



# 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: 2107 Cedar Street DATE: August 15, 2016

OWNER'S NAME: Sojo Enterprises TEL NO.: 8043045520

AND ADDRESS: 7319 Nicklaus Circle EMAIL: jeff@farrarconstructionllc.com

CITY, STATE AND ZIPCODE: Moseley, VA 23120

ARCHITECT/CONTRACTOR'S NAME: Farrar Constrution TEL. NO.: 8043045520

AND ADDRESS: 7319 Nicklaus Circlce EMAIL: Jeff@farrarconstructionllc.com

CITY, STATE AND ZIPCODE: Moseley, VA 23120

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.)

Renovate existing home as well as add square footage to the home. Renovate existing home, as well as replace all plumbing, hvac, and electrical to bring building up to code. Replace exterior to match the current look of the home. All exterior features would fit the architecture of the surrounding homes.

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): Jeff Farrar

(Space below for staff use only)

Received by Commission Secretary

DATE: AUG 23 2016

APPLICATION NO. \_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_

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

Property Address: 2107 Cedar Street

**CAR Application for Review  
Supporting Materials for:**

**2107 Cedar Street**

**SoJo Enterprises, LLC  
7319 Nicklaus Circle  
Moseley, VA 23120  
304-5520**

Property Address: 2107 Cedar Street

## **2107 Cedar Street**

This proposal is to remodel the existing home at 2107 Cedar Street. The property has been vacant for an extended period of time and has incurred significant structural water damage. A previous owner modified the home with non-conforming CAR finishes. This proposal is to renovate this home to a modern home while confirming to the CAR standards. The fully renovated home will match those in the surrounding area.

The siding on the property was changed by a previous owner to a hardi plank style siding which was improperly installed. We propose to remove existing siding and install new matching hardi plank siding with an approved color by the staff at a later date.

The front of the home will have a “mansard style” roof projection with Grand Manor style shingles. There are multiple homes on the same street with this style. The front porch flat roof and upper roof will both have TPO membrane installed.

The windows were replaced by a previous owner with non-conforming vinyl windows. We propose to replace these windows with an Anderson window that matches the surrounding properties. The front entry door will be replaced with a new door to match the existing style.

Finally, we propose to add 1400 square feet on to the back of the home. The addition will match the finishes of the front of the home as described above. This addition would be built by the guidelines set forth by the City of Richmond, Department of Building Inspections.

Thank you for your consideration. We look forward to working together.

Jeffrey Farrar  
Sojo Enterprises, LLC  
Managing Member

Property Address: 2107 Cedar Street

Scope of Work:

Renovate existing home.

Add 1400 square ft to home, enlarging property to a 3 bedroom & 2.5 bath home.

Siding:

Proposed project will have hardi plank cement siding that matches existing wood siding. It will have a 7' reveal. Applicant is asking that final color selection be of a color to later be approved by staff. All trim would be Hardi plank white.

Roof:

Redo roofline per plans and install new white TPO Roof.

From Mansard roof to have grand manor style shingles.

New roof line would match that of neighboring homes including the one next door as shown in the picture. Peak of roof would not extend about the current peak as pictured below.

Existing Front Street View:



Property Address: 2107 Cedar Street



The above picture shows there is an existing “addition” to the home on the left side. It is attached directly to the neighboring house. The below picture shows the improper construction of the roof from above. The improper design of the bump out and the improper roof installation has caused this area to flood and destroy the structural framing. We are proposing to remove the structure and “detach” the 2 homes. The below picture to the right shows the original siding on the neighboring home.



Property Address: 2107 Cedar Street

Windows:

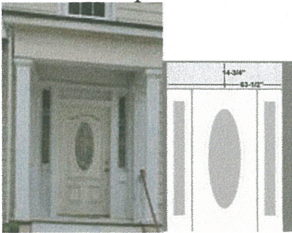
Windows will be Anderson 400 series double hung windows. Window grid patterns are visible on plans and will be a two over two pattern.

The photo below is 2104/2106 Cedar St directly across from 2107 Cedar St. We propose the same windows with the simulated dividers as well as matching trim.



Entry Door:

Replace existing door with matching unit to include same side lights and transom.



Rear Deck:

To match neighboring home

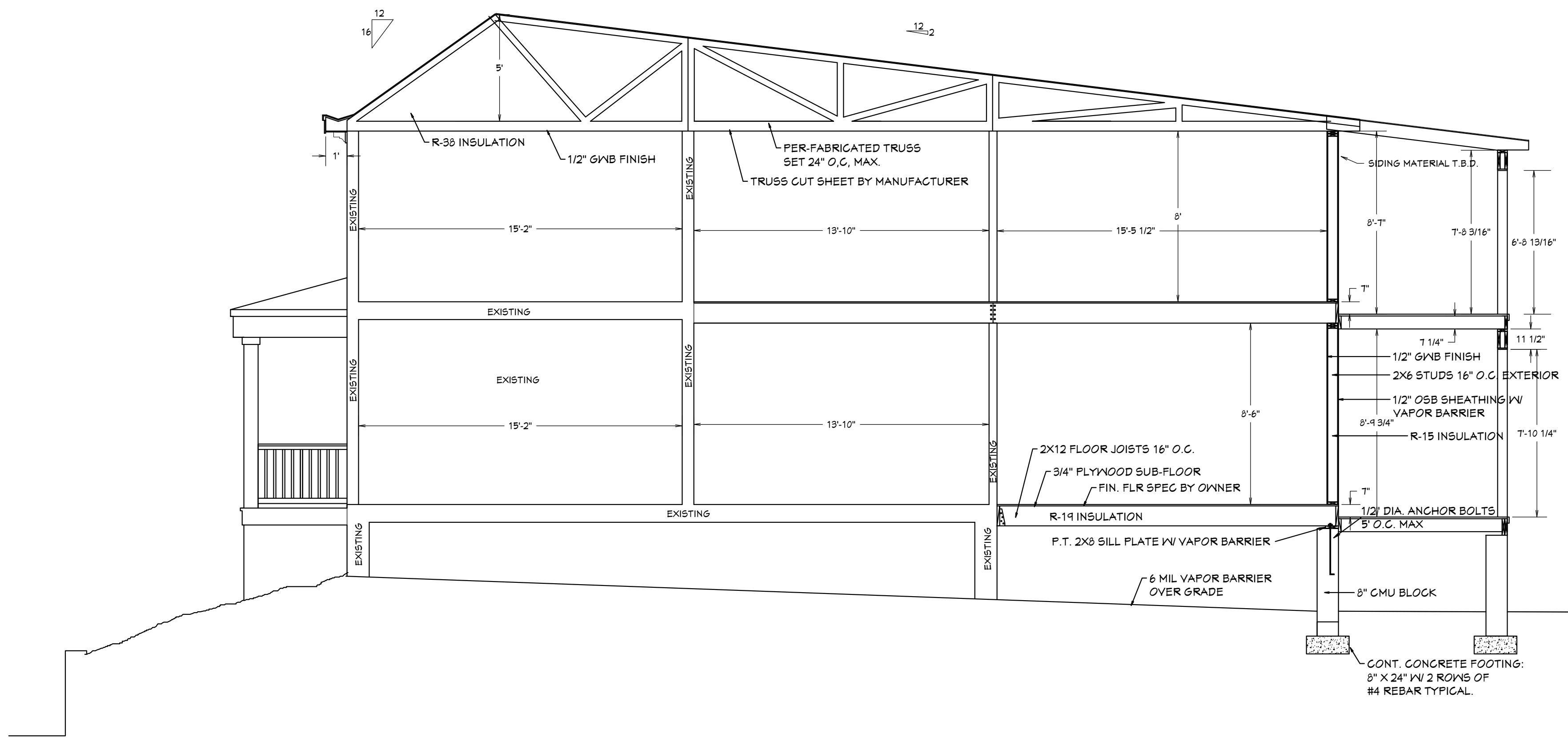


Property Address: 2107 Cedar Street

Front Stoops:

The picture below shows that the front retaining walls were once brick and have been skimmed with concrete. We are proposing to return the retaining walls as well as porch steps back to brick and return them to there original look.





General Notes

No.	Revision/Issue	Date

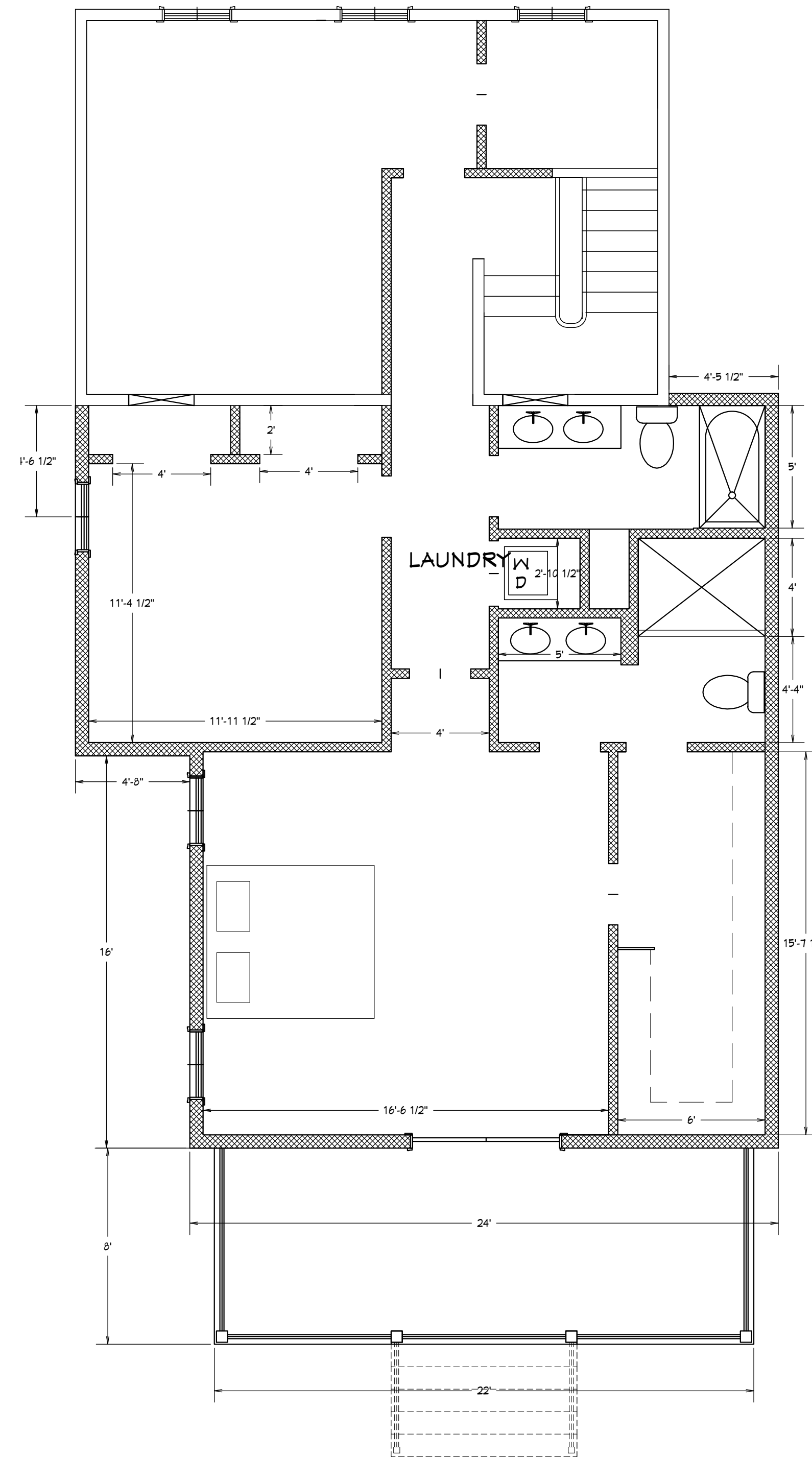
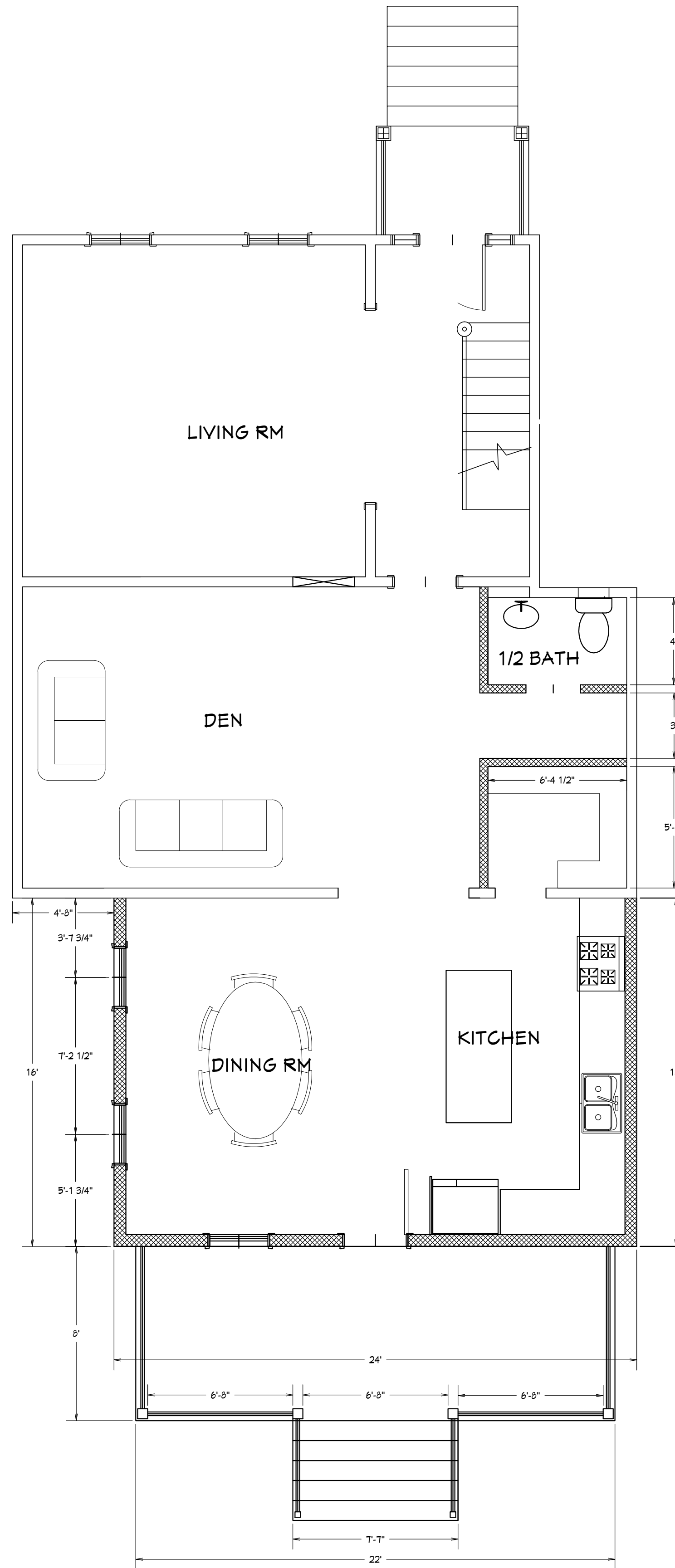
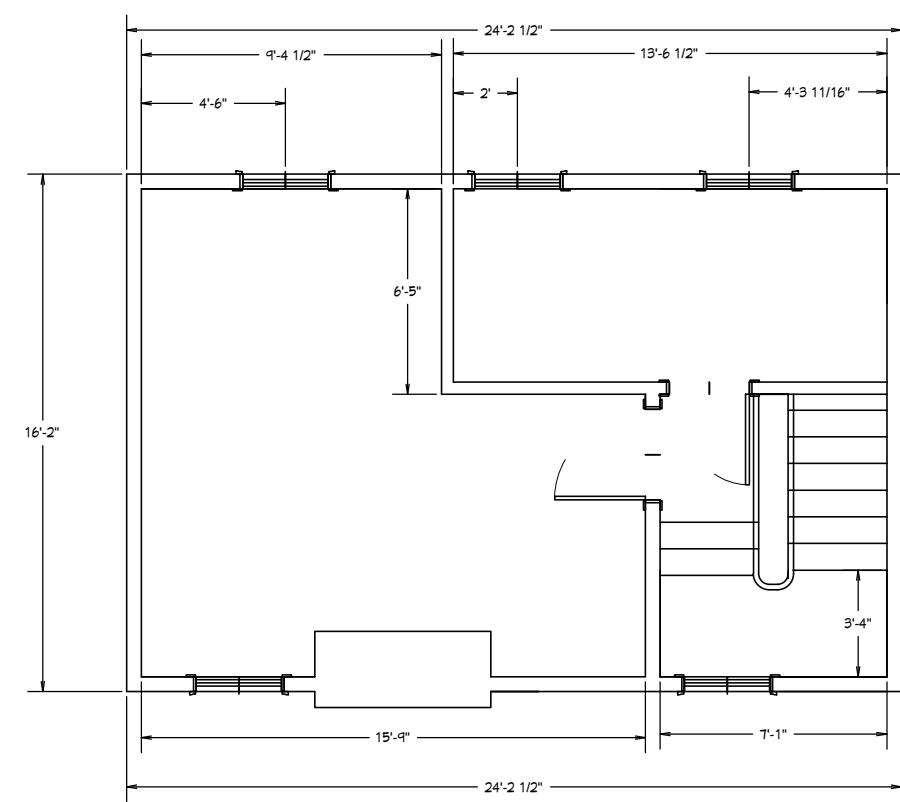
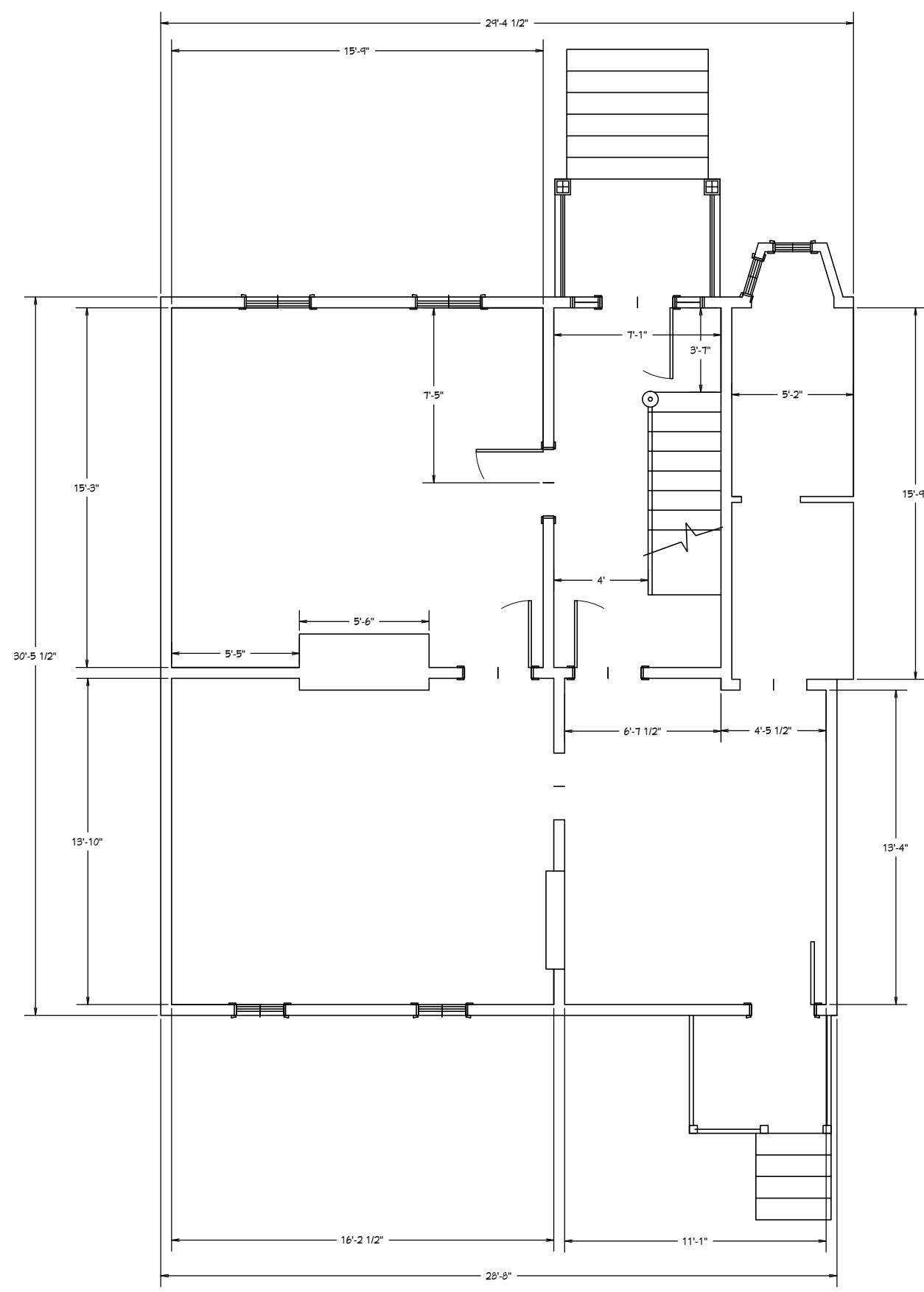


4010 OLD GUN ROAD E. Ph: 804 349-5365  
 MIDLOTHIAN, VA 23113 FAX: 804 272-0352

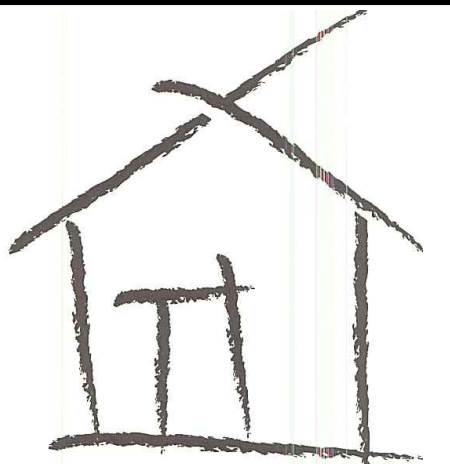
Project Name:	CEDAR ST PROJECT
Owner:	JEFF FARRAR
Address:	ADDRESS1 ADDRESS2
Phone:	PHONE

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Date:	Date	1
Scale:	1/4"=1'-0"	





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paul h keller design + drafting  
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