



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 101 N. 29th Street

Historic district St. John's Church Historic District

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

APPLICANT INFORMATION

Name Margaret Freund

Phone 804-226-9555

Company _____

Email info@fulfillproperties.com

Mailing Address 101 S. 15th St., Ste. 104
Richmond, VA 23219

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

OWNER INFORMATION (if different from above)

Name _____

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)

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

Date

1/15/19



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: _____

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

PHOTOGRAPHS place on 8 ½ 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

PROJECT DESCRIPTION

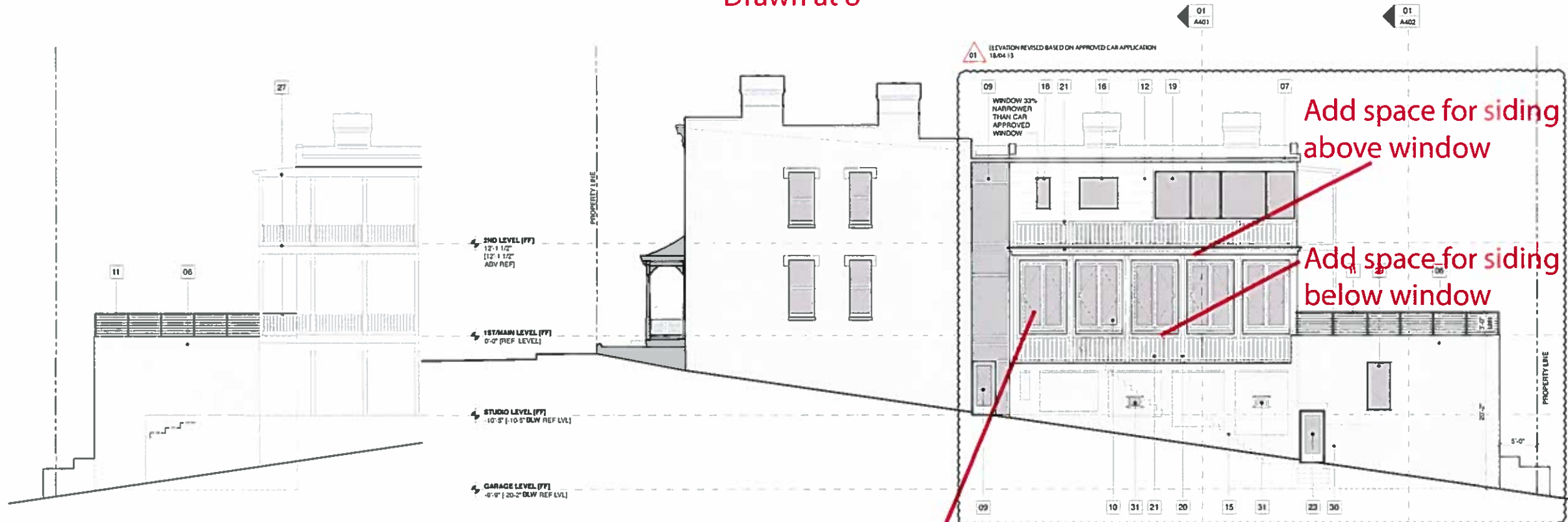
Changes covered in this application include the reduction in height of casement windows on the first story.

Per notes on the original drawings approved with the certificate of appropriateness, casement windows were approved on the first story of the southern elevation. An error on the drawings calls for a casement window height taller than casements are available. This can be remedied simply by using a 6' casement and splitting the additional space now available on that elevation between the wall above the window, and the faux railing below. This would be most in keeping with the appearance approved by the Commission. Alternatively, the casement windows can be reduced in height and a transom can be installed above in order to maintain the 8" first floor fenestration height.

Included in this submittal:

- Commission of Architectural Review – Application for Certificate of Appropriateness
- Certificate of Appropriateness – Alteration and Addition Checklist
- Project Description
- Original CAR Approved Southern Elevation Drawing, with notes
- Window Cut sheet

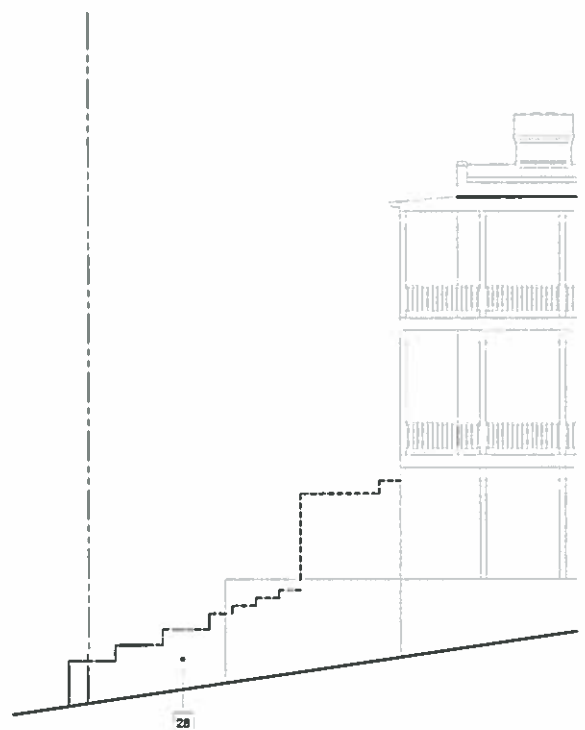
- Casement windows = 6' max
 - Drawn at 8'



02P PROPOSED NORTH / ADJ BLDG ELEVATION
 A302
 1/8" = 1'-0" (1:16" = 1'-0" HALF SCALE) (10) (20) (40) (80) 24 FT

01P PROPOSED SOUTH / FRANKLIN ST ELEVATION
 A302
 1/8" = 1'-0" (1:16" = 1'-0" HALF SCALE) (10) (20) (40) (80) 24 FT

6' casement is the tallest casement that the opening mechanism can support



02E EXISTING NORTH / ADJ BLDG ELEVATION
 A302
 1/8" = 1'-0" (1:16" = 1'-0" HALF SCALE) (10) (20) (40) (80) 24 FT



01E EXISTING SOUTH / FRANKLIN ST ELEVATION
 A302
 1/8" = 1'-0" (1:16" = 1'-0" HALF SCALE) (10) (20) (40) (80) 24 FT

INSTRUCTIONS FOR EXTERIOR WORK WITH HISTORIC PROPERTIES:

1/ REFER TO THE TAX ORDER FOR HISTORIC STRUCTURES DIRECTIVE ON THE COVER SHEET FOR INFORMATION AND INSTRUCTION ON MATERIALS AND PROCESSES FOR HISTORIC RESTORATION OF EXTERIORS

GENERAL ELEVATION NOTES:

- 1/ EXISTING BRICK WALLS AND PARAPETS TO BE CLEANED AND RE-POINTED AS NECESSARY, FOR CONTINUED USE & SERVICEABILITY
- 2/ WINDOWS AND DOORS ARE GENERALLY IN GOOD CONDITION THROUGHOUT. UNLESS OTHERWISE NOTED ALL DOORS AND WINDOWS TO BE REPAIRED AS NECESSARY AND REPAINTED. COLOR TBD. WINDOWS AND DOORS TO BE PHOTOGRAPHED AND DOCUMENTED IN A SEPARATE AND FORTHCOMING EXTERIOR OPENING SURVEY WITH NOTES PERTAINING TO CORRECTIVE MEASURES
- 3/ ALL EXISTING METAL FLASHING AND PARAPET COPING TO BE COORDINATED WITH INSTALLATION OF NEW ROOF AND REPAIRED/REPLACED IN KIND AS NECESSARY
- 4/ ALL VEGETATION ON AND AROUND PERIMETER OF BUILDING TO BE REMOVED IN ITS ENTIRETY, AND BUILDING TO BE REPAIRED AS NECESSARY WHERE VEGETATION DAMAGED STRUCTURE. COORDINATE WITH CLIENT BEFORE REMOVING VEGETATION

ELEVATION KEY NOTES

- 01 024119-DEMO REMOVE EXISTING PORCH DECK & UPPER LEVEL VINYL SIDING ADDITION
- 02 024119-DEMO REMOVE EXISTING DOOR/WINDOWS AND CREATE NEW OPENING IN EXISTING MASONRY WALL
- 03 024119-DEMO REMOVE BRICK AND WOOD STEPS. REPAIR EXISTING BRICK.
- 04 024119-DEMO REMOVE EXISTING WINDOW, SILL AND BRICK BELOW. PREPARE BRICK FOR INTERIOR FRAMED DOORWAY OPENING
- 05 024119-DEMO REMOVE EXISTING WINDOW AND PREPARE BRICK FOR INTERIOR FRAMED OPENING
- 06 042000-BRICK NEW BRICK TO MATCH ADJACENT EXISTING STRUCTURE. RUNNING BOND
- 07 EXPAND EXISTING SLOPED ROOF & REPLACE EXISTING DOWNSPOUT AND CUTTER LIVING WITH NEW 078200-GL CUTTER LIVING WITH AND 077100-081 PRE-FINISHED ALUMINUM DOWNSPOUT
- 08 040120-EXIST EXISTING BRICK CHIMNEY TO REMAIN AND BE REPAIRED AS NECESSARY FOR CONTINUED STABILITY. REPAIR OR REPLACE FLASHING AND PROVIDE CAPS FOR CONTINUED USE.
- 09 084113 NEW ALUMINUM CLAD FULL LIGHT GLASS DOOR AND WINDOWS IN COMBINED FRAMING SYSTEM INCLUDING BREAK METAL OR SIDING PANELS AT EXISTING FLOOR AND ROOF ASSEMBLIES
- 10 085113-W1 NEW ALUMINUM CLAD CASEMENT WINDOW WITH 084813 PAINTED TRIM MOULDING
- 11 067200-RAIL1 METAL HORIZONTAL CABLE RAILING
- 12 074213-MTL METAL WALL PANELS
- 13 084113- NEW ALUMINUM CLAD FULL-LIGHT GLASS DOOR AND WINDOWS
- 14 081900 NEW WOOD T&G TERRACE DECKING AT NEW CARRIAGE HOUSE ADDITION
- 15 NEW STAIR BEYOND
- 16 085113-W2 NEW ALUMINUM CLAD CASEMENT WINDOW
- 17 085113-W3 NEW ALUMINUM CLAD COMBINATION FIXED-AWNING WINDOW
- 18 062813-0H1 SECTIONAL GARAGE DOOR
- 19 084113 NEW ALUMINUM CLAD WINDOWS
- 20 062000 PAINTED WOOD VERTICAL TRIM
- 21 062000 NEW PAINTED CORNICE & PORCH RAIL MOULDING
- 22 NO WORK. REPAIR BRICK & PAINT AS NECESSARY
- 23 084113- NEW STOREFRONT DOOR IN NEW MASONRY OPENING
- 24 NOT USED
- 25 024119-DEMO DEMOLISH PORTION OF EXISTING CARRIAGE HOUSE REMAINS AND EXCAVATE FOR NEW GARAGE/ CARRIAGE HOUSE ADDITION
- 26 REMOVE EXISTING EXTERIOR DOOR AND PREPARE OPENING FOR NEW INTERIOR DOUBLE DOOR
- 27 EXISTING ADJACENT PROPERTY'S PORCH
- 28 REPAIR EXISTING BRICK AS NECESSARY FOR CONTINUED STABILITY AND THE 2ND TO NEW CARRIAGE HOUSE BRICK IF STRUCTURALLY POSSIBLE. REFER TO STRUCTURAL
- 29 085113- NEW ALUMINUM CLAD CASEMENT WINDOW IN NEW MASONRY OPENING
- 30 UNSUPPORTED BRICK MASONRY WALL REMOVED PER STRUCTURAL ENGINEER'S DIRECTION AND LETTER DATED 4-18-2018. WALL TO BE REBUILT IN CONJUNCTION WITH ADDITION/CARRIAGE HOUSE RECONSTRUCTION
- 31 NEW ALUMINUM CLAD FIXED WINDOW IN EXISTING MASONRY OPENING

BUILDING PERMIT SET
 02/02/2018

01 CAR COORDINATION REVISIONS (18-04-13)

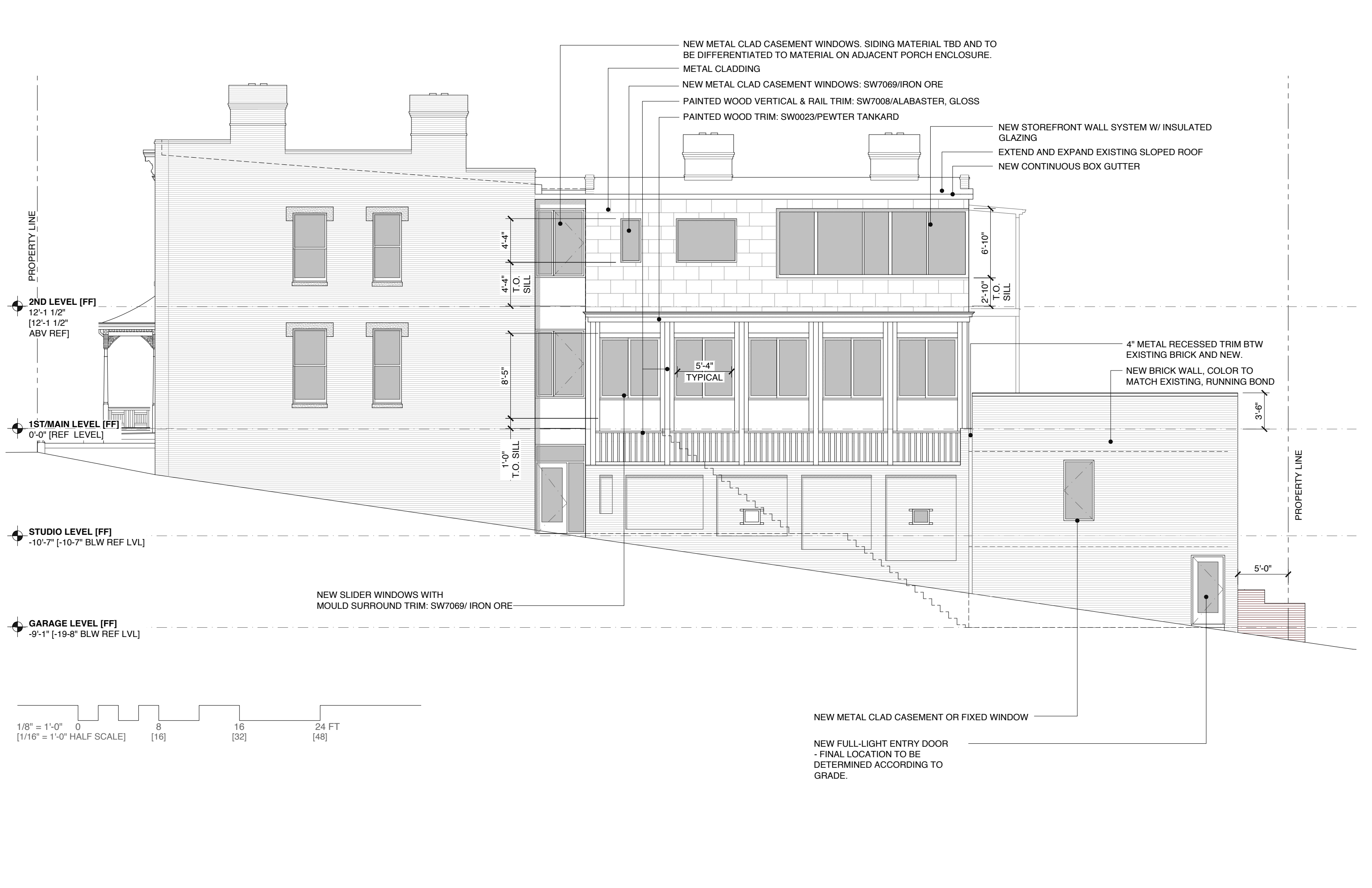


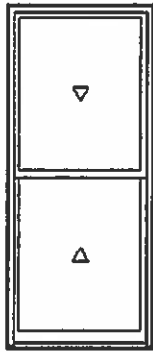
ARCHITECT
 ADD/Architecture Design Office
 105 E Broad Street
 Richmond, Virginia 23219
 804 343 1212

REHABILITATION & ADDITION AT
101 N 29TH ST
 RICHMOND, VA 23223

ELEVATIONS
 101.2016
 A302

01 CLASH CHECK NOTES ADDED 18-04-13



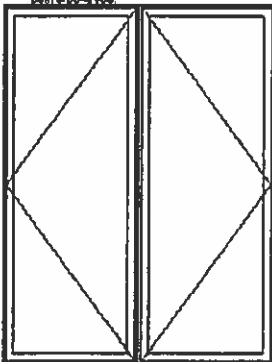


As Viewed From
 The Exterior

Entered As: CN
 CN 3240
 FS 37 1/4" X 87 1/2"
 RO 38 1/4" X 88"
Egress Information
 Width: 33 21/32" Height: 38 25/64"
 Net Clear Opening: 8.97 SqFt
Performance Information
 U-Factor: 0.29
 Solar Heat Gain Coefficient: 0.2
 Visible Light Transmittance: 0.46
 Condensation Resistance: 56
 CPD Number: MAR-N-425-17158-00001
 ENERGY STAR: NC, SC, S
Performance Grade
 Licensee #1127
 AAMA/WDMA/CSA/101/ I S 2/A440 08
 LC-PG50 1149X2223 mm (45.25X87.5 in)
 LC-PG50 DP +50/-50
 FL17635

White Exterior Weather Strip Package
 Satin Taupe Sash Lock
 Satin Taupe Top Sash Strike Plate Assembly Color
 Aluminum Screen
 Stone White Surround
 Charcoal Fiberglass Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin

Line #5	Mark Unit: S Franklin - Dining / Stairs	Net Price:	2,095.10
Qty: 5		Ext. Net Price:	10,475.50
		USD	



As Viewed From The Exterior

Entered As: Size by Units
 FS 72" X 95 1/8"
 RO 73" X 95 5/8"
Egress Information A1, A2
 Width: 28 57/64" Height: 90 1/64"
 Net Clear Opening: 18.06 SqFt
Performance Information A1, A2
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.19

Stone White Clad Exterior
 Bare Pine Interior
 2W1H - Rectangle Assembly
 Assembly Rough Opening
 73" X 95 5/8"

Unit A1 1,005.20

Clad Ultimate Casement - Left Hand

CN 3696

Rough Opening 37" X 95 5/8"

Frame Size 36" X 95 1/8"

Stone White Clad Sash Exterior

Bare Pine Sash Interior

IG - 3/4" - 1 Lite 30.10

Tempered Low E3 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Standard Bottom Rail

White Weather Strip

Satin Taupe Folding Handle

***Handles/Covers Ship Loose

Satin Taupe Multi - Point Lock

Aluminum Screen

Satin Taupe Surround

Charcoal Fiberglass Mesh

***Screen/Combo Ship Loose

Unit A2 1,005.20

Clad Ultimate Casement - Right Hand

CN 3696

PROJECT DESCRIPTION

Changes covered in this application include the removal of a faux-railing along the second story, and the reinstatement of a parapet wall along the southern end of the carriage house.

Based on an historic photo discovered after the initial review (attached), we found that the railing on the second story porch was not historic. The photo shows a railing on the first floor, which will remain, however it is requested that the second story faux balcony railing be removed from the design to align it more with the historic appearance of the home.

The attached historic photo also shows a brick parapet wall extending beyond the roof of the original carriage house. It is proposed to remove the previously approved cable railing along the top of the carriage house from the design, and instead reinstate the historic brick parapet to a height of approximately 18"-24".

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- Project Description
- Historic Photo

101 N. 29th Street
Richmond, VA 23223

No upper deck or railing.
Propose to remove
upper faux railing.

Historic brick carriage
house parapet. Propose
to reinstate brick parapet
on Franklin Street side.



