



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2800 E. Leigh Street

Historic district _____

Date/time rec'd: _____
 Rec'd by: _____
 Application #: COA-044102-2018
 Hearing date: 11/27/18

APPLICANT INFORMATION

Name Michelle Pebbes

Phone (804) 304-8172

Company Architecturally Yours

Email architecturallyyours@hotmail.com

Mailing Address 1371 Cedar Lawn Ave
Richmond VA 23231

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above) present

Name Ken Tyler

Company Tyler Commercial Builders & Dev.

Mailing Address 5315 Spood Rd
Richmond VA 23224

Phone (804) 641-4176
 Email tylerscommercialbuilderanddev@gmail.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
 Project Type: Alteration Demolition

New Owner: Khasia Management
address: 238 E. 37th St
Richmond VA 23224
 New Construction
tacola.whiting@yahoo.com
 (Conceptual Review Required)
 phone (804) 928-3054

Project Description: (attach additional sheets if needed)

Interior Renovation
Rear Addition - screened in Porch & Master Bath
Repair & Paint Existing Stucco
New Paint Color SW 9170 (body) SW 7008 (trim)

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 Ken Tyler

Date 10-26-18



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2800 E. Leigh Street

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 1/2 x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- list of current windows and doors
- current elevations (all sides)
- proposed site plan
- list of proposed window and door
- proposed elevations (all sides)
- current floor plans
- current roof plan
- demolition plan
- proposed floor plans
- proposed roof plan
- perspective and/or line of sight
- legal "plat of survey"

PROJECT ADDRESS: 2800 EAST LEIGH STREET – R63 ZONING DISTRICT

CURRENT PROJECT DESCRIPTION:

- 1680 SQUARE FOOT TWO (2) STORY RESIDENTIAL PROPERTY. FIRST FLOOR HAS SEPARATE LIVING ROOM, DINING ROOM, KITCHEN, MECHANICAL ROOM, BATHROOM WITH STAND-UP SHOWER AND AN OPEN COVERED SIDE PORCH. SECOND FLOOR HAS 3 BEDROOMS, FAMILY BATH, SMALL LINEN CLOSET AND AN OPEN COVERED BALCONY.

PROPOSED WORK DESCRIPTION:

- ADD 324 SQUARE FOOT SCREENED IN PORCH ON THE REAR OF THE FIRST FLOOR AND ADD 324 SQUARE FOOT MASTER BATHROOM AND (2) WALK-IN CLOSETS ALONG THE REAR OF THE SECOND FLOOR.
- PROPOSING TO CLOSE IN THE FIRST FLOOR PORCH TO CREATE A MUD/LAUNDRY ROOM AND REMOVE THE WALLS THAT SEPARATE THE LIVING, DINING AND KITCHEN TO CREATE AN OPEN FIRST FLOOR PLAN.
- PROPOSE TO CREATE LARGER CLOSETS IN THE TWO SMALLER BEDROOMS AND A LARGER LINEN CLOSET IN THE HALLWAY. REARRANGING THE EXISTING FAMILY BATH ROOM TO PROVIDE BETTER FLOW AND INSTALL NEW FIXTURES.
- EXISTING POPCORN CEILINGS THROUGHOUT AND REMOVING EXISTING DRYWALL THAT HAS BE INSTALLED OVER THE EXISTING PLASTER WALLS. ADDING INSULATION IN EXTERIOR WALLS CEILINGS AND FLOORS. INSTALLING NEW DRYWALL THROUGHOUT.
- SCRAPING DOWN THE PAINT FROM THE EXISTING WINDOWS, DOORS AND BASE TRIM. INSTALLING ALL NEW FLOORING THROUGHOUT.
- INSTALLING ALL NEW PLUMBING, MECHANICAL SYSTEMS AND ELECTRICAL WIRING, OUTLETS AND FIXTURES.

PROPOSED EXTERIOR WORK DESCRIPTION

- REPAIR THE EXISTING BOX GUTTERS ON BOTH SIDE ELEVATIONS TO PREVENT FURTHER DAMAGE TO EXISTING STUCCO. ADDING RUBBER MEMBRANE TO THE BOX GUTTERS. REPLACING STUCCO IN AREAS WHERE THERE IS A LARGE AREA OF DAMAGE AND DETERIORATION. REPAIRING HAIRLINE CRACKS IN STUCCO THROUGHOUT THE SIDES, FRONT AND REAR ELEVATIONS.

PROPOSED WINDOW AND DOOR REPLACEMENT

- ALL OF THE EXISTING WINDOWS WERE REPLACED WITH VINYL DOUBLE PANE WINDOWS PRIOR TO THE PRESENT OWNERS PURCHASE. PROPOSING TO REMOVE ALL EXISTING WINDOWS AND REPLACE WITH HIGH QUALITY WOOD CLAD DOUBLE HUNG EASY CLEAN WINDOWS.
- FRONT DOOR AND REAR DOOR WILL BE REPLACED AND PROPOSE TO ADD A NEW SCREENED DOOR AT THE NEW SCREENED IN PORCH.

PROJECT ADDRESS: 2800 EAST LEIGH STREET – R63 ZONING DISTRICT.
(COORDINATE DOOR AND WINDOW SCHEDULE WITH FLOOR PLAN DRAWINGS)

○ **DOOR SCHEDULE**

1. 32" X 80" FRONT DOOR WILL BE REPLACED WITH SAME SIZE DOOR (STYLE TO BE DETERMINED)
2. NEW 24" X 80" WOOD PANEL DOOR
3. TWO (2) NEW 33" X 80" SLIDING WOOD PANEL DOORS AT MECHANICAL ROOM
4. NEW 24" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
5. NEW 36" X 80" SOLID CORE WOOD PANEL DOOR WITH TOP GLASS LITE
6. NEW 36" X 80" SCREEN AND WOOD TRIM DOOR
7. NEW 30" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
8. NEW 18" X 80" WOOD PANEL DOOR
9. NEW 24" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
10. NEW 30" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
11. NEW 30" X 80" SLIDING BARN STYLE WOOD PANEL DOOR
12. NEW 36" X 80" WOOD PANEL DOOR
13. NEW 18" X 80" WOOD PANEL DOOR
14. NEW 36" X 80" WOOD PANEL DOOR
15. NEW 36" X 80" WOOD PANEL DOOR
16. EXISTING DOOR TO REMAIN (PAINTED)
17. NEW 30" X 80" WOOD PANEL DOOR

⬡ **WINDOW SCHEDULE**

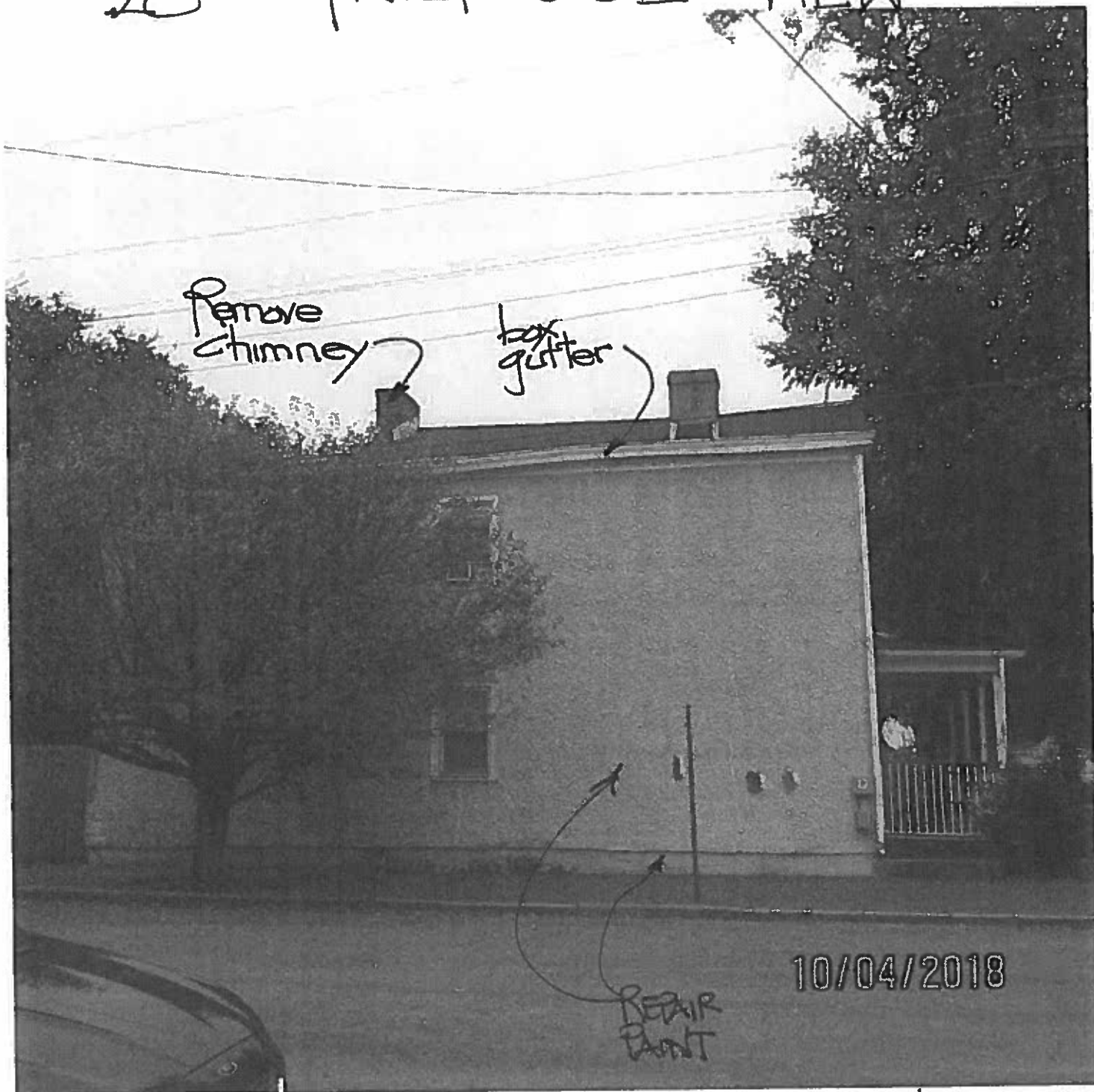
- A. 23" X 54" DOUBLE HUNG WINDOW TO BE REPLACED
- B. 28" X 54" DOUBLE HUNG WINDOW TO BE REPLACED
- C. 34" X 54" DOUBLE HUNG WINDOW TO BE REPLACED
- D. 34" X 50" DOUBLE HUNG WINDOW TO BE REPLACED
- E. 33" X 36" DOUBLE HUNG WINDOW TO BE REPLACED
- F. NEW 36" X 60" DOUBLE HUNG WINDOW
- G. NEW 36" X 54" DOUBLE HUNG WINDOW
- H. 34" X 54" DOUBLE HUNG WINDOW TO BE REPLACED

FRONT VIEW



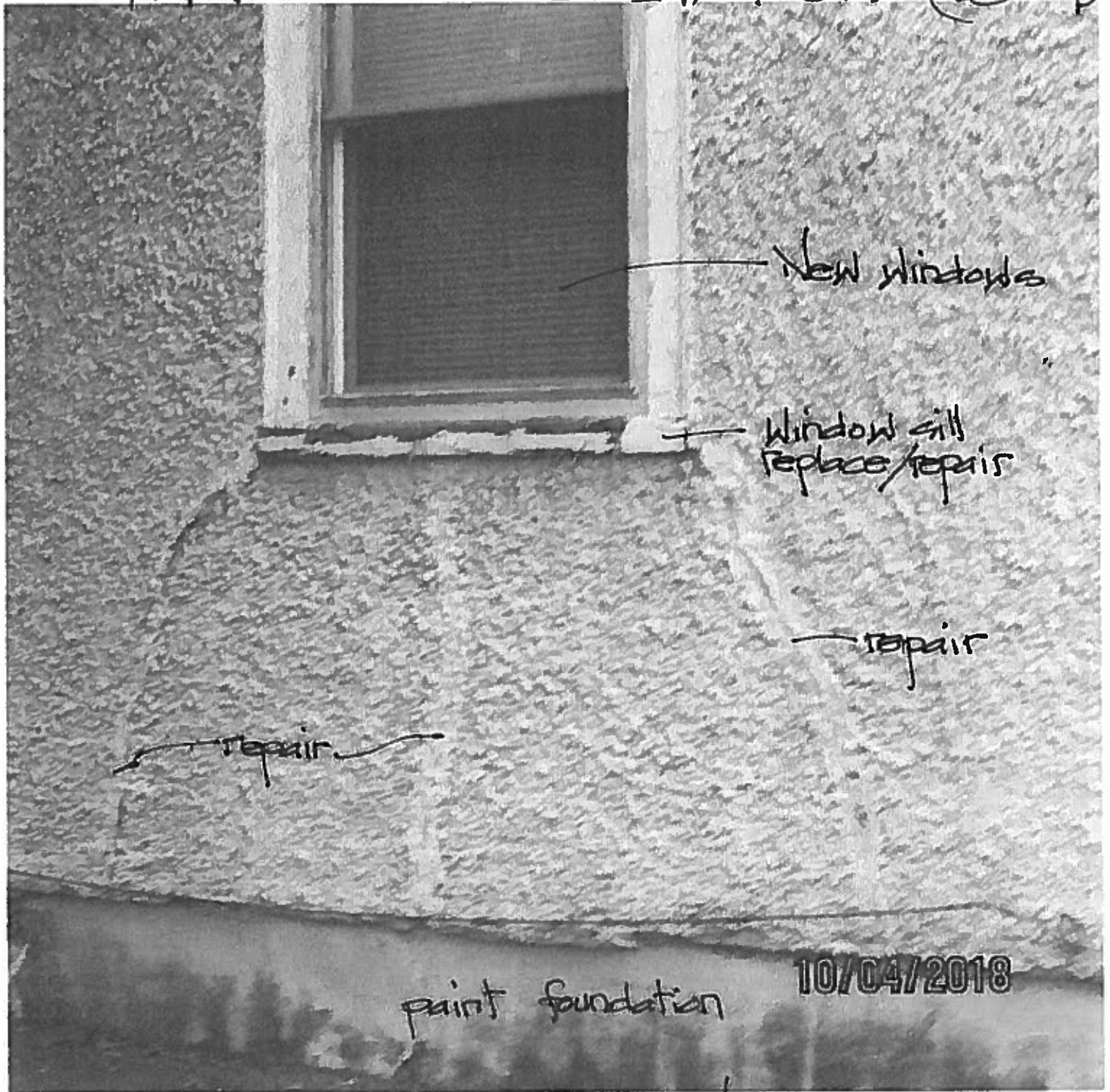
Siding Has Been Removed
Stucco Will Be Repaired
Would Like to Replace Railing with Metal Rails

20th STREET SIDE VIEW



Repair & paint stucco & foundation wall
Repair & replace box gutters

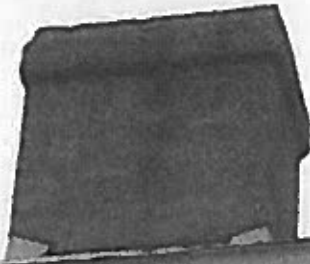
PARTIAL SIDE ELEVATION (20th St)



- Will Replace & Repair Rotted Window Sills
- Will Repair Stucco Damage & Hair Line Cracks
- Will Replace All Windows
- Will Repair & Paint Foundation Wall

BOX GUTTER

Repair box gutters
Add membrane



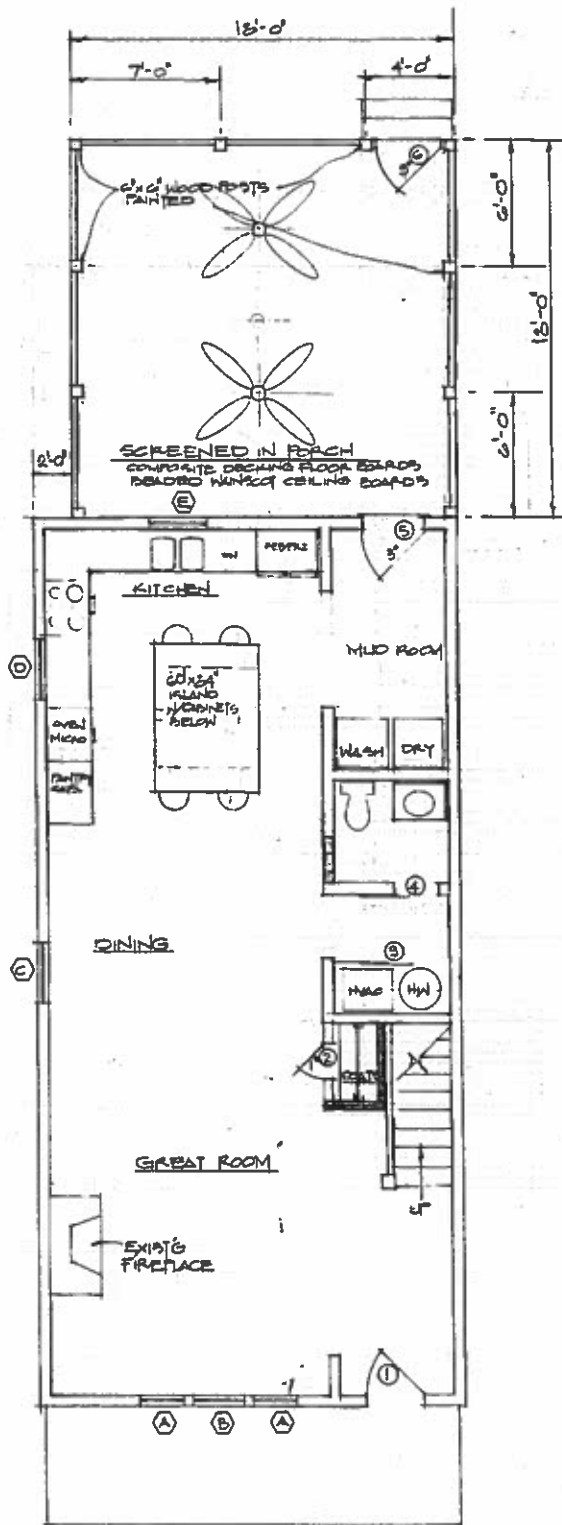
Repair Spikes

10/04/2018

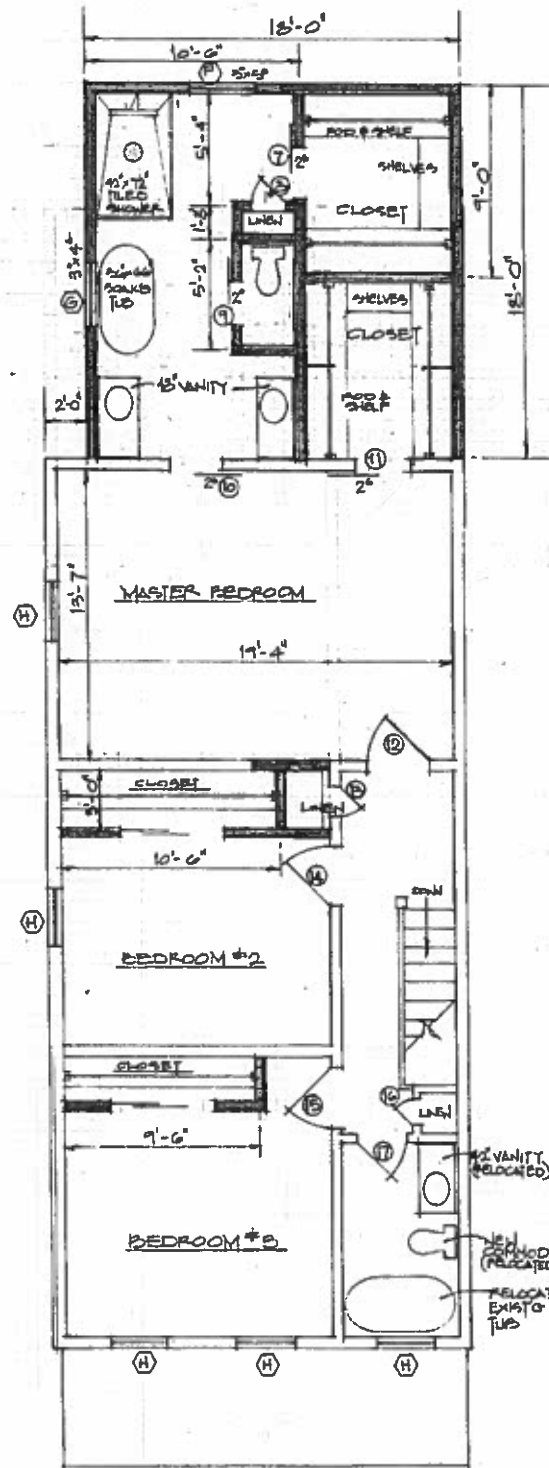
REAR VIEW



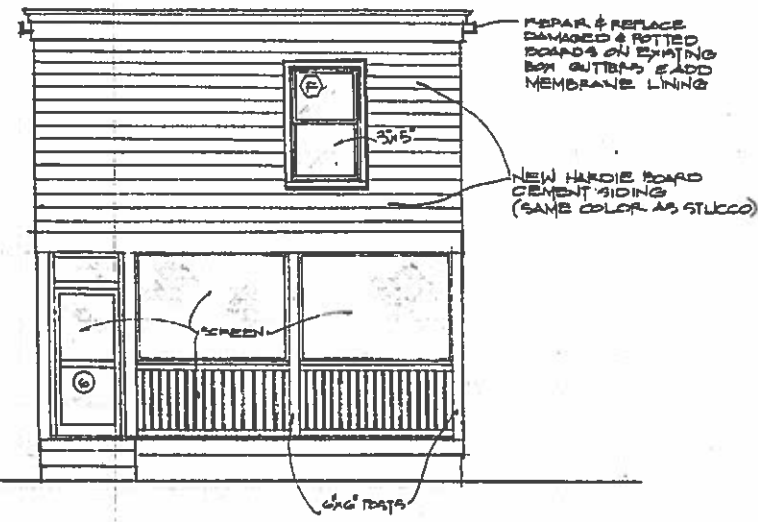
Enclose open porch & balcony
Remove condensing unit & relocate now
Replace 1st floor window & remove 2nd floor window
Paint exterior at 1st FLOOR LEVEL



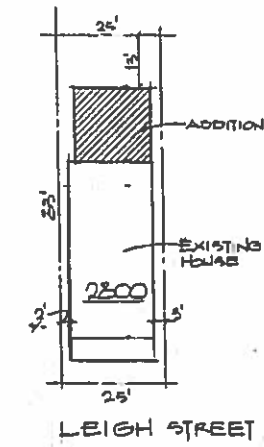
NEW FIRST FLOOR PLAN
1/4" = 1'-0"



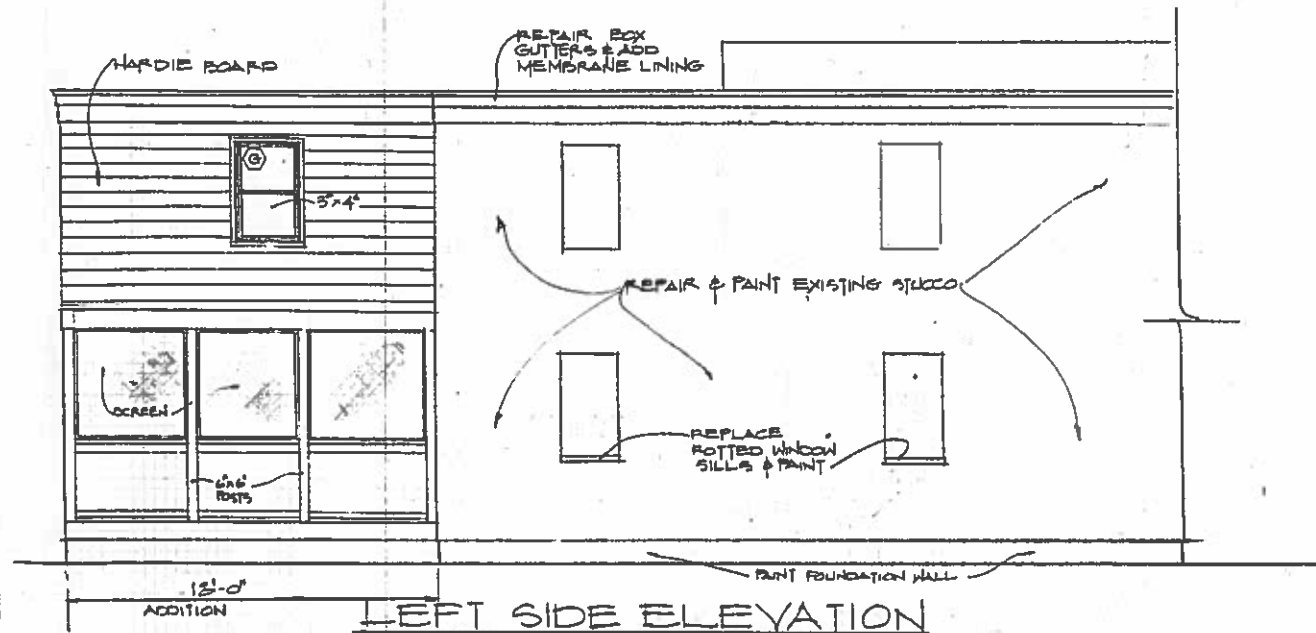
NEW SECOND FLOOR PLAN
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



NEW SITE PLAN
1" = 20'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"

PLAN LEGEND

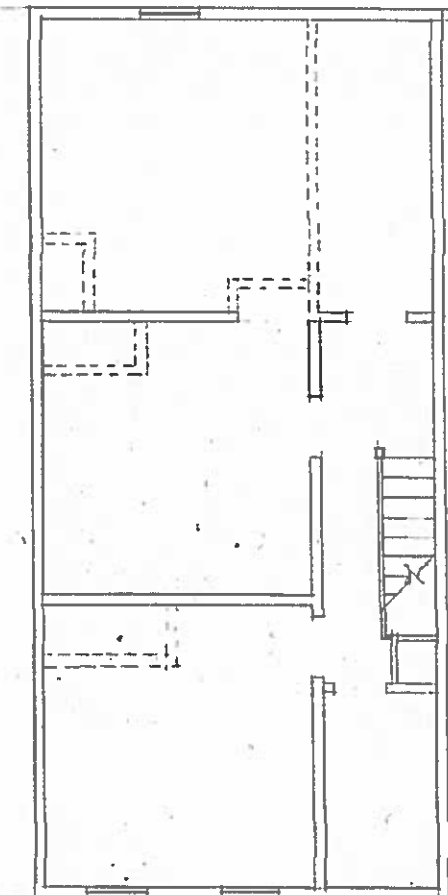
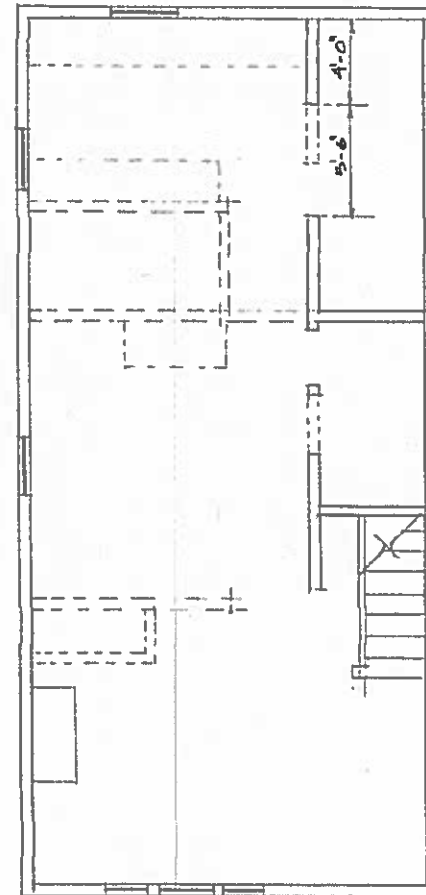
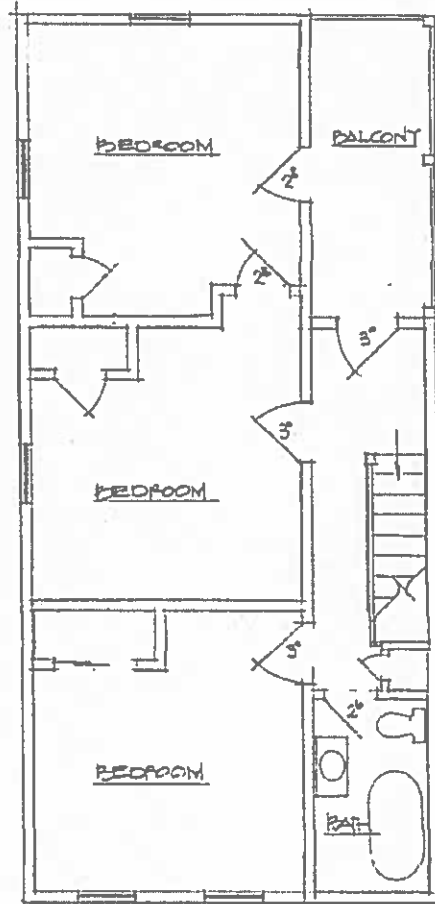
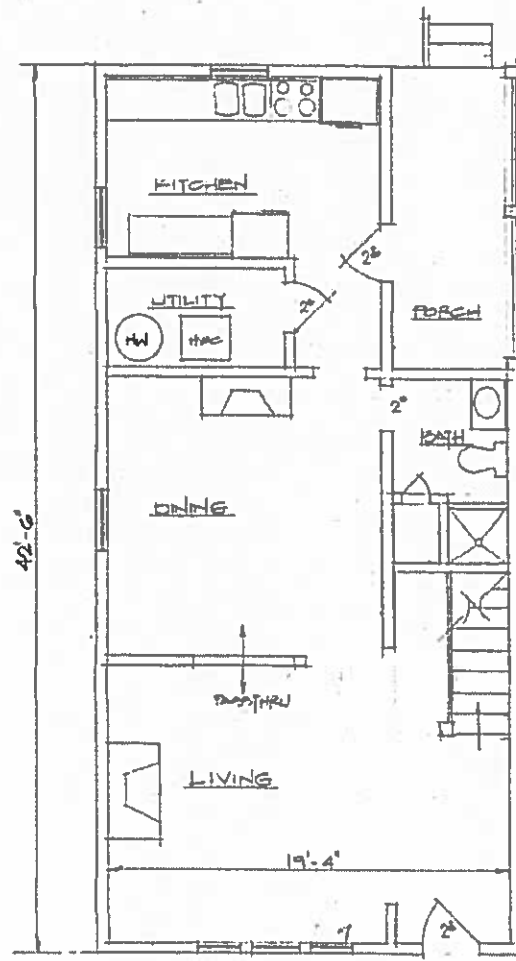
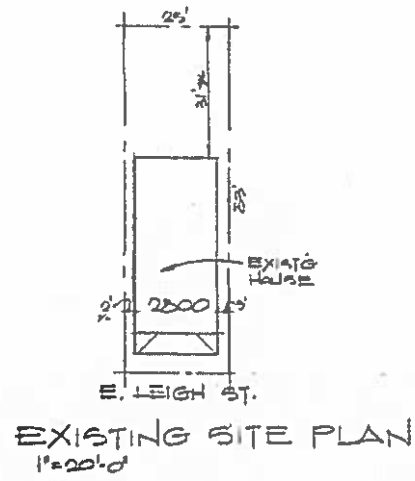
- EXISTING WALLS
- - - - - WALLS TO REMOVE
- ▬ NEW WALLS

REVISIONS	BY

ARCHITECTURALLY YOURS
michelle bebb
(804) 304-8172
architecturallyyours@hotmail.com

RENOVATION & ADDITION
2800 E. LEIGH STREET; RICHMOND, VA

Date	10-26-13
Scale	1/4" = 1'-0"
Drawn	mb
Job	LEIGH ST
Sheet	1
of	2 Sheets



— EXISTING WALLS
- - - WALLS TO BE REMOVED

REVISIONS	BY

ARCHITECTURALLY YOURS
michelle bebb
(604) 304-877
architecturallyyours@hotmail.com

RENOVATION & ADDITION
2800 E. LEIGH ST; RICHMOND, VA

Date	10-26-13
Scale	1/4"=1'-0"
Drawn	mb
Job	LEIGH ST.
Sheet	2
Of 2	Sheets