



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 3303 Monument Avenue  
Historic district Monument Avenue

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

**APPLICANT INFORMATION**

Name Michael Overby  
Company Fuller/Overby Architecture DPC  
Mailing Address 83 West 104th Street Floor 2  
New York, New York 10025

Phone 561-596-2383  
Email michael@fulleroverby.com  
Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify):

**OWNER INFORMATION** (if different from above)

Name Sharon D. Fuller  
Mailing Address 3303 Monument Avenue  
Richmond, Virginia 23221

Company \_\_\_\_\_  
Phone 804-353-7577  
Email sharon3fuller@gmail.com

**PROJECT INFORMATION**

Review Type:  Conceptual Review  Final Review  
Project Type:  Alteration  Demolition  New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)  
see attached

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). 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 Sharon D. Fuller

Date 6/5/2020

# FULLER/OVERBY ARCHITECTURE DPC

83 WEST 104<sup>TH</sup> ST. FLR 2    NEW YORK, NEW YORK 10025    212/388-0094    WWW.FULLEROVERBY.COM

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MICHAEL OVERBY R.A.  
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**3303 Monument Avenue  
Richmond VA 23221**

**Renovation of existing garage, rear yard parking surface, and main house back deck**

The proposed work seeks to convert the existing unused garage into a non residential workspace and to renovate the surrounding parking area and rear yard. Changes to the garage building include the replacement of the wall to the east which is damaged and heavily leaning, the southern face at the alley which is currently a nonexistent garage door, and the flat roof. All building walls are within the original footprint and the new roof will retain the historic flat condition with the addition of sloped clerestory gables in reference to the features of nearby properties. Similar to the alley façade of 3201 Monument Ave located one block to the east, the proposed alley-facing wall is characterized by linked volumes with varying coursing patterns. The new wall volumes are punctuated by a full height window facing the two story brick townhouse wall and garage side wall across the alley. An elliptical garden wall attached to the proposed alley facade extends toward the garage side wall of 3301 and continues the sequence of fences that line the alley on either side. The western façade wall of the proposal, visible from the alley and open space mid-block, is unchanged from its existing condition.

DRAWING LIST:

ARCHITECTURE

A1.0 SITE PLAN

A1.1 EXISTING/DEMO & PROPOSED PLANS

A1.2 ROOF AND REFLECTED CEILING PLANS

A2.0 ELEVATIONS

A3.0 SECTIONS

REFERENCE

R1.0 MODEL PHOTOGRAPHS

R2.0 PROPERTY PHOTOGRAPHS & MATERIAL SPECS

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

ISSUED : 08/10/2020

REV:

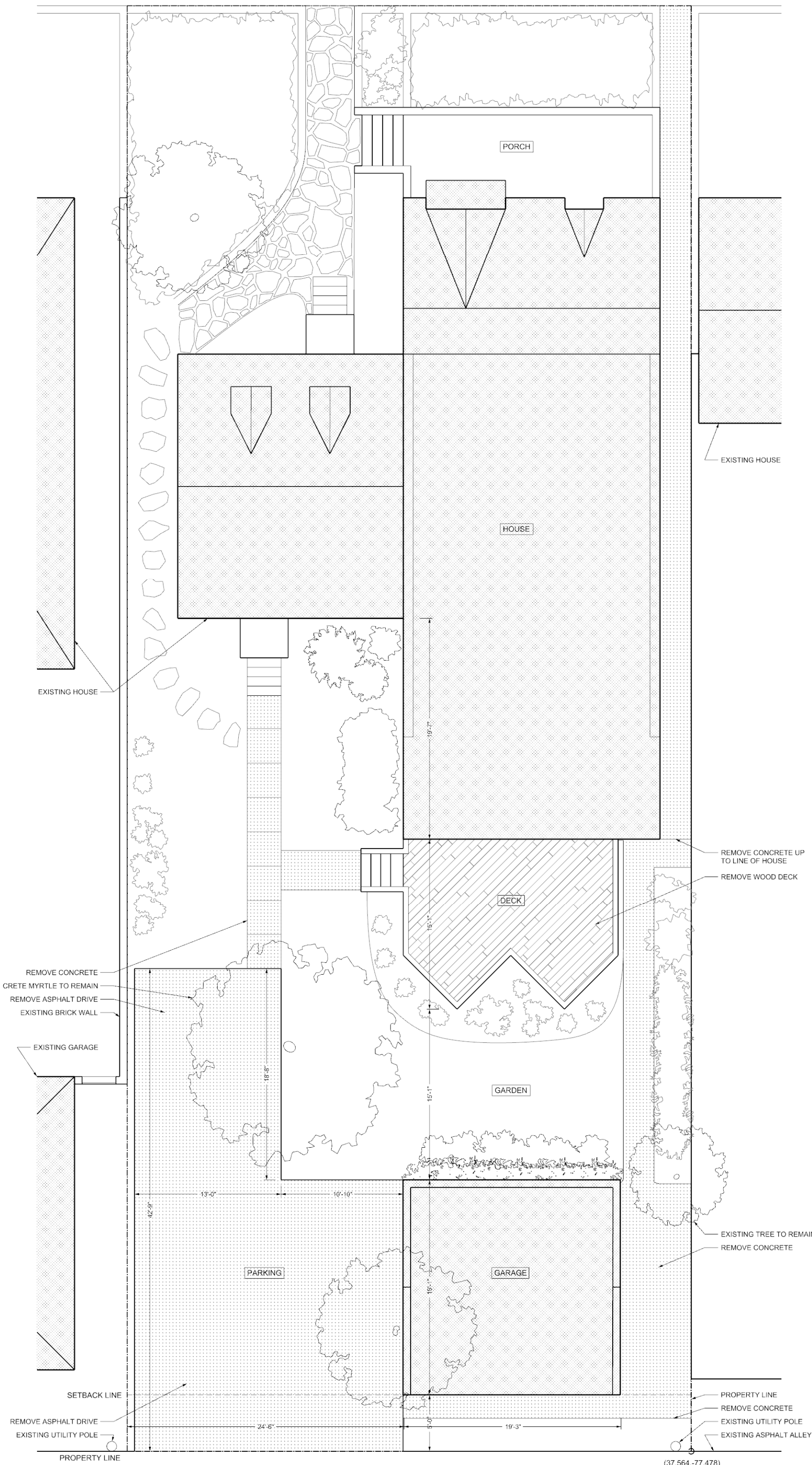
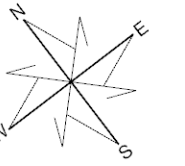
# GARDEN STUDIO

3303 Monument Ave  
Richmond, VA 23221

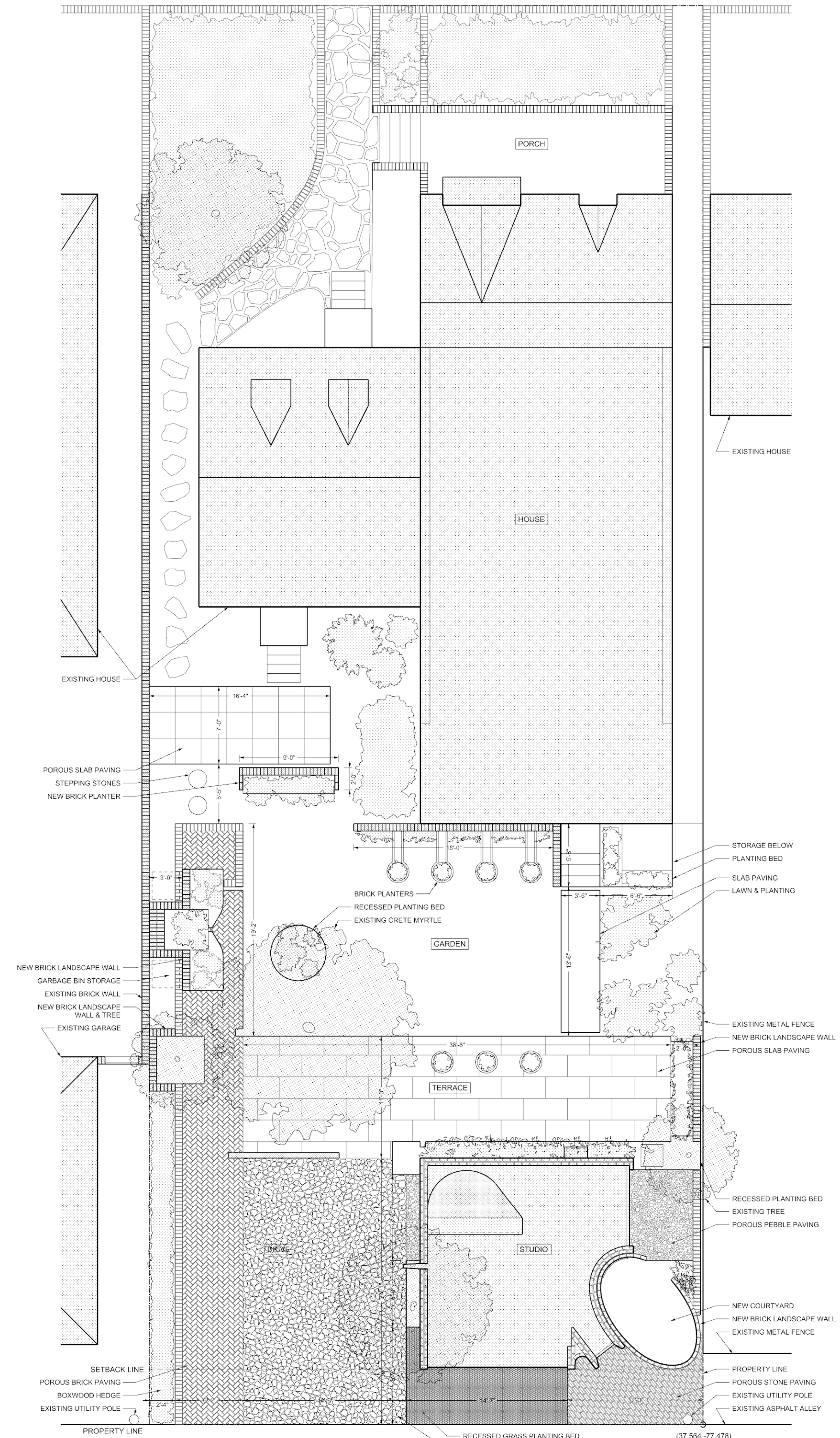
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**FULLER / OVERBY**  
ARCHITECTURE DPC  
83 W 104 ST NY, NY 10025 212 388 0094





1 SITE PLAN - EXISTING  
A1.0 Scale: 1/8" = 1'



2 SITE PLAN - PROPOSED  
A1.0 Scale: 1/8" = 1'

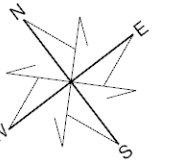
**GARDEN STUDIO**  
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**A1.0**  
ISSUED: 08/10/2020  
REV: 08/14/2020

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**SITE PLAN**  
EXISTING/DEMO  
& PROPOSED

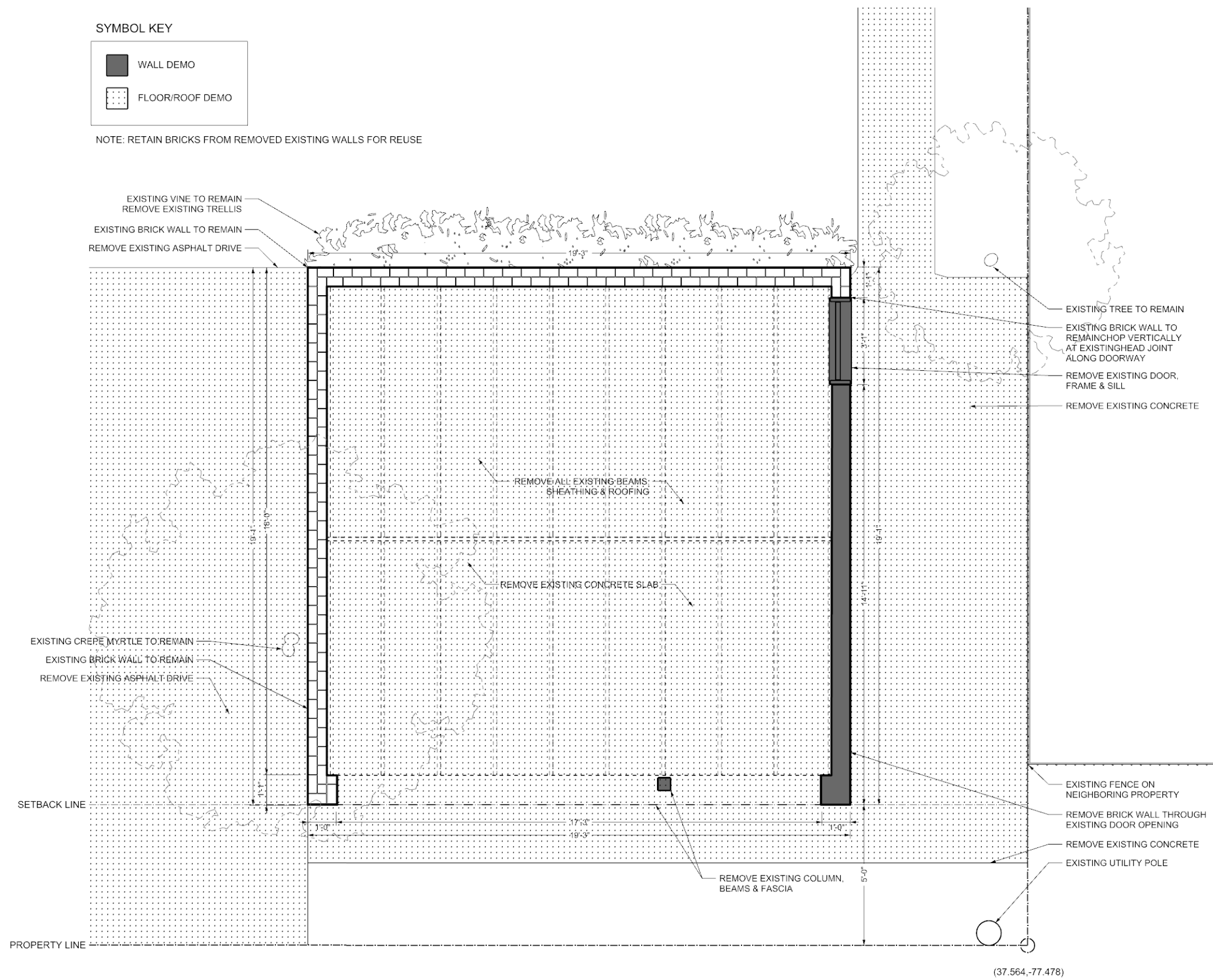
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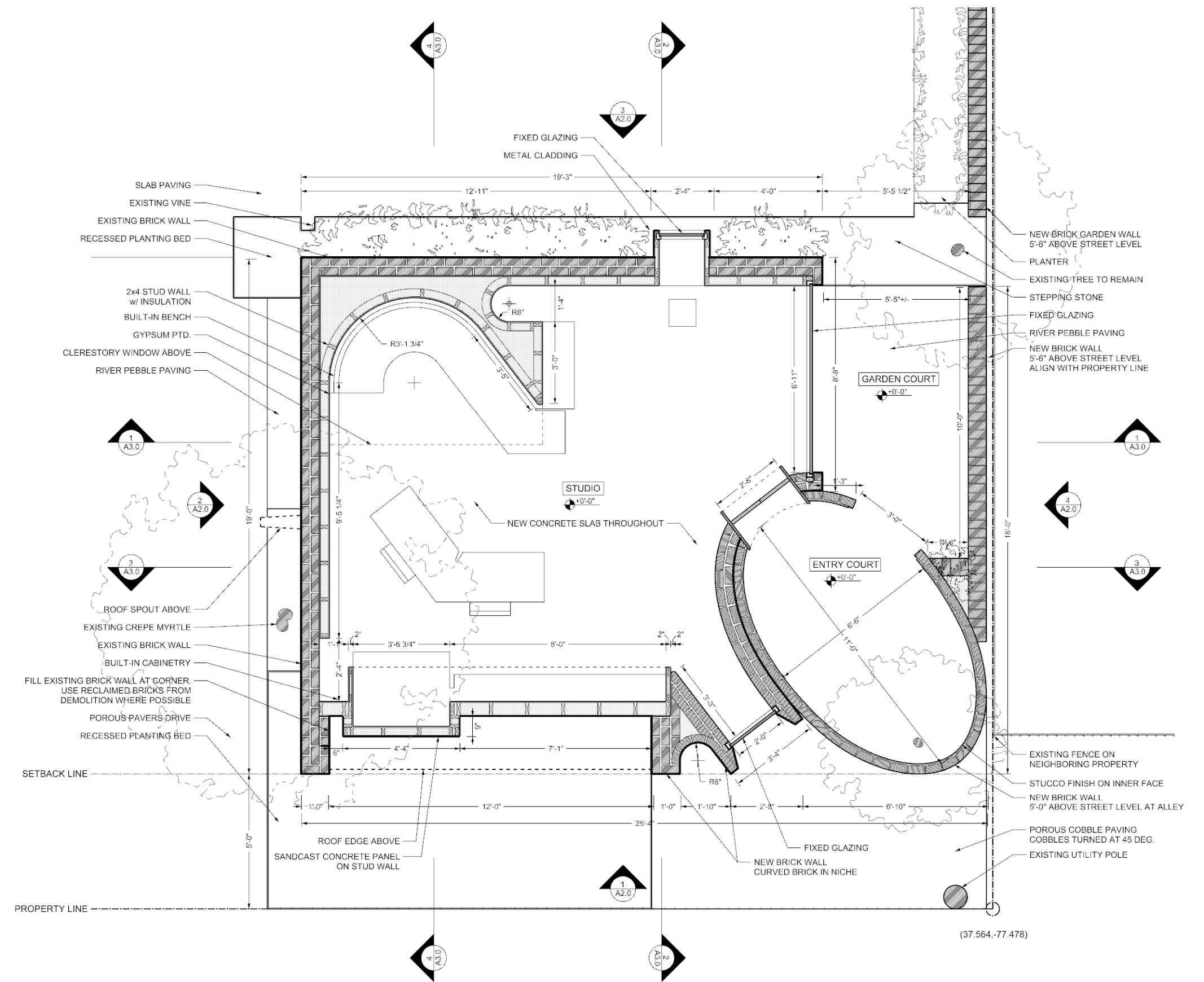
**SYMBOL KEY**

- WALL DEMO
- FLOOR/ROOF DEMO

NOTE: RETAIN BRICKS FROM REMOVED EXISTING WALLS FOR REUSE



1 EXISTING/DEMO PLAN  
A1.1 Scale: 1/4" = 1'



2 PROPOSED PLAN  
A1.1 Scale: 1/4" = 1'

NOTE: SEE SITE PLAN FOR PAVING PATTERN AND LAYOUT

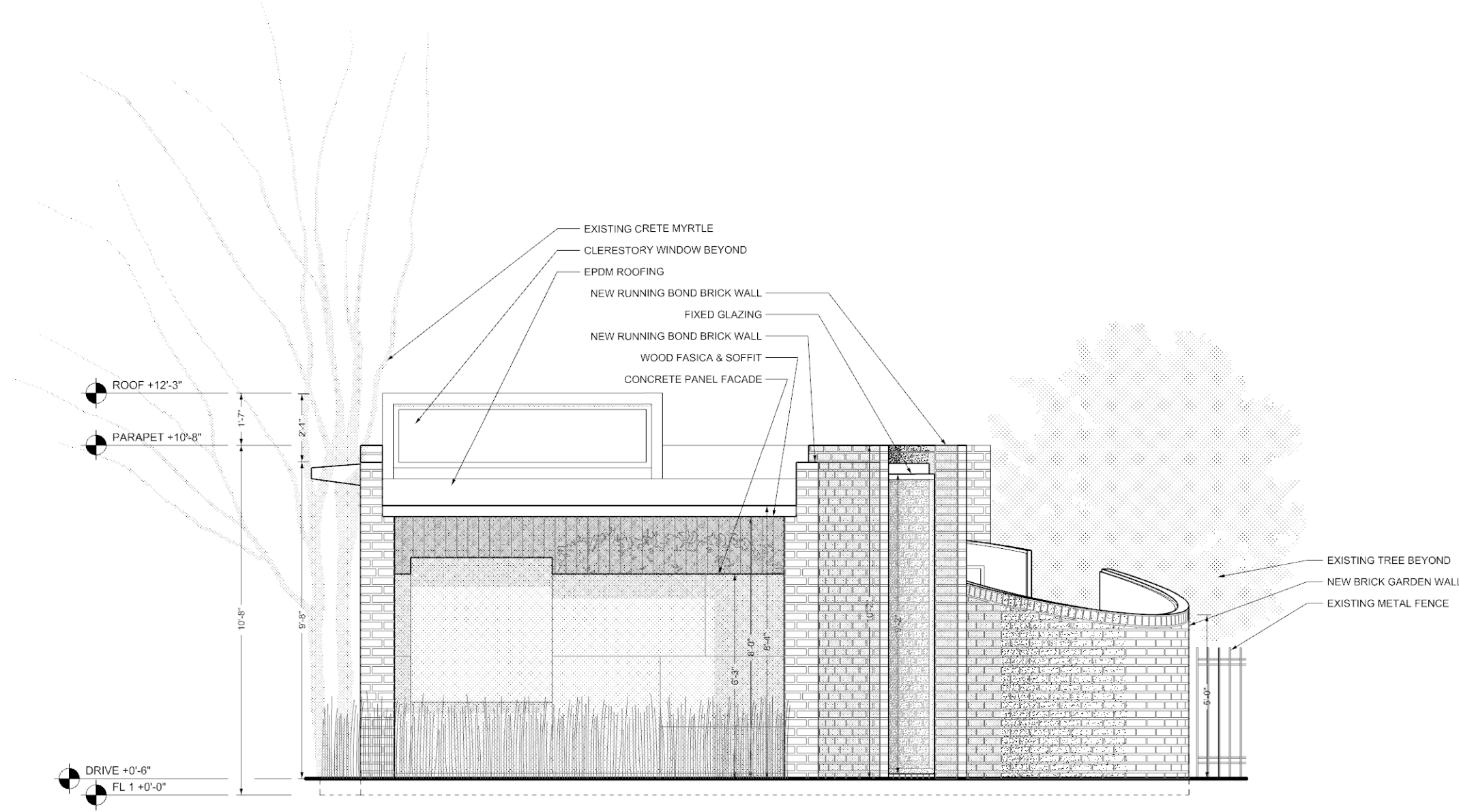
**GARDEN STUDIO**  
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**A1.1**  
ISSUED: 08/10/2020  
REV:

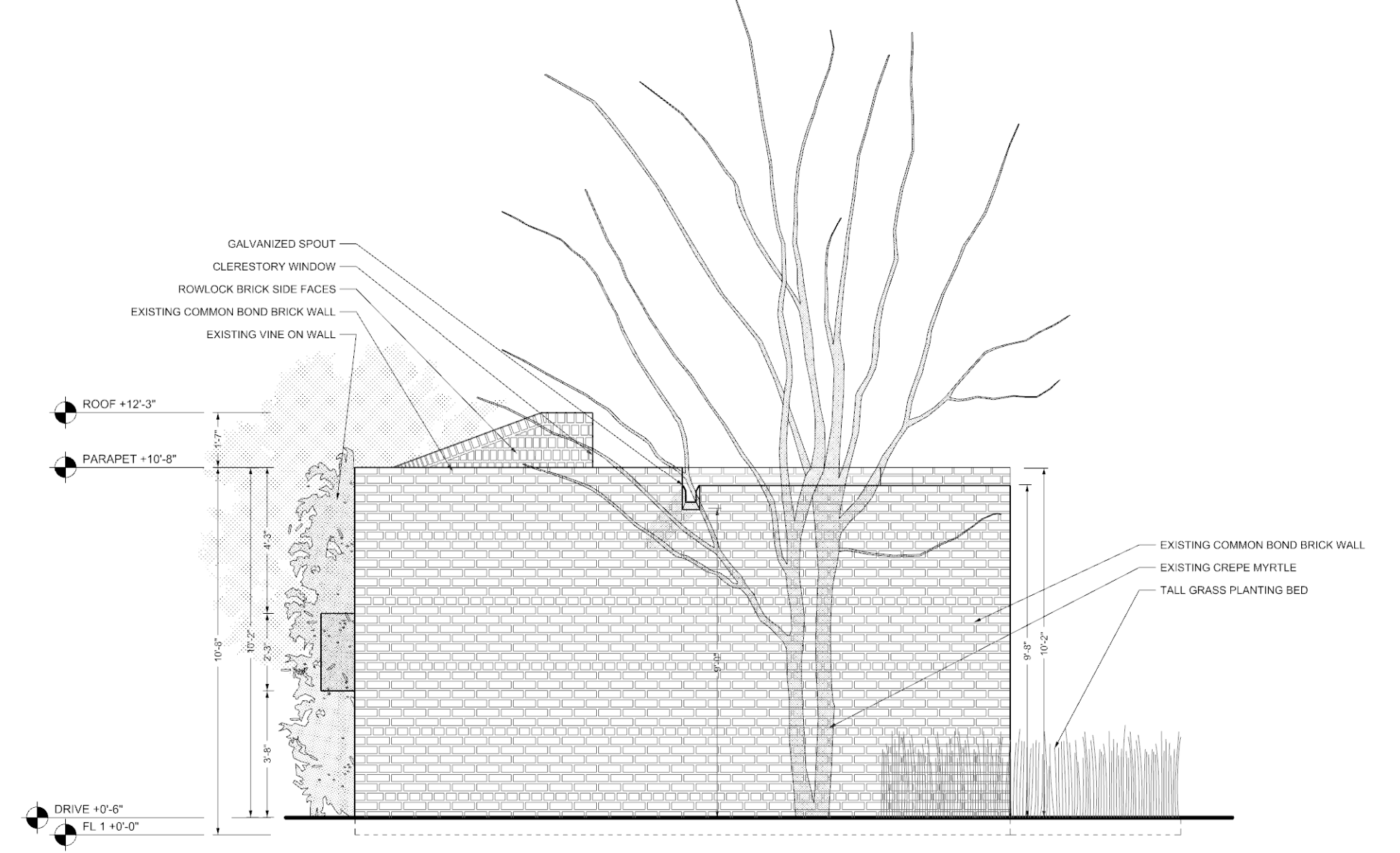
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**PLANS**  
EXISTING/DEMO  
& PROPOSED

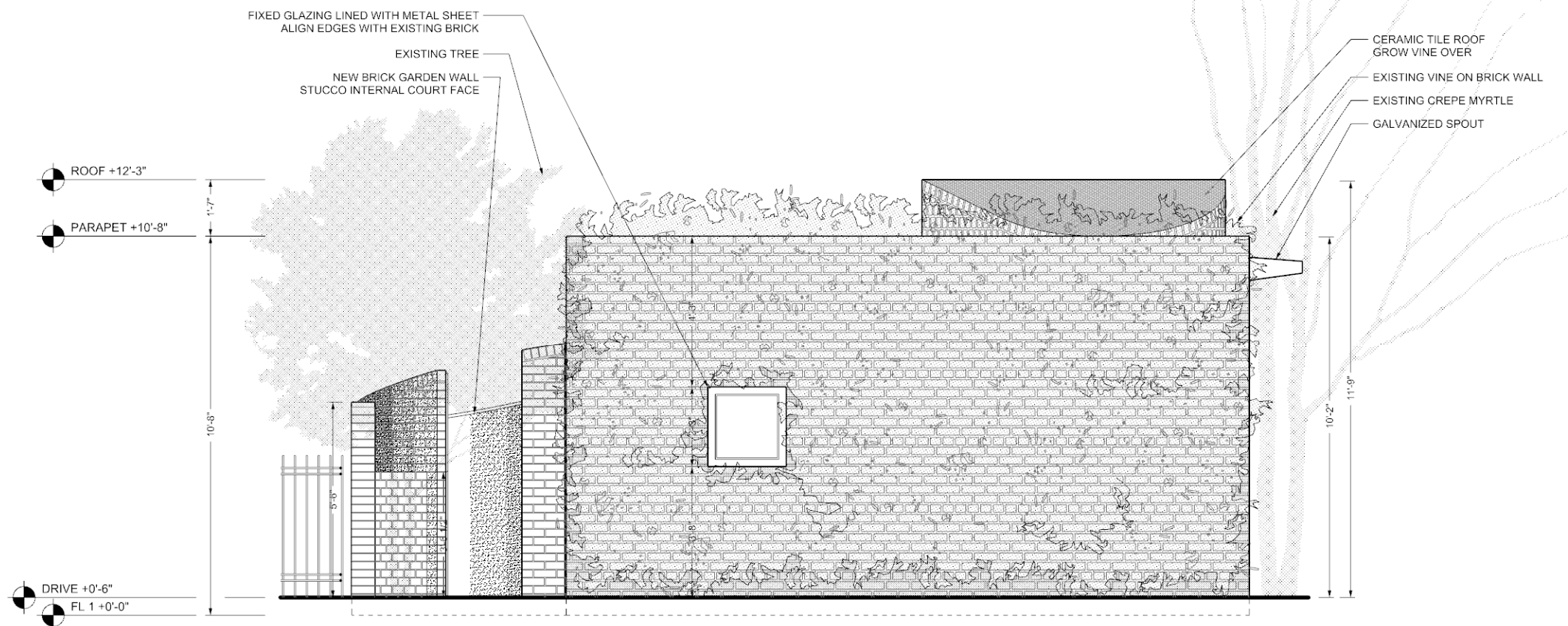
SCALE: 1/4" = 1'



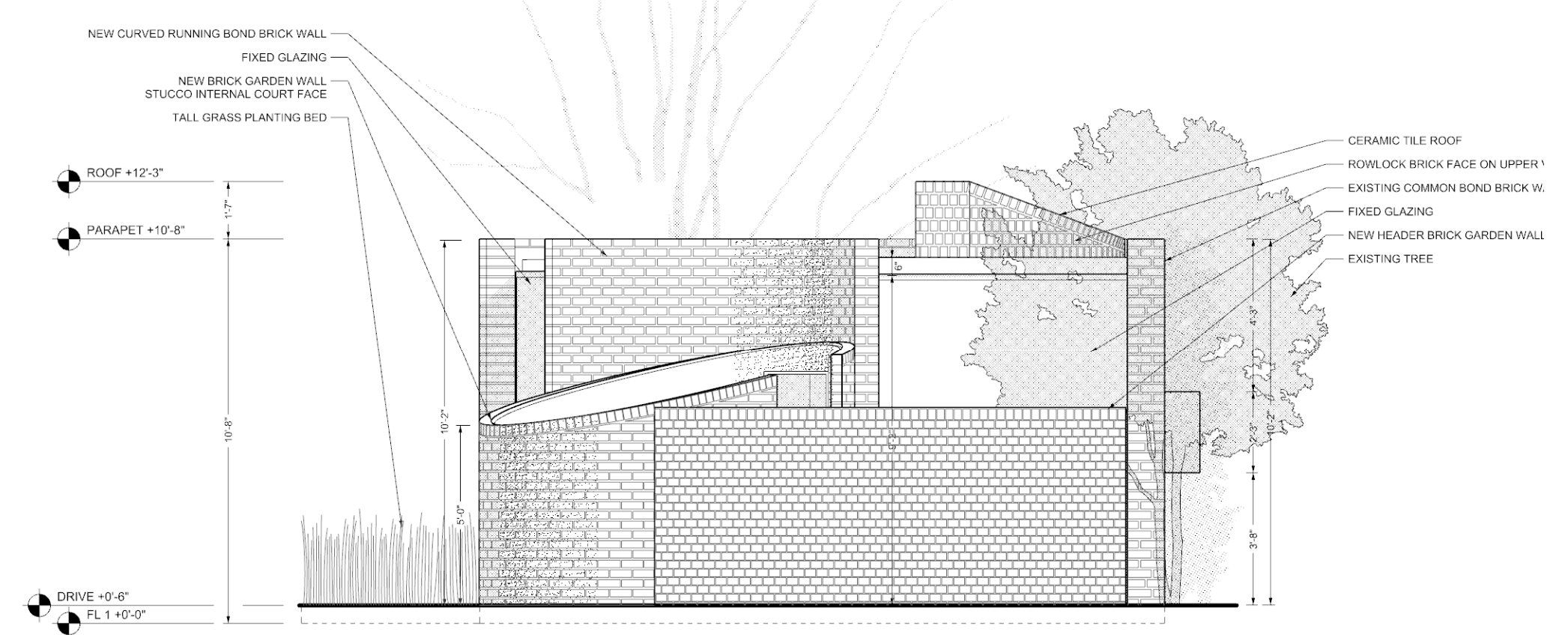
1 SOUTH ELEVATION  
A2.0 Scale: 1/4" = 1'



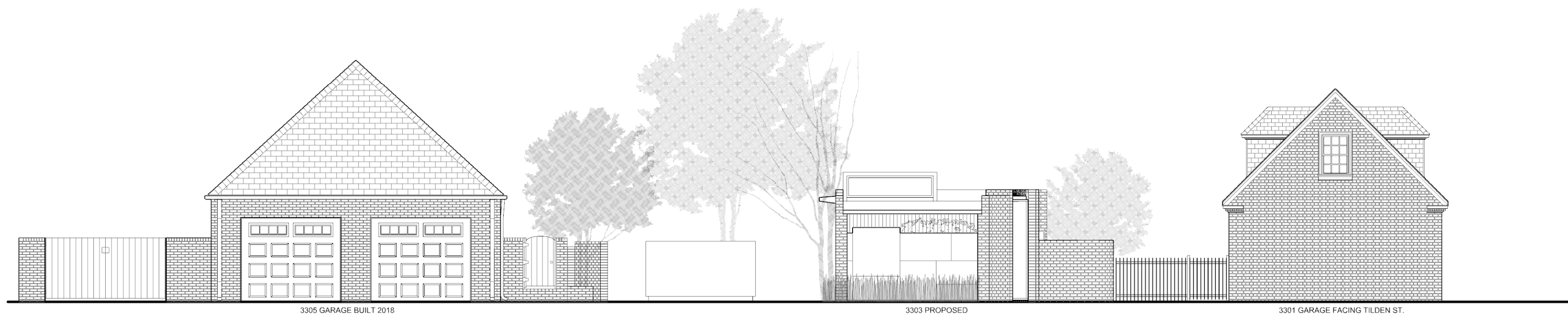
2 WEST ELEVATION  
A2.0 Scale: 1/4" = 1'



3 NORTH ELEVATION  
A2.0 Scale: 1/4" = 1'



4 EAST ELEVATION  
A2.0 Scale: 1/4" = 1'



5 ALLEY ELEVATION  
A2.0 Scale: 1/8" = 1'

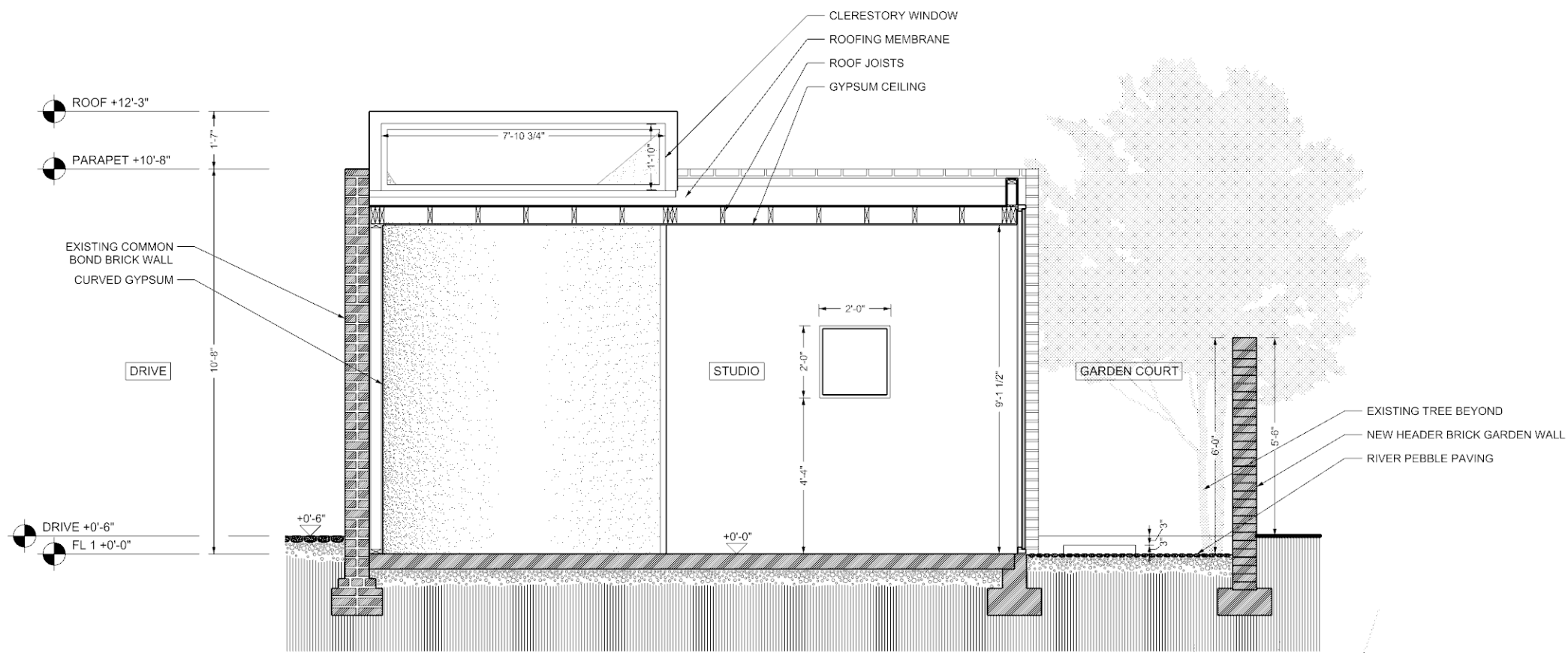
GARDEN STUDIO  
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A2.0  
ISSUED: 08/10/2020  
REV:

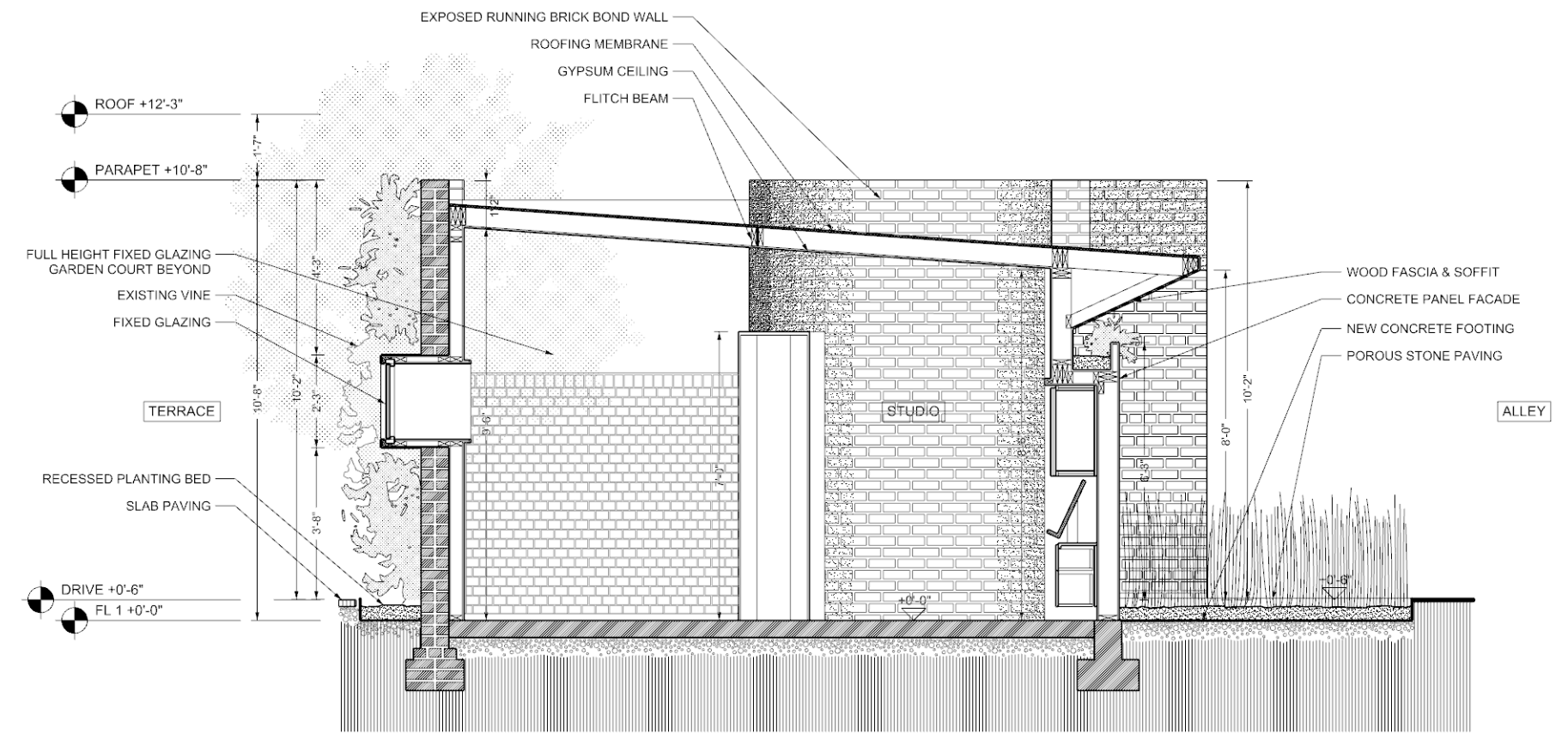
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ELEVATIONS

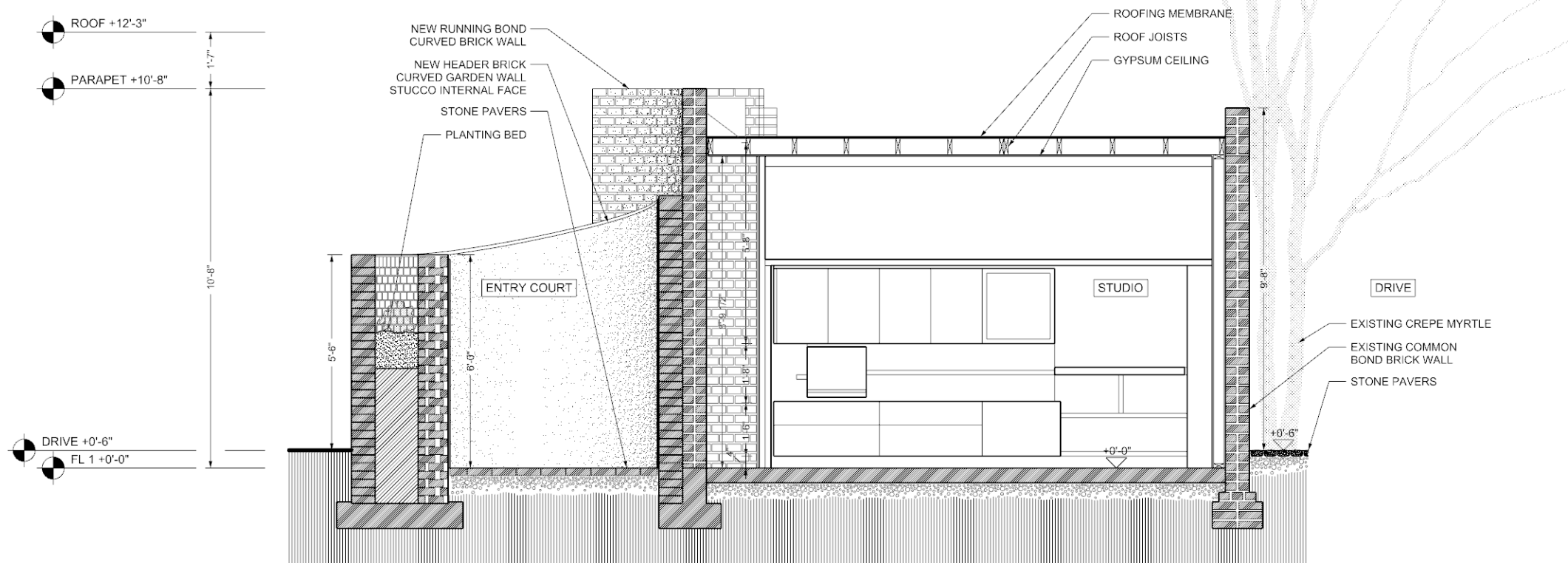
SCALE: VARIES



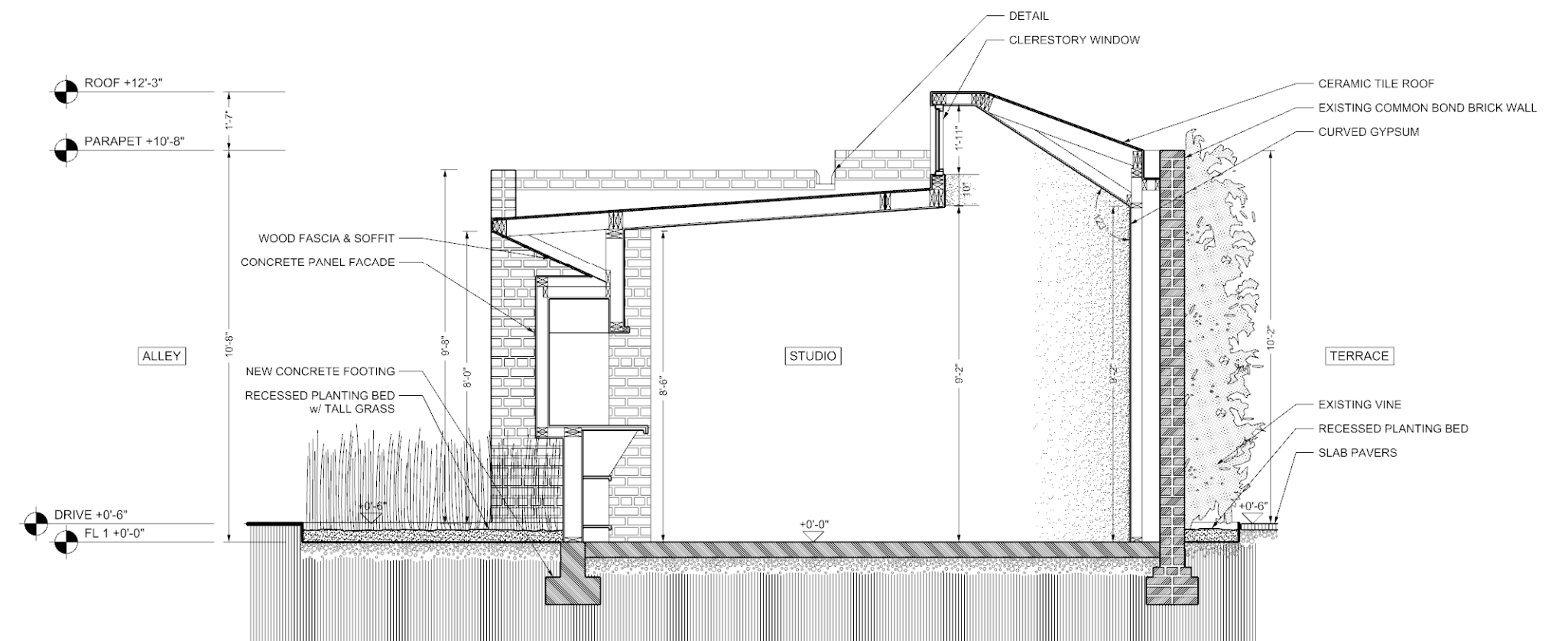
1 E-W SECTION  
A3.0 Scale: 1/4" = 1'



2 N-S SECTION  
A3.0 Scale: 1/4" = 1'



3 E-W SECTION  
A3.0 Scale: 1/4" = 1'



4 N-S SECTION  
A3.0 Scale: 1/4" = 1'

**GARDEN STUDIO**  
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**A3.0**  
ISSUED: 08/10/2020  
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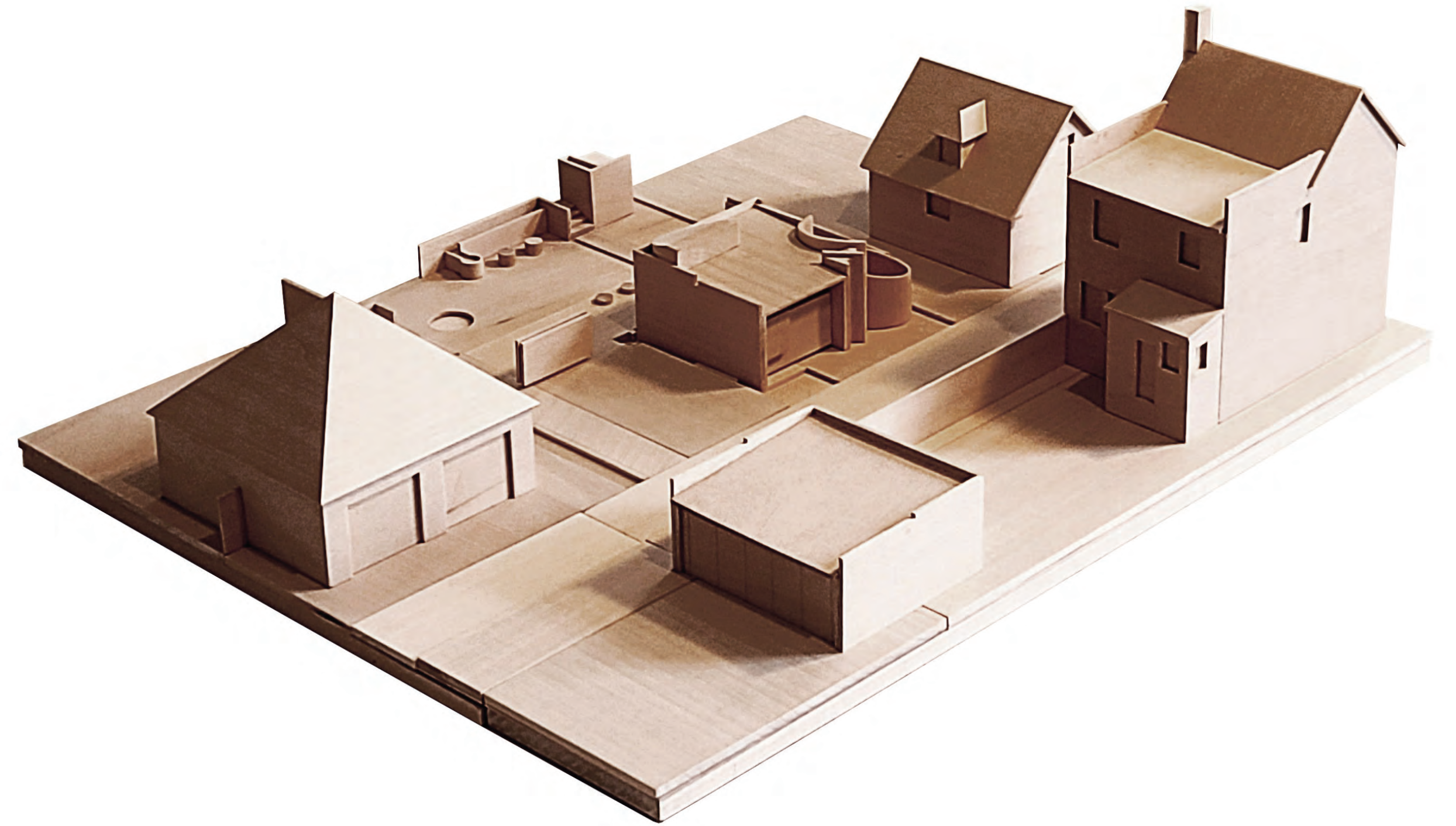
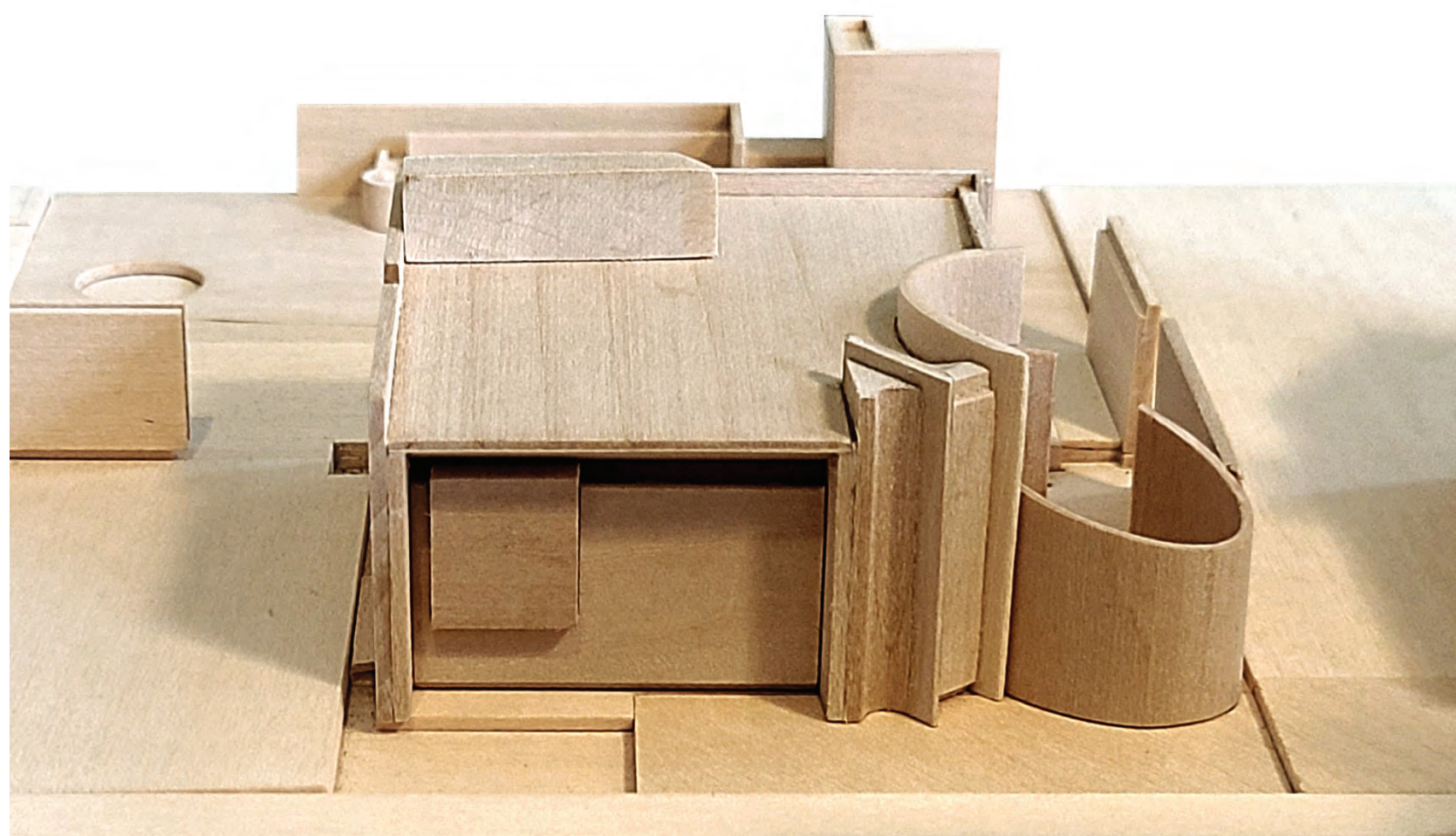
**SECTIONS**



View from Tilden Street



View from Alley



Conceptual Proposal Submission

Revised Scheme

GARDEN  
STUDIO

**R1.0**  
ISSUED: 08/10/2020  
REV:

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83 W 104 ST NY, NY 10025 212 388 0094

MODEL  
PHOTOS

SCALE: N/A



Property Photographs



3305 3303 3301 & Tilden St.



View from alley



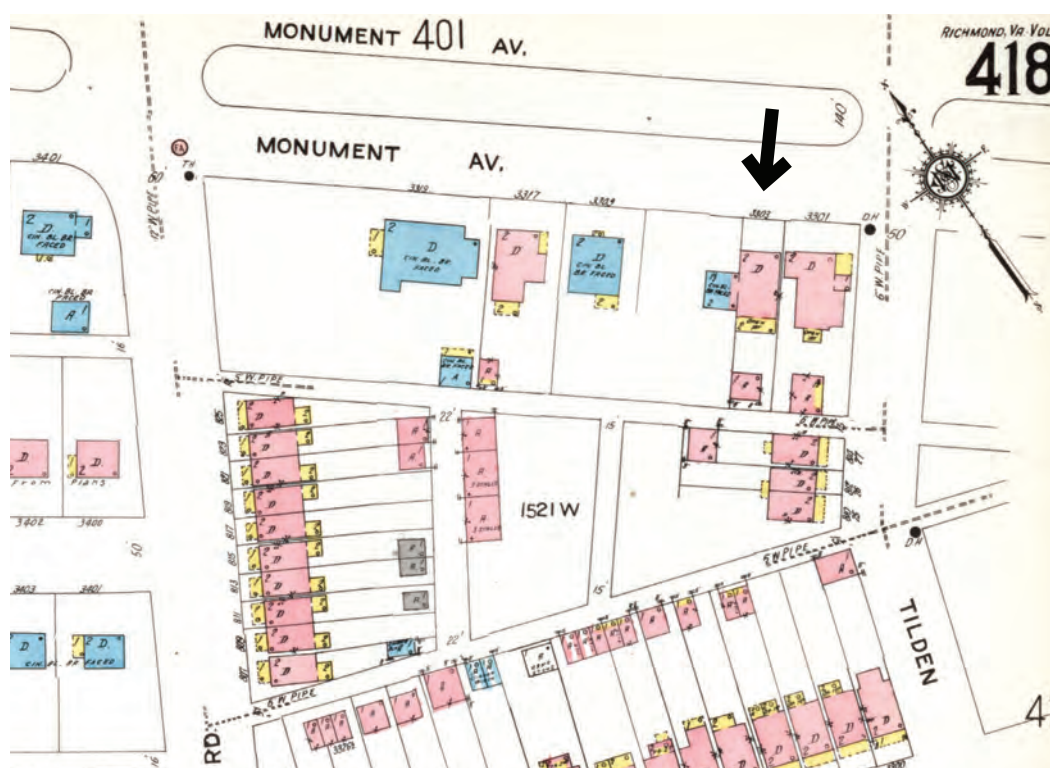
View from sidewalk of Tilden St.



Garage from alley & yard



Plan & Surrounding Context



Historic urban plan



3201 Monument Ave, one block east



Detail Alley Facade

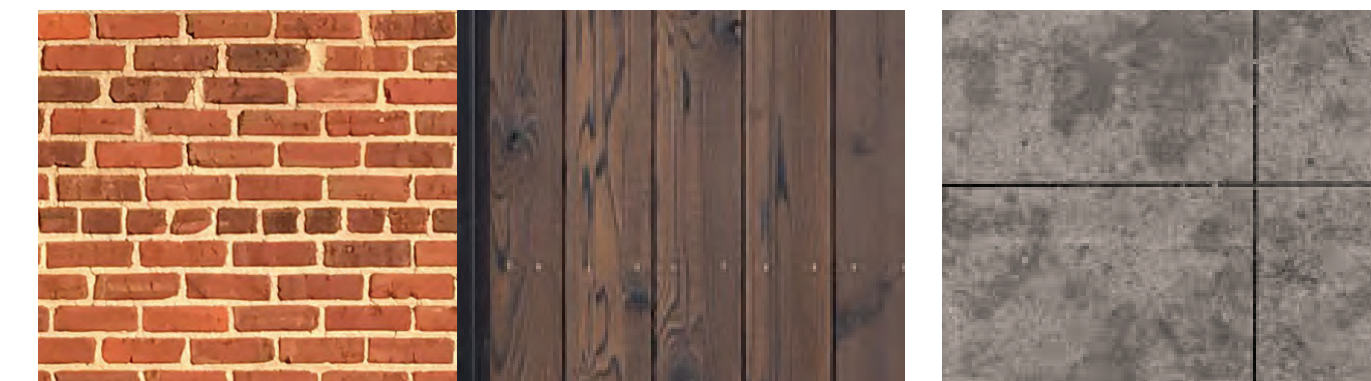
Material Specifications

ROOFING

White Membrane Roof - membrane on not visible flat roof surface. This roofing will replace the existing white membrane roof.

Tile - 1" round ceramic tile on two sloped clerestory surfaces.

WALLS



Brick  
New running bond walls

Wood Siding  
Fascia on alley facade

Concrete Panels  
Alley facade

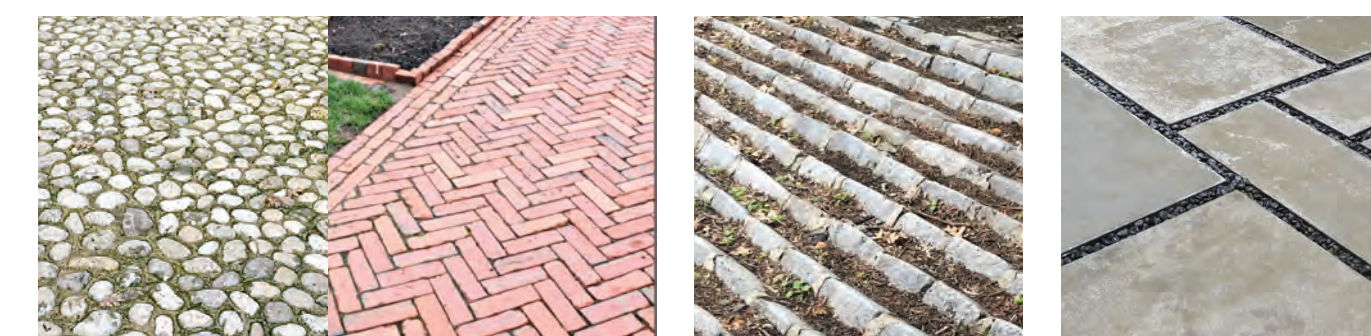
WINDOWS

Solar Innovations - Aluminum windows with black frame finish and clear low-E glazing.

DOOR

Wood - Painted, concealed from view behind garden wall

GROUND SURFACE



Drive Parking Area  
Permeable cobbles

Drive Walkway  
Brick

Planting Bed at Garage  
Brick

Yard Terrace on-grade  
Concrete paves

GARDEN  
STUDIO

R2.0

ISSUED: 08/10/2020  
REV:

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REFERENCE  
PROP. PHOTOS  
& SURROUNDING  
CONTEXT  
MATERIAL SPECS

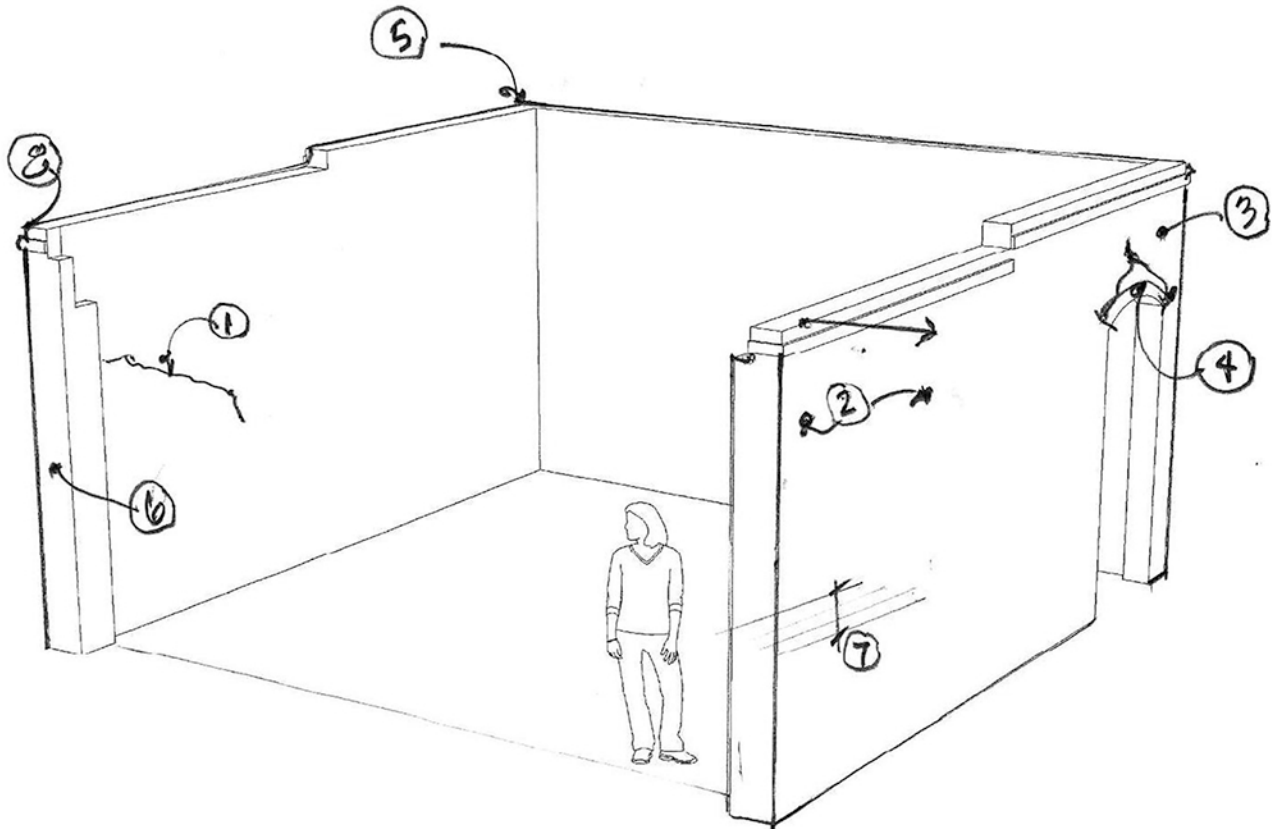
SCALE: N/A

305 N Allen Avenue  
Richmond Virginia 23220  
telephone 804 353 3130

**KONEFAL & COMPANY, INC**  
structural engineering

e-mail skonetal@gmail.com  
www.konefal.company

PROJECT	20-037	3303 MONUMENT
BY	SK	DATE 7.2.20
SUBJECT	EXIST. CONDITION	
		SHEET SK-1



The condition of the masonry and mortar overall is sound, though there has been significant movement of the east wall. Its lean is enough that puts its stability in question, so I agree with your proposal to remove this wall as part of the studio design.

The roof has been replaced, so it's not clear how deterioration of the previous framing may have contributed to the lean of the east wall. The drainage around the garage is impeded by the raised alley surface, so it's possible that water in the soil has contributed to rotation of the base of the wall on the east side.

#### NOTES:

1. A hairline crack at this corner extends about 5' north and steps through brick. It doesn't follow a normal settlement pattern, but rather shows signs of a slight horizontal movement or is the result of overall movement of the masonry walls. I didn't find it on the outside wythe of brick.
2. The outward movement of this area of wall is most pronounced. It's out of plumb at about 1" in 4'. The shape of this wall is not uniform; it seems to get progressively worse toward the south.
3. This corner is nearly plumb.
4. The failed masonry arch seems to be the spring point of the movement of the east wall. The original cause of the arch failure was likely water infiltration at this corner.
5. The west side wall leans slightly east at this corner, about 1/4" in 4 feet.
6. There was some repointing done at the piers on the south side using hard mortar. It has come loose in some joints.
7. Three courses of brick = 9 1/4" +/-, for your information
8. This corner leans slightly to the west, about 3/8" in 4'.