



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: 2915 East Marshall St DATE: 08/23/2016

OWNER'S NAME: David & Katarina Pace TEL NO.: (804) 539-9851

AND ADDRESS: 2915 East Marshall St EMAIL: pacedm@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: Justin Gilmer TEL. NO.: 804.901.2286

AND ADDRESS: PO Box 26891 EMAIL: justin.riverside@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23261

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 immediately following the Submission Application in this deck.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): David M. Pace

(Space below for staff use only)

RECEIVED

Received by Commission Secretary

APPLICATION NO. _____

DATE 1pm

AUG 26 2016

SCHEDULED FOR _____

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

Garage Rebuild for 2915 E Marshall Street

August 26, 2016

1. Page 2: Certificate of Appropriateness New Construction Checklist
2. Page 3: Detailed Description of Proposed Work
3. Pages 4 – 12: Pictorial overview with comments
4. Page 13: Survey
5. Pages 14 – on: Permit with elevations



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION 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 in the office or on site.

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2915 E. Marshall St. Richmond, VA 23323

NEW BUILDING TYPE

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

DRAWINGS (refer to required drawing guidelines)

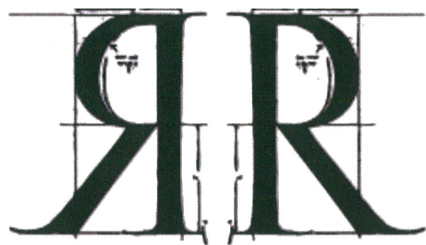
- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- 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)

- site as seen from street, from front and corners, include neighboring properties



RIVERSIDE RENOVATIONS

P.O. Box 26891

Richmond, Virginia 23261

Office (804) 901-2286

Class A Building

LIC. # 2705 120731

Justin.riverside@gmail.com

www.riversiderenovations.com

To: To Whom It May Concern

From: Justin C. Gilmer, Owner

Subject: Written description of garage rebuild at 2915 E. Marshall St.

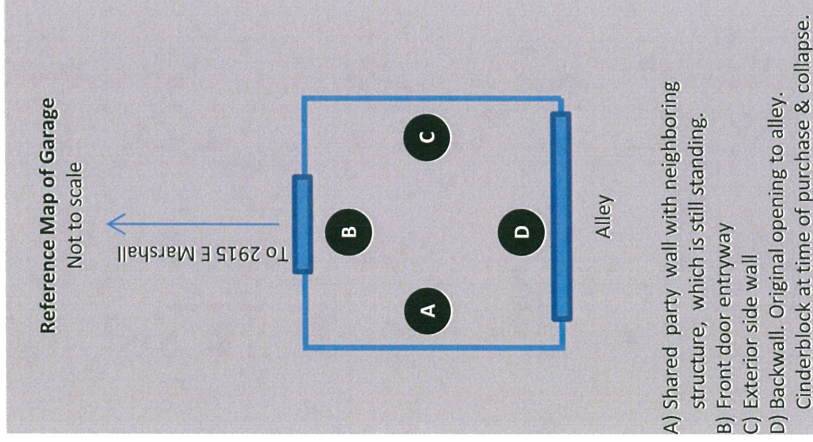
Date: August 25, 2016

Riverside Renovations LLC proposes to rebuild the damaged and demoed garage located in the rear yard along the ally at 2915 E. Marshall St. New footers shall be dug and a concrete floor poured with an apron at the ally. The foot print of the new structure will be place exactly on top of the old garage. There will be two courses of block then a wood stud frame wall built. All three side elevations shall match the adjoining garage in height, width and design. Stud wall will be have house wrap and strapping for brick veneer. The bricks from the damaged garage have been cleaned and will be used for the brick veneer. They will be installed to in the exact pattern that they were which also matches the adjoining garages. All exposed roofing, parapet cap coping, fascia, soffit, doors, trim, etc will be installed to match the adjoining garages as detailed in pictures supplied by the owner. The finished garage will look identical to the adjoining garages and maintain the original historical exterior design.

Sincerely,

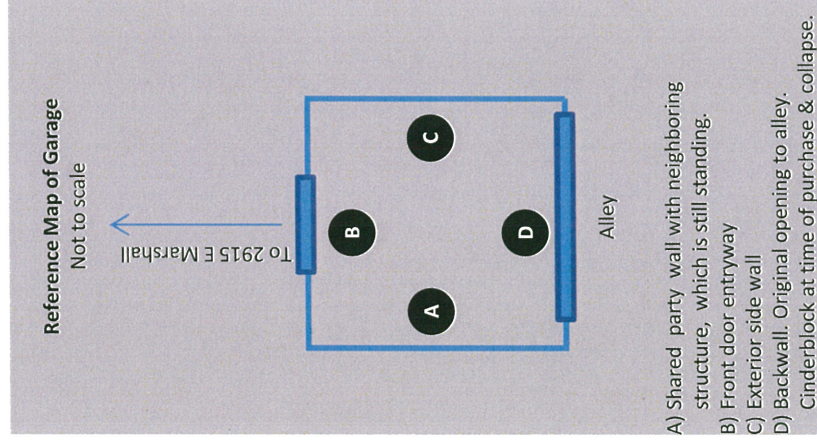
Justin C. Gilmer

Interior view prior to collapse



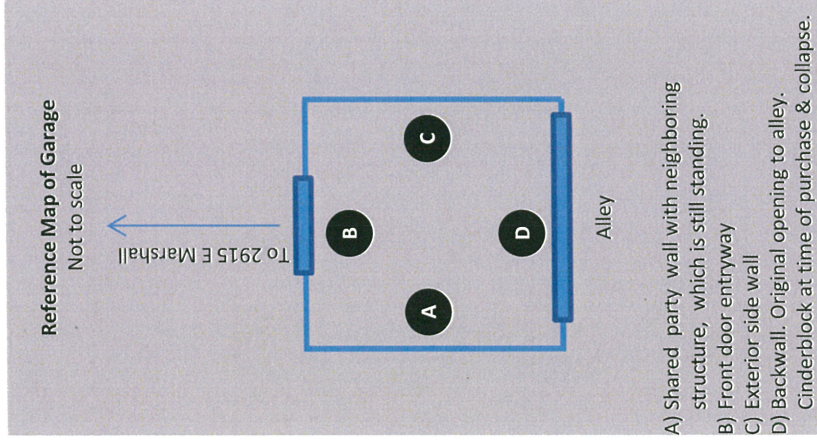
- View of backwall (D) from front door entryway (B). The party wall adjoining neighbor's property is on right (A)
- **The plan** is to rebuild the garage with the same external appearance as it had at the time of purchase in 2010, with the only exception being the replacement of the cinderblock wall pictured here with a garage door opening into the alley

Exterior view post collapse



- View of exterior side wall (C) and the inside of the front door entryway (B)
- Ivy covered the building and hid from view the cinderblock wall prior to collapse

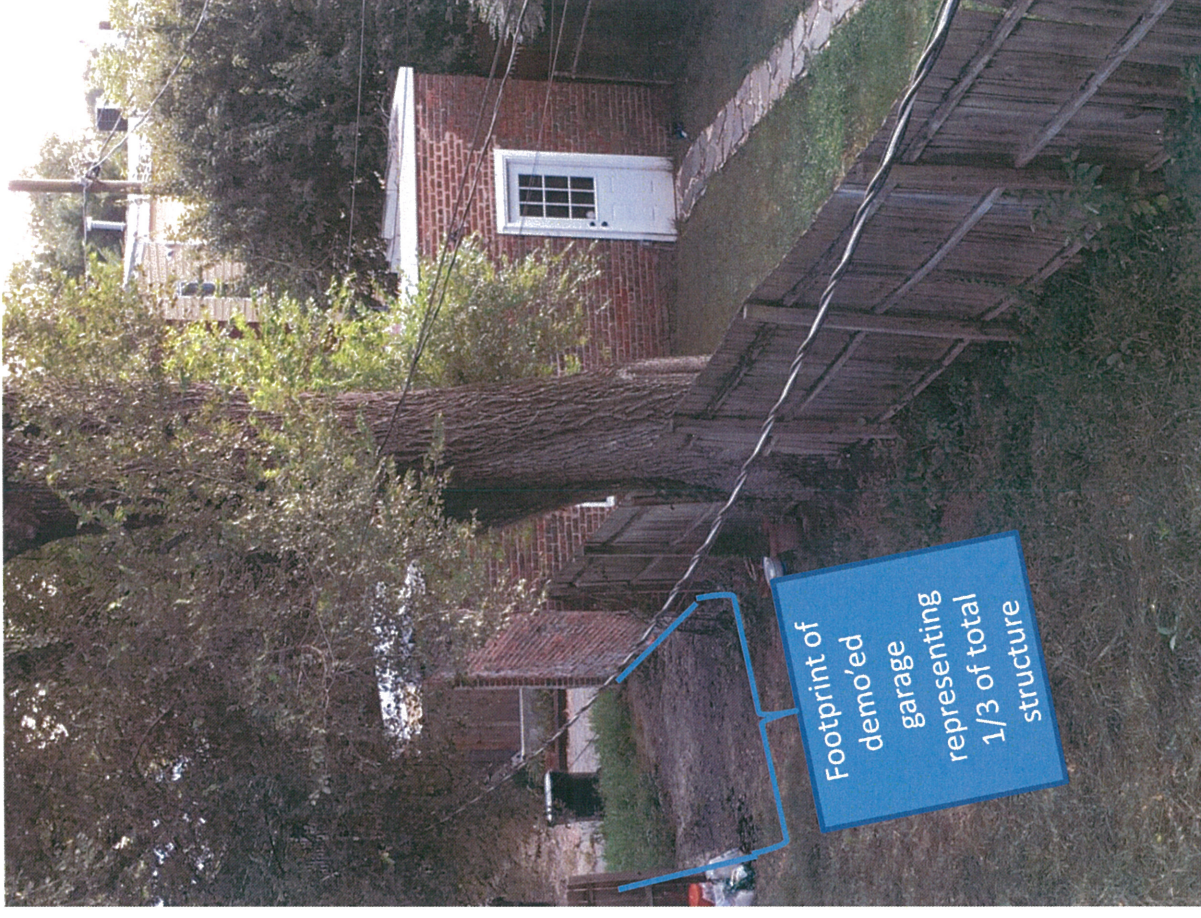
Exterior view post collapse



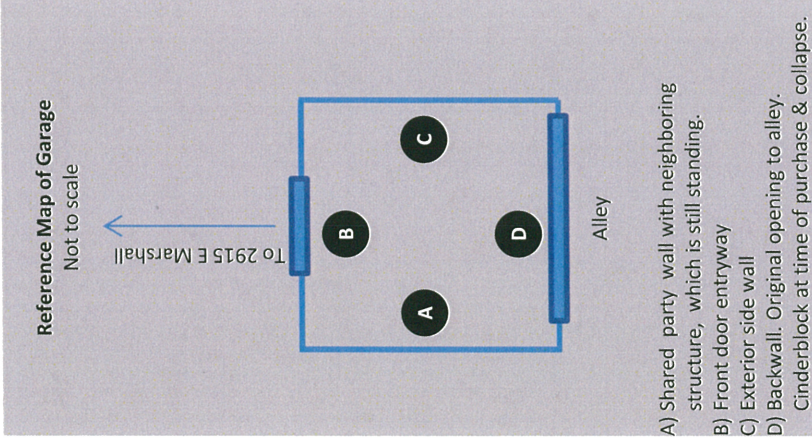
- Exterior view front door entryway (B) during demolition
- Cinderblock back wall (D) has been removed and alley can be seen beyond

Elevated view post demolition with adjoining garages

- At left, garage has been fully demo'ed with its footprint denoted on the picture
- At middle and right, neighboring garages adjoined by party wall
- My demo'ed garage represents one third of the total structure, with the neighbors owning the remaining two thirds
- The neighbor's structure is a two bay garage and was remodeled in 2013/2014



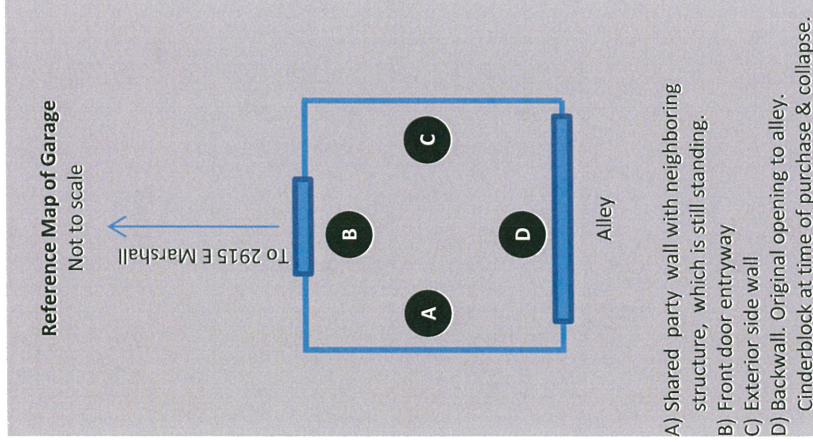
Exterior view post collapse & demolition



- Garage fully demo'ed
- Perspective from the corner of (B) & (C)
- Wall pictured is the party wall (A)
- Alley visible in the distance



Exterior view post collapse & demolition



- Old garage fully demo'ed
- Perspective from the corner of (C) & (D) while standing in the alley
- View of party wall (A).



Alley view of neighboring garages

- Neighboring property is a two bay garage and represents two thirds of the total structure
- My one bay garage footprint is out of frame to the right



Alley View of Neighboring Structure

- Neighboring property is a two bay garage and represents two thirds of the total structure
- My one bay garage footprint is in frame to the right



Reclaimed brick from the original garage

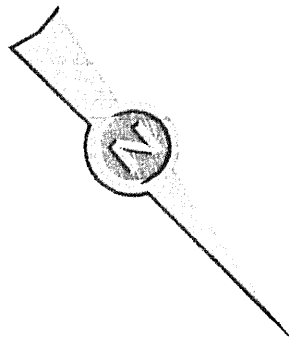
- Picture was taken DURING demolition and therefore represents a brick reclamation work-in-progress
- All brick from demolition was cleaned and conditioned for reuse as the brick veneer for the rebuild
- All brick to be used for the veneer will be sourced from the original structure



LOCATION OF U/G UTILITIES BASED ON FIELD OBSERVATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

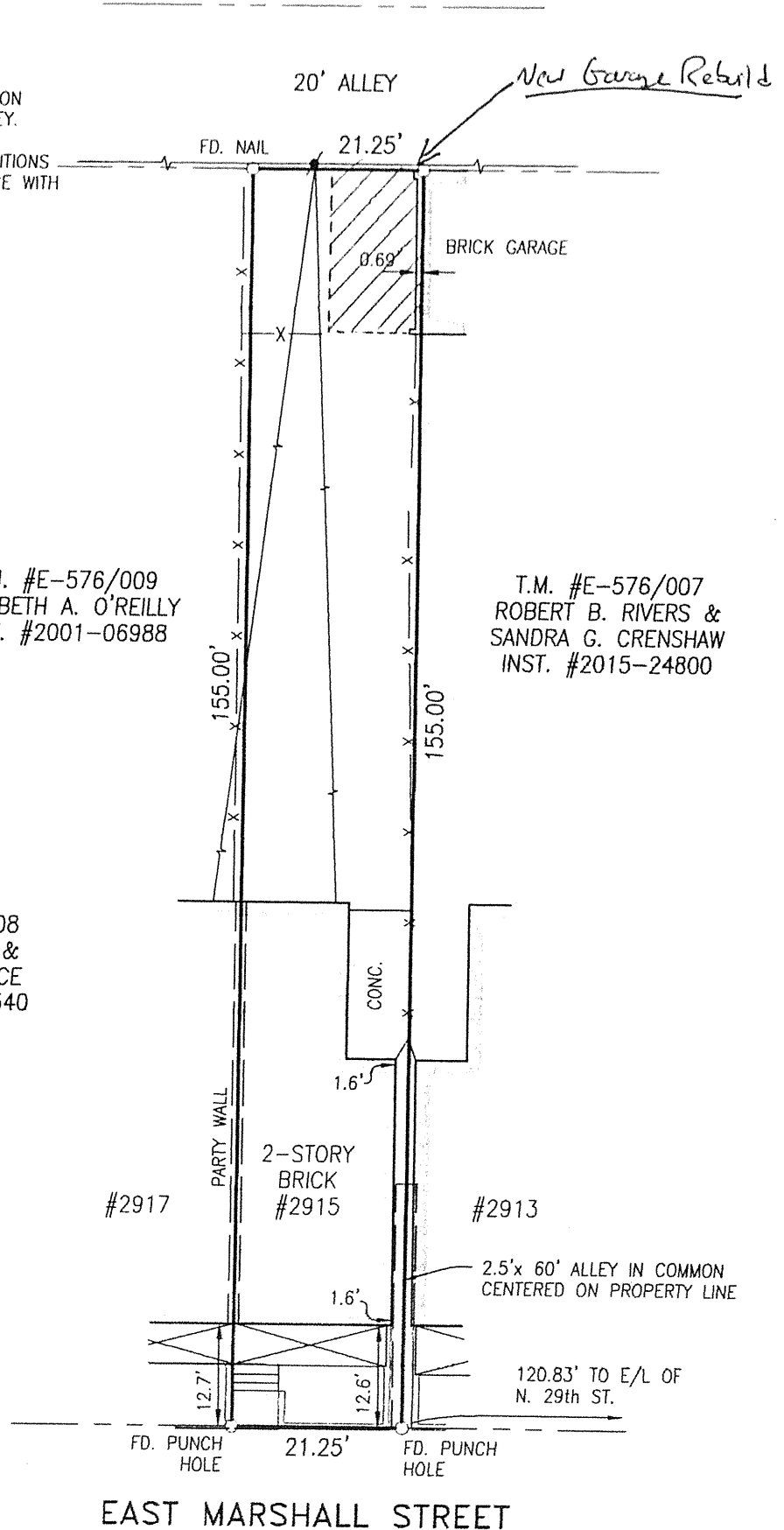
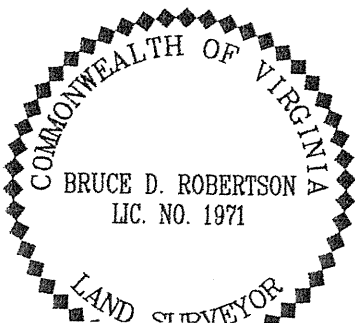


T.M. #E-576/009
ELIZABETH A. O'REILLY
INST. #2001-06988

T.M. #E-576/007
ROBERT B. RIVERS &
SANDRA G. CRENSHAW
INST. #2015-24800

SUBJECT PROPERTY: T.M. #E-576/008
DAVID M. PACE &
KATARINA S. PACE
INST. #2010-7540

This is to certify that on 7/12/16
I made an accurate field survey of the premises shown hereon, that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than as shown hereon.

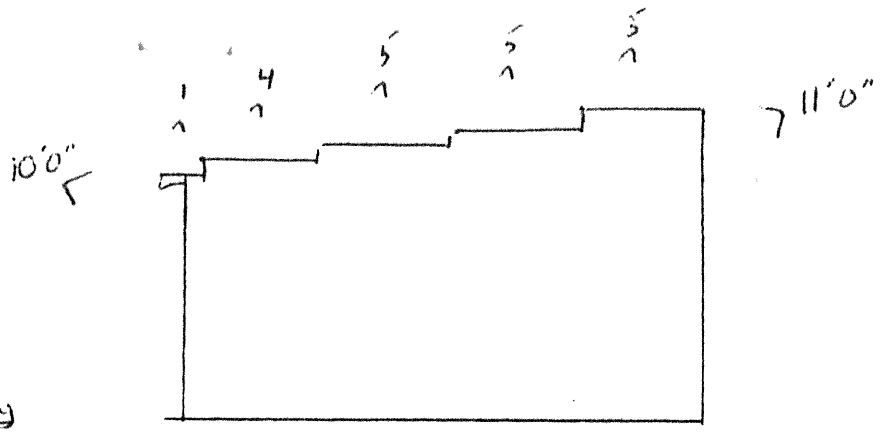


EAST MARSHALL STREET

SURVEY SHOWING IMPROVEMENTS

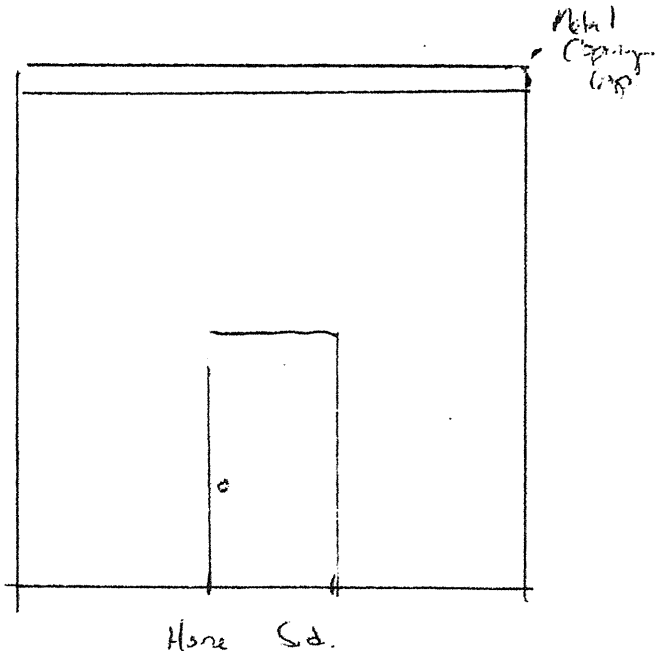
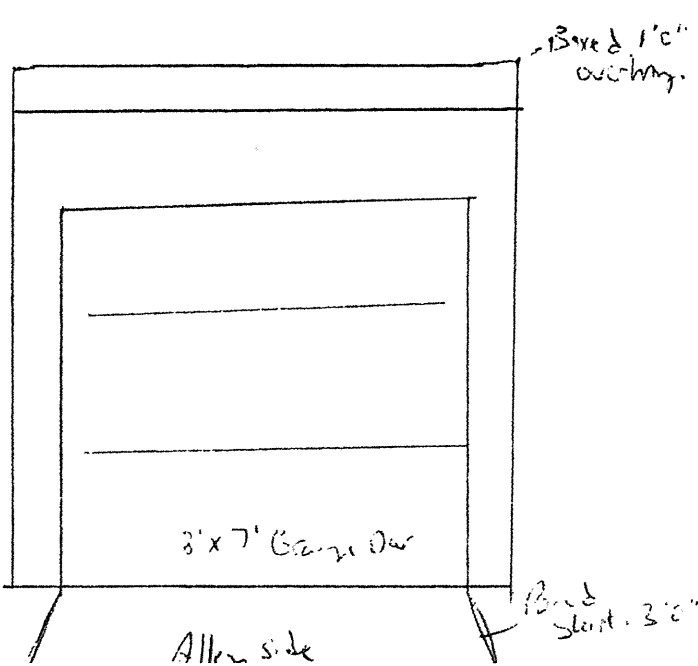
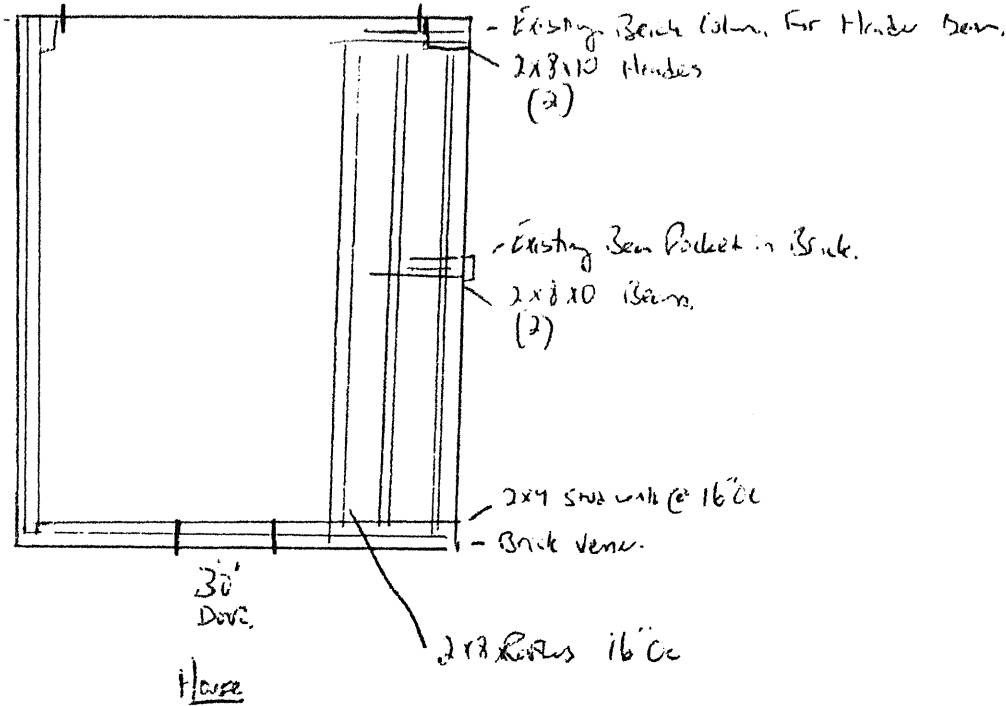
2915 E. Marshall St.
Garage Rebuild

Not to scale.
7-8-16



8'0" Garage Door

30'0"



2915 E. Marshall St.

Garage Rebuild.

