



# 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: 22 SOUTH BOULEVARD DATE: 4/23/14  
RICHMOND VA 23220

OWNER'S NAME: CAMPUS-PIERCE ARROWLLE TEL NO.: 804-353-3150  
AND ADDRESS: 2709 WEST CARY STREET EMAIL: LSIENKO@CAMPUSAASCOV  
CITY, STATE AND ZIPCODE RICHMOND VA 23220

ARCHITECT/CONTRACTOR'S NAME: J4 DEVELOPMENT TEL. NO. 972-369-9802  
AND ADDRESS: 1700 JAY ELL DRIVE SUITE 100 EMAIL: CCOLE@J4DEVELOPMENT.COM  
CITY, STATE AND ZIPCODE RICHARDSON, TEXAS 75081

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.)

PROPOSE USING DRYVIT, WHICH IS AN EXACT REPLACEMENT TO STUCCO, OFFERING A SAFER LIGHT WEIGHT EXTERIOR STUCCO-LIKE FINISH. SAMPLE ATTACHED THAT MATCHES OLD STUCCO OVERCOAT. THIS IS FOR 3RD FLOOR

Signature of Owner or Authorized Agent: X   
Name of Owner or Authorized Agent (please print legibly): LAUREN SIENKO

(Space below for staff use only)

Received by Commission Secretary **RECEIVED** 11:20 am APPLICATION NO. 14-34  
DATE APR 23 2014 SCHEDULED FOR 5/27/14

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



**CITY OF RICHMOND**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**COMMISSION OF ARCHITECTURAL REVIEW**

July 29, 2008

Campus Apartments  
403 Walnut Street  
Philadelphia, PA 19104

Dear Applicant:

RE: Application No. 08-069  
22 South Boulevard

The enclosed certificate has been issued with copies to the Commissioner of Buildings. Also enclosed is a copy of the June 24, 2008, meeting minutes regarding your application.

Yours truly,

James Christian Hill, Secretary  
Commission of Architectural Review

JCH/pap  
Enclosures



**Commission of Architectural Review**

CITY OF RICHMOND  
900 EAST BROAD STREET  
RICHMOND VIRGINIA 23219  
(804) 646-6335

**CERTIFICATE OF APPROPRIATENESS**

This certificate is issued pursuant to Chapter 114, Article IX, Division 4 of the Richmond City Code (Old and Historic Districts) to the applicant:

Campus Apartments  
403 Walnut Street  
Philadelphia, PA 19104

For the property at: 22 South Boulevard

with respect to the exterior architectural features as described in the application for this certificate and the information and plans filed with the application for this property, pursuant to the following resolution adopted by the Commission of Architectural Review and recorded in the minutes of the Commission:

RESOLUTION: WHEREAS, the applicant proposes to repair and reconstruct a porch in the Boulevard Old and Historic District, and

WHEREAS, the Commission approved the application, per the staff report,

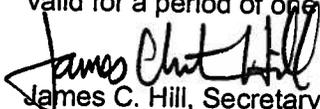
WHEREAS, the wooden balustrades will be reused,

WHEREAS, the ball finials on the uppermost rail will be moved to the top of the rail

WHEREAS, the application is approved as otherwise submitted,

NOW, THEREFORE, LET IT BE RESOLVED THAT THE Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

The applicant shall comply with all City Codes in the execution of this project. The certificate shall be valid for a period of one year from the date of issuance.

  
James C. Hill, Secretary  
Commission of Architectural Review

JCH/pap  
Enclosures

Date of Issuance: June 24, 2008

Document Date: July 29, 2008

Certificate No. 08-069

The Commission recessed at 5:29 p.m.

The meeting resumed at 5:35 p.m. Ms. Sadler returned.

**Application No. 08-069** (Campus Apartments)  
22 South Boulevard

Mr. Hill presented slides of the property and summarized the proposed work. Mr. Hill reported that the applicant requests approval for the repair of a porch in the Boulevard Old and Historic District, which includes the removal and reconstruction of the third floor porch and the fourth floor deck. Mr. Hill reported that the upper levels of this porch are slowly pulling away from the building, making it unsafe. Mr. Hill detailed the staff report noting that the applicant proposes to install new steel columns inside six of the existing two-story wood columns, and that the railing on the second and third story porches is to be replaced in-kind, but will be slightly higher to meet code, with the top rail at a height of 3'6". Mr. Hill noted that the third story porch will be removed entirely to allow for the appropriate shoring and bracing, and will be replaced in-kind, and if any decking is repairable, that it would be repaired and reinstalled. Mr. Hill stated that the fourth floor deck is to be removed entirely to allow for the installation of new support posts, but the existing railing will be reused (a new top rail will be installed above the original railing). Also, the applicant proposes to rebuild the cornice to match the existing one.

Mr. Hill recommended approval of the project, noting that if the overload/settlement problem was not addressed, the entire porch could become compromised and require complete replacement, therefore he expressed the importance of correcting any structural failings as quickly as possible.

Mr. Hill stated that the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* stated that repair and partial replacement of a porch is preferable to complete replacement (p. 56, #3). He explained that with the exception of the higher railings, the porch was to retain its original appearance, which complies with the requirement that replacements should match the original "as much as possible" (p. 56, #5).

Mr. Elmes opened the floor for the applicant and for public comments. Ms. Lauren Sienko, spoke in support of the application, noting that the changes would address structural and safety concerns of the upper decks. She expressed that when possible the porch elements would be saved or preserved. She indicated that she proposed to replace the pillars and put steel inside for structural soundness, and put the existing handrail back and add one behind for safety. In regards to the railing, she expressed plans to save and match the existing railing.

Commission discussion began. Ms. Wood referred to the drawing, and asked whether the two rails would be new or existing, noting that the drawing displayed them as new. Ms. Sienko responded that she proposed to put back the existing railings.

Mr. Elmes inquired whether the proposed a 3 code stucco system verses the dryvit, and the applicant responded that he was not sure.

Ms. Sadler asked if the top rail (4<sup>th</sup> floor) was something that they would put in during rehabilitation, and Ms. Sienko replied, yes. Ms. Sadler clarified that the changes proposed would address safety issues. She noted that the top of the intermediate post had a ball finial, and said that it was a nice detail, and encouraged the applicant to put it on the top to make a cap. Ms. Sadler complimented the applicant on a complete application package.

Ms. Sadler introduced a motion to approve per the staff report Application No. 08-069 as being in keeping with the guidelines (Page 56, #3 and #5) in *The Richmond Old and Historic Districts Handbook and Design Review Guidelines*, with the understanding that the wooden balustrades will be retained and reinstalled. If it is necessary to replace the balustrades the details must be submitted to staff for review. The Commission also requested that the ball finials on the uppermost rail be moved to the top of the installed rail. Mr. Elmes seconded the motion and the vote was 6-0-0.

RESOLUTION:       WHEREAS, the applicant proposes to repair and reconstruct a porch in the Boulevard Old and Historic District, and

                          WHEREAS, the Commission approved the application, per the staff report,

                          WHEREAS, the wooden balustrades will be reused,

                          WHEREAS, the ball finials on the uppermost rail will be moved to the top of the rail

                          WHEREAS, the application is approved as otherwise submitted,

                          NOW, THEREFORE, LET IT BE RESOLVED THAT THE Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

VOTE:               Affirmative:   Elmes, Hunton, Moss, Sadler, Wight, and Wood

                          Negative:       None

                          Abstain:       None

## Problem Identification

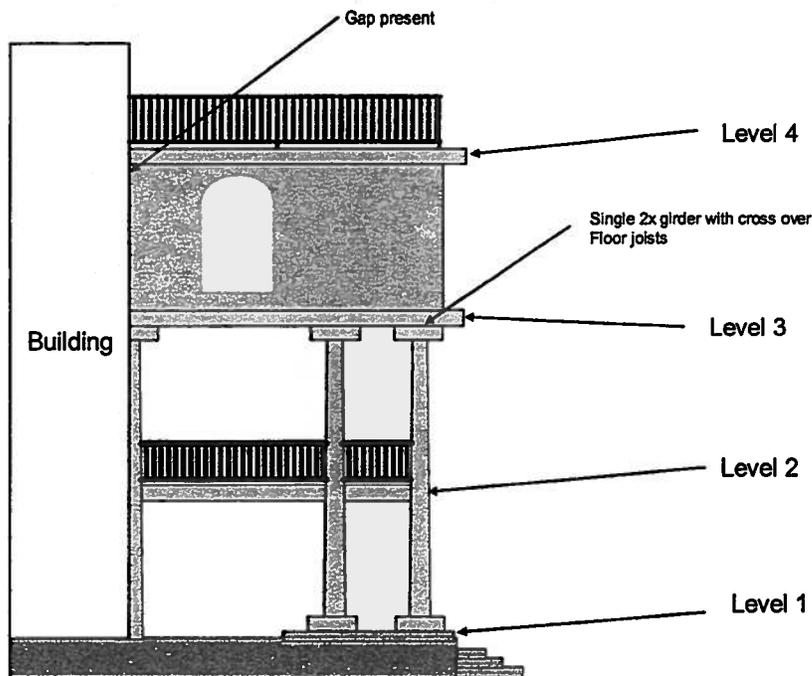
### Level Four

Level four at the building intersection has pulled away from the building structure. New wood scabbed to lengthen joists as well as installation of a new band was previously completed in an attempt to remedy the problem. New deck wood was apparently installed as an attempt to bridge the gap caused by the settling on the outside or street side of the balcony.

### Level Three

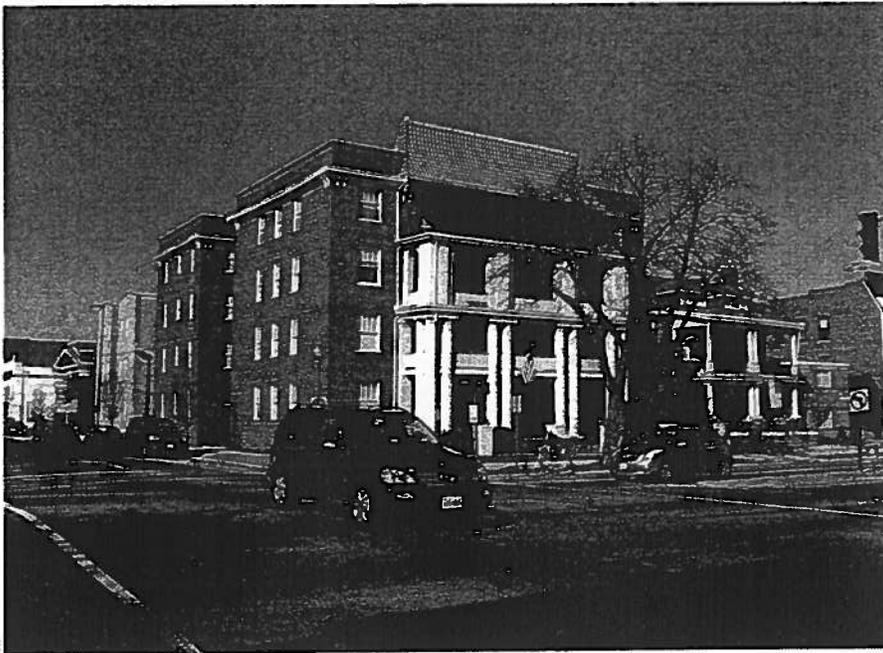
Level three has a number of problems that led to the movement of level four, as detailed below:

- Outer girder carrying the floor joist load from column to column is only a single 2-inch member with significant sag between support posts
- Compression of cross-sectional area of each floor joist is present at intersection with single 2-inch girder
- Load bearing center line is located on the outer 1/3 of the columns, not in the center
- Loose water damaged joists were noted
- Outer portion and side of deck above allows water to infiltrate to structure



## Overview

A four story multi-family dwelling located at 22 South Boulevard, Richmond, VA., is experiencing structural shifting/pullout on the top two levels of a four level front side balcony. Building was constructed ~80 years ago, wood-framed with brick facing on all sides. Balcony main entrance level consists of masonry and tile; levels two and three are wood decks and railings. Level four is primary weather covering for the balcony structure constructed of wood with mineral based roofing system and built-in gutter on all three sides. Levels two and three are supported on the street side by ~18 foot wooden tapered columns. Level four is supported by decorative wood framing, with stucco overcoat, from level three.

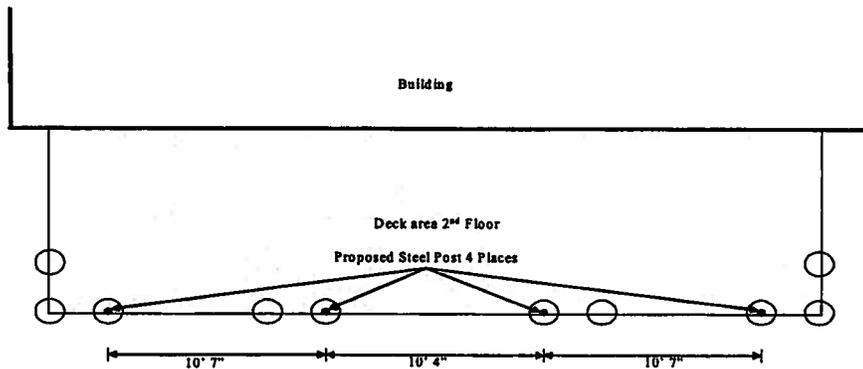
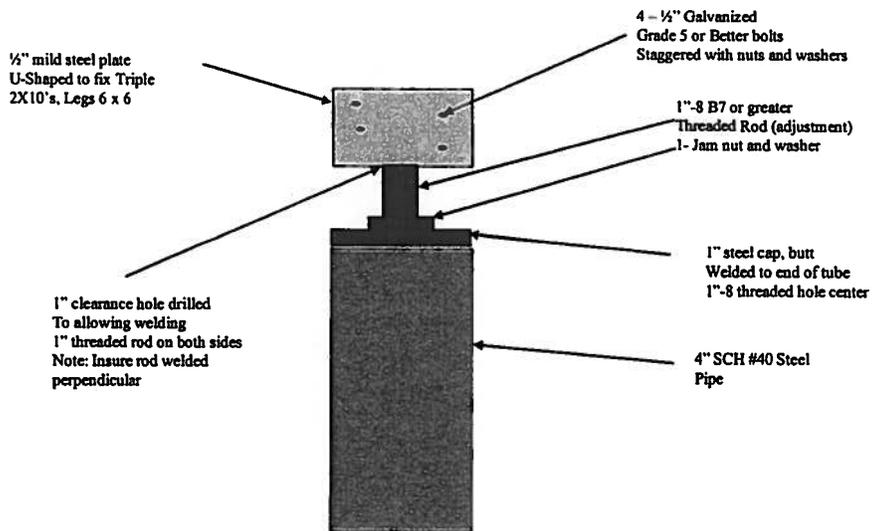


## Investigation

Initial inspection indicated overloading and settling of structural members, side opposite building wall or street side, on levels two and three. As a result, this overload/settlement results in the building side of structure to pull away from building ~ 6 inches at the very top of level four floor.

Company carpenter removed ceiling material on the bottom side of levels three and four which allowed for further detailed inspection.

Both level three and four include floor joists that extend from building structure to street side of balcony. Wood appears to be structurally sound and only minor water damage noted.



- Note:
1. Steel Post 3" Sch #40 x ~17.5'
  2. Post Centered in Pillar
  3. Post to bear on 1/2" 12" x 12" plates at bottom of Pillar
  4. Plate to pipe mount can be field fabricated (I.e. Short coupling) to aid installation

2. Once support posts are in place, install triple 2 x 10 field constructed girder across all four support posts, cantilevering them past post 2 and 7, to support outside load.

## Problem Resolution

### **Option 1**

Remove complete structure and reconstruct from first floor up. This approach has the highest cost and the greatest impact to the residents.

### **Option 2**

Completely remove level three and four balconies and reconstruct balconies using new support posts hidden within the hollow columns.

*option chosen*

### **Option 3**

Continue support of level two balcony from below and jack level three back into place, ensuring loading to deck below is distributed. To accomplish this, decking from level four needs to be removed, along with wood previously installed in attempted repairs. Removing this wood will allow the structure to return to its original location. Once back in place, the following areas need to be corrected:

#### Level 3

1. Install four - 4" schedule 40 pipe support posts in columns 2, 4, 5 & 7 with girder saddles consisting of an adjustable mounting saddle on top and mounting plate at least 12-inches x 12-inches at bottom. Mounting plate size is determined by access hole size on top of hollow column, internal material can be removed to accommodate a larger plate.
  - a. Temporary girder with shoring maybe required to support level fourth floor on building side, until wall band with anchors are installed.



## Commission of Architectural Review

CITY OF RICHMOND  
900 EAST BROAD STREET  
RICHMOND VIRGINIA 23219  
(804) 646-6335

### CERTIFICATE OF APPROPRIATENESS

This certificate is issued pursuant to Chapter 114, Article IX, Division 4 of the Richmond City Code (Old and Historic Districts) to the applicant:

Campus Pierce Arrow LLC  
2709 W. Cary Street  
Richmond, VA 23220

For the property at: 2709 W. Cary Street

with respect to the exterior architectural features as described in the application for this certificate and the information and plans filed with the application for this property, pursuant to the following resolution adopted by the Commission of Architectural Review and recorded in the minutes of the Commission:

RESOLUTION:       WHEREAS, the applicant proposes to renovate a front porch, and

                          WHEREAS, the existing wooden balustrades must be retained and reused, and the ball finial design feature of the uppermost railing must be maintained, and

                          WHEREAS, the application is otherwise approved as submitted,

                          NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

The applicant shall comply with all City Codes in the execution of this project. The certificate shall be valid for a period of one year from the date of issuance.

Catherine Easterling, Secretary  
Commission of Architectural Review

CLE/tmr  
Enclosures

Date of Issuance: September 24, 2013  
Document Date: February 11, 2014  
Certificate No. 13-103

