



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: 725 N 26th Street DATE: 10/1/2015

OWNER'S NAME: Joseph & Joy Monopoli TEL NO.: 804-955-8691

AND ADDRESS: 725 N 26th Street EMAIL: _____

CITY, STATE AND ZIPCODE Richmond, Virginia 23223 jmonopoli@harrisonbodyworks.com

ARCHITECT/CONTRACTOR'S NAME: Owner/Contractor TEL. NO. _____

AND ADDRESS: ABOVE EMAIL: _____

CITY, STATE AND ZIPCODE _____

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.

DESCRIPTION OF PROPOSED WORK:

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. See instruction sheet for requirements.)

Build a 24' x 30' two story carriage house/garage on the footprint of the original outbuilding as shown as shown in the 1905 - 1952 Sanborn Maps (attached) on the property line facing Cedar Street.

Material to be wood framed on poured concrete slab, cinder block foundation sheathed in solid old brick Hardee Plank siding painted to match main house with white trim. Apartment/play room for grand children or in-law suite above garage.

1/1 windows are the main house. Install wood windows on carriage house - barn door style double garage door

A 22' wide version is also included

Signature of Owner or Authorized Agent:

X

(Space below for staff use only)

10250100

Received by Commission Secretary

RECEIVED

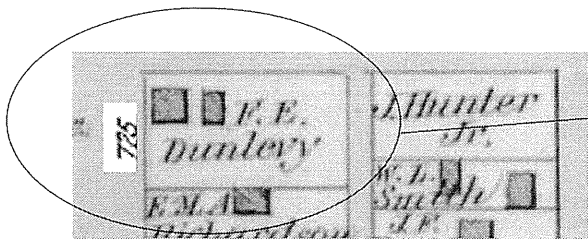
APPLICATION NO. _____

DATE 2:47 KC

SCHEDULED FOR _____

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

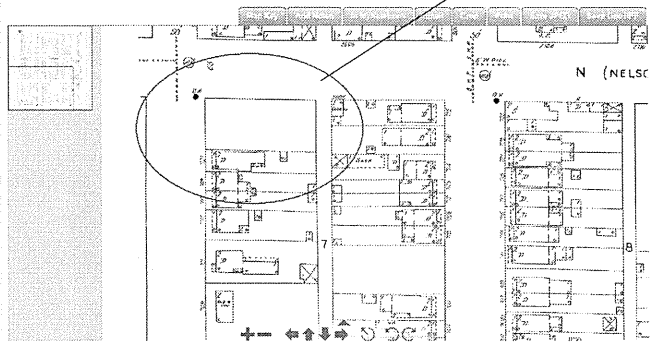
Revised 10-21-2009



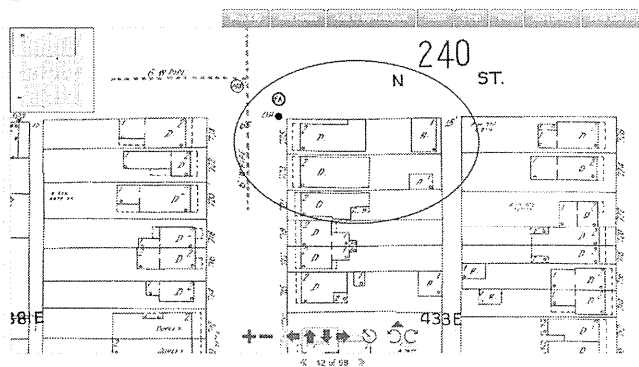
Beers Atlas map from 1877 shows two structures at 725 N 26th.

The property is missing from the City Directory for several years after 1892- perhaps destroyed by fire

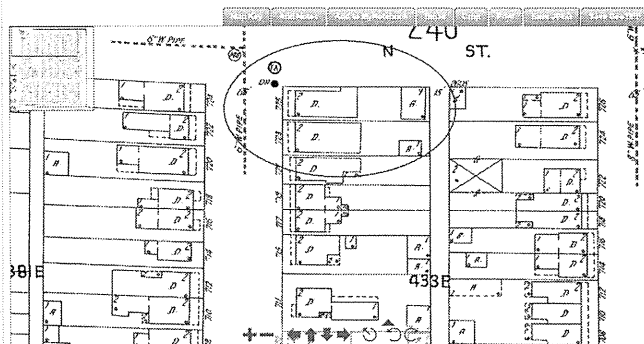
Sheet 00045
Richmond, Henrico County, Virginia
1905



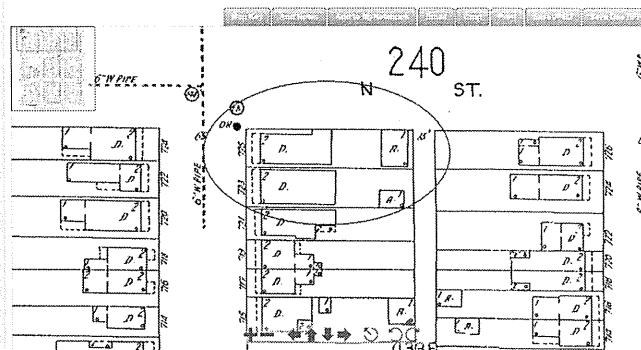
Richmond, Henrico County, Virginia
1950



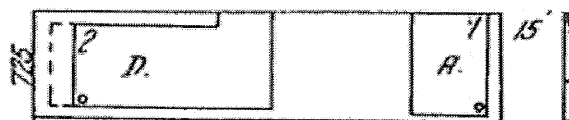
Sheet 00377
Richmond, Henrico County, Virginia
1925



Sheet 00118
Richmond, Henrico County, Virginia
1952



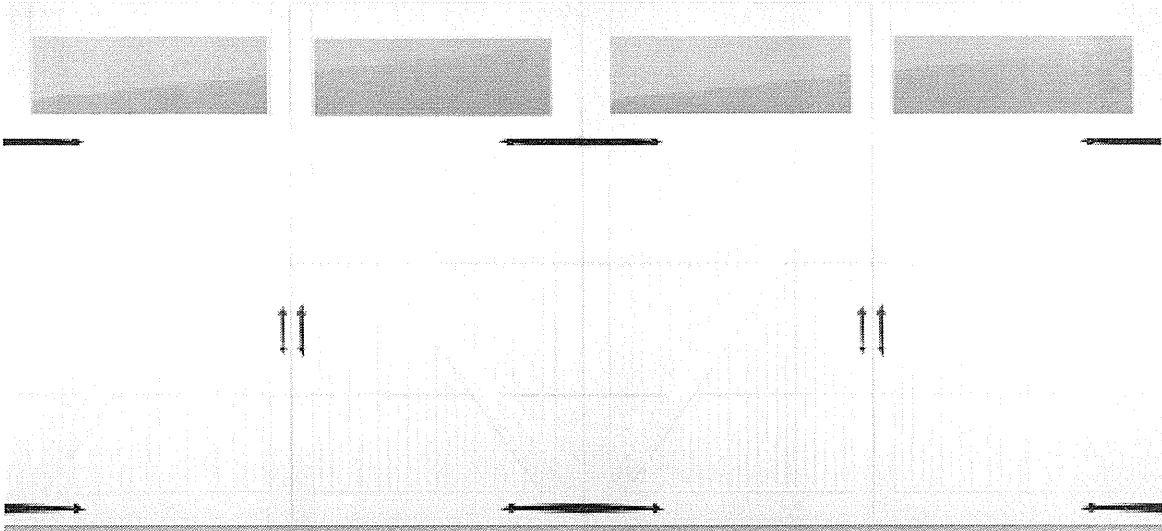
Sheet 00139



Lot is 30 x 125 deep

Historically, 725 N 26th Has had a large out building (approx. 20 x 28') on the lot when it appeared on the 1925 Sanborn map through at least 1952

My Door



Carriage house doors aren't built. They are carefully crafted, resulting in an exquisite collection of traditional doors available in a wide range of styles and high-grade materials. Whether you prefer the strength of steel, the flexibility of fiberglass or the beauty of rich, natural wood, you'll find the doors you want here with details you won't find anywhere else.

Style **Carriage House**
 Design **Fiberglass Overlay**
 Color **White**
 Window **Double Plain**
 Glass **Plain**
 Hardware **Spade (2 Sets)**

Your choice of model may limit some options, including color and window selections. See your nearest C.H.I. dealer for details.

C.H.I. door models to consider

model 5533
 model 5833

Carriage

For more information, or to obtain a free quote for the model you've selected, visit chiohd.com/contact for your nearest authorized C.H.I. dealer.



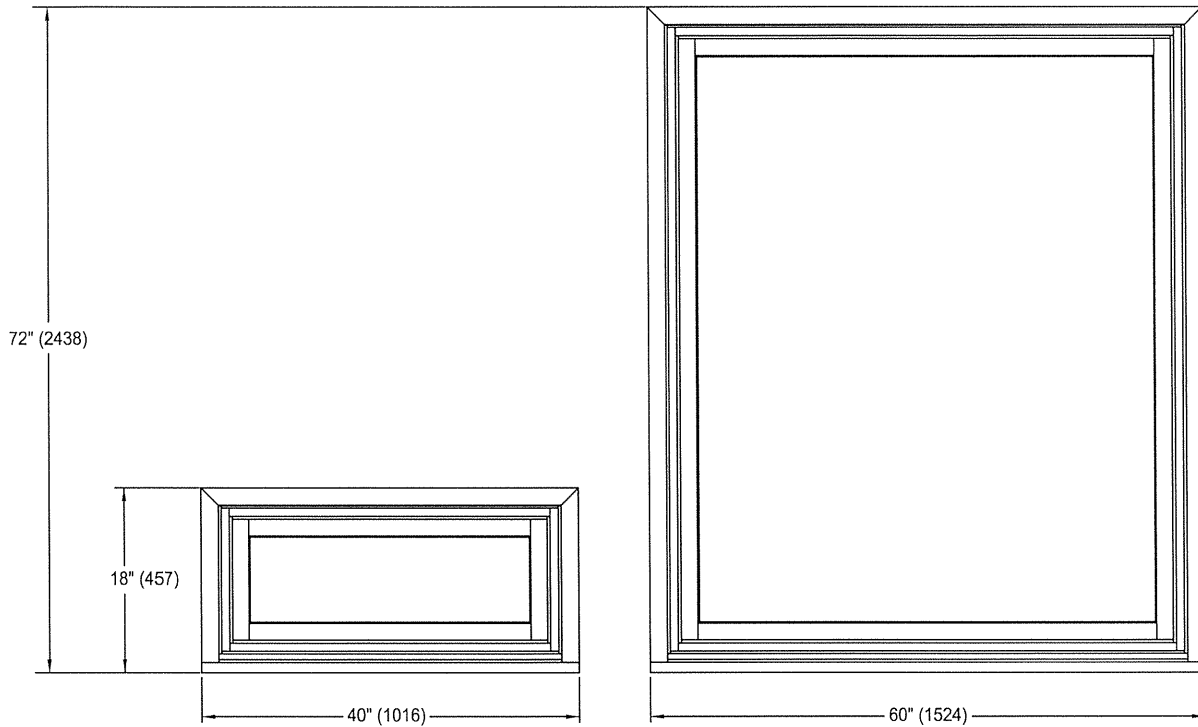
DOOR
 VISIONS

The door to quality.

www.chiohd.com



MIN-MAX SIZING
PICTURE UNIT



Standard widths for the Picture Custom Wood Tilt and Turn window:
40"(1016mm), 42"(1067mm), 48"(1219mm), 54"(1372mm),
56"(1422mm) 60"(1524mm).

Standard heights for the Picture Custom Wood Tilt and Turn window:
18"(457mm), 20"(508mm), 24"(610mm), 30"(762mm), 32"(813mm), 36"(914mm),
40"(1016mm), 42"(1067mm), 48"(1219mm), 54"(1372mm),
56"(1422mm), 60"(1524mm), 64"(1626mm), 66"(1676mm), 72"(1829mm), 84"(2134mm).

1-WIDE UNITS

M.O. BRICKMOULD
M.O. ADAMS/FLAT CASING
ROUGH OPENING
FRAME SIZE
DAYLIGHT OPENING

24 1/2" (622)
27 1/2" (699)
22 1/8" (562)
21 3/8" (543)
14 13/16" (376)

28 1/2" (724)
31 1/2" (800)
26 1/8" (664)
25 3/8" (645)
18 13/16" (478)

32 1/2" (826)
35 1/2" (902)
30 1/8" (765)
29 3/8" (746)
22 13/16" (579)

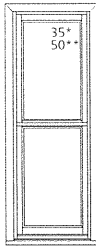
34 1/2" (876)
37 1/2" (953)
32 1/8" (816)
31 3/8" (797)
24 13/16" (630)

36 1/2" (927)
39 1/2" (1003)
34 1/8" (867)
33 3/8" (848)
26 13/16" (681)

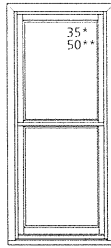
40 1/2" (1029)
43 1/2" (1105)
38 1/8" (958)
37 3/8" (949)
30 13/16" (783)

44 1/2" (1130)
47 1/2" (1207)
42 1/8" (1070)
41 3/8" (1051)
34 13/16" (884)

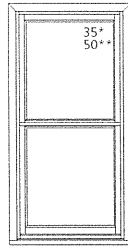
62 11/16" (1592)
64 3/16" (1630)
60 3/4" (1543)
60" (1524)
25 1/16" (637) [2]



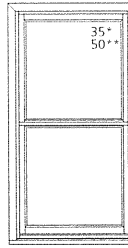
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EWD2560



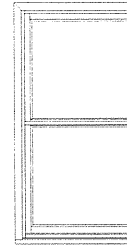
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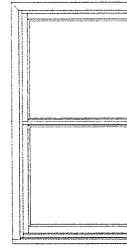
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EWD3360

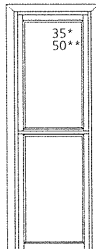


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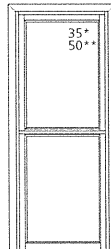


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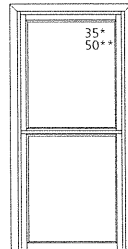
66 11/16" (1694)
68 3/16" (1732)
64 3/4" (1645)
64" (1626)
27 1/16" (687) [2]



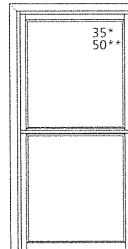
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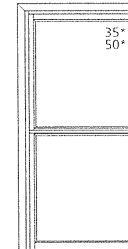
EWD2564



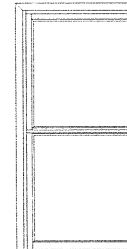
EWD2964



EWD3164



EWD3364

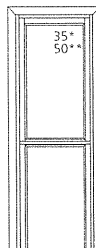


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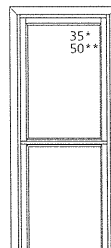


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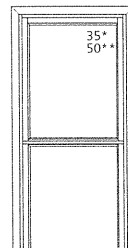
70 11/16" (1795)
72 3/16" (1834)
68 3/4" (1746)
68" (1727)
29 1/16" (738) [2]



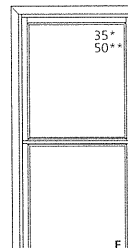
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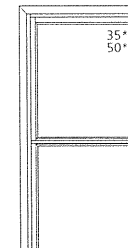
EWD2568



EWD2968



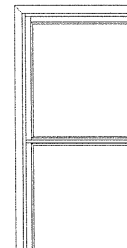
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EWD3368

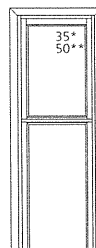


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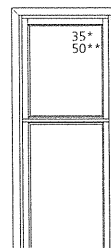


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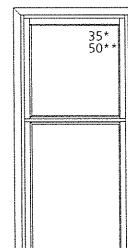
70 11/16" (1795)
72 3/16" (1834)
68 3/4" (1746)
68" (1727)
35 1/16" (891) [23 1/16" (586)]



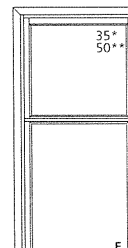
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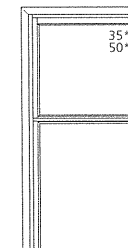
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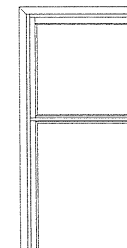
EWD2968C



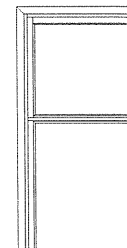
EWD3168C



EWD3368C

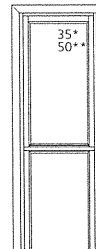


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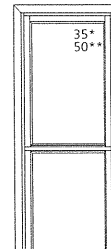


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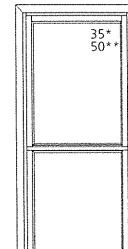
74 11/16" (1897)
76 3/16" (1935)
72 3/4" (1848)
72" (1829)
31 1/16" (789) [2]



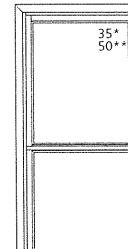
EWD2172



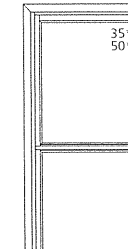
EWD2572



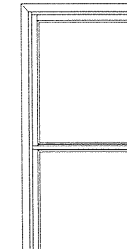
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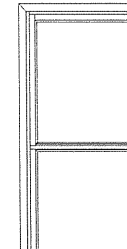
EWD3172



EWD3372



EWD3772



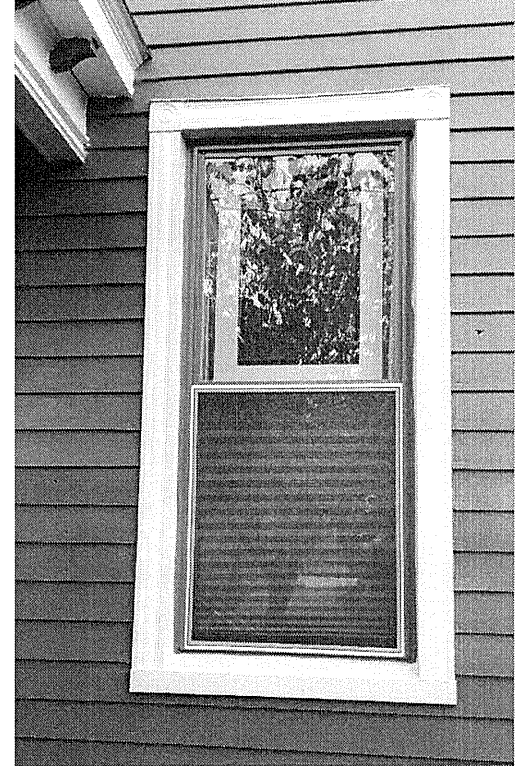
EWD4172

ELEVATION SYMBOL LEGEND:

M.O. = MASONRY OPENING
VALUES IN () ARE IN MILLIMETER CONVERSIONS
VALUES IN [] ARE NUMBER OF DAYLIGHT OPENINGS PER UNIT
E UNIT MEETS EGRESS REQUIREMENTS FOR IRC CODE. STATE AND LOCAL CODES MAY DIFFER.
ALWAYS REFER TO LOCAL BUILDING CODES FOR COMPLETE REQUIREMENTS. CHECK WITH LOCAL OFFICIALS TO ENSURE COMPLIANCE BEFORE INSTALLING THE UNIT.
##* INDICATES DESIGN PRESSURE (DP) RATING WITH STANDARD GLAZING
##** INDICATES OPTIONAL DESIGN PRESSURE (DP) RATING

Note: Elevations shown DO NOT have exterior trim. Subtract 1/2" (12.7) from M.O. (Masonry Opening) for Unit Sizes. Masonry Openings above include Sill Nose, see Trim Options page for Sill Nose specifications. For other Trim Options refer to the Unit Sizing, Rough Opening & Masonry Openings page.

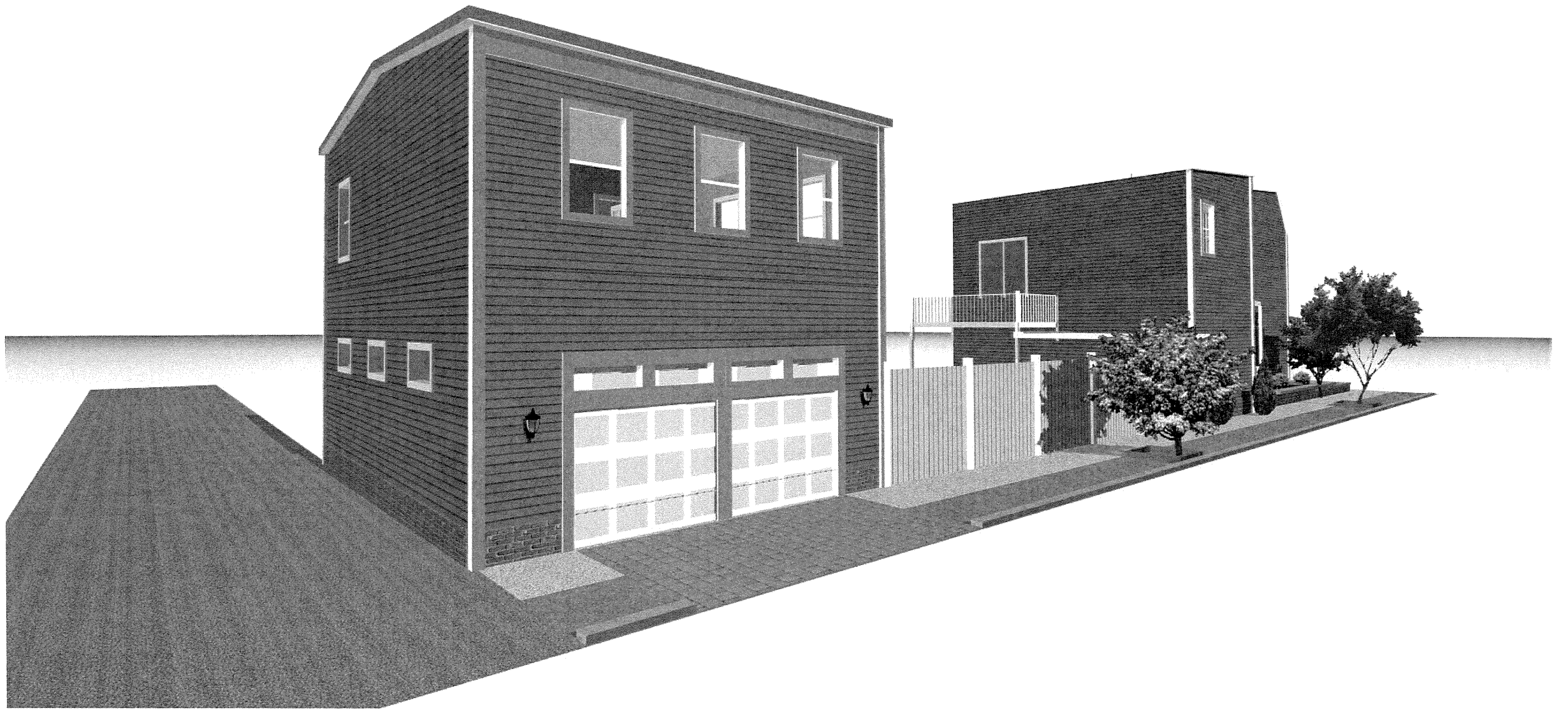
SCALE 1/4" = 1'



725 N 26 - main house detail - color, corbel detail, window and trim detail



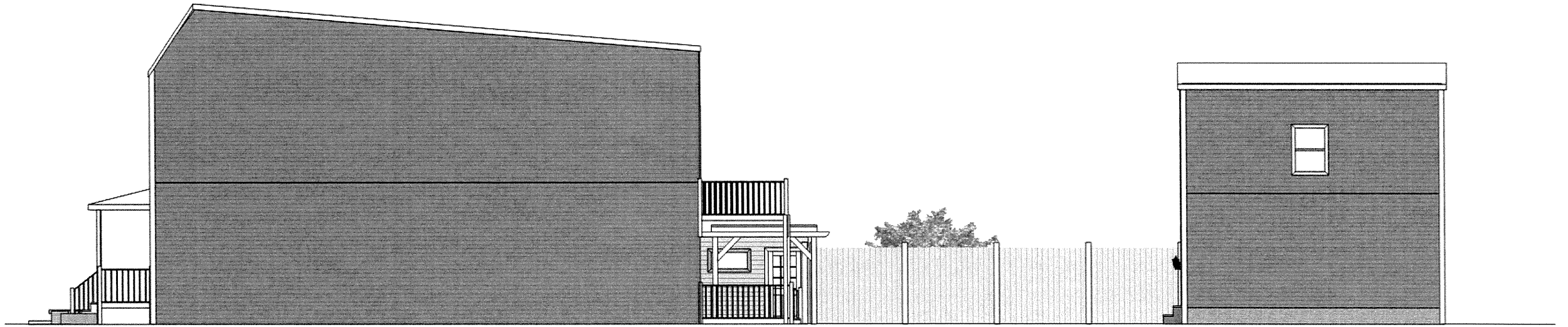






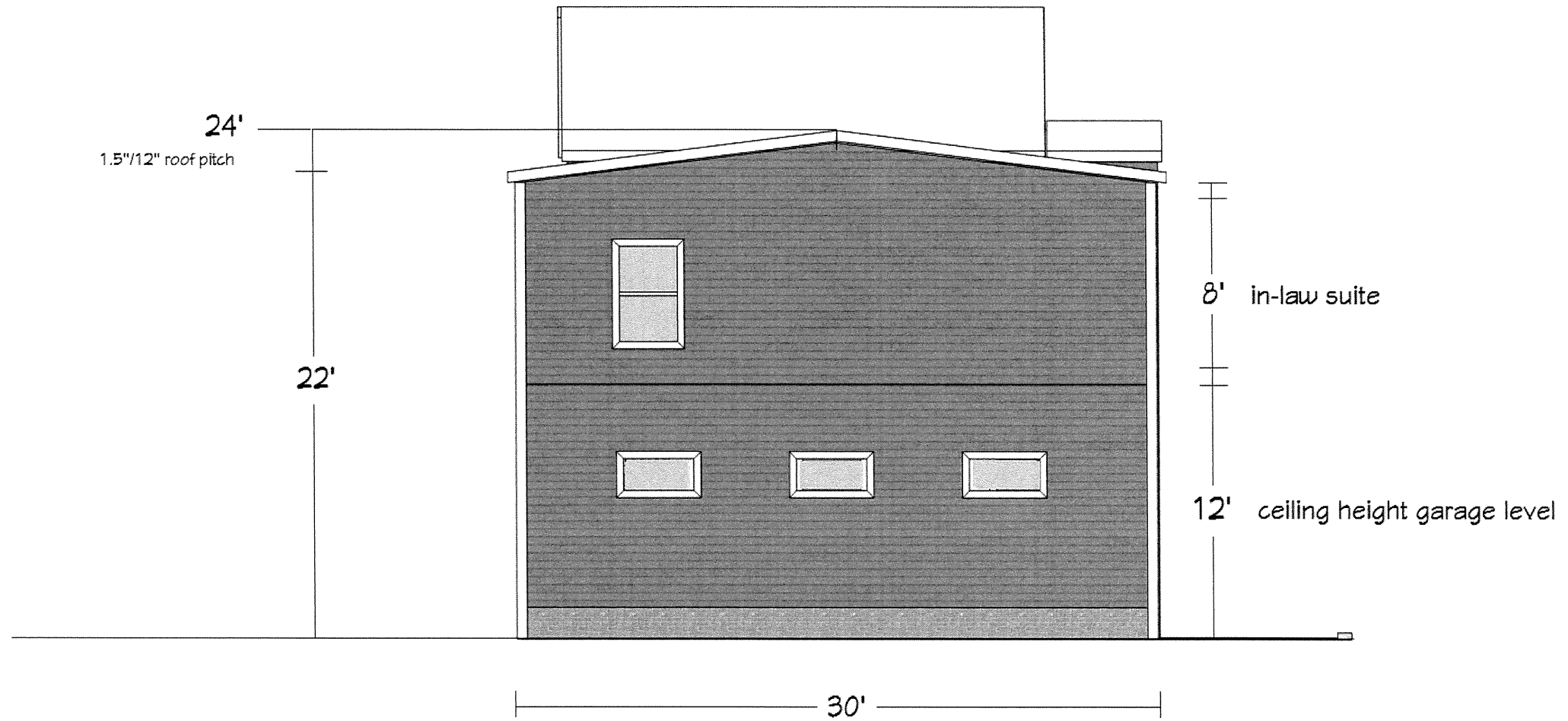
24' wide Carriage house/garage

725 n 26th Ceder St. Elevation



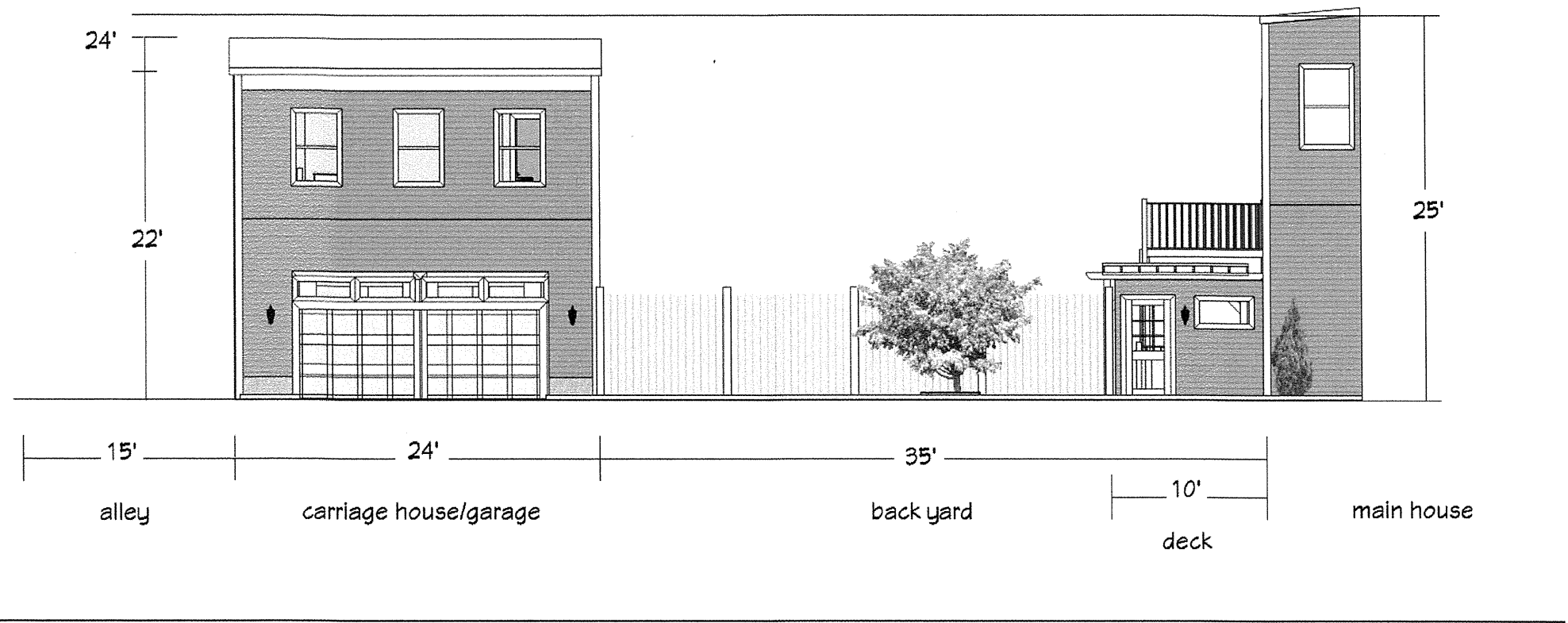
24' wide Carriage house/garage

725 n 26th neighbor Elevation



725 n 26th St - Alley elevation

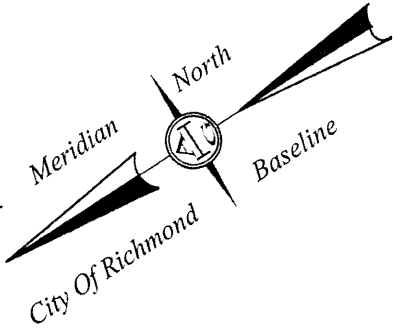
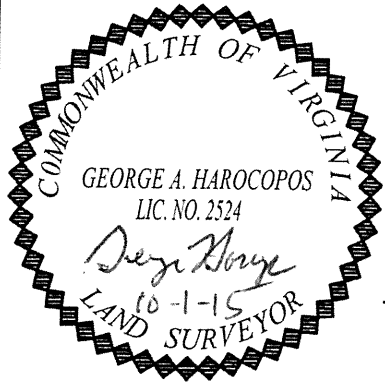
24' as proposed, does not exceed 65% lot coverage



This is to certify that on 10/1/15
 I made an accurate field survey of the known premises shown hereon; that all improvements 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 shown hereon.

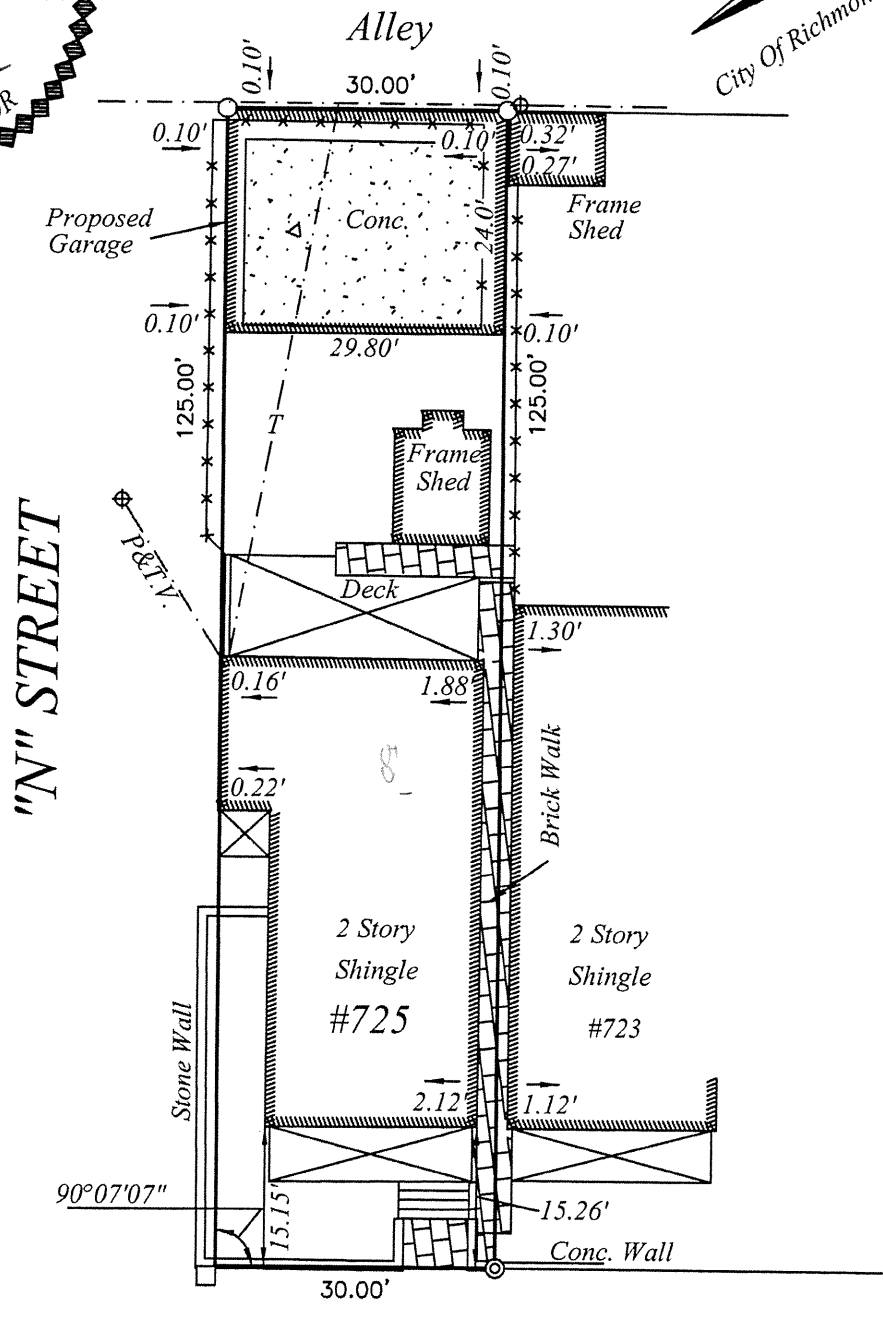
NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE TO BE IN FEMA FLOOD ZONE TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



LEGEND

- Pow.Box
- ⊙ Cut/X
- △ T.V.Ped.
- ⊕ Power Pole
- Rod/F
- Stone/F



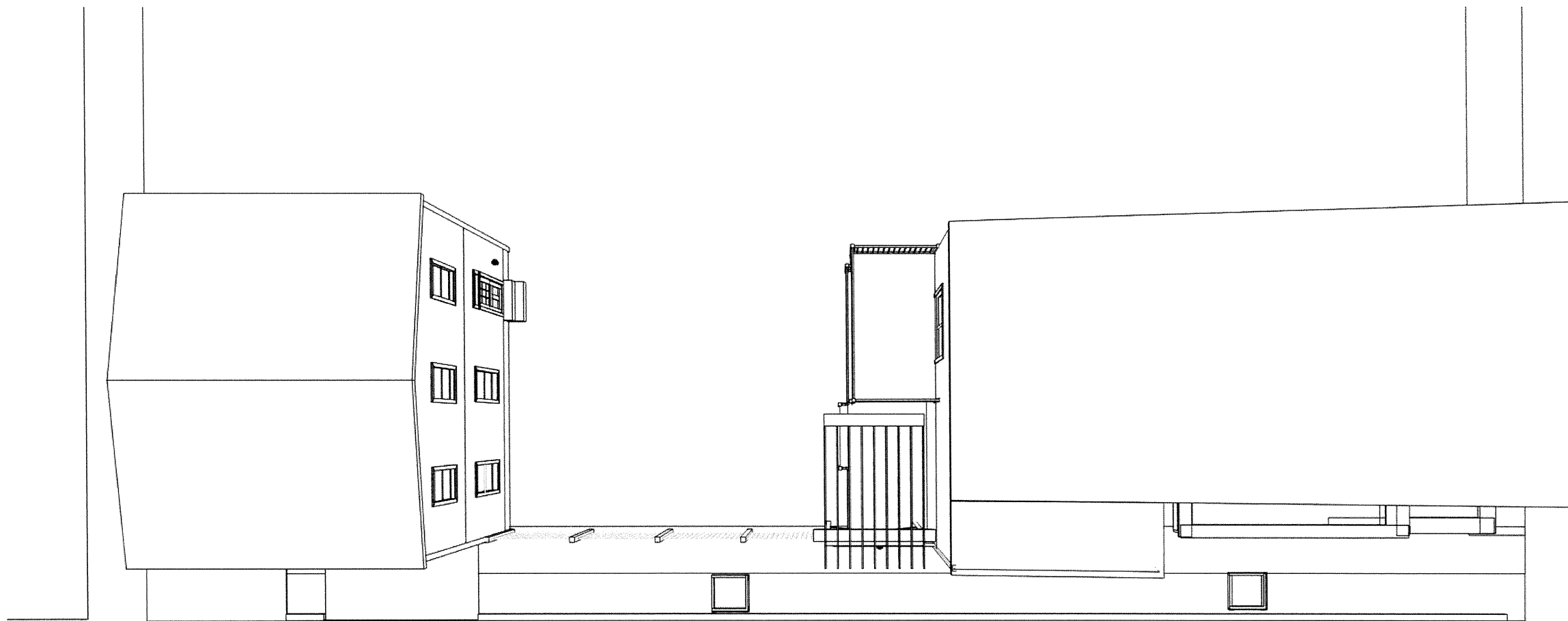
N. 26th STREET

SURVEY OF
 LOT AND IMPROVEMENTS THEREON LOCATED AT
725 N. 26th STREET
 RICHMOND, VIRGINIA

JN 44935

A. G. HARCOPOS & ASSOCIATES, P.C.	
CERTIFIED LAND SURVEYOR AND CONSULTANT	
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112 Office 804 744 2630 FAX 804 744 2632 E-MAIL AGHAROCOPOS@VERIZON.NET	
Scale <u>1"=20'</u>	Date <u>10/1/15</u> Drawn by <u>GAH</u>

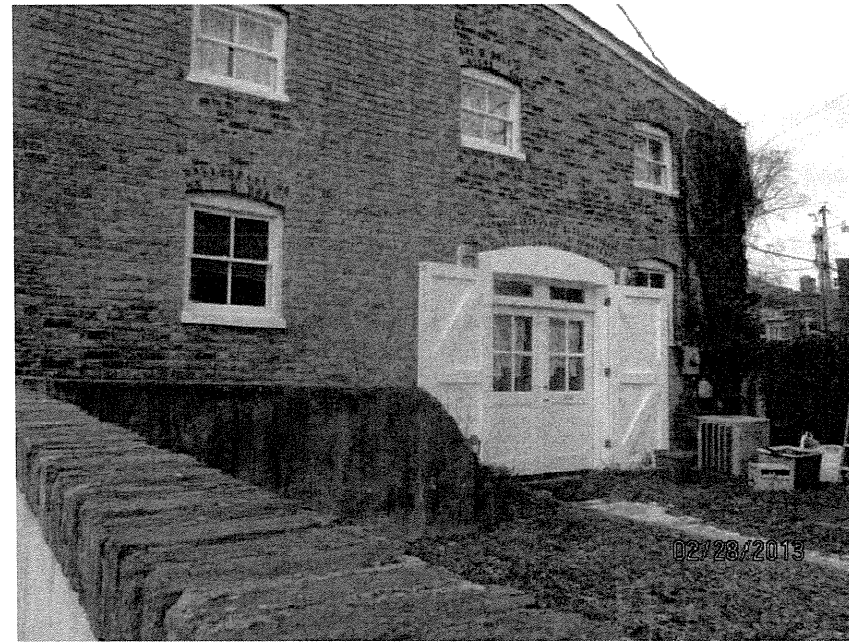
NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF JOY L. MONOPOLI



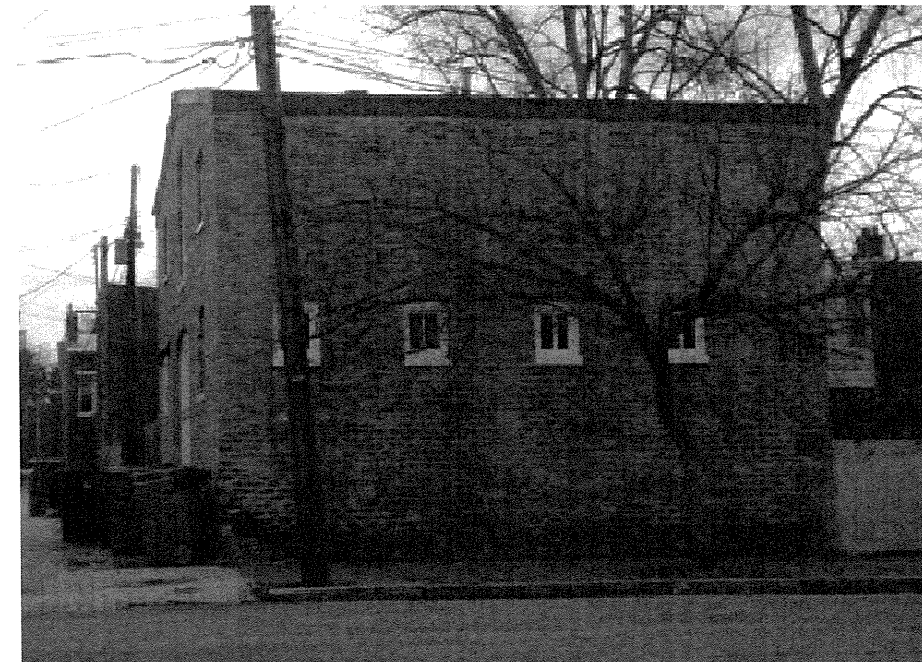
24' birdseye



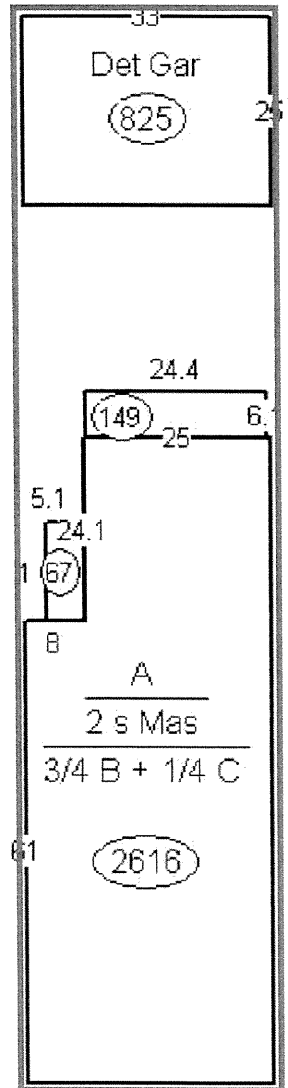
alley/27th St view



27th St view



27th St view



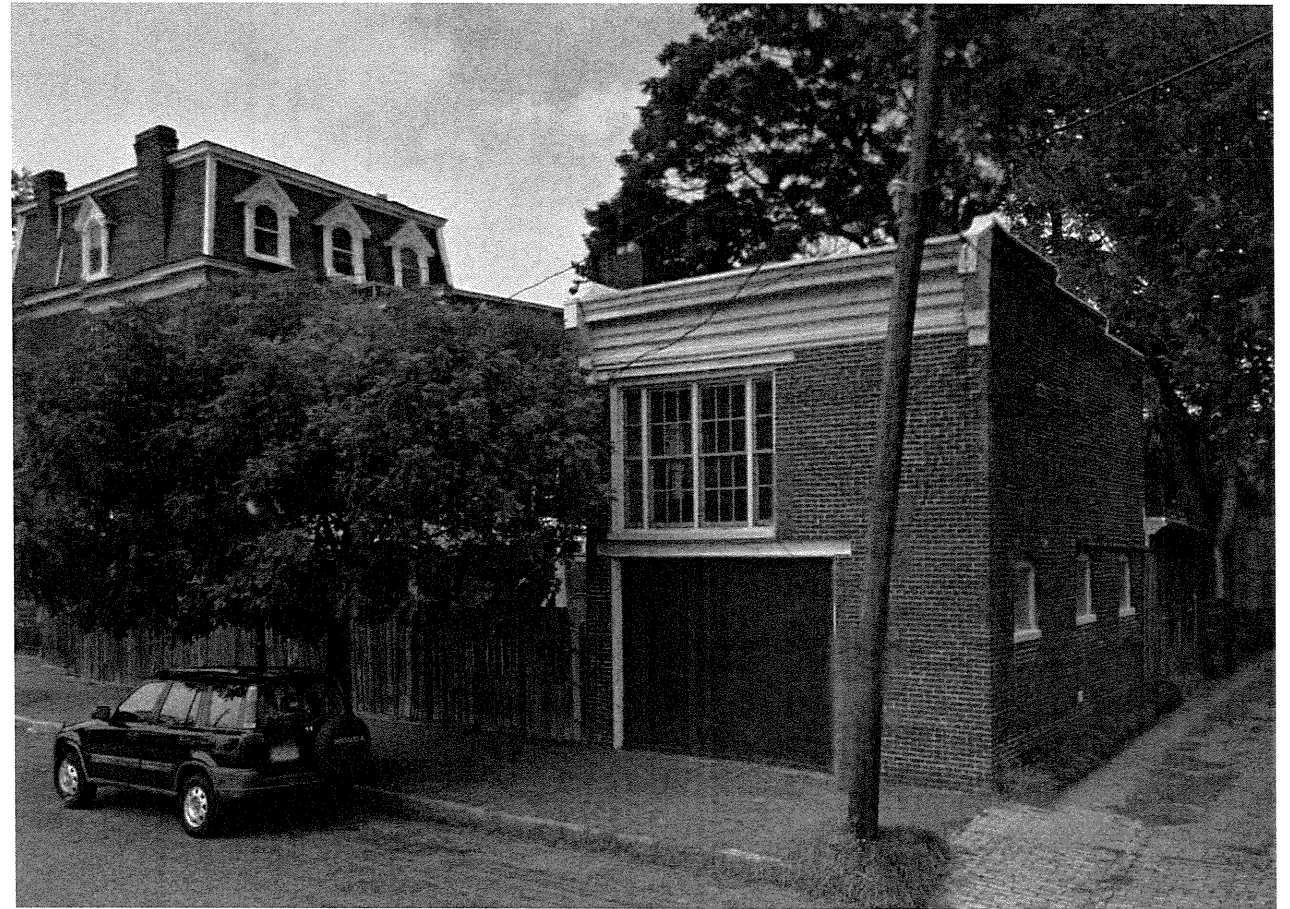
2623 E Broad St.
 Carriage House - 25' x 33'
 Lot = 33' x 155'



31st view - new curb cut
built to property line

3101 E. Broad St
Garage - 19' 4" x 33'
Lot = 33' x 165'

Proposing same style garage door

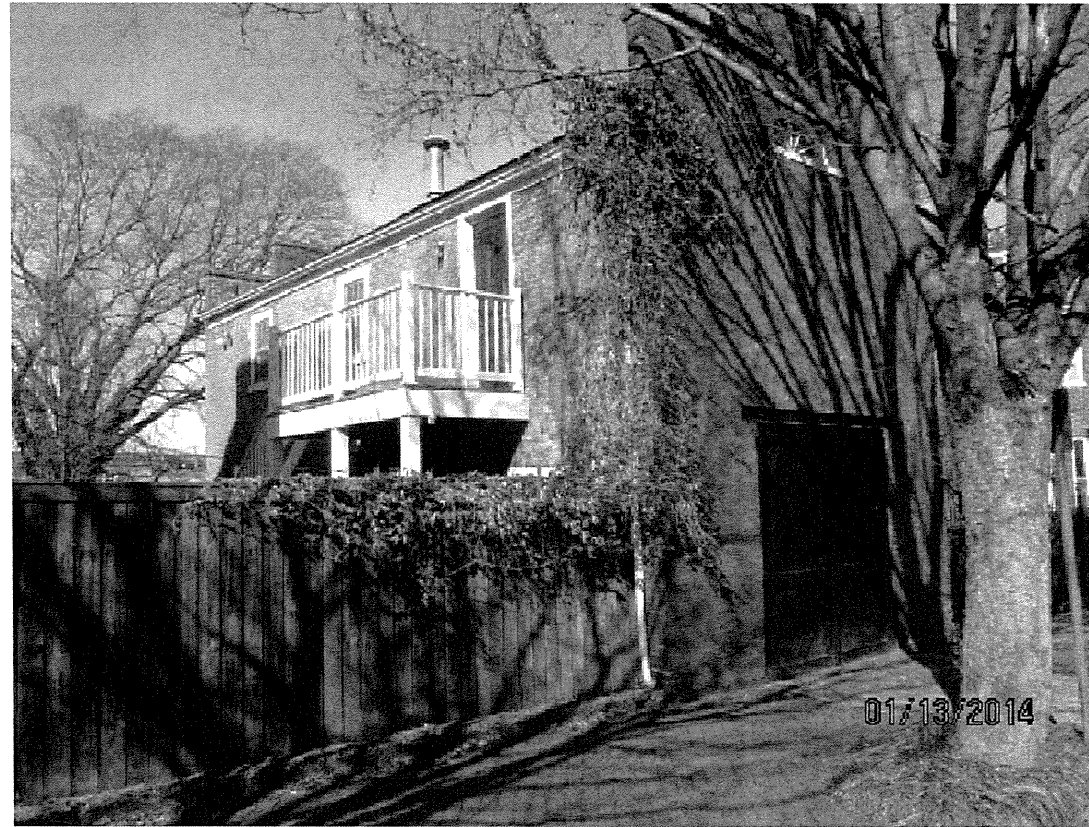


Libby Terrance St. view
built to property line

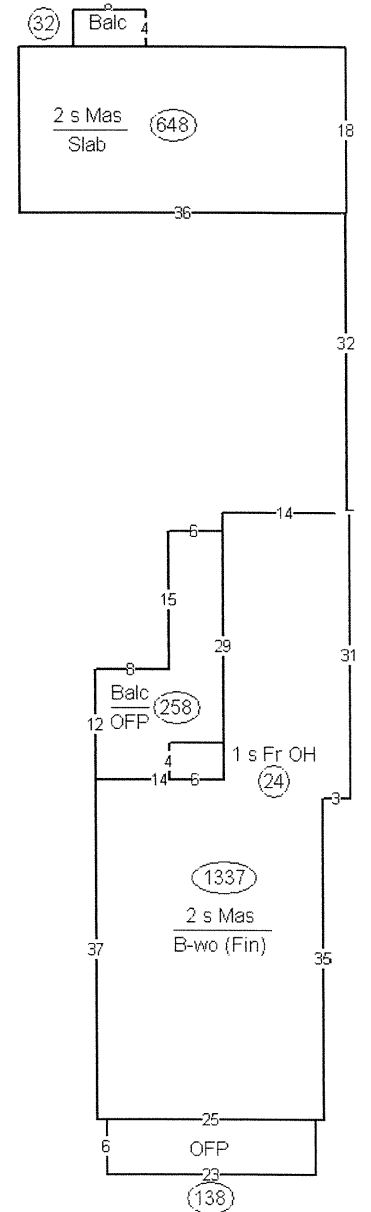
1 N 29th St.
Carriage House - 21' x 26'
Lot = 60' x 126'

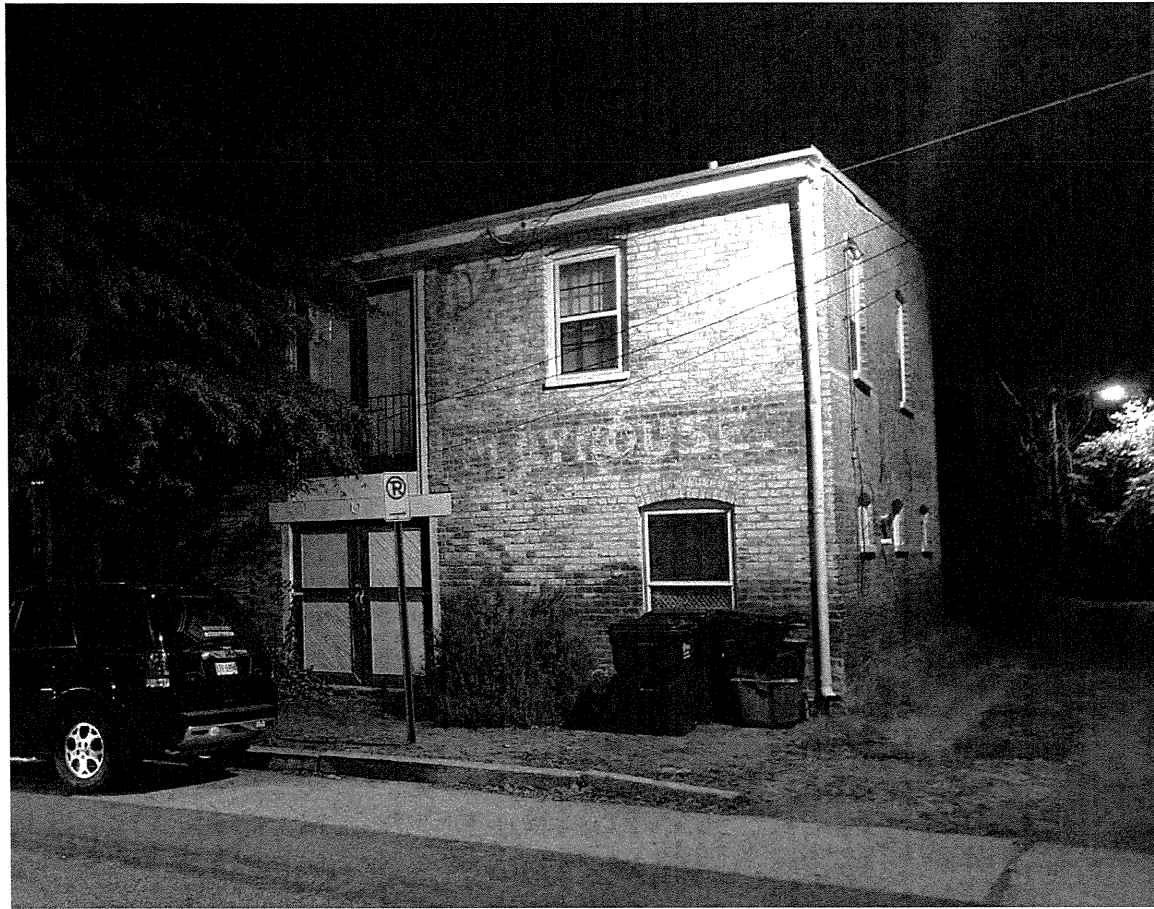


2618 E Broad St.
 Carriage House - 36' x 18'
 Lot = 63' x 122'



27th St view





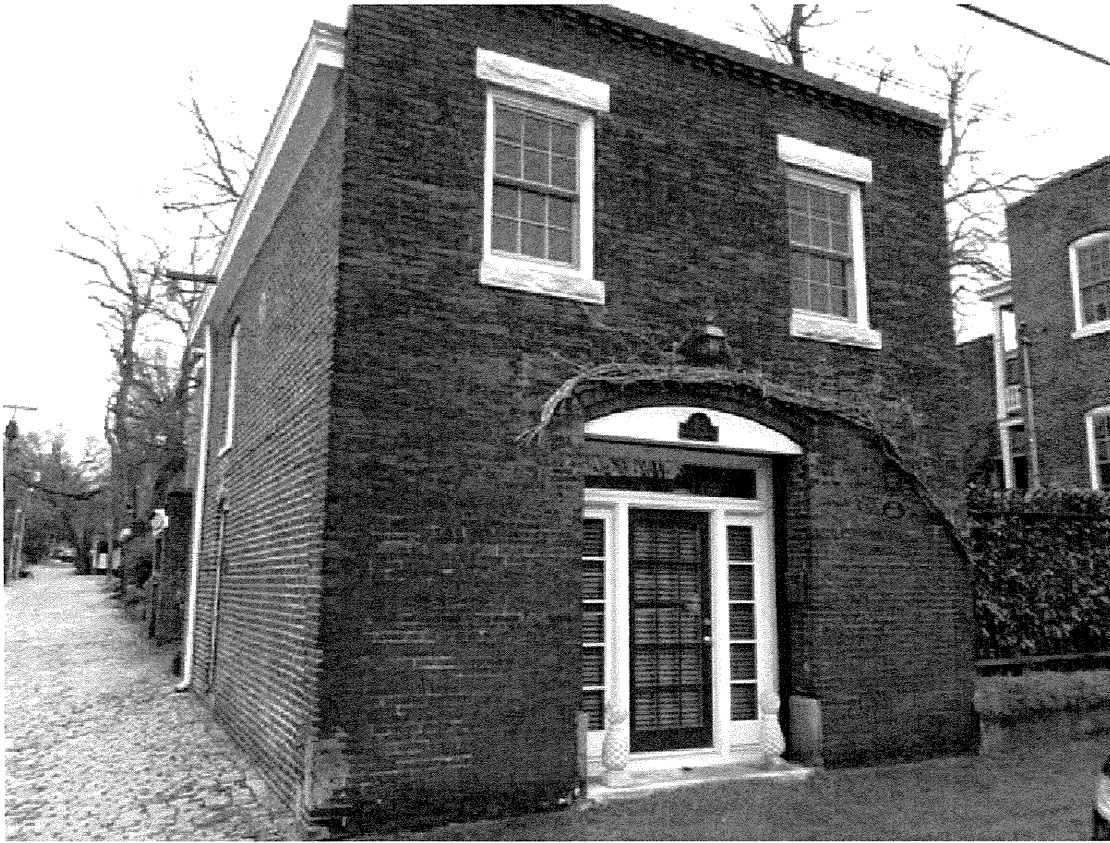
33rd St. view
built to property line

315 N 33rd St.
Carriage House - 34' x 25'
Lot = 25' x 90.5'



R St. view

1130 N 28th St.
Carriage House - 18' x 35'
Lot = 38' x 132'



22nd St view
built to property line

215 N 22nd St.
Carriage House - 20' x 32'
Lot = 32.67' x 155'



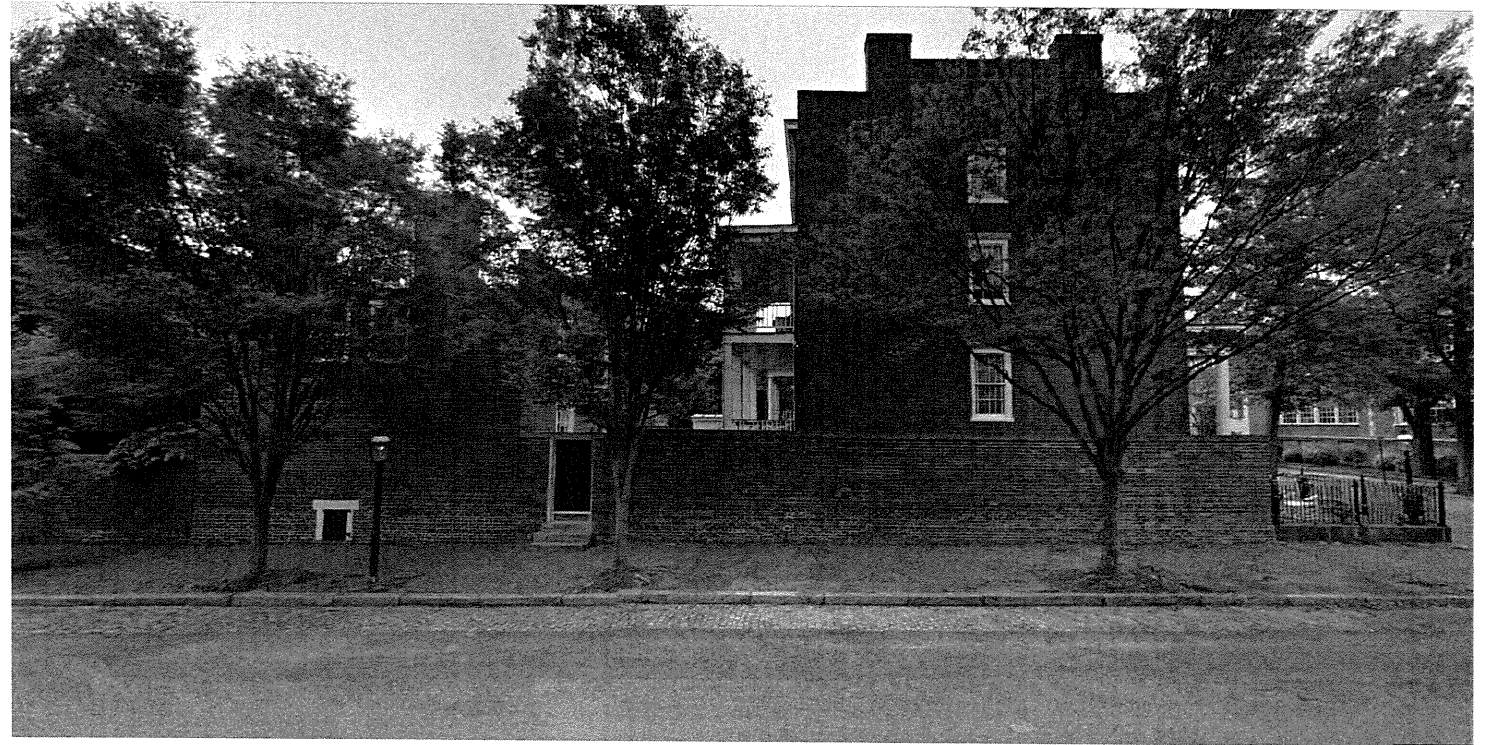
23rd St view

2300 E. Marshall
Carriage House - 28.5' x 19.5'
Lot = 19.8 x 117'



23rd St view
built to property line

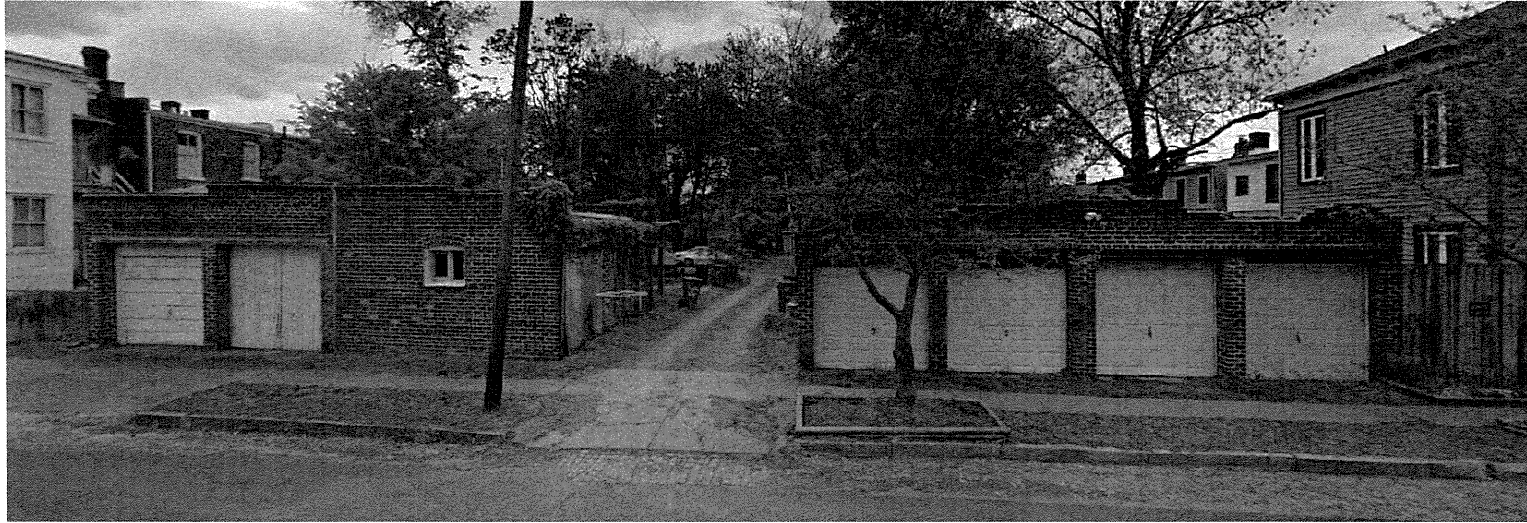
2300 E Grace St.
Carriage House - 28' x 16'
Lot = 45' x 127'



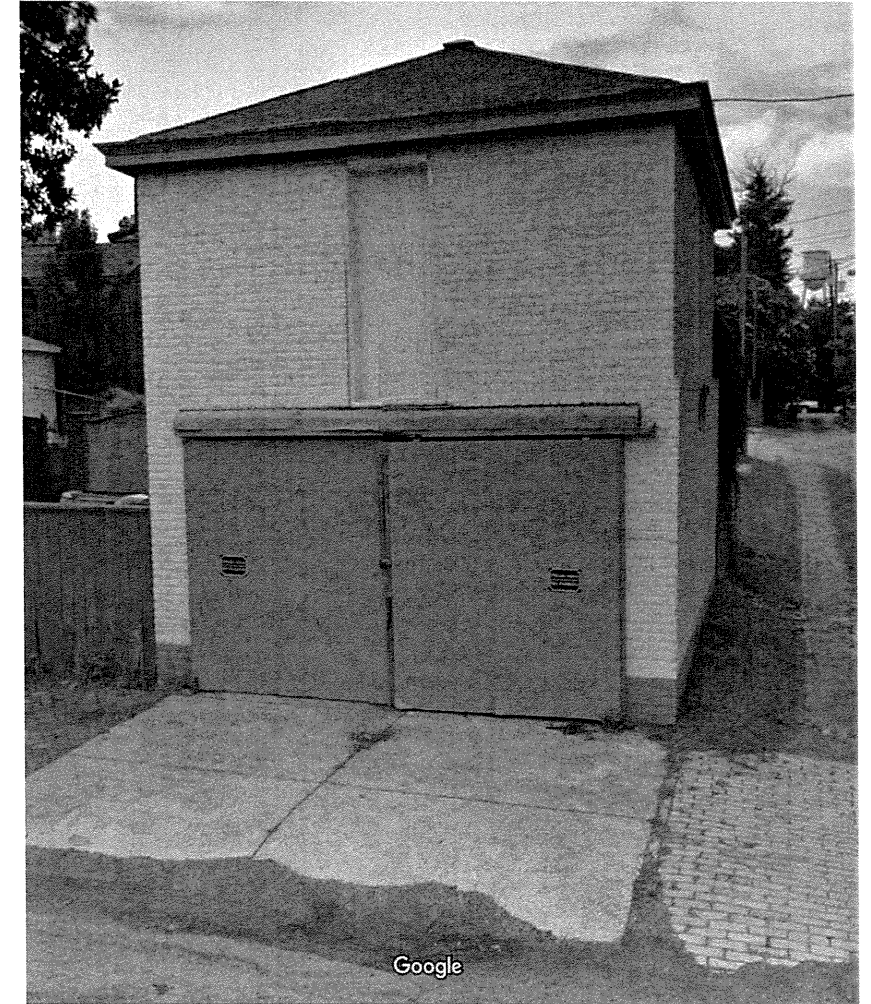
23rd St view
built to property line

2300 E Grace St. Full side view

Curb cuts & build to lot line



Clay St. between 31st and 32nd. St



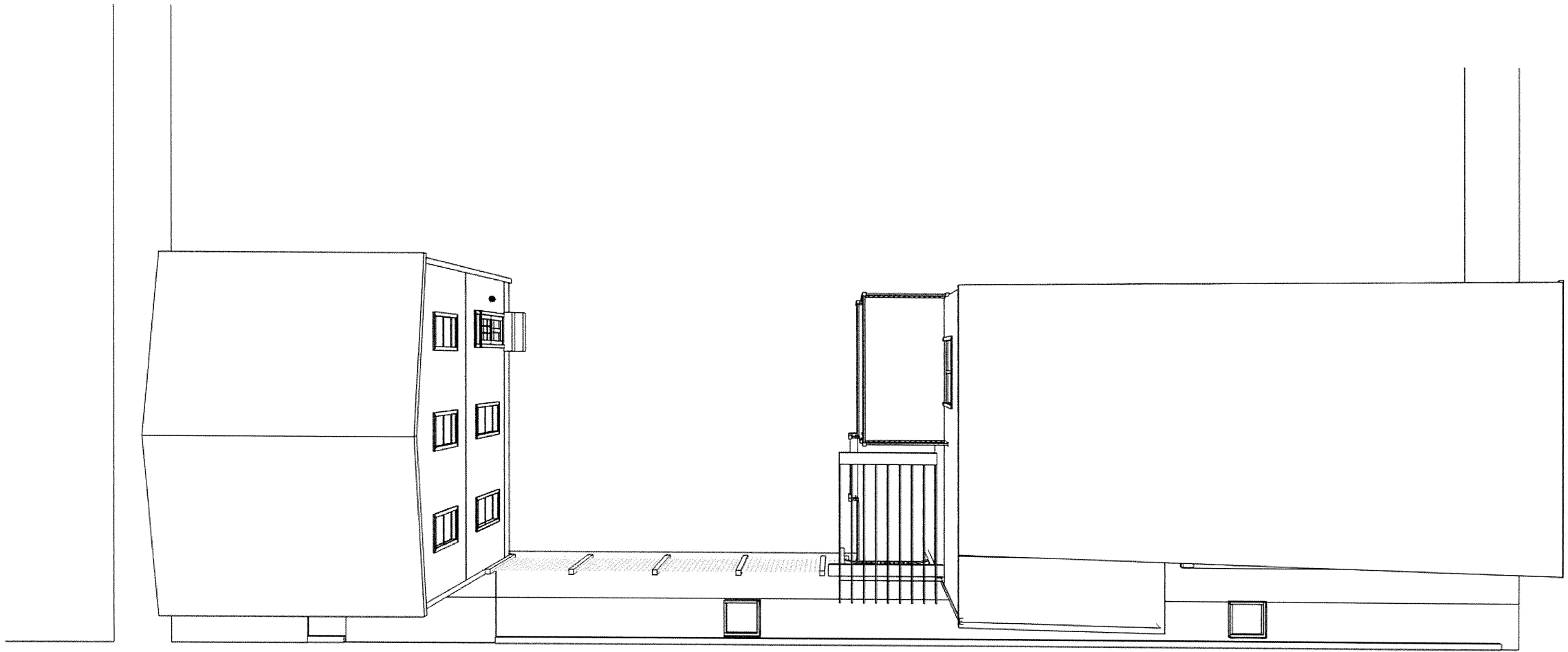
2720 E Broad Carriage house



26th & Cedar new construction - built to lot line

725 n 26th St.

22' wide Carriage house/garage

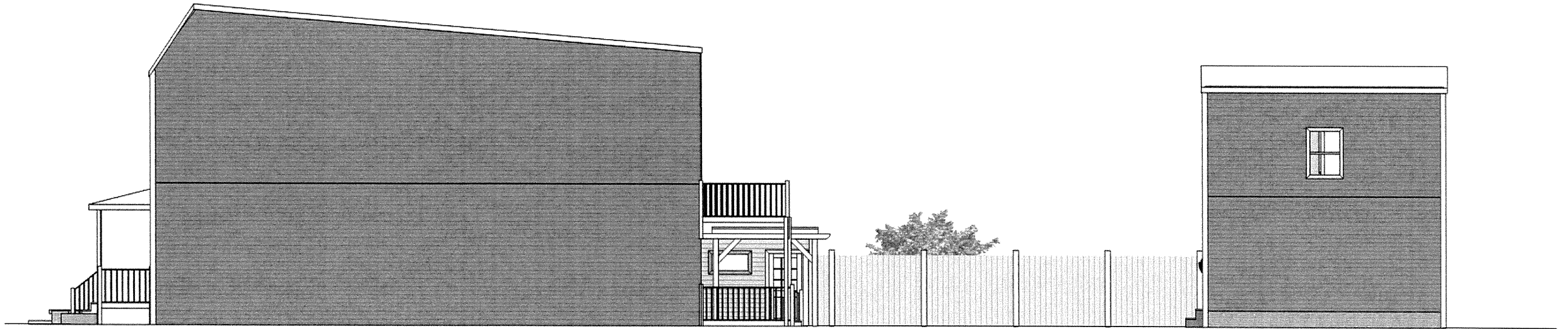


22' birdseye



22' wide Carriage house/garage

725 n 26th Ceder St. Elevation



22' wide Carriage house/garage

725 n 26th neighbor Elevation

rec'd 10.6

22' as proposed, does not exceed 65% lot coverage

