



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

Page 1 of 2 (both pages must be completed)

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 3317 MONUMENT AVE. DATE: 9/26/14

OWNER'S NAME: MS. ANNE GRIER TEL NO.: (804) 938-5800

AND ADDRESS: (TEMP) 3049 MARTINS POINT RD EMAIL: ANNEGRIER@VERIZON.NET

CITY, STATE AND ZIPCODE KITTY HAWK, NORTH CAROLINA 27949

ARCHITECT/~~CONTRACTOR~~ NAME: JOSEPH F. YATES TEL. NO. (804) 864-0180

AND ADDRESS: 201 HULL ST., STE. B EMAIL: JFYARCH.CAVTEL.NET

CITY, STATE AND ZIPCODE RICHMOND, VA. 23224

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.

DESCRIPTION OF PROPOSED WORK:
(Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

(REFER TO ATTACHED)

Signature of Owner or Authorized Agent:
X Joseph F. Yates

(Space below for staff use only)
Received by Commission Secretary
DATE 9/26 3:00

APPLICATION NO. 09-
SCHEDULED FOR

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

Description of Proposed Work, 3317 Monument Ave., Richmond, Va.

The side porch at the east side of the house will be enclosed with aluminum clad, double-hung wood windows resting on a wood knee wall with raised wood panels below the windows. The existing columns will remain. The new walls will be constructed so that the face of the new wall engages only the back corner of the columns. The majority of the original columns will therefore remain free-standing.

At the south (rear) facing wall of the Dining Room a double-hung window will be removed and a new pair of French doors installed protected with by a shed roof. A new brick stoop will lead to a grade level patio.

A one-story addition is proposed at the rear south elevation extending from the Kitchen wing. The walls of the addition will be flush with the face of the existing brick walls of the house. However, in order to distinguish between the original and new construction the walls of the addition will be stucco. The wing will terminate in a screened porch with square wood columns. The roof of both the wing and the porch will be standing seam copper with a 1" machine formed seam.

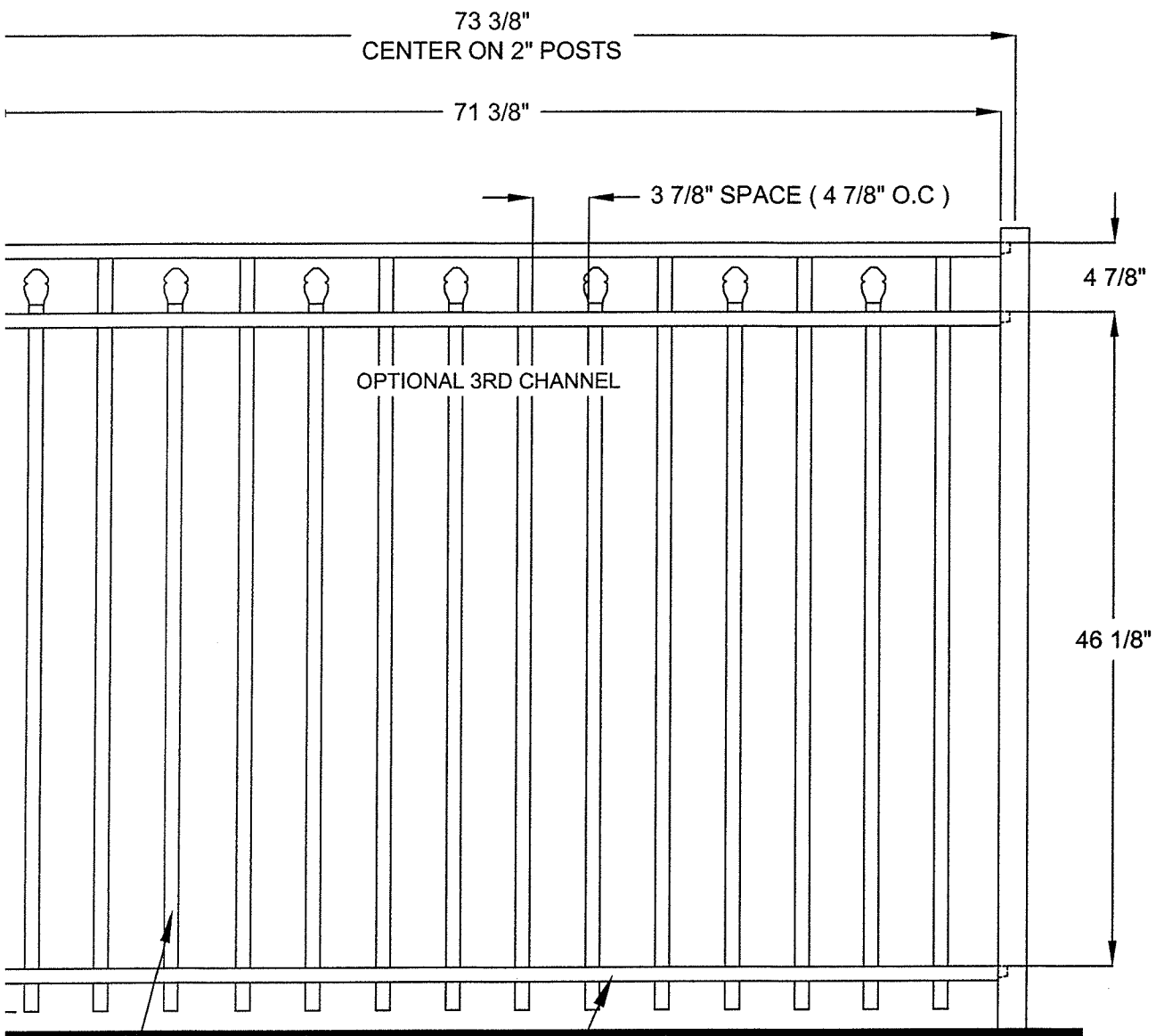
An existing two story covered service porch will be removed at the rear to accommodate the addition. We studied retaining the upper porch but this would have created difficult structural issues in order to support the porch within the shallow roof structure of the addition. Also, in order to construct the additions roof the open railing of the upper porch would have to have been replaced with a solid knee wall and the porch would have become a recess in the roof that would have to be drained due to the exposure to the weather. Had the porch been enclosed it would have been too small to function as a usable room. A single door that now serves the 2nd floor porch will be converted into an aluminum clad, double hung wood window to match the size of the adjacent window. The cladding and a different muntin profile will distinguish this window from the original windows.

The owner has requested an elevator that will reach all four levels including the attic. A stucco faced elevator shaft will be visible from the rear alley. However it will not be visible from Monument Avenue due to an existing gable running parallel to the street. The roof of the elevator shaft will be below the ridge of the rear wing of the house.

The current color scheme of the wood trim and shutters will be retained on the house.

The sides and rear of the backyard will be fenced with a new 5'-0" high metal fence, painted black. The existing garage will be repaired and the existing parking area will be expanded to accommodate two cars. The parking area will have a blue stone gravel base.

The owner will not be pursuing either state or federal tax credits.



73 3/8"
CENTER ON 2" POSTS

71 3/8"

3 7/8" SPACE (4 7/8" O.C)

4 7/8"

OPTIONAL 3RD CHANNEL

46 1/8"

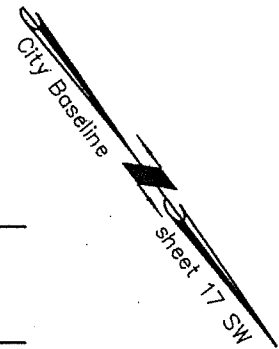
.050"
TKET

1.00" x 1.00" CHANNEL
.062" TOPWALL
.078" SIDEWALL

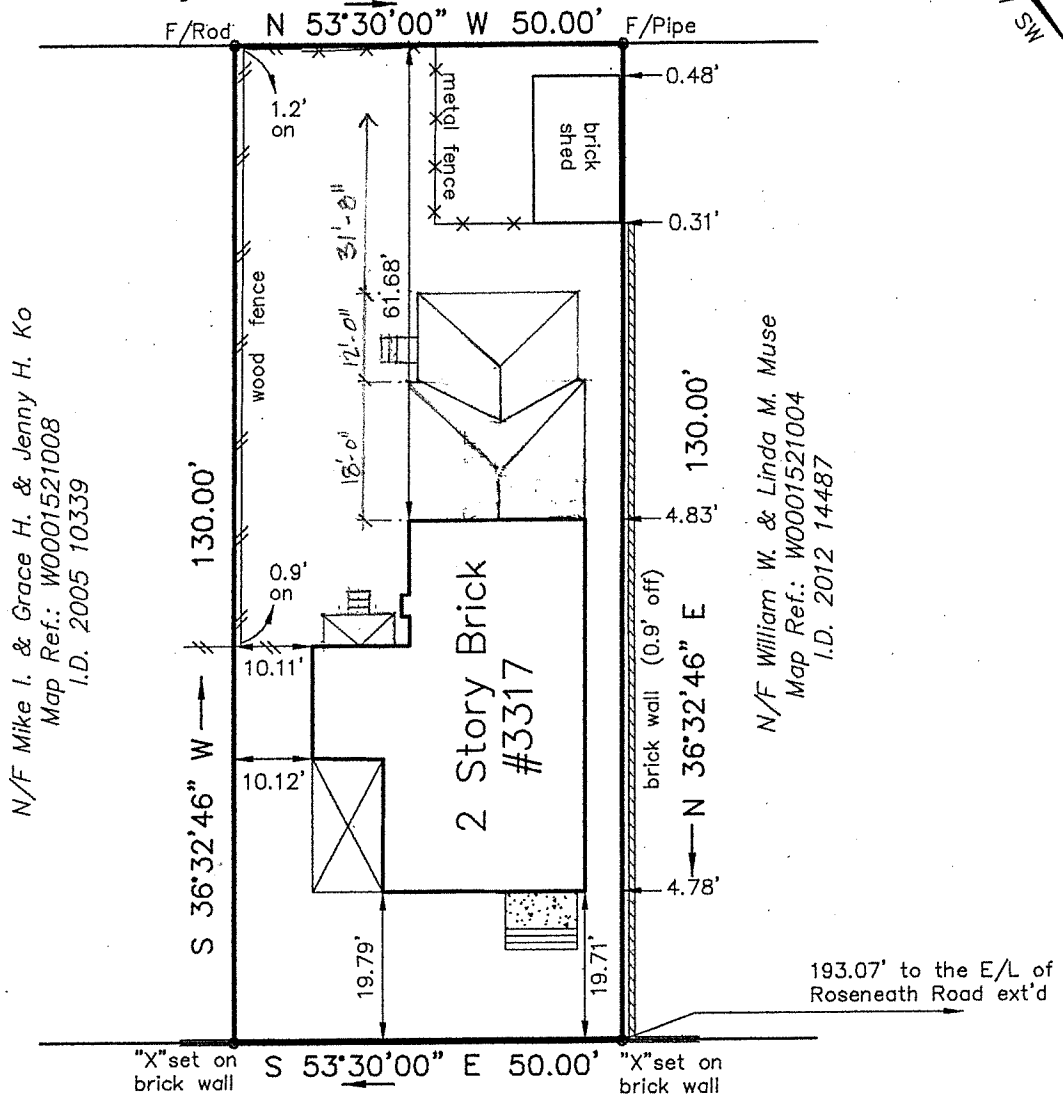
ALUMI-GUARD		TITLE	
ORNAMENTAL ALUMINUM FENCING		GUARDIAN CANTERBURY 54"	
DATE: 10/17/12	SCALE: NTS	DRAWING NO GC543S	SHEET
DRAWN BY: DR	CHKD BY: LP		XX
			REV
			-

Purchaser: Anne Maslin Grier
 Current Owners: Thimmoji R. & Girija Nagaraja
 Map Ref.: W0001521007
 I.D. 2007 25837

Note: Bearings protracted from City
 Baseline sheet 17 SW.



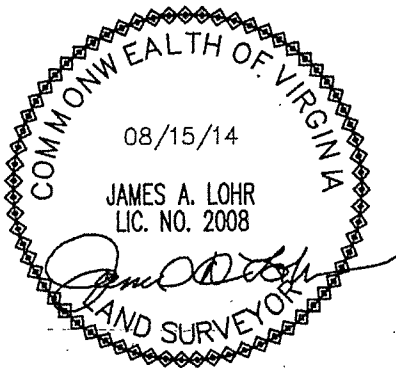
15' ± Public Alley



N/F Mike I. & Grace H. & Jenny H. Ko
 Map Ref.: W0001521008
 I.D. 2005 10339

N/F William W. & Linda M. Muse
 Map Ref.: W0001521004
 I.D. 2012 14487

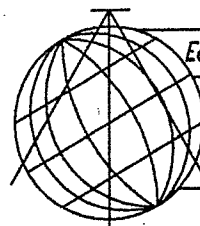
MONUMENT AVENUE



Survey and Plat of
**The Property Known as
 #3317 Monument Avenue in
 the City of Richmond, VA**

This is to certify that on 08/15/14 I made an accurate field survey of the premises shown hereon that all improvements and easements 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. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290028D effective date of 04/02/09. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 203
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=25'
 Drawn: TCJ
 Job: 1281-14

Date: 08/18/14
 Checked: JAL

NOTES:

1. ALL FLOORS TO BE REPAIRED, RESTORED. SCREEN/ REFINISH W/ (3) COATS OF POLY. (FIRST 2 COATS HI-GLOSS, FINAL COAT MATTE FINISH)
2. ALL DAMAGED QUARTER ROUND SHOE MOLDING TO BE REPLACED.
2. ELECTRICIAN TO CHECK ALL OUTLETS & SWITCHES
3. RESTORE/ REPAIR ALL WINDOWS. ALL LOWER SASH CORDS TO BE REPLACED, MAKE LOWER SASHES OPERABLE, AND ALL CRACKED WINDOW GLASS TO BE REPLACED.
4. RELOCATE EX-ST KITCHEN CABINERY TO GARAGE. RENOVATE GARAGE TO DRY STORAGE SPACE.
5. NEW PRIVACY FENCE TO ENCLOSE REAR YARD. SOLVE DRAINAGE AT ALLEY AND EX-ST GARAGE.
6. CREATE PARKING AREA (ONE CAR) ADJACENT TO REAR ALLEY.
7. REPLACE FRONT RAILING AND ADD HANDRAILS EACH SIDE. REMOVE PAINTING AT FRONT SIDEWALK.
8. REPAINT INTERIOR WALLS, TRIM AND DOORS.
9. REMOVE WALL MIRROR AT LIVING ROOM MANTEL. REPAIR PLASTER AND REPAINT.



NORTH ELEVATION
SCALE: 1/8" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

Grier Residence Renovation

3317 MONUMENT AVENUE
Richmond, Virginia

Joseph F. Yates
ARCHITECTS
804-864-0180
201 Hill Street Suite B Richmond, Virginia 2324

Set Date:
SEP 26, 2014
Revisions:

Project No.:
2014-17

CAR1



EAST ELEVATION
SCALE: 1/8" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

Grier Residence Renovation

3317 MONUMENT AVENUE
Richmond, Virginia

Joseph F. Yates
ARCHITECTS
804.864.0180
Professional Seal # 8048640180
2014-17-001-01

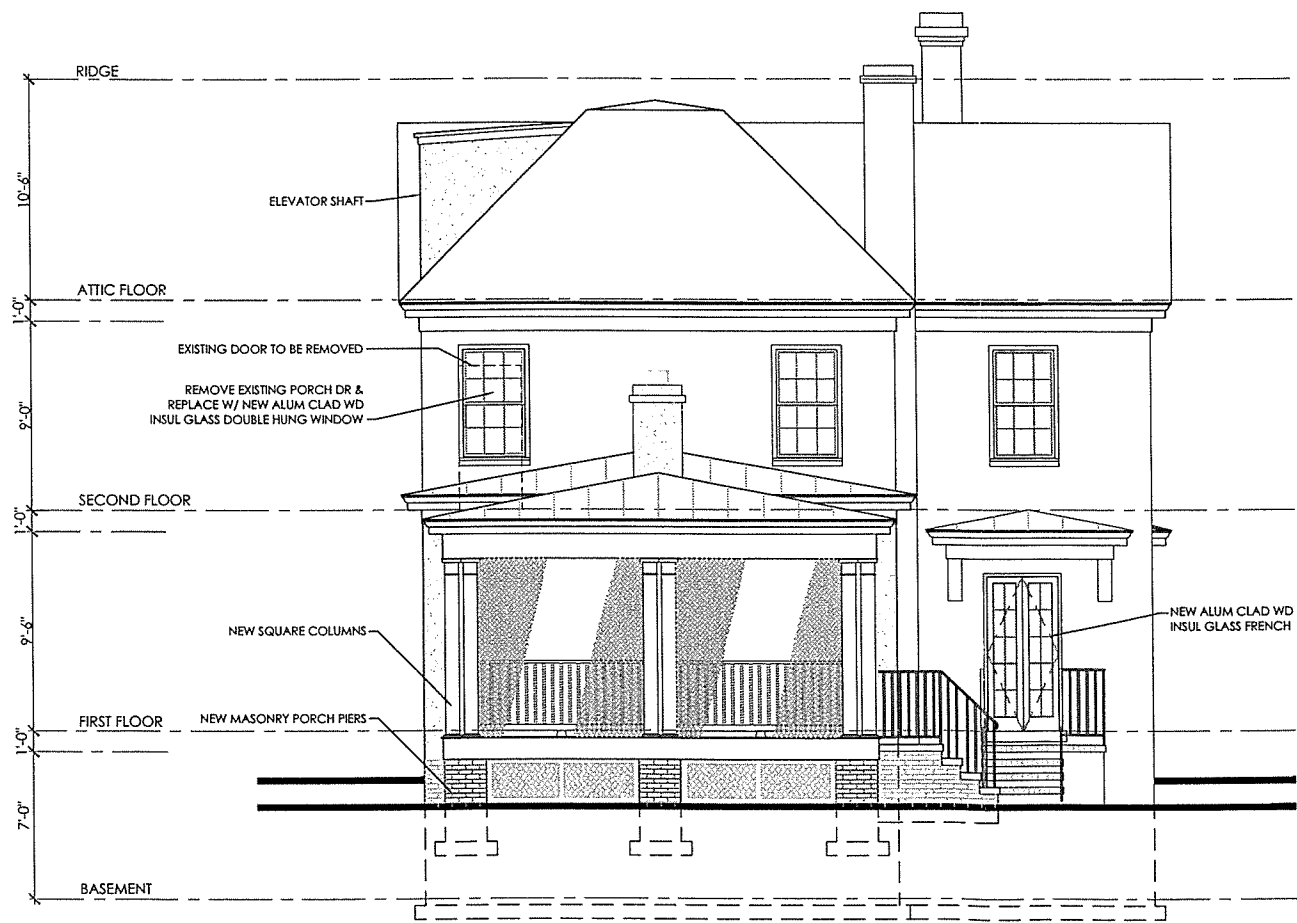
Set Date:
SEP 26, 2014
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Project No.:
2014-17

CAR2
OF



SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"



SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

Grier Residence Renovation

3317 MONUMENT AVENUE
Richmond, Virginia

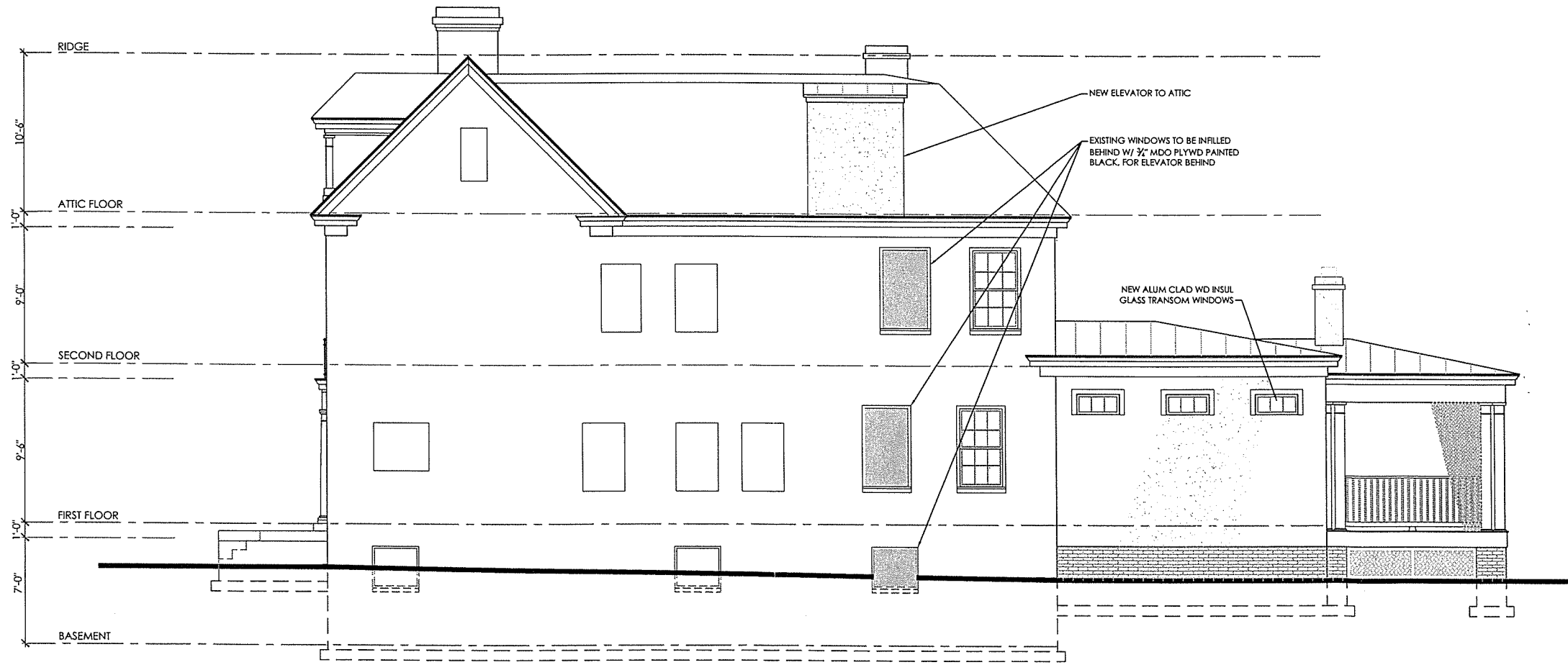
Joseph F. Yates
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804.864.0180
201 Hill Street, Suite B, Richmond, Virginia 23224

Set Date:
SEP 26, 2014
Revisions:

Project No.:
2014-17

CAR3

OF



WEST ELEVATION
SCALE: 1/8" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

Grier Residence Renovation

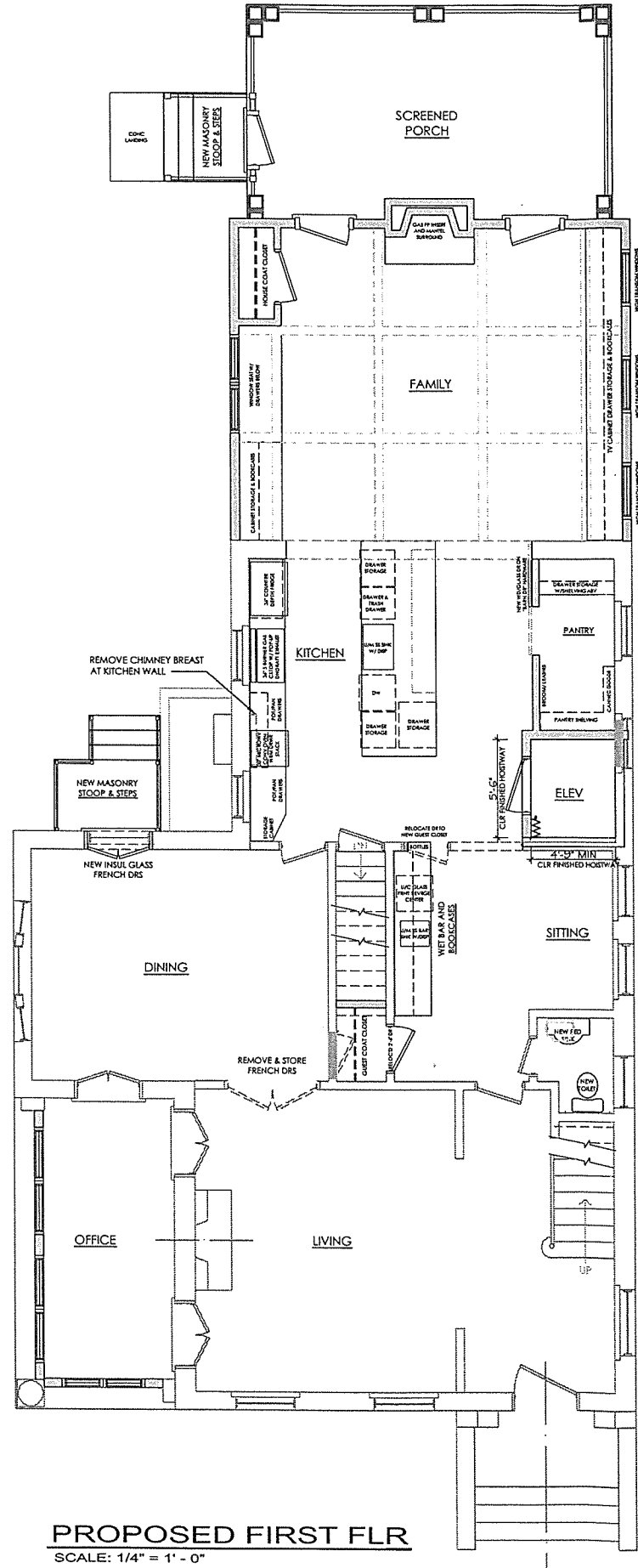
3317 MONUMENT AVENUE
Richmond, Virginia

Joseph F. Yates
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804.864.0180
Pynchonwood, 804.864.0182 (fax)
201 1st Street, Suite 8 Richmond, Virginia 23224

Set Date:
SEP 26, 2014
Revisions:

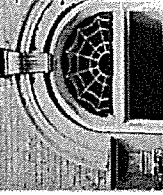
Project No.:
2014-17

CAR4
OF



PROPOSED FIRST FLR
SCALE: 1/4" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION



Joseph F. Yates
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 804.864.0180
 201 Mt. Street - Suite B Richmond, Virginia 23224

Set Date:
 SEP 26, 2014
 Revisions:

Project No.:
 2014-17

CAR5
 OF

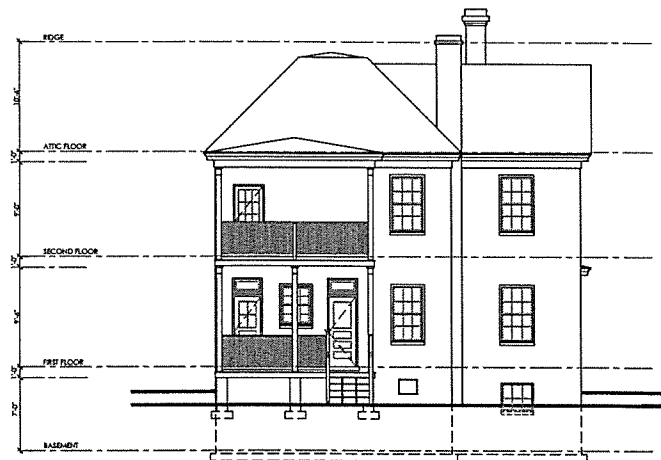
Grier Residence Renovation
 3317 MONUMENT AVENUE
 Richmond, Virginia



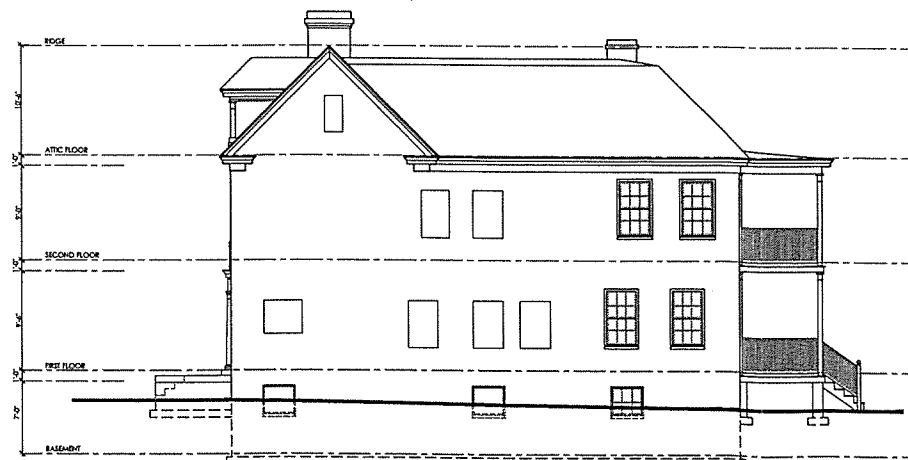
NORTH ELEVATION
SCALE: 1/8" = 1' - 0"



EAST ELEVATION
SCALE: 1/8" = 1' - 0"



SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"



WEST ELEVATION
SCALE: 1/8" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

Grier Residence Renovation

3317 MONUMENT AVENUE
Richmond, Virginia

Joseph F. Yates
ARCHITECTS

804.864.0180
201 The Street, Suite E, Richmond, Virginia 23264

Set Date:
SEP 26, 2014
Revisions:

Project No.:
2014-17

CAR6

OF