



**COMMISSION OF ARCHITECTURAL REVIEW**  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3312 East Broac Street

Historic district Chimborazo Park

Date/time rec'd: <u>11.15.18</u>
Rec'd by: <u>Jeffries</u>
Application #: <u>COA-045482-2018</u>
Hearing date: <u>12.18.18</u>

**APPLICANT INFORMATION**

Name Bryan Traylor

Phone 804-399-7495

Company Unlimited Renovations LLC

Email bryantraylor@gmail.com

Mailing Address 615 Albemarle Street

Richmond, VA 23220

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

**OWNER INFORMATION (if different from above)**

Name Charles Powers

Company \_\_\_\_\_

Mailing Address 3312 East Broad Street

Phone 804-780-2628

Richmond, VA 23223

Email bryantraylor@gmail.com

**PROJECT INFORMATION**

Review Type:  Conceptual Review  Final Review

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

Project Description: (attach additional sheets if needed)

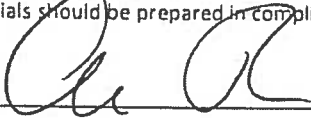
Construct 2 story 16' x 26' rear addition and rear deck 8' x 16'. Addition to be clad in smooth cementous siding. Exterior trim detail (wood), color and siding reveal to match existing home. Windows to be Jeldwen (SDL) aluminum clad. Rear small porch roof to match (2) existing small side porch roofs. Fenestration to be similar as existing. Deck to have Richmond rail. Deck to be stained with opaque stain. 6' privacy fence in rear limits visual view from public right of way of lower portion of deck. Dogeared fencing (existing) to be installed in rear. ☐

**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 11/14/2018



# Commission of Architectural Review

City of Richmond, Room 510 - City Hall, 900 east broad street, Richmond, Virginia 23219  
(804) 646-8335

Page 1 of 2 (both pages must be completed)

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made 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.

LOCATION OF WORK: 3312 E. BROAD ST.

APPLICANT'S NAME: CHARLES POWERS & MELISSA GROPMAN

AND ADDRESS: 3312 E. BROAD ST.  
RICHMOND, VA. 23223

TEL NO.: 222-2150  
(0) 545-9935

ARCHITECT/CONTRACTOR'S NAME: JOSEPH F. YATES

AND ADDRESS: 201 HULL ST., STE. B  
RICHMOND, VA 23224

TEL NO. 864-0180

### DESCRIPTION OF PROPOSED WORK:

(Include additional sheets of description if necessary, and artwork helpful in describing the project. See instruction sheet for requirements.)

REFER TO ATTACHED DESCRIPTION OF PROPOSED WORK

HAVE ALL NECESSARY PERMITS BEEN APPLIED FOR? Yes  No

ARE THERE ANY HISTORIC EASEMENTS ON THE PROPERTY? YES (ENTITY)  NO

(This application may be considered inadequate for final review if all necessary permits have not been applied for. Applications submitted without all necessary permits applied for are considered to be conceptual, and may require additional review by the CAR.)

Signature of Applicant or Authorized Agent:

Joseph F. Yates

(Space below for staff use only)

Received by Commission Secretary

DATE \_\_\_\_\_

11-02-07

APPLICATION NO. 07-\_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_



CITY OF RICHMOND

DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMISSION OF ARCHITECTURAL REVIEW

April 25, 2008

Charles Powers & Melissa Gropman  
3312 E. Broad Street  
Richmond, VA 23223

Dear Applicant:

RE: Application No. 08-029  
3312 E. Broad Street

The enclosed certificate has been issued with copies to the Commissioner of Buildings. Also enclosed is a copy of the March 25, 2008, meeting minutes regarding your application.

Sincerely,

A handwritten signature in black ink, which appears to read "James Christian Hill". The signature is written in a cursive, somewhat stylized font.

James Christian Hill  
Commission of Architectural Review

JCH/pap  
Enclosures



## Commission of Architectural Review

CITY OF RICHMOND  
900 EAST BROAD STREET  
RICHMOND VIRGINIA 23219  
(804) 646-6335

### **CERTIFICATE OF APPROPRIATENESS**

This certificate is issued pursuant to Chapter 114, Article IX, Division 4 of the Richmond City Code (Old and Historic Districts) to the applicant:

Charles Powers & Melissa Gropman  
3312 E. Broad Street  
Richmond, VA 23223

For the property at: 3312 E. Broad Street

with respect to the exterior architectural features as described in the application for this certificate and the information and plans filed with the application for this property, pursuant to the following resolution adopted by the Commission of Architectural Review and recorded in the minutes of the Commission:

RESOLUTION: WHEREAS, the applicant proposes to construct a new rear addition in the Chimborazo Park Old and Historic District, and

WHEREAS, the application is otherwise approved as submitted.

NOW, THEREFORE, LET IT BE RESOLVED THAT THE Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

The applicant shall comply with all City Codes in the execution of this project. The certificate shall be valid for a period of one year from the date of issuance.

James C. Hill, CAR Secretary  
Commission of Architectural Review

JCH/pap  
Enclosures

Date of Issuance: March 25, 2008

Document Date: April 25, 2008

Certificate No. 08-029

**Application No. 08-029(Powers & Gropman)**  
**3312 E Broad Street**

Mr. Potterfield presented slides of the property and summarized the proposed work. Mr. Potterfield stated that the applicant proposed to construct a two-story addition and a large deck on the rear of the building. He added the addition and deck would be built on to the existing rear wall and would remove the existing deck approved by the Commission in 1987.

Mr. Potterfield stated that the proposed addition has an asymmetrical placement of windows that reflects the layout of the new floor plan for the building and is reminiscent of the irregular placement on the existing rear wall. He stated that the applicant proposed to install a new large rear entrance with sidelights, a transom, and a bracketed hood. Mr. Potterfield recommended approval of the project as proposed. He stated that the proposed rehabilitation would comply with the new construction standards on pages 40 and 41 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

Mr. Elmes opened the floor for the applicant and for public comments. Mr. Joe Yates, architect of the proposed property addressed the Commission. He stated that he was proposing to step the addition on each side and that the side and rear of the structure were not visible from the public right of way. Mr. Yates presented to the Commission letters of support from neighbors that lived adjacent to the property. He also presented new drawings of the proposed project to the Commission. Mr. Yates continued to respond to questions and comments from members of the Commission.

During Commission discussion, Ms. Wimmer stated that she had concerns with the roofing material. After further discussion, Ms. Wight moved to approve the application as submitted noting that the color for the hood of the roof would be deferred to Staff for approval. Mr. Moss seconded and the vote was 6-0-1.

**RESOLUTION:**           WHEREAS, the applicant proposes to construct a new rear addition in the Chimborazo Park Old and Historic District, and

                                  WHEREAS, the application is otherwise approved as submitted.

**NOW, THEREFORE, LET IT BE RESOLVED THAT THE Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.**

**VOTE:**

Affirmative:	Hunton, Moss, Sadler, Wight, Wimmer, Wood
Negative:	None
Abstain:	Elmes

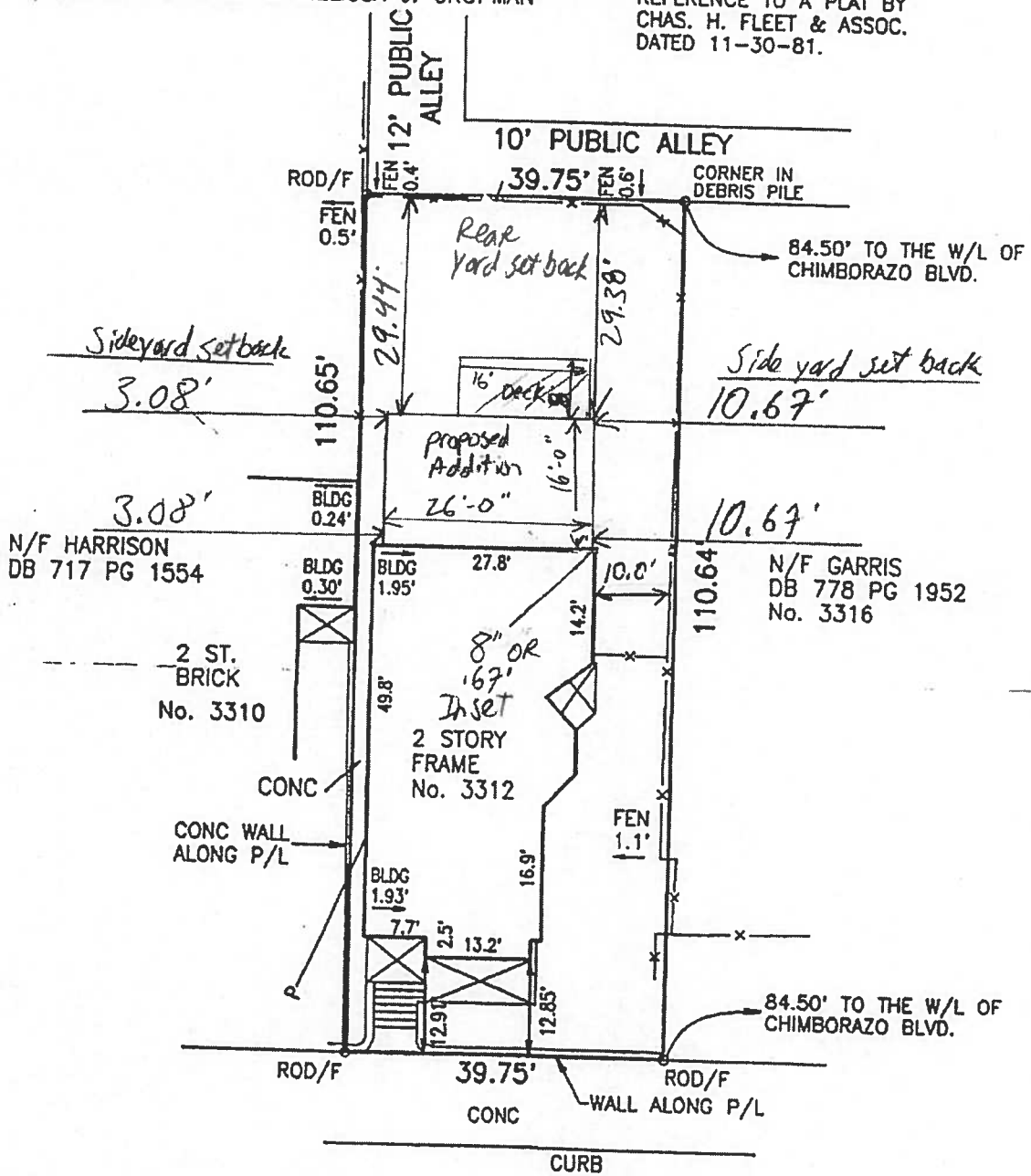
THIS IS TO CERTIFY THAT ON 08-21-01 I MADE AN ACCURATE FIELD SURVEY OF THE PROPERTY AS SHOWN HEREON; THAT ALL IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PROPERTY OR FROM SUBJECT PROPERTY UPON ADJOINING PROPERTY, OTHER THAN AS SHOWN HEREON; ACCORDING TO THE CURRENT FEMA FLOOD RATE MAPS THIS PROPERTY IS LOCATED WITHIN ZONE C.

DB 823 PG 883

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

OWNER: KATHLEEN FRANCK QUARTERMAN  
 ID. No. 96-16993  
 T.M. E000-0885/019  
 PUR.: CHARLES E. POWERS & MELISSA J. GROPMAN

REFERENCE TO A PLAT BY  
 CHAS. H. FLEET & ASSOC.  
 DATED 11-30-81.

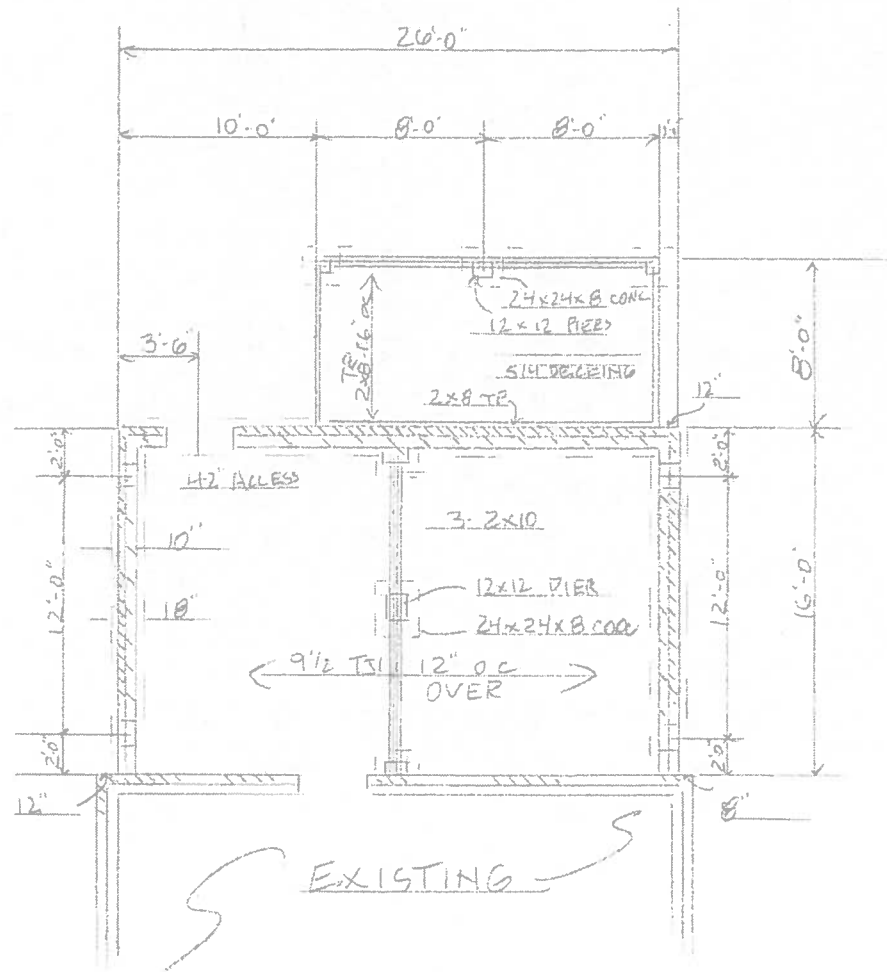


**E. BROAD STREET**  
 (VAR. WIDTH R/W)  
**PROPOSED ADDITION**  
**26' x 16' 3312 E Broad**  
 "PHYSICAL SURVEY"  
**PLAT SHOWING IMPROVEMENTS ON**  
**No. 3312 E. BROAD STREET IN**  
**THE CITY OF RICHMOND, VIRGINIA**

SCALE 1" = 20'  
 JN 5276

**GENE WATSON & ASSOCIATES, P.C.**  
 4221 BONNIE BANK ROAD  
 RICHMOND VIRGINIA  
 804-271-8038

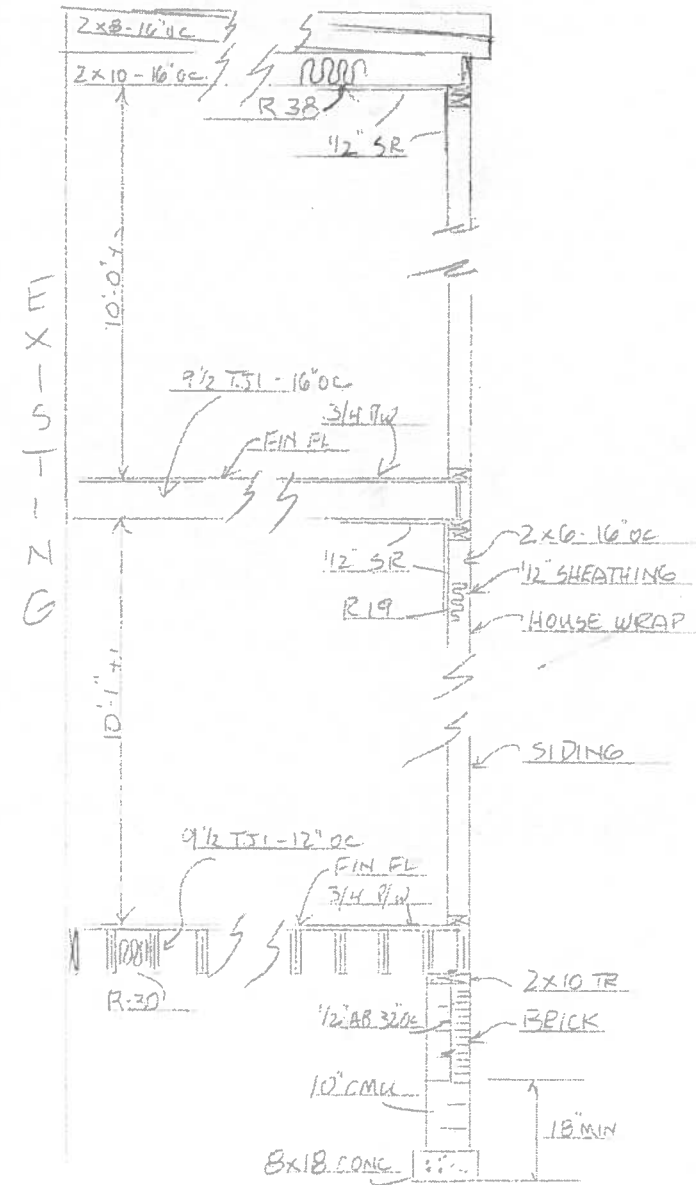
DATE: 08-21-01  
 FILE: RBM-5062



FOUNDATION 1/4" = 1'-0"

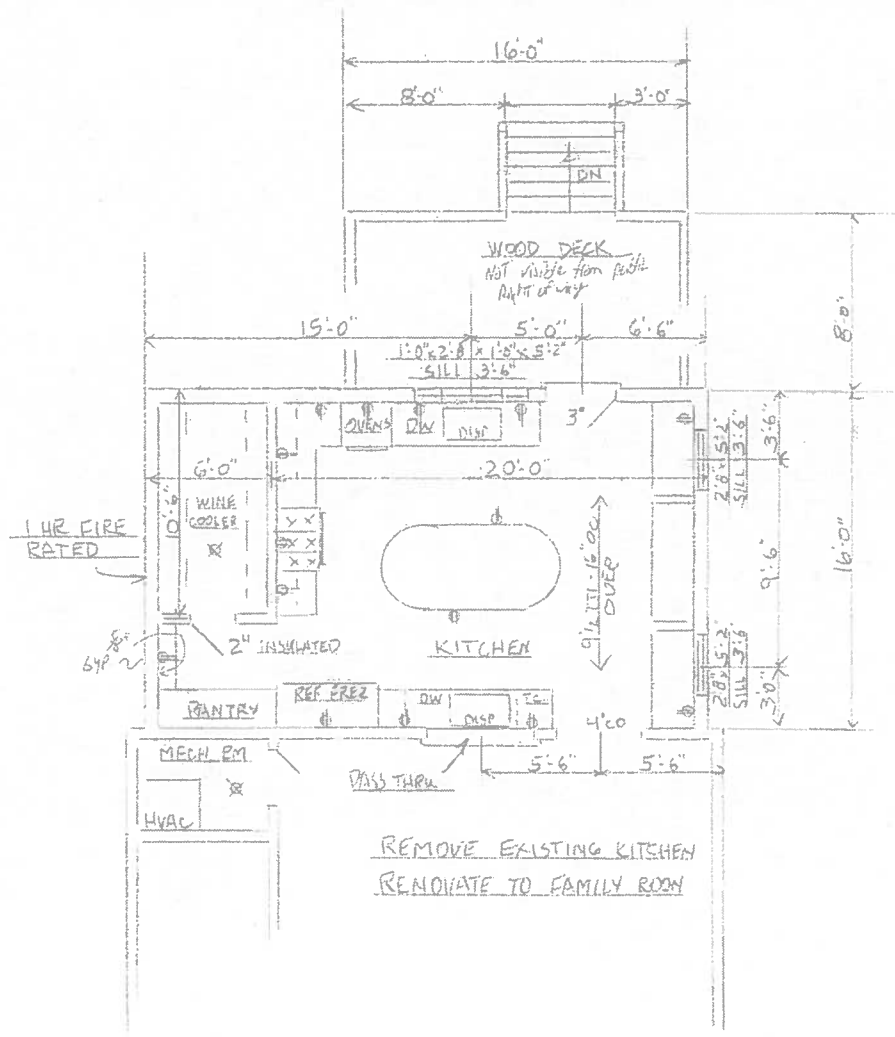
ADDITION & RENOVATION  
3312 E BROAD ST

MATCH EXISTING PITCH

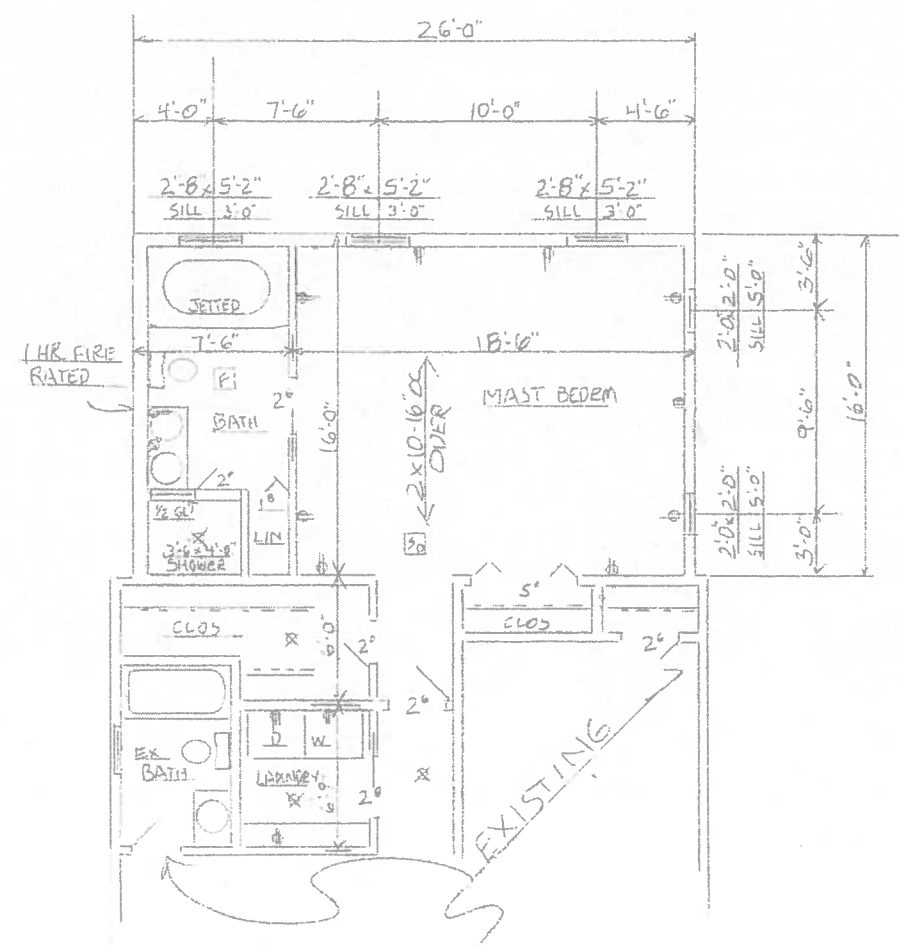


WALL SECTION 1/2" = 1'-0"

OCT 20 18



FIRST FLOOR



SECOND FLOOR

ADDITION & RENOVATION  
3312 E BROAD ST

OCT 2018  
SCALE 1/4" = 1'-0"





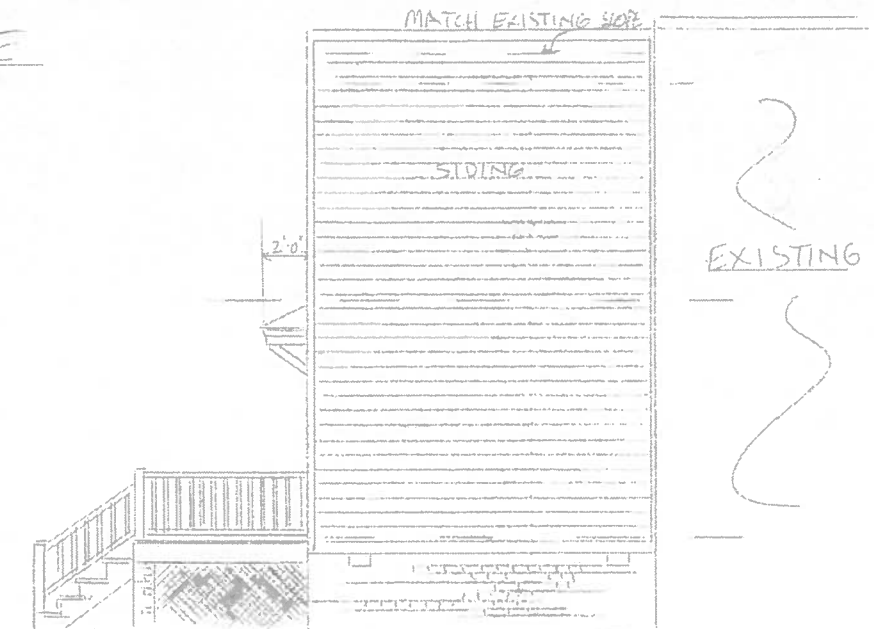
Windows to be Sold w/er SIK  
 Trim, siding, fenestration to match/  
 prior existing home finishes

Rear porch roof to look similar  
 to existing side porch roofs

REAR ELE



RIGHT SIDE ELE



LEFT SIDE ELE

ADDITION  
 3312 E BROAD ST

OCT 2018  
 SCALE 1/4" = 1'-0"