



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address _____

Historic district _____

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name _____

Phone _____

Company _____

Email _____

Mailing Address _____

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)

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 _____

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. Visit the Commission of Architectural Review website for project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation 804.646.6335 Marianne.Pitts@Richmondgov.com

SUBMISSION INSTRUCTIONS

Submit applications to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street

- One (1) signed and completed application – property owners signature required
- Twelve (12) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled

MEETING SCHEDULE

- Applications are due by 12 PM (noon) on the deadline date. Exception: revisions to items deferred, denied or presented conceptually at the previous CAR meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following CAR meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- CAR will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month’s meeting may be necessary in such cases to allow for adequate review by staff, commissioners, and public notice if required.
- CAR monthly meetings are held at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

2018 Meeting Dates (Tuesdays unless noted otherwise)	Application Deadlines (Fridays unless noted otherwise)
January 23	December 22, 2017
February 27	January 26
March 27	March 2
April 24	March 30
May 22	April 27
June 26	May 25
July 24	June 29
August 28	July 27
September 25	August 24
October 23	September 28
November 27	October 26
December 18	November 26 (Monday)

Property Address: 2109 Cedar Street

CAR Application for Review
Supporting Materials for:

2109 Cedar Street

SoJo Enterprises, LLC
13000 Densmore Ct
Richmond, VA 23120
304-5520

Property Address: 2109 Cedar Street

2109 Cedar Street

This proposal is to remodel the existing home at 2109 Cedar Street. The property has been vacant for an extended period of time and has incurred significant structural water damage. A previous owner modified the home with non-conforming CAR finishes. This proposal is to renovate this home to a modern home while confirming to the CAR standards. The fully renovated home will match those in the surrounding area.

The siding on the property was changed by a previous owner to a green aluminum siding, which is install over an asphalt shake. We propose to remove the two-existing siding materials and install new matching hardi plank siding with an approved color by the staff at a later date.

The front of the home will maintain the existing roof profile and be finished with a standing seem metal roof like the one approved for the neighboring home. The metal porch cover will be replaced with a new wood porch roof.

The front trim has been removed and the soffit and fascia covered with aluminum. We are proposing to remove this and create a new soffit and fascia that will match the historical nature of the neighborhood.

The windows were replaced by a previous owner with non-conforming vinyl replacement style window. We propose to replace theses windows with an Anderson window that matches the surrounding properties. The front entry door will be replaced with a new door to match the existing style.

Finally, we propose to add 1400 square feet on to the back of the home. The addition will match the finishes of the front of the home as described above. This addition would be built by the guidelines set forth by the City of Richmond, Department of Building Inspections.

Thank you for your consideration. We look forward to working together.

Jeffrey Farrar
Sojo Enterprises, LLC
Managing Member

Property Address: 2109 Cedar Street

Scope of Work:

Renovate existing home.

Add 1400 square ft to home, enlarging property to a 3 bedroom & 2.5 bath home.

Siding:

Proposed project will have hardi plank cement siding that matches existing wood siding. It will have a 7' reveal. Applicant is asking that final color selection be of a color to later be approved by staff. All trim would be Hardi plank white.

Roof:

Redo roofline per plans and install new standing seam roof on front of home.

Existing Front Street View:



2109 Cedar St



2107 Cedar St, Approved by CAR

Property Address: 2109 Cedar Street

Windows:

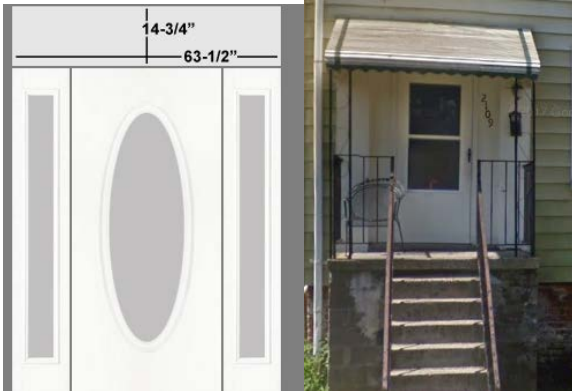
Windows will be Anderson 400 series double hung windows. Window grid patterns are visible on plans and will be a two over two pattern. The windows will have a TRUE dividing bar.

The photo below is 2104/2106 Cedar St directly across from 2107 Cedar St. We propose the same windows with the simulated dividers as well as matching trim.



Entry Door:

The front door has been filled in and replace with a standard solid steel door. We are proposing install door unit to fit the original opening with sidelights to match neighboring doors.

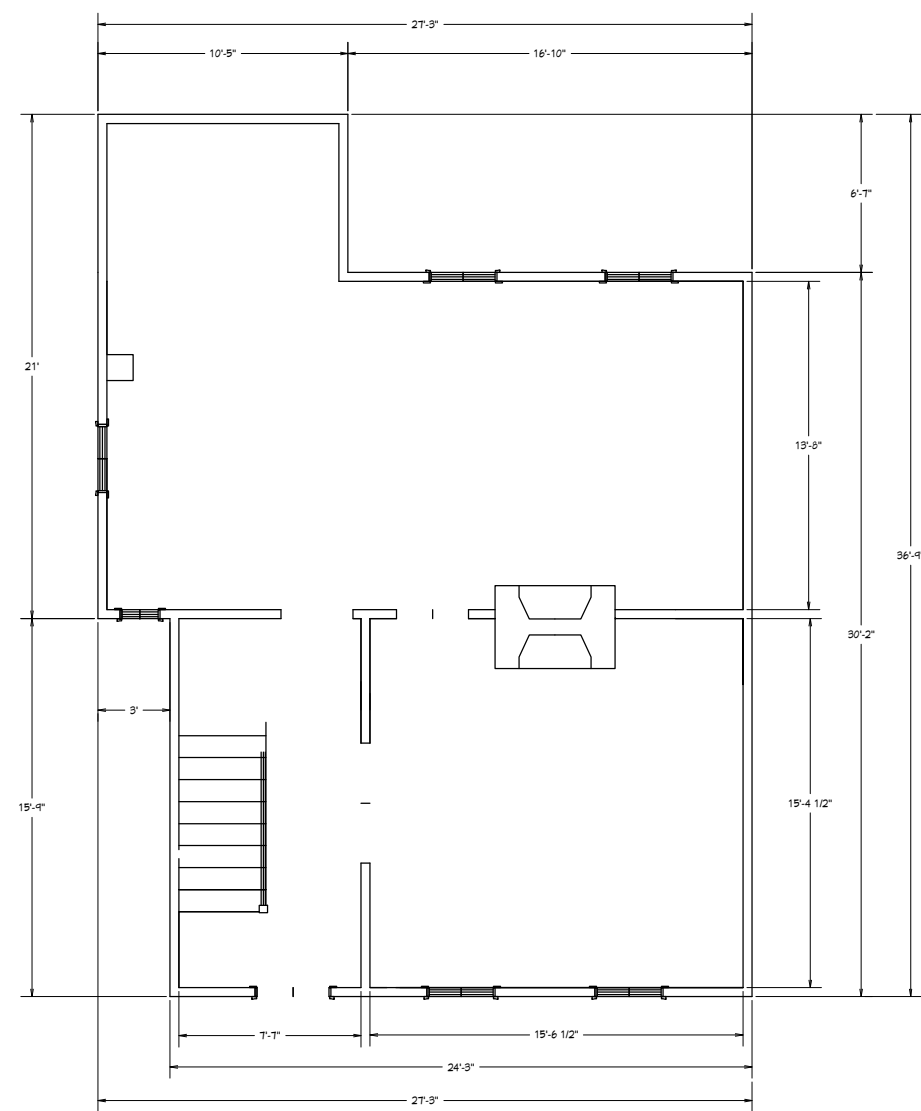


old cover

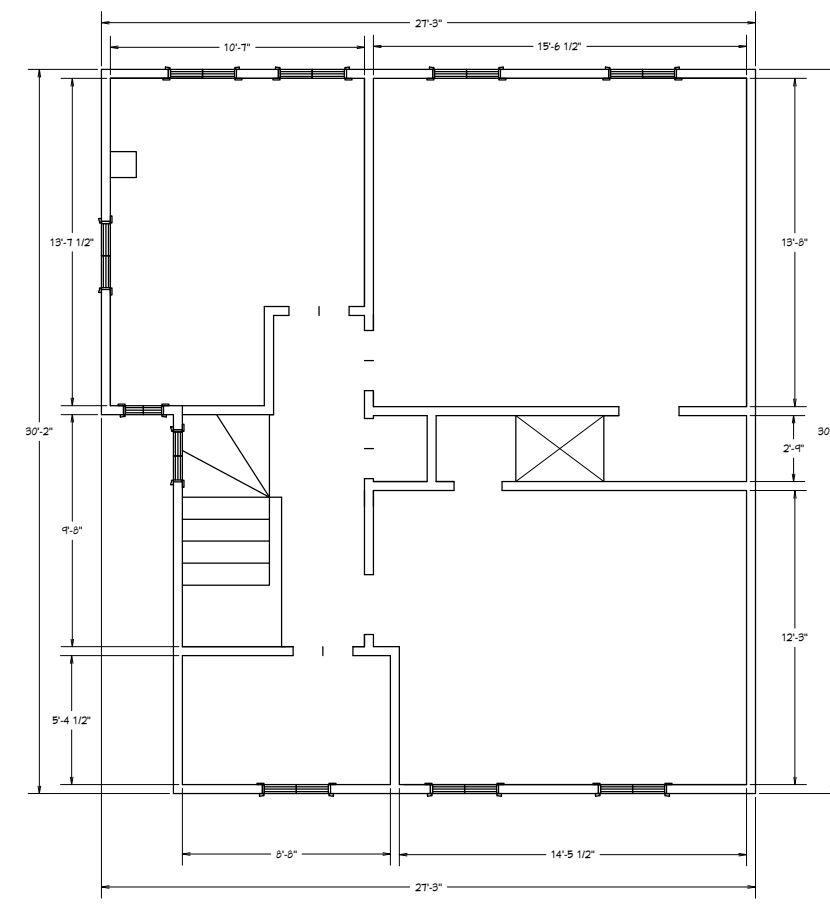
Rear Deck:

To match neighboring home

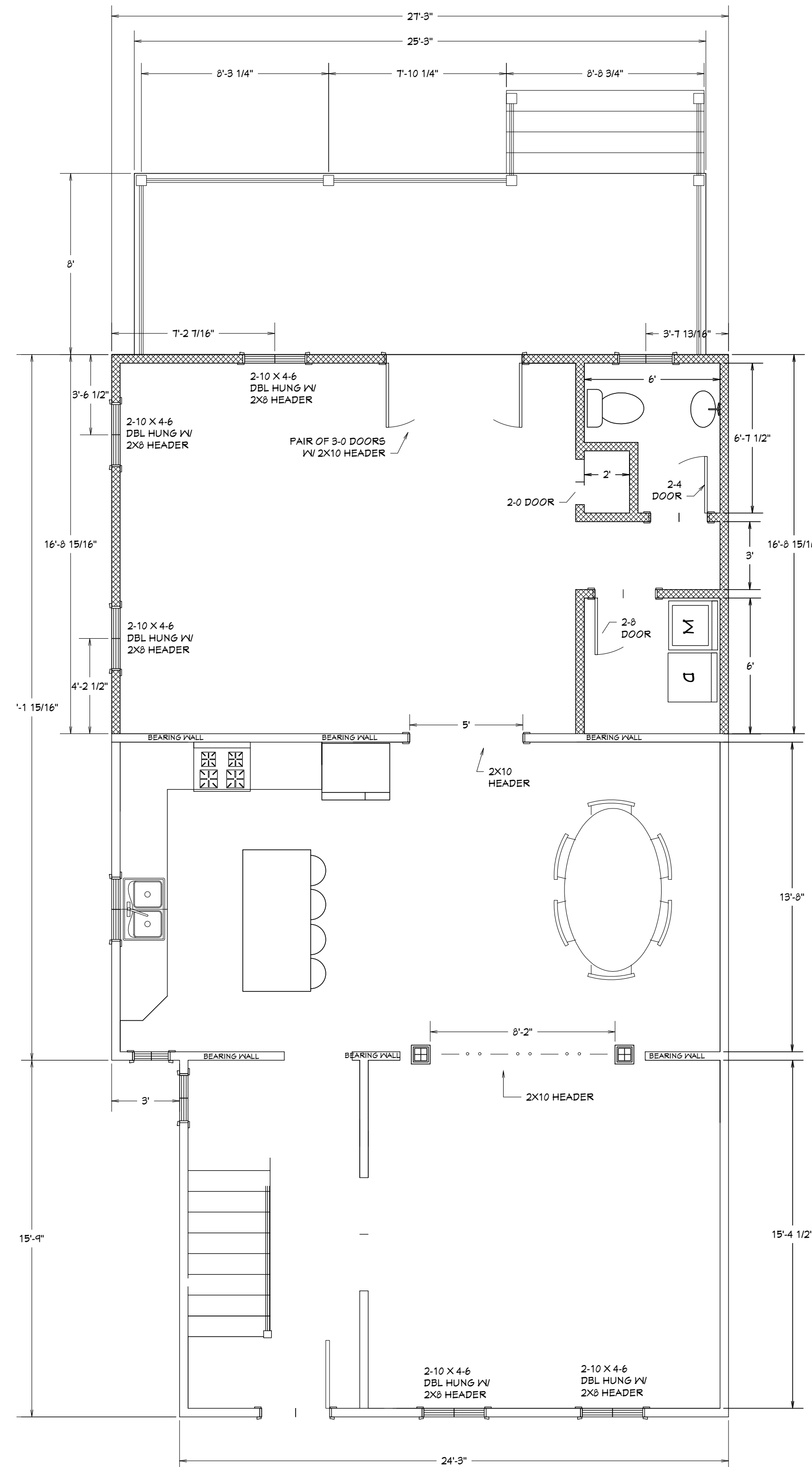




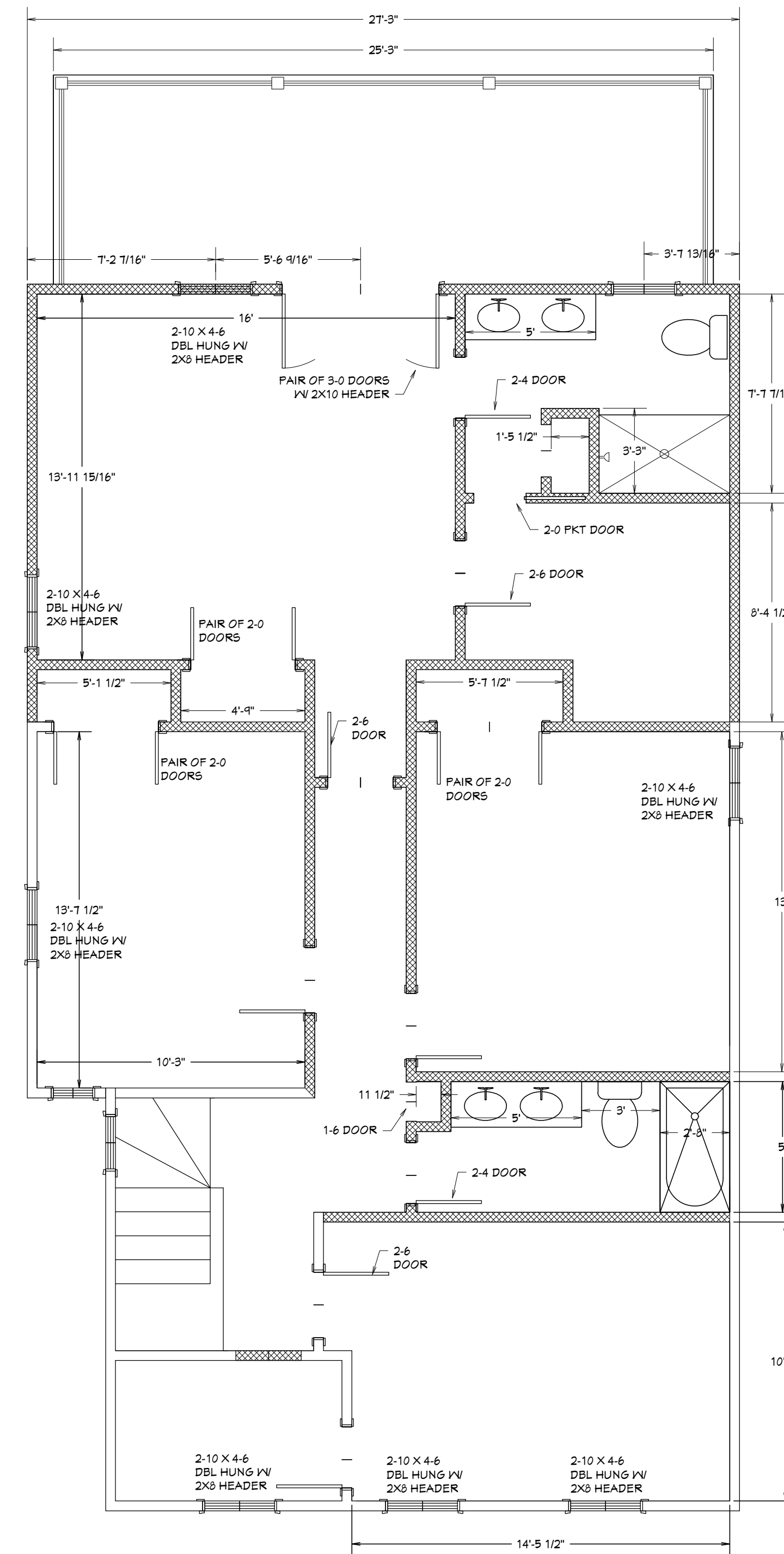
1 PLAN: FIRST FLOOR
1 2109 CEDAR ST 1/8"=1'-0"



2 PLAN: SECOND FLOOR
1 2109 CEDAR ST 1/8"=1'-0"



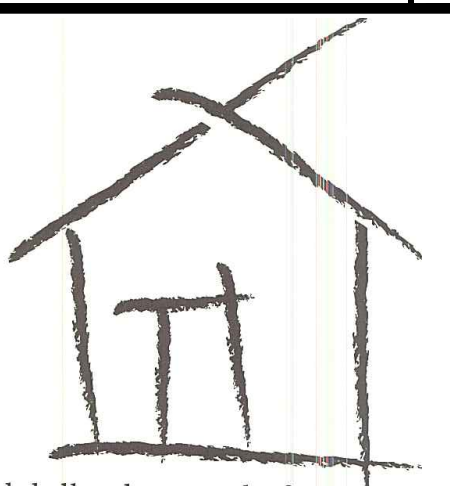
3 PLAN: FIRST FLOOR PROPOSED
1 2109 CEDAR ST 1/4"=1'-0"



4 PLAN: SECOND FLOOR PROPOSED
1 2109 CEDAR ST 1/4"=1'-0"

General Notes

No.	Revision/Issue	Date

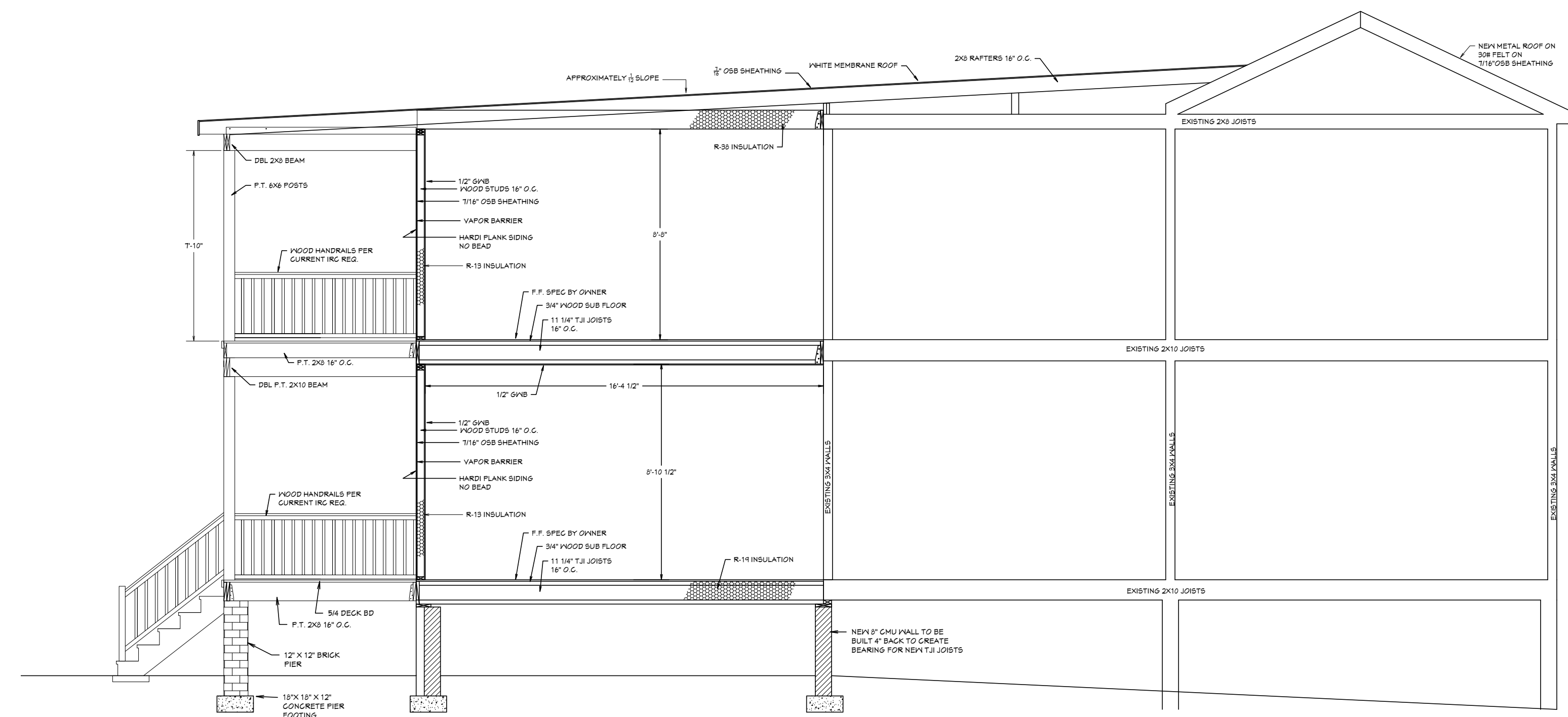


paul h keller design + drafting

4010 OLD GUN ROAD E. Ph: 804 349-5365
MIDLOTHIAN, VA 23113 FAX: 804 272-0352

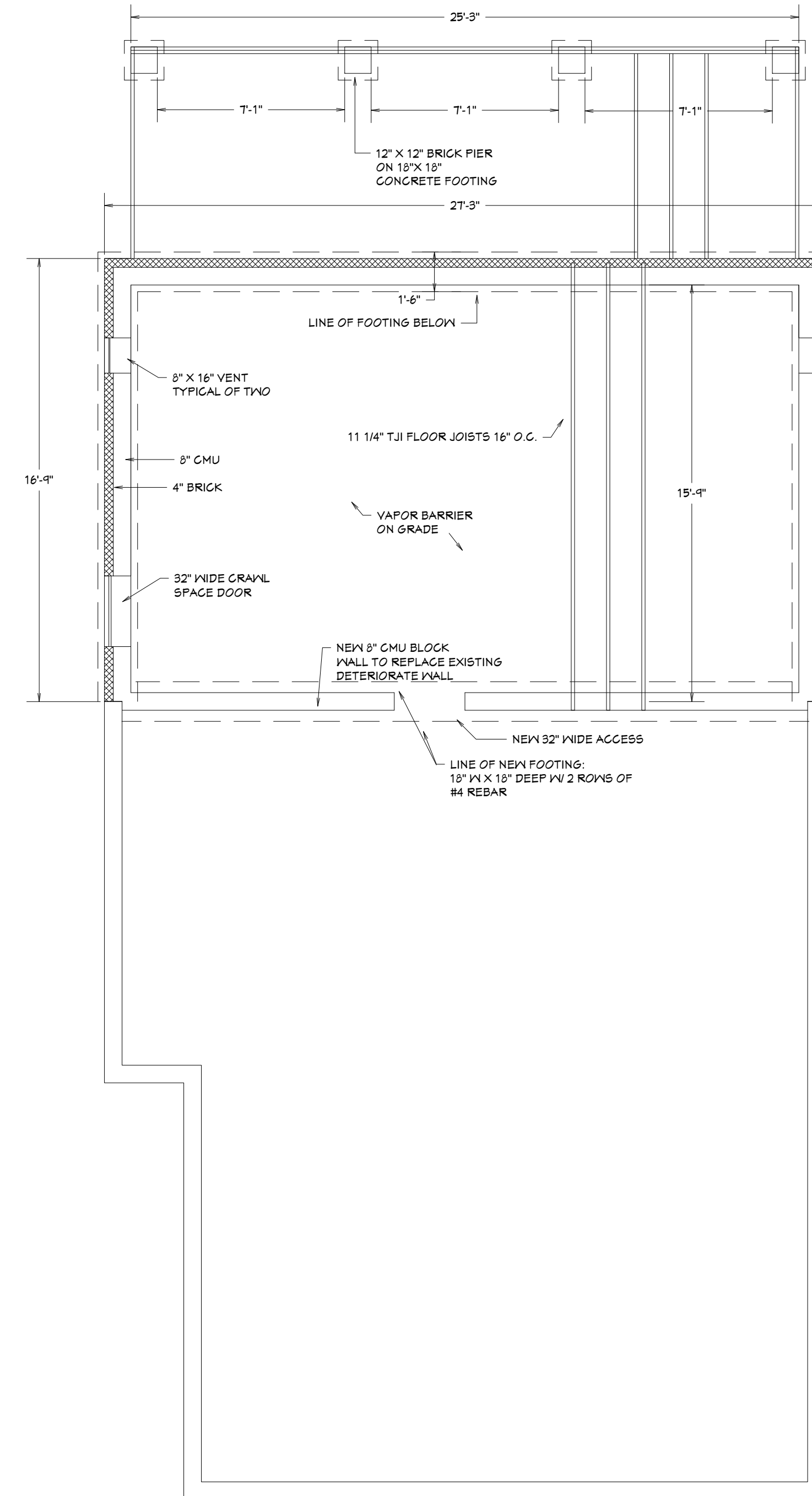
Project Name:	2109 CEDAR ST REMODEL AND ADDITION
Owner:	JEFF FARRAR
Address:	2109 CEDAR ST RICHMOND VA
Phone:	

Drawn by:	PHK	Sheet
Date:	4-5-18	1
Scale:	3/4"=1'-0"	



1 SECTION
3 2109 CEDAR ST

1/4"=1'-0"

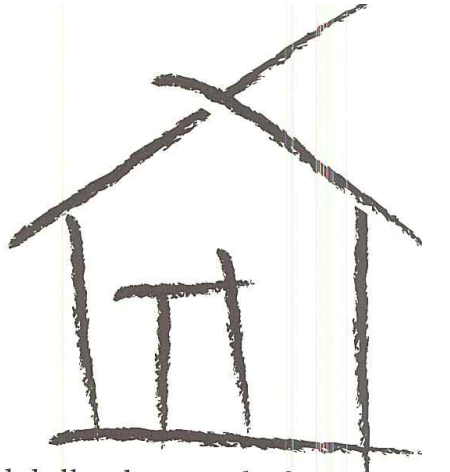


2 FOUNDATION PLAN
3 2109 CEDAR ST

1/4"=1'-0"

General Notes

No.	Revision/Issue	Date

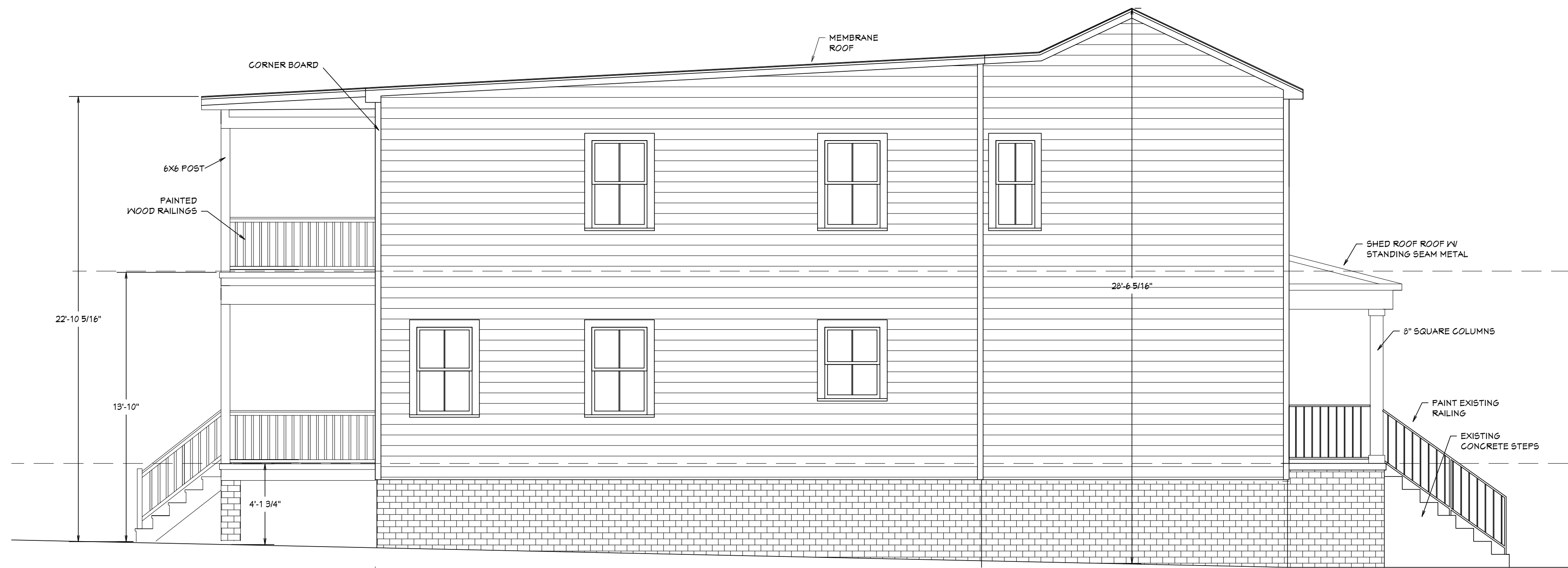


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Scale:	1/4"=1'-0"	



1 ELEVATION
2 2109 CEDAR ST

1/4"=1'-0"



2 ELEVATION
2 2109 CEDAR ST

1/4"=1'-0"

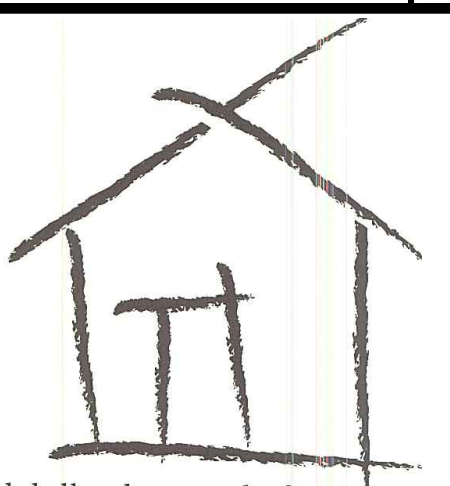


3 ELEVATION: REAR
2 2109 CEDAR ST

1/4"=1'-0"

General Notes

No.	Revision/Issue	Date



paul h keller design + drafting

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Drawn by:	PHK	Sheet
Date:	4-5-18	2
Scale:	3/4"=1'-0"	