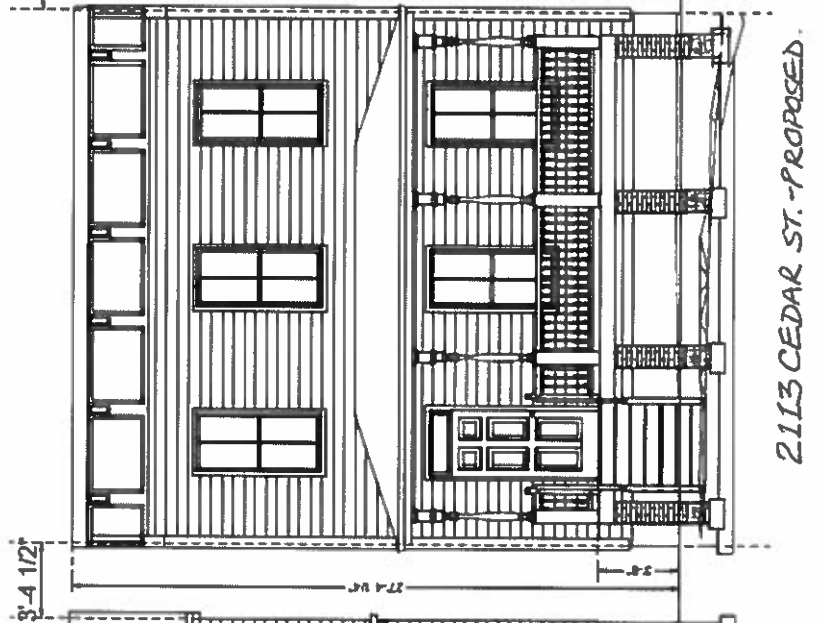
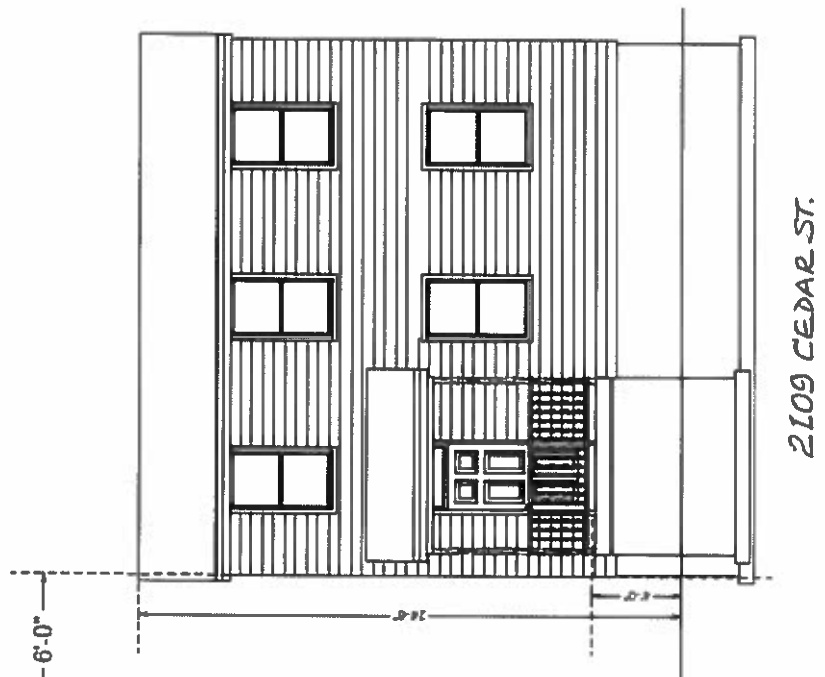
SECOND FLOOR  
Scale: 1/8" = 1'



**FIRST FLOOR**  
**Scale: 1/8" = 1'**

2113 CEDAR ST.

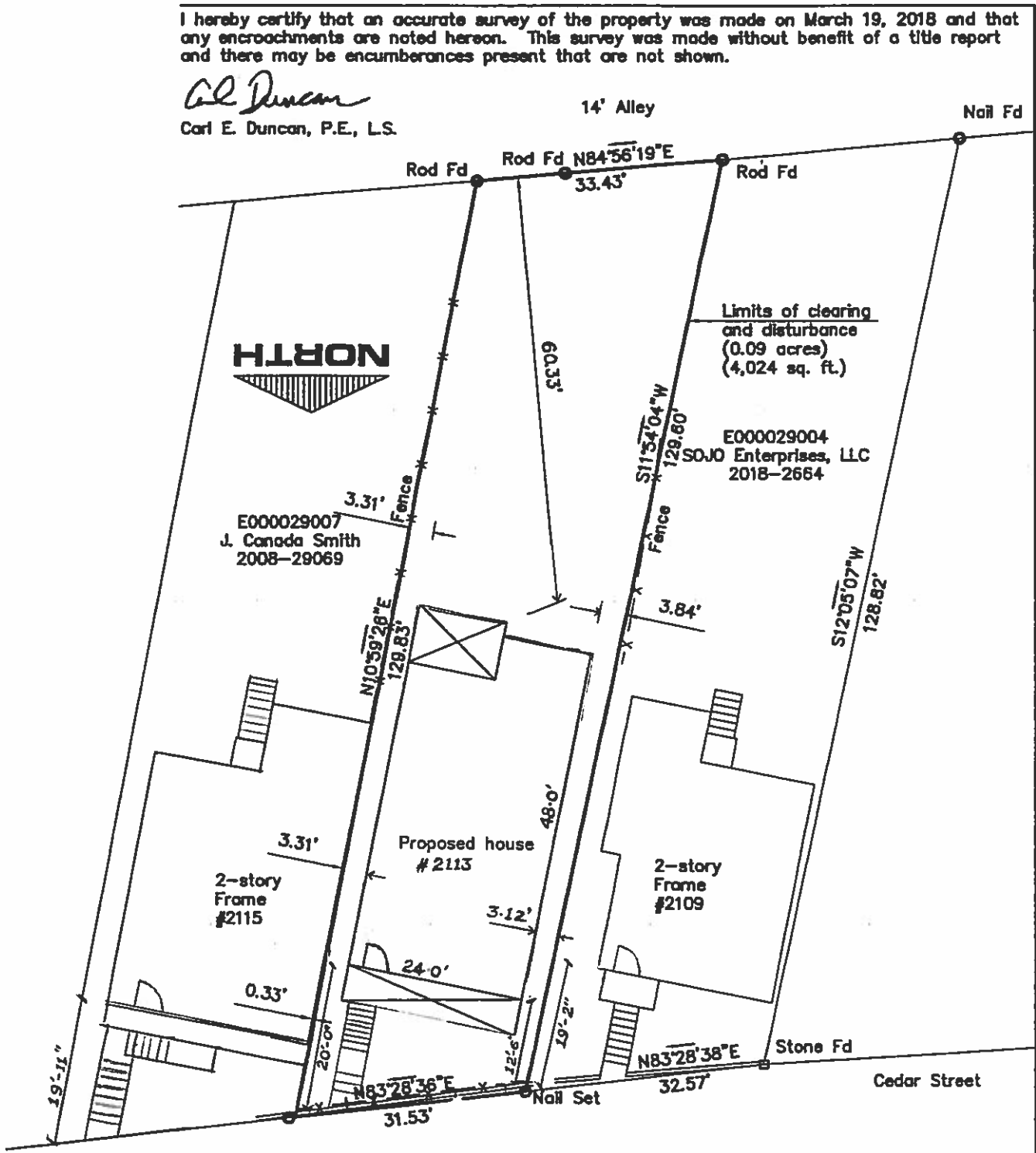




CONTEXT ELEVATION  
 Scale: 1' = 120'

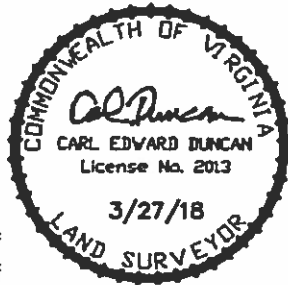
I hereby certify that an accurate survey of the property was made on March 19, 2018 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

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



Plat showing the proposed improvements to  
 E000029005  
 2113 Cedar Street  
 Jerry Heeralail

7th District  
 City of Richmond



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