



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 206 N 32nd Street

Historic district St. John's Church

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

APPLICANT INFORMATION

Name Dave Johannas

Phone 804-358-4993

Company Johannas Design Group

Email dave@johannasdesign.com

Mailing Address 1901 West Cary Street

Applicant Type: Owner Agent

Richmond, VA 23220

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Beth & Robert Noland

Company _____

Mailing Address 206 N. 32nd Street

Phone 804-873-0603

Richmond VA 23223

Email bhungatenoland@markerlcorp.c

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition

New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Renovation and addition to existing 2-story addition at rear of house, including a small balcony.

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. 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.

Signature of Owner

Date



JOHANNAS design group
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Richmond Virginia 23220

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W. johannasdesign.com

Report for 206 N. 32nd Street

The current owners of 206 North 32nd Street are looking to expand their existing home. In our original discussions with the owner, we had discussed a rear addition that would accommodate a functional kitchen with some semblance of seating, plus a comfortable bedroom space at the second floor.

Our first studies used the standard approach of providing a two-story addition on the back end west wall with a hyphened connection, basically a few feet wider than the west wall, well within the standardized approach to subordinate additions. We had also considered a hyphen to make a clear distinction between the existing and new construction. This approach is outlined in the Secretary of the Interior's Standards for Rehabilitation Preservation Brief 14.

The Guidelines state that “Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.” In this case the rear of the house is visible from the alley public right of way, however internally located on the block.

As noted in Preservation Brief 14:

a new addition should be simple and unobtrusive in design, and should be distinguished from the historic building...; a new addition should not be highly visible from the public right of way, a rear or other secondary elevation is usually the best location for a new addition; the construction materials and the color of the new addition should be harmonious with the historic building materials; the new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

Preservation Brief also notes that “*keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.*”

Preservation brief goes on to define historic materials by stating that “*a new addition must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.*” Additions will always obscure part of the fabric of an historic building. The intent is to preserve the significant features and forms. The rear windows of this building are minimally significant features given the rear location and the level of detail at the front of this house.

Interestingly, 206 N. 32nd is part of a series of similar matching row houses with 206 through 200 being similar model houses. One exception is that the two story rear wing on 200 is a brick façade versus the other houses, which all appear to be frame construction. One distinctive characteristic is the repetitive pattern of massing and form of this row as seen from East Grace Street. The rear facades of 206 through 202 have all been compromised.

As we delved further into the design, we looked at expanding the portion of the side elevation due to yard constraints and basic interior functions. This elevation is the least conspicuous elevation.

We also maintained an additional element at the rear – the hyphen. This addition covers two existing windows located on the west wall of the house. It is the owner’s belief that those windows were located in the center of the rear/west façade during a 1980s renovation. At the time, a rear stair had been removed from the back wall. The flooring on the second floor shows that the stair opening was along the rear wall. The adjacent three matching houses each show differing rear elevations. 200 North 32nd Street has the one rear window eccentrically located at the first level, however that window appears to have been added or compromised.

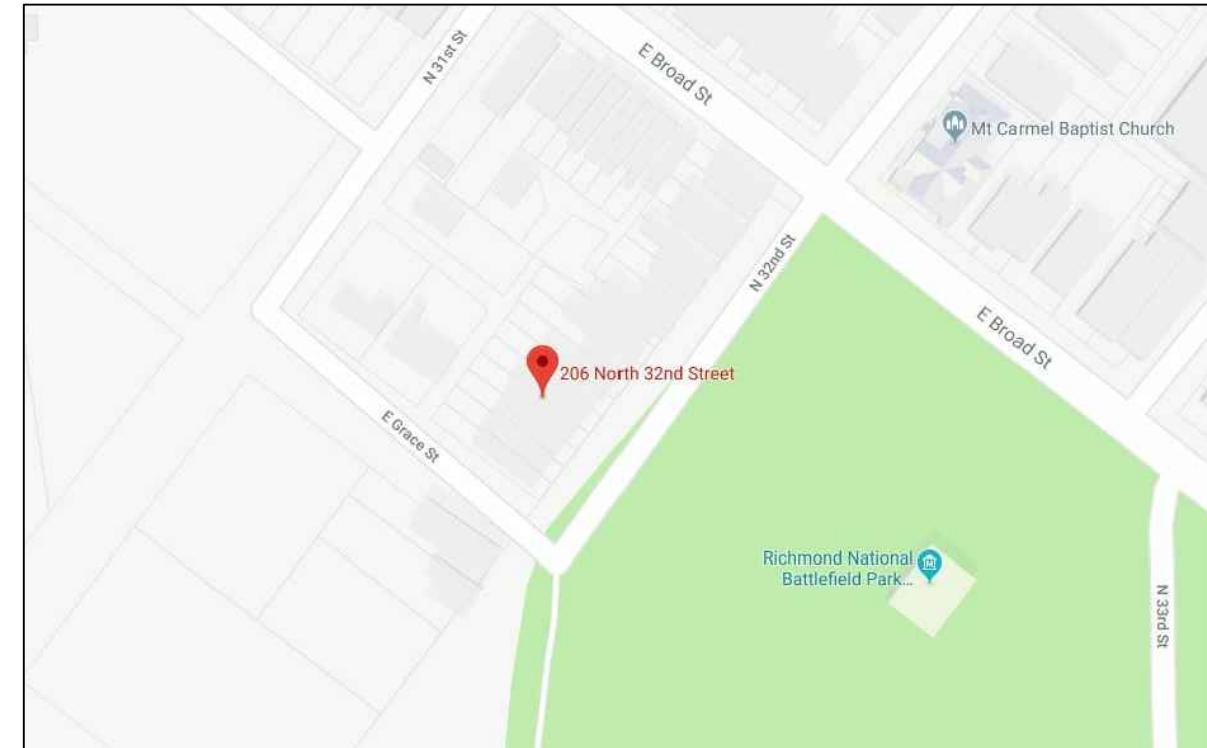
When looking at the interior of the rear wing of 206, the spaces have been dramatically altered from their original form. There is evidence at the first floor that the centrally positioned rear window is not originally located because a radiator and piping was added in the last renovation. We are not sure about the second floor rear window, however that window would have been located over a stair opening. Based on the radiator locations, there were side windows facing north.

We are requesting diminutive additions at the least important facades, which are located internally in the center of the block. This work is less intrusive than a larger addition at the back of the house. We are maintaining a clear distinction of the massing and outline of the original form. Additionally we are keeping the character of a repetitive rhythm of massing as viewed from the street. We feel that the new proposed design is a sensitive, and most certainly subordinate, to this house and to the historic row of houses and meets the intent of the guidelines.

ADDITION AND ALTERATIONS TO 206 N 32nd STREET

SCOPE OF WORK

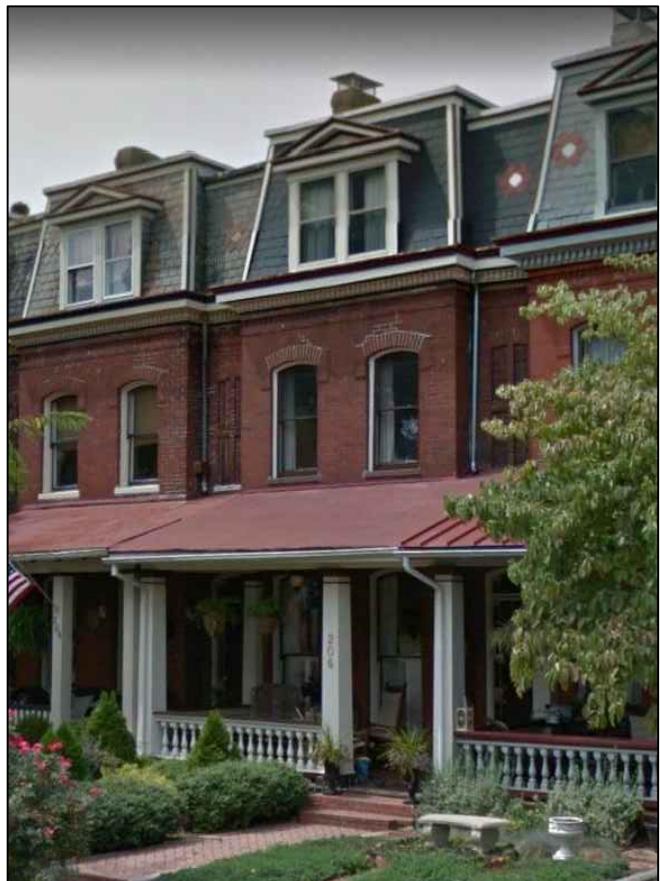
ADDITION TO EXISTING 2-STORY ADDITION.



LOCATION MAP

no scale

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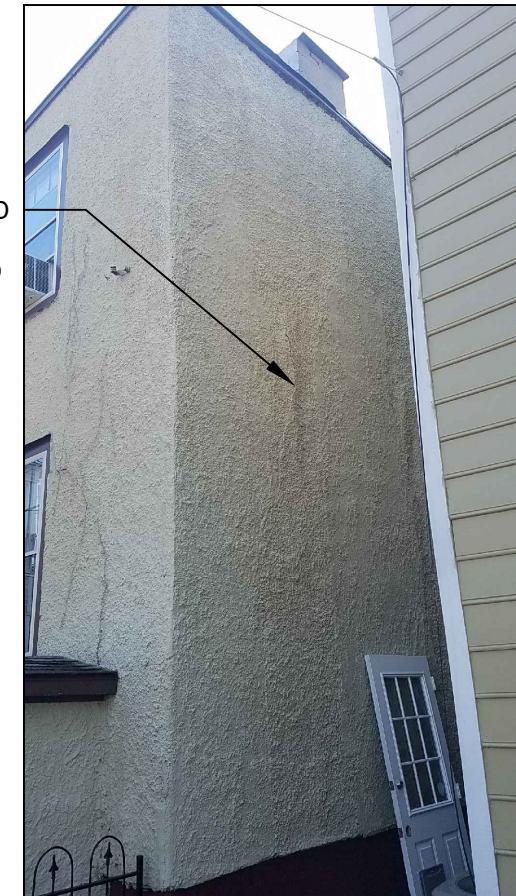
1 FRONT EXTERIOR



2 BACK DOOR AND SIDE PORCH



3 REAR EXTERIOR



3 RIGHT SIDE

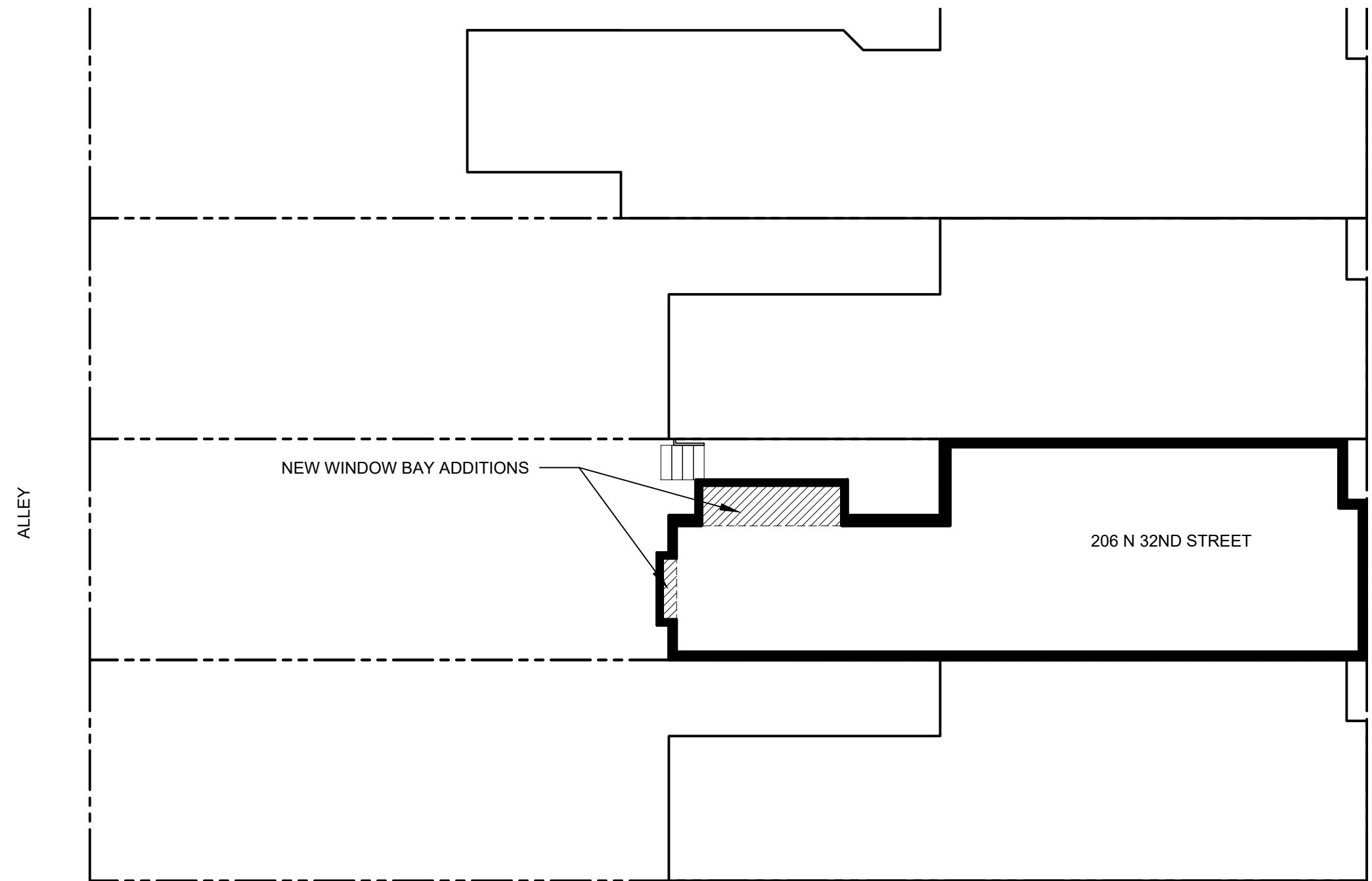
REVISIONS

P 804-358-4993
F 804-358-8211

1901 WEST CARY STREET RICHMOND, VA 23220
JOHANNASS DESIGN GROUP
SHEET TITLE
PHOTOS

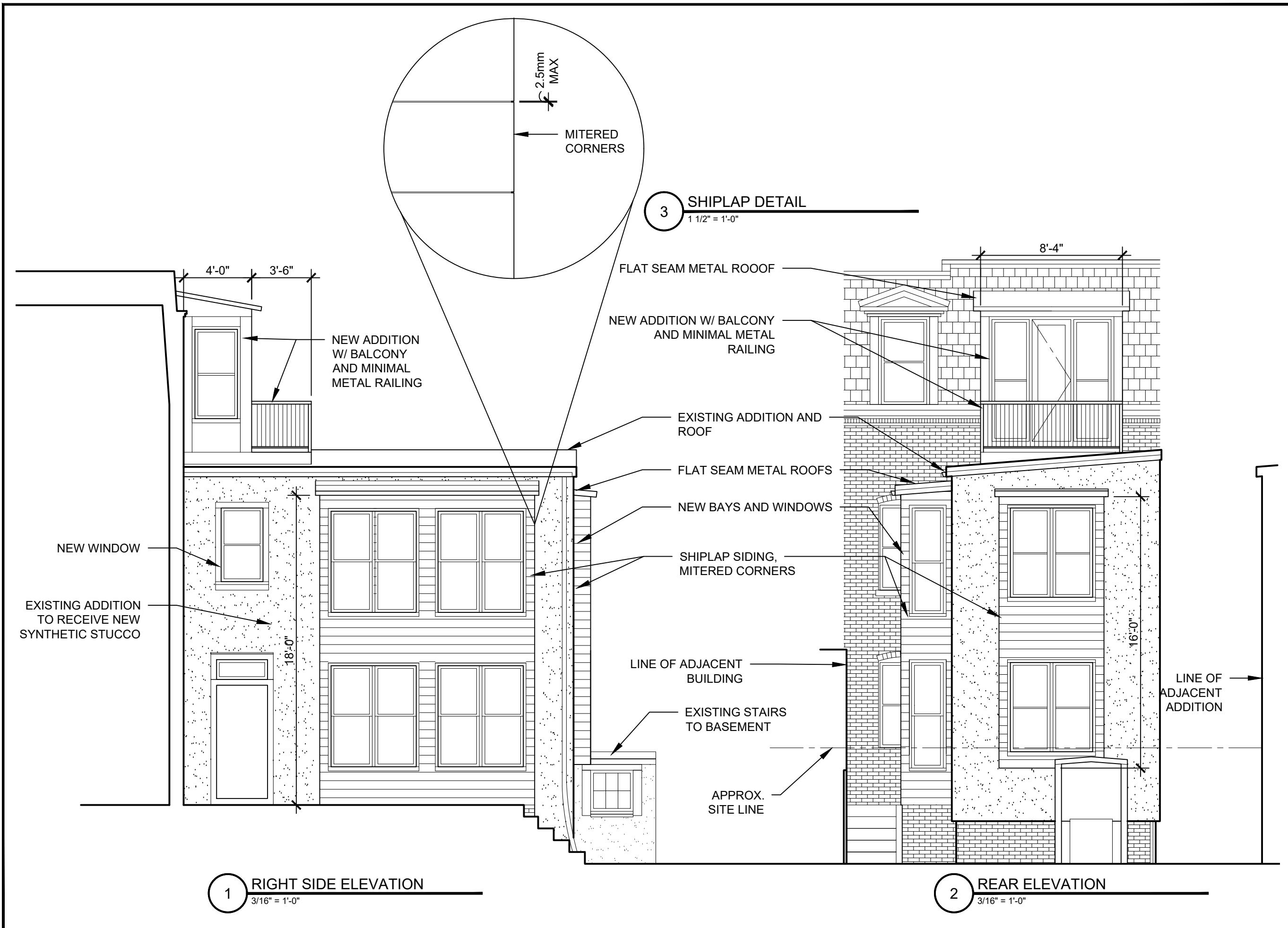
DATE
12.03.18
PROJECT NO.
1858
SHEET NO.

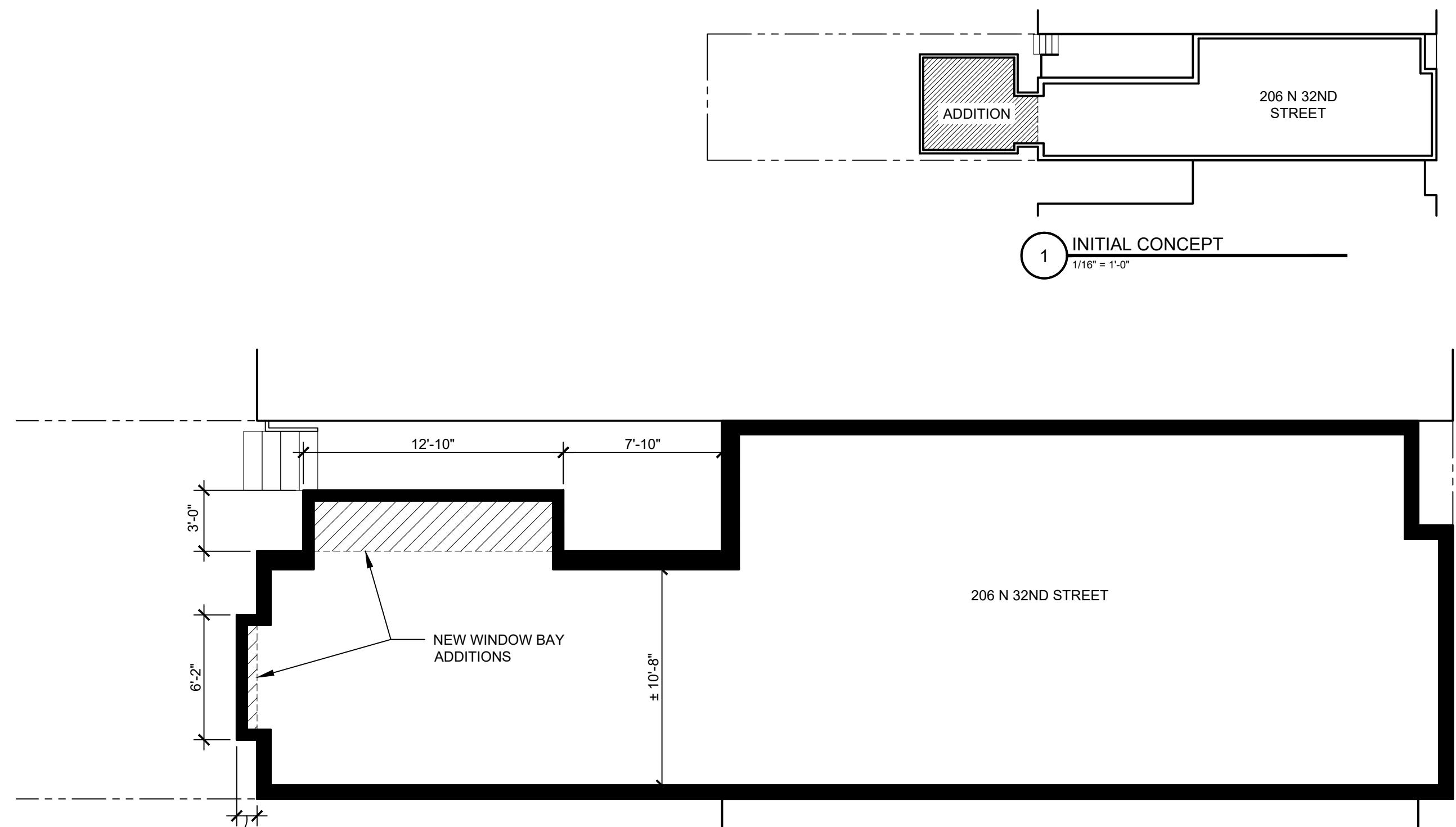
CAR1



1 SITE PLAN
3/32" = 1'-0"

J O H A N N A S D E S I G N G R O U P 1901 W E S T C A R Y S T R E E T R I C H M O N D , V A 2 3 2 2 0 P 8 0 4 . 3 5 8 . 4 9 9 3
F 8 0 4 . 3 5 6 . 8 2 1 1 R E V I S I O N S
SHEET TITLE
SITE PLAN
DATE
12.03.18
PROJECT NO.
1858
SHEET NO.
CAR2





2 FINAL PROPOSAL
1/8" = 1'-0"

REVISIONS	P 804-358-4993 F 804-358-8211
JOHANNAS DESIGN GROUP	1901 WEST CARY STREET, RICHMOND, VA 23220
SHEET TITLE	206 N 32ND ST
PLANS	
DATE	12.03.18
PROJECT NO.	1858
SHEET NO.	
CAR4	



206



204

202

200

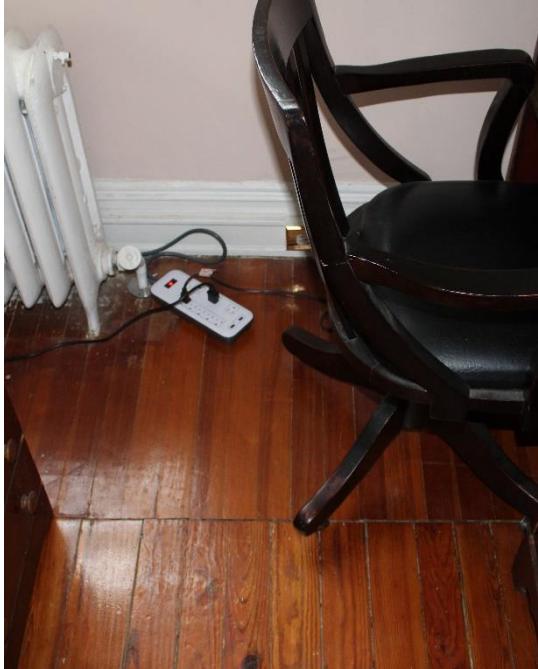


200

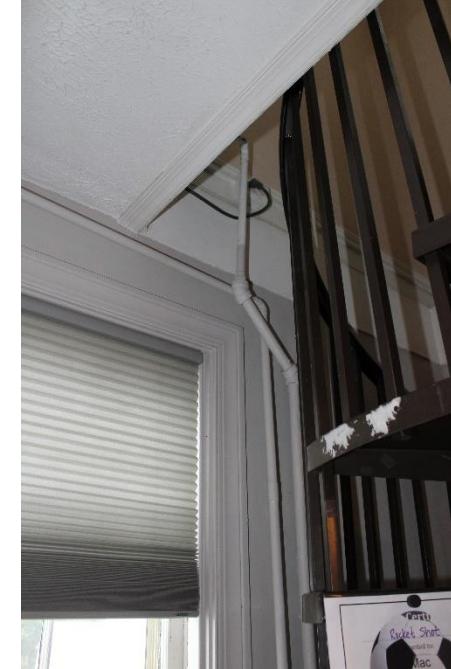
West Alley Elevation



View of the existing kitchen
look toward the rear wall
shows the extent of previous
1980's renovation



Flooring filled in at the rear
wall on the second floor
where we assume that the
rear stair had been removed
- the radiator is in the corner
of the room



Rear wall at kitchen showing previous
reconfiguration with a new radiator,
window and circular stair



Interior details at the
rear wall

Pinnacle Double Hung with Concealed Jambliner

Improved Performance

- [1] A raised sill stop is incorporated into ALL Pinnacle clad double hung windows, including both the compression jambliner option and the concealed jambliner option; the sill stop will now be flush with the bottom of the finger pull, providing better performance
- [2] On windows ordered with the concealed jambliner option, head frame corners will be secured with corner keys, injected silicone and screws for improved stability; therefore, the corner gaskets are no longer needed
- [3] Structural changes of the concealed jambliner provide improved DP ratings



More Selection

- [4] Half-screens will be available on the concealed jambliner option
- [5] A new, full-size, inverted block and tackle balance provides support for a heavier sash, allowing for future production of larger sizes
- [6] Interior jamb covers are available in all wood species, providing more wood on the interior and less vinyl

Added Convenience

- [7] Jamb jacks provide the ability to make future adjustments after settling
- [8] A trim identification line on the side and head inside stops provides easy alignment during installation

Enhanced Appearance

- [9] A wood head parting stop replaces a vinyl parting stop
- [10] The picture window back-out strip is now color-matched aluminum for a consistent exterior appearance
- [11] The sill bottom rail weatherstrip is now available in two colors: bronze and beige; one complements the lighter clad colors and the other complements the darker clad colors
- [12] Exterior jamb covers are available in finishes that match the aluminum

Please note:

- Clad single hung oriel windows will only be available with the concealed jambliner option
- The concealed jambliner option is NOT available in Pinnacle Impact, Legend HBR or Revive Sash Replacement



Double hung window with concealed jambliner