

ORIGINAL



COMMISSION OF ARCHITECTURAL REVIEW  
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 1101 WEST GRACE STREET, RICHMOND, VA 23220  
Historic District FAN

PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

OWNER

Name ~~ALEXANDER~~ TOM CONWAY\*

Company ALEXANDER HOA

Mailing Address 1101 WEST GRACE  
RICHMOND, VA 23220

Phone 571-338-8562

Email theconways1@cox.net

Signature [Signature]

Date 23 JULY 2017

APPLICANT (if other than owner)

Name \_\_\_\_\_

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

\* PRESIDENT, ALEXANDER HOA

ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to CAR 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.

**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.

(Space below for staff use only)

Application received:

Date/Time ECE VED

By [Signature] 24 2017  
2:26

Complete  Yes  No

COA-021082-2017 Created 7/2016

23 July 2017

TO: City of Richmond, Commission of Architectural Review

FROM: The Alexander Condominium Owners, 1101 West Grace Street, Richmond, VA 23220

SUBJECT: Request to remove masonry wall behind the property.

Point of Contact: Mr. Tom Conway, President Alexander Condominium Home Owners' Association (HOA), 571-338-8562, [theconways1@cox.net](mailto:theconways1@cox.net)

The Alexander building was built in 1900 and renovated into a 10-unit condominium in 2008. It is located on the Southwest corner of West Grace and Ryland streets in Richmond, VA just inside the Fan Historical District.

The owners of the Alexander building request approval from the city of Richmond to remove approximately 49 feet of an existing masonry wall (15 inches wide) between our parking lot and the adjacent alley behind our property. Approximately 8 feet will remain where three walls join to form a large planter that separates our property from the parking lot next door at 1107 West Grace street. Exposed areas of the wall will be finished in a professional manner to match the remaining wall sections. Exposed alley sub surfaces will be leveled, graded and paved to blend in to the existing alley and parking lot surfaces for proper drainage and good appearance.

We concur with a 20 July 2017 notice by the city of Richmond Property Maintenance Division (Mr. Joseph Walls) that the wall is unsafe. Per the attached photos the wall is cracked in multiple places and not plumb (leaning) due to many strikes by garbage removal trucks and other vehicles over the years. We believe that removing the wall is the best option due not only to preventing harm to lives and property near the wall in the event that it fails, but its removal will enhance the surrounding area by facilitating a cleaner and more secure alley because abandoned furniture, indiscriminate littering and loitering/unsanitary activities (both defecating and urinating) are chronic problems currently masked and facilitated by the wall.

The Alexander parking lot will remain essentially unchanged. The only near-term change we are contemplating is installing a chain across the parking area within the property. This will prevent an increase of cars passing through the property as a short cut to the alley and making "u" turns off of Ryland street. After the wall is removed, we plan to study a re-stripping of the parking lot but we will submit a separate plan for approval and implementation of this next step.

We very much appreciate your time and attention to our request and we plan to attend the review meeting with CAR once it is scheduled.



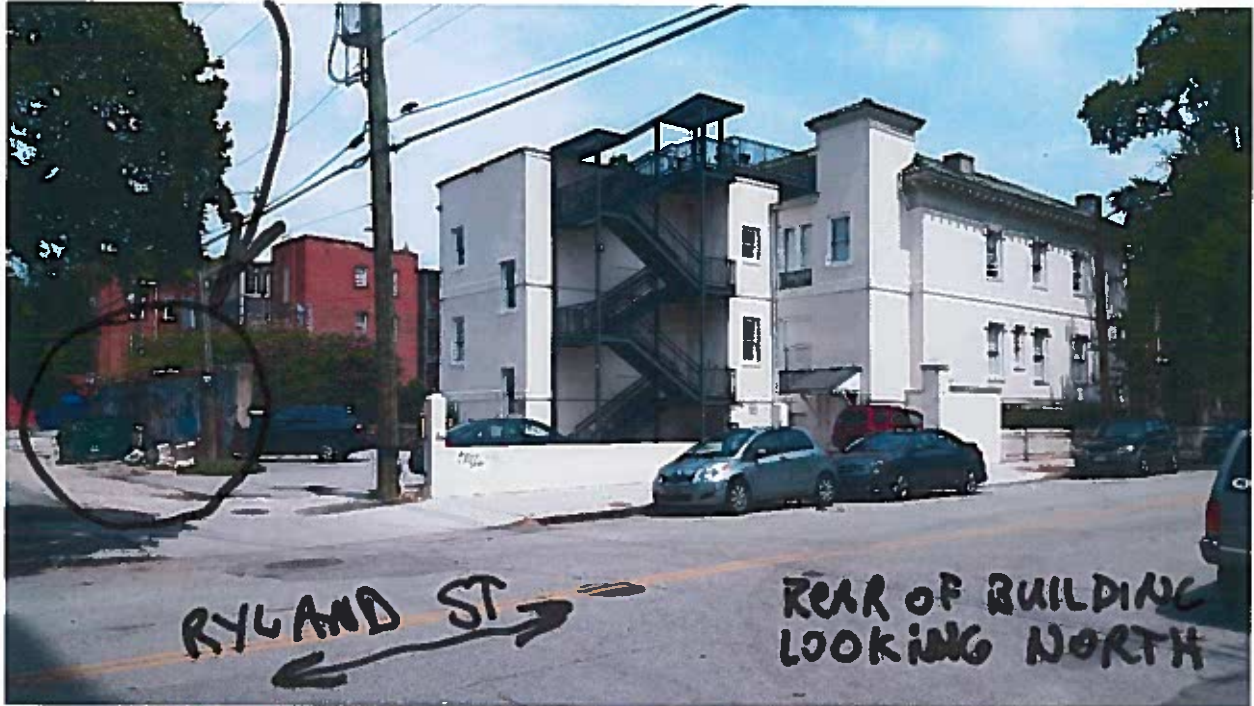
Tom Conway,

President of the Alexander Home Owners' Association

Attachments:

- 1: Photos of the Alexander building
- 2, 3, 4, 5: Photos of wall and debris
- 6: Sketch showing wall section that will remain, location of new chain across parking lot
- 7: Notice by the city of Richmond, VA Property Maintenance Division, 20 July 2017

WALL TO BE REMOVED



RYLAND ST

REAR OF BUILDING  
LOOKING NORTH



RYLAND ST

FRONT OF BUILDING  
LOOKING WEST

W. GRACE STREET

1101 W. GRACE ST  
RICHMOND, VA  
23220

ATTACHMENT #1

REQUEST TO REMOVE WALL BEHIND ADDRESS BELOW  
(VIEW FROM PARKING LOT / PROPERTY)

#2



ALEXANDER BUILDINGS (CONDOMINIUM)  
POINT OF CONTACT: TOM CONWAY

1101 WEST GRACE STREET  
RICHMOND VA

571-338-8562

23220

thecanvaystocor.net

21 JULY 2017

#2

REQUEST TO REMOVE WALL BEHIND ADDRESS BELOW  
(AND VIEW OF WALL)



WALL IS NOT  
PLUMB

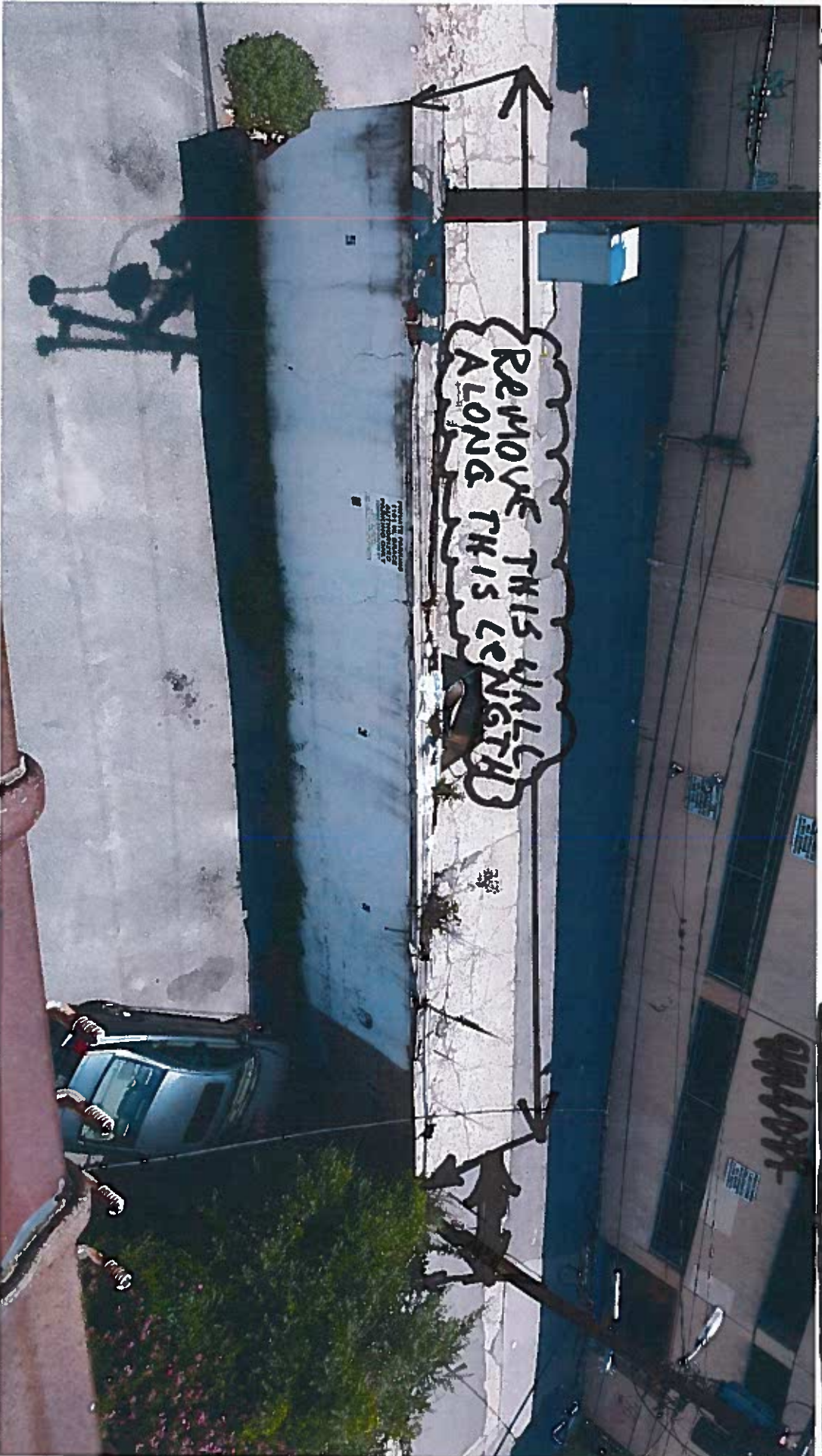
1101 WEST GRACE ST.  
RICHMOND, VA  
23220  
21 JULY 2017 (#3)

ALEXANDER BUILDING (CONDOMINIUM)  
POINT OF CONTACT: TOM CONWAY  
571-338-8562  
thecoways@cox.net

(#3)

REQUEST TO REMOVE WALL DERIVED  
ADDRESS BELOW

PORTION OF WALL  
WILL REMAIN  
WHERE 2 OTHERS JOIN



ALEXANDER BUILDING (CONDOMINIUM)  
POINT OF CONTACT: TOM CONWAY  
571-338-8562  
THECONWAYSLOCAL.NET

1101 West GARDNER Street  
REXWORTH, VA  
23220  
21 JULY 2017 (#4)

REQUEST TO REMOVE WALL BEHIND ADDRESS BELOW  
(VIEW FROM ALLEY)

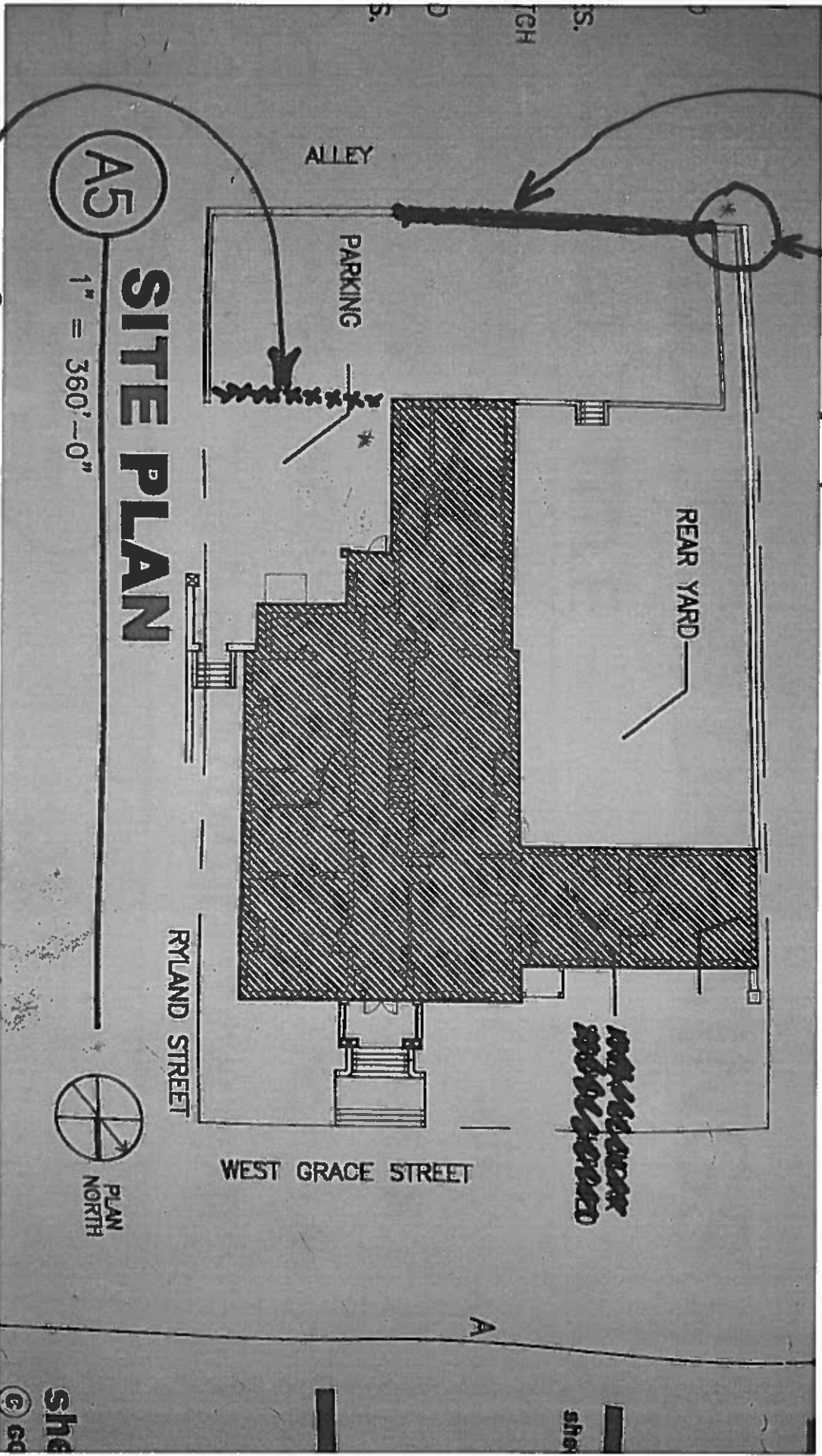
#5



ALEXANDER BUILDING (CONDOMINIUM)  
POINT OF CONTACT: TOM CONWAY  
571-338-8562  
THECONWAYS1@COM.NET

1101 West Grace St.  
RICHMOND, VA  
23220  
21 JULY 2017 #5

- ① REQUEST WALL TO BE REMOVED
- ② THIS END PIECE OF WALL WILL REMAIN



- ③ Potential Chain Location TO PREVENT "PASS THROUGH" OF CARS SHORT-CUTTING THROUGH PROPERTY

#6

#6

she © 60

she





NOTICE OF VIOLATION - DEFECTIVE MAINTENANCE

City of Richmond  
Department of Planning & Development Review  
Property Maintenance Division  
900 E. Broad Street, Room G-12  
Richmond, Virginia 23219  
07/20/2017

POST

CITY OF RICHMOND

DEPARTMENT OF PLANNING  
& DEVELOPMENT REVIEW

DIVISION OF PROPERTY MAINTENANCE  
& CODE ENFORCEMENT

OWNERS

Tracking #: 011357-2017  
Inspector: Joseph Walls  
Phone: 804-646-7424  
Map Reference:

**Subject:** Property located at 1101 W Grace St

Dear :

The City of Richmond supports all efforts to revitalize and maintain healthier and safer communities. Blighted, deteriorated and poorly maintained properties not only are a threat to public health, safety and welfare, but also negatively impact on the overall vitality and enjoyment of our neighborhoods. In keeping with our mission to encourage healthy and safe neighborhoods and work places, an inspection of your property on 7/7/2017 identified the enclosed code violations. The repairs listed below are required by the Commonwealth of Virginia, Part III of the Virginia Uniform Statewide Building Code, The Virginia Maintenance Code (2012 Edition). Your assistance in reviewing this notice and cooperation in removing these defects as soon as possible, but no later than 7/7/2017. If you feel this notice was sent to you in error, or if you would like to discuss any aspect of these requirements, please do not hesitate to call the direct line noted above.

Please note the law provides that failure to comply with this notice may result in criminal court action and fines of up to \$2,500.00 per violation, per day, and court costs. Additionally, a lien may be placed on the property for administrative fees and any other necessary costs incurred by the City to initiate corrective action such as: the cost of correcting unsafe conditions, securing the structure from entry, or removing the structure.

You have the right to appeal this notice to the Local Board Building Code of Appeals. Appeals must be made within fourteen (14) days of receipt of this Notice of Violation.

**302.7 - Accessory Structure**

**Accessory Structure Not Maintained. All Detached Garages, Fences And Walls Shall Be Maintained Structurally Sound And In Good Repair.**

**Rear accessory wall damaged and mortar joints are exposed to the elements. replace or repair brick wall . This wall is not plumb.**

If permits are required to correct the conditions cited in this notice, this document or a copy) thereof will be needed to obtain them. Permits can be obtained from: Permits and Inspections Division, 900 B. Broad Street, Room 110,, Richmond, Virginia 23219.

#7

**Additional responsibilities as a property owner:**

Approximately 3,300 properties are in the City Old and Historic District. To determine whether or not your property falls within a City Old and Historic District, go to <http://www.richmondgov.com/richhistory> and click on the link "ViewMap of City Old & Historic Districts".

A *Certificate of Appropriateness* is required when any proposed work alters the exterior appearance of the property as it is viewed from a public street or alley. Certificates must be obtained before work can begin. For work requiring a building permit, no permit will be issued without a Certificate. This review procedure is required not only for the main structure on a lot but also accessory buildings, fences, exterior lighting, driveways and walks, and any other features visible to the public. As in any review process some preplanning is necessary. Please direct any questions or requests to: Secretary, Commission of Architectural Review, Department of Planning & Development Review, 900 East Broad Street Rm. 510, Richmond, VA 23219, (804) 646-6335.

DATE INSPECTED: 07/07/2017

Sincerely,

Joseph Walls  
(804) 646-7424  
Property Maintenance Inspector