



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: 3312 East Broad DATE: 12/21/18

OWNER'S NAME: Melissa Grayman Charles Powers TEL NO.: 399-7495

AND ADDRESS: 3312 East Broad EMAIL: bryantraylor@gmail.com

CITY, STATE AND ZIPCODE: Richmond VA 23223

ARCHITECT/CONTRACTOR'S NAME: Unlimited Renovations TEL. NO.: 399-7495

AND ADDRESS: 615 Albemarle St. RVA 23220 EMAIL: bryantraylor@gmail.com

CITY, STATE AND ZIPCODE: RVA 23220

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.)

Construct 2 story Rear addition. CAR guidelines to be met through the use of smooth cementus siding, suggestions from Conceptual Review have been added and denoted on Description of Exterior finishes

Signature of Owner or Authorized Agent: X

Name of Owner or Authorized Agent (please print legibly): BRYAN TRAYLOR

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

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



615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

3312 East Broad Street

12/23/18

Description of Exterior Finishes for 16' x 26' 2 story rear addition.

- The addition to the rear of the home will be subordinate to the main house. A 16' x 8' deck is also proposed and only top rail of deck will be visible from public right of way. Top rail to be Richmond Rail.
- Smooth Cementous siding will be installed on new addition. As suggested the reveal of siding will not match the existing reveal of siding on main house. The new siding will be 1.5" different from existing. A smaller reveal on addition would be preferred.
- We would prefer siding reveal to match for continuity however will put our trust in CAR to provide guidance. We feel by matching the reveal of the new and old siding continuity between the structures will be in the best interest of the community at large as well as from a quality standpoint. As mentioned in the previous meeting, "Through the use of different materials and window light patterns, these slight differences will denote the addition as a new structure."*

Changes to plans based upon Conceptual review comments.

- Windows: East facing windows enlarged from 2/0x2/0 to 2/8x3/10. This enlargement is closer to the size pictured in the Rear elevation picture 1987. ***Owners would prefer to have 2/0 x 2/0 windows, as originally proposed. A variety of smaller windows are located within 3 blocks of 3312 E. Broad. Please see attached pictures of similar proposed/desired sized windows on homes located in Historic District. Picture of 1 style of triple window is also included. Triple windows of all sizes and shapes are found on multiple homes along East Broad.***
- 2 over 2 windows with SDL to be 1 over 1 to denote addition
- Second floor rear middle window was adjusted to the center of the addition
- Window/Door schedule is included in plan.
- Rear transom reduced to 18" and denoted on plan. Proposed transom to look similar (in size/scale) as Western transom on existing home. Visible from East Broad. See photo attached.
- Siding reveal will not match from addition to existing home. ***However we would prefer to have siding reveal match.***



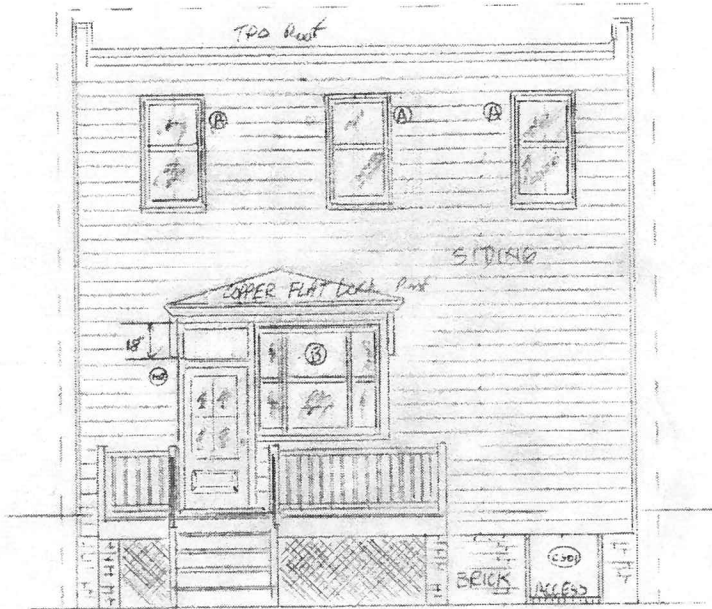
615 Albemarle Street Richmond, VA 23220 Ph 804.780.2628 Fax 804.780.0038

Exterior finishes addition:

1. Foundation to be running bond brick. Not visible from right of way.
2. Smooth Cementous siding, PVC corners, Myratec fascia and trim details. Reveal to match existing home. Downspouts to be round from new construction built in gutter.
3. Color of siding and trim to match existing home.
4. Window and door sight lines to be maintained.
5. Windows to be Jeldwen 1 over 1, (aluminum clad) as suggested during conceptual review. Exterior trim of windows to be the same as existing windows in main house.
6. Rear porch roof to be copper flat lock.
7. Rear triple window to remain and will be partially obscured by fence and existing shed. Existing shed upon completion of addition will be moved to be directly behind the addition and thusly block the rear triple window and door.
8. Richmond rail to be used for deck railing. Opaque stain to be used on pickets and exposed deck wood.

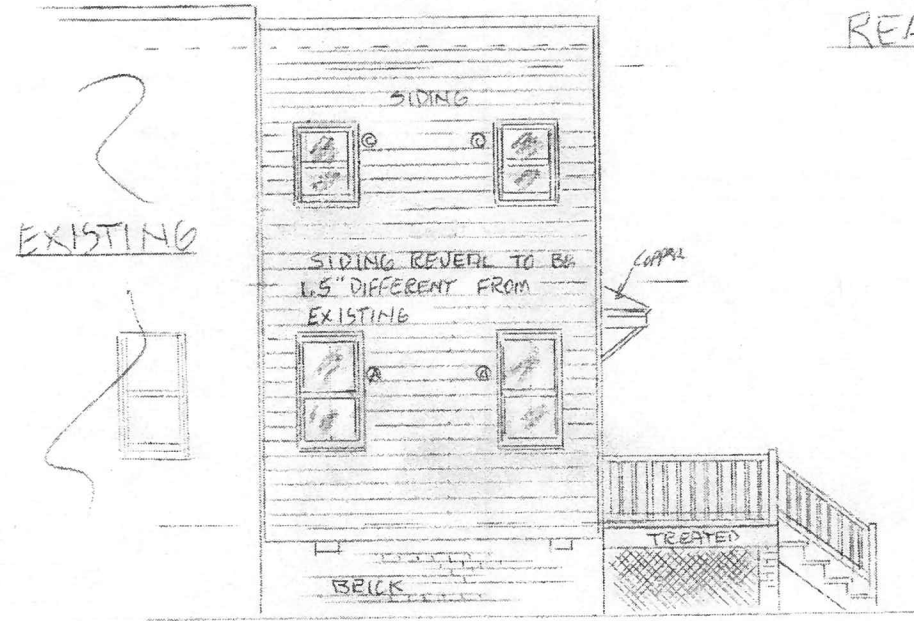
Respectfully submitted

Bryan Traylor
Unlimited Renovations LLC

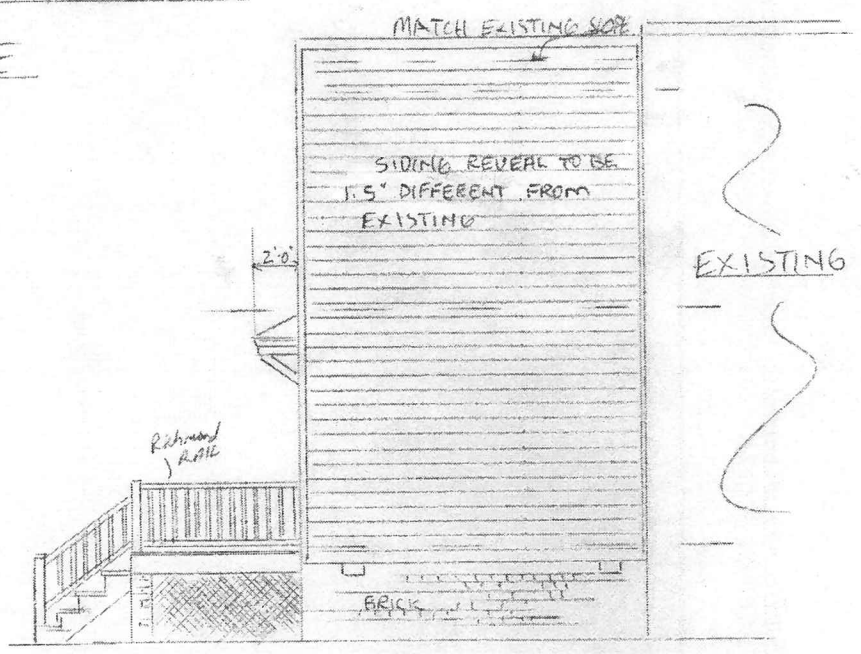


WINDOW SCHEDULE / area!	
A	2'-8" x 5'-6" SCREEN AL CLAD
B	1'-0" x 3'-0" x 1'-0" x 4'-10" SCREEN AL CLAD
C	2'-8" x 3'-10"
EXT DOOR SCHEDULE	
102	3'-0" x 6'-8" + 3'-0" x 1'-6" TRANSLUM MACHIN Fiberglass

REAR ELE



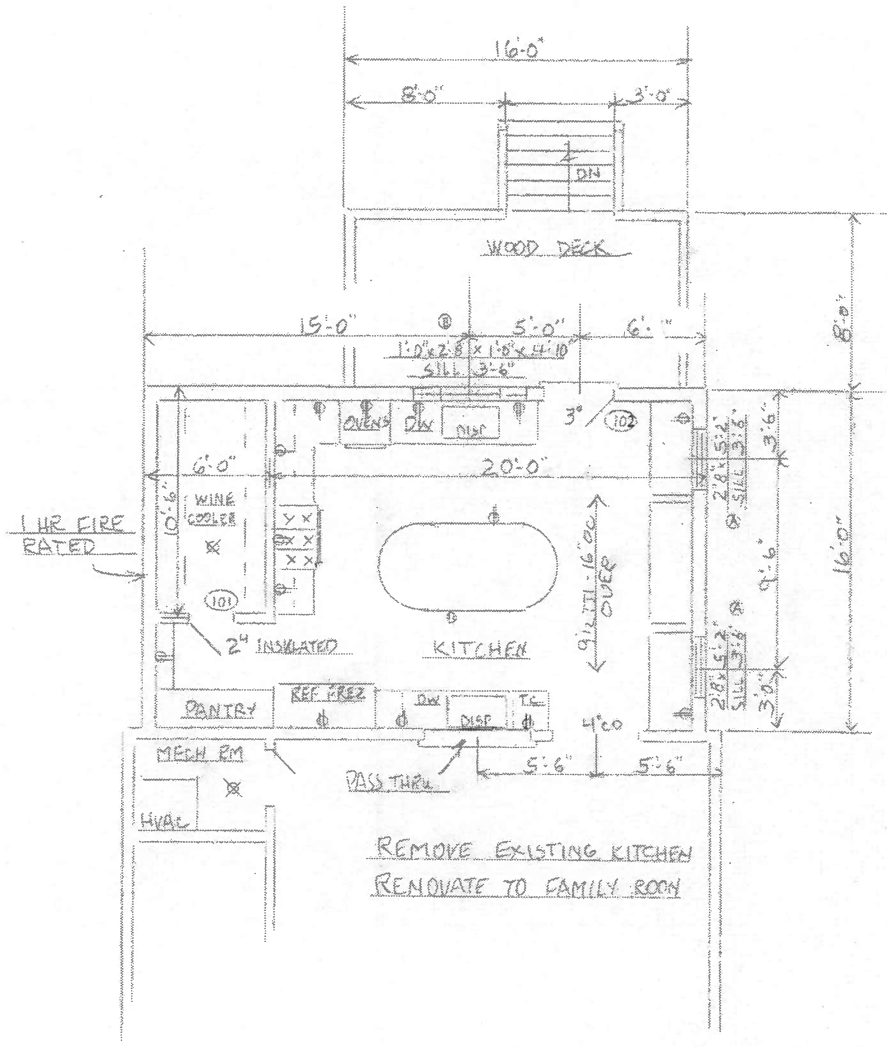
RIGHT SIDE ELE



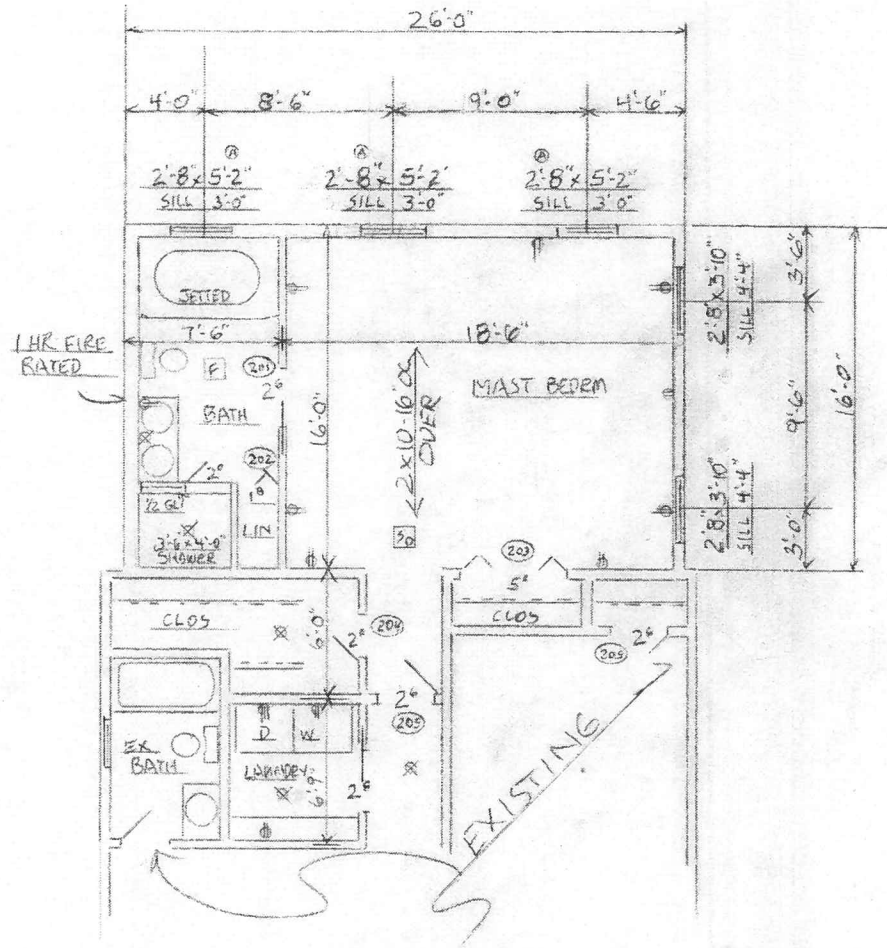
LEFT SIDE ELE

ADDITION
3312 E BROAD ST

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



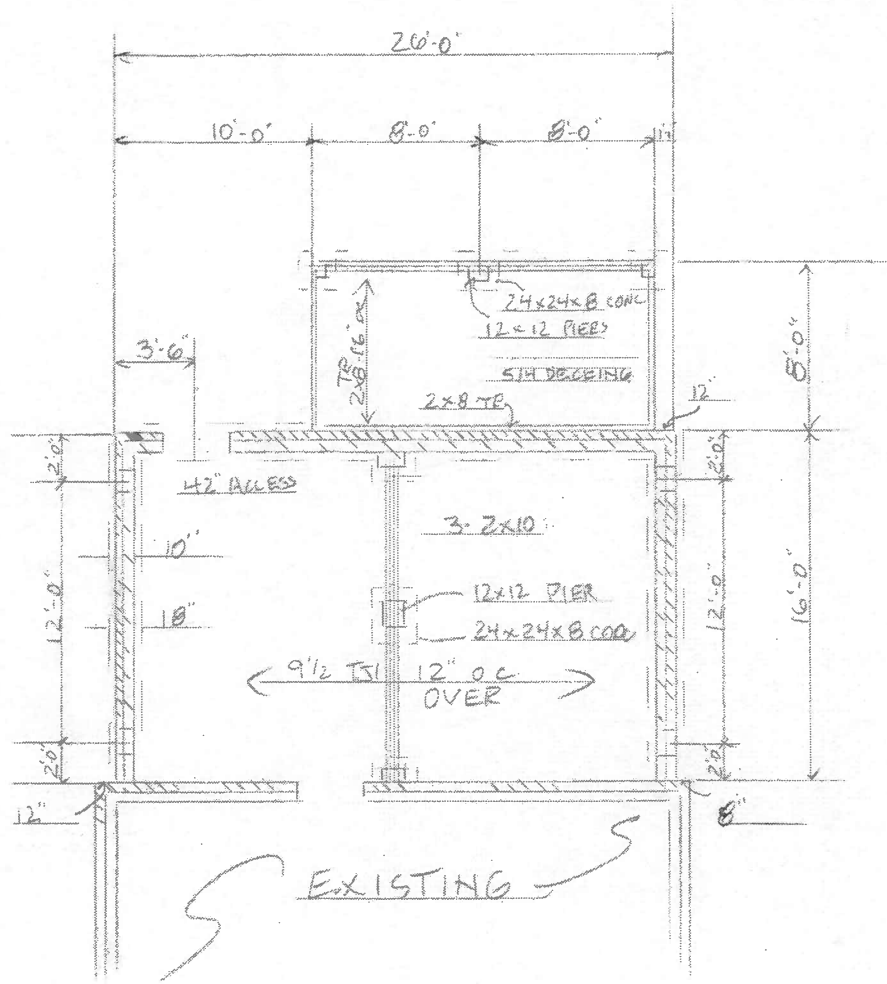
FIRST FLOOR



SECOND FLOOR

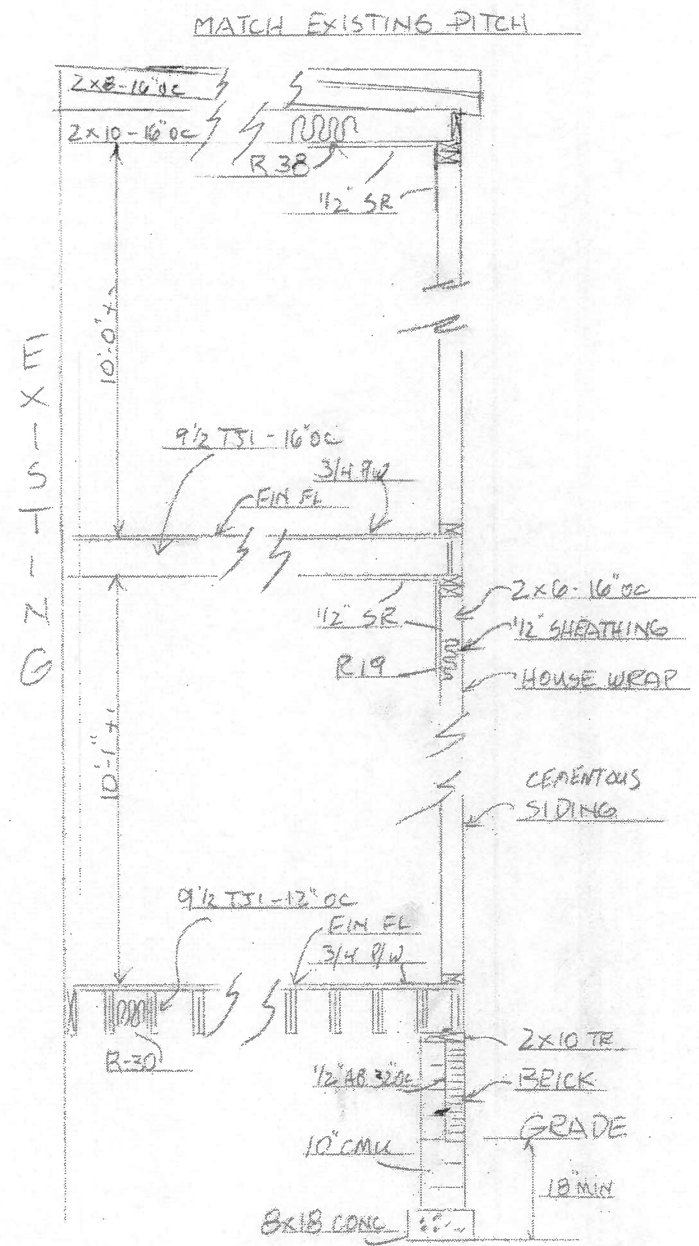
ADDITION & RENOVATION
3312 E BROAD ST

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

ADDITION & RENOVATION
3312 E. BROAD ST



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

OCT 2018

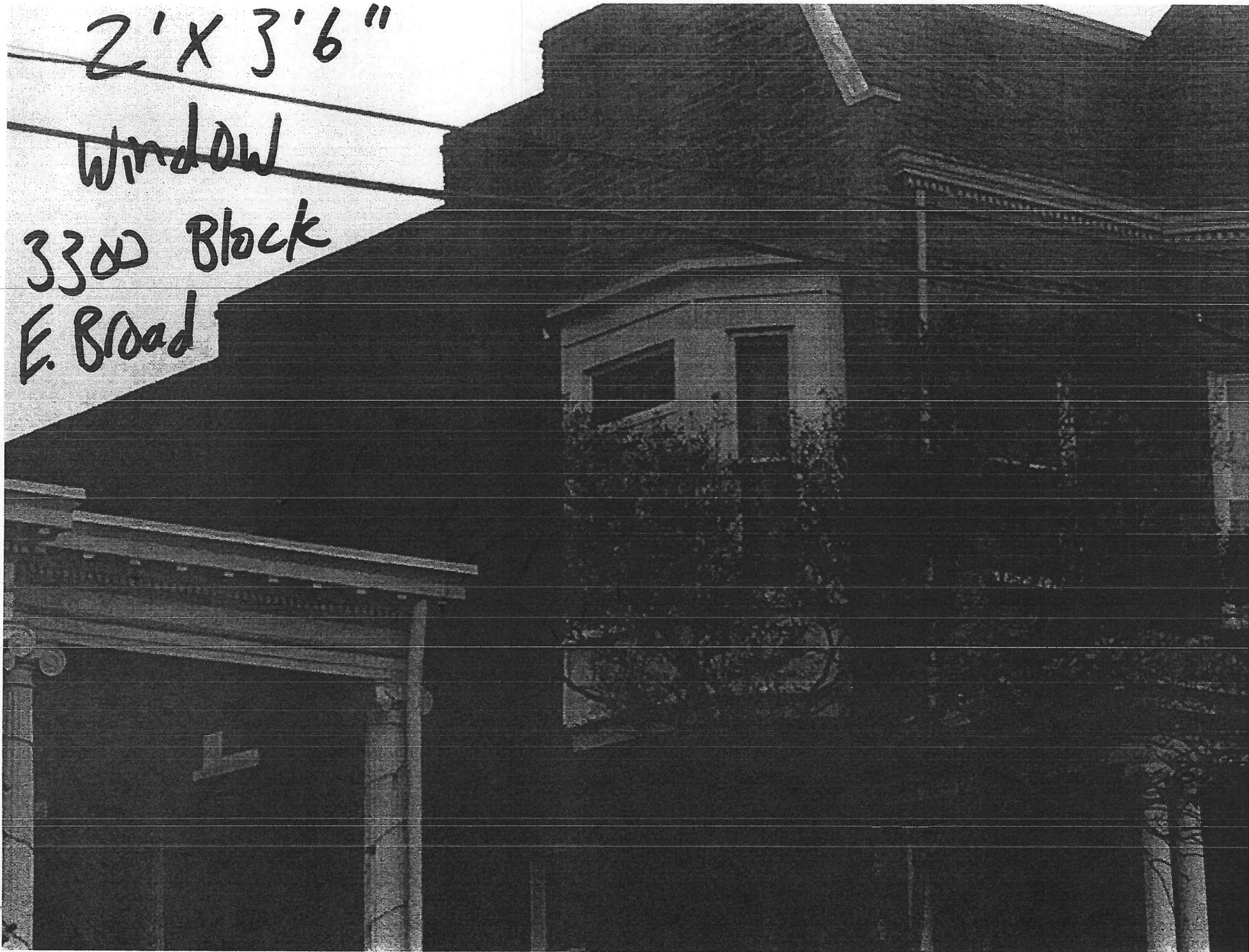


2' X 3'6"

Window

3300 Block

E. Broad



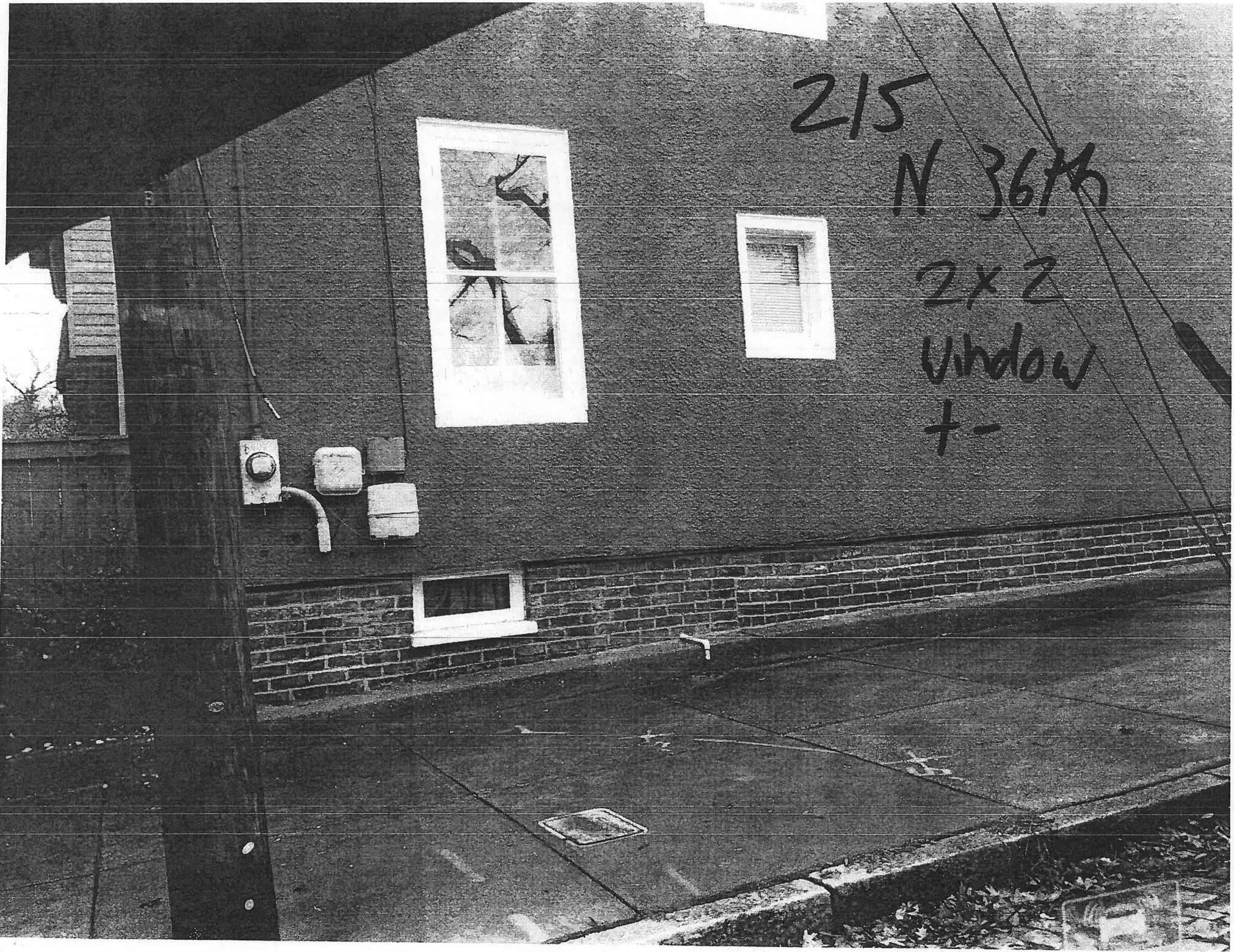
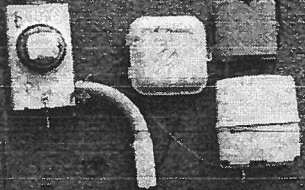
215

N 36th

2x2

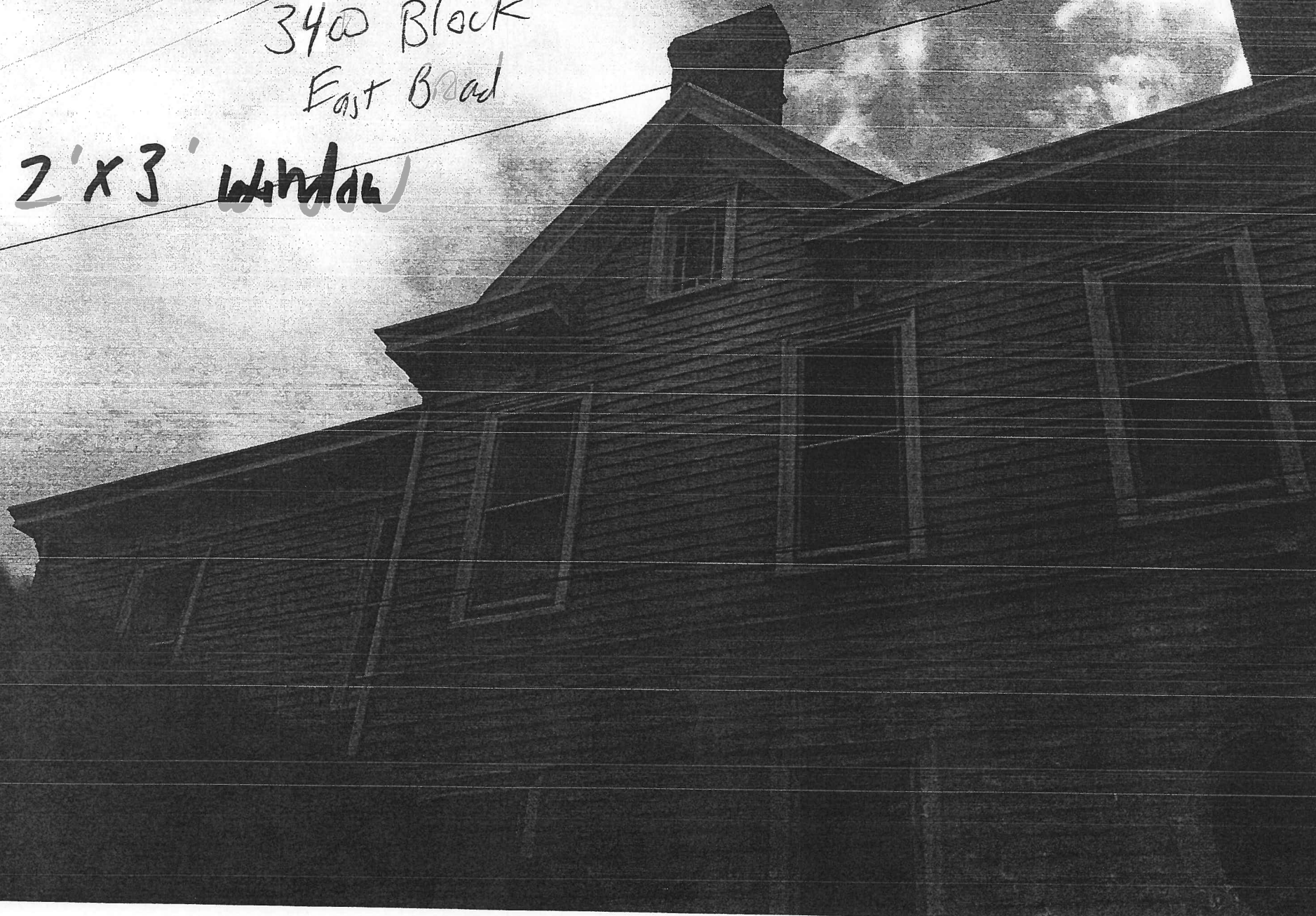
Window

+ -



3400 Block
East Broad

2'x3' window



Triple window
design

