



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2711 E. BROAD STREET

Historic district ST. JOHN'S CHURCH ADHISTORIC

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

Name ALLI ALLIGOOD & STEWART SAWARTZ Phone 703-869-6437

Company _____ Email aalligood@icloud.com

Mailing Address 2711 E. BROAD STREET
RICHMOND, VA 23223

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

OWNER INFORMATION (if different from above)

Name SAME Company _____

Mailing Address _____ Phone _____

_____ Email _____

PROJECT INFORMATION

Review Type: ☐ Conceptual Review ☒ Final Review

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

Project Description: (attach additional sheets if needed)

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. 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 [Signature] [Signature] Date 25 JAN 2019



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: 2711 E. BROAD STREET

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

Alli Alligood and Stewart Schwartz
2711 East Broad Street
Richmond, VA 23223

January 25, 2019

Commission of Architectural Review
900 E. Broad St., Room 510
Richmond, VA 23219

Re: COA-044893-2018 Final Application

Dear Chair Klaus and members of the Commission:

Thank you for your conceptual review and feedback (Nov 27, 2018) of our application for a new construction accessory dwelling unit at 2711 East Broad Street.

Based upon your feedback we have switched from a gable roof to a lower-height traditional shed roof with parapets on three sides in keeping with historic structures in the neighborhood. We have also aligned the windows on the south, east, and west elevations, made the style more consistent between the four sides, and added painted wood sills.

We have also responded to staff comments with details on the fence design, dimensioned context site plan and elevation, window specifications, and included a detailed statement on how the project conforms to the guidelines. We also plan to build a 9x15 wood-frame toolshed as shown on the site plan, but will be submitting this separately in your next cycle.

Summary:

The proposed new accessory dwelling unit is a 17 x 24 foot, 2-story wood frame with stucco building to be constructed at the rear of 2711 East Broad Street in the St John's Church Old and Historic District.

Historic accessory dwelling units and carriage houses can be found throughout the St John's Church Old and Historic district, and those that pre-date the zoning ordinance are permitted to be occupied dwellings in the R-6 zone. The city record from 1948 shows an outbuilding once present at the rear of the lot. The adjoining property at 2709 East Broad Street has a two-story carriage house. Since new ADUs in the R-6 zone must have a special use permit, a separate SUP application has been filed with the city.

RESIDENTIAL OUTBUILDINGS (PG 51, #s 1-3)

1. *Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.*
2. *Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.*
3. *New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.*

Description: The 2-story ADU will be stucco on frame to reflect the stucco found on the front and rear of the main home. It will have a sloped shed roof with equal height parapets on the north, east, and west sides. The parapets will be capped with brown metal flashing extending down 6 inches from the top of the parapet and acting as a cornice. The gutter will be located on the south end of the building at the alley similar to historic carriage houses and typical garages in the neighborhood. The downspout will be at the SE corner.

The ADU will be located at the rear of the lot in keeping with the location of historic carriage houses and garages, and aligned with the western wall of the main home on the same side of the double lot as the main home. It will be set back 5 feet from the rear (alley) lot line and 5 feet from the east side lot line per code.

The ADU will share the dimensions of many historic two-story carriage houses in the neighborhood which range in width from 13 to 22 feet and in length from 18 to 30 feet. The carriage house on the adjacent lot at 2709 is 13 x 28 feet and 18 to 20 feet tall. The footprint of the ADU combined with that of the main home and two small accessory buildings will occupy just 24% of the double lot, and well within the 55% lot coverage limit.

FORM (PG 46, #1)

1. *New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.*

Description: As noted in the description of the ADU above, the new ADU will mirror the form of existing two-story carriage houses in the neighborhood.

HEIGHT, WIDTH, PROPORTION & MASSING (PG 47, #s 1 & 3)

1. *New residential construction should respect the typical height of surrounding residential buildings.*
2. *(3) The cornice height should be compatible with that of adjacent historic buildings.*

Description: The ADU will be 20 feet tall to the top of the parapet. This will be lower than the main home which has a rear addition that is 23 feet 11 inches tall to the top of the rear parapet (the front of the main home about 26 feet tall). The carriage house on the adjacent lot at 2709 is 18 to 20 feet tall.

MATERIALS & COLORS (PG 47, #s 2, 3, 5)

2. *Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

Description: Stucco finish has been selected to avoid replicating historic brick and to match the stucco on the front of the main home, which we believe dates to a 1948 permit and renovation noted in the historical record. It also matches the stucco finish we added in 2016 to cover up the cinder block on the second floor of the addition (which we believe may also date to 1948). The color of the stucco finish will be Benjamin Moore Montgomery White to match that of the primary home.

The roof, which will not be visible from the ground, will be TPO and the parapet will be capped with brown metal flashing extending 6 inches down. The gutter will be copper half-round with copper downspout. Windows will be either Jeld-Wen wood with aluminum cladding or Marvin Integrity line ULTREX® pultruded fiberglass and wood, and doors will be wood.

3. *Paint colors for new additions should complement the historically appropriate colors used on the primary structure. Paint colors used should be similar to the historically appropriate colors already found in the district (see Painting Section starting on page 60).*

Description: The color for the stucco will be Benjamin Moore Montgomery White to match that of the primary home, a color found on the home when we purchased it in 2005. CAR approved the stucco finish and color for the addition on September 22, 2009 (CAR Certificate 09-081).

Window color will be black, and the doors will be Benjamin Moore Black Forest Green or darker.

5. *Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view...*

Description: The HVAC condensing unit will be located between the rear of the building and the rear fence, screened from view. The condensate line and drain line will be hidden behind a rectangular brown metal chase. The electric meter will be located on the rear wall of the house with power connection to the alley running electric service.

Windows and Doors (PG 49, #3)

3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.

Description: All windows will be casement or awning – Windows will be either Jeld-Wen wood with aluminum cladding or Marvin Integrity line ULTREX® pultruded fiberglass, and inset from the stucco by about 1.5 inches, matching the recess used for windows on the addition to the main home. The kitchen door on the west elevation will be solid wood and the French doors will be wood with six divided lights.

The north facing elevation will include a 5 ft 8 in wide x 6 ft 8 in tall wood French doors with divided lights in each door, and an awning transom window above for a total door/transom height of 8 feet. The second floor will include three casement windows (2 ft 6 in wide by 5 ft tall) with six divided lights in each window. This configuration of the doors and windows reflects the French door and windows on the rear of the main house.

Per the recommendation of the Commission and staff, the windows and doors on the south, east, and west elevations have been aligned vertically, and now provide greater symmetry in reference to historic accessory buildings in the neighborhoods. Window sizes on these elevations have been increased per the Commission's recommendation. The second-floor windows on the south, east and west elevations will be 2 ft 4 in wide x 3 ft 8 in tall, vertically-oriented casements with 4 divided lights in each window. The first-floor on the south, east and west elevations will have 2 ft 4 in wide x 2 ft 6 in tall awning windows with two lights each.

We tested various window styles including single light casement, double-hung with single light sashes, and double-hung two over twos, and find the four light casements (S, E, W) and six light casements (N) to be the most pleasing and compatible with our main home, while looking distinctive from historic window styles.

Fences and Walls (PG 51, #s 1-3)

1. Fence, wall, and gate designs should respect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.

2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.

3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.

Description: We will retain the existing fence style and materials (see photos). The fence is pressure-treated wood with 4 x 4-inch flat-topped posts every 10 feet, simple pointed 2.5-inch wide boards, and a slight curvature up from the middle of each section to the posts. The posts are 6 feet tall at the high points and 5 feet 8 inches tall low point in the middle of the 10-foot long sections.

Lighting

The ADU will include exterior 9-inch cylindrical downlights in a matte nickel or a dark finish with one at the side-door on the west elevation and one on either side of the French doors on the north elevation. Product description is provided with this application.

Thank you for taking the time to consider this application. Please call if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Alli Alligood", written in a cursive style.

Alli Alligood

A handwritten signature in black ink, appearing to read "Stewart Schwartz", written in a cursive style.

Stewart Schwartz

Window and Door Schedule – 2711 East Broad Street

	Description	Dimensions (w x h)	Quantity
North Elevation			
First Floor	French doors - Wood	5 ft 8 in x 6 ft 8 in	1 (pair)
	Transom window -	5 ft 8 in x 1 ft 4 in	1
Second Floor	Casement windows – aluminum clad wood or exterior fiberglass	2 ft 6 in x 5 ft	3
South Elevation			
First Floor	Awning window – aluminum clad wood or exterior fiberglass	2 ft 4 in x 2 ft 6 in	1
Second Floor	Casement windows – aluminum clad wood or exterior fiberglass	2 ft 4 in x 3 ft 8 in	2
East Elevation			
First Floor	Awning windows – aluminum clad wood or exterior fiberglass	2 ft 4 in x 2 ft 6 in	2
Second Floor	Casement window – aluminum clad wood or exterior fiberglass	2 ft 4 in x 3 ft 8 in	1
West Elevation			
First Floor	Awning window – aluminum clad wood or exterior fiberglass	2 ft 4 in x 2 ft 6 in	1
	Door - Wood	30 in x 6 ft 8 in	1
	Transom window -	30 in x 1 ft 4 in	1
Second Floor	Casement window – aluminum clad wood or exterior fiberglass	2 ft 4 in x 3 ft 8 in	1

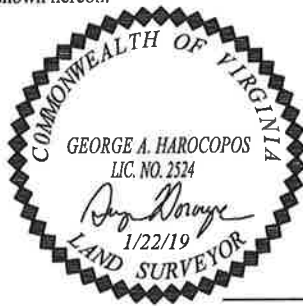
Windows are to be either Jeld-Wen wood with aluminum cladding or Marvin Integrity line ULTREX® pultruded fiberglass and wood interior. Windows will be inset about 1.5 inches from the exterior stucco.

Doors will be wood.

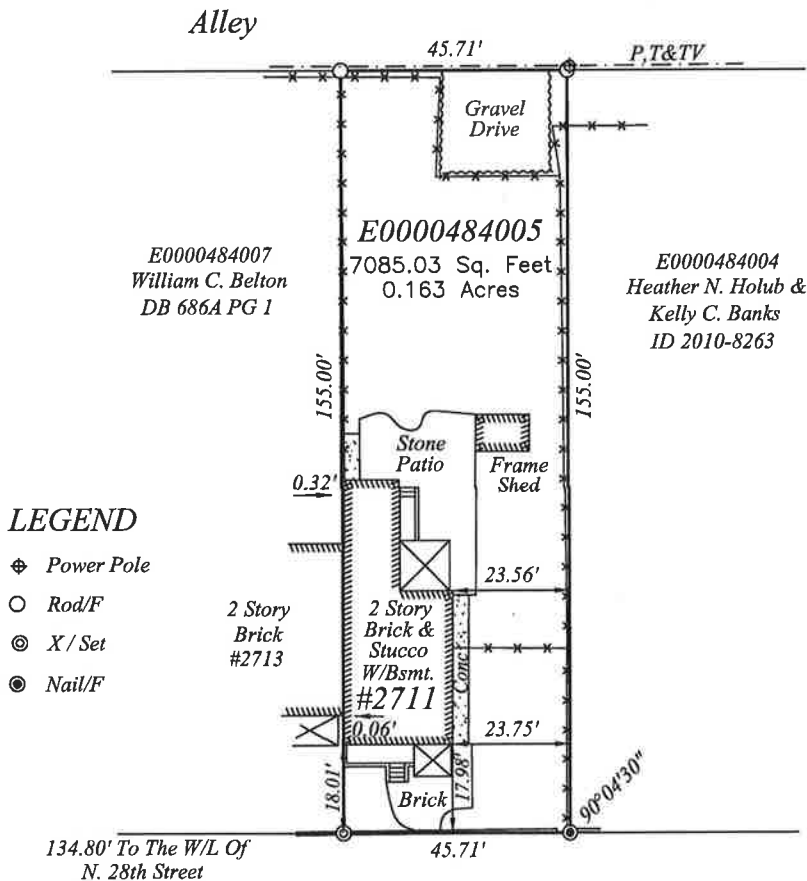
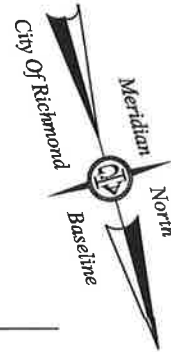
This is to certify that on 1/22/19
I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS
TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
COMMUNITY PANEL NUMBERS
5101290043E

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



Note: Utilities Underground



E. BROAD STREET

SURVEY OF
LOT AND IMPROVEMENTS THEREON LOCATED AT
#2711 E. BROAD STREET
RICHMOND, VIRGINIA

JN 48172

A. G. HAROCOPOS & 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 AGHAROCOPOS72@GMAIL.COM

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
USE OF ALI ALLIGOOD

Scale 1"=30' Date 1/22/19 Drawn by GAH

Front and rear photographs of 2711 East Broad Street

Main home from East Broad Street



E. Broad Street view south through side yard



View of rear yard from porch. ADU will be sited where invasive mulberry trees are seen.



Rear of home showing stucco on 2nd floor. Height to parapet is 23 feet



View from alley north to main home. West wall of new ADU will align with left post of existing gate and west wall of main home. Fence design shown – this design to be retained.



Adjacent Carriage House at 2707 E. Broad Street (18 to 20 feet tall, sloping down from right to left)



Apartment building behind 2711 East Broad is taller than the proposed ADU



Close-up of existing fence -- design to be retained when fence replaced behind the ADU



Existing gate -- design will be retained



CAR Application for 2711 East Broad Street – Examples of carriage houses with 3-side equal height parapets; and one example (lower right) of gutter and downspout similar to proposed

Carriage house; 2717 East Grace Street



Carriage house; 210 N. 23rd Street



Carriage house; 2200 East Grace Street



Example of metal half-round gutter and downspout, no soffit, and metal cap at 3516 East Broad Street; similar to proposed



Photographs of window comparisons

Example of window arrangement similar to north elevation of proposed ADU



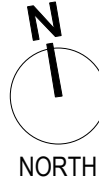
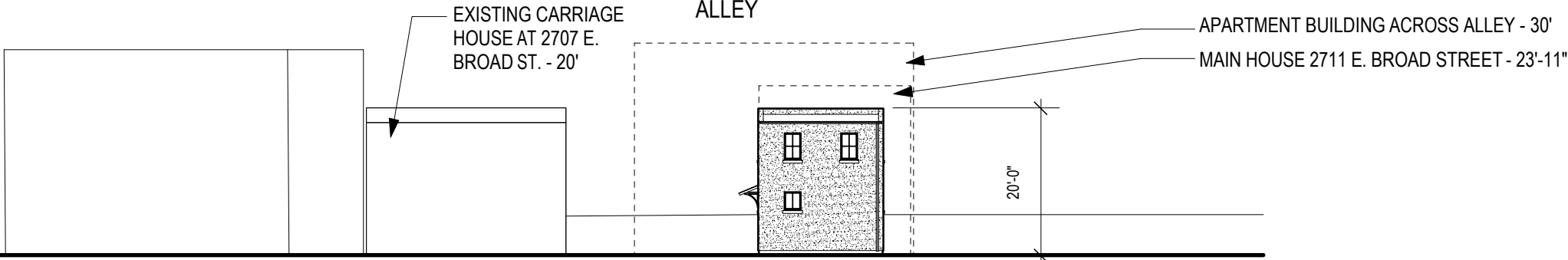
Example of square windows on side and rear next door at 2707 E Broad Street; side windows have single vertical mullion



Examples of square windows at 2623 East Broad Street; side windows have single vertical mullion

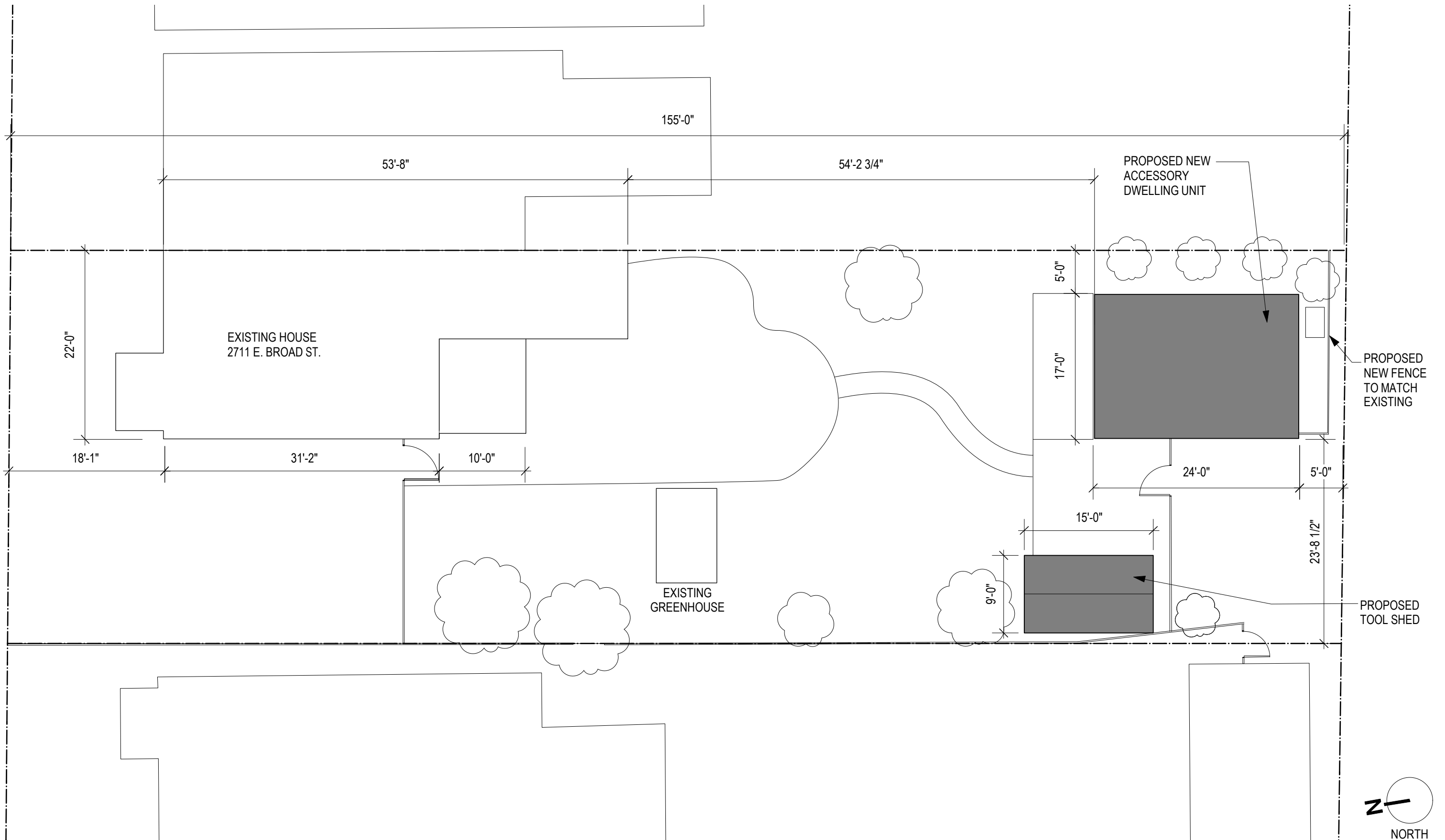


EAST BROAD STREET

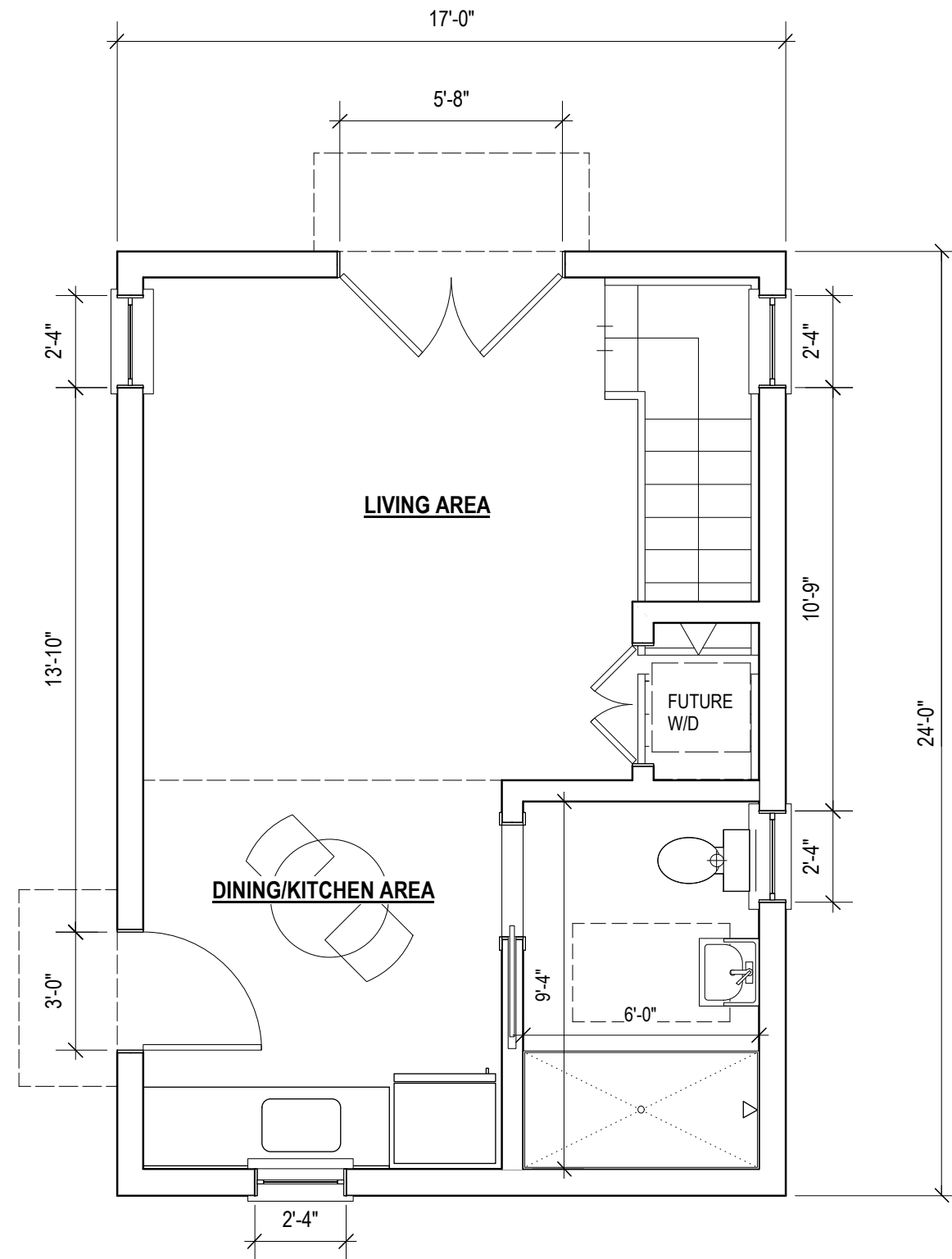


BLOCK PLAN BETWEEN 27th AND 28th STREETS
Scale: 1" = 20'-0"

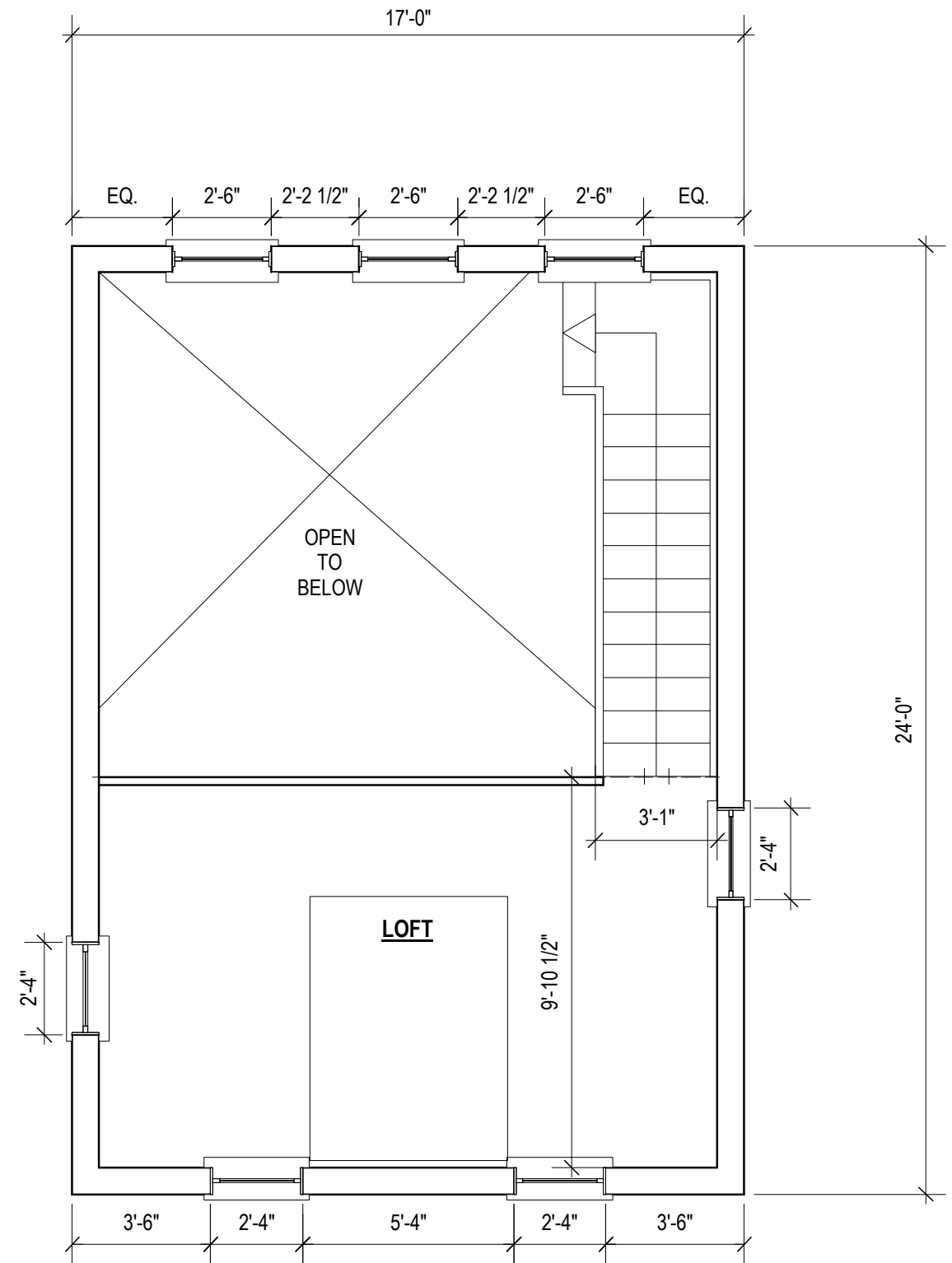
EAST BROAD STREET



PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"

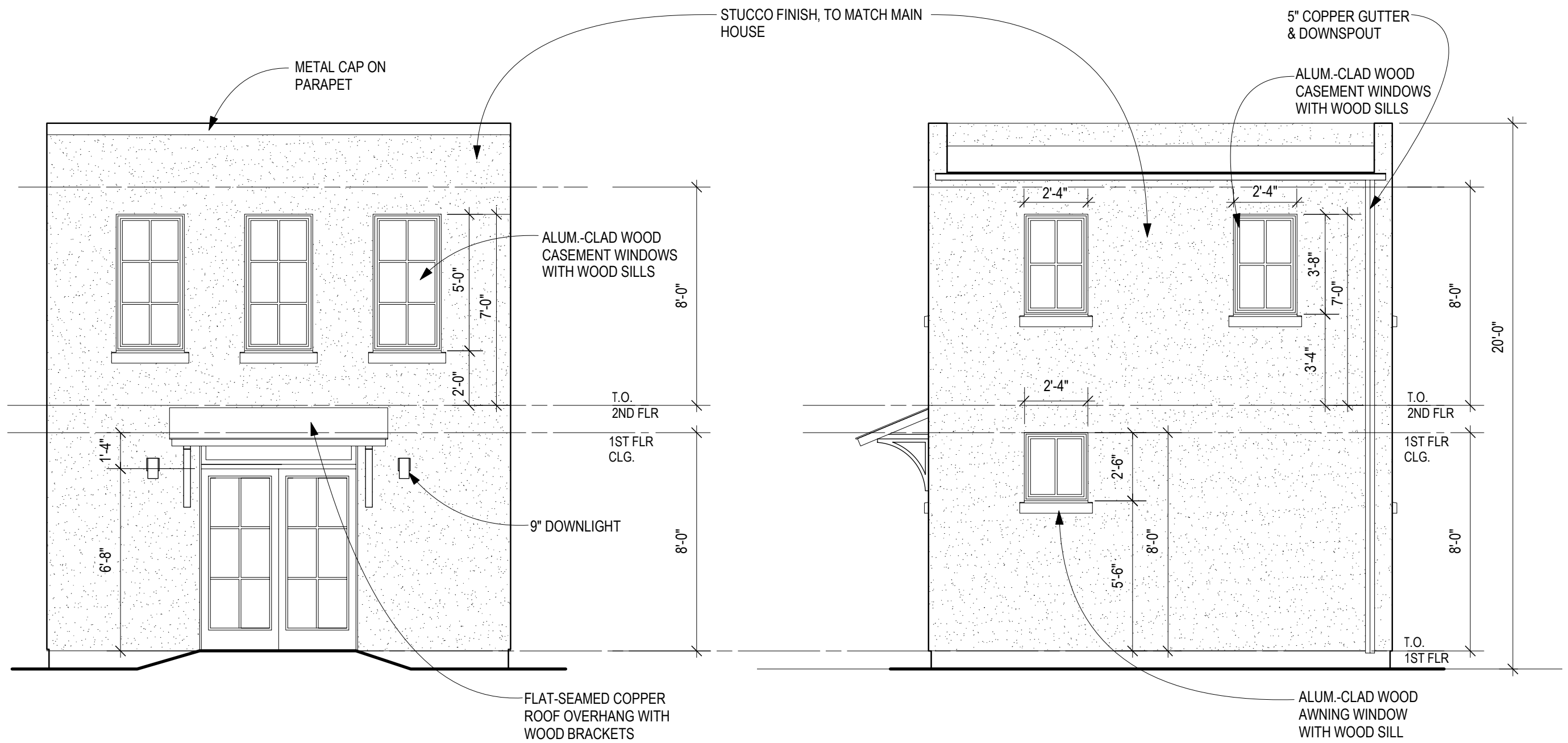


FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



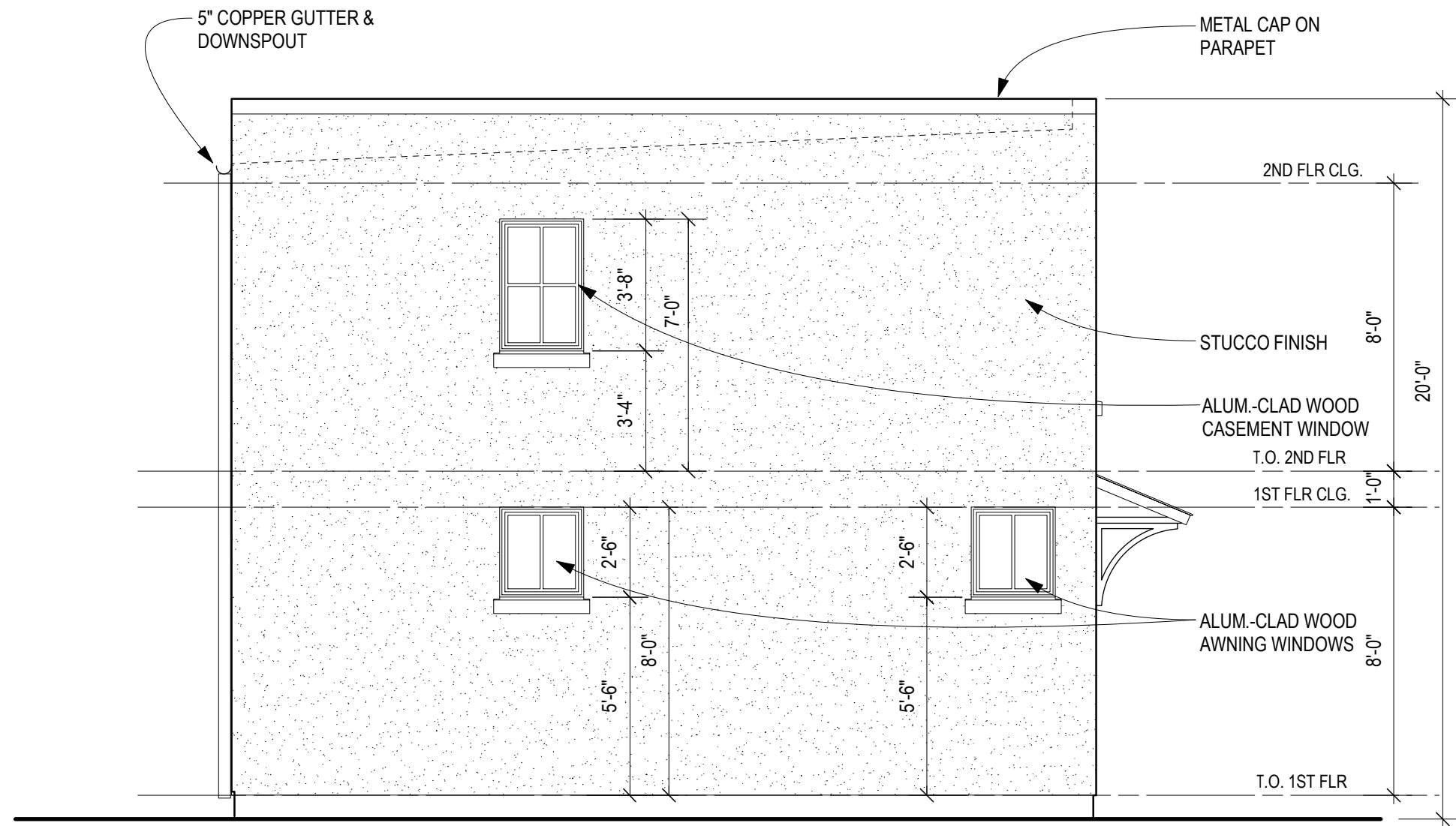
SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



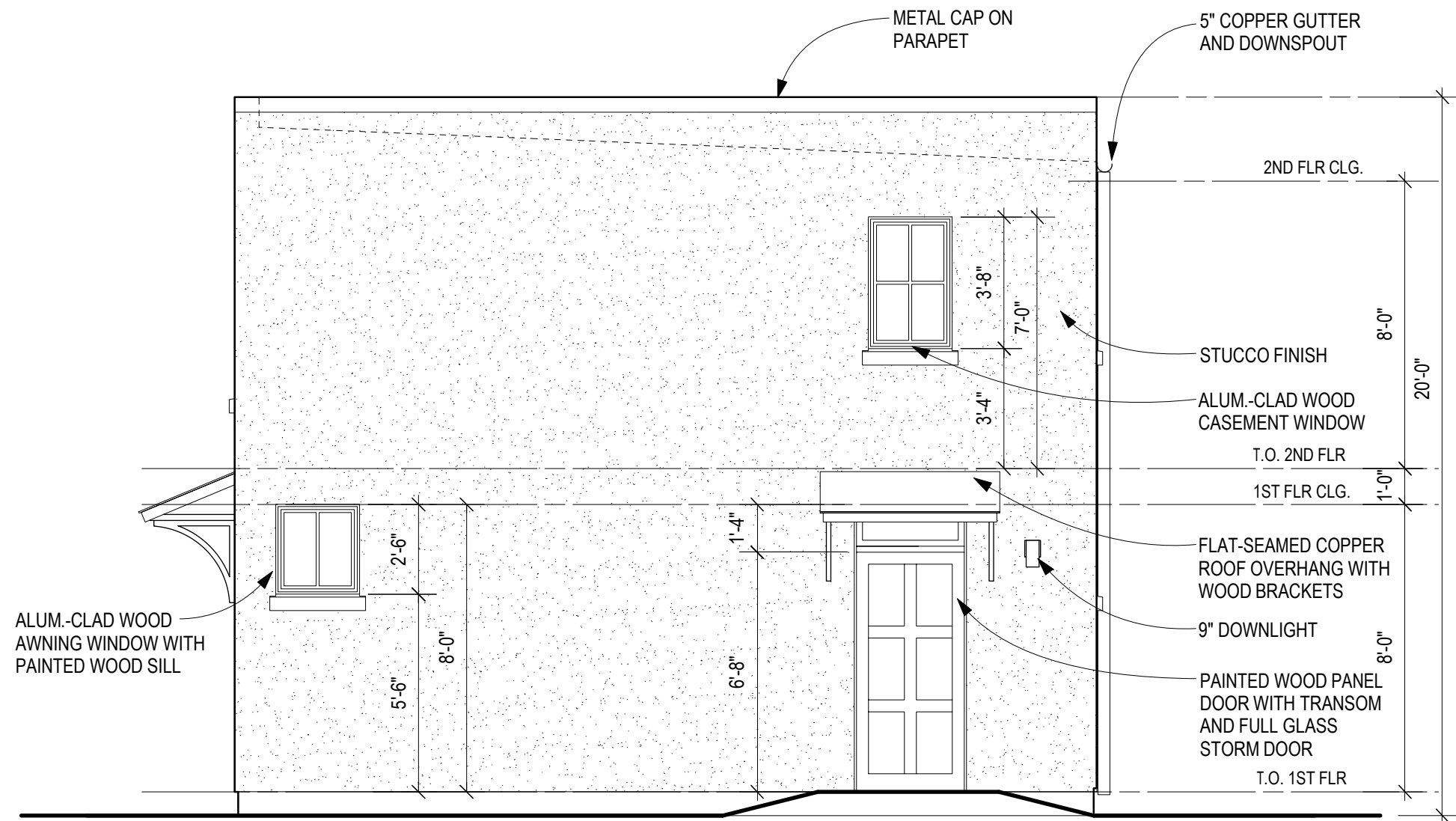


NORTH ELEVATION (Facing main house)
Scale: 1/4" = 1'-0"

SOUTH ELEVATION (Facing alley)
Scale: 1/4" = 1'-0"



EAST ELEVATION
Scale: 1/4" = 1'-0"



WEST ELEVATION
Scale: 1/4" = 1'-0"