



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 130 N 32nd St
 Historic district St. John's Church

Date/time rec'd: 9/28/2018
 Rec'd by: CLJ
 Application #: COA-042459-2018
 Hearing date: 10-23-18

APPLICANT INFORMATION

Name Matt Elmes
 Company _____
 Mailing Address 130 North 32nd
Richmond VA 23223

Phone 904-400-3326
 Email MattElmes@verizon.net
 Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name _____
 Mailing Address _____

Company _____
 Phone _____
 Email _____



PROJECT INFORMATION

- Review Type: Conceptual Review Final Review
 Project Type: Alteration Demolition New Construction

Project Description: (attach additional sheets if needed)

Construction of new garage at location of existing garage

City of Richmond Department of Planning & Development Review
 Planning & Preservation Division
 900 E. Broad Street, Room 510
 Richmond, VA 23219

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 [Signature] Date 9/27/18



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: 130 N 32nd St

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



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: 130 N 32nd St

BUILDING TYPE

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

ALTERATION TYPE

- addition
- roof
- foundation
- awning or canopy
- wall siding or cladding
- commercial sign
- windows or doors
- ramp or lift
- porch or balcony
- 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 1/2 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
- list of current windows and doors
- current elevations (all sides)
- proposed site plan
- list of proposed window and door
- proposed elevations (all sides)
- current floor plans
- current roof plan
- demolition plan
- proposed floor plans
- proposed roof plan
- perspective and/or line of sight
- legal "plat of survey"

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 Carey.Jones@Richmondgov.com
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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)

130 North 32nd Street Garage
CAR Proposal 9/22/18

The existing metal garage structure was recently blown off its foundation toward E. Grace street. It was pushed back away from the street and is now braced on the outside with wood to keep it from falling over.

The internal steel structure is no longer attached to its foundation. The exterior cladding that was once bolted to the frame has lost structural integrity. The doors as access points have not worked since I purchased the property in 1995.

The 1905 Sanborn map, included in the package, shows a much larger two story structure on the site where the current metal garage is located. I included this to show the current structure is one of several that have been located on or near the same site since the house was built. I am proposing that the current garage be demolished and that a new two story garage be built at the same location.

The current garage foot print is 18' by 18', I am proposing that it be extended towards the south by 4' making it an 18' by 22' structure.

The proposed exterior materials include:

Hardi plank smooth, non beaded, siding
Boral smooth side out for all exterior trim
PVC unified corner boards

The window and doors proposed will be aluminium clad Jeld-Wen or similar
South elevation: 4' by 5' center divided fixed window
East Elevation: 3' by 2' awning casements and one 42" by 54" double hung
West Elevation: One 42" by 54" double hung
North Elevation: One double hung 5' by 54" mulled double hung window
Doors: Both will be metal 3' by 6' 8" half lite doors with a flat bottom panel

Garage Door:
Smooth metal 9' by 7' simple minimal patterning

The roof will be TPO

The gutter and downspout will be 6" half round metal gutter with a 4" metal downspout

The foundation will be re-used as much as it can be, with the addition of parged CMU as required by grade. No more than one course above mean grade.

The rear stairs will be made with pressure treated stringers and treads, closed risers and a Richmond Rail style hand rail. All elements to be painted with a solid color stain, or paint.

There are no specific color selections made yet but the basic palette will be light and dark gray

colors.

I do hope to have concrete apron at the front of the garage going to an existing curb cut. Regular broom finish gray concrete.

The garage as proposed follows the residential outbuilding new construction section of the guidelines page 51 by:

Having a compatible form and roof line to other garages in the district

The massing, and the re-use of the existing siting respect the neighborhood outbuilding style.

The new outbuilding is smaller and located to the rear of the property.

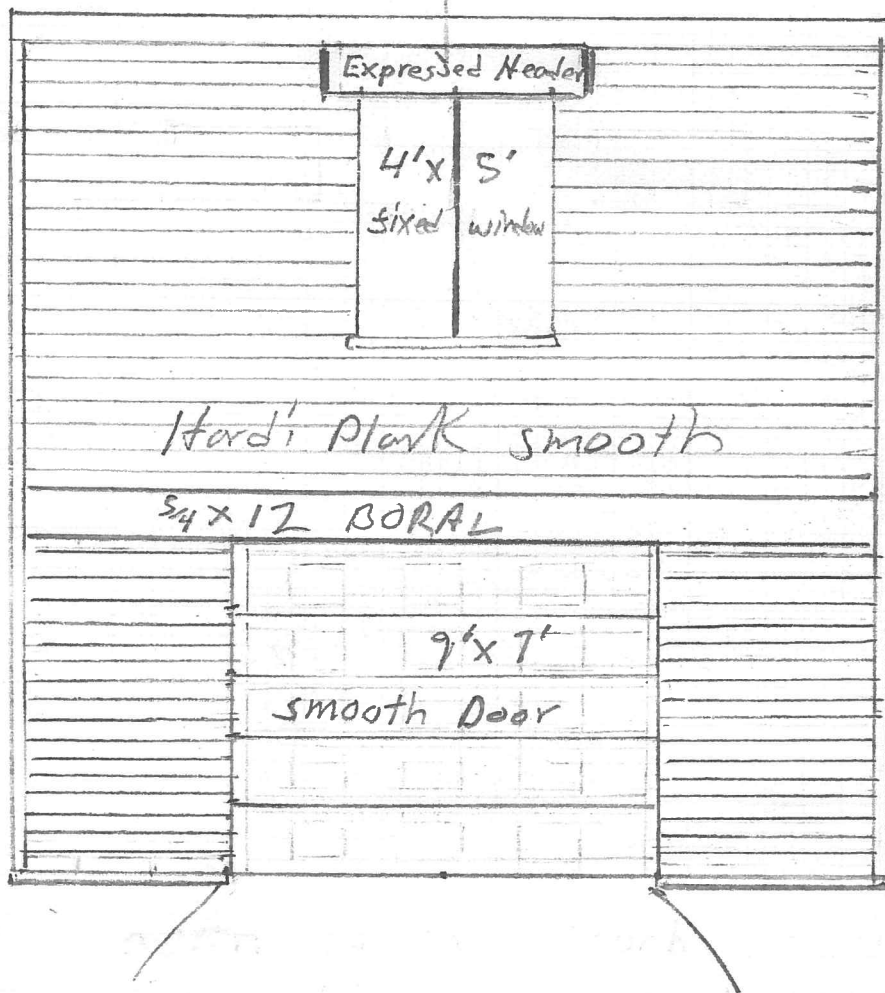
The materials proposed have been used through out the district on other new construction projects.

Thank you,

Matt Elmes, homeowner.

Garage 130 N 32nd

Header to be $\frac{5}{4}$ Borat Painted
contrast color



North

130 North 32nd Garage

22'



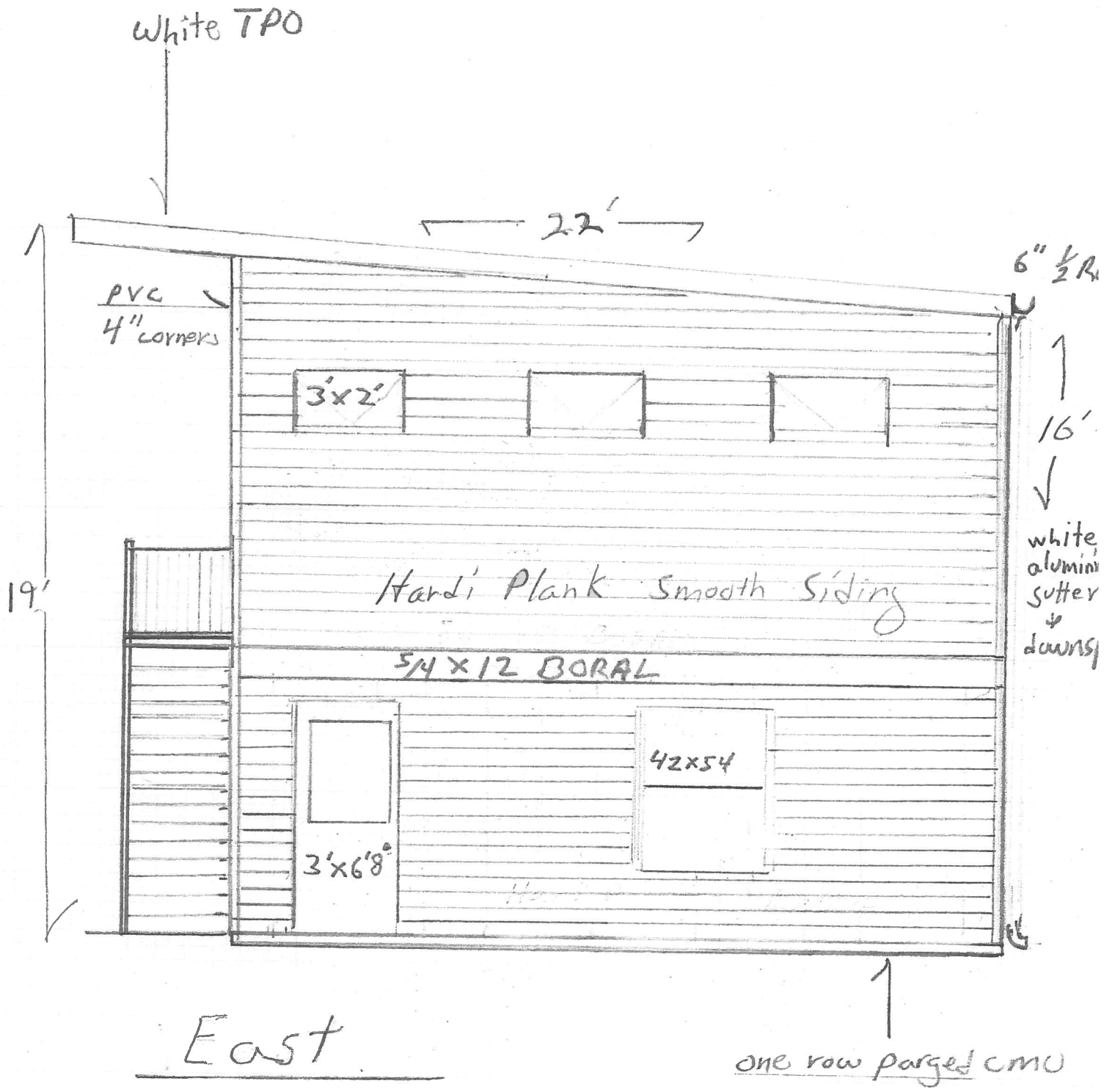
West

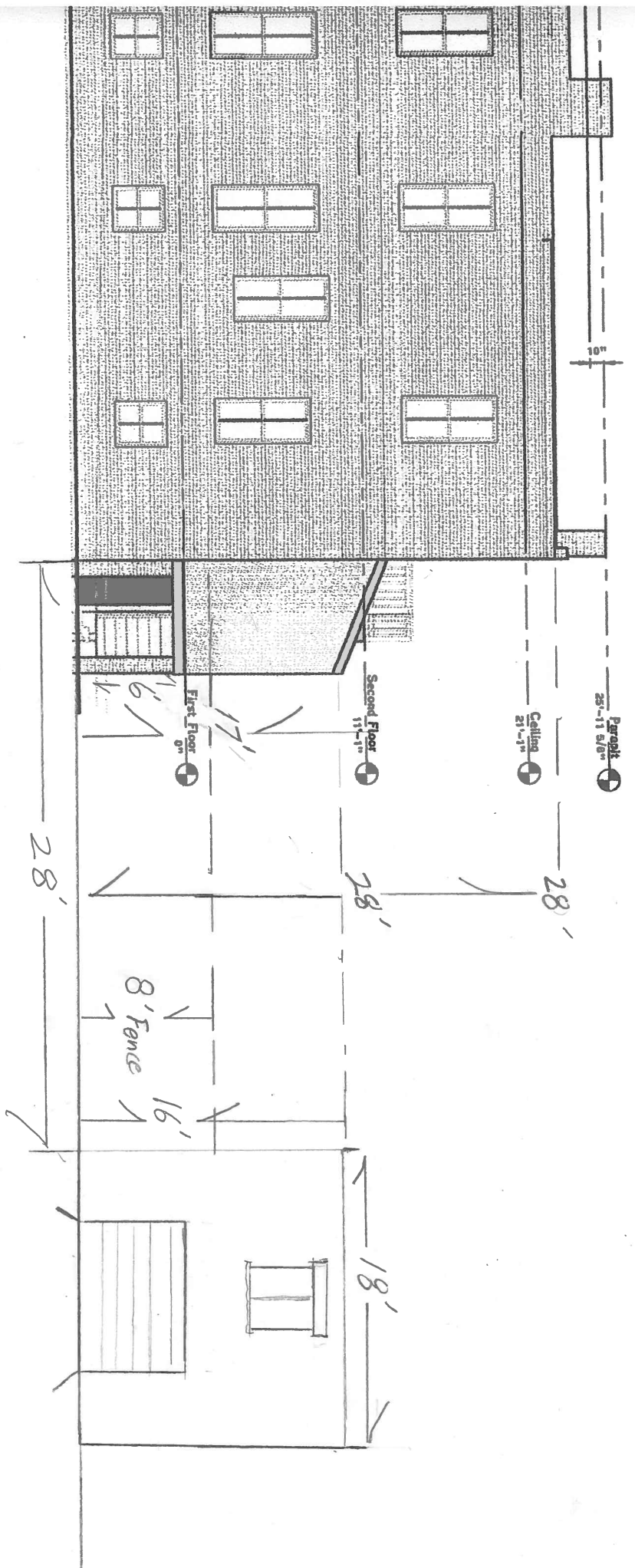
130 N 32nd Garage



South

Garage 130 N 32nd





E Grace St. View

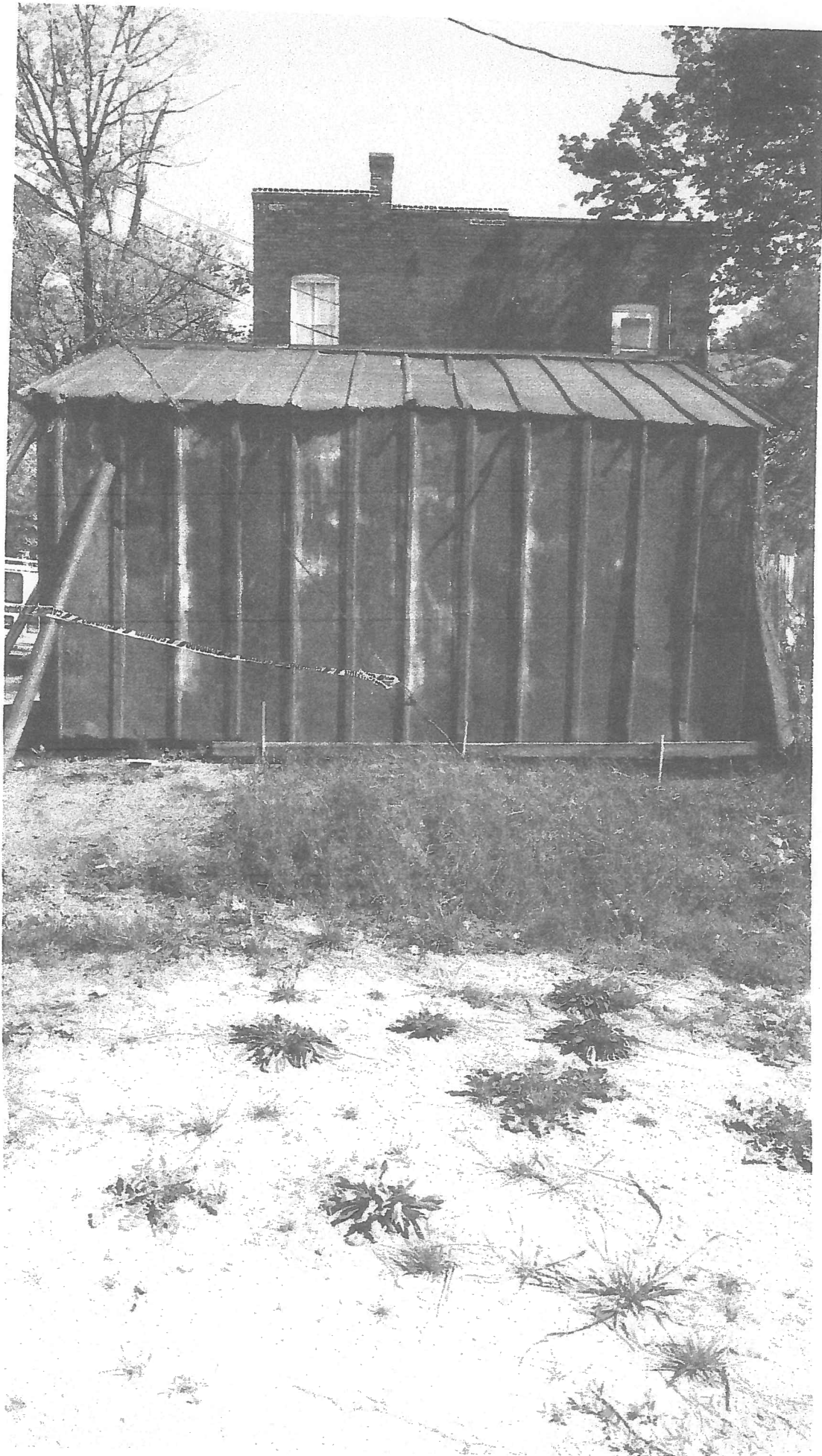
130 N 32nd St

Garage

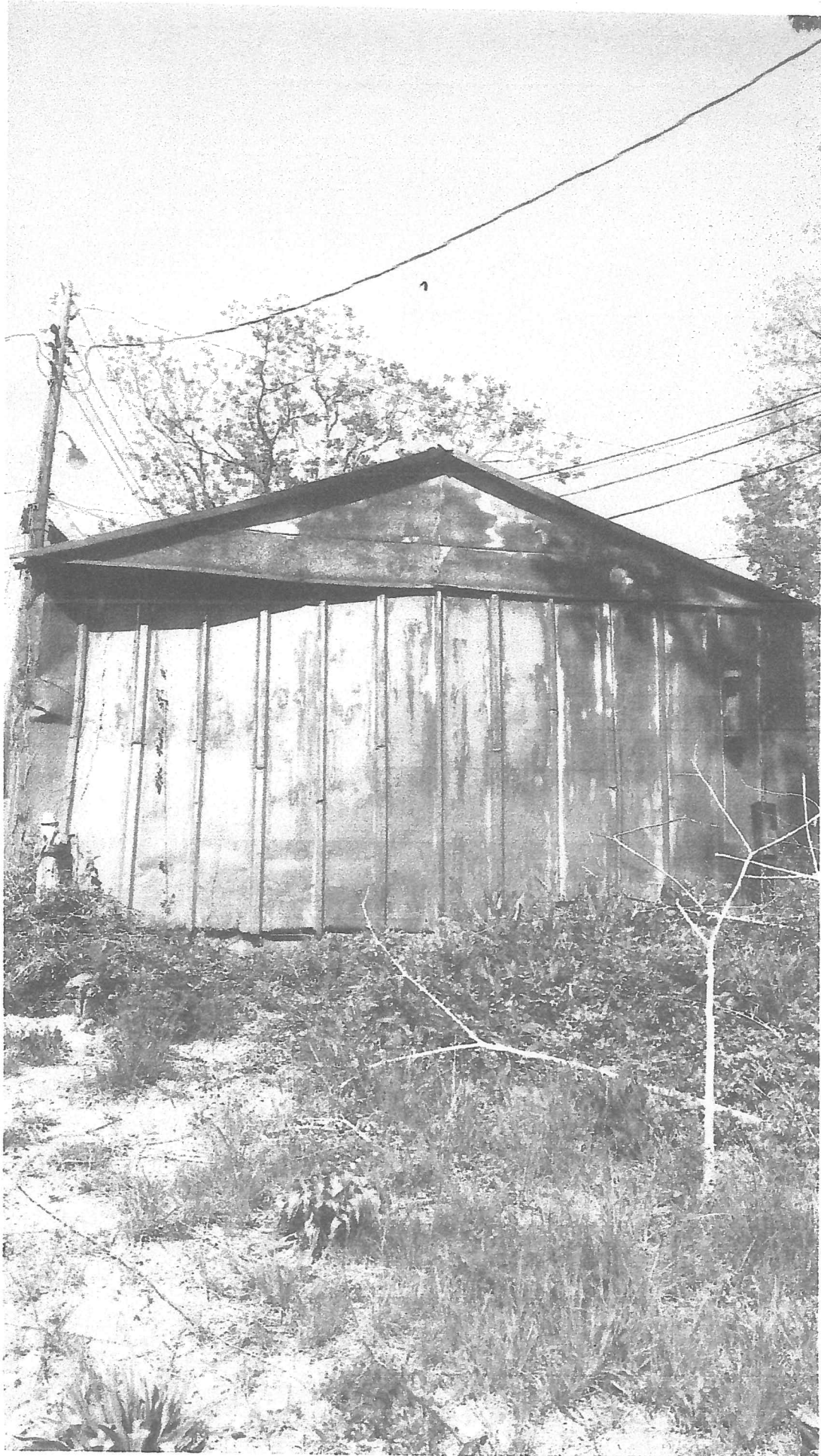
North



East
Elevation

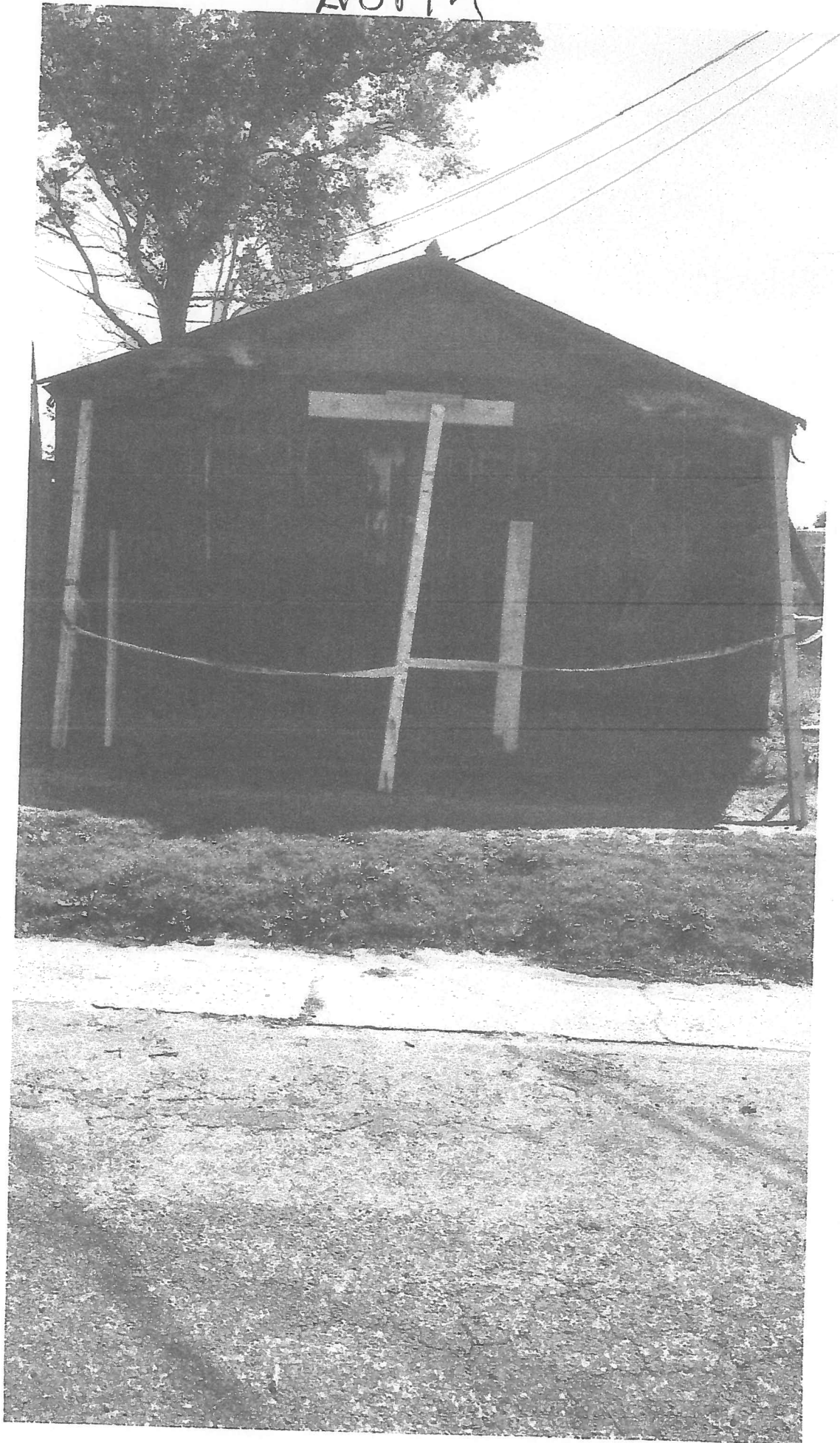


West
Elevation



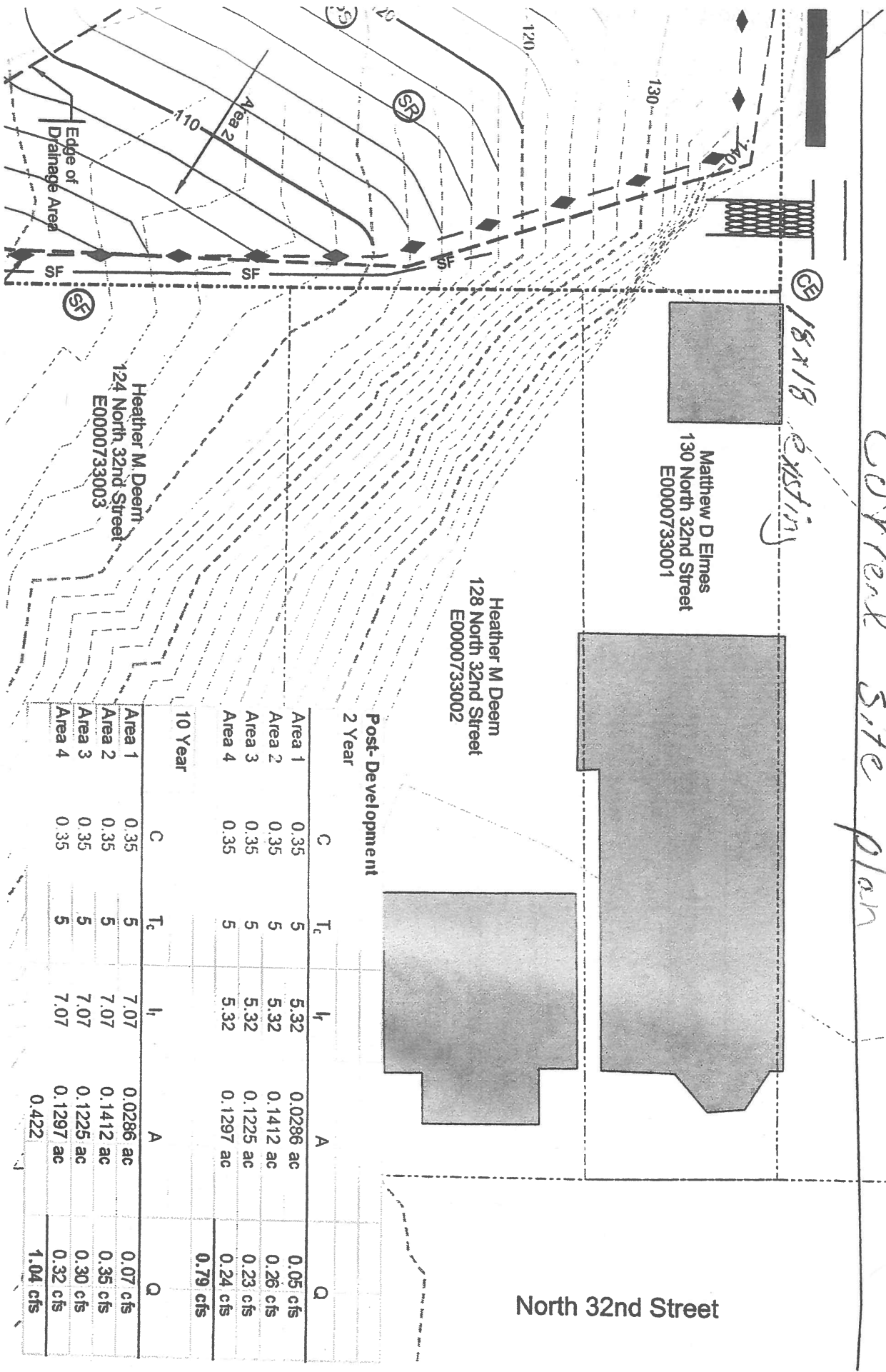
South
Elevation

North



East Grace Street

Current Site plan



Post-Development

Area	2 Year				10 Year					
	C	T _c	I _p	A	Q	C	T _c	I _p	A	Q
Area 1	0.35	5	5.32	0.0286 ac	0.05 cfs	0.35	5	7.07	0.0286 ac	0.07 cfs
Area 2	0.35	5	5.32	0.1412 ac	0.26 cfs	0.35	5	7.07	0.1412 ac	0.35 cfs
Area 3	0.35	5	5.32	0.1225 ac	0.23 cfs	0.35	5	7.07	0.1225 ac	0.30 cfs
Area 4	0.35	5	5.32	0.1297 ac	0.24 cfs	0.35	5	7.07	0.1297 ac	0.32 cfs
10 Year										0.79 cfs
Total										1.04 cfs

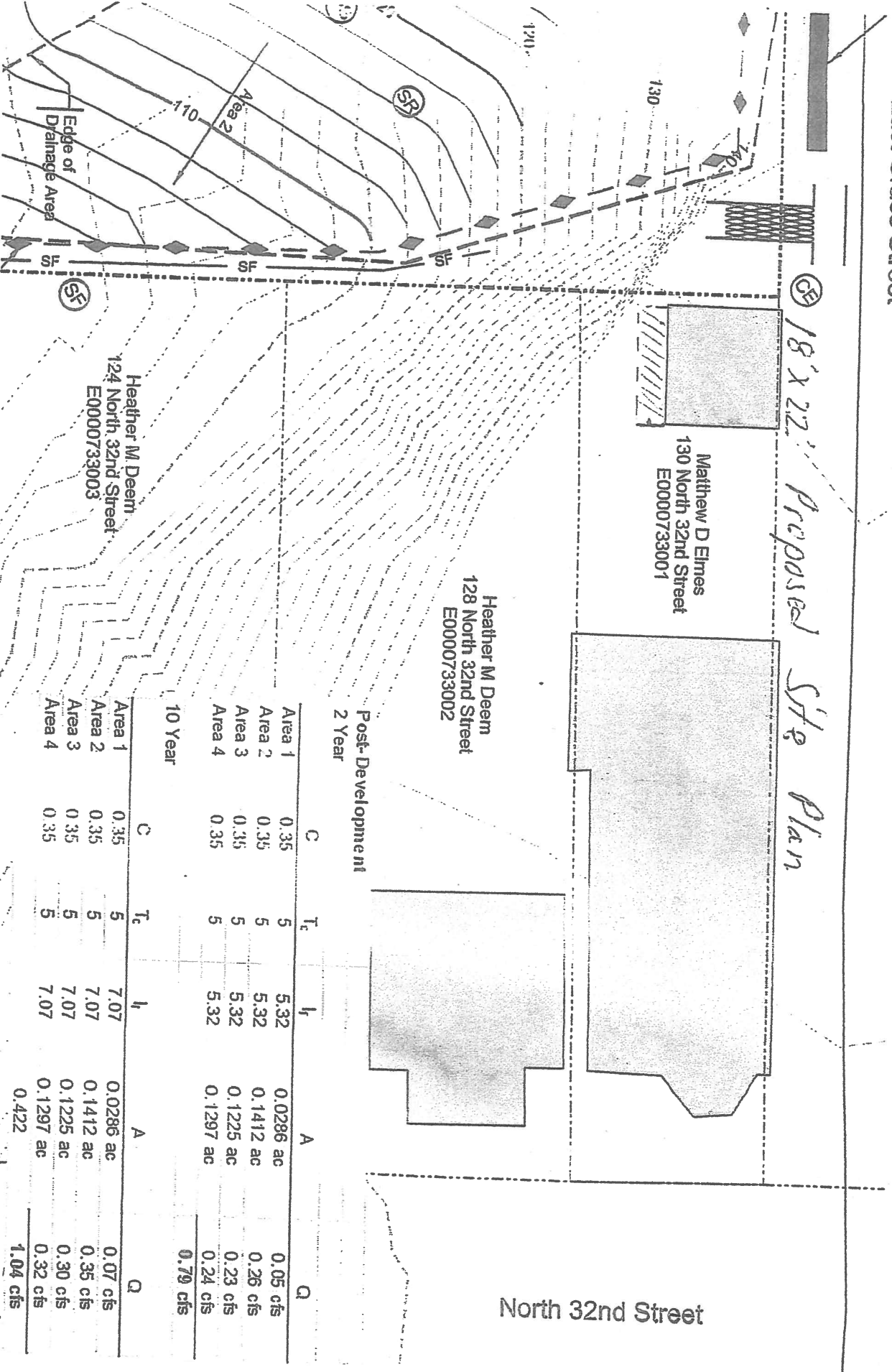
East Grace Street

18' x 22' Proposed Site Plan

Matthew D Elmes
130 North 32nd Street
E0000733001

Heather M Deem
128 North 32nd Street
E0000733002

Heather M Deem
124 North 32nd Street
E0000733003



Post-Development
2 Year

Area	C	T _c	I _r	A	Q
Area 1	0.35	5	5.32	0.0286 ac	0.05 cfs
Area 2	0.35	5	5.32	0.1412 ac	0.26 cfs
Area 3	0.35	5	5.32	0.1225 ac	0.23 cfs
Area 4	0.35	5	5.32	0.1297 ac	0.24 cfs
10 Year					0.79 cfs

Area	C	T _c	I _r	A	Q
Area 1	0.35	5	7.07	0.0286 ac	0.07 cfs
Area 2	0.35	5	7.07	0.1412 ac	0.36 cfs
Area 3	0.35	5	7.07	0.1225 ac	0.30 cfs
Area 4	0.35	5	7.07	0.1297 ac	0.32 cfs
10 Year					1.04 cfs

North 32nd Street

This is to certify that on Oct. 25, 1995 I made an accurate field survey of the premises shown hereon; that all improvements and visible evidence of easements 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. According to the current respective National Flood Insurance Program rate map, this house is located within zone C

Power is underground, overhead; Telephone is underground overhead.
 New Percent complete _____%; Old By Robert K. Thomas

Re: Matthew D Elmes

N. 31st STREET
(Unimproved)

Set Rod

165.00'

NIF
CSX Corp.

(132.00 Cy dead)
131.15'

3101
E. GRACE
Street

EAST GRACE STREET

262.35'

135.00'

124

#128

Block & Wall

Set Rod

Metal Garage

Pole

132.00'

House over 0.03'

0.03'

House over 0.12'

2 Story
Brick
House

130

House by
others on line

0.01'

Rd. Rod

30.00'

Rd. Stone

Jean

N. 32nd STREET
(unimproved)

Survey - Map of Premises Known as # 130 N. 32nd Street and # 3101 E. Grace Street in Richmond

Va. FAX# 222 4966
222-6954

DATE: Oct. 25, 1995

SCALE: 1"=40'

FILE: Rich-10NE



ROBERT K. THOMAS AND ASSOCIATES
CERTIFIED LAND SURVEYOR
RICHMOND, VIRGINIA

THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

BOOK NO: 331-3

BY: DEB

Sanborn

Print

<http://sanborn1.proquest.com>

