



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

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 2324 Monument Ave. DATE: 5-23-16

OWNER'S NAME: Bonita Makdad - Steven Erens TEL NO.: 282-4914

AND ADDRESS: 2324 monument Ave. EMAIL: Bmakdad@comcast.net

CITY, STATE AND ZIPCODE: Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: Doug Johnsons Swift Creek Masonry TEL NO.: 839-6218, 629-7004

AND ADDRESS: 12207 Princess Mary Terrace EMAIL: doug@swiftcreek

CITY, STATE AND ZIPCODE: Chesterfield, VA 23838 masonry.com

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.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):
STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

see attached
*- Replace brick wall that is compromised
change door to accomodate parking.*

Signature of Owner or Authorized Agent: X [Signature]
Name of Owner or Authorized Agent (please print legibly): Bonita J. Makdad

(Space below for staff use only)
Received by RECEIVED Commission Secretary 10:13 am APPLICATION NO. _____
DATE MAY 27 2016 SCHEDULED FOR _____

2324 Monument Avenue

The goal of the project is to remedy several problems the homeowner has encountered in the courtyard and to provide for off street parking. As the project has been approached the individual problems can not be addressed without the comprehensive project being completed because of the relationship of the trees, courtyard and alley brick wall.

1. Problems

A. standing water in the main courtyard area which requires elevation and repair of the drainage system. The standing water has a stench and is of concern with mosquito borne illness. (Photo 1)

B. large limb of oak tree that traverses large area of courtyard (Photo 2)
-tree has been a concern of insurance provider and large limb has been anchored in past but still not stable

-branch is pulling wiring/cable down onto existing wall and placing pressure on wall/gate

-removal of huge, low branch will destabilize tree and certified arborist (Tru-Timber) unwilling to remove limb without removing complete tree

C. compromised brick wall from two large unidentified trees in back adjacent to wall. (Photos 3, 4)

-tree roots have pushed wall out and have disrupted interior brick work and bluestone

D. wooden gate (photos 5, 6)

-wooden gate is warped, will not lock and has been repaired twice since ownership of home for 4 years

E. desire for off street parking - many events on Monument Avenue prohibit parking in front of home and side streets. This block is not parking restricted and many longterm vehicles parked on street

in addition, Ronald McDonald House two doors down and houses multiple families with limited parking off street.

2. Project

- removal of trees along the brick alley wall. The size of the trees and the extensive root systems continue to destabilize the brick wall. Removal of the trees may reveal more issues with wall stability. Goal would be to remove the wall prior to tree removal so that there is no risk of unexpected wall collapse without personnel on site to manage collapse.

-rebuilding of brick wall. The wall will be the same style of brick and mortar as present. The wall has 3 different bricks and mortar from the removal of a carriage house, and past repairs.

-parking. The existing gate will be increased to accommodate parking in the courtyard. The door we will be the same style as the property at 2320 Monument Avenue alley door. (photo 7) It will be a single sliding door but appear as two separate doors to maintain the style of neighboring doors. The door is being constructed by Virginia Railing and Gates. Virginia Railing and Gates historical projects have included

the renovated gates at The Governor's Mansion, garage door at 1833 Monument Avenue and front railings at 1633 Monument Avenue.

3. Additional Photos

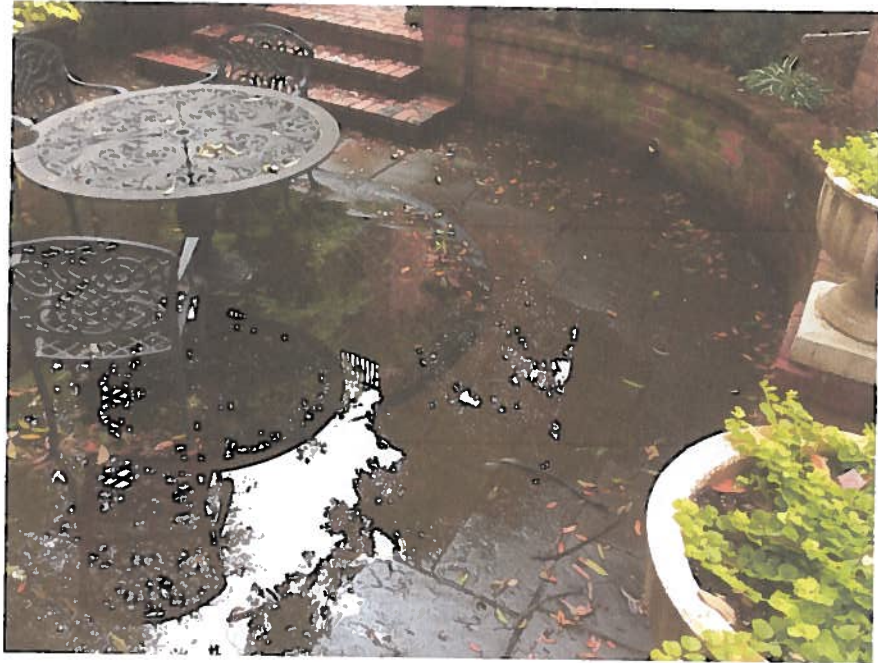
Photo 8 - Alley and all directly behind my house with different bricks and evidence of removal of carriage house doors in past

Photo 9- Alley looking south west

Photo 11 - Alley looking east

4. Exhibit - Brick samples

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