



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2037 W. Grace St, Richmond, VA 23220
Historic District W. Grace St.

PROPOSED ACTION

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

OWNER

Name Matthew Daniel
Company
Mailing Address 2037 W. Grace St.
Richmond, VA 23220
Phone 804-317-6817
Email matthews.c.daniel@gmail.com
Signature [handwritten]
Date 9/28/2017

APPLICANT (if other than owner)

Name
Company
Mailing Address
Phone
Email ECE YEO
Signature
Date SEP 29 2017
8:30 am

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

Complete [] Yes [] No []

By

COA-024477-2017



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION 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.

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 Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2037 W Grace St., Richmond, Va 23220

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new 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)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight

Dear Commission of Architectural Review

I have attached a few pictures to my application to better explain our design intentions. Our intentions are to give the walkways and mulch bed area a much-needed facelift. The current condition of the concrete is in horrible shape. Pictures are on page 2

When facing the house, we would like to put in a small brick planter box starting to the right of the brick stairs. The planter box would be roughly 18" high and wide and even with the 3rd step of the stairs. The black pen drawing on the pictures on page 3 are a crude representation of the planter box.

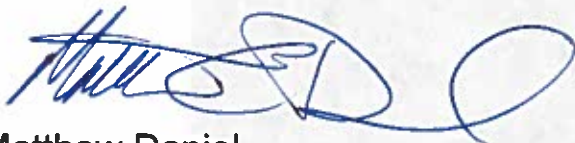
We would like to replace the concrete walkway in front of the stairs with brick pavers that match the current color of the stairs. The pavers would be in herringbone pattern. See the attached picture on page 4.

We would like to replace the brick walkway to the left of the house that leads to our alley gate with brick pavers in the herringbone pattern. The walkway is currently concrete and is beyond repair. See second picture on page 2.

We would also like to replace the concrete that meets the city sidewalk with red brick that matches the current steps creating a new "retaining wall." This new brick retaining wall would be carried around both sides of the current mulch bed (3rd step height). See picture of page 5

The attached picture on page 6 is from the 1800 block of Hanover Ave and shows the general look we are trying to achieve. The tops of the planters would have rounded bricks. My neighbor's house at 2041 W Grace has had extensive brick work. I've attached a picture of page 6 of 1829 W Grace that has had similar work done.

Thanks,



Matthew Daniel

Current Condition of walkway.



Current Condition of Walkway leading to alley – the concrete will be replaced with herringbone brick pavers



Brick Planter Box to the Right of walkway.

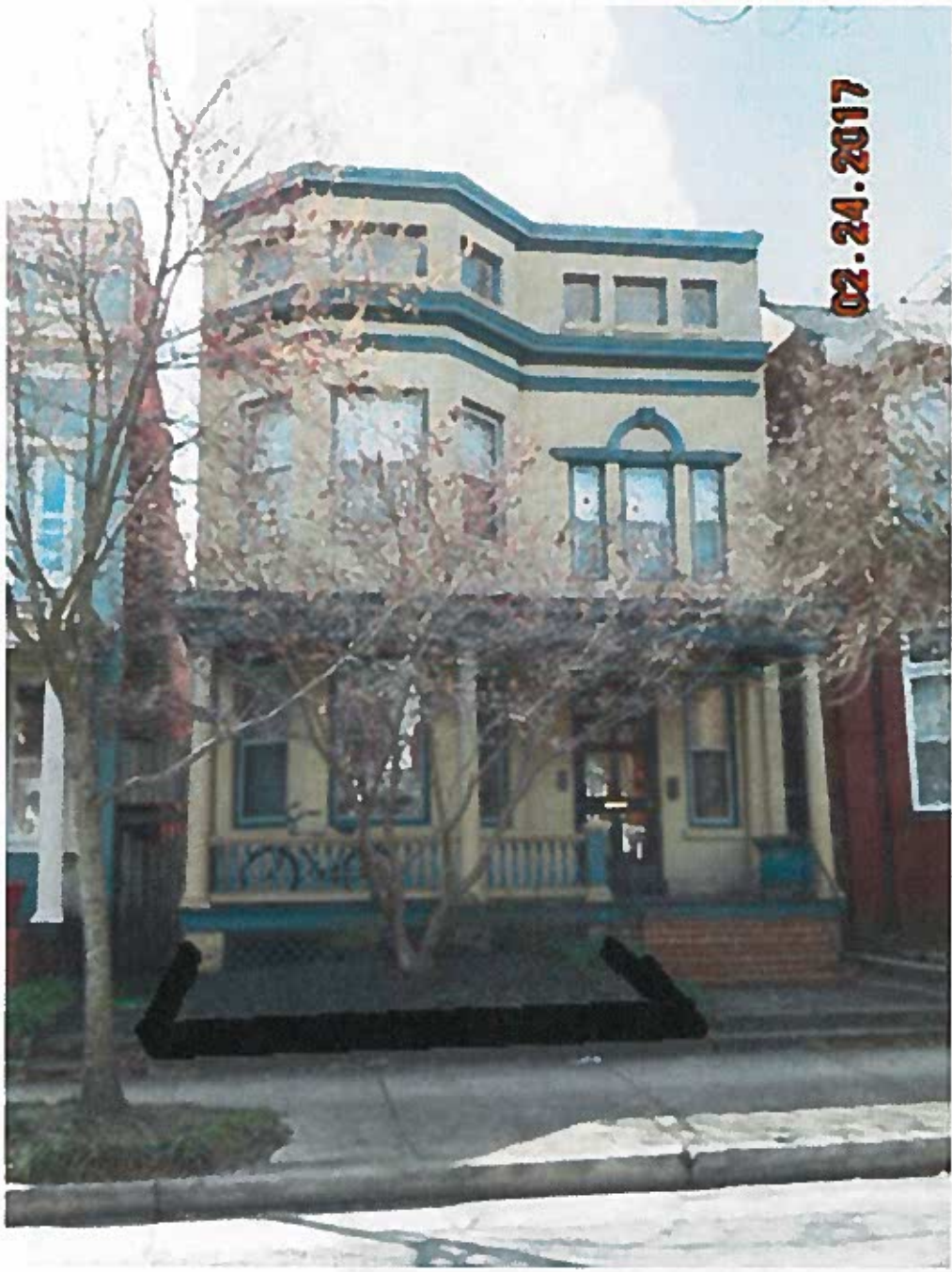
Planter box with be brick. Height will be even with the 3rd step. Roughly 18" in width



Herringbone pattern for walkway to front porch and walkway to alley gate.



Retaining Wall proposed



1821 Hanover Ave.

General look that we are trying to achieve.



1829 W Grace St



