



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2021 W Grace St
 Historic District West Grace Street ▾

PROPOSED ACTION

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

OWNER

Name Robert Farmer
 Company _____
 Mailing Address 2021 W Grace St
Richmond, VA 23220
 Phone (757) 347-0758
 Email benningfarmer@gmail.com
 Signature *Robert Farmer*
 Date 5/23/2017

APPLICANT (if other than owner)

Name _____
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____
 Date _____

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 _____ *by mail KC*
 By _____ *402 08 AM MAY 30 2017*

Complete Yes No

COA-018251-2017

Created 7/2016

Robert Farmer
2021 W Grace St
Richmond, VA 23220
(757) 347-0758

bcnningfarmer@gmail.com

Dear Members of the Commission,

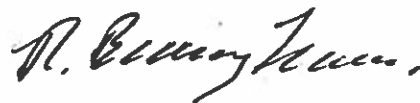
I submit this application for your review concerning alteration of the front steps of our home located at 2021 W Grace St of the West Grace Street historic district. We purchased the property in February of 2014, and within a year of moving in the stairs leading up from the sidewalk to the front porch began deteriorating. The beige paint quickly began peeling off, and whatever previous repairs had been attempted on the concrete precipitously eroded and broke off.

I believe the attached photographs give an accurate and adequate depiction of the damage to date. After consulting with restoration and masonry specialists, I was advised that simply trying to patch and repaint the structure would be a very temporary fix, and that alteration would be more effective.

As a result, I am submitting for your consideration the alteration detailed in the attached estimate submitted from A.W. Masonry. The estimate includes a description of the work to be performed, namely removing the existing concrete stairs and rebuilding them with brick and mortar. As you can see in the included photographs, the underlying original color of the steps and porch appears to have been brick red. Therefore I believe this alteration will not only improve the appearance of the home, but will also be in conformity with the existing character of the structure. Brick stairs will be more attractive, will match the composition of the home itself, and will be a longer lasting solution to the existing damage.

Thank you very much for considering my application, and please let me know of any other information you may need in your review.

Sincerely,



Robert Farmer

A.W. MASONRY & RESTORATION

101 WREN RD
RICHMOND, VA 23223 US
(804)922-7377
a_williams1976@comcast.net

ESTIMATE

ADDRESS

Robert Farmer
2021 W Grace St.
Richmond, Va. 23220
757-347-0758

ESTIMATE # 4048

DATE 03/24/2017

JOB LOCATION:

2021 W.Grace St.

ACTIVITY	AMOUNT
Services	6,475.00
<p>Remove and replace front steps and sidewalls. Dirt will then be removed in order to install a footing. Footing will be 18 inches below grade, footing will have rebar installed 2 ft. on center. Concrete to be poured will be 3500 psi footing mix, concrete will be 10 inches deep. Retaining walls will be built and then the steps. Homeowner must approve the brick and mortar prior to starting the job. Steps will be built so that riser heights are no more than 7 1/2 inches with a tread 11 to 12 inches. After complete we will wash down using a mild acid. The concrete landing will also be removed during this process. Dirt will be removed in order to install a sub-base using crush and run at 4 inches thick then compacted. Concrete to be poured will be 3500 psi with fiber in the mix. Concrete will be 4 inches thick and have a broom finish when complete. Concrete will be poured to match the existing with the curb along the sides.</p> <p>Price includes labor and materials.</p> <p>Payments are as follows half when work starts and the remaining upon completion.</p>	

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, or delays beyond our control. Payments will be made upon completion of work.

TOTAL

\$6,475.00

Accepted By

Accepted Date

2021 W Grace St



Home Facade, Stairs Pictured On Right



Front Stairs Viewed From Sidewalk

2021 W Grace St



Front Stairs Viewed From Side



Front Stairs Viewed Downward From Porch