



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)Address 206 N. 32nd StreetHistoric district St. John's ChurchDate/time rec'd: 10:51 am 10-26-18
Rec'd by: AM
Application #: COA-044696-2018
Hearing date: 11/27/18**APPLICANT INFORMATION**Name Daniel WassumPhone 804-358-4993Company Johannas Design GroupEmail daniel@johannasdesign.comMailing Address 1901 East Cary StreetApplicant Type: Owner Agent

Richmond, VA, 23220

 Lessee Architect Contractor Other (please specify):**OWNER INFORMATION** (if different from above)Name Beth & Robert Noland

Company _____

Mailing Address 206 N. 32nd StreetPhone 804-873-0603

Richmond, VA 23223

Email bhungatenoland@markeicorp.c**PROJECT INFORMATION**Review Type: Conceptual Review Final ReviewProject Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Renovation and addition to existing 2-story addition at rear of house, including a small balcony.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. 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.

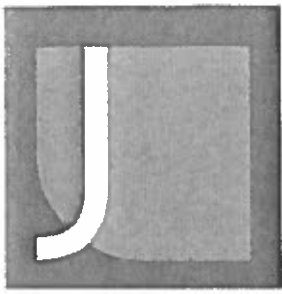
Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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

Date

10/25/18



JOHANNAS design group
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Richmond Virginia 23220

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F. 804.358.8211
W. johannasdesign.com

Oct 25, 2018

Commission of Architectural Review
Richmond, VA

206 N 32nd Street Proposed Addition and Alterations

The 206 North 32nd Street proposed addition and alterations will consist of adding two window bays to an existing 2-story addition at the rear of the townhouse along North 32nd street, bordering Chimborazo Park.

We are defining this project as new construction due to the nature of the additions. The scope of work is to add two new window bays and a small rooftop balcony to an existing 2-story addition towards the rear of the property, adding a total of 159 square feet of space to the townhouse. These small additions will enable the homeowner to better utilize the existing space within their home. In addition to the window bays, the addition will have the existing, cracking stucco finish removed and replaced with new stucco to preserve the historic nature of the townhouse.

The site is located in the middle of a dense row of townhouses bordering Chimborazo Park within the St. John's Church Old and Historic District.

Per the guidelines on new construction:

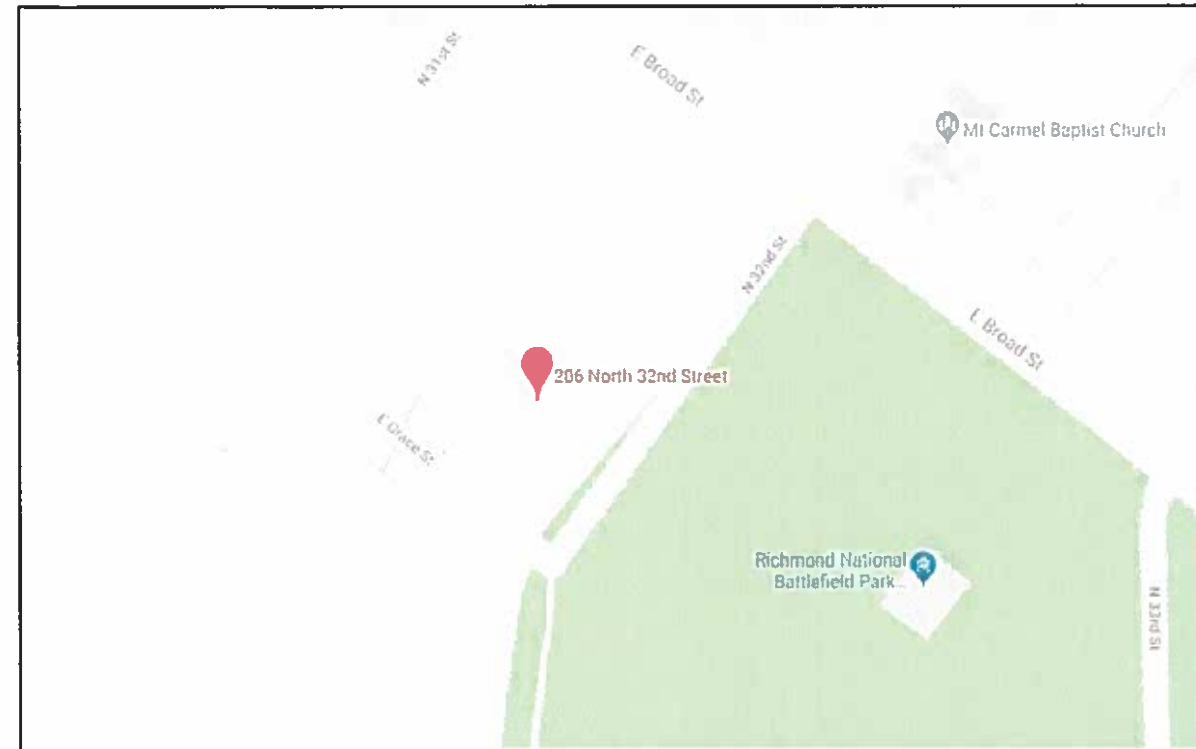
"Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred."

The window bays and balcony will be located at the rear of the property with minimal views from the public right-of-way. They will be small additions to the existing structure as to not distort the proportions of the building.

ADDITION AND ALTERATIONS TO 206 N 32nd STREET

SCOPE OF WORK

ADDITION TO EXISTING 2-STORY ADDTION.



LOCATION MAP

no scale Copyright 2018 Google



1 FRONT EXTERIOR

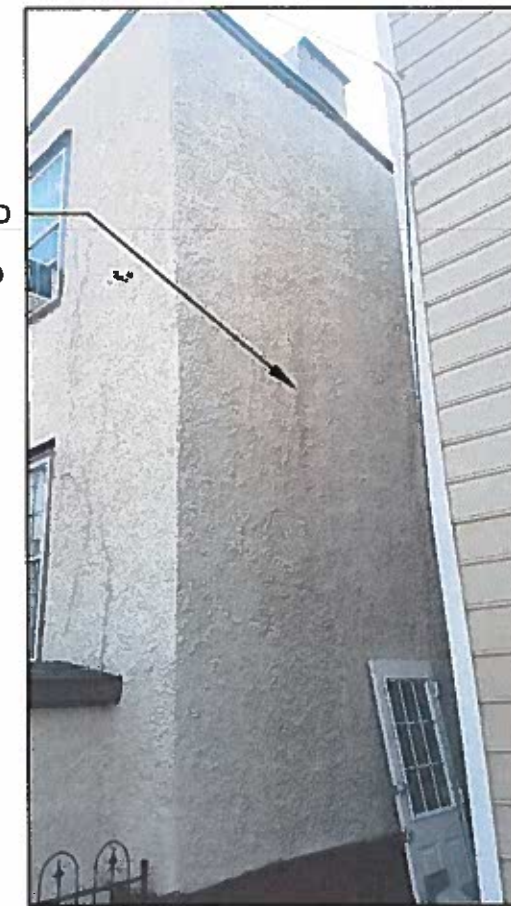


2 BACK DOOR AND SIDE PORCH



3 REAR EXTERIOR

CRACKING AND
BUCKLING OF
EXIST STUCCO



3 RIGHT SIDE

P 804.358.4893
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1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

REVISIONS

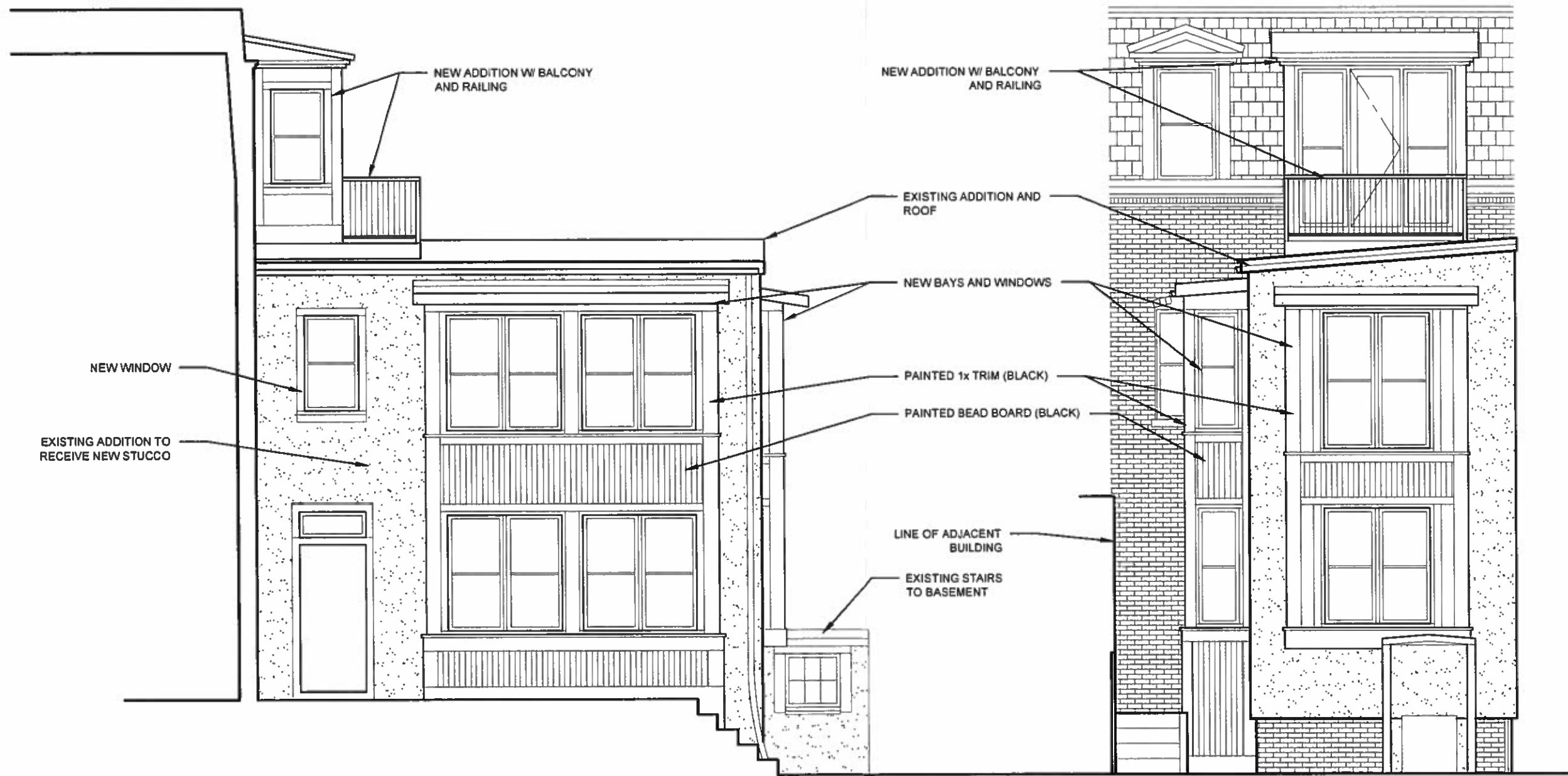
206 N 32ND ST

SHEET TITLE
CONCEPT
REVIEW

DATE
10.25.18
PROJECT NO.
1858

SHEET NO.

CAR1



1 RIGHT SIDE ELEVATION
3/16" = 1'-0"

2 REAR ELEVATION
3/16" = 1'-0"

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
206 N 32ND ST	
SHEET TITLE	CONCEPT REVIEW
DATE	10.25.18
PROJECT NO.	1858
SHEET NO.	CAR2