



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 401 North Allen Avenue

Historic district Monument Avenue Historic District

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

Name Jill Nolt

Phone (804) 358-0100

Company Waterstreet Studio

Email jnolt@waterstreetstudio.net

Mailing Address 1417 West Main Street
Richmond VA 23220

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

OWNER INFORMATION (if different from above)

Name Jill and Andy Stefanovich

Company _____

Mailing Address 401 North Allen Avenue
Richmond VA 23220

Phone _____

Email AESTefanovich@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)

See revised submission for opening in the secondary facade of the accessory structure.

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. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission 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 02/11/19

PROJECT DESCRIPTION & PROPOSED USE

The project at 401 N. Allen Avenue involves site improvements to both the front and rear yards to better serve the family's desired use. The project will provide better utilization of the backyard, including new outdoor spaces for eating, working, relaxing and entertaining. The existing accessory structure will be converted into a garden pavilion for year-round use. The accessory structure will not have a bathroom and will not be a dwelling unit.

PRIOR ALTERATIONS OR ADDITIONS

- A brick addition was incorporated into the northeast corner of the existing house at an unknown date.
- A submission was made to CAR for improvements to the main house, dated August 15, 2018.
- **A submission was made to CAR for improvements to the front and rear yards, dated December 28, 2018. This follow-up submission is to address the specific request to study the reduced size of the opening in the accessory structure in order to minimize site lines from the public and be more respectful of the original openings.**

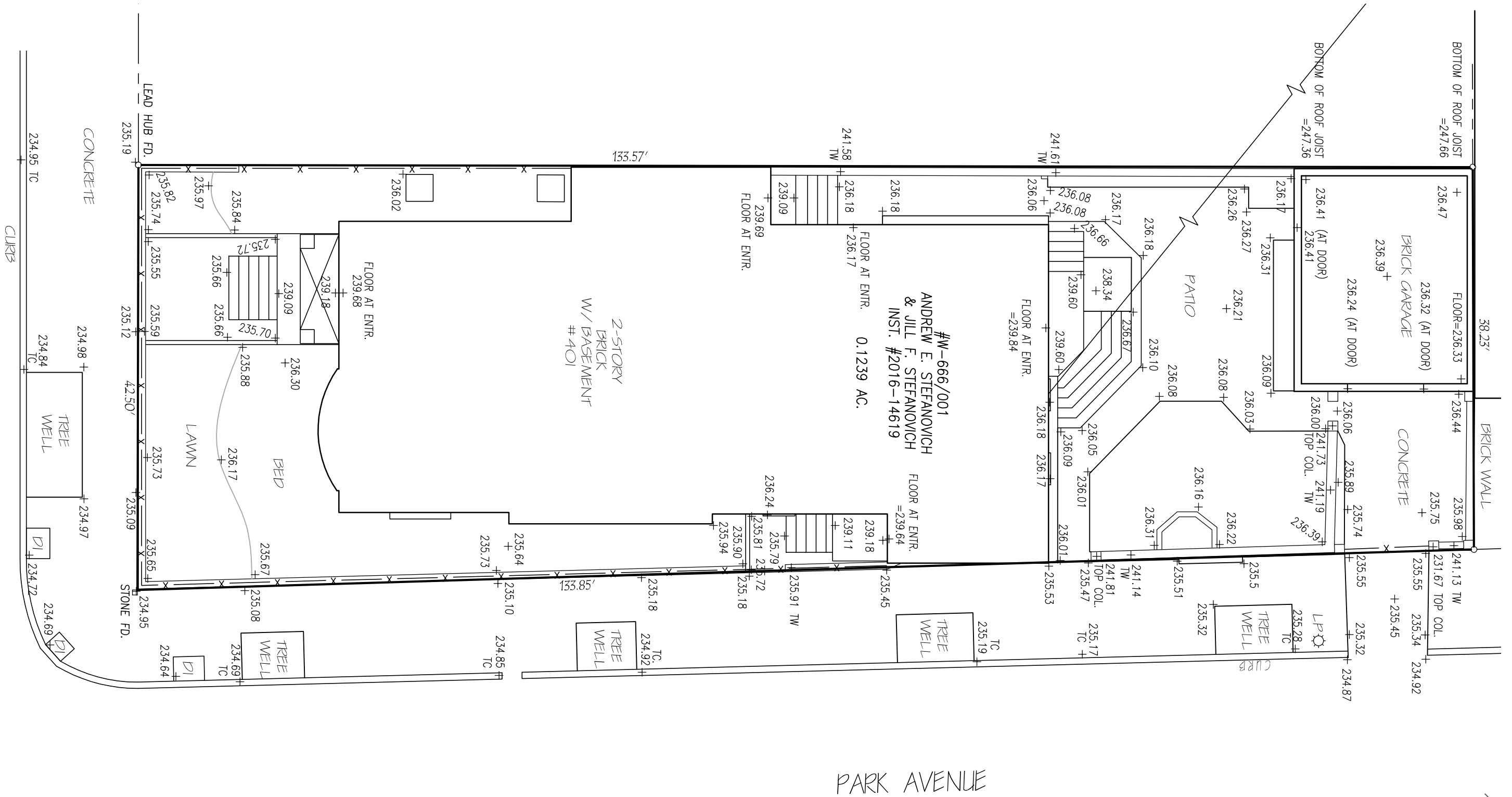
CURRENT CONDITIONS & ORIGINALITY OF MATERIAL

The rear yard has deteriorated and is in need of an overall renovation to meet the functional needs of the homeowners for useable outdoor space.

PROPOSED ALTERATION

- Accessory Structure Window/Door: Two existing openings (door + window) is to be combined into a single large doorway. An aluminum, thermally controlled folding door system is to be installed in this location.
- Aluminum Thermally Controlled Folding Door. Clear Anodized. Manufacturer: LaCantina or approved equal. See page 6.

NORTH ALLEN AVENUE



PARK AVENUE





1 - VIEW OF WEST FACADE OUTLINED IN RED (FALL)



2 - VIEW OF WEST FACADE OUTLINED IN RED (FALL)



3 - AREA OF WEST FACADE WHICH IS VISIBLE FROM STREET



4 - VIEW OF WEST FACADE OUTLINED IN RED (WINTER)

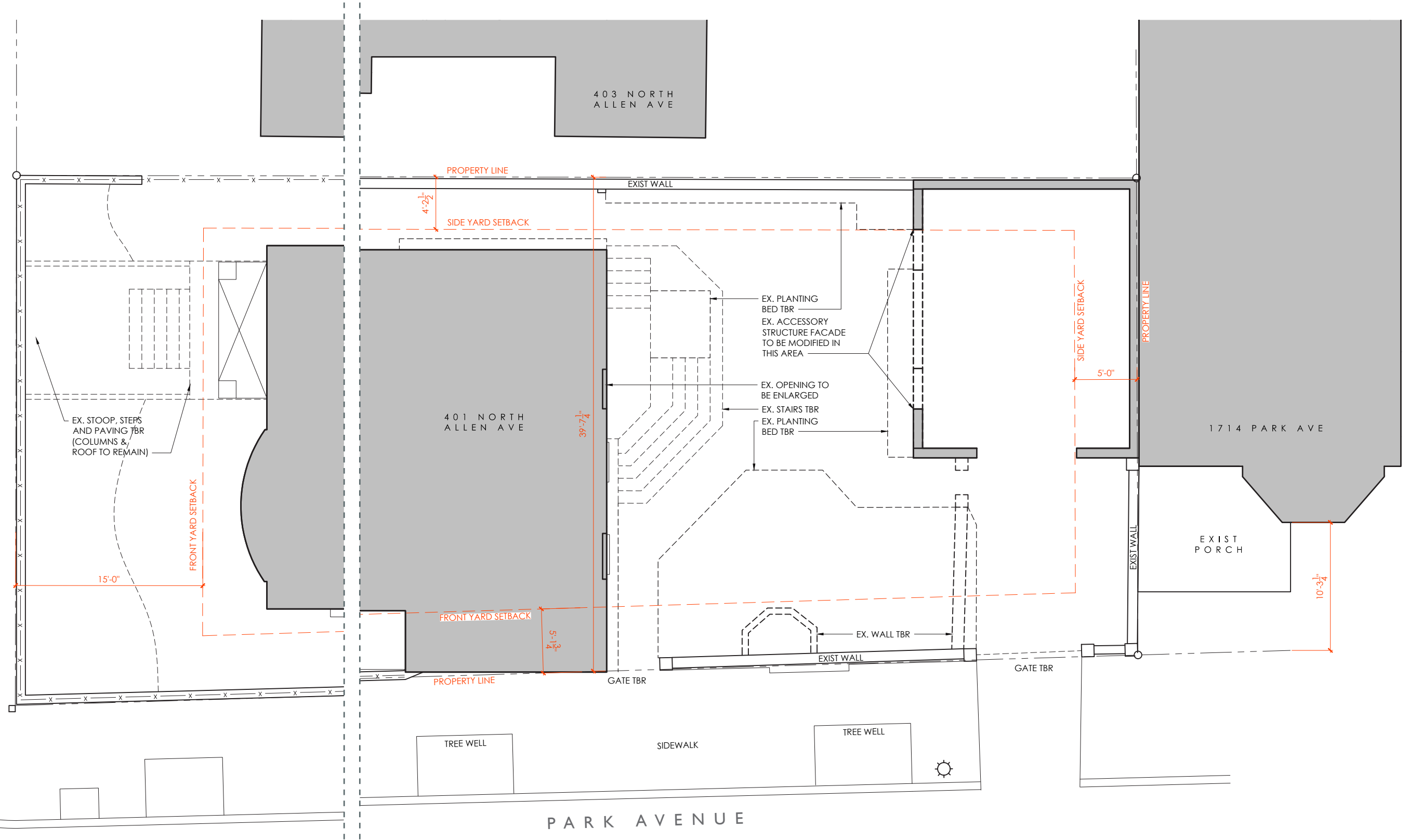


5 - VIEW OF WEST FACADE OUTLINED IN RED (WINTER)

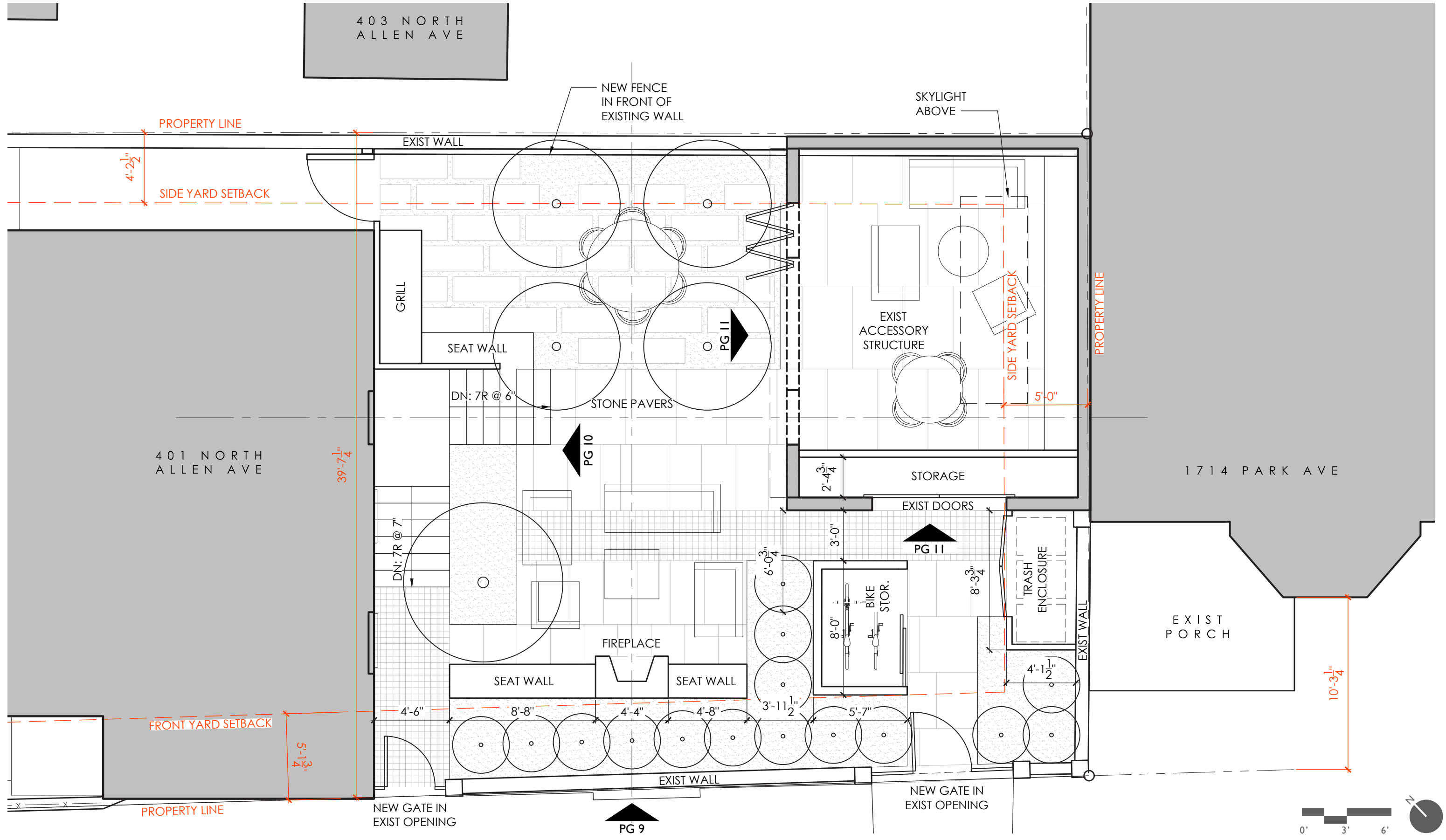


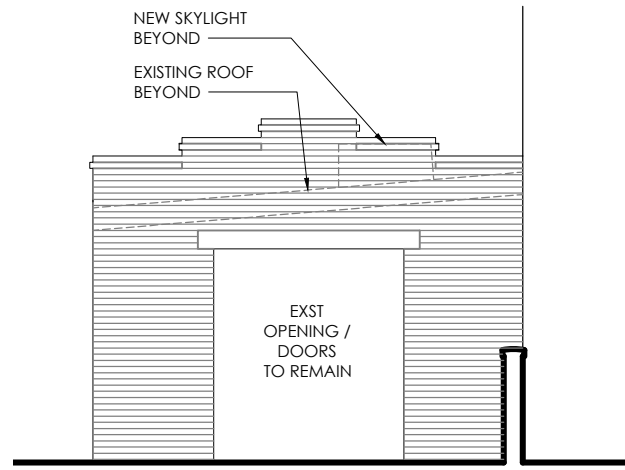
6 - AREA OF INTERVENTION WHICH IS VISIBLE FROM THE STREET

N ALLEN AVENUE

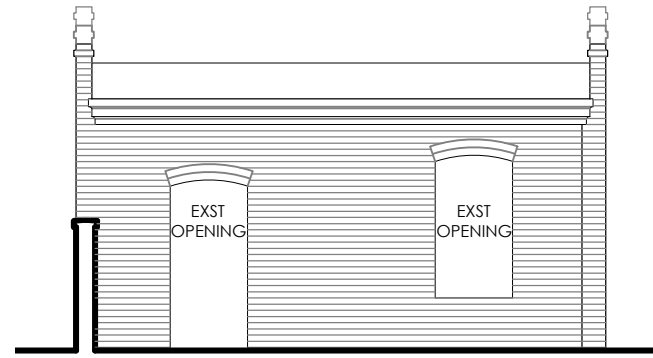


403 NORTH ALLEN AVE





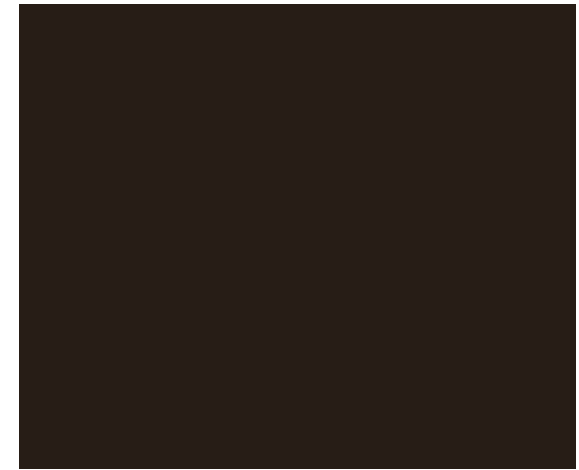
SOUTH ELEVATION



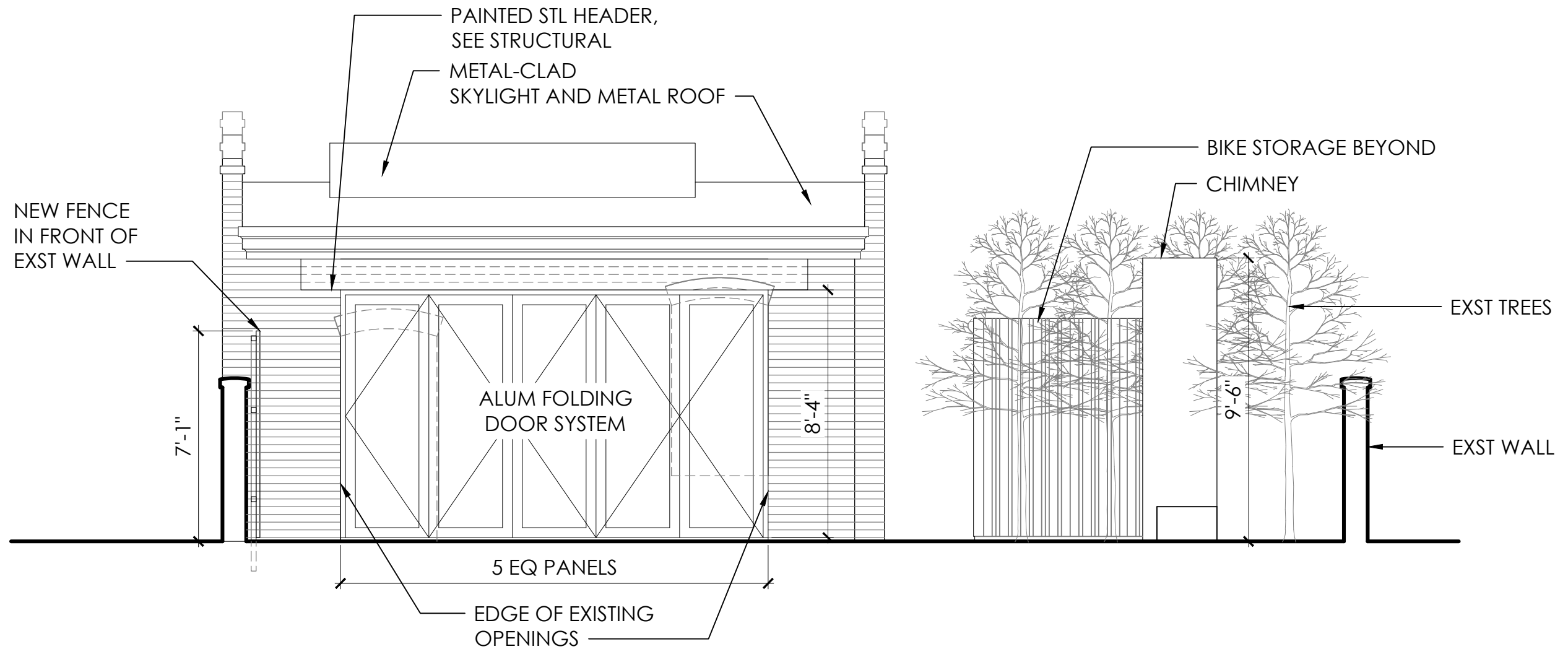
EXISTING WEST ELEVATION



FOLDING DOOR SYSTEM



FOLDING DOOR FINISH



PROPOSED ACCESSORY STRUCTURE WEST ELEVATION

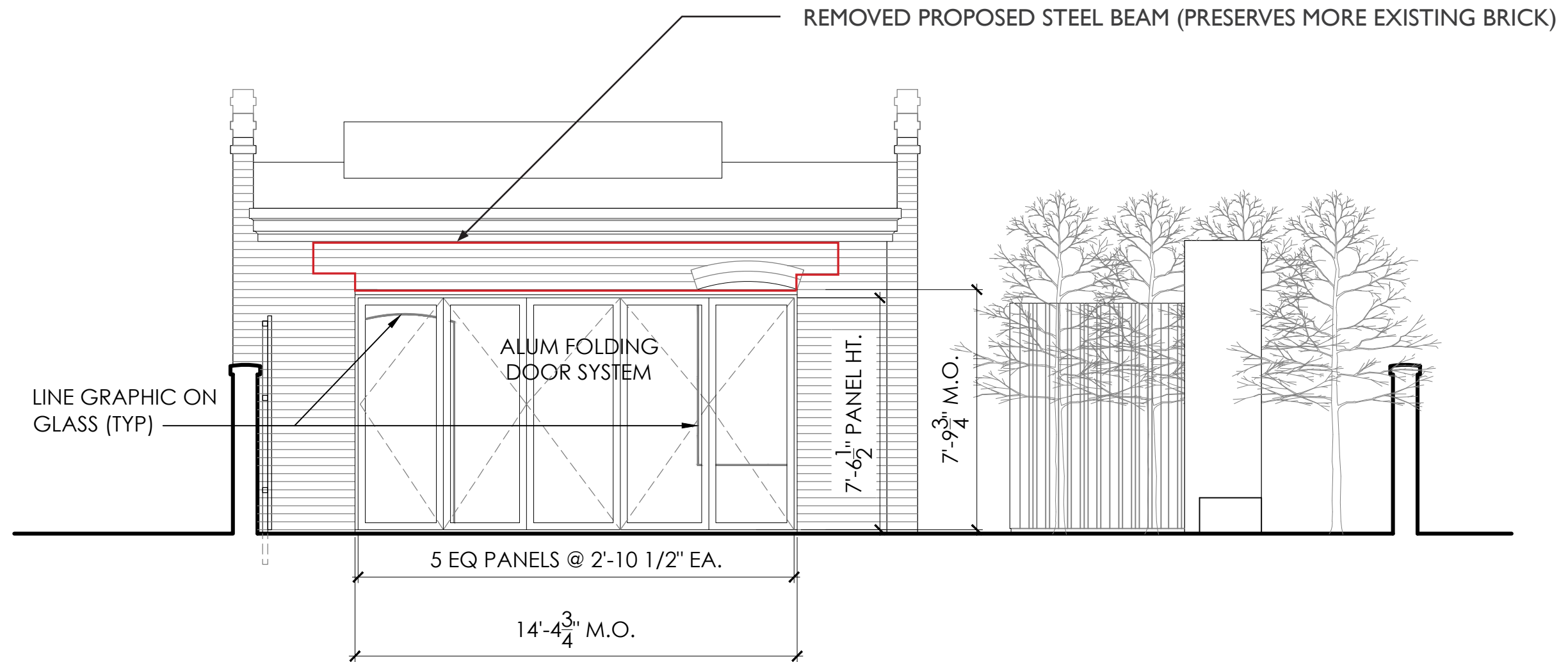


CONSIDERATIONS:

- REDUCES DOOR SYSTEM HEIGHT
- ELIMINATES VIEW OF EXPOSED STEEL BEAM (BEAM WILL BE MOUNTED ON INTERIOR, PRESERVING MORE EXTERIOR BRICK)
- MAINTAINS ODD-NUMBER OF PANELS WHICH IS REQUIRED FOR FUNCTION OF DOOR SYSTEM
- MAINTAINS COMFORTABLE PANEL WIDTH FOR INGRESS TO CARRIAGE HOUSE THROUGH ONE PANEL WHEN SYSTEM IS CLOSED
- DEMARCATES ORIGINAL OPENINGS THROUGH LINE GRAPHIC APPLIED TO GLAZING



LINE GRAPHIC ON GLASS CONCEPT



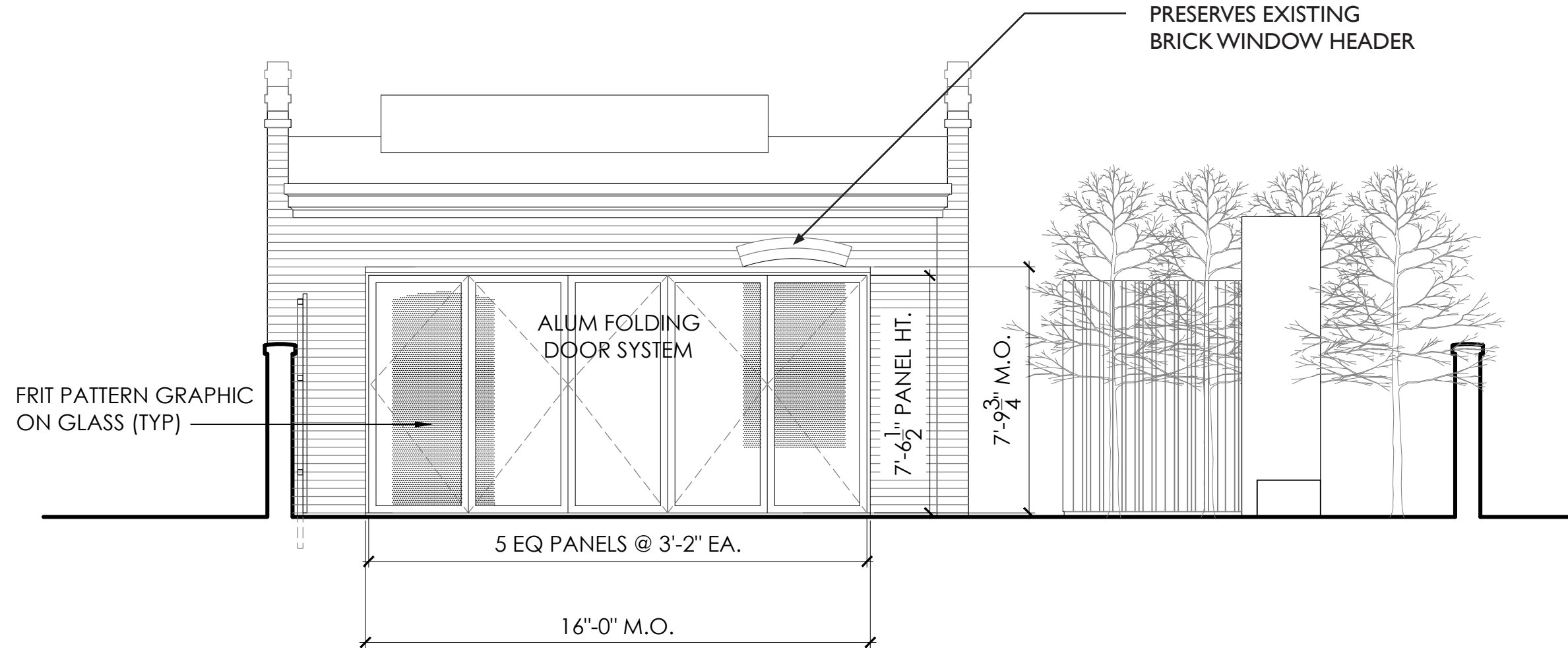
PREFERRED DESIGN

CONSIDERATIONS:

- REDUCES DOOR SYSTEM HEIGHT (SIMILAR TO ALT. 1)
- ELIMINATES VIEW OF EXPOSED STEEL BEAM (BEAM WILL BE MOUNTED ON INTERIOR, PRESERVING MORE EXTERIOR BRICK)
- MAINTAINS ODD-NUMBER OF PANELS WHICH IS REQUIRED FOR FUNCTION OF DOOR SYSTEM
- MAINTAINS COMFORTABLE PANEL WIDTH FOR INGRESS TO CARRIAGE HOUSE THROUGH ONE PANEL WHEN SYSTEM IS CLOSED
- DEMARCATES THE ENTIRE PROFILE OF THE ORIGINAL OPENINGS THROUGH FRIT PATTERN GRAPHIC APPLIED TO GLAZING, COMMUNICATING A UNIQUE REPRESENTATION OF OLD AND NEW



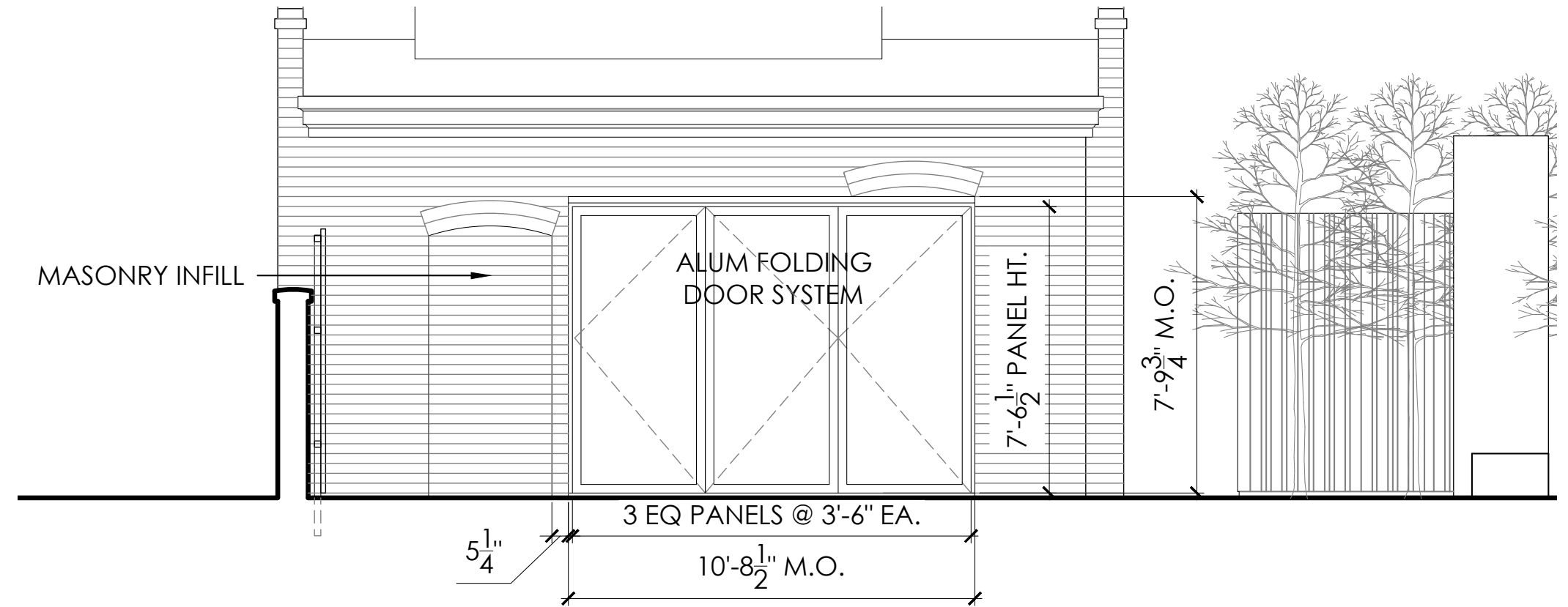
FRIT GLASS CONCEPT



REJECTED STUDIES

CONSIDERATIONS:

- PER COMMITTEE SUGGESTION, DOOR SYSTEM DOES NOT ALTER EXISTING DOOR OPENING
- THE EXISTING DOOR OPENING WOULD NEED TO BE FILLED WITH MASONRY/STUCCO TO PROVIDE STRUCTURE AT NEW DOOR SYSTEM JAMB, THUS DECREASING OVERALL DAYLIGHT INTO THE INTERIOR
- PANEL WIDTH IS OVERSIZED AND CUMBERSOME FOR INGRESS TO CARRIAGE HOUSE THROUGH ONE PANEL WHEN SYSTEM IS CLOSED
- WIDE PANELS EXTEND INTO OUTDOOR SPACE AND OBSTRUCTS USE OF OUTDOOR DINING SPACE
- AWKWARD COMPOSITION OF ORIGINAL AND NEW OPENINGS



CONSIDERATIONS:

- PER COMMITTEE SUGGESTION, DOOR SYSTEM IS REDUCED IN WIDTH
- THE EXISTING DOOR OPENING WOULD NEED TO BE FILLED WITH MASONRY/STUCCO TO PROVIDE STRUCTURE AT DOOR SYSTEM JAMB, DECREASING DAYLIGHT INTO THE INTERIOR
- MAINTAINS ODD-NUMBER OF PANELS WHICH IS REQUIRED FOR FUNCTION OF DOOR SYSTEM
- PANEL WIDTH IS UNDERSIZED AND NARROW FOR INGRESS TO CARRIAGE HOUSE THROUGH ONE PANEL WHEN SYSTEM IS CLOSED
- AWKWARD FRAGMENTS OF THE ORIGINAL OPENINGS REMAIN

