



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: 2510 & 2512 Monument Ave

DATE: 12/21/15

OWNER'S NAME: Stephen DeMagistris (Condo President)

TEL NO.: (804) 359-0673

AND ADDRESS: 2510 Monument Ave. Unit 201

EMAIL: sdemagis@gmail.com

CITY, STATE AND ZIP CODE: Richmond, VA. 23221

ARCHITECT/CONTRACTOR'S NAME: Jeremy Creasey

TEL. NO.: (804) 615-5364

AND ADDRESS: 4507 Wythe Ave

EMAIL: jscreasey76@gmail.com

CITY, STATE AND ZIP CODE: Richmond, VA. 23221

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 attachment

Signature of Owner or Authorized Agent: **X**

Name of Owner or Authorized Agent (please print legibly): Jeremy Creasey

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE 12/18/15

SCHEDULED FOR _____

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

2510 & 2512 Monument Ave.
3rd floor Balconies (4) Total

This application concerns the front 3rd floor balconies of the buildings listed above; there are a total of (4) balconies. These balconies are the top floor and do not have any cover to protect them. The newel post, guardrails and balusters due to the constant exposure to the elements, lack of proper maintenance and poor repairs are now too deteriorated to repair. The existing newel posts were also flashed incorrectly sometime ago when new roofs were installed over the existing roofs. This incorrect flashing also helped lead to the deterioration of the newel post. The condo association is requesting that due to the limited salvageable materials that we replace the rail systems on each balcony (4) with HAAS Architectural Millwork high-density urethane handrail system (Fypon). The new proposed system is proportional as well as historically accurate to the original guardrail system. We are following the recommendation found in "The Secretary of the Interior's Standards for treatment of Historic Properties" under "Replacing" where it states, "replacing in kind an entire entrance or porch from the restoration period that is too deteriorated to repair----if the form and detailing are still evident---using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered."

We are also proposing that the new guardrail system be installed at a finished height of 36" (original height was 31"), which is code height. We would use the existing proportions of the top handrail, balusters and bottom rail (27") and move this whole section up as a whole and fill the increased space under the bottom rail with perhaps 1.5" round pipe painted white.

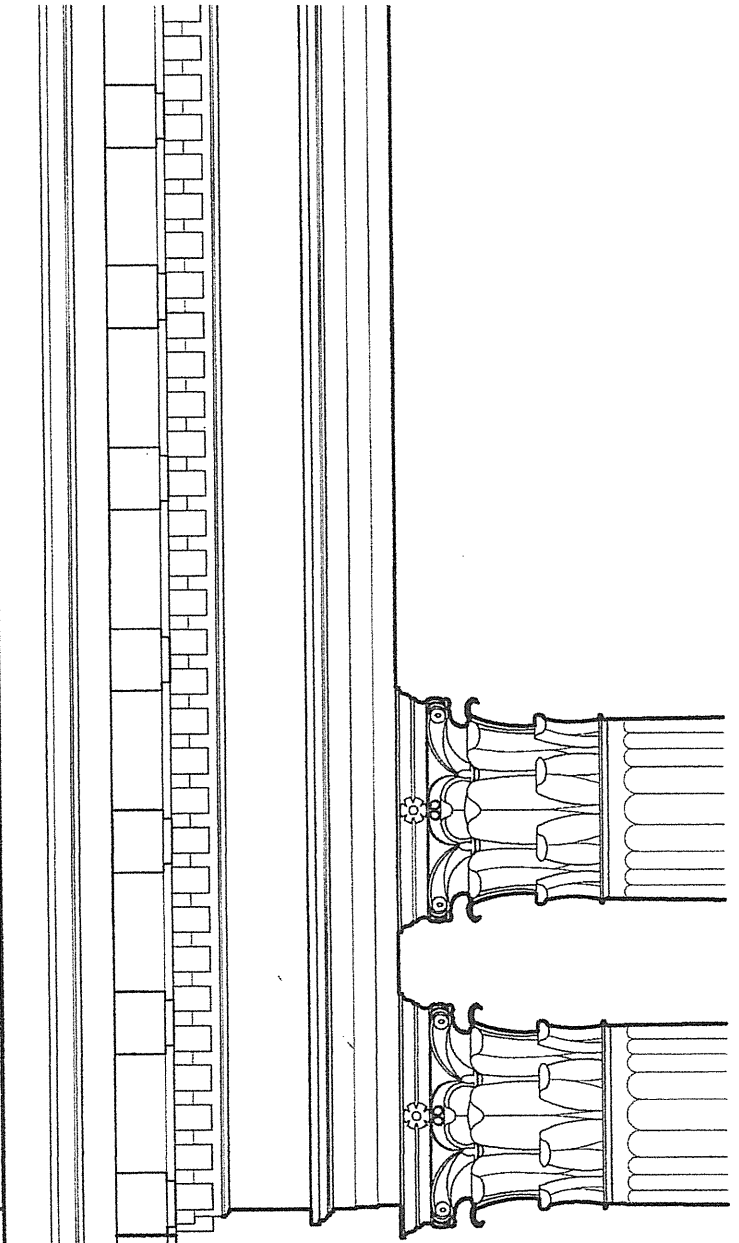
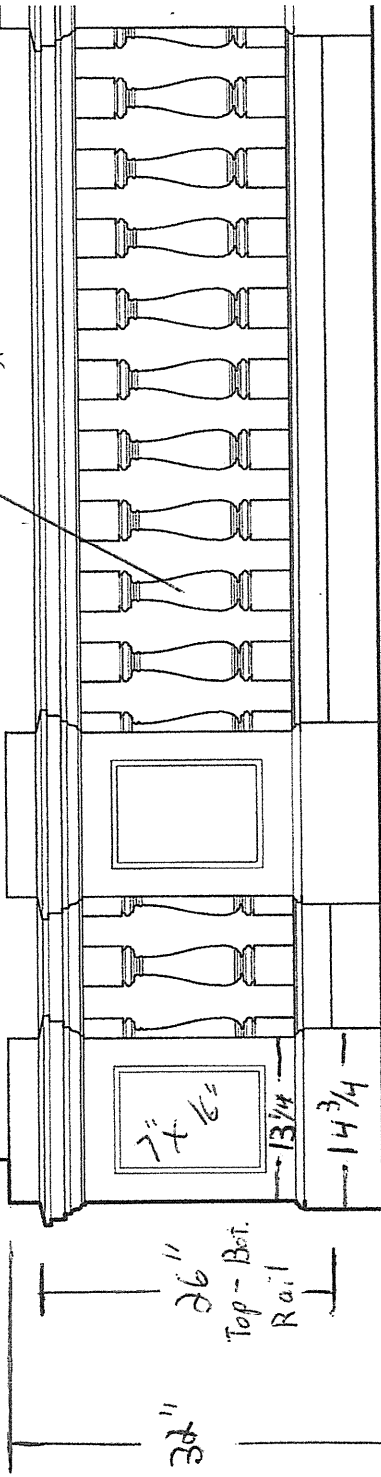
Existing Rail System



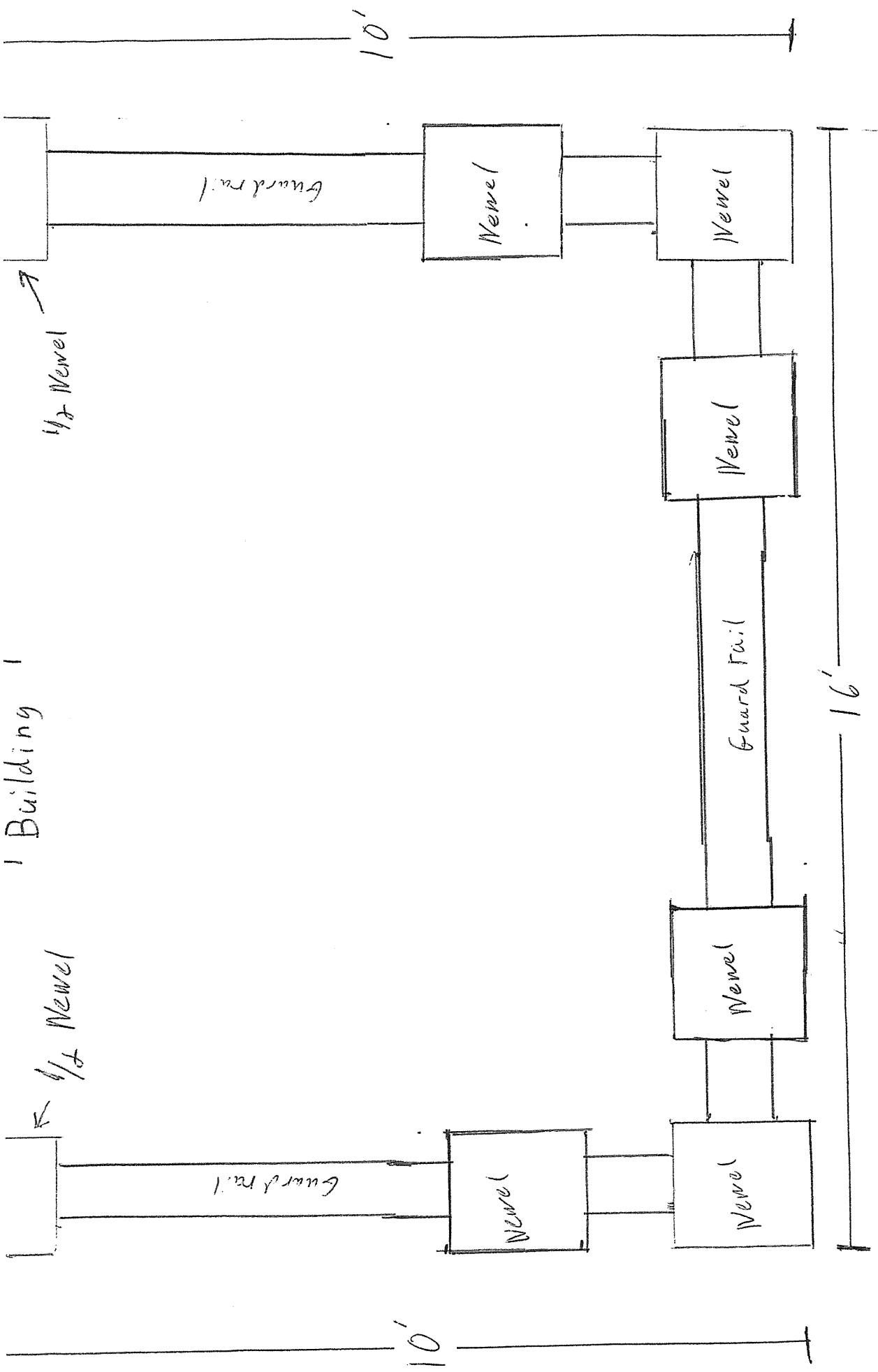
Original Newel + Rail Sizes

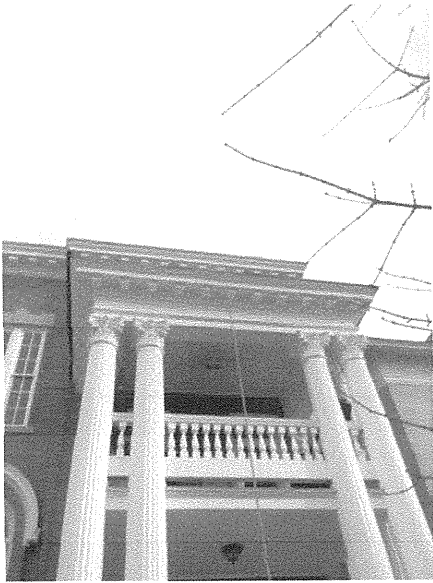
3 1/2" x 1 1/2"

*1x8 Extension Added



3/4" = 1'-0"





View looking straight up from sidewalk, 3rd floor guardrails would be inline with columns as the original were. Very tops of rails / newels would barely be visible.



View from center of median. Bottoms of rails would not be visible.



View from sidewalk across the street. Bottom of rails not visible.



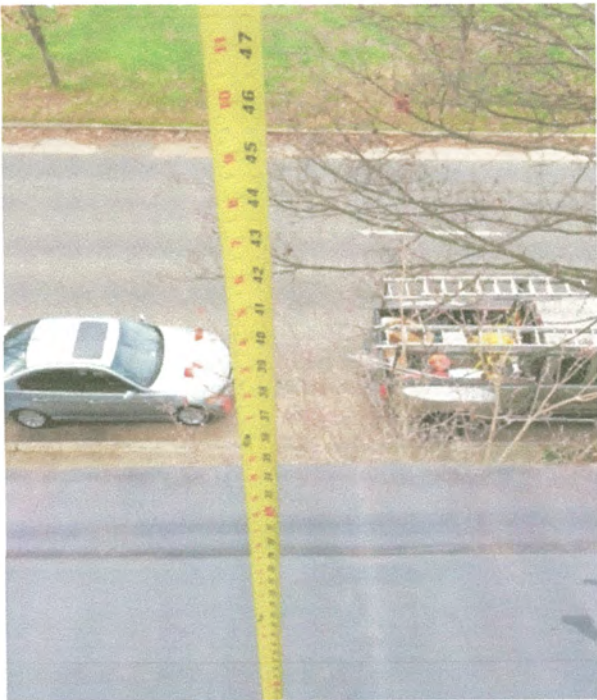
2nd floor handrails



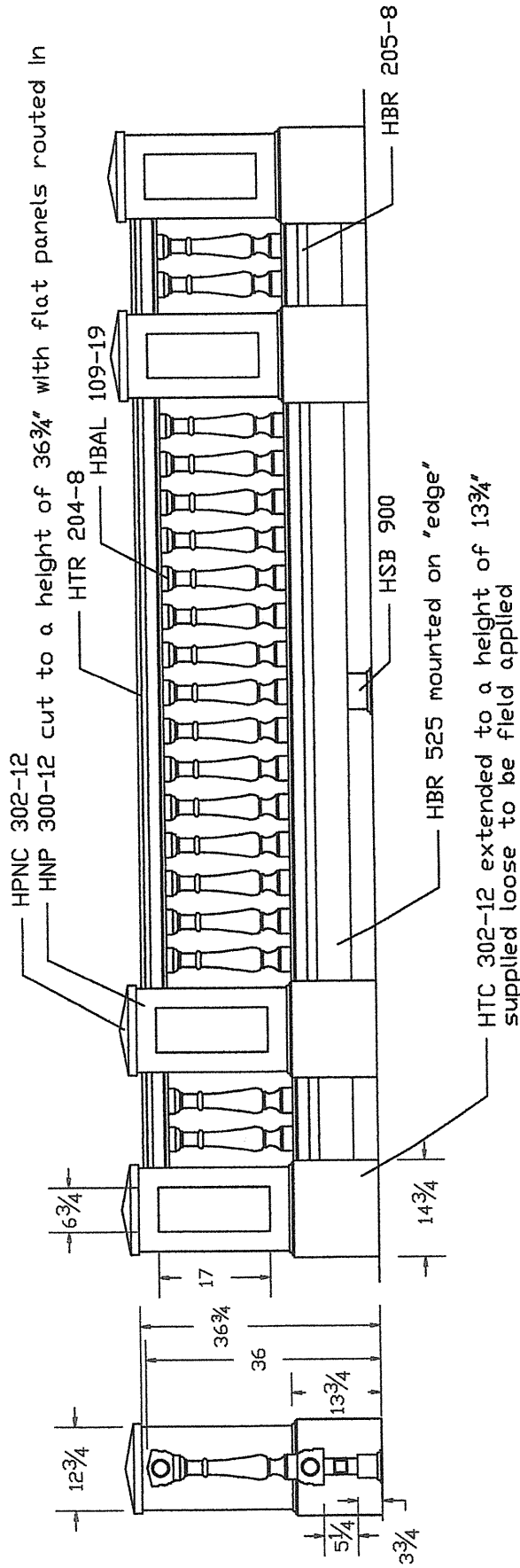
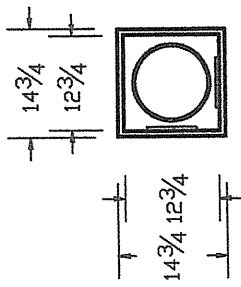
2nd floor handrails were raised to 36" w/ 1x8 board added to the bottom. These modifications were made at least 10years ago when the entire buildings were renovated.



Newel post sit back over 2' from all edges. This is the exact original locations of newels.



36" barley visible from sidewalk.



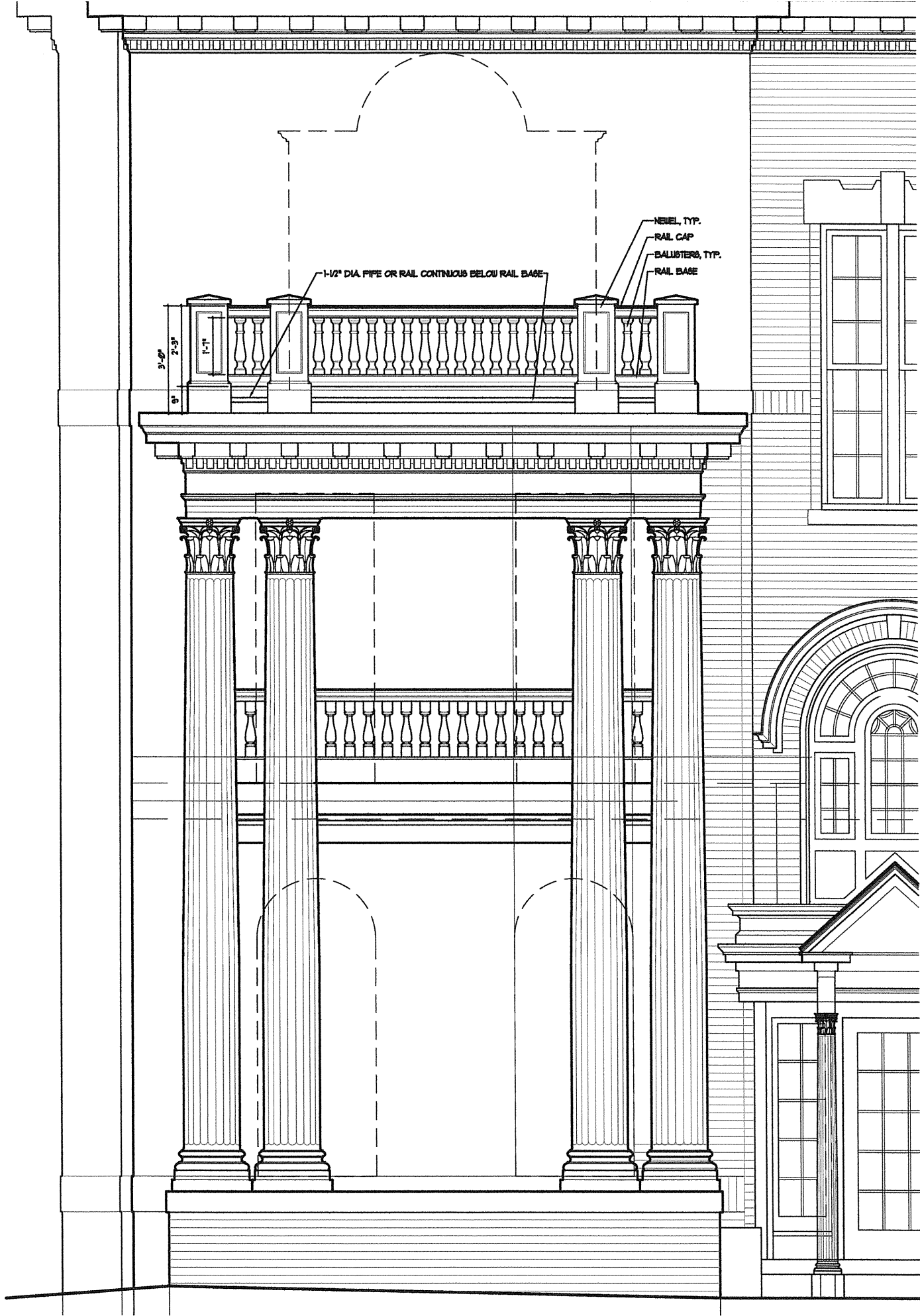
ELEVATION 02
 SCALE: 3/4" = 1'-0"

SECTION 01
 SCALE: 3/4" = 1'-0"

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|---|--|--|--|
| HAAS ARCHITECTURAL MILLWORK 27 Grand St. Red Bank, PA 17856 Phone: (717) 246-0290 Fax: (717) 246-0291 Email: haasmillwork@haasmillwork.com Visit us on the web at www.haasmillwork.com | | PART NAME Siewers Lumber - Outoe #16157 | |
| PROJECT Haas Architectural Millwork | | REV. 1 1-20-2015 | |
| ALL ITEMS ARE DRAWN FOR PRESENTATION PURPOSES ONLY, THEREFORE IMAGE SHOWN MAY VARY SLIGHTLY FROM FINISHED ACTUAL PAINT. DRAWING SHOWN IS TO INDICATE GENERAL ARRANGEMENT AND DESIGN. HAAS ARCHITECTURAL MILLWORK RESERVES THE RIGHT TO CHANGE ANY PRODUCT DESIGN WITHOUT NOTIFICATION. | | REV. 2 | |
| | | REV. 3 | |
| | | REV. 4 | |
| | | REV. 5 | |
| | | REV. 6 | |



10



3'-0"
2'-3"
9"

1'-1"

1-1/2" DIA. PIPE OR RAIL CONTINUOUS BELOW RAIL BASE

NEWEL, TYP.
RAIL CAP
BALUSTERS, TYP.
RAIL BASE

Damage Pics



Damage Pics



Damage Pics



Damage Pics

