



COMMISSION OF ARCHITECTURAL REVIEW APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2711 E. BROAD STREET

Historic district ST JOHN'S CHURCH OLD HISTORIC

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name ALLI ALLIGOOD: SEWPT SCHWARTZ

Phone 804/782-1170; 703/869-6437

Company _____

Email aaligood@icloud.com

Mailing Address 2711 E. BROAD STREET
RICHMOND, VA 23223

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

OWNER INFORMATION (if different from above)

Name SAME

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

1-STORY TOOL SHED
DESCRIPTION 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. 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 [Handwritten Signature]

Date 19 MAY 2019



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION 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 in the office or on site.

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2711 EAST BROAD STREET, RICHMOND 23223

NEW BUILDING TYPE

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

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

Alli Alligood and Stewart Schwartz

2711 East Broad Street
Richmond, Virginia 23223

May 13, 2019

Commission of Architectural Review
900 E. Broad Street, Room 510
Richmond, VA 23219

Dear Chair Klaus and members of the Commission:

We are submitting this application for a new tool shed at 2711 East Broad Street. For your reference, we have a prior approval from you for an ADU (COA-044893-2018) which will be built on the other side of the rear lot from this proposed tool shed.

RESIDENTIAL OUTBUILDINGS (PG 51, #s 1-3)

- 1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.*
- 2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.*
- 3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.*

Description: The proposed toolshed is a one-story, 9-feet by 15-feet, rectangular wooden frame structure with a shed roof. The toolshed will face east onto our property with its back side along the fenceline at our western boundary, and will sit 20 feet in from the rear alley. The location is about 48 feet from the rear wall of our main house, and 120 feet from the front property line.

The toolshed will be built with 2 x 4 frame construction, sheathed in plywood and clad in hardiplank siding. It will be 9 feet tall on the fence line and 7.5 feet on the east side.

We plan to install a simple green roof with low-growing succulents, etc.

Two large, hinged, four-panel wooden doors will be centered on the east side of the shed. It will have two simple windows on that elevation, one on either side of the doors. And one window on the side facing the alley (south) and another toward the north to our yard. We are also proposing a row of clerestory windows on the western side.

FORM (PG 46, #1)

1. *New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.*

Description: Numerous wood outbuildings and sheds can be found throughout the St John's Church Old and Historic District, with a mix of shed, flat, and gable roof variants. All are rectangular in shape. A number of these are the simple mass production gable roof sheds. In contrast this built-on-site tool shed will have a higher quality of construction, materials, and detail. Doors and windows will be symmetrical. The shed roof has been selected to minimize the height and to help the building fade more into the back corner of the lot. The green roof is being considered to help with runoff, to moderate the temperature in the structure, and help it blend into the landscape.

HEIGHT, WIDTH, PROPORTION & MASSING (PG 47, #s 1 & 3)

1. *New residential construction should respect the typical height of surrounding residential buildings.*

Description: The tool shed will be from 9 feet in height on the west side down to 7.5 feet in height on the east side, which is well below any structure current or planned on the lot. It will be subservient to the proposed ADU (20 feet tall), the adjacent carriage house at 2709 East Broad Street (20 feet tall), and the rear of the main home (23 feet 11 inches tall). It will be lower in height than many of the gable roofed mass production sheds in the neighborhood.

MATERIALS & COLORS (PG 47, #s 2 & 3)

2. *Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

Description: The toolshed will have smooth hardiplank, horizontal lapped siding on the north, east and south sides. It will have vertical boards on the west side at the request of our neighbors, to match the vertical orientation of the fence. Doors will be four-panel and wooden.

3. *Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).*

Description: The overall color for the building will be a gray-green to be chosen later.

Windows and Doors (PG 49, #3)

3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.

Description: Doors will be wooden, four-panel, 3 feet by 6 feet. Windows will be 2 feet 4 inch wide by 2 feet 6 inch tall with divided lights and simple trim. A row of connected clerestory windows will cover nearly the full horizontal length of the west wall (14 ft 6 in) and be 15 inches tall.

Fences and Walls (PG 51, #s 1-3)

1. Fence, wall, and gate designs should respect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.

2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.

3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.

Description: We will be retaining the existing fence which surrounds the yard. The only changes are:

1. On the south end, the tool shed will replace the fence
2. We will lower the fence height between the two buildings to 4 feet 6 inches with the gate in the center.
3. On the west side we will make the shed itself part of the fence. (The tool shed and fence are still within our property.)

We have the support and permission from our neighbors for this last part, and for the inclusion of the row of clerestory windows as drawn. Their letter of support is included in this application packet.

Please contact us at 703-869-6437 if you have any questions.

Thank you for taking the time to consider our application.

Sincerely,

May 18, 2019

Commission of Architectural Review
900 E. Broad Street, Room 510
Richmond, VA 23219

Re: Proposed tool shed at 2711 East Broad Street

Dear Chair Klaus and members of the commission:

We are the owners of 2707 East Broad Street and the immediate neighbors to the west of 2711 East Broad Street, owned by Alli Alligood and Stewart Schwartz. We are writing in support of their application to build a tool shed at our shared property line.

We worked on the design with Alli and Stewart, and support and prefer the siting of the shed at the property line such that the fence connects to each end, but does not run behind the tool shed. We suggested and support the vertical alignment of the boards on the western side of the building so that it shares the vertical alignment of the fence boards.

We also support the clerestory windows proposed for the western side, as well as the 9 foot height for the building.

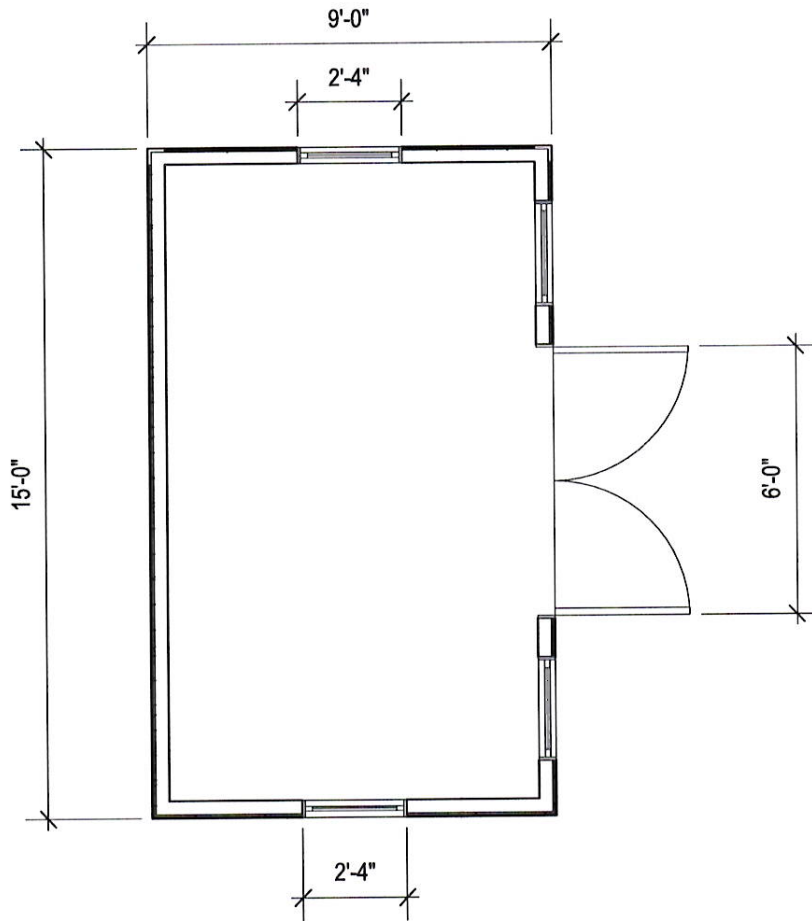
Sincerely,

Heather N Holub

Heather Holub

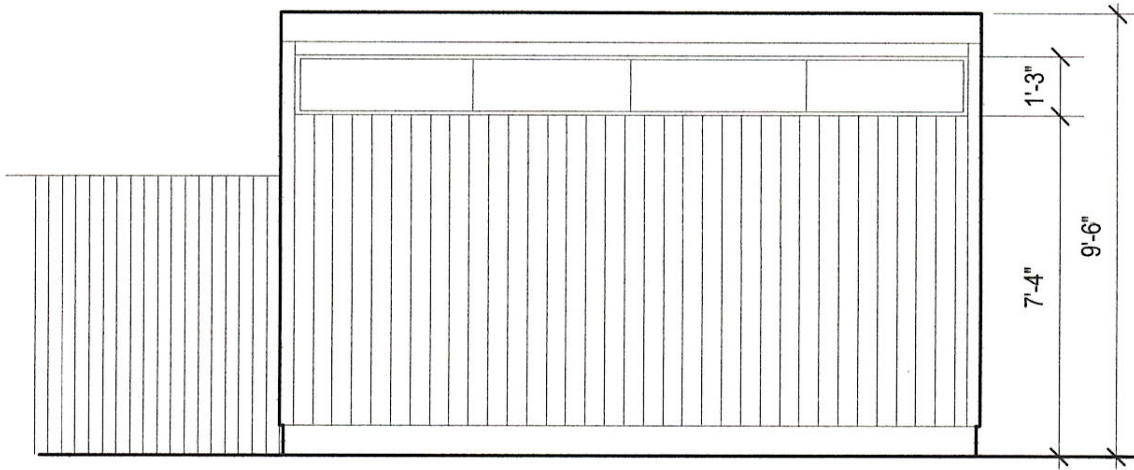


Kelley Banks

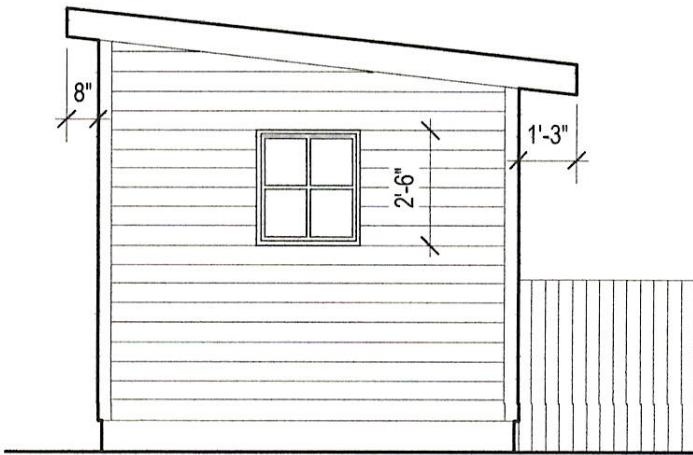


1 SHED PLAN
Scale: 1/4" = 1'-0"

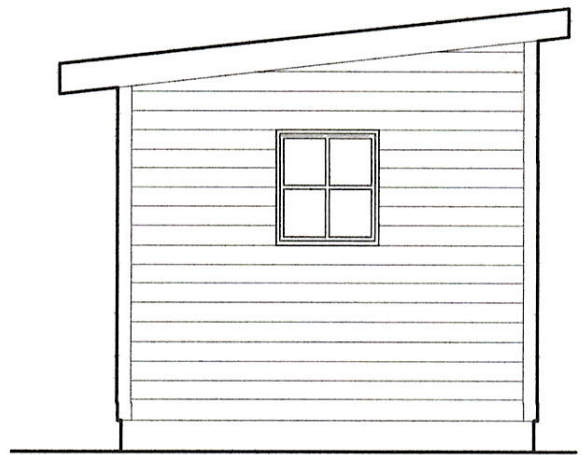
2711 E. BROAD STREET
SHED
4/30/2019



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

2711 E. BROAD STREET
 SHED
 5/15/2019

Tool Shed Application for 2711 East Broad Street

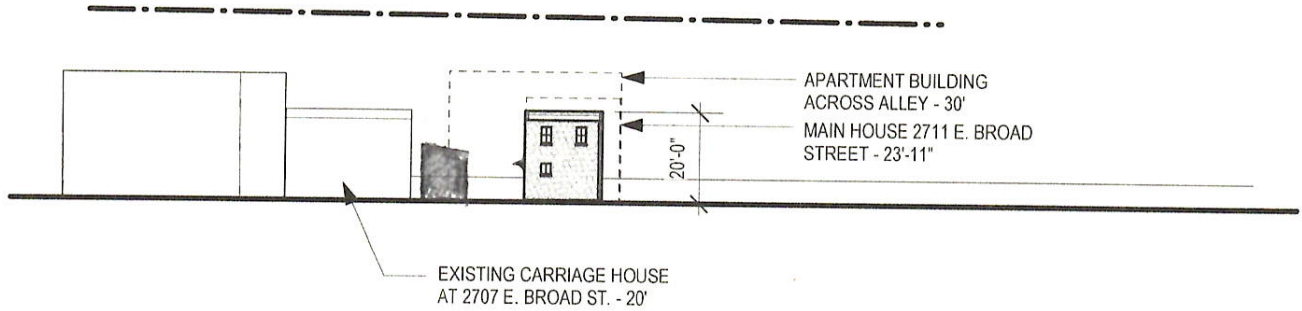
Window and Door Schedule

Doors (2)	Wood, four panel	3 feet x 6 feet
Windows (4)	Wood, four divided light	2 feet 4 in x 2 feet 6 in tall
Windows (4 – connected)	Wood, clerestory, grouped	14 feet 6 in x 1 foot 3 in tall

EAST BROAD STREET



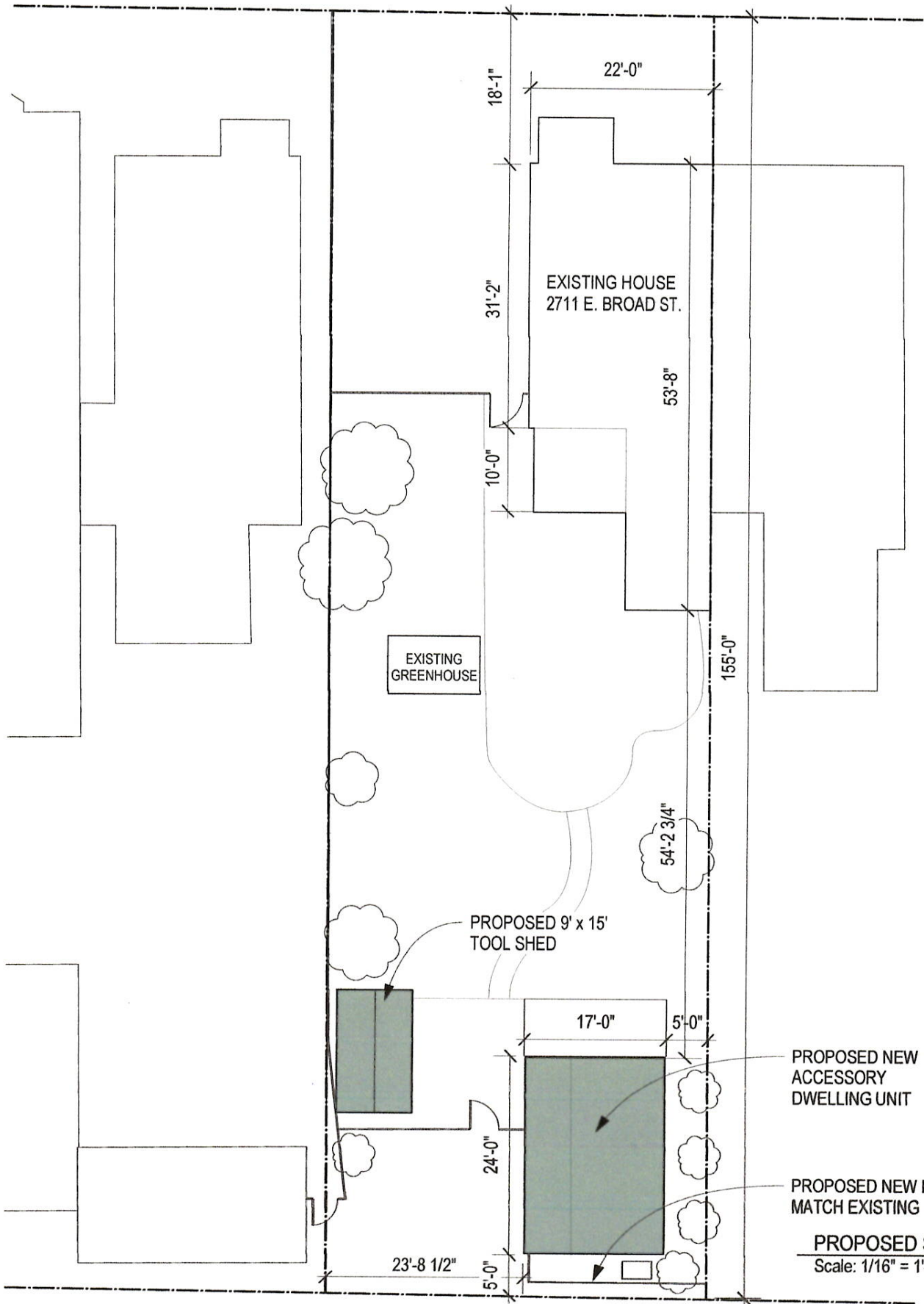
ALLEY



BLOCK PLAN BETWEEN 27th AND 28th STREETS

Scale: 1" = 40'-0"

EAST BROAD STREET



EXISTING GREENHOUSE

EXISTING HOUSE
2711 E. BROAD ST.

PROPOSED 9' x 15'
TOOL SHED

PROPOSED NEW
ACCESSORY
DWELLING UNIT

PROPOSED NEW FENCE TO
MATCH EXISTING

PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

Tool shed application -- Front and rear photographs of 2711 East Broad Street

Main home from East Broad Street, with view through side yard to rear. Shows existing clear Orangerie



Second angle from East Broad Street



View of rear yard and site of the tool shed from across the alley (angle from the south). It will be located at the current fence in front of the Jeep.



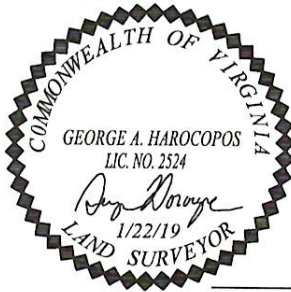
View of rear yard and site of the tool shed from across the alley (angle from the SE)



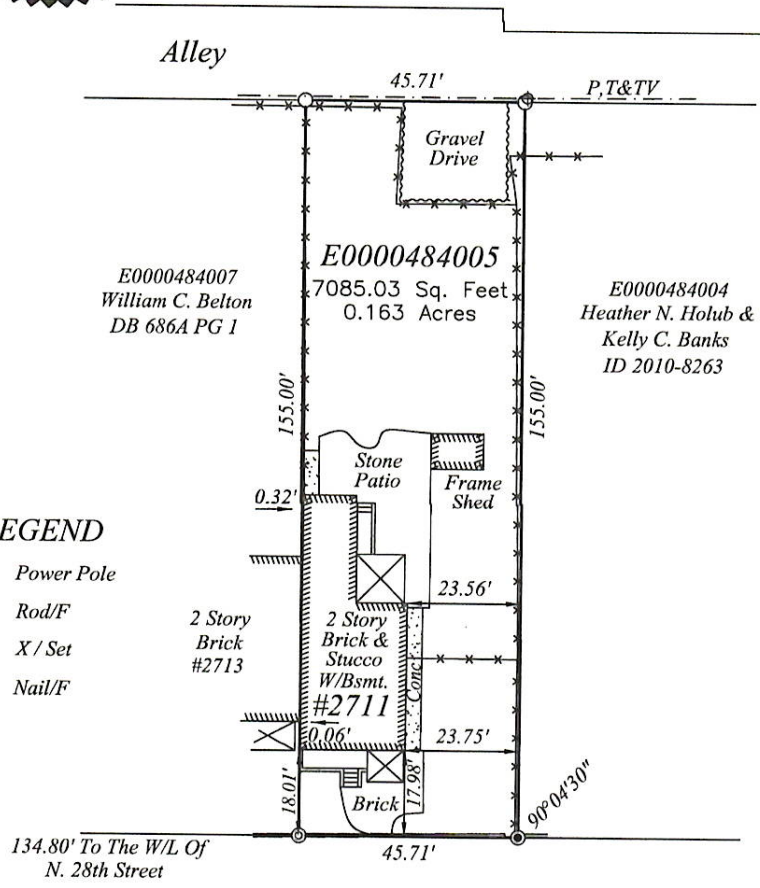
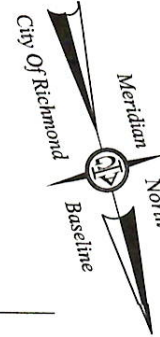
This is to certify that on 1/22/19
 I made an accurate field survey of the known premises
 shown hereon; that all improvements known or visible
 are shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 shown hereon.

NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
 X AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
5101290043E

NOTE:
 This survey has been prepared without
 the benefit of a title report and does
 not therefore necessarily indicate all
 encumbrances on the property.



Note: Utilities Underground



LEGEND

- ⊕ Power Pole
- Rod/F
- ⊙ X/Set
- ⊙ Nail/F

E. BROAD STREET

SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED AT

#2711 E. BROAD STREET

RICHMOND, VIRGINIA

JN 48172

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS72@GMAIL.COM

Scale 1"=30' Date 1/22/19 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF ALLI ALLIGOOD