



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: 215 W CLAY ST (aka 435 BROOK RD) DATE: 09.30.2016

OWNER'S NAME: _____ TEL NO.: _____

AND ADDRESS: _____ EMAIL: _____

CITY, STATE AND ZIPCODE: _____

ARCHITECT/CONTRACTOR'S NAME: 510 ARCHITECTS LLC TEL. NO.: 804.353.1576

AND ADDRESS: 3802 NOBLE AVE EMAIL: hgrutzius@510architects.com

CITY, STATE AND ZIPCODE: RICHMOND, VA 23222

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*.)

Modifications indicated on attached drawings to generally include:

- replacement/infill of window/door units within existing brick openings (note: existing corner display windows and entry door to remain)
- relocation of Brook Rd secondary entry door within existing brick openings
- currently painted elements to be prepped and repainted in color from CAR paint color palette, except as noted below
- Brook Rd and Clay St secondary entry doors to be painted in color to be selected by Owner
- sidewalk repair/modifications and meter relocation as approved by DPW/ DPU

Signature of Owner or Authorized Agent: X _____

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

(Space below for staff use only)

RECEIVED

Received by Commission Secretary

SEP 30 2016

APPLICATION NO. _____

DATE _____

3:58

SCHEDULED FOR _____

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

September 30, 2016

Commission of Architectural Review
City of Richmond
900 East Broad Street, Room 510
Richmond, VA 23219

Re: WINDOWS AT 215 W CLAY ST

Dear Commission Members:

For the proposed renovations to the building located at 215 W Clay St in Jackson Ward, we request to replace the existing wood windows due to the overall poor condition. It appears that the windows original to the structure have not been well maintained over the years and are severely deteriorated.

The attached photographs show examples of existing window frames, muntins, and sills that are largely representative of the window conditions throughout the building. The windows show multiple locations of split or rotted wood, layers of paint applied without proper preparation, and evidence of improper alterations or repairs such as fastening the sashes in place or poorly installing a plexi-glass type material over the muntins. The window units are inoperable in most circumstances due to condition and, in our opinion, beyond repair.

Note that the display windows at the corner entrance are in better overall condition, and we propose to keep these in place with repairs as needed.

Please feel free to contact me should you require further information.

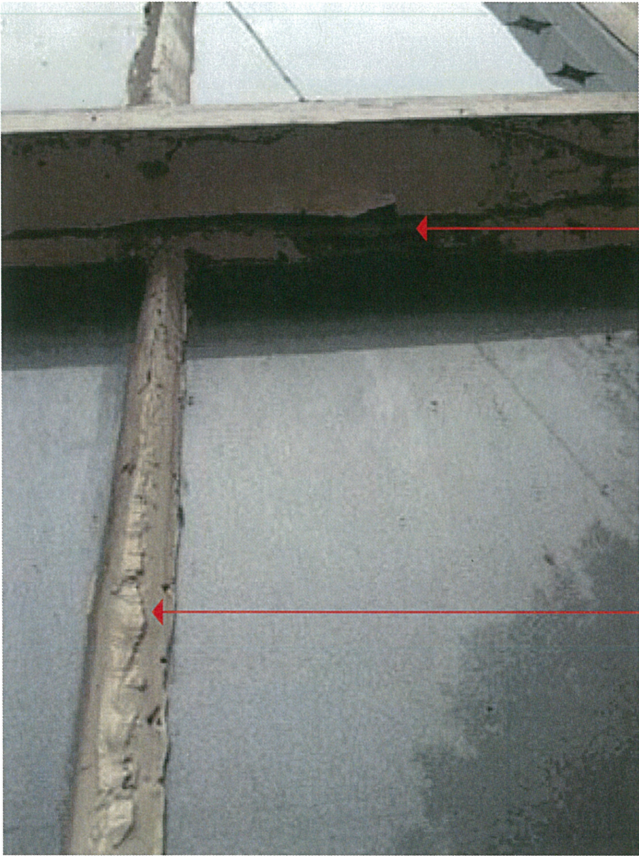
Regards,



Heather Grutzius, RA

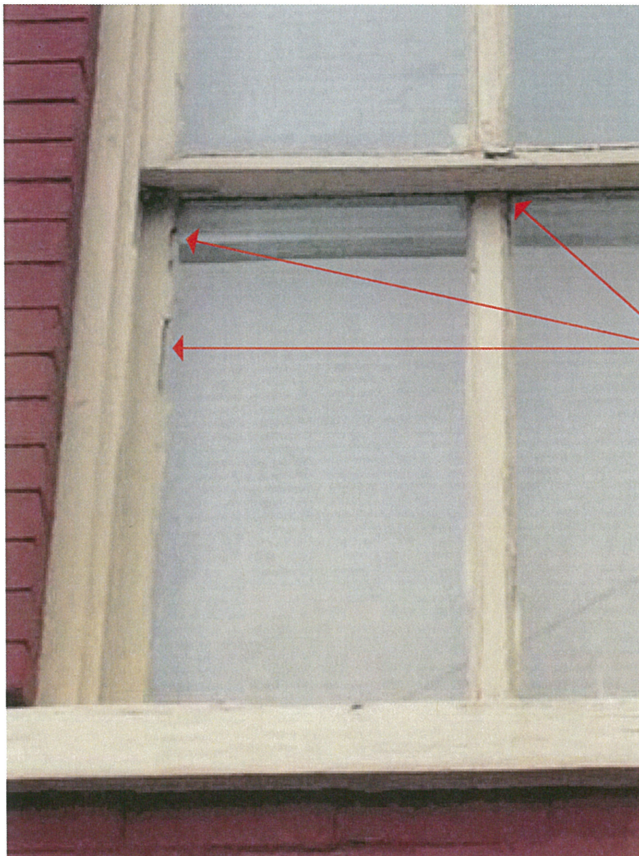
Enclosure: Photographs

PHOTOGRAPHS

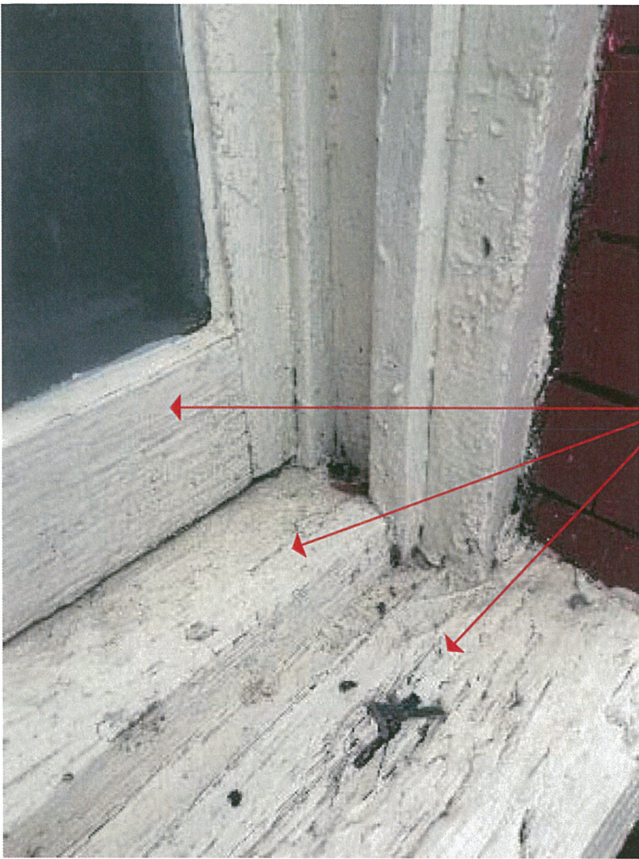


rotted / missing piece

layers of paint / glazing compound



missing pieces



severe deterioration



improper alteration

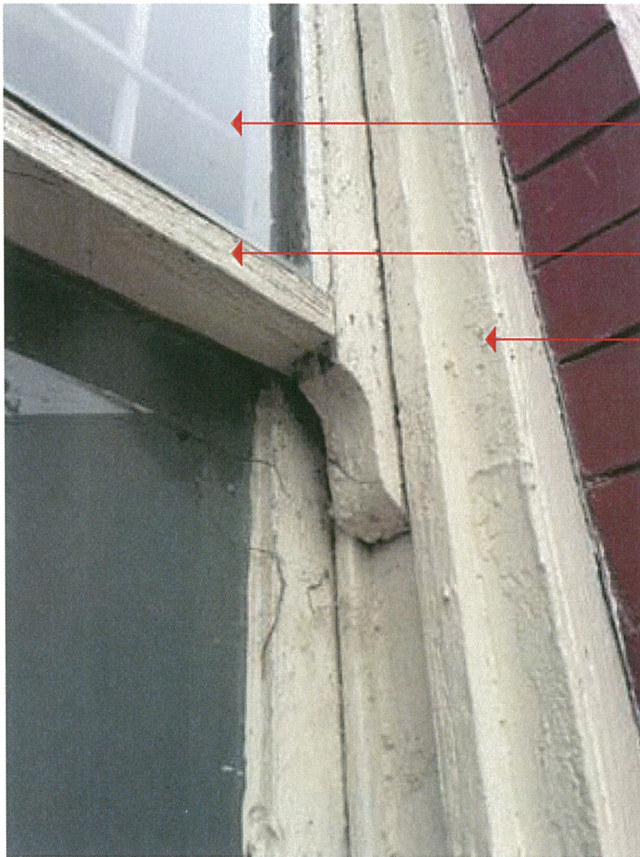
splitting wood



improper alteration

missing muntin

deterioration



improper alteration

deterioration

layers of paint



layers of paint



improper alteration



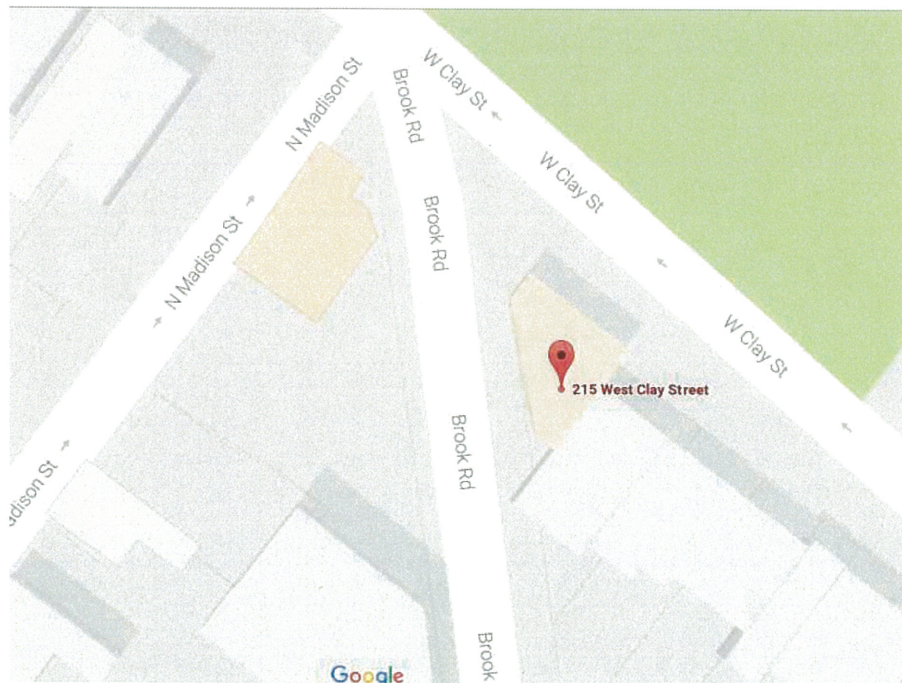
view of corner entry



w clay st view from east



w clay st view from west



location map

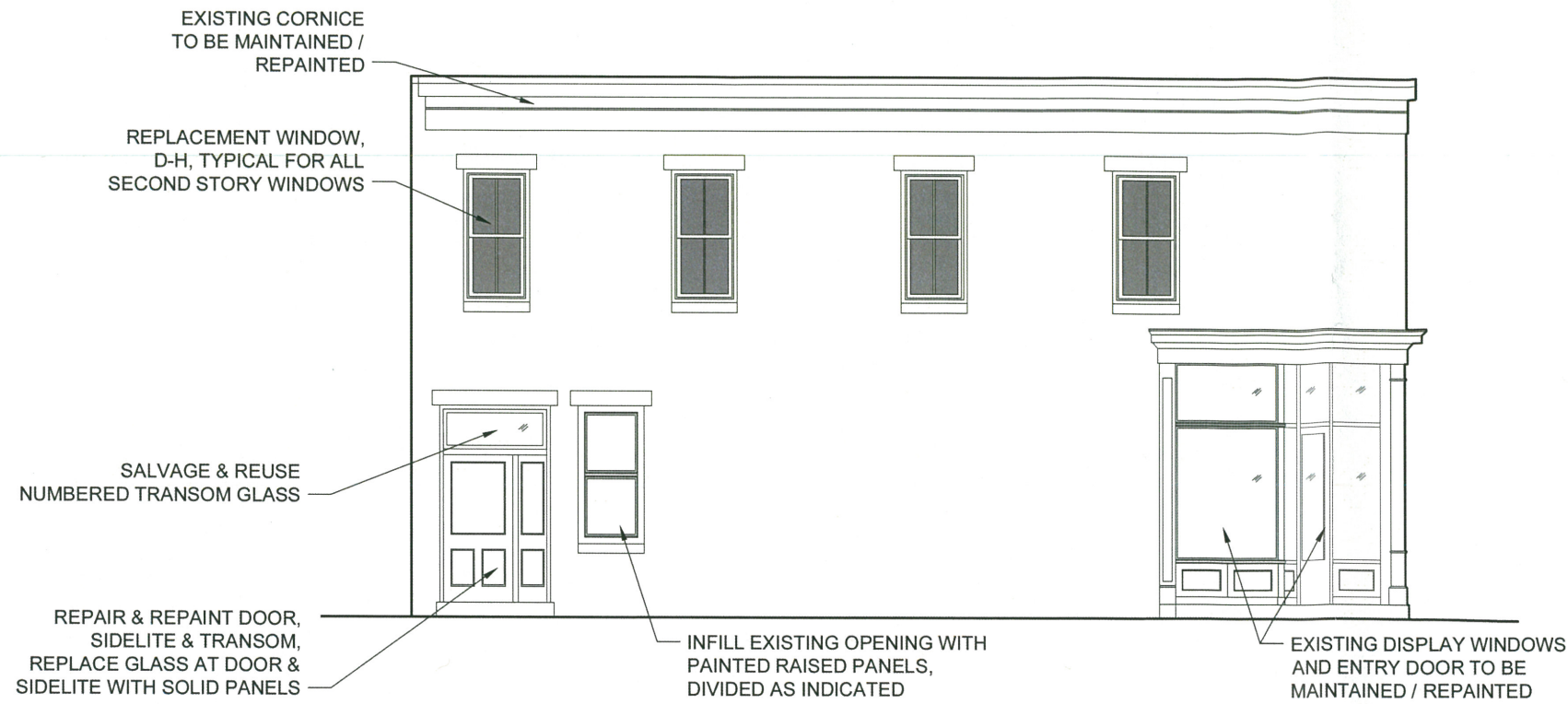


brook rd view from south

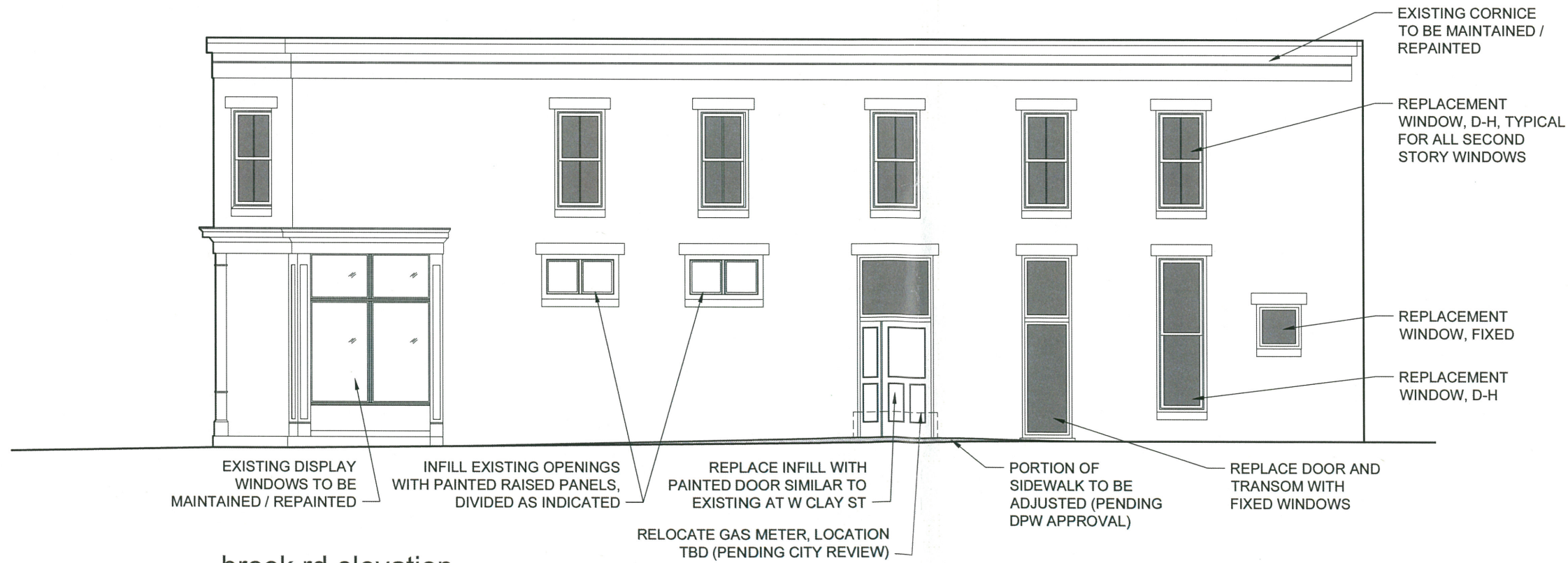


brook rd view from south

09.30.2016



w clay st elevation



brook rd elevation

GENERAL EXTERIOR NOTES

- A. ITEMS SHOWN IN ELEVATION BUT NOT NOTED ARE TO BE MAINTAINED WITH REPAIRS AS REQUIRED
- B. EXTERIOR PAINTED BRICK TO BE SCRAPED AND REPOINTED AS REQUIRED, AND REPAINTED ON ALL EXPOSED SIDES. COLOR TO BE SELECTED FROM APPROVED CAR COLOR CHART
- C. ALL MASONRY OPENINGS TO REMAIN UNCHANGED. SEE NOTES BELOW REGARDING REPLACEMENT WINDOWS AND PANELS WITHIN EXISTING OPENINGS
- D. REPLACEMENT WINDOWS TO BE ALUMINUM CLAD WOOD WITH NEUTRAL COLOR EXTERIOR FINISH, DOUBLE-HUNG OR FIXED UNITS AS NOTED ON ELEVATIONS, WITH SIMULATED DIVIDED LITE GRILLE PATTERN AS SHOWN
- E. EXISTING LINTELS TO REMAIN AND BE REPAINTED, OR BE REPLACED WITH SOLID STRUCTURAL MATERIAL WITH SIMILAR PROFILE. EXISTING SILLS TO BE REPLACED WITH ROT-RESISTANT SOLID MATERIAL WITH SIMILAR PROFILE
- F. WOOD DOORS AT W CLAY ST AND BROOK RD SECONDARY ENTRIES TO BE PAINTED IN COLOR SELECTED BY OWNER
- G. PENDING DPW REVIEW & APPROVAL, A PORTION OF THE DAMAGED BRICK PAVED SIDEWALK ALONG BROOK RD SHALL BE REPLACED IN KIND AND SLOPED MINIMALLY TO MEET THE FIRST FLOOR LEVEL FOR AN ACCESSIBLE ENTRANCE
- H. PENDING DPU REVIEW & APPROVAL, THE EXISTING GAS SERVICE / METER SHALL BE RELOCATED ALONG BROOK RD FACADE (REQUESTING RELOCATION TO SOUTH END OF FACADE)