



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.

December 20, 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 and comments from the property owner show examples of existing window frames, muntins, and sills 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 and corresponding Property Owner Comments

ECE VED
DEC 27 2016

Property Owner Statement:

I surveyed the interior and exterior of all of my windows and they are in terrible shape. My building needs new windows. Please help in this.

After sitting through your committee meeting and meeting with your staff I am very fearful that you won't come to that conclusion. I'm concerned that a conservative and ambitious desire to remain completely historical and to do conservation over renovation will mean that you will want me to conserve these deteriorating and non-functional windows that would take significant effort and cost to rehabilitate. The financial burden of conservation will be great over the years as well. These windows, conserved, will need more work and care than replacement windows.

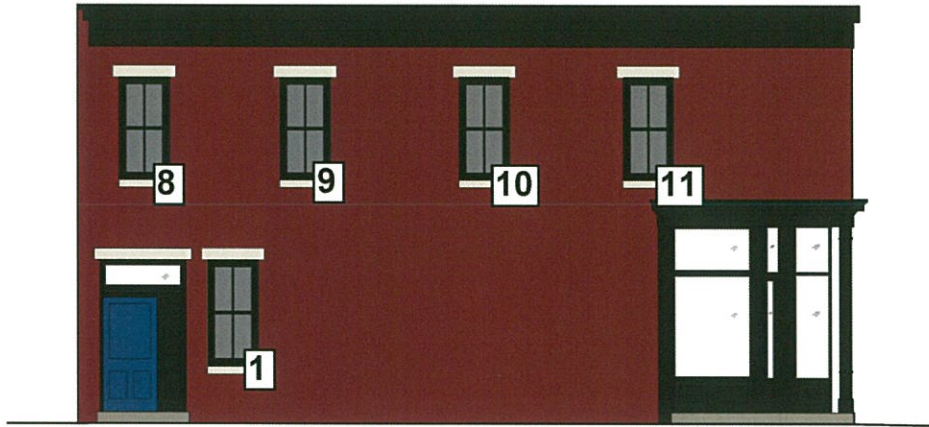
I also believe that we need to fully modernize our standards. Keep the looks historical but with new products. Conservation doesn't just mean up-keeping historical homes, it also means conserving natural resources and conserving pocket books. Why have we moved on from these historical window styles? New windows keep the weather and sound out much better. They help home owners save money with lower utility costs. Shouldn't the values of Richmond and this committee represent these broader needs of citizens along with the needs of historical neighborhoods?

I saw a lot of buildings and talked to a lot of Realtors and landowners when I was looking for property in Richmond. I heard a lot of people talking about the expense of renovation and saw how many properties were being left un-renovated until new owners would take them over. Buildings in historic Richmond are rotting away because people can't afford the standards expected of them in doing a conservation renovation and that is a shame. Are buildings going to be completely lost because of this?

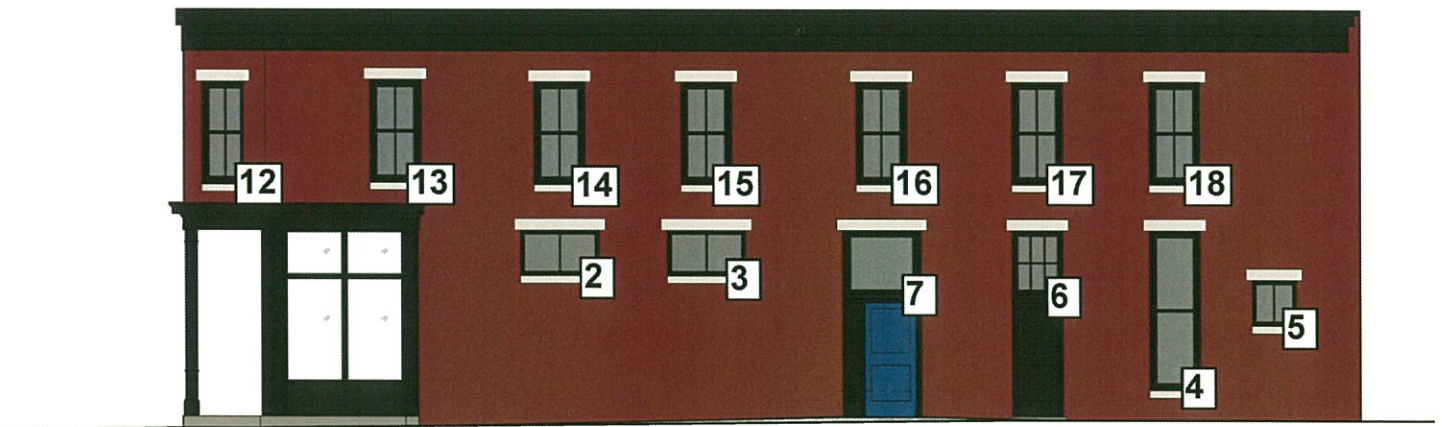
These historic neighborhoods aren't simply for historical education like Mount Vernon or Monticello, they are living and working places. It will be impossible to keep up this level of conservation forever. Codes, regulations, materials and resources inevitably change. It is important to not just keep up with those changes but to lead into them, to help people have options that keep the historical integrity of these neighborhoods and Richmond, to keep up with the changing needs of society, to help homeowners, and to best help the survival of our neighborhoods.

Thank You,
Robert Hopper
Owner of 215 West Clay.

WINDOW KEY ELEVATIONS



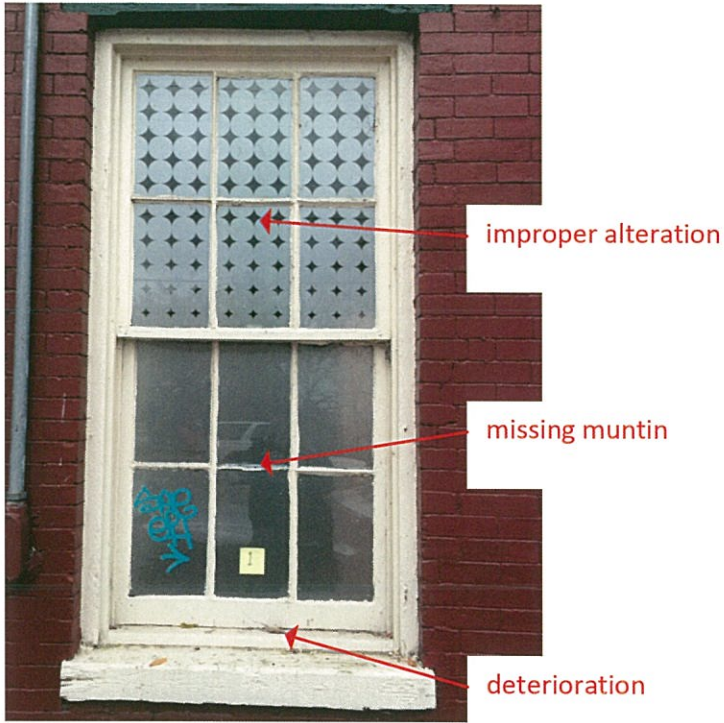
CLAY STREET ELEVATION



BROOK ROAD ELEVATION

WINDOW 1

Window does not open, the wood sill is rotting, the wood frame is cracking and the joints are expanding



WINDOW 2

The wood sill is rotting and sits at an improper angle that collects water in the rain causing the window frame to rot, frame is held together by paint in some locations, water is getting in through cracks in the frame



rotted / missing piece

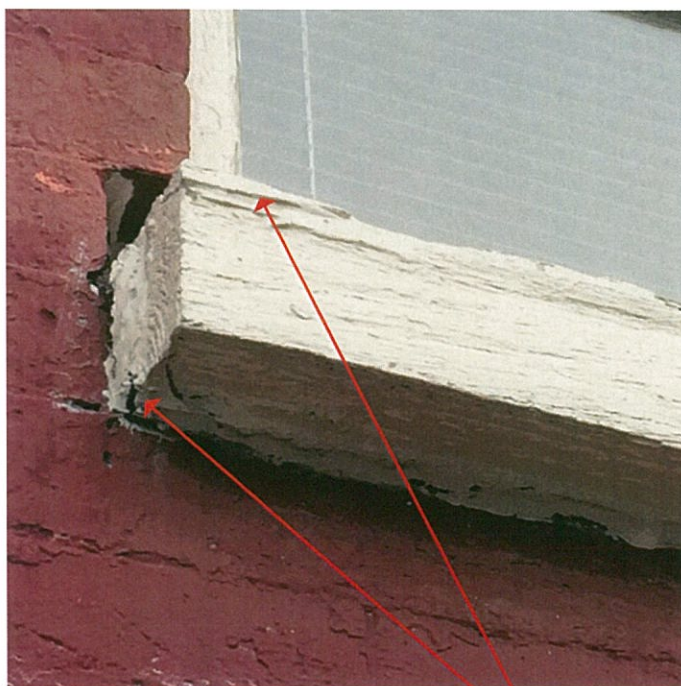
layers of paint

WINDOW 3

The wood sill is rotting and sits at an improper angle that collects water in the rain causing the window frame to rot, frame is held together by paint in some locations, water is getting in through cracks in the frame



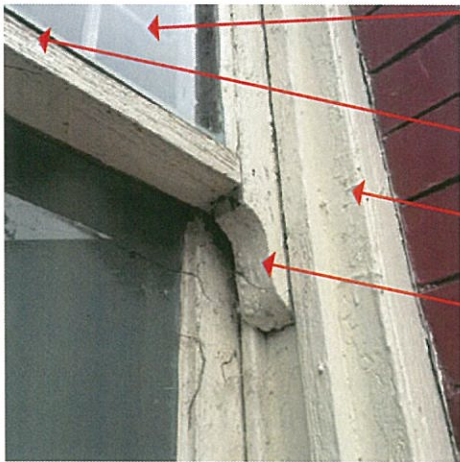
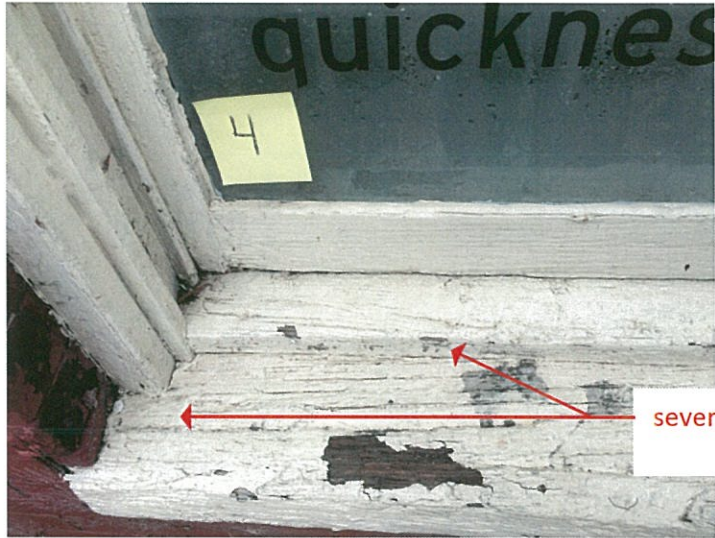
deterioration



splitting

WINDOW 4

Window does not open, wood window frame is rotting at sill, frame joints are separating, a crack has opened up along the whole length of one sash

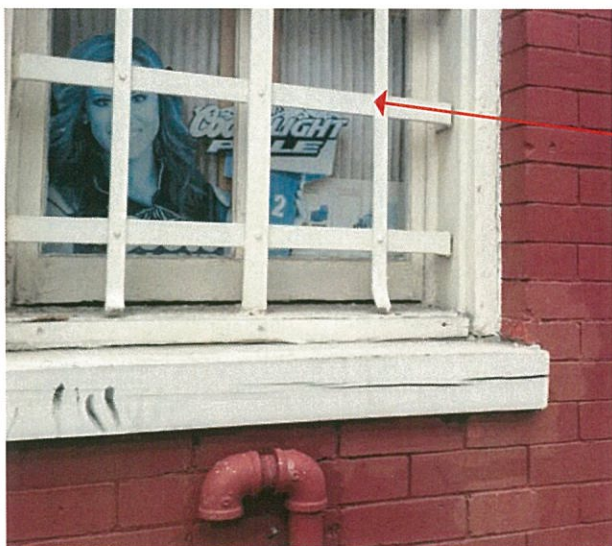


WINDOW 5

Window does not open, the joints are separating, there is rotting wood along the frame, water is getting into cracks and the window frame sill is rotting



deterioration



improper alteration

WINDOW 6

The wood frame and muntins are deteriorating, the joints are expanding



deterioration

layers of paint

WINDOW 7

(to be replaced by door & sidelite – approved at November meeting)



WINDOW 8

Window does not open, interior wood has cracked open along the length of the inner track

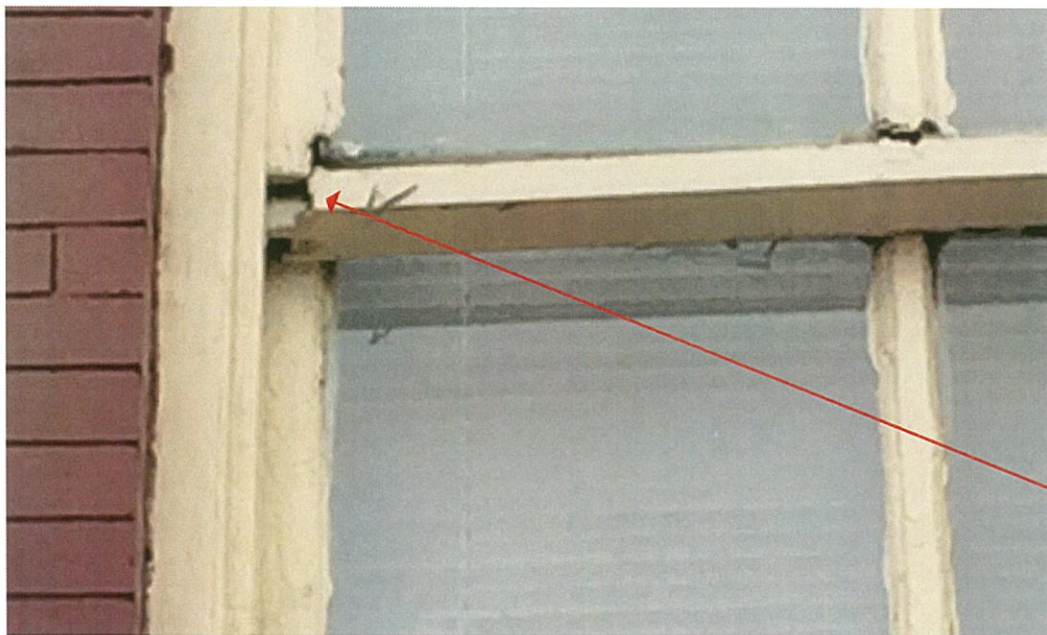


deterioration

missing /
rotting pieces

WINDOW 9

Opens only approximately 10 inches, window is out of square and joints separated, inner and outer tracks rotting



broken frame

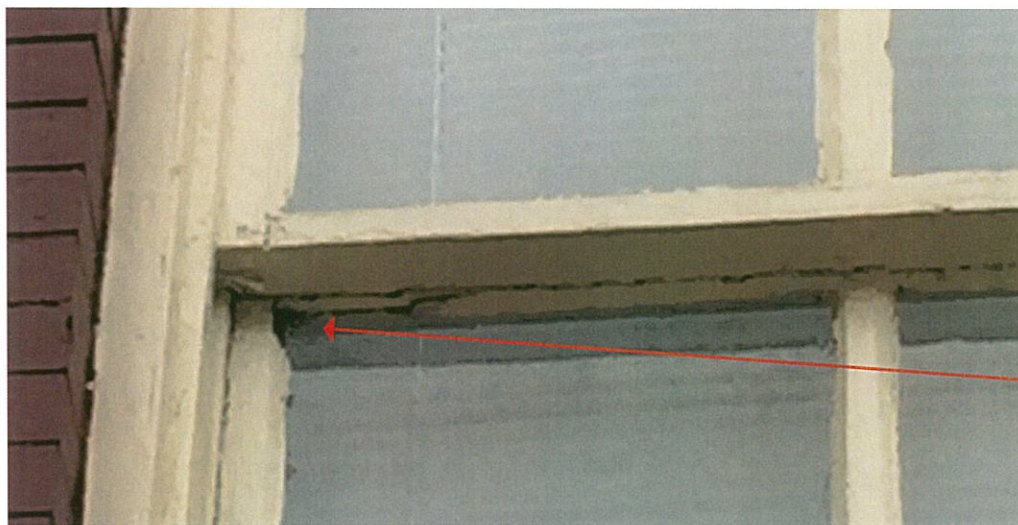
WINDOW 10

Opens only approximately 18, wood is cracking, wood pieces flake off with use



WINDOW 11

Opens only approximately 16", rails are rotting



missing pieces/deterioration

WINDOW 12

Opens only approximately 18", center rail and inner track rotting

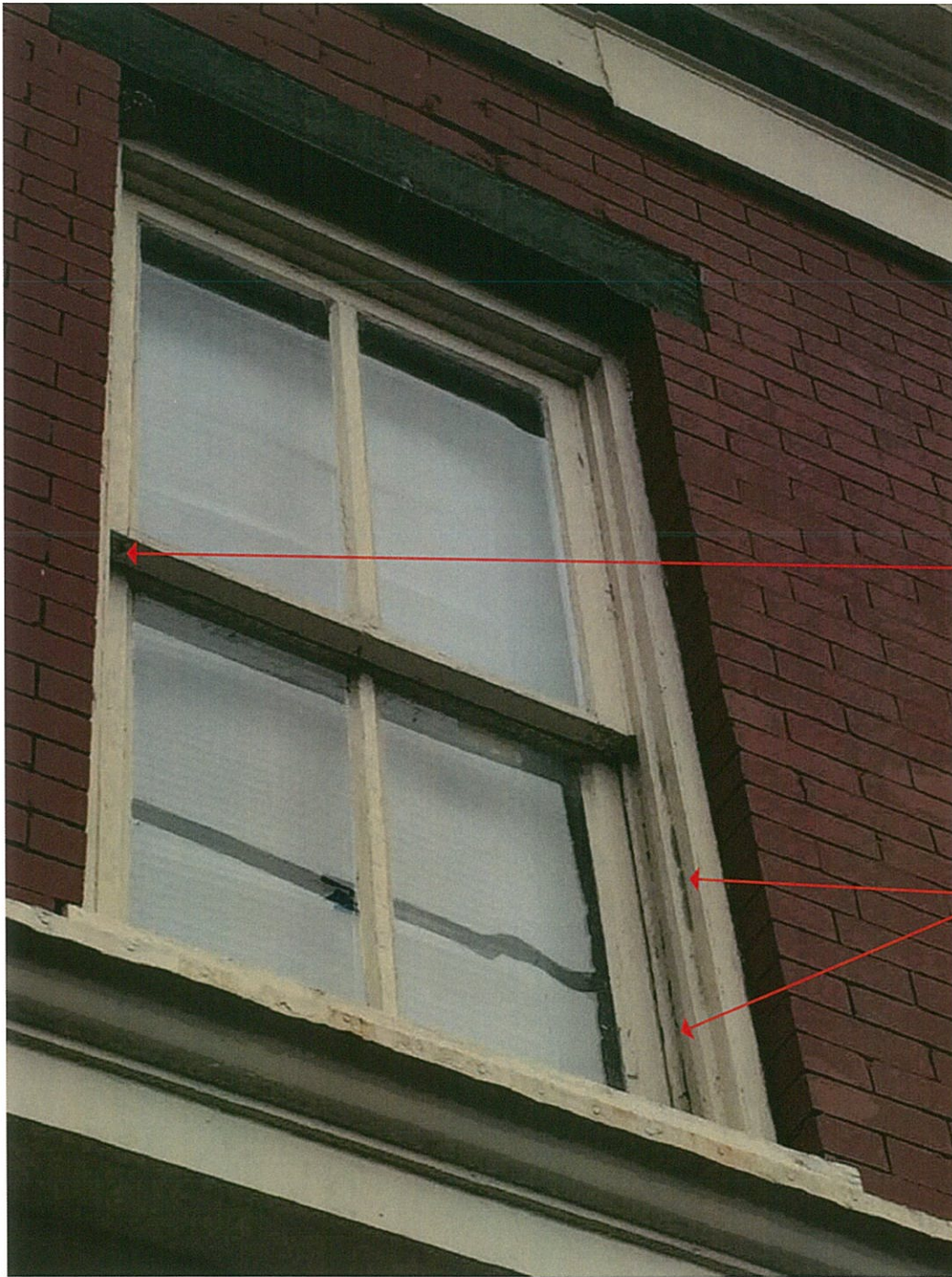


missing pieces/deterioration

layers of paint

WINDOW 13

Opens only approximately 18", tracks are rotting and joints expanding, wood is soft to the touch



improper alteration
(screwed shut)

cracking/deterioration

WINDOW 14

Opens only approximately 10", cracking wood along inner track, wood is soft to the touch



Layers of paint

Deteriorated/missing pieces

WINDOW 15

Opens only approximately 18", wood is rotting and joints cracking



rotting / missing pieces

splitting

WINDOW 16

Opens only approximately 18", cracked wood is rotting along its full length



Deteriorated/missing pieces



Deteriorated/missing pieces

WINDOW 17

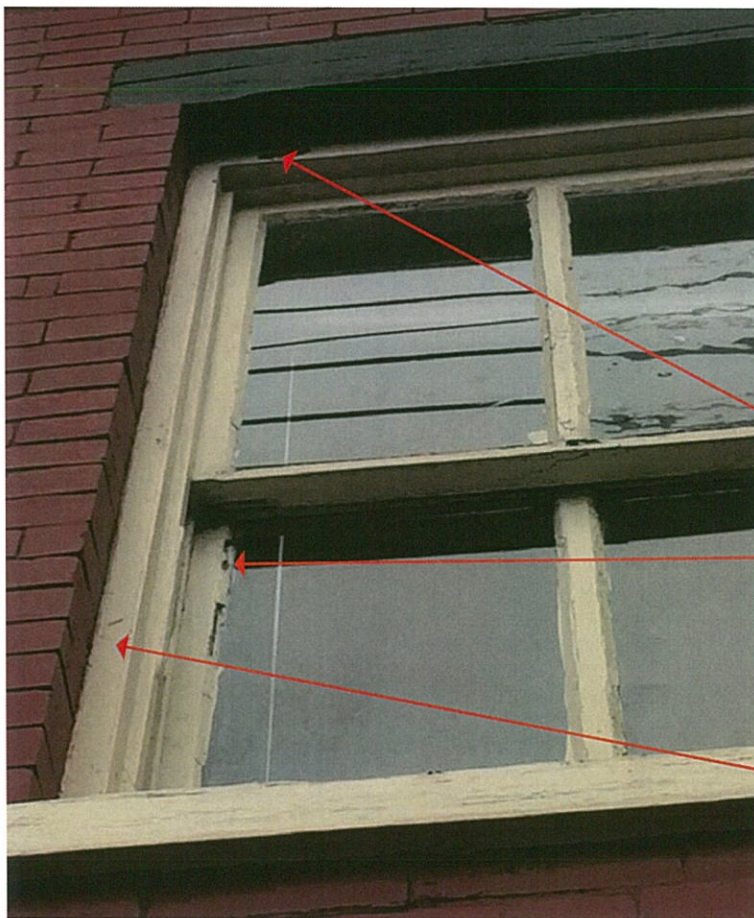
Window not accessible from the interior, window frame is separating at joints



splitting/deterioration,
joints separating

WINDOW 18

Window does not open due to joint expansion



missing pieces/deterioration

layers of paint



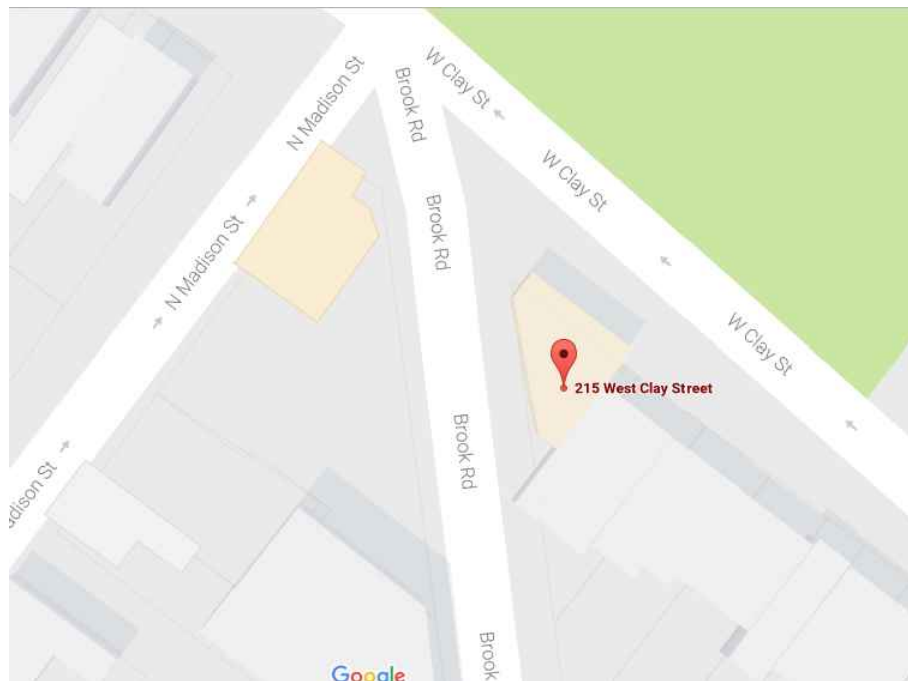
view of corner entry



w clay st view from east



w clay st view from west



location map



brook rd view from south



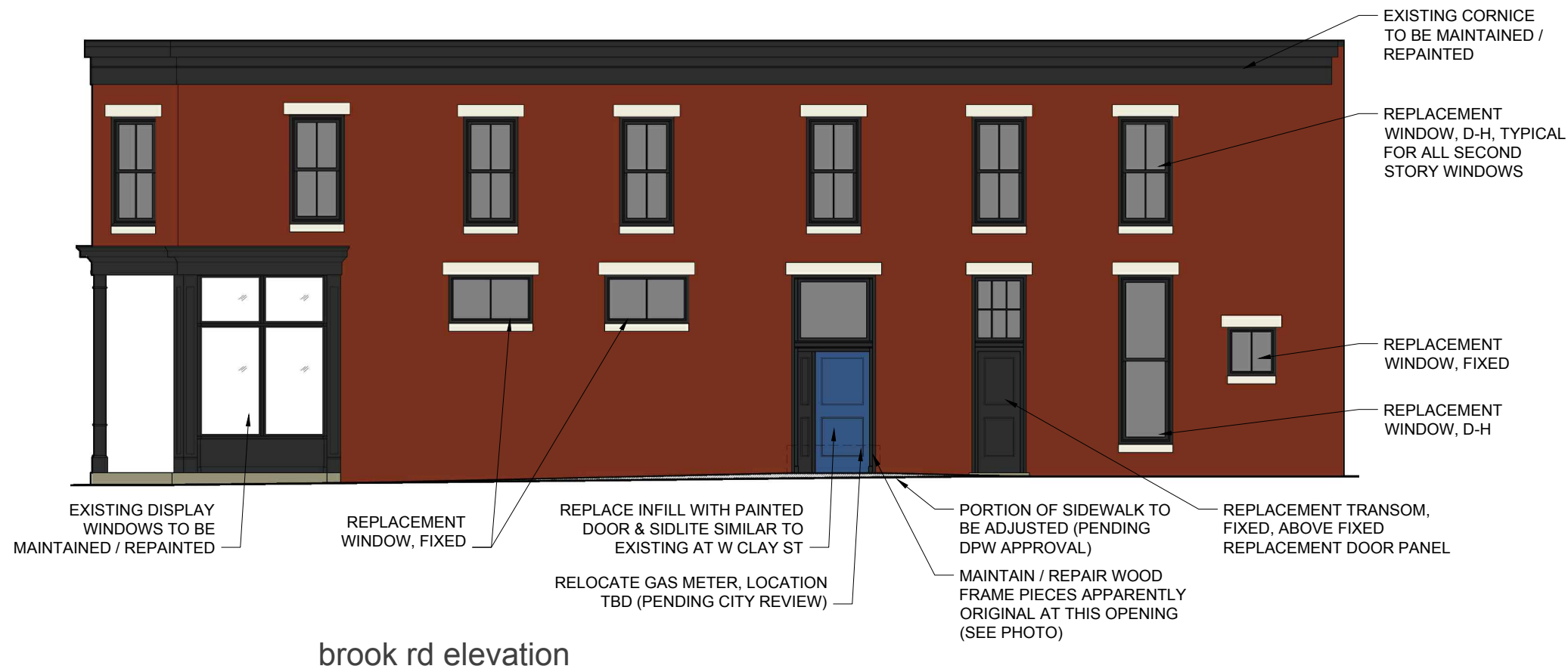
brook rd view from south

11.04.2016



w clay st elevation

*** WINDOW REPLACEMENT REQUEST PENDING COMPLETE WINDOW SURVEY ***



brook rd elevation



MAINTAIN / REPAIR ORIGINAL WOOD TRIM PIECES AT SIDES AND TOP OF OPENING



RESTORE GRANITE SILL

GENERAL EXTERIOR NOTES

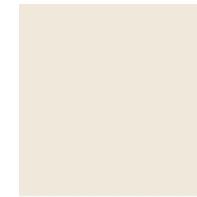
- A. ITEMS SHOWN IN ELEVATION BUT NOT NOTED ARE TO BE MAINTAINED WITH REPAIRS AS REQUIRED
- B. EXTERIOR PAINTED BRICK TO BE SCRAPED AND REPOINTED AS REQUIRED, AND REPAINTED ON ALL EXPOSED SIDES
- C. ALL MASONRY OPENINGS TO REMAIN UNCHANGED. SEE NOTES BELOW REGARDING REPLACEMENT WINDOWS AND DOOR PANELS 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 WOOD COMPOSITE SOLID MATERIAL WITH SIMILAR PROFILE
- F. WOOD DOORS AND SIDE PANELS AT W CLAY ST AND BROOK RD ENTRANCES TO BE PAINTED
- 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)

*** WINDOW REPLACEMENT REQUEST
PENDING COMPLETE WINDOW SURVEY ***

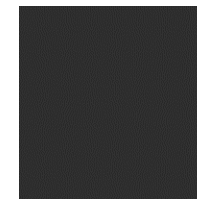
PROPOSED PAINT COLORS



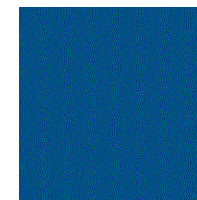
BRICK
SW2800 - ROYCROFT COPPER RED



LINTELS & SILLS
SW0050 - CLASSIC LIGHT BUFF



MISC WOOD TRIM & WINDOW FRAMES
SW6258 - TRICORN BLACK



CLAY ST AND BROOK RD ENTRY DOORS
SW6066 - BLUEBLOOD