



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2012 W Grace Street

Historic district West Grace Street

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

APPLICANT INFORMATION

Check if Billing Contact

Name Gregory Snyder

Phone (804)402-3210

Company _____

Email gregmsnyder1@gmail.com

Mailing Address 2012 W Grace Street Richmond, VA 23220

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Project Type:

Alteration

Demolition

New Construction

(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Background: Due to a collapsing carriage house roof an emergency repair/replace of the roof structure and repair was required. It was discovered that a previous owner had removed the ceiling joists and collar ties, this along with the rotted rafters caused deflecting, wall movement and an unstable roof. After paying a substantial amount of money to have 3/4 of the inside and outside of the 2 story carriage house repointed with lime mortar an attempt was made to rebuild the roof using the walls as the roof sat before. This attempt failed and led to the wall starting to fall in again (please see pictures attached). **Project Details:** 2 engineered 11x7 LVL beams sandwiched together for each header (4 total) carry the roof load with "Rough-cut" true 2x10x14ft rafters (to match the look of old rafters) secured with hurricane straps. Solid White Oak 4x6 columns are used and bolted through the walls. Solid pine has been used for the roof-line and soffit and historic brick (currently removed for water proofing) and lime mortar will be put back, with 3 options provided to complete the project.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payment of the application fee. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission 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 Gregory Snyder

Date 3/1/2021

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

In advance of the application deadline please 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. The Commission of Architectural Review website has additional project guidance and required checklists:

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

| |
|---|
| Staff Contact: 804.646.6335 Carey.Jones@Richmondgov.com |
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SUBMISSION INSTRUCTIONS

Certain exterior work can be administratively approved by Staff. Please contact staff for a preliminary determination of the level of review required prior to submitting an application.

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

- One (1) signed and completed application – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist, collated and stapled. All plans and elevations must be printed **11x17** and all text easily legible.
- One digital copy of the application and supporting documentation, submitted via email or OneDrive.
- Application fee, as required, will be invoiced. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission 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.
- **A complete application** includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission 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.

MEETING SCHEDULE AND APPLICATION DUE DATES

- The CAR meets on the fourth Tuesday of each month, except in December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00 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.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit: <http://www.richmondgov.com/CommissionArchitecturalReview> or contact staff.
- **Exception:** Revisions to applications that have been deferred or conceptually reviewed at a Commission meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.



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: 2012 W Grace Street, Richmond, VA. 23220

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

2012 West Grace Street

COA Application

Property Owner: **Gregory Snyder**

Address: **2012 W Grace Street Richmond, VA. 23220**

Building Type for Repair: **Garage/Carriage House**

Type of Work: **Roof Repair/Replace**

CARRIAGE HOUSE ROOF REPAIR/REPLACE

Property Description/Condition

The property was purchased in 2012 and at the time of purchase the 2-story carriage house had parking on the first floor with the second story fully completed, including a full bathroom (with shower), kitchenette and was completely drywalled. Prior to the purchase the inspector found that there had been a fire in the carriage house but confirmed everything was structurally sound. After years of trying to patch the metal roof and stop the continual leaking the drywall was removed and it was discovered that a previous owner had removed the ceiling joists and collar ties. This, along with the rotted rafters and a previous owner's attempt to sister the boards that span from the brick wall to the wood wall/structure the rafters were sitting on caused deflecting, wall movement and an unstable roof. After water continued to leak into the building from the roof and with the $\frac{3}{4}$ of the carriage house walls in extremely poor condition including bricks falling out, a substantial amount of money was paid to repoint inside and outside of $\frac{3}{4}$ of the entire building with lime mortar, including filling in the cutout rafter tie holes in hopes to strengthen the walls. Not long after the roof started collapsing. An attempt was made to rebuild the roof using the walls as the roof sat before, but this attempt failed and led to the wall starting to fall in again. It was clear that if the same wall/structure were used it would do nothing more than leave us with the same issues of an unstable and unsafe roof.

The second floor is used as a home office and without an immediate repair/replace it would have been a serious safety concern, as well as caused a hardship for work.

Proposed Work

In order to ensure a new roof is safe and properly supported the following roof plan is in place: 2 engineered 11x7 LVL beams are sandwiched together and used for each header (4 total) to carry the roof load. "Rough-cut" true 2x10x14ft rafters are used (to match the look of old rafters) and secured with hurricane straps. Solid White Oak 4x6 columns are used and bolted through the walls to now support the roof independent of the walls. Solid White Oak 4x6 columns will also be placed on the bottom floor (on top of the cement garage floor that now has 16in footers with rebar added where the columns will go).

CARRIAGE HOUSE ROOF REPAIR/REPLACE

Solid pine has been used for the roofline and soffit and historic brick (currently removed for water proofing) and lime mortar will be put back as it was prior to the repair/build.

To complete the project 3 options have been proposed below (pg 14-21) for the material and look of the new roof section.

The sole goal as the homeowner was to make sure the roof was properly built to ensure the safety, waterproofing and longevity of the roof and building. Although three options have been provided to the Commission, the homeowner will complete the project with the material, colors and look the Commission believes is best.

Original Building/Roof Material

- *Roof Rafters:* **Rough Cut 2x10x14**
- *Ceiling:* **Pine Slats**
- *Soffit:* **Pine**
- *Top Roof Material:* **Metal**
- *Configuration:* **Roof rafters attached inside brick wall on one side and secured to wood wall structure on opposite side.**

CARRIAGE HOUSE ROOF REPAIR/REPLACE

New Building/Roof Material

- *Roof Rafters:* **Rough Cut 2x10x14**
- *Ceiling:* **Pine Slats**
- *Soffit:* **Pine**
- *Top Roof Material:* **Rubber roof or metal roof**
- *Additional Roof Support:* **4 engineered 11x7 LVL beams inside the building supporting the roof**
- *Additional Roof Support:* **4 Solid white oak 4x6 columns inside the building supporting the roof on second floor**
- *Additional Roof Support:* **4 Solid white oak 4x6 columns inside the building supporting the roof on bottom floor**
- *Configuration:* **An independent support structure used inside the building as described within the “Proposed Work” section above.**

Photographs/Elevation

- *Pictures of carriage house prior to purchase*
- *Pictures of old roof/rotted rafters and leaks*
- *Elevation of sides*
- *Pictures of work*
- *Proposed roof completion options*

CARRIAGE HOUSE ROOF REPAIR/REPLACE

Picture on Real-estate website of second floor of carriage house prior to purchase:



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Old Roof/Drywall getting removed: Rotted rafters sitting on wood wall and crumbling wall (even after repointing)



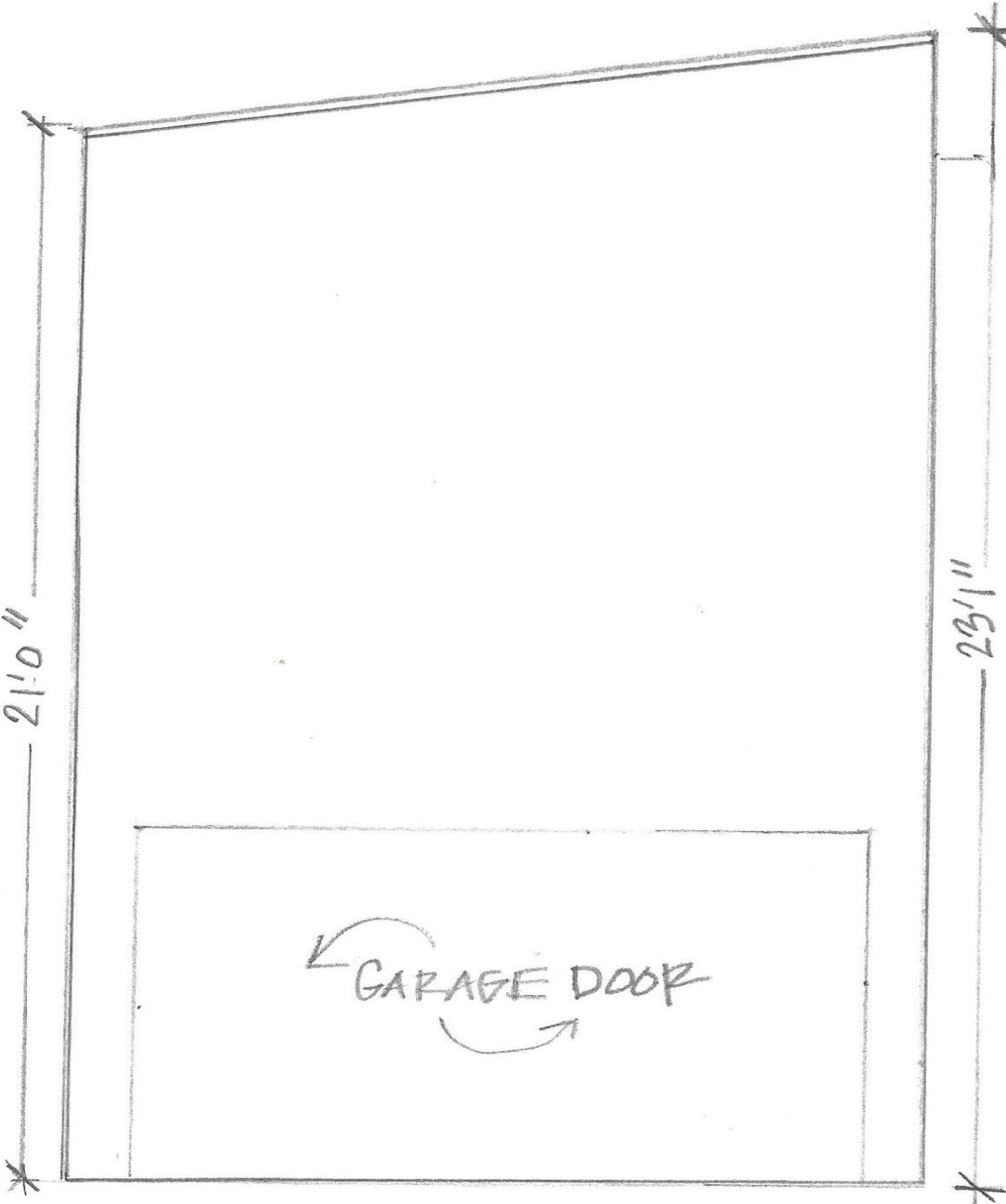
CARRIAGE HOUSE ROOF REPAIR/REPLACE

Ceiling joists and collar ties missing, wall crumbling after attempting to rebuild roof with same structure even after repointing by the rafters and collar tie holes filled in



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Elevations of Sides (From Alley): 23.1ft – 21ft



ELEVATION - SIDE FACING ✓

CARRIAGE HOUSE ROOF REPAIR/REPLACE

Pictures of new roof support: 4x6 oak columns inside the carriage house providing support, independent of the unstable walls.



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Pictures of new roof: 2 LVLs, rough cut rafters, and pine slats



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Pictures of new roof: Showing hurricane ties, rough cut wood, pine slats and waterproofing



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Exterior Roof Pictures: Current roof with Bricks removed and water proofing



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Proposed Options (3) below: The following are 3 proposed options for the material and look of the new roof section. The sole goal as the homeowner was to make sure the roof was built to ensure the safety and longevity of the roof and building, although the following options have been provided to the Commission, the homeowner will complete the project with the material, colors and look the Commission believes is best.

Option 1: Place historic brick up to the soffit using lime mortar (with or without additional molding/trim):

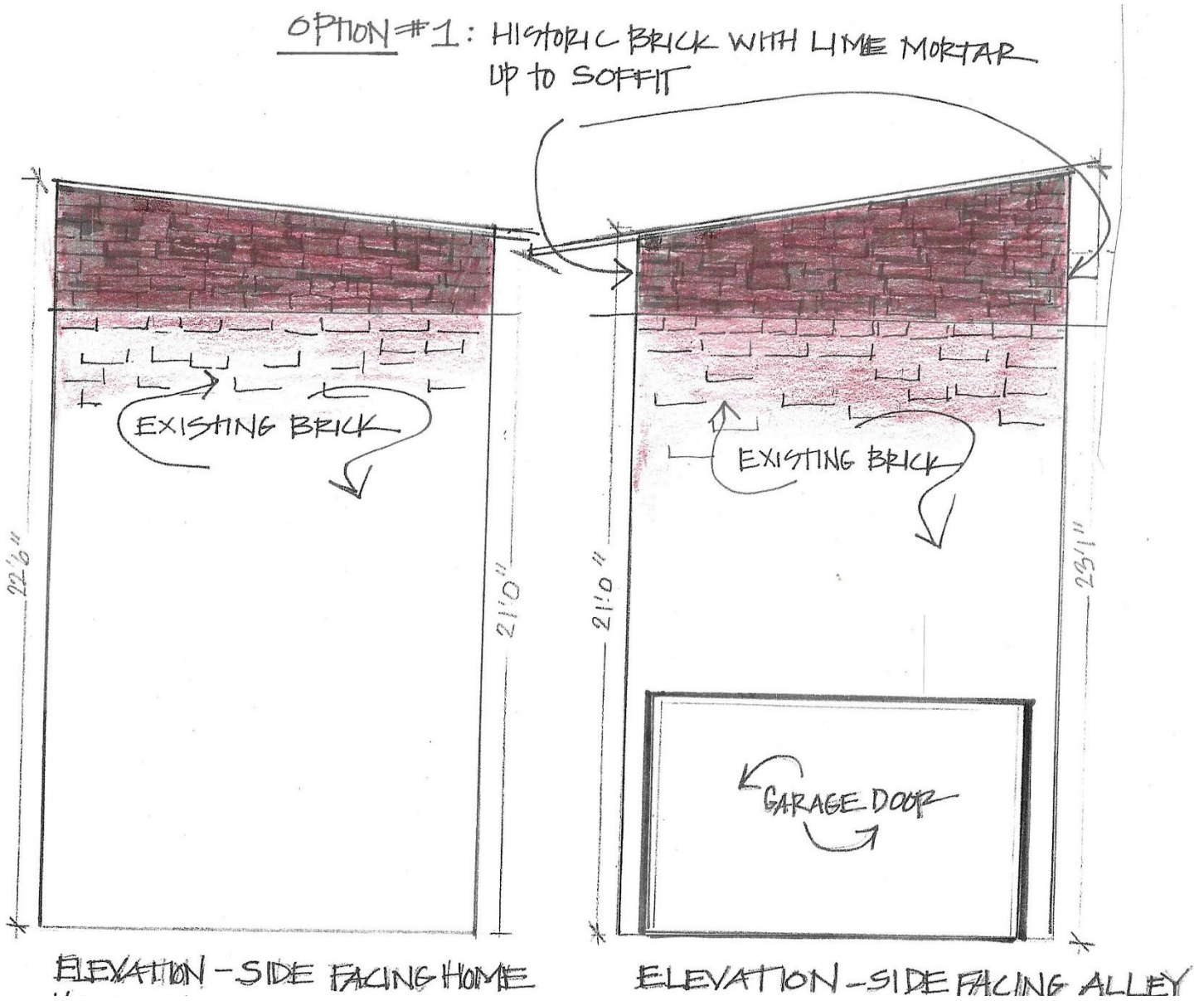
-The following is a mockup (some details like the brick ledge are Missing in the mockup below)



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Option 1 (Cont.): Elevation Drawings

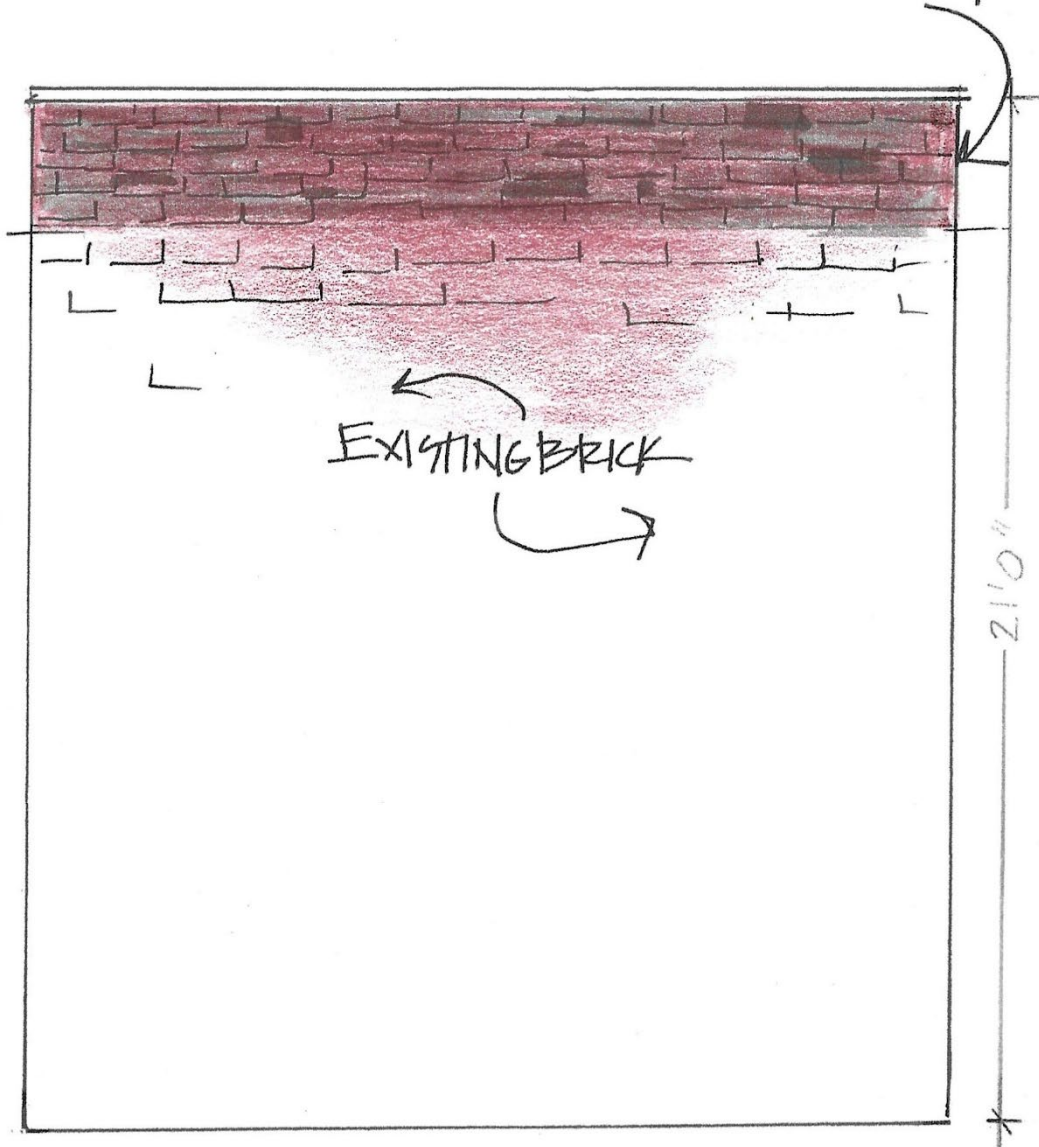
OPTION #1: HISTORIC BRICK WITH LIME MORTAR
UP TO SOFFIT



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Option 1 (Cont.): Elevation Drawings

OPTION #1: HISTORIC BRICK WITH LIME
MORTAR UP TO SOFFIT



ELEVATION - SIDE, FACING OWNERS YARD

CARRIAGE HOUSE ROOF REPAIR/REPLACE

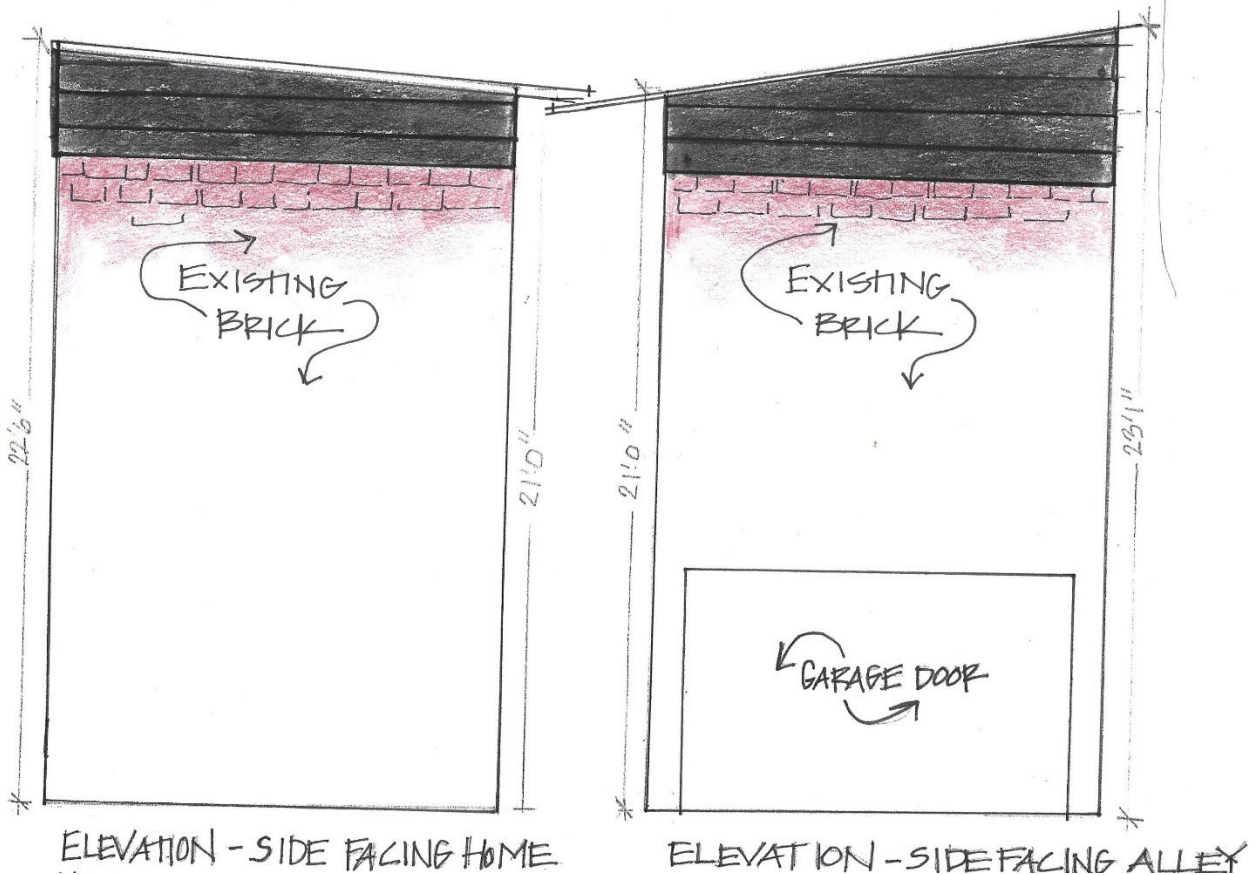
Option 2: Replace historical brick back to original level. Place horizontal planks (wood or HardiePlank) from original brick level to the soffit (with or without additional molding/trim):

-Example of horizontal board



-Elevation Drawings

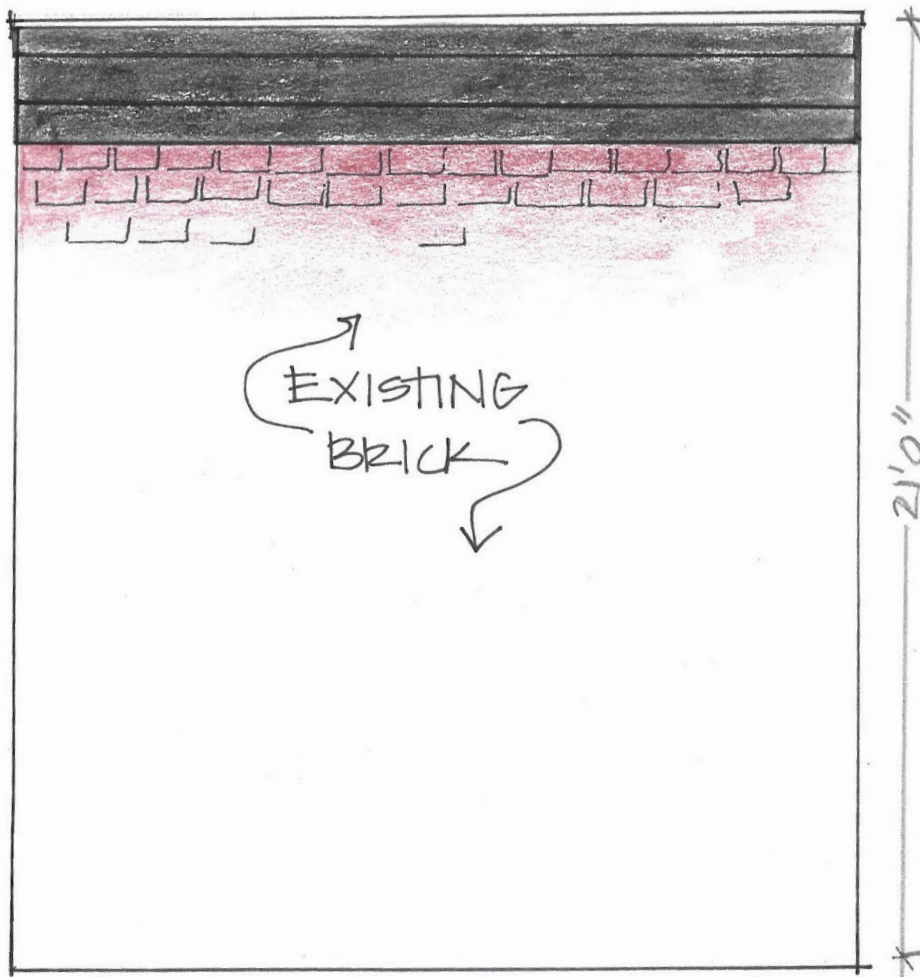
OPTION # 2: Hardie Plank cement siding or wood in black or white up to soffit.



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Option 2 (Cont.) Elevation Drawing

OPTION #2: Hardie Plank cement siding or wood
in black or white up to soffit.

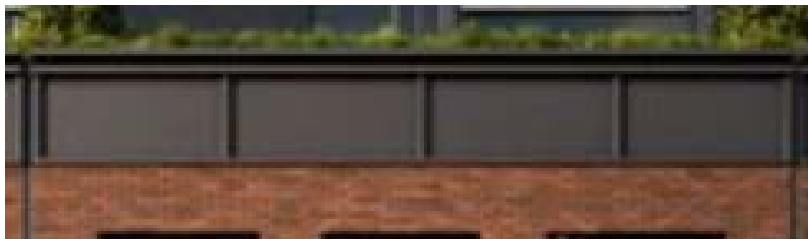


ELEVATION - SIDE FACING OWNER'S YARD

CARRIAGE HOUSE ROOF REPAIR/REPLACE

Option 3: Replace historical brick back to original level. Place board and batten (wood or HardiePlank) from original brick level to the soffit:

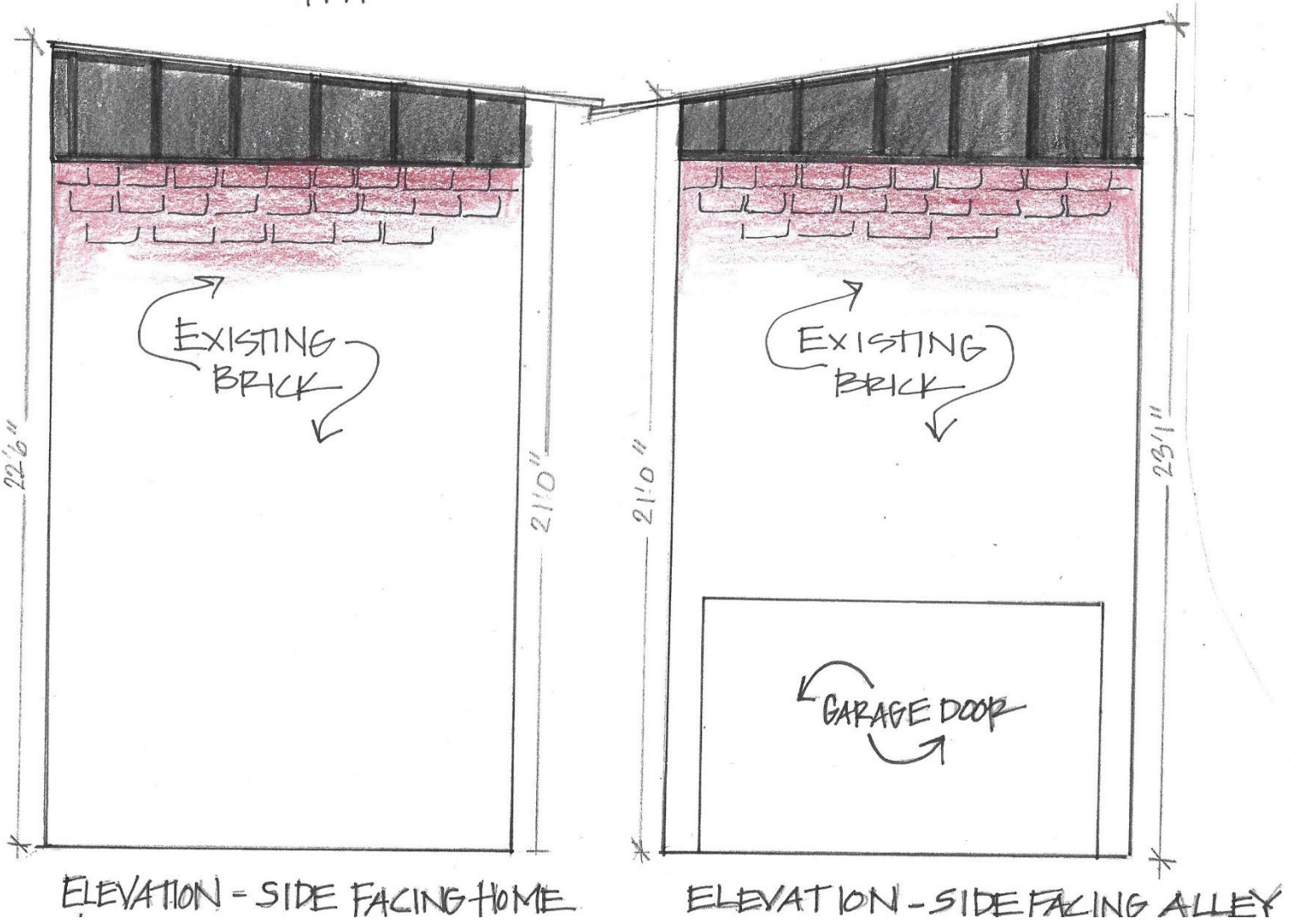
-Board and Batten examples-



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Option 3 (Cont.) Elevation Drawings

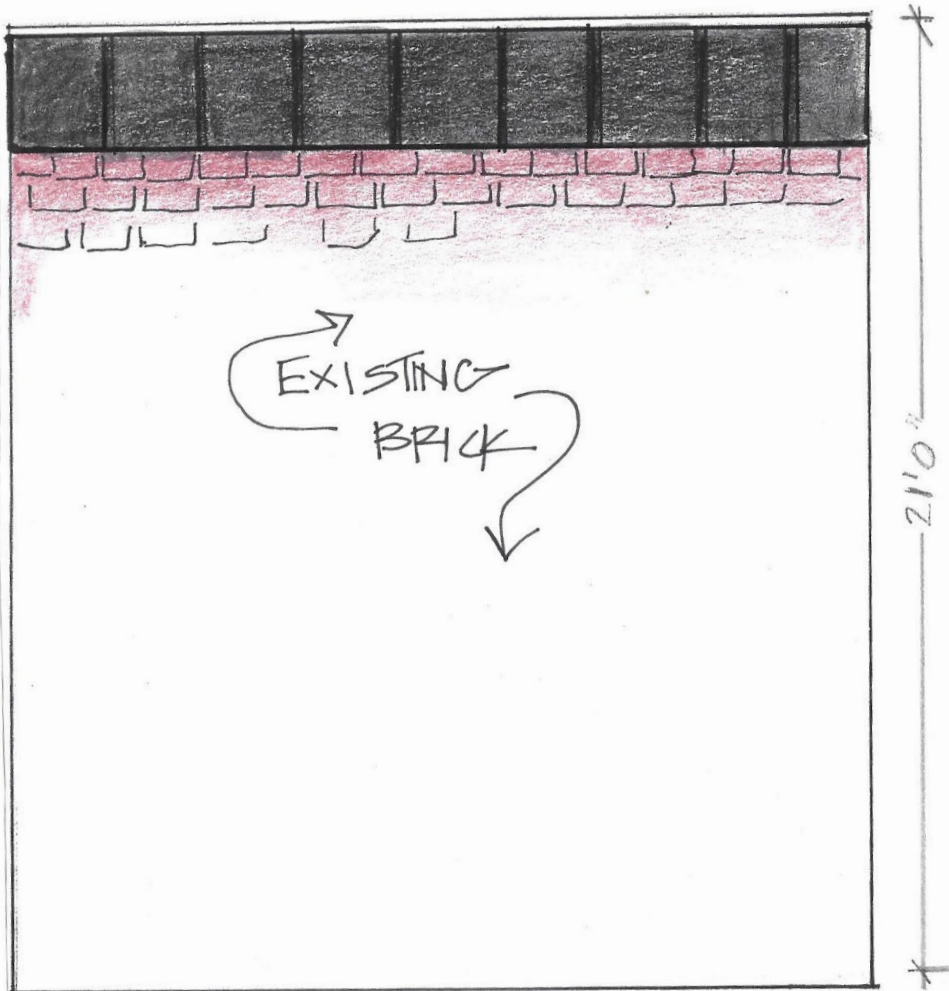
OPTION #3: JAMES HARDIE BOARD + BATTEN
OR WOOD IN BLACK + WHITE UP TO
SOFFIT.



CARRIAGE HOUSE ROOF REPAIR/REPLACE

Option 3 (Cont.) Elevation Drawings

OPTION #3: JAMES HARDIE BOARD + BATTEN
OR WOOD IN BLACK OR WHITE
UP TO SOFFIT.



ELEVATION - SIDE FACING OWNER'S YARD