



# 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: 726 N 27 TH ST

DATE: 6/22/15

OWNER'S NAME: GUENTER PESCH

TEL NO.: 804 614 7832

AND ADDRESS: 726 N 27TH ST

EMAIL: GUENTERP@GMX.ORG

CITY, STATE AND ZIPCODE: RICHMOND, VA 23223

ARCHITECT/CONTRACTOR'S NAME: TBD

TEL. NO.: \_\_\_\_\_

AND ADDRESS: \_\_\_\_\_

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.

### 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.)

ENCLOSE EXISTING SIDE PORCH AND BALKONY  
ADD SCREENED PORCH AT REAR ~ 10x18'  
ADD GARAGE/WORKSHOP IN BACKYARD ~ 20x16'

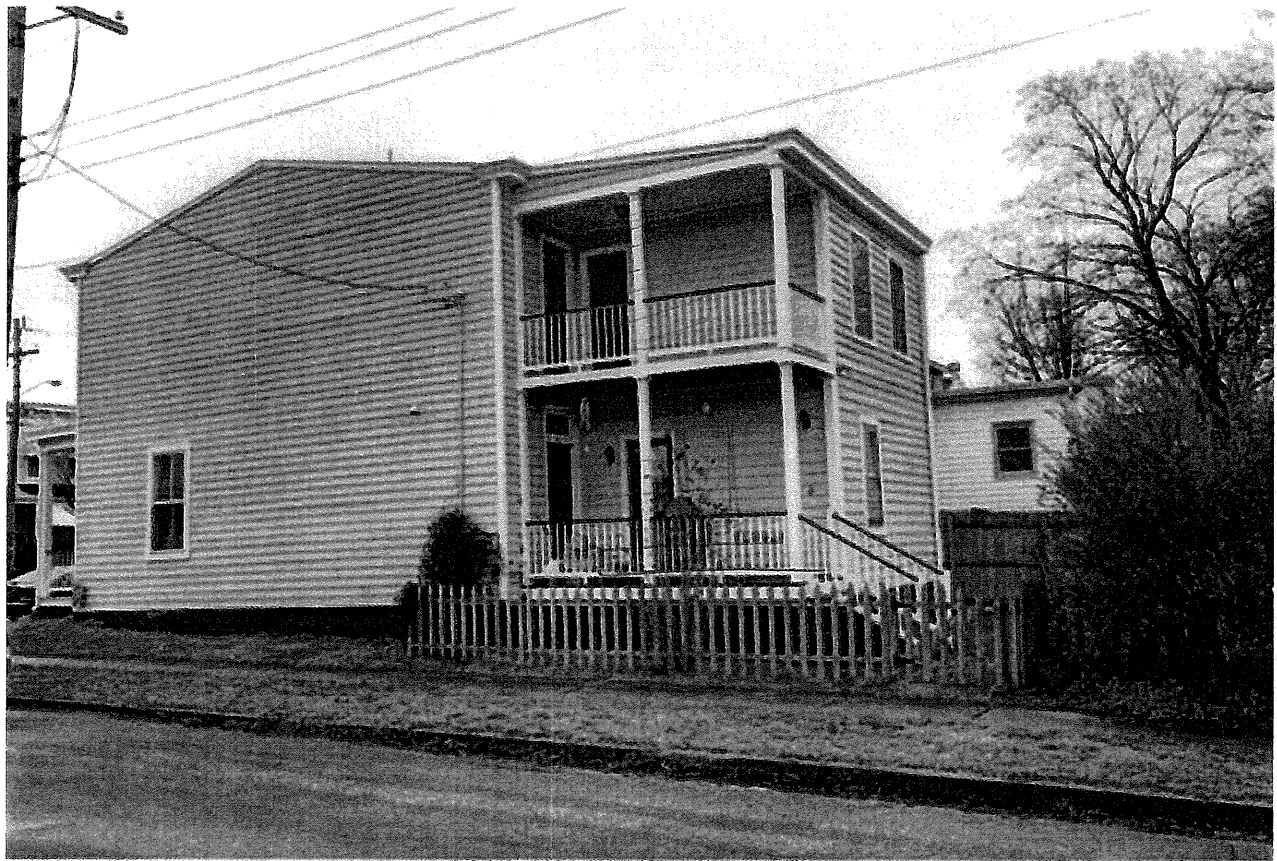
Signature of Owner or Authorized Agent:

Name of Owner or Authorized Agent (please print legibly): GUENTER PESCH

**(Space below for staff use only)**

Received by Commission Secretary 11:34 am APPLICATION NO. \_\_\_\_\_  
DATE 6/26/15 SCHEDULED FOR \_\_\_\_\_

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



©CVRMLS

1. ENCLOSE EXISTING SIDE PORCH & BALKONY
2. ADD DECK & BALKONY AT REAR
3. Add GARAGE IN BACKYARD

726 N 27TH ST



©CVRMLS

1. Reuse existing door for entry
2. Reuse one existing window
3. Match style of window & trim of new window with the old ones
4. New siding in wood or hardie plank (Lap Siding, smooth) to match the old siding.
5. Maintain the light appearance of the side by showing the structural beams in white interrupting the facade
6. Maintain the setback of the rear part
7. Screened porch with white structural wood
8. New stairs with handrails matching the old ones
9. Garage built in the same style. Same siding, white trim and fascia, Red door, or natural wood.

## Pitts, Marianne G. - PDR

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**From:** "Günter Pesch" [GunterP@gmx.org]  
**Sent:** Monday, July 06, 2015 1:00 PM  
**To:** Pitts, Marianne G. - PDR  
**Subject:** Aw: Commission of Architectural Review Application

Hi Marianne,

Here are some answers to the questions. I will give you a call tomorrow to discuss.  
With kind regards  
Gunter

The proposed design of the garage:

- a) The main Garage door to the alley is a carriage door 8x7', custom built from composite backboard with a face of weather resistant hardwood tongue and groove. The door is designed as frame and panel (wider board for frame, smaller board for panel, as shown on elevation), with 4 windows 18x18".
- b) The garage front entry door facing the house is a 34x82" wooden door with one glass pane of approximately 24x32". Will use a reclaimed door.
- c) The garage window facing the house is a 34"x36" window made of wood. The width of the existing windows on the house is 34". The sill and trim are the same simple smooth wood as on the existing windows (true 4" on the sides, 3.5" top and bottom).
- d) All glass is clear glass without coating. Dividers are external, not inside the pane.
- e) The low slope roof of the garage is White EPDM with drip edges on 3 sides and a gutter at the low side facing the alley. I feel that white EPDM is closer in appearance to a metal roof than black EPDM. I do not favor today's metal roofing for this low slope. I will, however, use whatever roof material the commission requires. The roof run-off will be fed into water barrels for irrigation. Overflow will be directed into the grass area, not into in the alley.
- f) The brackets on the north face support a 2 feet roof overhang. They are white and of a simple 2x4 design. This overhang is not shown on the plot plan, but it is shown on the elevation drawings. The plot plan shows the 16x20 footprint of the garage.

The proposed design of the screened porch:

While the prevailing screened back porch design in the district is a porch underneath a balcony or under a traditional roof, the proposed simple screened porch with glass roof is less prominent and displays several architectural features to connect to the existing design.

- a) the existing separate stairs on the north side to what will become the new laundry room will remain unchanged.
- b) the structural wood will be of the same type and size as the visible structural wood (mainly 4x6 posts, 2x8 joists and 2x6 rafters) of the dwelling, painted white
- c) the screen is a low visibility screen such as Ultravue or similar (invisible screen)
- d) the new stairs will have the same Richmond Style handrails as the old ones. In addition to what is shown on the elevation, Richmond Style railing could be installed all around, if the commission so requires
- e) the glass roof will make the porch a bright and open space and avoid the impression of a enclosed room or "Florida" Room

### **Product Description: UltraVue Invisible Insect Screen 72 Inch x 100 Ft**

UltraVue insect screen allows you to maintain a great view of the outdoors and keep out the tiny insects too. This invisible screen allows 25% better airflow and clarity. It has a vinyl coating to make it long lasting, and UltraVue will not stain or rust. With Microban technology, this window screen will resist bacteria, mold and mildew on the screen. Maximize your clear and vibrant view, not the screen. Great product for installing in your window screens. UltraVue is a Phifer trademarked product.

**Gesendet:** Donnerstag, 02. Juli 2015 um 09:58 Uhr  
**Von:** "Pitts, Marianne G. - PDR" <[Marianne.Pitts@Richmondgov.com](mailto:Marianne.Pitts@Richmondgov.com)>  
**An:** [guenterp@gmx.org](mailto:guenterp@gmx.org)  
**Betreff:** Commission of Architectural Review Application

Mr. Pesch,

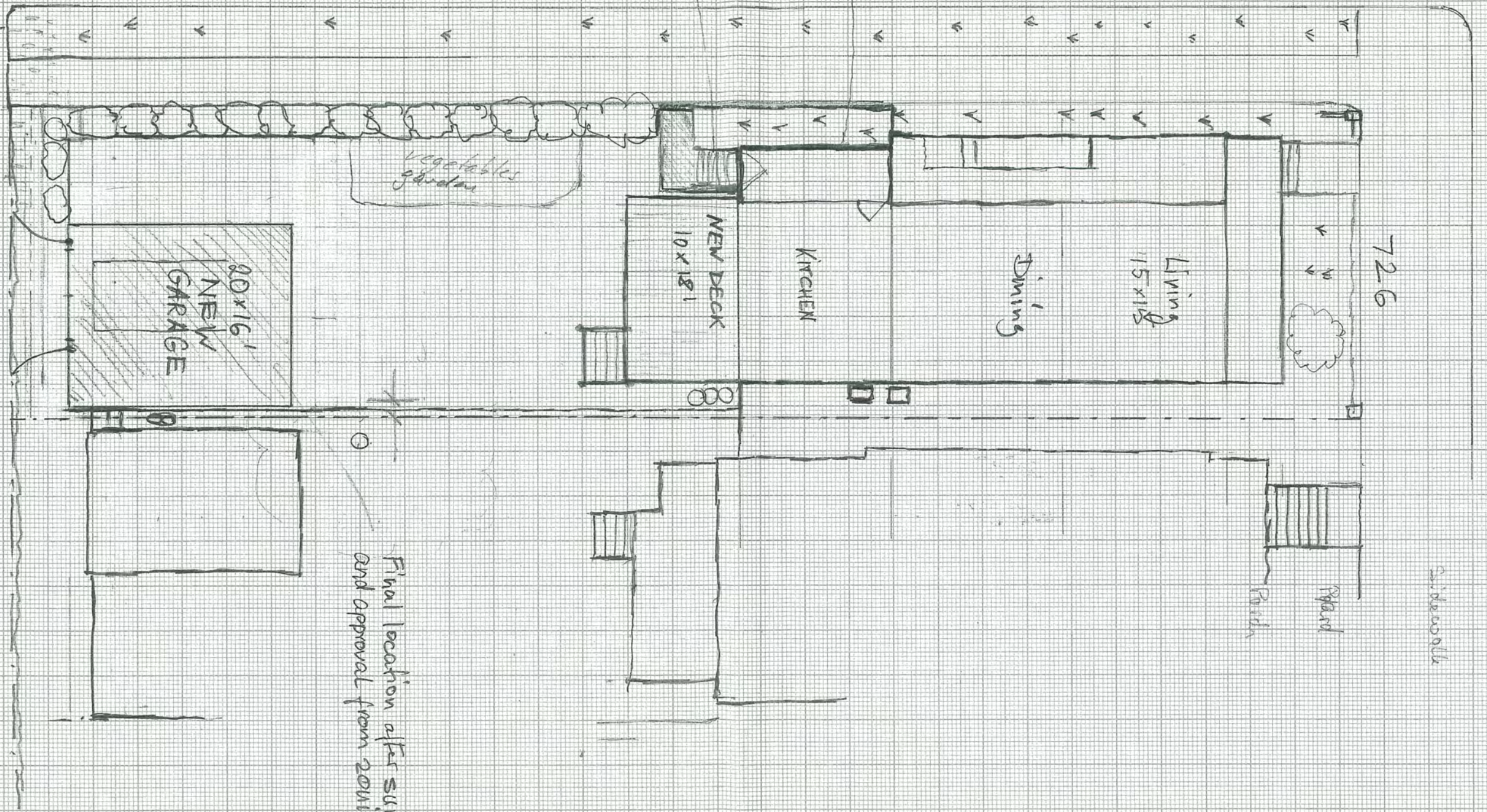
726 W 27TH ST

27TH ST

5/28
125 x 59
15 25 12
x 28 700 386
58 x 28 FT

255 / 125 = 21.14

29 x 24 =

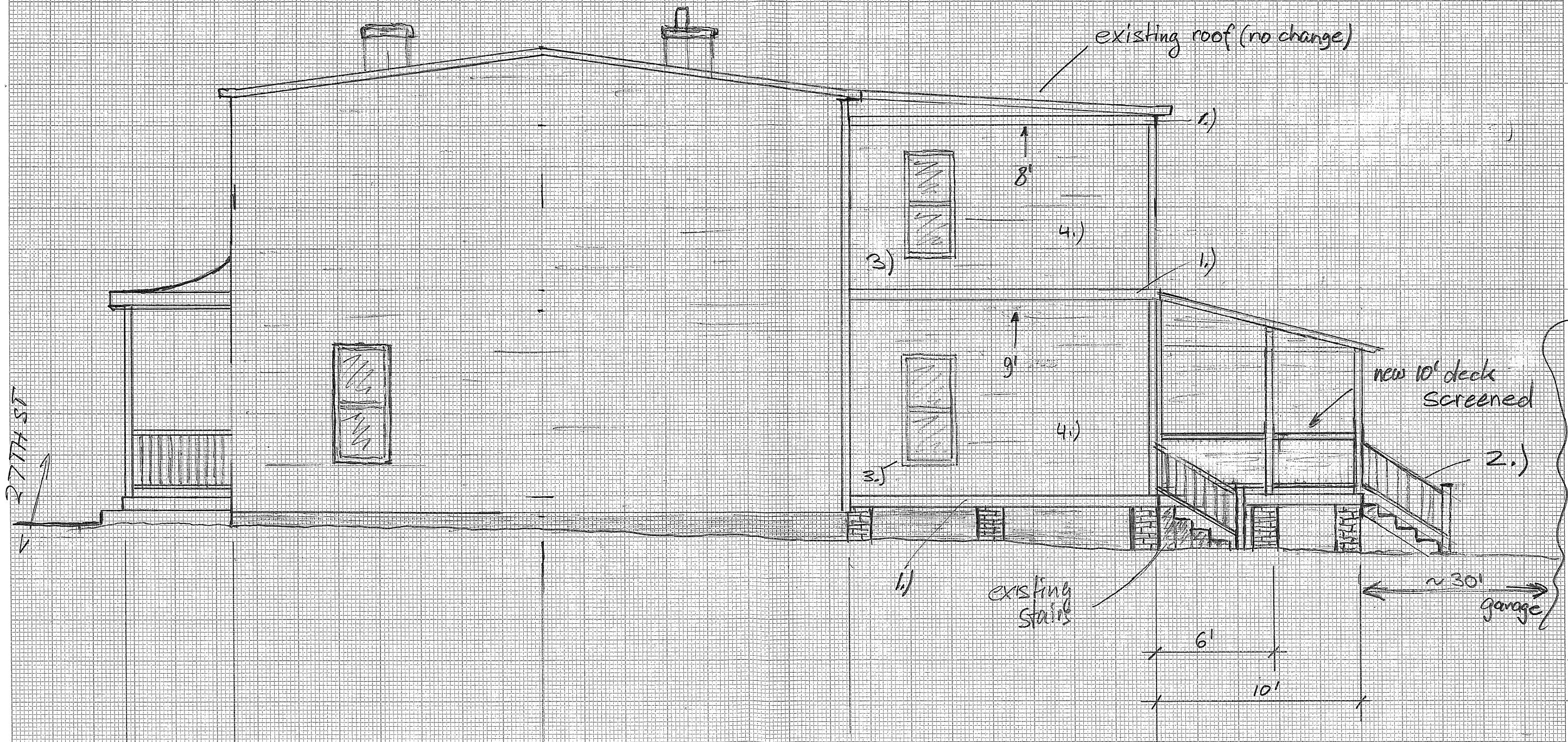


Final location after survey and approval from zoning

726 N 27TH ST

NORTH SIDE (CEDAR ST)

MADE IN GERMANY



- 1.) show white structural beams in exterior wall
- 2.) match red & white handrail from front porch
- 3.) re-use original window (one) or build in matching style

1 297 x 420 mm

726 N 27TH ST

WEST SIDE (REAR)  
VIEW FROM ALLEY WAY

MADE IN GERMANY



NEW SCREENED PORCH  
WITH GLASS ROOF



726

BACK (TO ALLEY)

CEDAR ST

existing hedge



NORTH SIDE

726

FRONT (FACING HOUSE)

