



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: 2504 West Grace Street, Richmond, VA 23220

DATE: 10/26/2016

OWNER'S NAME: Ved Jain

TEL NO.: 804-852-7667

AND ADDRESS: 605 West Cary Street

EMAIL: manager@renteva.com

CITY, STATE AND ZIPCODE: Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: Ved Jain

TEL. NO.: 804-852-7667

AND ADDRESS: 605 West Cary Street

EMAIL: manager@renteva.com

CITY, STATE AND ZIPCODE: Richmond, VA 23220

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 attached.

RECEIVED

OCT 28 2016

2:30 KC

Signature of Owner or Authorized Agent: X [Handwritten Signature]

Name of Owner or Authorized Agent (please print legibly): VED JAIN

(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.

10/27/2016

Ms. Marianne Pitts
Senior Planner
Planning and Preservation Division
900 East Broad Street
Room 511
Richmond, VA 23219

RE: 2504 West Grace Street

Ms. Pitts,

Thank you for meeting with me on October 23rd for the referenced project. I am requesting approval for the windows which were replaced more than 6 months ago. I now know it was an oversight on my part and I should have submitted a Certificate of Appropriateness for approval. The following are reasons why the windows were replaced:

- A. The building has been a rooming house for more than 50 years. The windows were in very poor condition due to rot and termite damage and the sashes were not operating as needed. There was excessive air infiltration loss and windows were beyond repairing and needed to be replaced. I do not have any photos of the existing windows that were replaced.
- B. The inside of the building had a lot of termite damage. We had to gut everything from the inside of the building and approximately 50% of the floor joists had to be replaced.
- C. The demolition, building, electrical, mechanical, plumbing, and drywall permits and the final certificate of occupancy required by the City of Richmond were all obtained and approved.
- D. Several buildings in the adjoining blocks have recently installed vinyl windows.

- E. Additionally, the windows on the sides and back of the building are not visible from Grace Street and back alley. The garage apartment on the back blocks the view of the windows in the alley. The original windows on the side and back of the building were six over six and the windows on the front were one over one. Several windows on the side were replaced over time and did not match the original windows. The windows were beyond repair from the inside.
- F. The new windows are the same design but of a different material required by the City of Richmond. The wood trim on the windows on the outside of the building have been painted white. If required, we can change the color of the wood trim.

All original windows had storm sashes and material type of windows were not visible from the outside. I am requesting your approval for keeping vinyl windows as installed. If required to do so, I agree to install storm windows for the windows facing Grace Street, like the previously existing windows. It will be very difficult for the tenants if the windows are replaced while the apartments are occupied.

The building now has four luxury apartments unlike before when it was a rooming house. The tenants are hard working professionals that are employed by VCU and the Governor's Office. The renovation work has added significant aesthetics to the building and the Grace Street neighborhood, even if the original windows were replaced.

I appreciate your support and assistance in this matter.

Sincerely,

Ved Jain

804-852-7667

Description of Images for 2504 West Grace Street

1. Front: Before Removal of Windows
2. Back: Before Removal of Windows
3. Front: After New Windows Installed
4. Back: After New Windows Installed
5. Apartment 4: After new windows installed. Original stained glass was not altered.
6. Entry Hall: After new windows installed. Original stained glass was not altered.
7. Carriage House: View #1 from alley
8. Carriage House: View #2 from alley
9. Carriage House: Existing vinyl window that has been with property since that date of purchase, approximately 25 years ago



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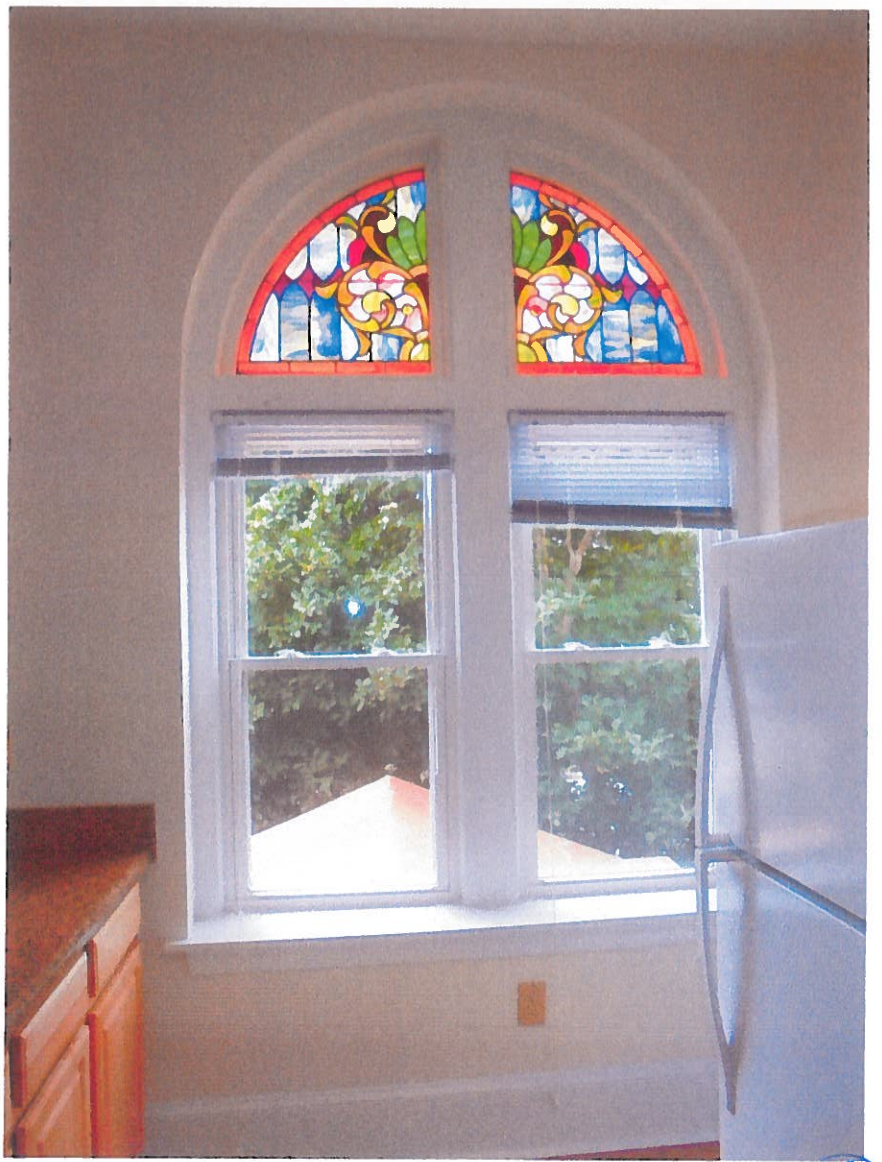
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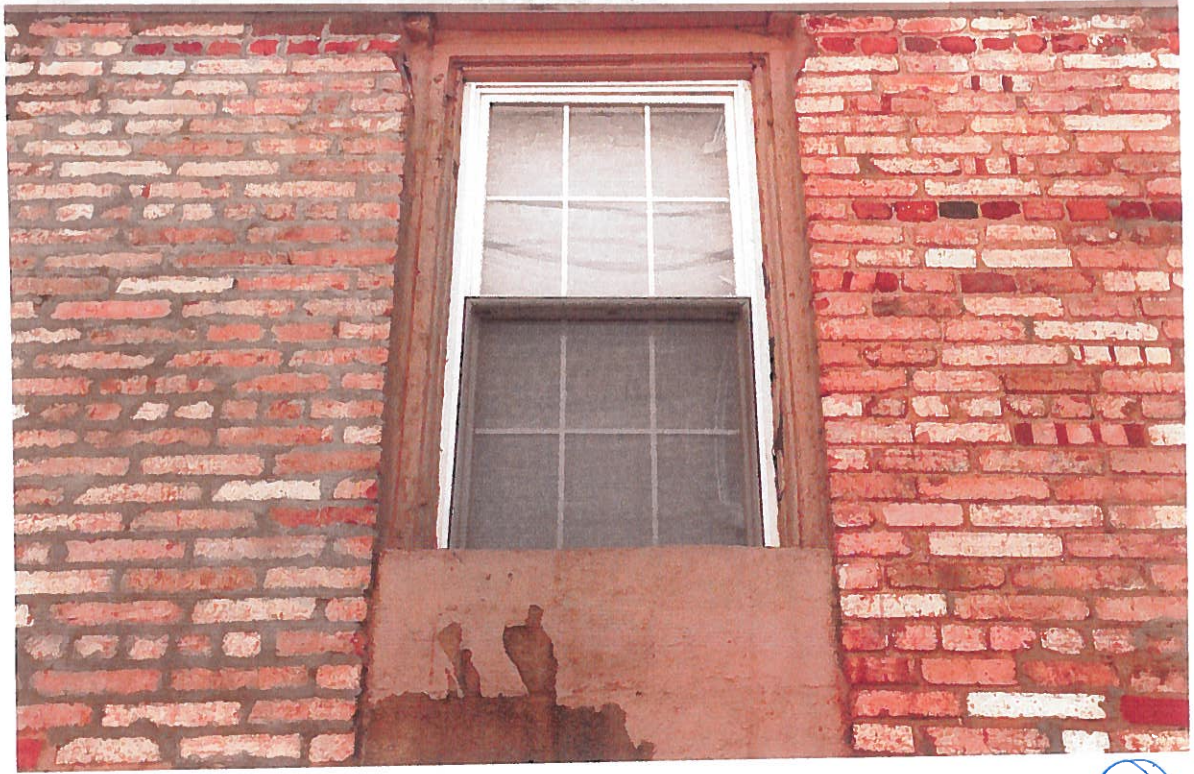
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