



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2300 Monument Ave.
Historic district Fan

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

APPLICANT INFORMATION

Name Derek and Kelli Lewis
Company _____
Mailing Address 2300 Monument Ave.
Richmond, VA 23220

Phone (804) 267-0260
Email Kellirethglewis@gmail.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above) Same

Name _____
Mailing Address _____

Company _____
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)

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 Kelli Lewis Date 4/8/19
Derek Lewis



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: 2300 Monument Ave, Richmond, VA

23220

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

Copper

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

From: **Maurice Franck** maurice@saundersroofing.com
Subject: 2300 Monument Ave.
Date: April 2, 2019 at 5:04 PM
To: Kelli Lewis kellirettiglewis@gmail.com

MF

Kelli and Derek ,



Above, is my crude rendering, using 'Paint' to illustrate (or somewhat give an idea of) how the front mansard parapet walls would appear with copper coping on the stepped walls. The inside faces would be covered and serve as counter flashing for the step flashing on the slate face.

Another example is work we did at a neighbor's home, 2702 Monument Ave.,





where we replaced corroded decorative details, fabricating duplicates.

Ricky told me that you wanted to utilize TPO membrane covering walls, like on the rear flat roof, and that he recommended EPDM rubber, because being black it will stand out less. My feeling is that on Monument Ave., the mansard walls should be covered in copper if that is needed, and it will have a much longer serviceable life than EPDM rubber. On average, EPDM rubber succumbs to exposure and age at about 18 to 20 years, while copper will hold up for over 120 years.

If you recall, when I challenged your faith in climbing out into the built-in-gutter, I mentioned that the flashing to the walls and dormer valleys were newer, and that it surprised me that the built-in-gutter was not replaced when the slates above it were. The pulling away of the built-in-gutter at the right side can only be addressed by taking out the existing gutter to access the structure under the built-in-gutter and determining what is needed to do so. What I have been told, is that you want to address all of that now, the catalyst for doing so being water seeping through the masonry walls.

I have asked for a price from Scaffolding Solutions to set scaffolding for access and performing the work, and will have that in several days.

Work proposed to the front slate mansard roof built-in-gutter :

- remove slates necessary to access, storing to reuse
- remove existing built-in-gutter & adjacent flashing, hauling away debris
- install ice & water shield underlayment
- install 16 oz copper built-in-gutter, soldering all seams
- install new 16 oz copper flashing at parapet walls, and apron flashing at the dormer sills
- install 16 oz copper cladding the inside faces of the parapet walls and coping capping the walls
- reinstall slates, making up for breakage, as needed

cost - \$ 9,970.00

Securing the cornice beneath the built-in-gutter,
at the right end will be performed at time & material costs

Plus the costs of scaffolding, tbd

Option to re-roof the bay window roof,

installing 16 oz copper add - \$ 2,744.00

Re-roofing of the bay roof to carry Saunders Roofing Co.'s 5 year warranty on labor and workmanship

With all above costs, plus the cost of any carpentry or masonry required in installing the roof, at \$ 85 per man hour and costs of materials+20%

Some photos are attached.

Maurice
Best regards,
Maurice Franck
804- 353- 9919 office
804- 240- 4540 mobile

Saunders Roofing

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Quality and Service Since 1942

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