



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: 1907 E Grace Street DATE: 09/02/2016

OWNER'S NAME: George Emerson TEL NO.: 804 536-5868

AND ADDRESS: 13281 Rivers Bend Blvd., Ste. 201 EMAIL: george@emersoncompanies.com

CITY, STATE AND ZIPCODE: Chester, Virginia 23836

ARCHITECT/CONTRACTOR'S NAME: Paule & Paule / Mike Paule TEL. NO.: 804 225-0215

AND ADDRESS: 3736 Winterfield Road, Suite 102 EMAIL: mpoole@2pa.net

CITY, STATE AND ZIPCODE: Midlothian, VA 23113

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.)

Please see the attached

Signature of Owner or Authorized Agent: X 

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

(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.

Revised 10-02-2014

DETAILED DESCRIPTION OF PROPOSED WORK

The building located at 1907 E. Grace Street is located within the footprint of the ongoing Valley West apartment project and is therefore being proposed for demolition. The building is believed to have been constructed in 1911 as a blacksmith shop however currently serves as a storage garage. Historically the building was set amongst a dense development pattern of commercial and industrial buildings facing E Grace Street. Extensive demolition and construction of new buildings has occurred in the vicinity in recent years and the character of the block and streetscape within which the building is sited is no longer intact. The building is now surrounded by vacant grassy lots with a large parking lot to the rear. Across the street are large modern residential buildings. While 1907 E Grace Street is considered a contributing resource to the surrounding Shockoe Valley Historic District, the building's integrity of association, setting, and feeling have been compromised by loss of surrounding historic fabric and construction of a larger scale; and it remains as an isolated resource that no longer conveys its historic character or function. Further, the building is believed to be in poor structural condition and its safety is in question. As such, demolition of this resource would not substantially detract from the significance or character of the overall Shockoe Valley Historic District.



ATLANTIC GEOTECHNICAL SERVICES, INC.
Geotechnical + Materials Testing + Environmental

August 31, 2016
AGS Project No. RC16-219

Mark Chamberlain
KBS, Inc.
8050 Kimway Drive
Richmond, Virginia 23228

Reference: Condition of Existing Structure
1907 East Grace Street
City of Richmond, Virginia

Dear Mr. Chamberlain:

Presented here are the results of our observations of the existing structure at the above referenced address.

Background

We understand this structure was constructed (probably as a garage/stable) in the early 1900's and subsequently had other uses. The current planned construction in this area is going to result in an excavation very close to (and encroaching upon) this structure.

Observations

On August 31, 2016, as requested by the Client, Mike Noggle visited the site to look at the structure at the address of 1907 East Grace Street in the City of Richmond. The following was observed during this site visit:

- The exterior of the building appears to be mostly brick.
- There has been some filling in of what were likely windows in the original structure.
- There are numerous cracks in the brick; a majority of them coming off windows and other openings.
- The cracks in the brick have been patched back with mortar (there is no information on when this was done).
- Some of the patched cracks have started to reopen; i.e. new cracks developing in patched cracks.
- From looking at the visible appearance of the brick, it appears that there has been some fairly extensive replacement of the original brick.
- A test pit was excavated at the southeast corner of the structure to expose the "foundation" of the structure.
 - The test pit revealed that the foundation at this location is more accurately described as just a continuation of the brick wall; i.e. there was no formal footing observed at the bottom of the brick wall which extended below the adjacent soil.

- The brick and its mortar appeared to be deteriorating below grade.
- There was a significant void observed within/below the brick.

Comments/Opinions

The observations made on this date indicate that this building is structurally deficient. The issues noted above indicate the following:

- There has obviously been significant settlement/movement of this structure over the years as evidenced by the large and numerous cracks noted in the existing brickwork.
- The movement is currently ongoing as some of the patched cracks are starting to open back up; i.e. re-crack.
- The “foundation” for this structure has deteriorated to the point it is no longer acting as an intact foundation:
 - Some of the bricks themselves are deteriorating.
 - Mortar originally present in the foundation bricks is either gone or not bonding the brick together.
- The effectiveness of the patching of the cracks is not discernable and it is expected that the patching is more superficial than thorough and many of the patched cracks are re-cracking. This means that the structural continuity of the brick wall no longer exists.


Based on the above, it is our opinion that this structure has deteriorated (foundation and walls) to the point that its structural integrity is questionable at best.

We hope this provides the information needed on this topic. If there are any questions, please contact me.

MON/ms

Sincerely,

ATLANTIC GEOTECHNICAL SERVICES, INC.


Michael O. Noggle, P.E.
Principal Engineer

MICHAEL O. NOGGLE
Lic. No. 019495

