



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

AMENDMENT to COA-015043-2017 (S. Tuttle)

Address 2320 Venable Street

Historic District Union Hill

PROPOSED ACTION

- Alteration (including paint colors)
 Rehabilitation
 Demolition
 Addition
 New Construction (Conceptual Review required)
 Conceptual Review
 Final Review

OWNER

Name Sam Tuttle
 Company Streetcar Properties
 Mailing Address 615 North 25th Street
Richmond, Virginia 23223
 Phone (757) 903-6669
 Email sam@streetcarproperties.com
 Signature *Sam Tuttle*
 Date 9/1/2017

APPLICANT (if other than owner)

Name _____
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____ **ECE YEO**
 Date _____

SEP 1 2017

ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

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.

(Space below for staff use only)

Application received:

Date/Time _____

Complete Yes No

By _____

COA-022899-2017

THREE MILES

DESIGN & CONSTRUCTION

September 1, 2017

City of Richmond
Planning and Preservation Division
Department of Planning and Development Review
ATTN: Marianne Pitts
900 East Broad Street, Room 510
Richmond, Virginia 23219

RE: 2320 Venable Street/ **AMENDMENT to COA-015043-2017 (S. Tuttle)**

Marianne,

Per the recommendation of two structural engineers, we are proposing to demolish both side and rear masonry walls due to overall degrading structural integrity.

The two engineers have concluded that both side and rear exterior walls are structurally deficient and past corrective measures to stabilize and/ or protect the masonry are failing or are sub-standard. The parging technique for the side wall is trapping water within and has compromised the existing footing. The rear wall brick work is in need of major repairs in numerous locations and corrective measures in the past have made the situation worse.

We are proposing to remove both walls completely. And will provide new footings, a basement foundation wall and wood frame construction for floors 1/ 2/ and parapet. Wood framing will be on the interior side and concrete masonry unit/ brick construction on the exterior. The parapet, front right and rear left corners will be rebuilt in brick. In addition, the rear elevation at basement level and second story open porch will be rebuilt with brick- consistent with our approved application.

To clarify- the planned demolition and rebuild will not change any of the elements previously proposed and approved on application "COA-015043-2017 (S. Tuttle)".

Please find attached marked-up photos highlighting proposed exterior finishes and letters from structural engineer for your use.

Sincerely,



Christopher M. Humes, AIA
Three Miles Design + Construction, LLC



Formerly Stroud Pence

September 1, 2017

Mr. Christopher M. Humes, AIA
Three Miles Design + Construction, LLC
2811 Montrose Avenue
Richmond, VA 23222

Re: 2320 Venable Avenue
LM Project No: G17.091

Dear Chris

Per your request we met at the above mentioned house on August 8th to observe the condition of the existing side and rear masonry walls of this 2 story structure with basement. Because of the condition of the stairs and floor framing, the walls were observed only from the outside and from inside the basement.

The side wall had several large cracks and a bow, and had been parged with what appeared to be a cementitious mortar. The rear wall also showed signs of significant damage.

After discussions we agreed that the walls should be removed and replaced with new wall to match the existing in accordance with the Virginia Rehabilitation Code.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
LYNCH MYKINS STRUCTURAL ENGINEERS, PC

John H. Hancock, PE
VP/Managing Director

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Raleigh, NC
27603

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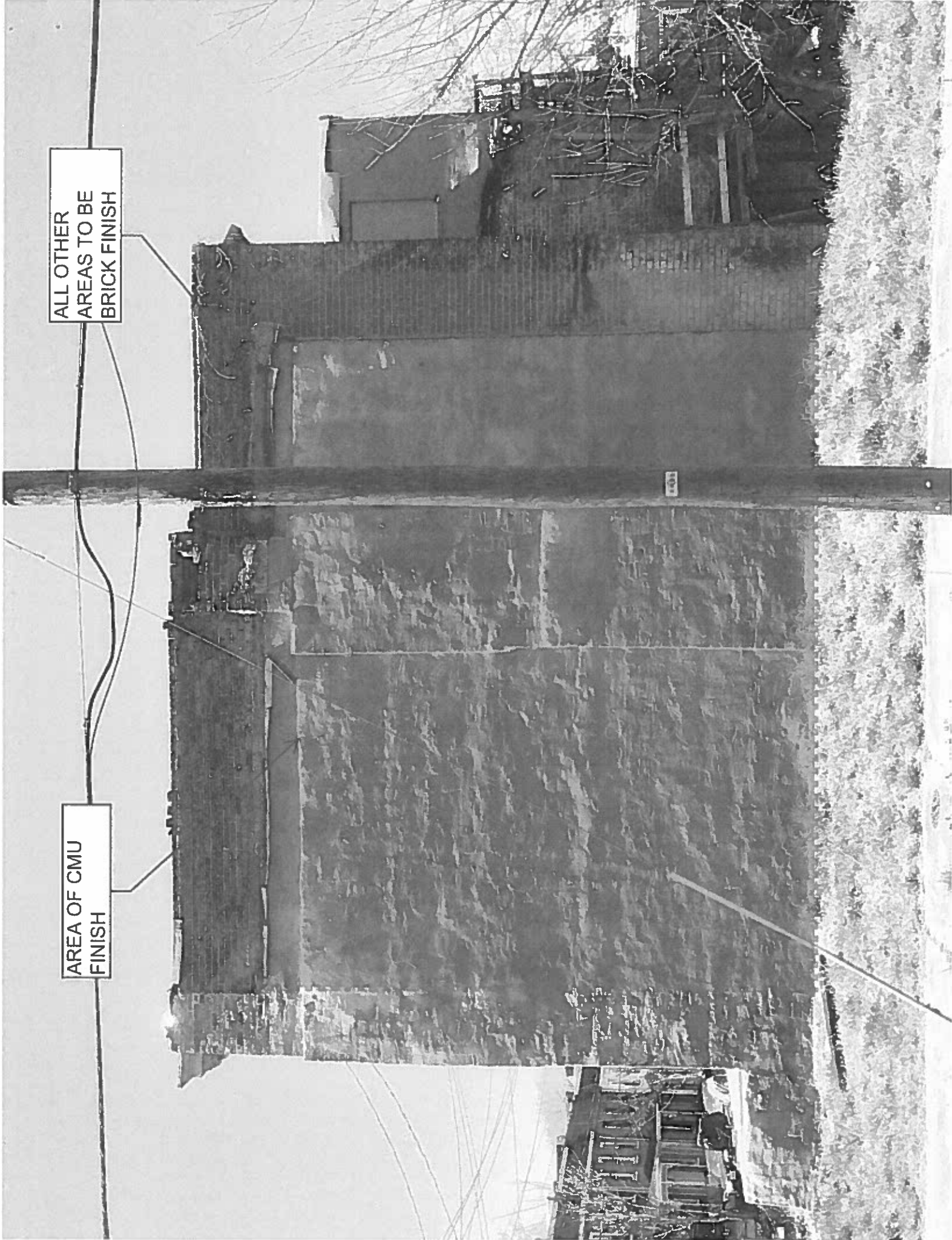
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