



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2712 East Leigh Street

Historic district Church Hill North

Date/time rec'd: 7-26-18 1:34

Rec'd by: AM

Application #: COA-039283-2018

Hearing date: 8/28/18

APPLICANT INFORMATION

Name Dave Johannas

Phone 804-358-4993

Company Johannas Design Group

Email dave@johannasdesign.com

Mailing Address 1901 W Cary St

Applicant Type: Owner Agent

Richmond, VA 23220

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Vitalius Reinikovas

Company 2712 Eastleighstreet LLC

Mailing Address 643 Monacan Dr

Phone 804-426-1030

Richmond, VA 23238

Email vas1902@gmail.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

The proposed renovation involves an historic 2,600 square foot horse stable plus an 890 square foot addition. Currently processing through a special use, it has also been submitted to the Department of Historic Resources as a historic rehabilitation tax credit project. Additional sheets are attached.

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

Date

7/26/18



CAR WRITTEN DESCRIPTION

**2712 East Leigh Street, Richmond, VA 23223
07-23-2018**

Scope of Work

The proposed renovation involves an historic 2,600 square foot horse stable plus an 890 square foot addition. Currently processing through a special use, it has also been submitted to the Department of Historic Resources as a historic rehabilitation tax credit project.

Property Description

The former stable building (ca. 1880s) is a free-standing two-story brick structure, the only remaining one on the property at 2712 East Leigh Street, a 0.174 acre lot. The property is surrounded by Leigh Street on the south end and alleys on all other sides. The neighboring buildings are predominantly residential.

The entry of the rectangular building is on the south end, the painted brick west alley face has varied fenestration, the north end rear has plywood covered 1st floor openings and two 2nd floor windows, and the east face, in great disrepair, has varied penetrations on each floor.

Current Conditions

The building, on the west corner of the property, which is bound by a concrete sidewalk along East Leigh Street at the south facade, a 14' mid-block alley between E. Leigh and M Streets on the west side, a 14' mid-block alley from N. 28th St. to the mid-block alley, and a 10' east alley from East Leigh Street to the 28th street alley; the property beyond the building extent is enclosed by a chain link fence.

The building is about 100 feet long by 24 feet wide. An asphalt-shingled gable roof caps an eave around the four sides of the building. The exterior walls are predominantly brick-red painted brick. The exterior walls are a mix of common and running bond, with multiple earlier larger penetrations infilled with brick to accommodate later smaller ones.

Proposed Renovation

The aging asphalt shingles will be removed and prefinished standing-seam metal will be installed on the existing building. The deterioration on the east side will be repaired with brick and mortar to match the existing as closely as possible. All non-historic doors and windows will be removed from the building and replaced with metal-clad wood windows.

The street-facing front sidewalk will be retained and repaired in accordance with the city of Richmond's requirements, including removing the curb cut at the facade and replacing a granite curb block.

The former east alley will be rebuilt and the curb cut will be repaired. Parallel parking will be located in the east alley, as well as on the north of the building; this area will be paved per city requirements. A concrete sidewalk will separate the parking areas from the building's 6' tall wood fenced private patios, with minimal landscaping at each unit on the east and north.

Per city requirements, 6' tall wood fenced bicycle storage will be included, located on the east side, set back from the front of the building. A paved and screened trash area, per city requirements, will be located on the north side of the building adjacent to the north alley.

Proposed Addition

The addition will be about 26 feet by 34 feet, and will be the same height as the existing building to mirror the proportions of the existing building and surrounding context. Material finishes and samples will relate to the existing building; selections will be delivered to council for final approval. The form of the addition will be inconspicuous in relation to its surroundings and the existing building. Prefinished standing-seam metal will be installed on the roof of the addition to match the existing building renovation.

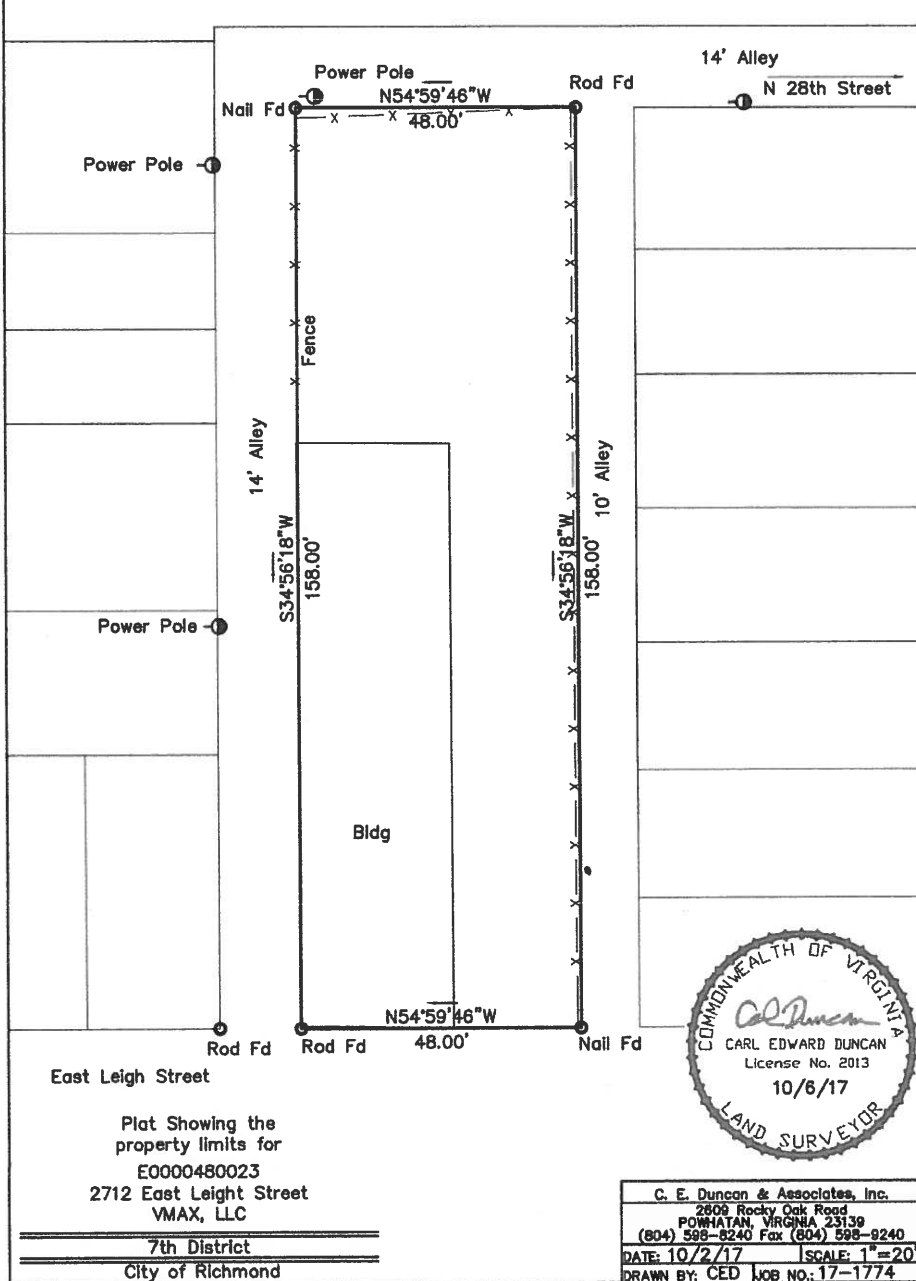
Attached: 1905 Sanborn map showing presence of existing building on site



Attached: Survey plat of site

I hereby certify that an accurate survey of the property was made on October 2, 2017 and that any encroachments are noted herein. 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.



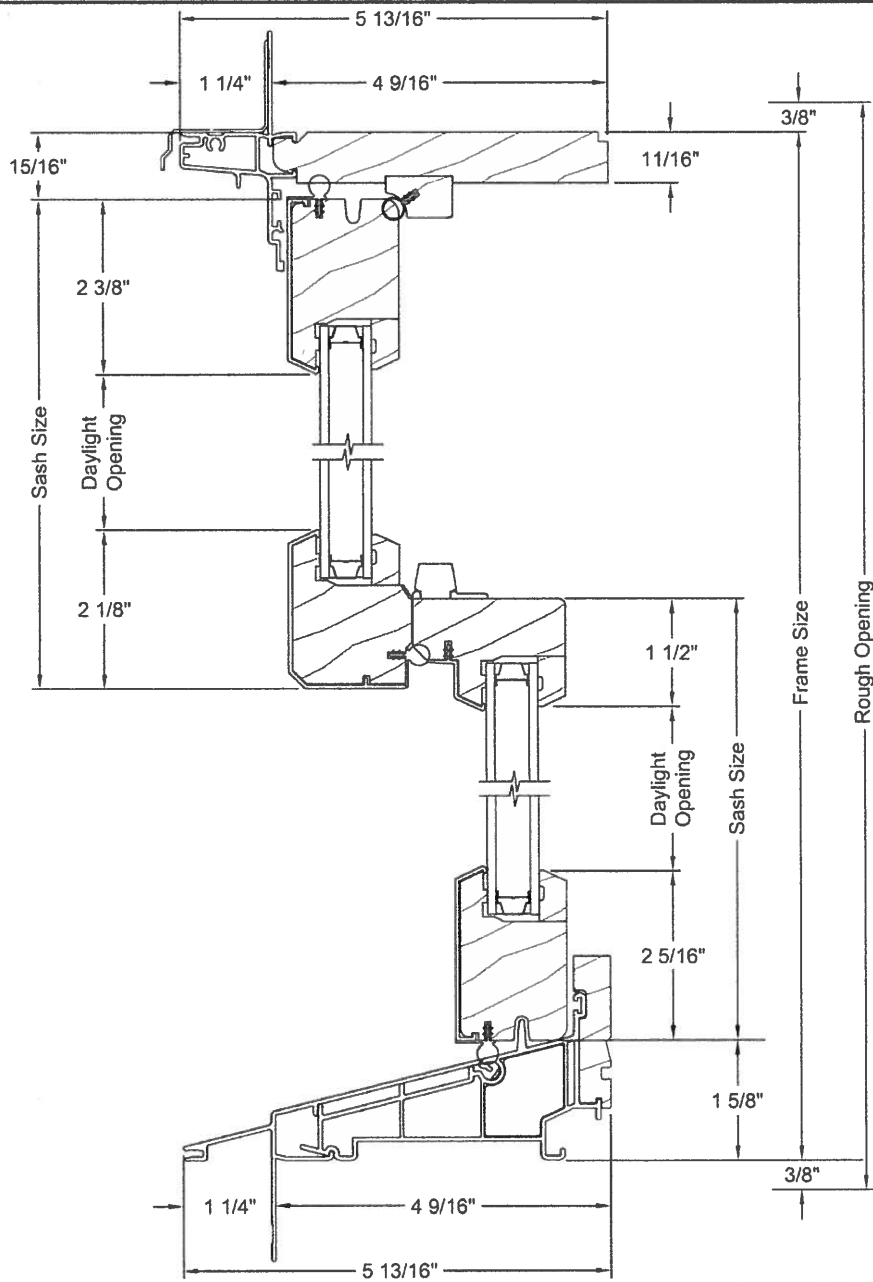
Attached: Window section detail



JELD-WEN
WINDOWS & DOORS

SITELINE WOOD
CLAD-WOOD WINDOW
DOUBLE-HUNG

OPERATOR - VERTICAL SECTION



Architectural Design Manual
February 2018

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: 6" = 1' - 0"

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HORSE STABLE RENOVATION

2712 E LEIGH ST

RICHMOND, VIRGINIA

PROJECT INFO

SCOPE: RENOVATION OF HISTORIC HORSE STABLE INTO 5 TWO-STORY RESIDENTIAL UNITS, 1 TWO-STORY BUSINESS UNIT AND NEW ADDITION OF 2 TWO-STORY RESIDENTIAL UNITS

OWNER: 2712 E LEIGH ST LLC C/O RATASLLC

ZONING DISTRICT: R-63 - RESIDENTIAL (MULTI-FAMILY URBAN)

PROJECT AREA: SITE AREA - #7580 SF
EXISTING BUILDING AREA: #2570 SF GROSS

RENOVATED AREA:
FIRST FLOOR - #2570 SF GROSS
SECOND FLOOR - #2570 SF GROSS

PROPOSED ADDITION:
FIRST FLOOR - #950 SQ FT GROSS
SECOND FLOOR - #950 SQ FT GROSS

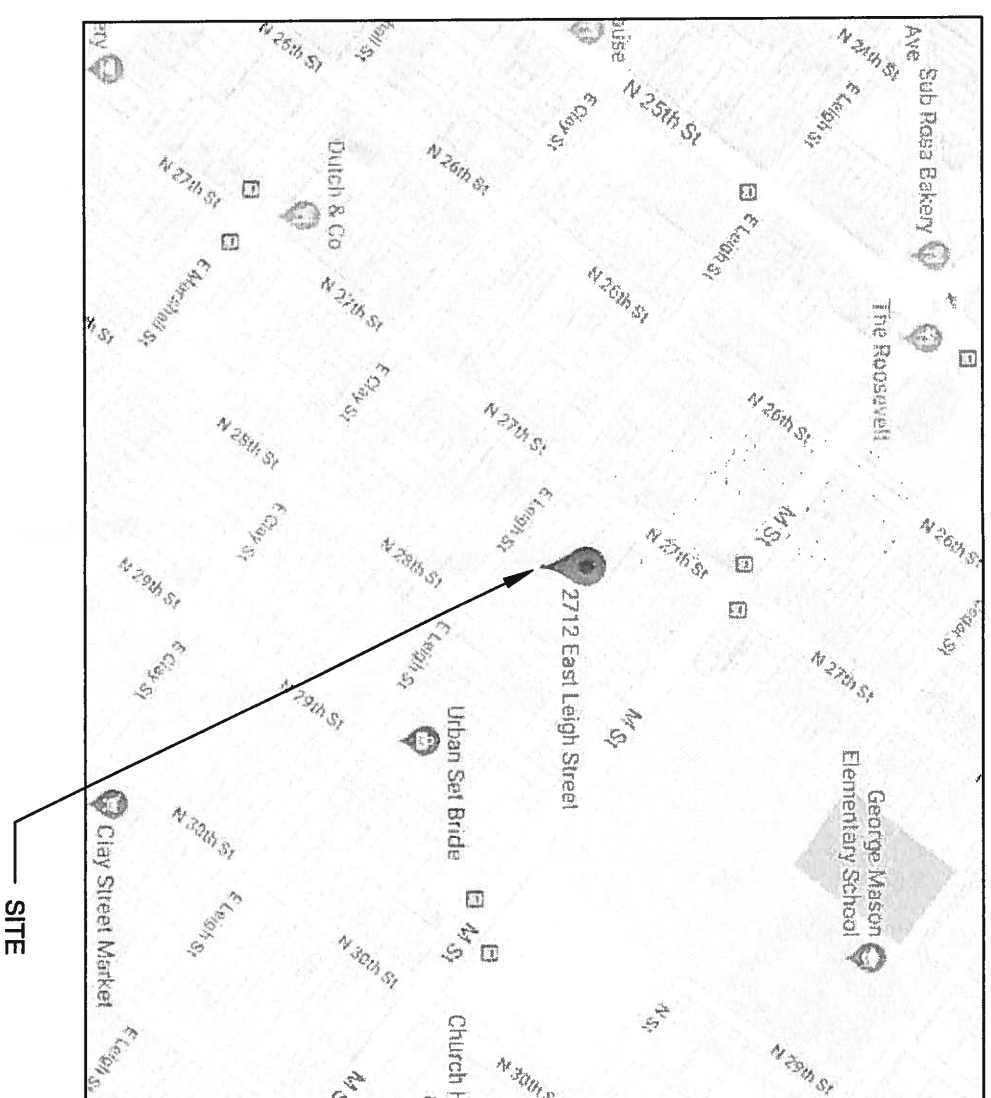
FLOOR AREA:
2570 + 950 = #3520 SQ FT GROSS

FLOOR AREA RATIO:
3520 / 7580 = 0.465

USABLE OPEN SPACE:
7580 - (3520 + 1385 PARKING) = #2675 SQ FT

USABLE OPEN SPACE RATIO:
2675 / 7580 = 0.353

VICINITY MAP



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REVISIONS		<p>2712 EAST LEIGH ST</p> <p>SHEET TITLE</p> <p>CAR COVER SHEET</p>
	<p>DATE: 07-23-18</p> <p>PROJECT NO.: 1752</p> <p>SHEET NO.:</p>	C1

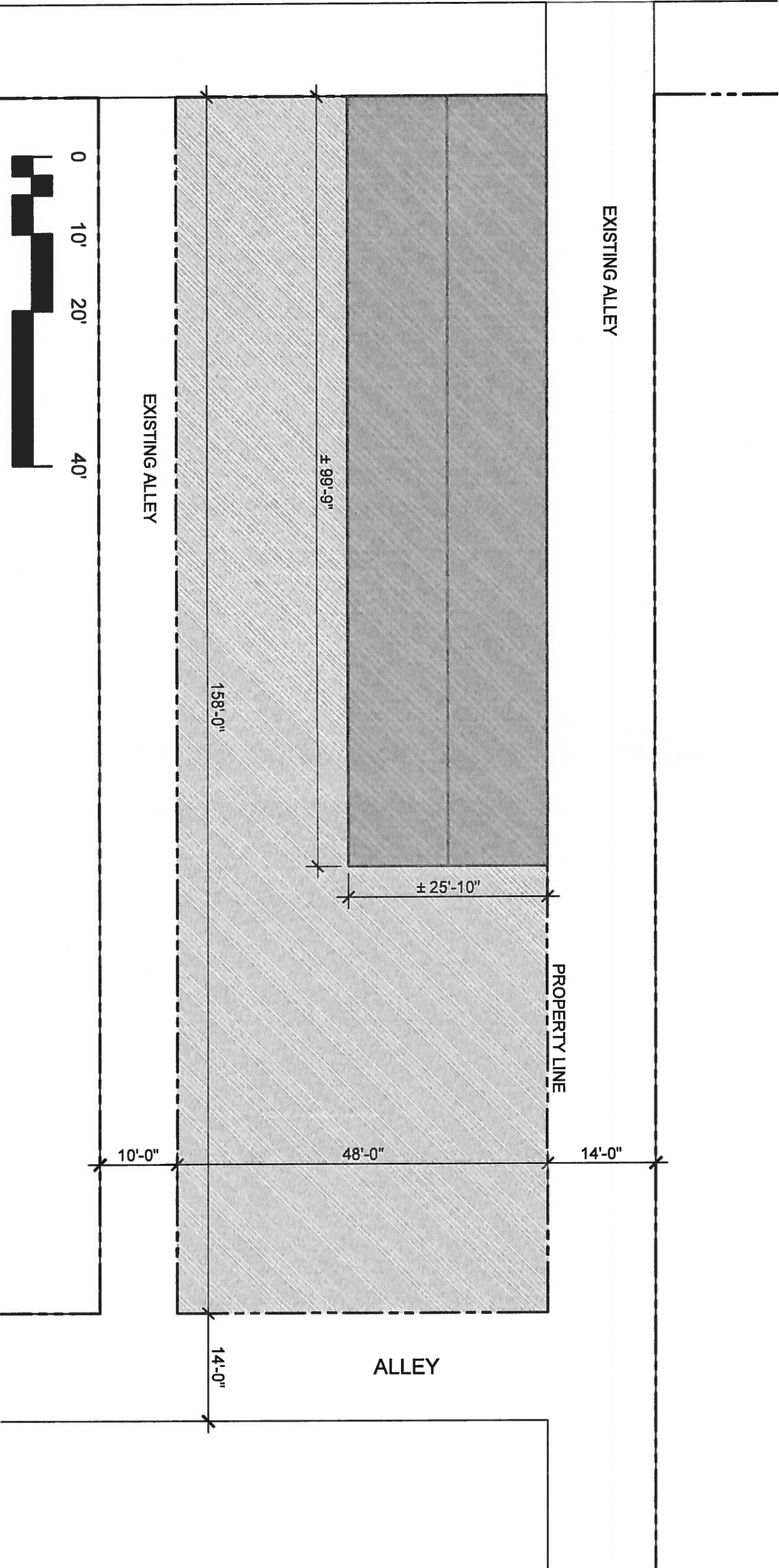
LEIGH STREET

EXISTING ALLEY

PROPERTY LINE

ALLEY

EXISTING ALLEY



0 10' 20' 40'



EXISTING SITE PLAN

1/16" = 1'-0"



REVISIONS

2712 EAST LEIGH ST

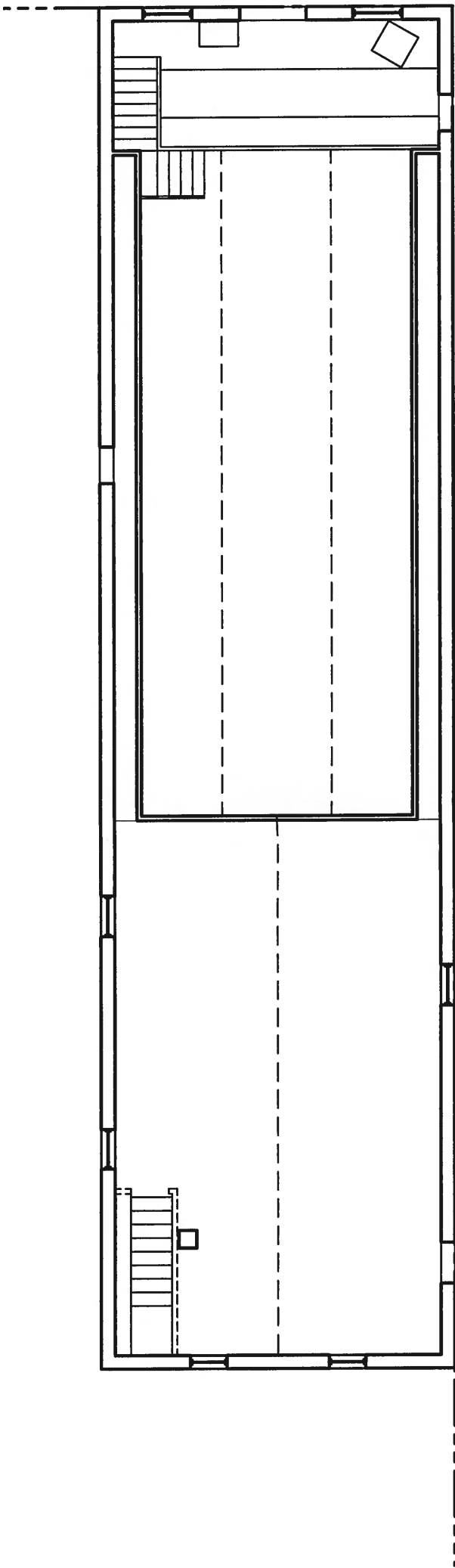
SHEET TITLE
EXIST
SITE
PLAN

DATE
07-23-18

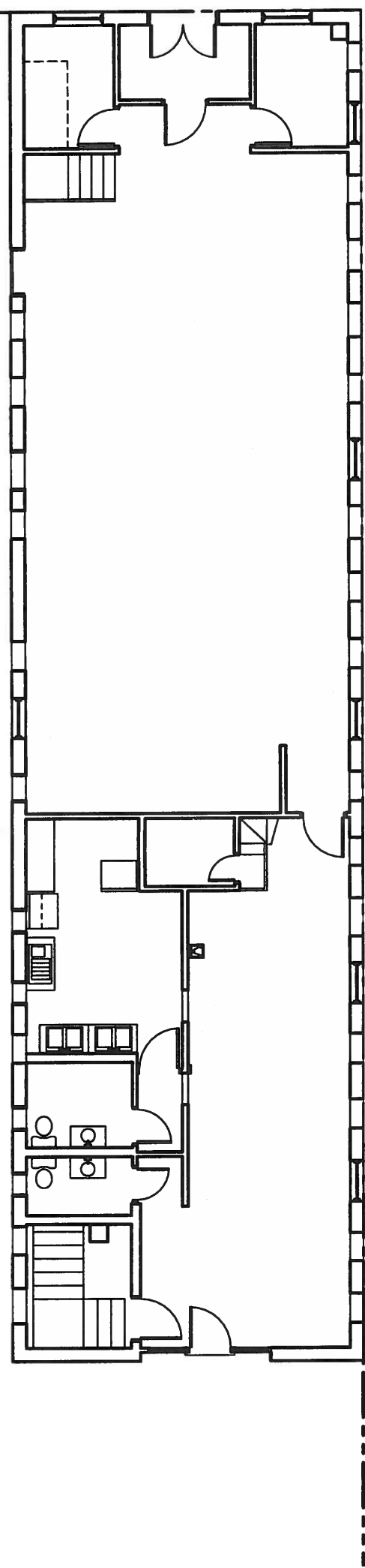
PROJECT NO.
1752

SHEET NO.

A0



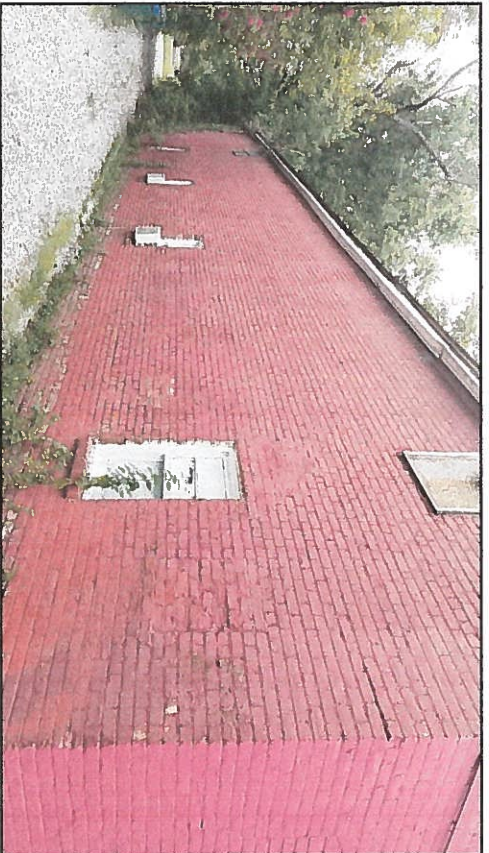
EXISTING SECOND FLOOR PLAN
3/32" = 1'-0"



EXISTING FIRST FLOOR PLAN
3/32" = 1'-0"



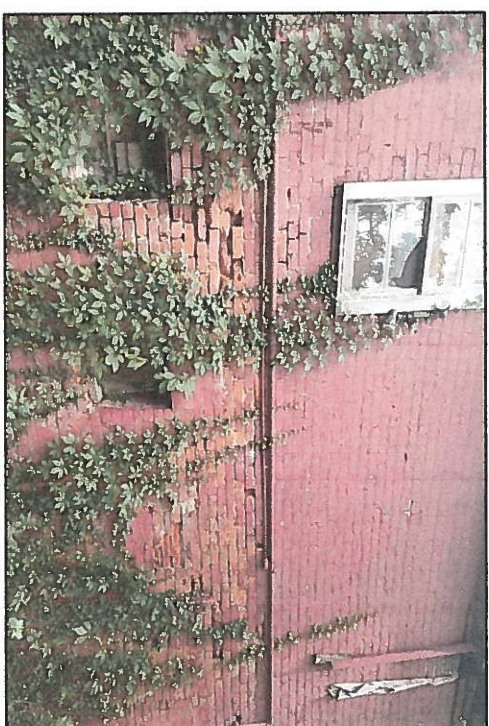
A1	SHEET TITLE	2712 EAST LEIGH ST	REVISIONS
	EXISTING PLANS		
DATE	07-23-18		
PROJECT NO.	1752		
SHEET NO.			



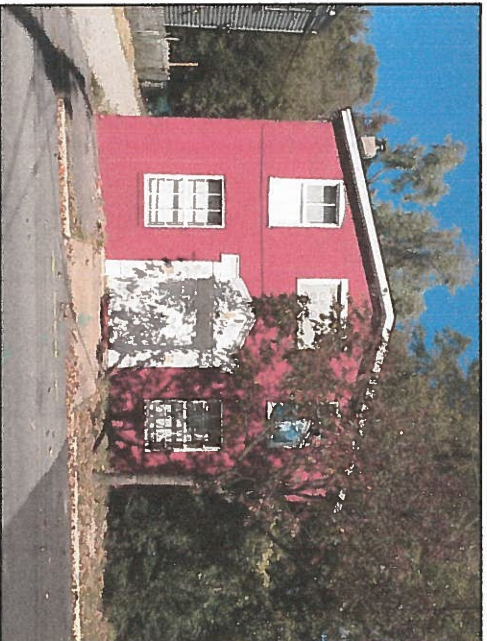
WEST FACADE



EAST FACADE



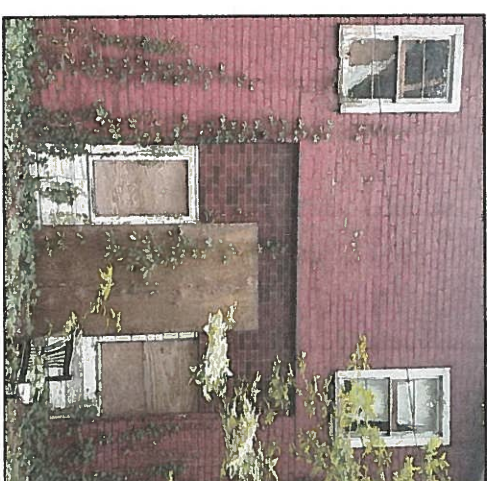
DETERIORATION DETAIL



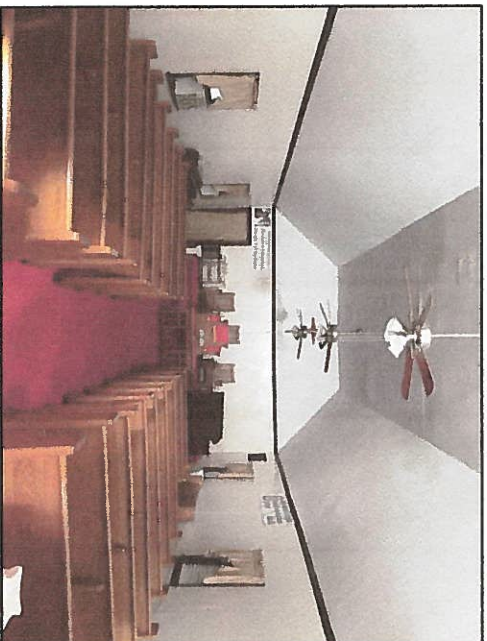
SOUTH FACADE



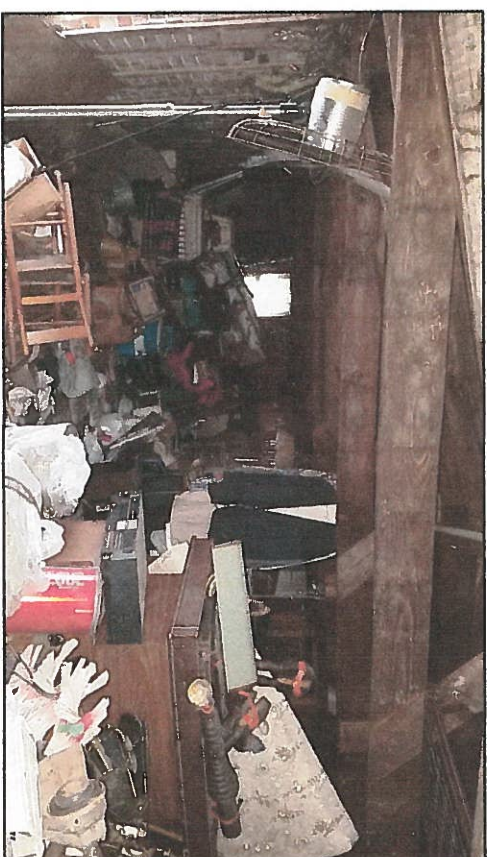
NORTH FACADE



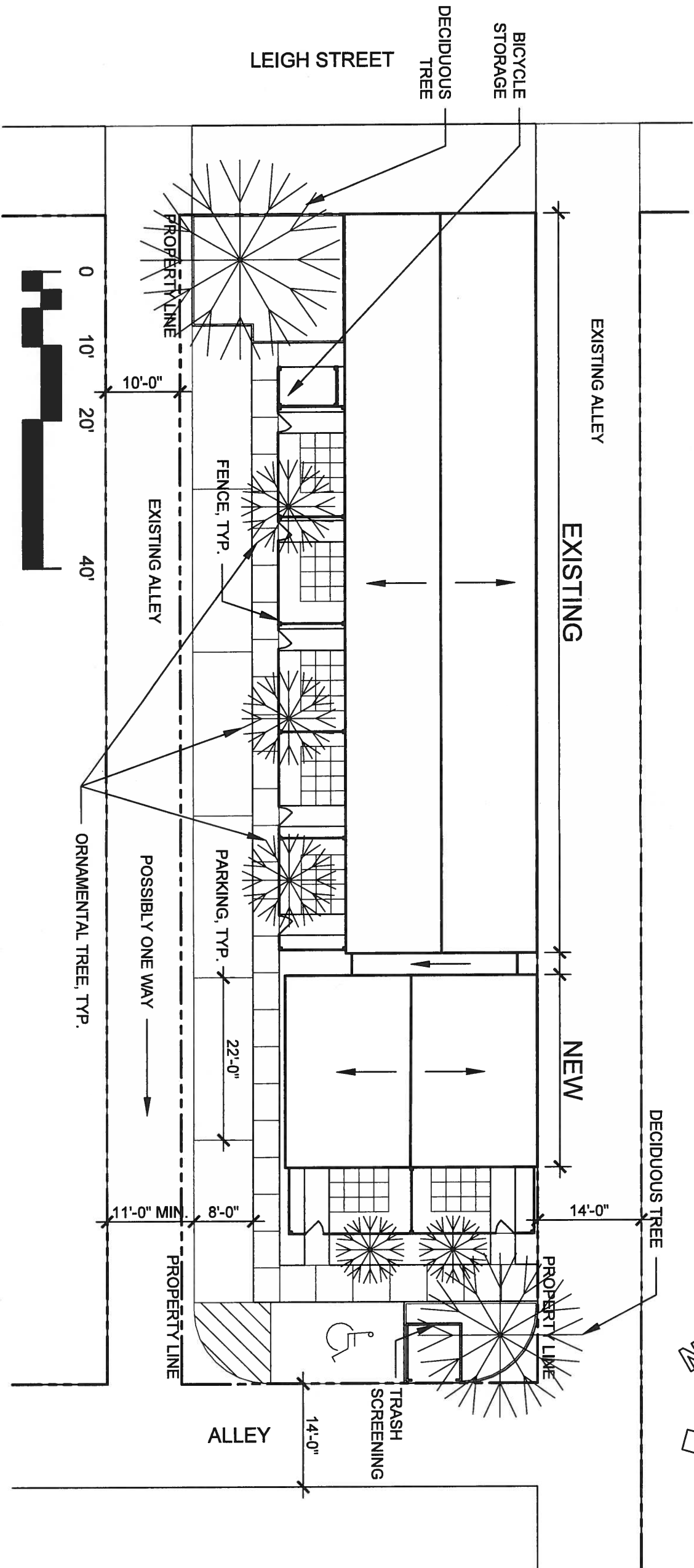
DETERIORATION DETAIL



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



SITE & ROOF PLAN
1/8" = 1'-0"

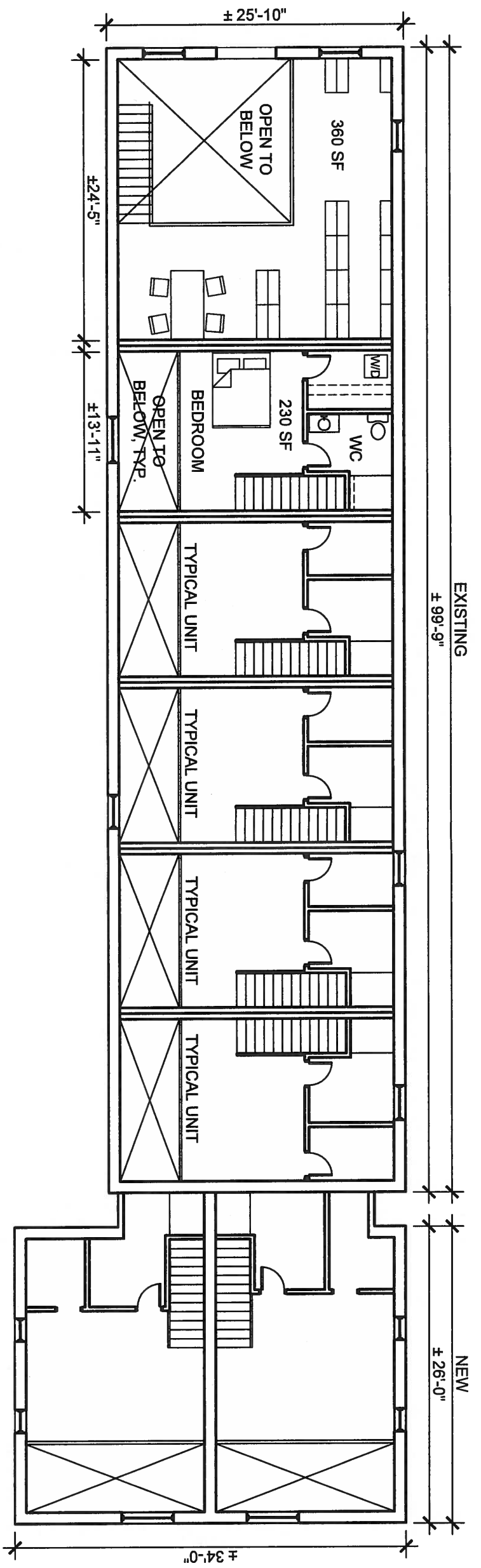
REVISIONS

2712 EAST LEIGH ST

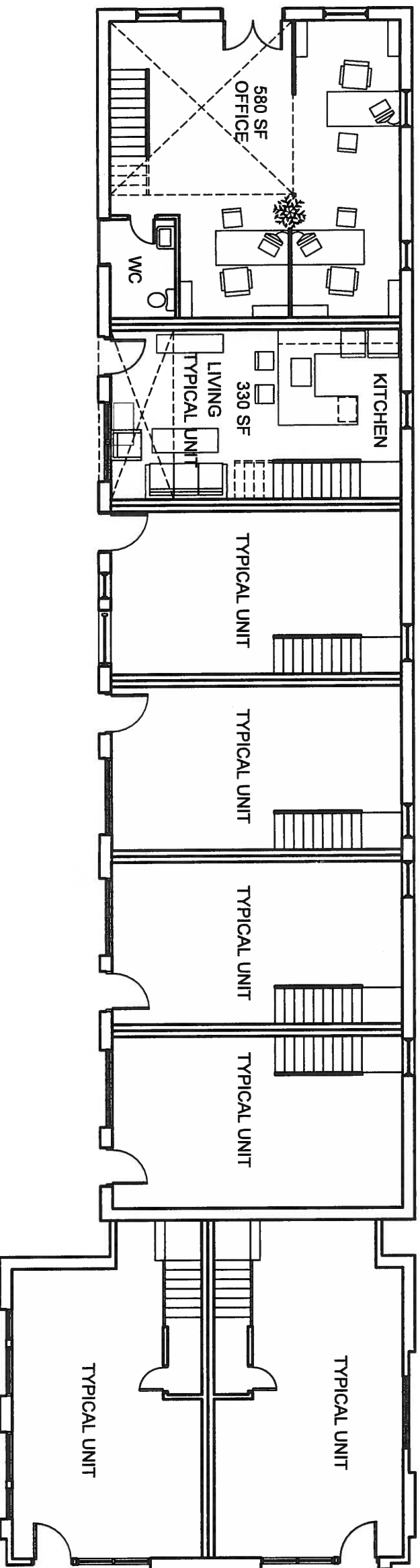
SHEET TITLE
SITE PLAN

DATE
07-23-18
PROJECT NO.
1752
SHEET NO.

A3



SECOND FLOOR PLAN
3/32" = 1'-0"



FIRST FLOOR PLAN
3/32" = 1'-0"

EXISTING
± 99'-9"

NEW
± 26'-0"

REVISIONS

2712 EAST LEIGH ST

SHEET TITLE
1ST & 2ND
FLOOR
PLANS

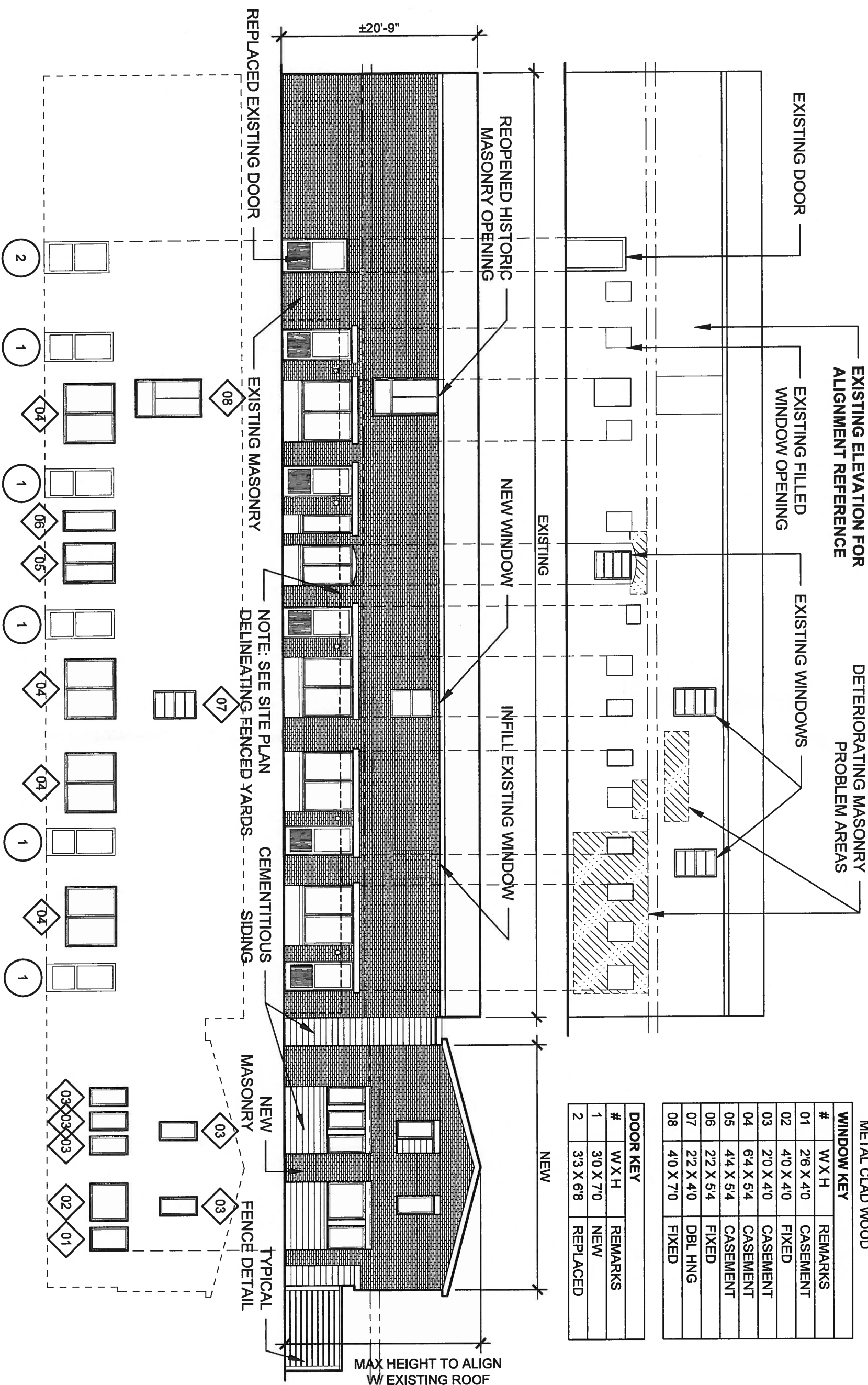
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PROJECT NO.
1752
SHEET NO.

A4

* ALL WINDOWS SHALL BE METAL CLAD WOOD

WINDOW KEY	W X H	REMARKS
01	26 X 4'0"	CASEMENT
02	4'0 X 4'0"	FIXED
03	2'0 X 4'0"	CASEMENT
04	6'4 X 5'4"	CASEMENT
05	4'4 X 5'4"	CASEMENT
06	2'2 X 5'4"	FIXED
07	2'2 X 4'0"	DBL HNG
08	4'0 X 7'0"	FIXED

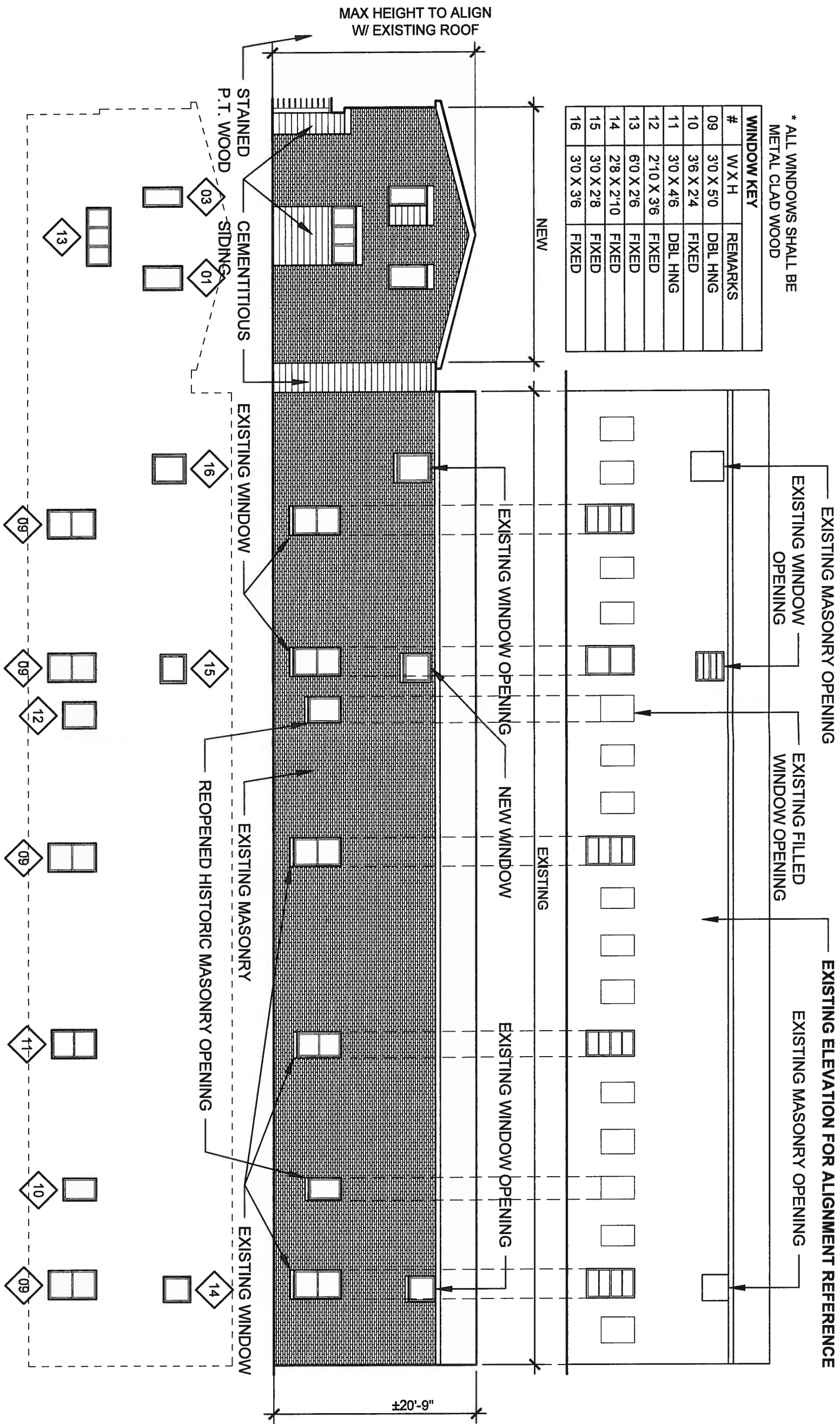
DOOR KEY	W X H	REMARKS
1	3'0 X 7'0"	NEW
2	3'3 X 6'8"	REPLACED



EAST ELEVATION
3/32" = 1'-0"

WINDOW KEY	W X H	REMARKS
09	3'0" X 5'0"	DBL HNG
10	3'6" X 2'4"	FIXED
11	3'0" X 4'6"	DBL HNG
12	2'10" X 3'6"	FIXED
13	6'0" X 2'6"	FIXED
14	2'8" X 2'10"	FIXED
15	3'0" X 2'8"	FIXED
16	3'0" X 3'6"	FIXED

* ALL WINDOWS SHALL BE METAL CLAD WOOD



WEST ELEVATION

3/32" = 1'-0"

REVISIONS

2712 EAST LEIGH ST

SHEET TITLE
WEST
ELEVATION

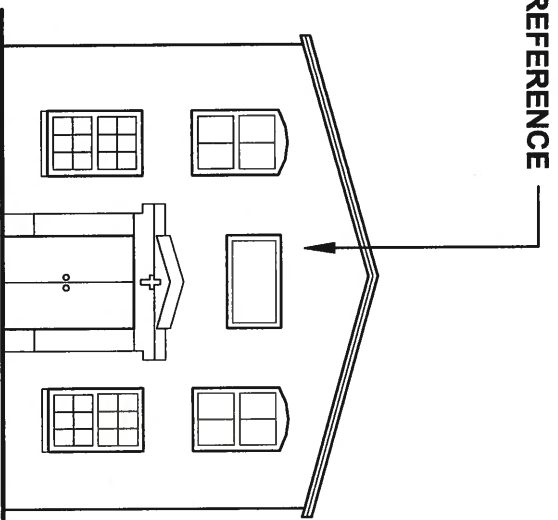
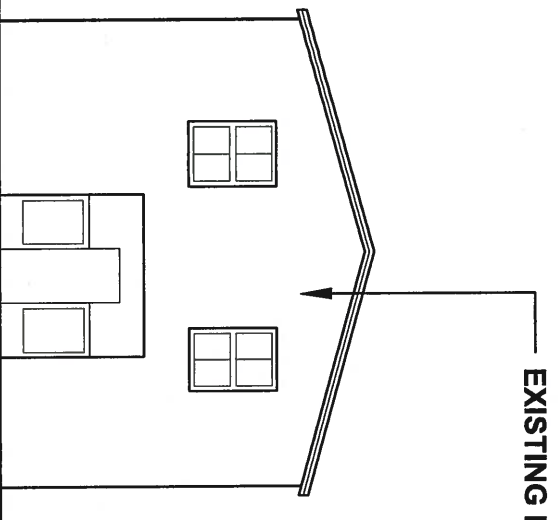
DATE
07-23-18
PROJECT NO.
1752
SHEET NO.

A7

* ALL WINDOWS SHALL BE METAL CLAD WOOD

WINDOW KEY	#	W X H	REMARKS
	20	3'0" X 5'0"	SLIDING DOORS
	21	3'6" X 2'4"	FIXED

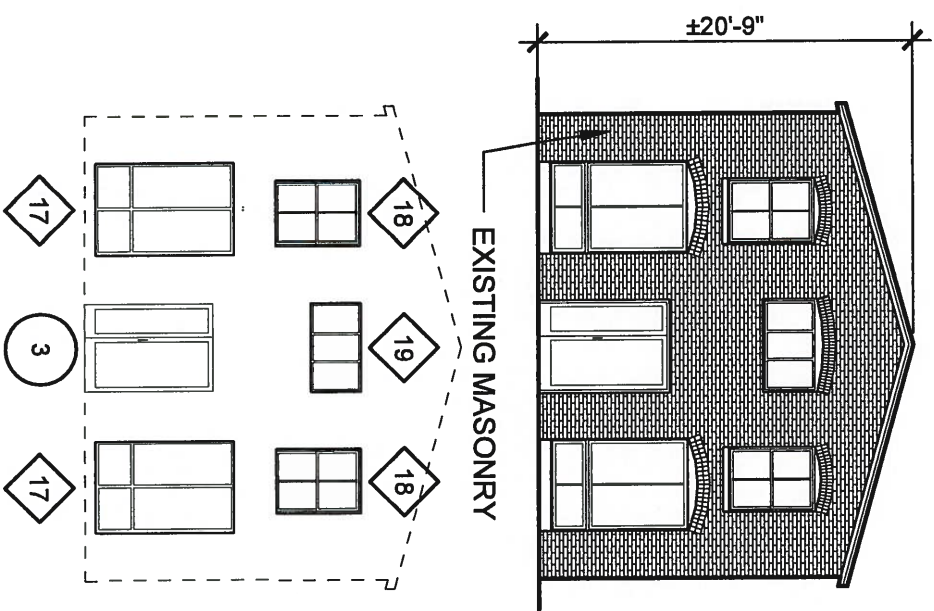
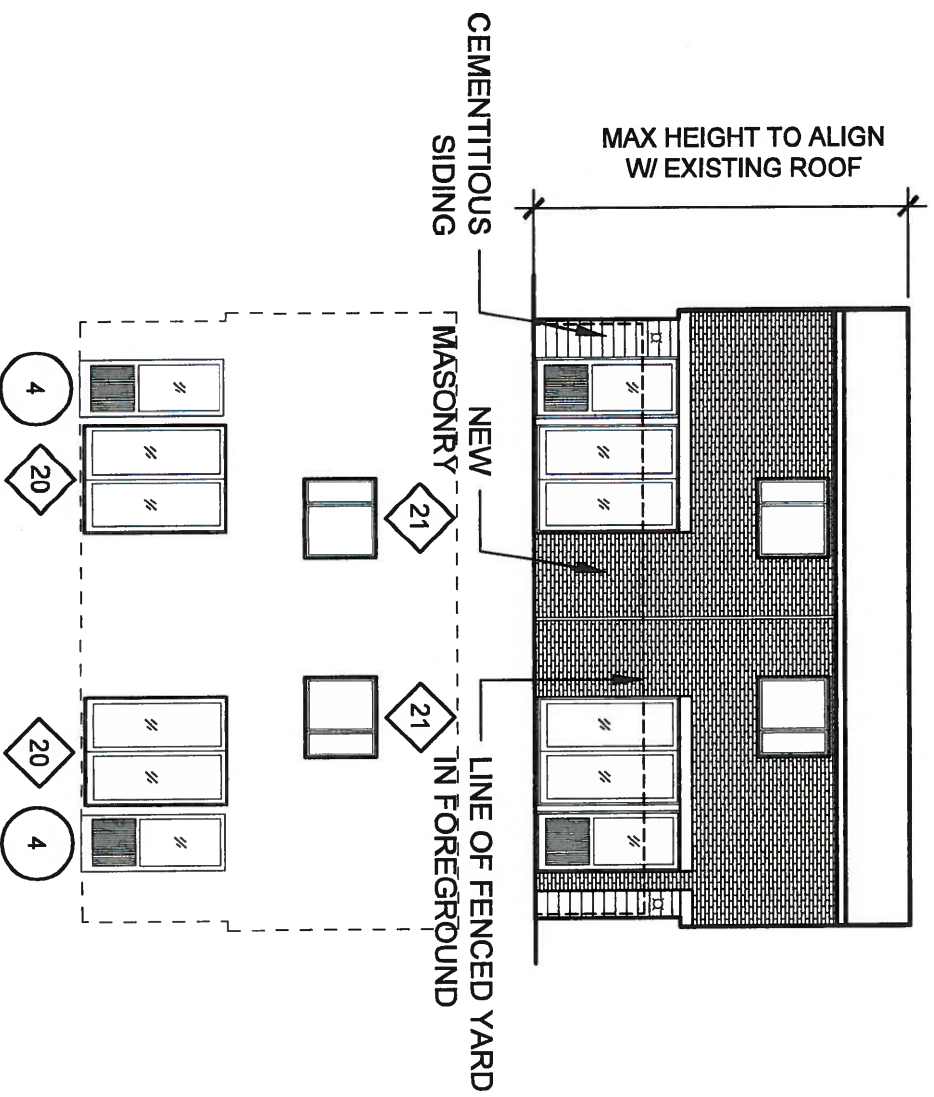
DOOR KEY	#	W X H	REMARKS
	4	3'0" X 7'10"	NEW



* ALL WINDOWS SHALL BE METAL CLAD WOOD

WINDOW KEY	#	W X H	REMARKS
	17	3'0" X 5'0"	FIXED
	18	3'6" X 2'4"	DBL HNG
	19	3'6" X 2'4"	FIXED

DOOR KEY	#	W X H	REMARKS
	3	4'10" X 7'0"	REPLACED



NORTH ELEVATION
3/32" = 1'-0"

SOUTH ELEVATION
3/32" = 1'-0"