



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2018 E. Broad Street

Historic district Shockoe Valley

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

Name Zachery R. Frederick

Phone 804.519.3425

Company 2018 East Broad, LLC

Email zfrederick@crescentpdc.com

Mailing Address 600 Ridge Top Road
Richmond, VA 23229

Applicant Type: Owner Agent

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

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

Project Description: (attach additional sheets if needed)

Remove portion of building that appears to be a late addition to the original structure. Replace roofing material in kind. On East and West facades, rehabilitate existing windows. On South facade, replace existing overhead door with glazed overhead door, replace existing person-door with storefront, reintroduce masonry opening previously infilled and covered by late addition, and introduce two canopies. On North facade, infill existing masonry opening with smaller overhead door, person-door and break-metal infill. Grade site to infill with parking, patio, dumpster pad, and HVAC pad. Replace existing chain link fence with metal fences and landscaping to screen parking, dumpster and HVAC units. Rehabilitate existing brick retaining walls.

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 4-26-18



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight



4 EXISTING NORTH FACADE



3 EXISTING EAST FACADE



3 EXISTING WEST FACADE



1 EXISTING SOUTH FACADE

DOOR AND OPENING FROM ADDITION INTO PRIMARY STRUCTURE
CMU BUILT IN FRONT OF PRIMARY STRUCTURE'S BRICK SOUTH FACADE

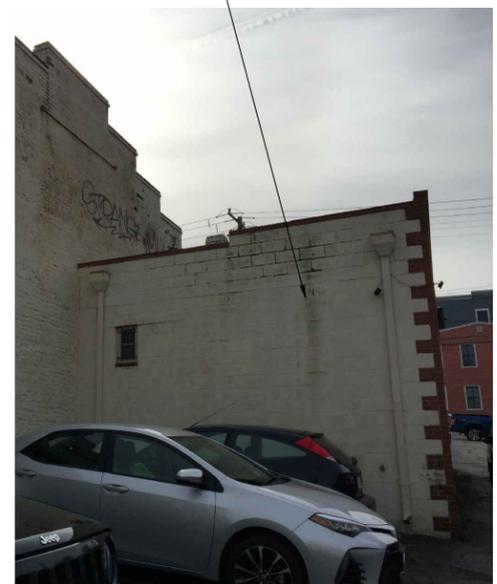


2D INTERIOR NORTH FACADE OF ADDITION

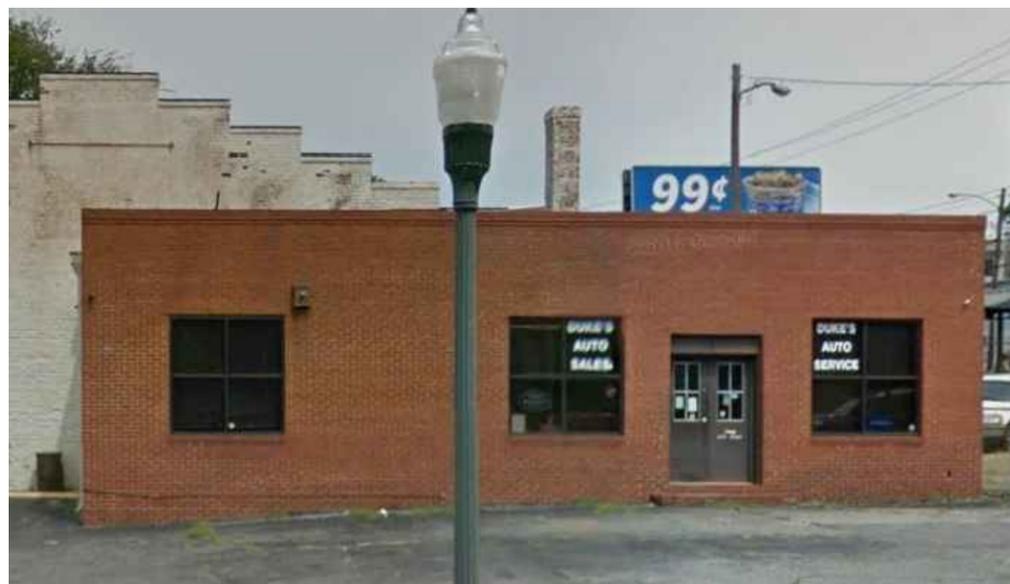
CMU WALL OF ADDITION



2C EXTERIOR EAST FACADE OF ADDITION



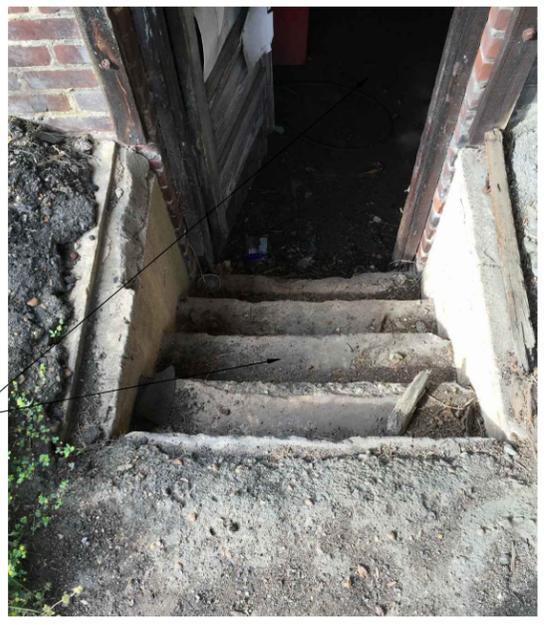
2B EXTERIOR WEST FACADE OF ADDITION



2A EXTERIOR SOUTH FACADE OF ADDITION

2 ADDITION TO BE DEMOLISHED

EXTERIOR BRICK OF SHED
MORTAR JOINT
EXTERIOR CMU WALL OF ADDITION



STAIR AND SUNKEN STORAGE TO BE INFILLED

1E STAIRS TO ENTRY UNDER CANOPY



1D EXTERIOR AT ADDITION

SHED STRUCTURE POCKETING INTO EAST FACADE OF PRIMARY STRUCTURE

NEW BRICK THIS AREA SUGGESTS SHED ROOF STRUCTURE TO BE LATER MODIFICATION



1C INTERIOR ROOF FRAMING

NORTH CMU WALL OF ADDITION VISIBLE FROM INSIDE OF SHED. DISCONTINUITY OF BRICK SUGGESTS SHED TO BE LATER ADDITION



1B INTERIOR AT CHIMNEY

CHIMNEY
BRICK SHED FOR BOILER STORAGE
CMU WALL



1A EXTERIOR OF SHED & CMU WALL TO BE DEMOLISHED

1 SHED & CMU WALL TO BE DEMOLISHED

VIEW OF CORNER AT IMAGE 1D

RECESSED STAIRS



EXISTING FENCE IN BRICK WALL TO BE REMOVED AND REPLACED WITH NEW, PROPOSED DRAWINGS FOR ADDITIONAL INFORMATION



EXTENTS OF DETERIORATING LOW BRICK WALL



DETERIORATING WALL CAP

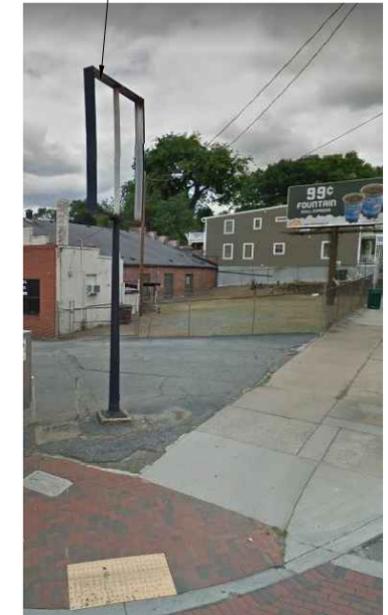


DETERIORATING SEGMENT OF WALL

REBAR INSTALLED TO MEDIATE OUTWARD LEAN OF WALL



EXISTING MASONRY OPENING TO BE INFILLED WITH ROLL-UP DOOR AND MAN DOOR, SEE PROPOSED ELEVATIONS



EXISTING SIGN POST AND FRAME TO BE REUSED FOR BUSINESS SIGNAGE, NOT TO BE INTERNALLY ILLUMINATED



BILLBOARD TO BE REMOVED

BRICK WALL TO BE REMOVED TO CORNER

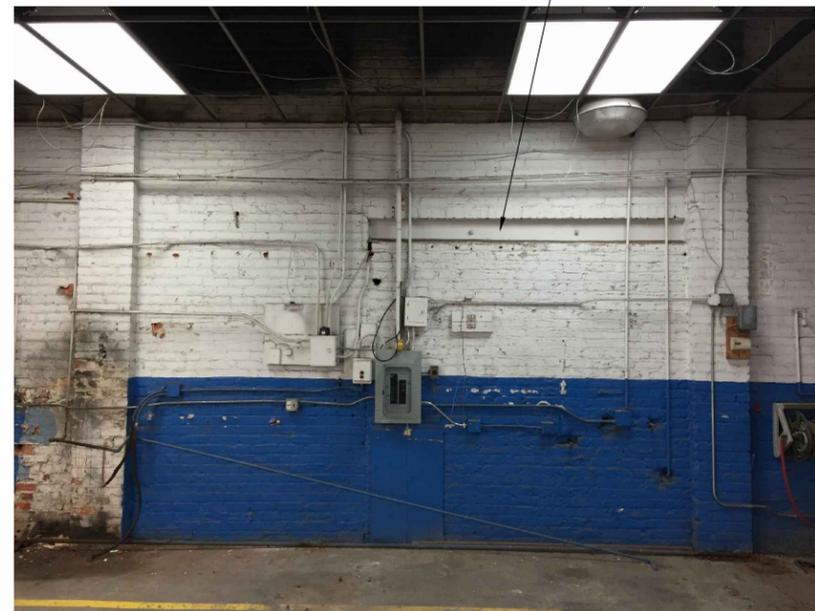
BRICK WALL TO REMAIN AS INDICATED ON PROPOSED SITE PLAN

7 EXISTING BILLBOARD AND BRICK RETAINING WALL

6 EXISTING BRICK WALL TO BE DEMOLISHED

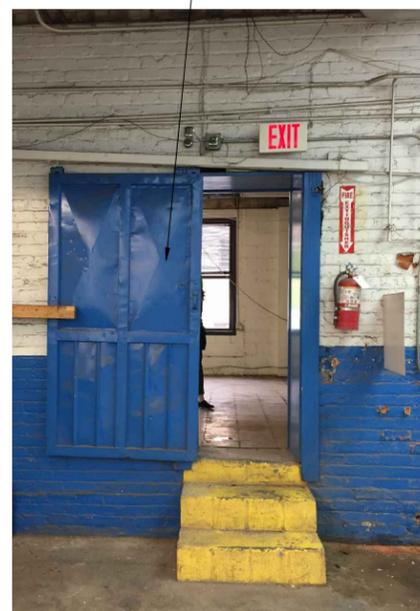
5 EXISTING OPENING IN NORTH FACADE

4 EXISTING POST SIGN



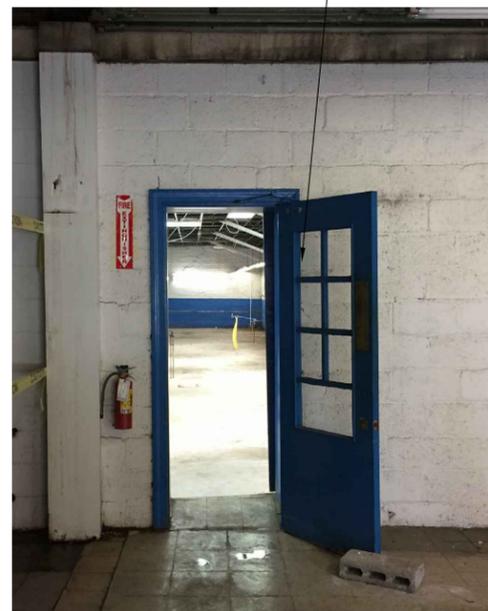
STEEL LINTEL

3 VIEW OF PREVIOUSLY INFILLED OPENING IN SOUTH FACADE



VIEW OF DOOR AND OPENING FROM PRIMARY STRUCTURE

2 EXISTING PERSON DOOR BETWEEN PRIMARY STRUCTURE AND ADDITION

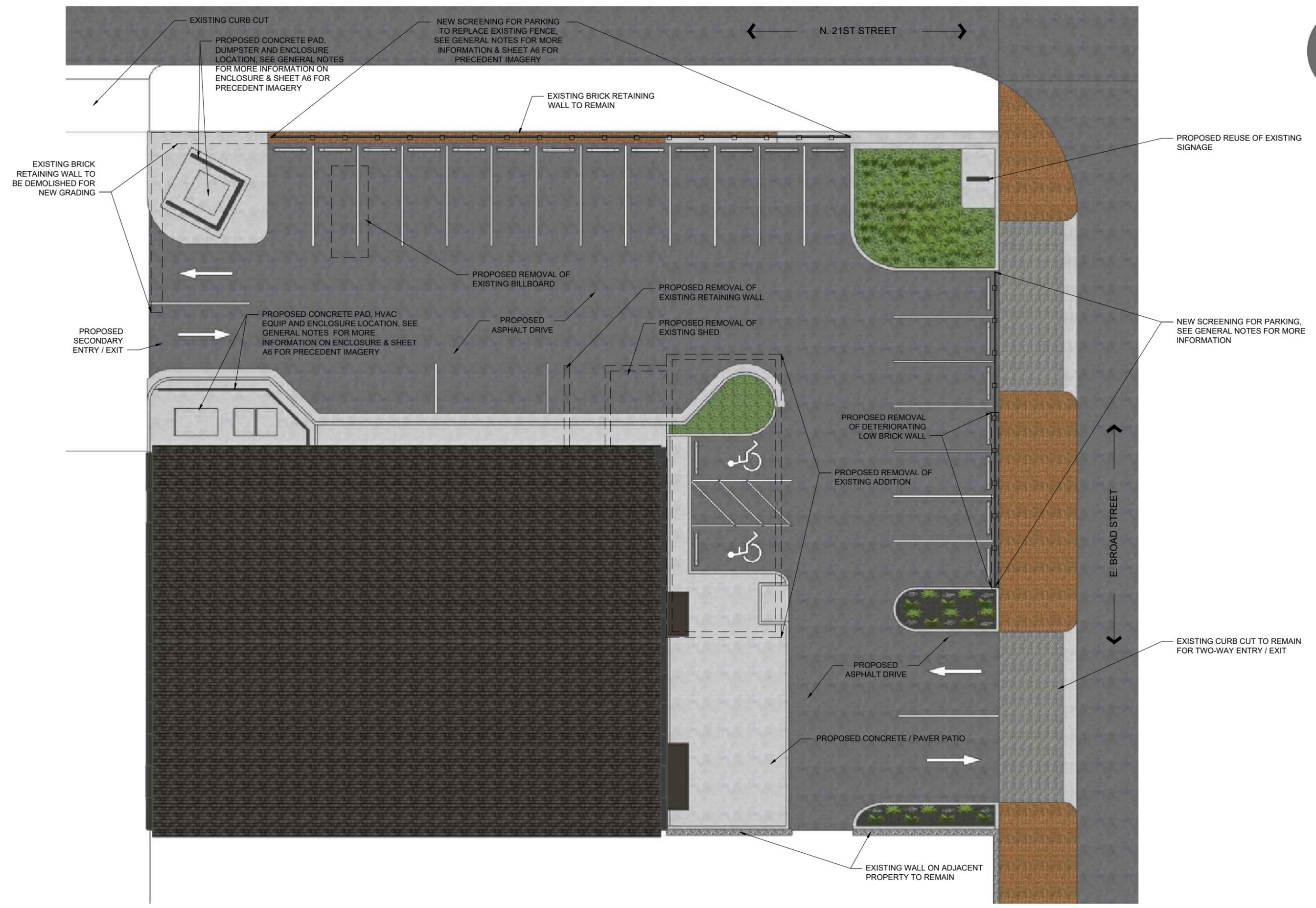


VIEW OF DOOR AND OPENING FROM ADDITION

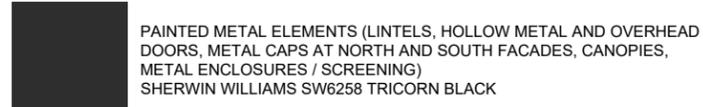


EXISTING METAL CANOPY IN SHOCKOE VALLEY AT AMERICAN TOBACCO BUILDING

1 NEW CANOPY PRECEDENT



PROPOSED PAINT COLORS



GENERAL EXTERIOR NOTES

- A. ITEMS SHOWN IN ELEVATION BUT NOT NOTED ARE TO BE MAINTAINED WITH REPAIRS AS REQUIRED.
- B. EXTERIOR PAINTED BRICK TO BE SCRAPED AND REPOINTED AS REQUIRED, AND REPAINTED ON ALL EXPOSED FACES.
- C. UNPAINTED EXTERIOR BRICK TO BE REPOINTED AS REQUIRED.
- D. ALL MASONRY OPENINGS TO REMAIN UNCHANGED UNLESS OTHERWISE NOTED. SEE NOTES ON ELEVATIONS REGARDING REPLACEMENT WINDOWS AND DOOR PANELS WITHIN EXISTING OPENINGS.
- E. EXISTING LINTELS IN FACADES TO REMAIN AND BE REPAINTED.
- F. ALL NEW FENCING / SCREENING BASIS OF DESIGN TO BE HSS TUBE FRAMES WITH RIBBED METAL INFILL PANELS, PAINTED OR FACTORY FINISHED IN COLOR TO MATCH.
- G. ALL EXISTING CHAIN LINK AND BARBED WIRE FENCING TO BE REMOVED, REPLACED WITH NEW FENCING DESCRIBED ABOVE WHERE INDICATED ON SITE PLAN.
- H. ALL NEW STOREFRONT WINDOWS AND DOORS TO BE DARK BRONZE OR BLACK



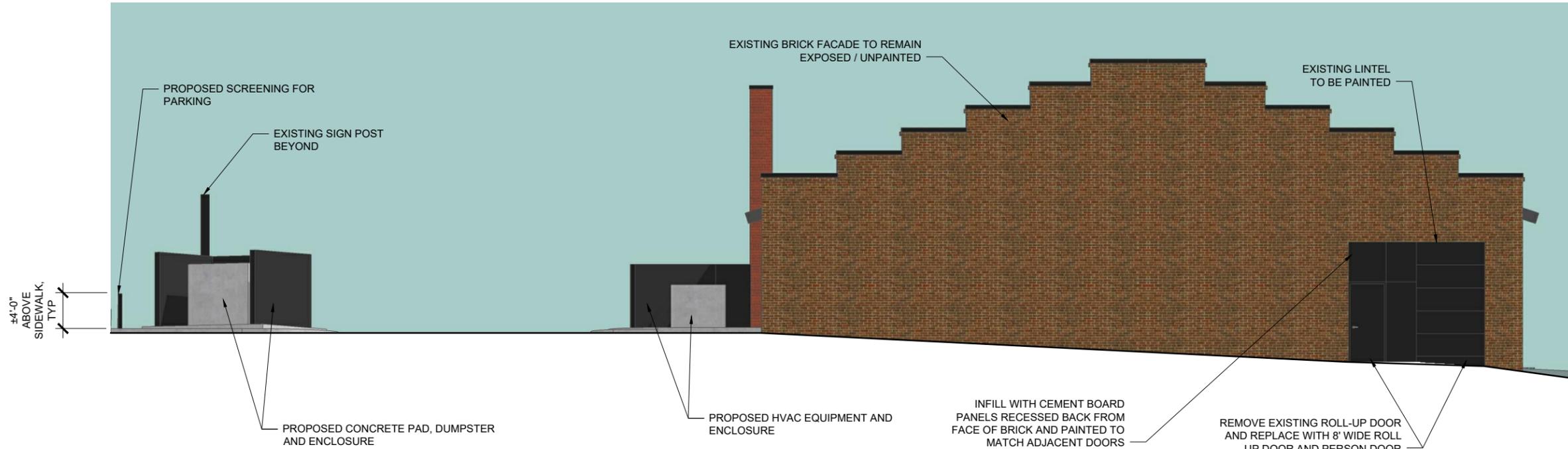
CAR APPLICATION | 2018.04.27

2018 E. BROAD STREET SHELL BUILDING

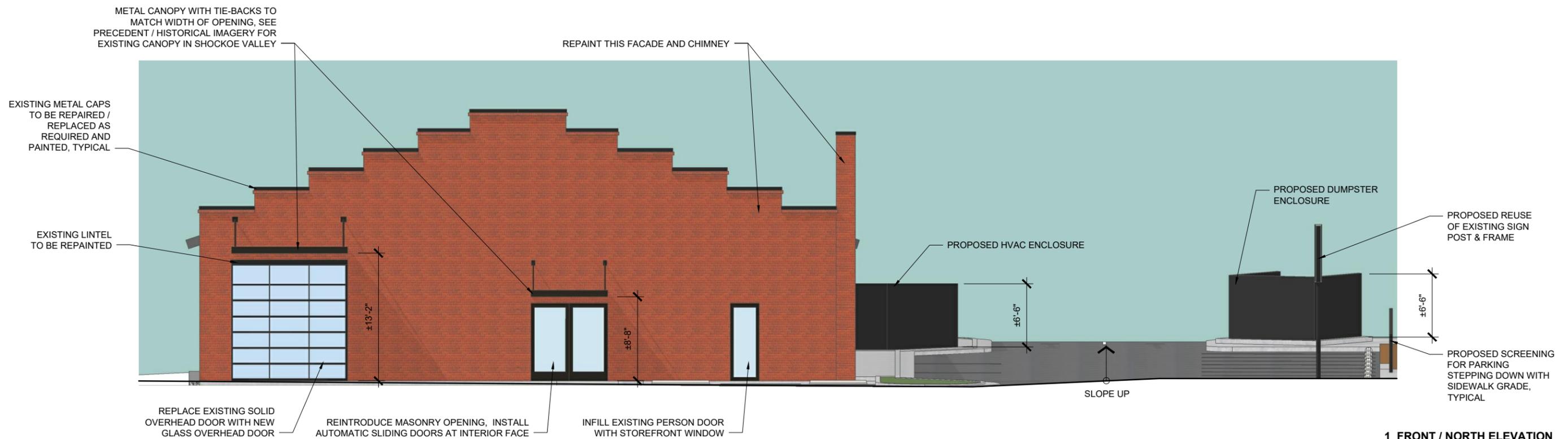
A5 PROPOSED | EXTERIOR ELEVATIONS

±3/32" = 1'-0"

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2 REAR / SOUTH ELEVATION



1 FRONT / NORTH ELEVATION



2 SIDE / WEST ELEVATION



4 PRECEDENT FOR PROPOSED HVAC / DUMPSTER ENCLOSURES



3 PRECEDENT FOR PROPOSED PARKING SCREENING



1 SIDE / EAST ELEVATION



Legend

⊕ Fire Hydrant	□ Vapco Pole
⊖ Handicap Parking Spaces	⊖ Vapco Transformer
⊖ Painted Parking Space Number	⊖ Misc Frame Sign
⊖ Water Meter	⊖ Handicap Parking Sign
⊖ Water Valve	⊖ Irrigation Valve
⊖ Lamp Post (Metal Post w/ Light)	⊖ Yard Inlet (Drainage)
⊖ Drainage Manhole	⊖ Sanitary Cleanout
⊖ Sanitary Manhole	⊖ Concrete Surface
⊖ Cable T.V. Pedestal	⊖ RCP Reinforced Concrete Pipe
⊖ C&P Telephone Pedestal	⊖ CMP Corrugated Metal Pipe
⊖ Gas Test	⊖ D.I. Drainage Inlet
⊖ Gas Valve	⊖ F.F.E. Finish Floor Elevation
	⊖ P.O.B. Point of Beginning



Scale 1" = 1000'

Zoning

Current Zoning: M-1 (Light Industrial)

Setbacks:

Minimum Lot Size: None Required

Maximum Height: 45 Feet

Yard Setbacks:

Front/Street: None Required
 Side: None Required, 25 Feet if abutting or across an alley from a R or RO District
 Rear: None Required, 25 Feet if abutting or across an alley from a R or RO District

Legal Description

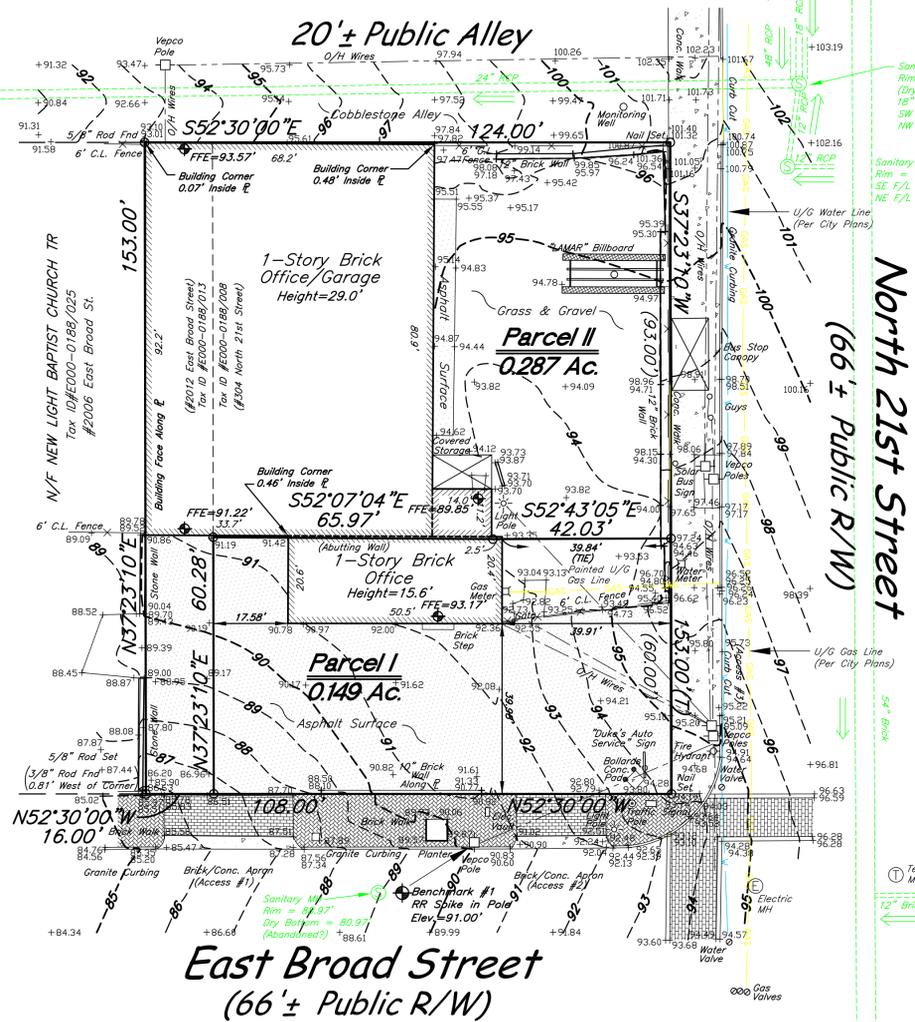
PARCEL I:
 THAT certain lot or Land in the City of Richmond, Virginia, situated at the northwestern corner of 21st and Broad Streets, fronting one hundred and eight feet (108') on the northern line of Broad Street, and sixty feet (60') on the western line of 21st Street, the western line of said property being parallel to 21st Street, and running back sixty and twenty-eight hundredths feet (60.28') and the northern lines of said property beginning at a point on the western line of 21st Street sixty feet (60') north of the northern line of Broad Street; thence running in a westerly direction forty-two and three one-hundredths feet (42.03') to a point which point is fifty-nine and eighty-four one hundredths feet (59.84) north of the northern line of Broad Street, thence continuing in a westerly direction sixty five and ninety-seven one hundredths feet (65.97') to a point which point is sixty and twenty-eight one-hundredths feet (60.28') north of the northern line of Broad Street, and one hundred and eight feet (108') west of the western line of 21st Street.

PARCEL II:
 ALL that certain lot, piece or parcel of land situated in the City of Richmond, Virginia, more particularly bounded and described as follows:
 BEGINNING at a point on the Northern line of Broad Street, a distance of one hundred eight and no one hundredths (108.00) feet West of the Western line of Twenty-first Street; thence in a Northerly direction along a line parallel with the Western line of Twenty-first Street, sixty and twenty-eight one hundredths (60.28) feet; thence eastwardly sixty-five and ninety-seven one hundredths (65.97) feet to a point which is fifty-nine and eighty-four one hundredths (59.84) feet North of the Northern line of Broad Street; thence in an easterly direction forty-two and three one hundredths (42.03) feet to the Western line of Twenty-first Street, which point is sixty and no one hundredths (60.00) feet North of the Northwest corner of Twenty-first and Broad Streets; thence Northwardly along the Western line of Twenty-first Street ninety-three and no one hundredths (93.00) feet to the southern line of a twenty and no one hundredths (20.00) foot alley; thence in a westerly direction along said southern line of said 20 foot alley one hundred twenty-four and no one hundredths (124.00) feet; thence in a southerly direction and parallel to the western line of Twenty-first Street one hundred fifty-three and no one hundredths (153.00) feet to the Northern line of Broad Street; thence along the Northern line of Broad Street in an easterly direction sixteen and no one hundredths (16.00) feet to the point of beginning.

BEING the same real estate conveyed unto Douglas G. Harris, by Deed from Edward E. Eck, dated October 11, 2002, recorded October 21, 2002, as Instrument Number 02-033036, in the Clerk's Office, Circuit Court, City of Richmond, Virginia.
 ALSO BEING the same property described in Title Commitment issued by Safe Harbor Title Company, Commitment No. SHTC16-1357.

This topographic survey was completed under the direct and responsible charge of Rodney B. Shadrach, from an actual Ground or Airborne survey made under my supervision; that the imagery and/or original data was obtained on February 9, 2018; and that this plot, map, or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted.

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



- General Notes**
1. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: February 9, 2018.
 2. This survey was made with the benefit of a Title Report issued by Safe Harbor Title Company, dated effective as of December 28, 2016 (Commitment No. SHTC16-1357).
 3. All streets shown hereon are public.
 4. The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
 5. Observed utilities and U/G Utilities per City Plans are plotted and shown hereon. Misc Utility will not mark utilities on private property for survey purposes.
 6. Property has direct access from E. Broad Street & N. 21st Street at curb cuts shown hereon.
 7. Vertical Datum based upon City of Richmond Benchmark #224 (Converted NAVD '88).

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0041-E, (Panel 41 of 100), effective date July 16, 2014, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located in Zone (X) as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

LEGAL REFERENCES:

PARCEL I:
 2018 East Broad, LLC
 Instrument #2017-7693
 Tax ID #E000-0188/011
 #2018 East Broad Street

PARCEL II:
 2018 East Broad, LLC
 Instrument #2017-7693
 Tax ID #E000-0188/008
 #304 N. 21st Street

2018 East Broad, LLC
 Instrument #2017-7693
 Tax ID #E000-0188/013
 #2012 East Broad Street

TOPOGRAPHIC SURVEY
 SHOWING EXISTING IMPROVEMENTS
 TO #2012 & #2018 EAST BROAD STREET
 AND #304 N. 21ST STREET
 CITY OF RICHMOND, VIRGINIA
 DATE: FEBRUARY 15, 2018
 REVISED: FEBRUARY 19, 2018

20 0 20 40 60
 Scale: 1" = 20'

Shadrach & Associates LLC
 LAND SURVEYING
 430 Southlake Blvd., Suite 10-B # Richmond, Virginia 23236
 Phone: (804)379-9300 • rod@shadrachsveys.com