



Property (location of work)

Property Address: 2817 E Clay Street, Richmond, VA 23223

Current Zoning: R-8

Historic District: Church Hill North

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Garage Rehabilitation. See attached

Applicant/Contact Person: Stephen Anderson

Company: Premier Building Solutions LLC

Mailing Address: [REDACTED]

City: Henrico

State: VA

Zip Code: 23075

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? Yes Applicant Type (owner, architect, etc.): Contractor

Property Owner: Stanford Longmeadow LLC

If Business Entity, name and title of authorized signee: Russel Reich, Owner

Mailing Address: [REDACTED]

City: Richmond

State: VA

Zip Code: 23223

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact? No

****Owner must sign at the bottom of this page****

Acknowledgement of Responsibility

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature: [REDACTED]
Russell Reich (Jan 14, 2026 18:12:26 EST)

Date: 01/14/2026

Project Address: 2817 E Clay Street
Richmond, VA 23223

Alteration/Remodel: Detached Garages

Dimensions: 91ft long x 17ft wide
1547 ft²

Description of Work: Remove existing built up roof cladding and replace with white TPO roof membrane over top of insulation board. Repair skip sheathing with plywood as needed. Sister existing roof rafters or replace as necessary. Replace damaged headers on exterior walls and ridge beams as necessary. Remove existing barn style doors and install non structural framing for garage doors. Replace all soffit and fascia on the front facade.

Exterior Finish Rear: Block/Stucco

Exterior Finish Sides: Block/Stucco

Exterior Finish Front: Brick Facade with Barn or Non-motorized Garage Doors (currently)

Proposed Work

Replacing the existing low pitch Built-up tar roof with a white TPO membrane roof with metal drip edge and parapet wall flashing.

2. Replace all of the rotten fascia and soffit boards with materials in kind to existing. The current fascia is a 1x6 Yellow Pine along with a 1x8/1x10 Soffit in areas and AC plywood soffit in other areas. Currently there are no soffit vents so I would propose adding round aluminum soffit vents. We are proposing using SW 6258 Tricorn black as the color.

3. Remove the existing barn style doors and tracks from 7 of the 9 bays (one bay already had a garage door installed prior to owner purchase and one bay has a man door installed where it appears a garage door used to exist). These existing doors are falling apart and way beyond usable life. We would like to install roll up garage doors in each bay along with the required side jambs and exterior trim matching color to fascia.

2817 Clay Street garage line up

- All 8 bays are currently separated by cement block or brick walls with a brick face on either side of the bay opening
- Bay 1 thru 7 existing doors will be replaced by roll up style garage doors
- Bay 8 will keep the existing steel door
- Each bay will retain the existing brick face on either side of the door, much like Bay 8
- Soffit will be repaired as required
- Roof will be repaired/replaced for the entire structure
- Parapet separating roof segments will remain exposed brick between Bay 3 & 4, as well as Bay 7 & 8



East (Front Elevation) Existing



Existing
Brick Piers

1.5/12 pitch roof

(2) 2x10
headers

Soft
Line

Barn
Door
sliding

Barn
Slider
Door

Barn
slider

Barn
slider

Existing
Overhead
Door
to
Remain

Existing
Slider
Barn
Doors
Every other Bay

1/4" = ~ 2 1/2 ft Horizontal

Rear Elevation (Back)

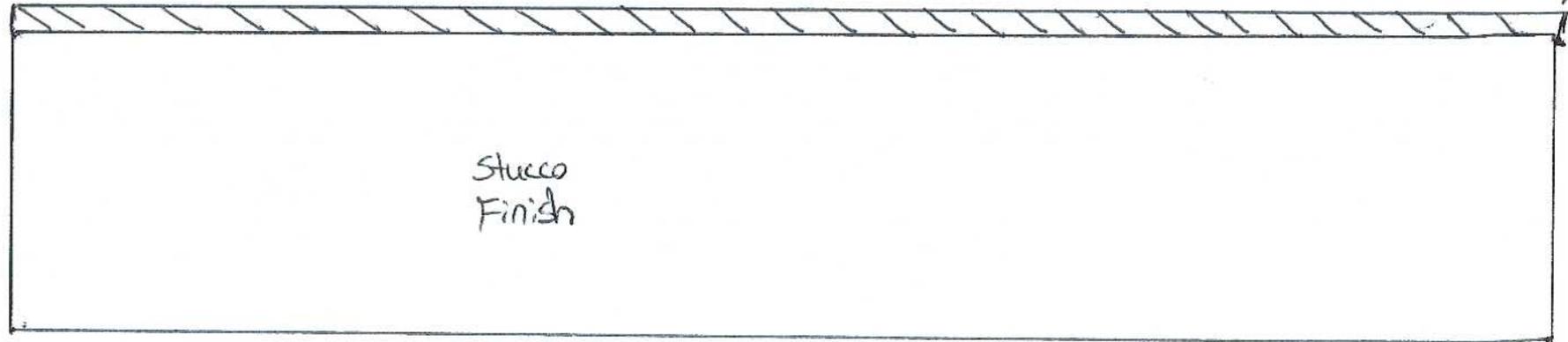
Exterior Finish: Stucco

Doors/Windows: None

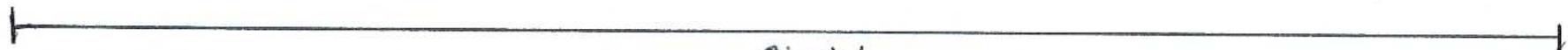
Existing
1x10 Soffit
1x6 Fascia



Ridge Line



9 ft



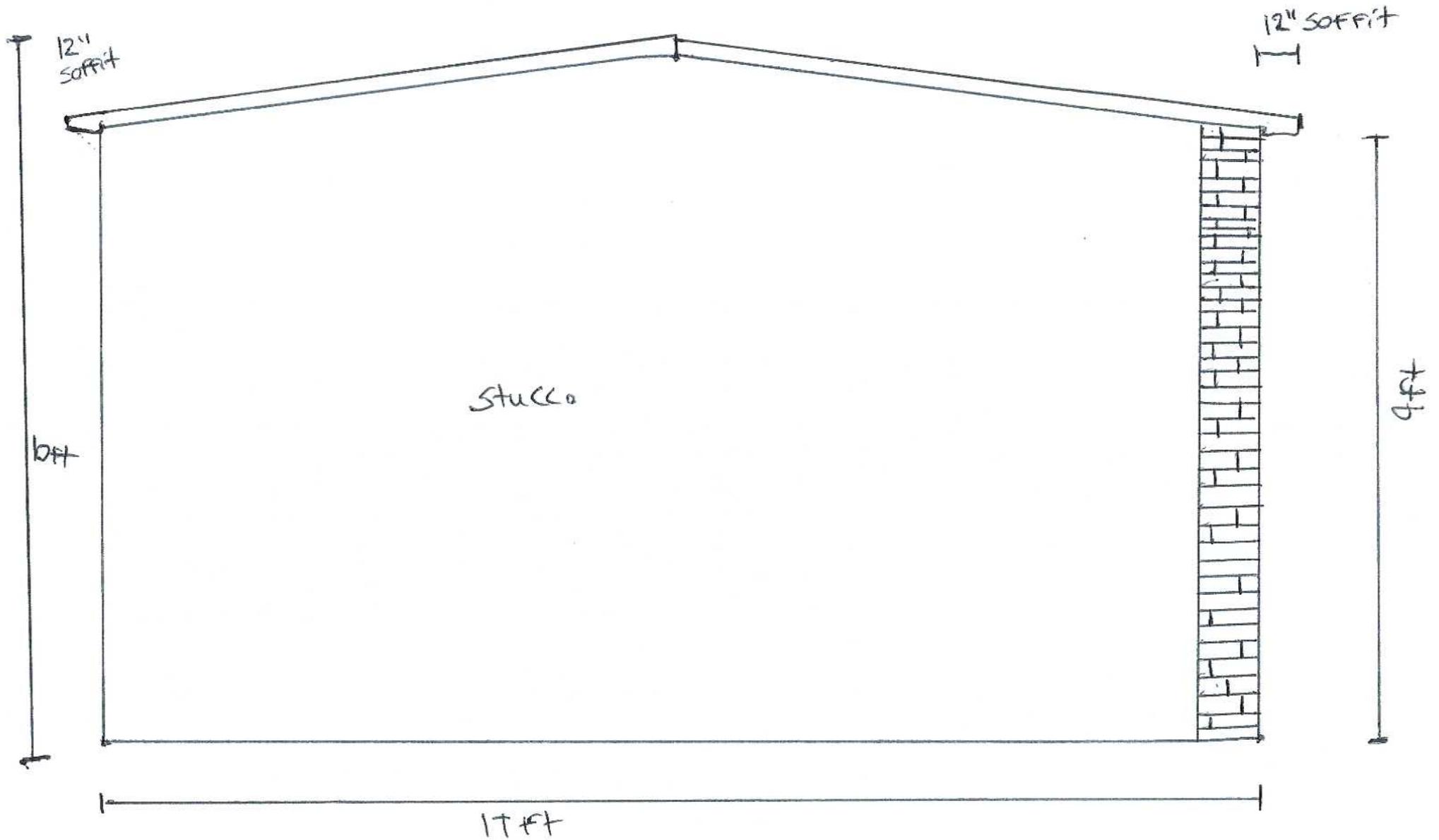
1/4" = 2 1/2 ft

91 ft'

South Elevation (Left side)

Exterior Finish: stucco over CMU

1/12 Pitch Roof



North Elevation (Right Side)

Existing 2x6 Rough Cut Rafters
sit on top of ridge Beam
Exterior Wall: Painted CMU

Some CMU rear walls and
some concrete form poured
existing

2x10 Ridge Beam

Span ~ 8 1/2 ft
Header
2(2x10)

Back

CMU
Wall

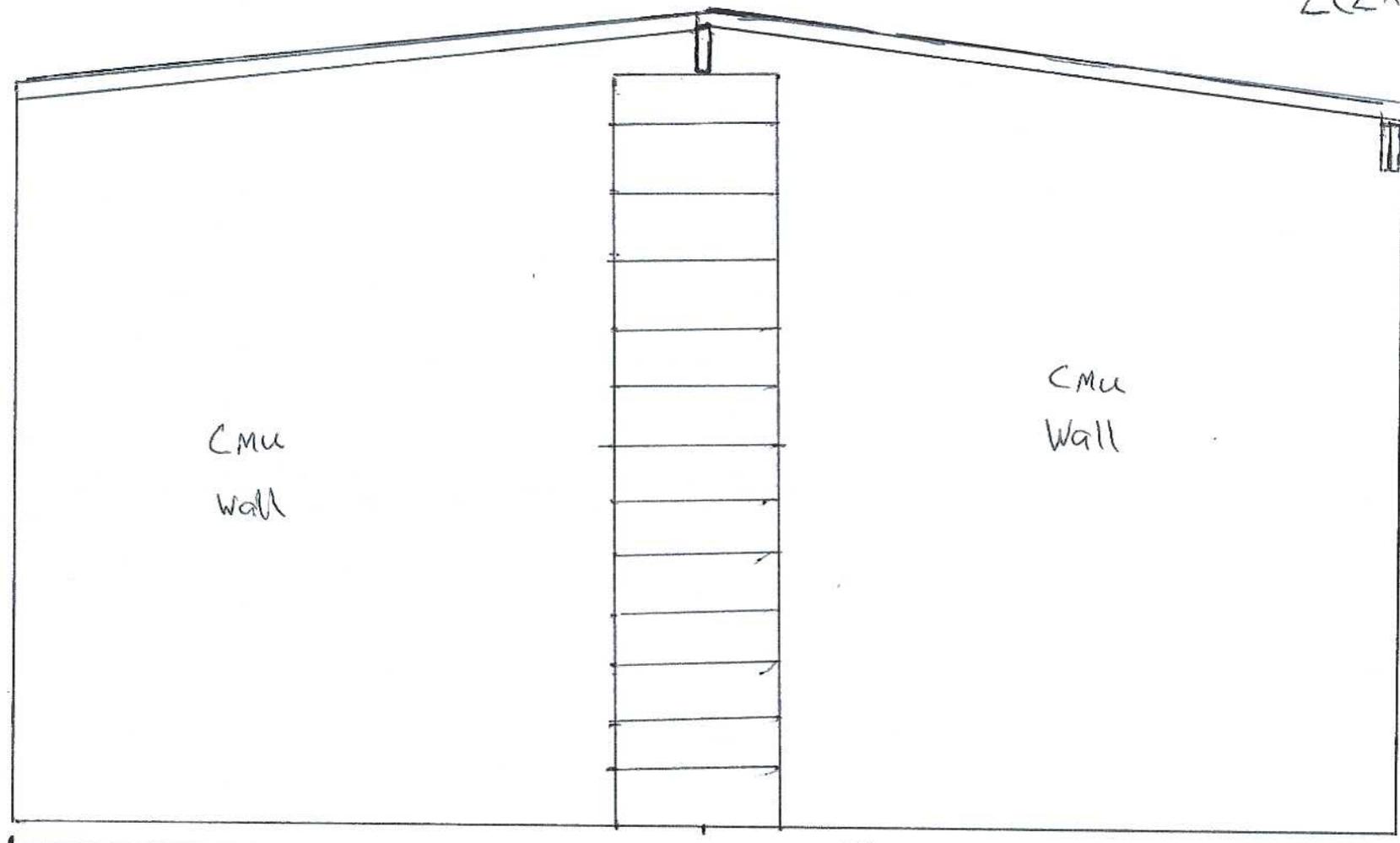
CMU
Wall

Front

17ft wide

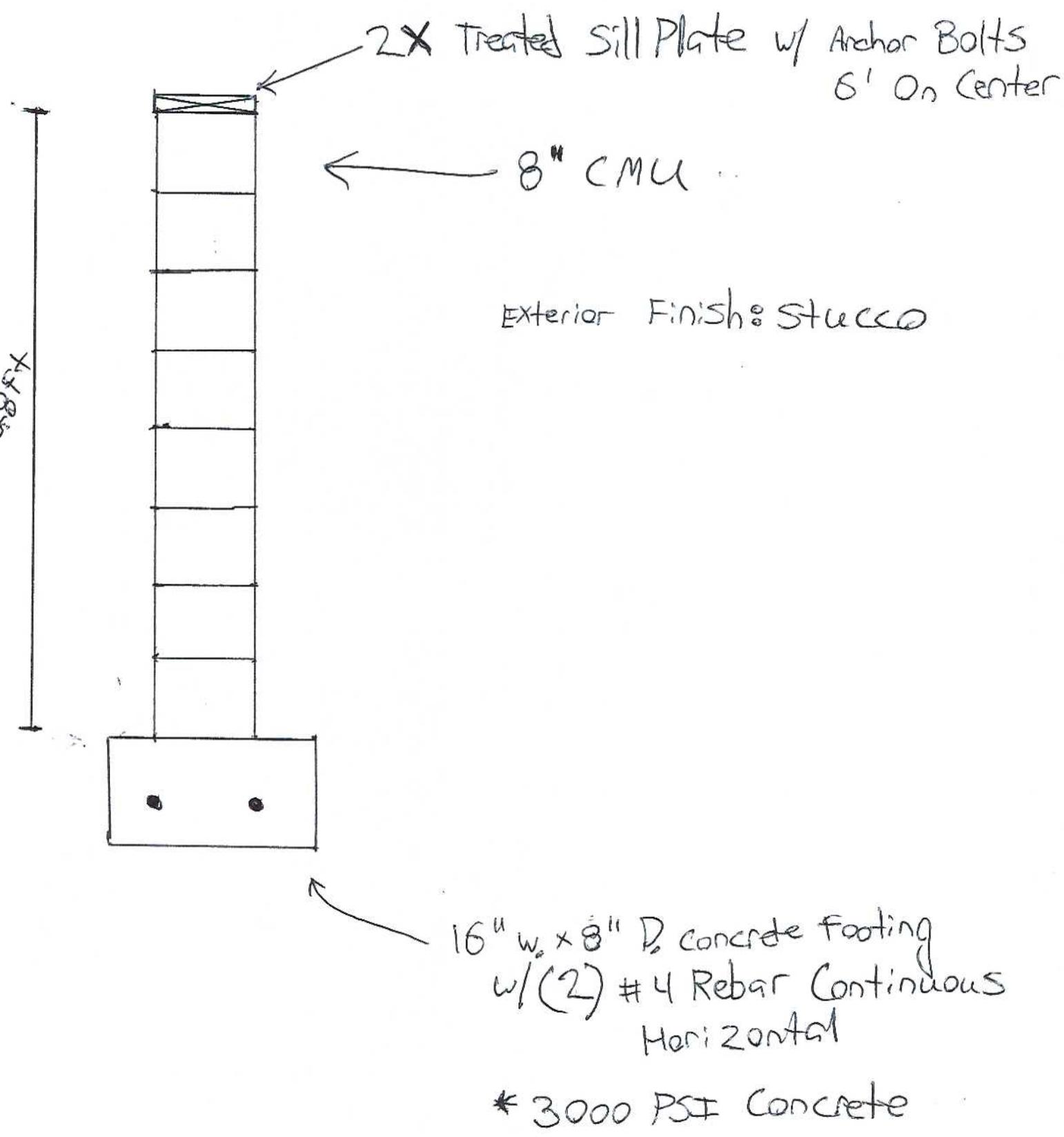
Scale 1/2" = 1 foot

Block
Brick Pier Integrated w/ Block Wall
12x12 Existing



Footings / CMU Wall Detail (West Wall / Rear)

217 E CLAY ST
Richmond, VA 23223





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City Boundary Address Labels Parcels



Framing (Existing)

Rafters: 2x6 True Dimensions

Ridge Beam: 2x10

Garage Door Headers: 2(2x10)

Spans 104 inches

