



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)
Property Address: 2417 E. GRACE ST Current Zoning: R-6
Historic District: CHURCH HILL

- Application is submitted for: (check one)
- Alteration
 - Demolition
 - New Construction

Project Description (attach additional sheets if needed):

Replacement of front patio and walkway, iron fence

Applicant/Contact Person: [Redacted]
Company: [Redacted]
Mailing Address: [Redacted]
City: Midlothian State: VA Zip Code: [Redacted]
Telephone: [Redacted]
Email: [Redacted]
Billing Contact? Same Applicant Type (owner, architect, etc.): Landscape Designer

Property Owner: [Redacted]
If Business Entity, name and title of authorized signer: [Redacted]
Mailing Address: [Redacted]
City: Richmond State: VA Zip Code: [Redacted]
Telephone: [Redacted]
Email: [Redacted]
Billing Contact? [Redacted]

****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: [Signature] Date: 21 January 2020



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: 2417 E. GRACE STREET, RICHMOND, VA #

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> other |
| <input type="checkbox"/> mixed use building | |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input checked="" type="checkbox"/> 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)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> current site plan | <input type="checkbox"/> list of current windows and doors | <input type="checkbox"/> current elevations (all sides) |
| <input checked="" type="checkbox"/> proposed site plan | <input type="checkbox"/> list of proposed window and door | <input type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> current roof plan | <input type="checkbox"/> demolition plan |
| <input type="checkbox"/> proposed floor plans | <input type="checkbox"/> proposed roof plan | <input type="checkbox"/> perspective and/or line of sight |
| <input checked="" type="checkbox"/> legal "plat of survey" | | |

**Supplemental Project Description for Certificate of Appropriateness
2417 E. Grace Street, Richmond, VA 23223**

Church Hill North Old & Historic District

The applicant proposes a historically sensitive enhancement to the front yard of 2417 E. Grace Street, a contributing structure within the St. John's Church Old and Historic District. The property, constructed circa 1895, retains its original brick façade and is situated directly across from the landmark St. John's Church.

The existing front yard features a low brick accent wall enclosing a crushed stone surface. The proposal seeks to improve the aesthetic and functional quality of this space while maintaining compatibility with the historic character of the property and surrounding streetscape.

Scope of Work:

- **Walkway Preservation:** The existing single basketweave-patterned brick walkway will remain unaltered and preserved in its current condition.
- **Perimeter Wall and Fence:** The existing low brick wall, laid in a running bond pattern with a perpendicularly stacked bond cap, will be retained. A granite cap will be added atop the existing brick cap to enhance durability and visual refinement. A 36-inch reclaimed historic black iron fence will be installed atop the granite cap, consistent with period-appropriate materials and styles found throughout the district.
- **Patio Infill:** The interior area of the wall, measuring approximately 12 feet wide by 15 feet deep, will be infilled with a combination of historically compatible materials: salvaged red brick matching the existing masonry and reclaimed, weathered granite pavers. This blend of materials will create a visually harmonious surface that complements the historic character of the home and the neighborhood.

This proposal is designed to respect the architectural integrity of the property and enhance the streetscape by using traditional materials and patterns that reflect the historic context of Church Hill. The improvements will provide a more refined and functional outdoor space while preserving the historic fabric of the site.

Plat of Subject Property : 2417 E Grace ST

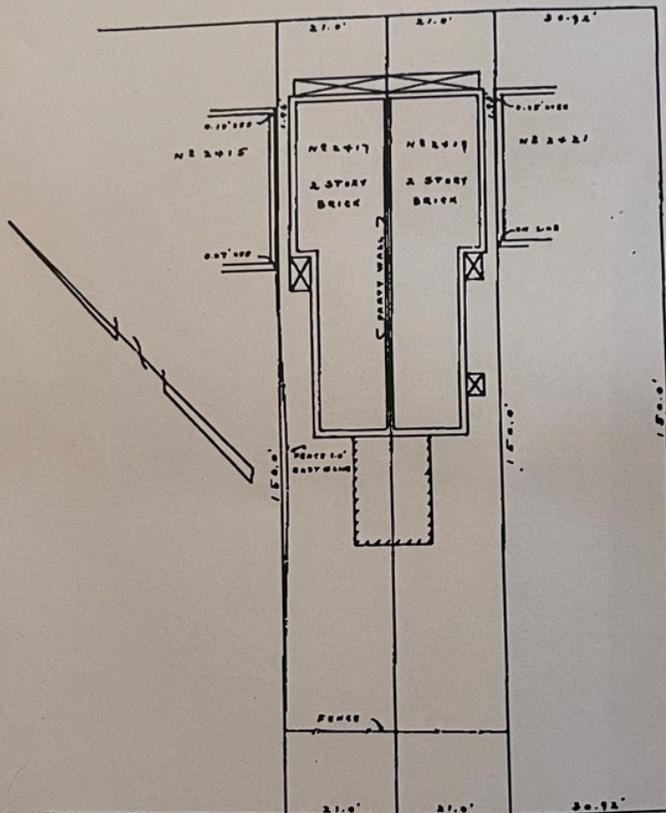
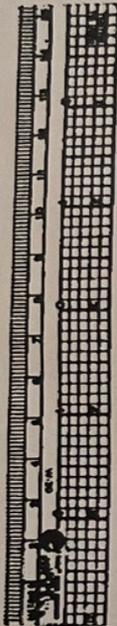
512

aforesaid, in the State of Virginia, do certify that O. E. Lowry, Jr., and E. D. Cobb, whose names as President, and Secretary, respectively, of WEST REALTY CORPORATION, are signed to the above deed bearing date on the 25th day of June, 1944, have each this day acknowledged the same before me in my City aforesaid.

My commission expires on the 4 day of August, 1946.
Given under my hand this 5 day of July 1944.

Mable M. Ritger NOTARY PUBLIC.

GRACE STREET



N. 25TH STREET

20' ALLEY

Plat of No. 2417-19 East Grace St. situated on the southern line of Grace St. and west of 25th Street.

Richmond Va.

June 12th 1944

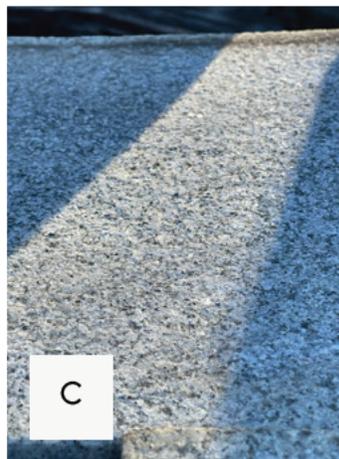
Scale 1" = 20'

Chas. H. Fleet

Certified Civil Engr.



A



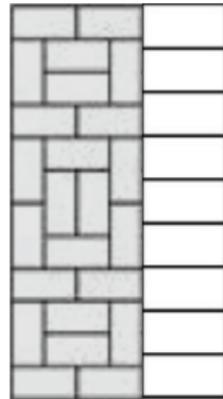
C



D



B



E



F

Existing brick walkway



Random Granite Paver
Pictures C & D

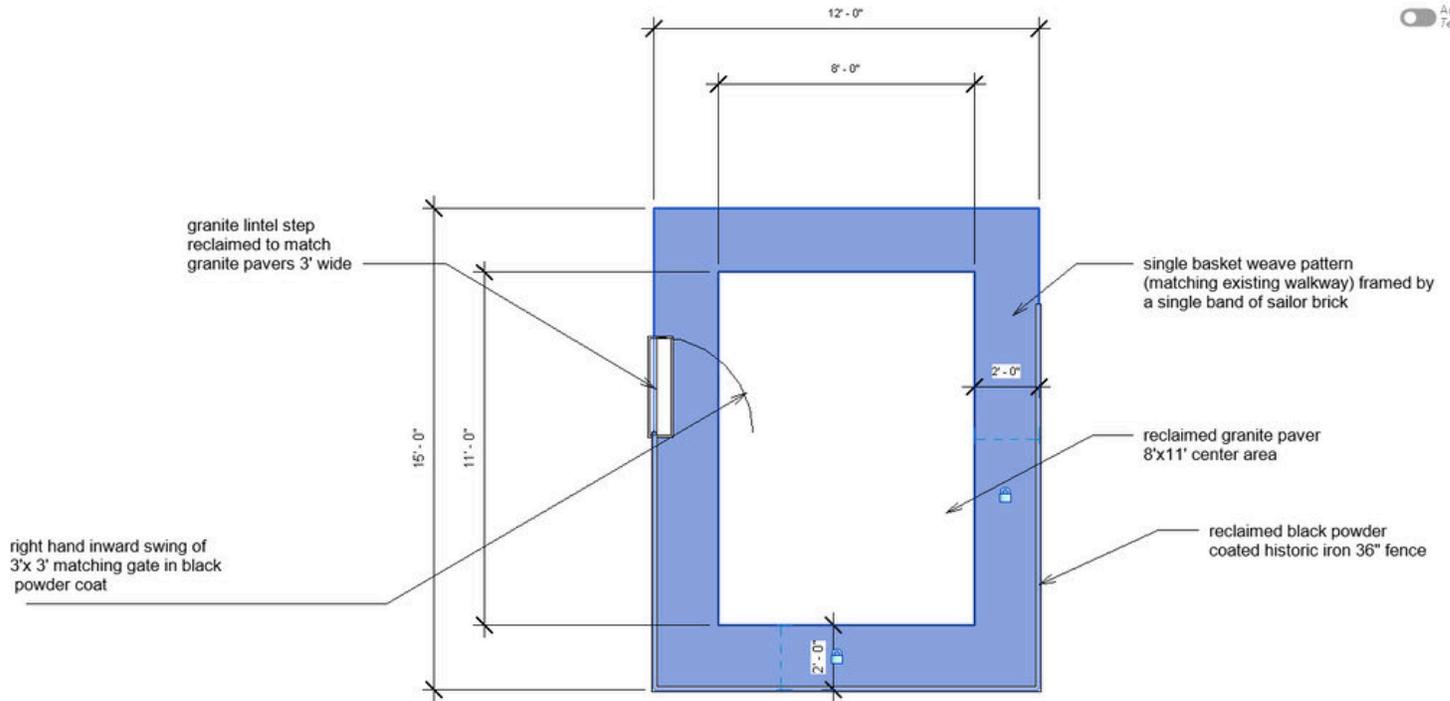
3' wide gate to match fencing.
Swinging in and to the right - with a granite block step for entry

Brick Band Single Running Bond Framed by soldier course as shown on pictures E + F

Granite cap on top of the brick wall - to match granite pavers proposed for the center
Picture D

Reclaimed historic fence as shown in pictures A & B
Black powder-coat finish, mounted on top

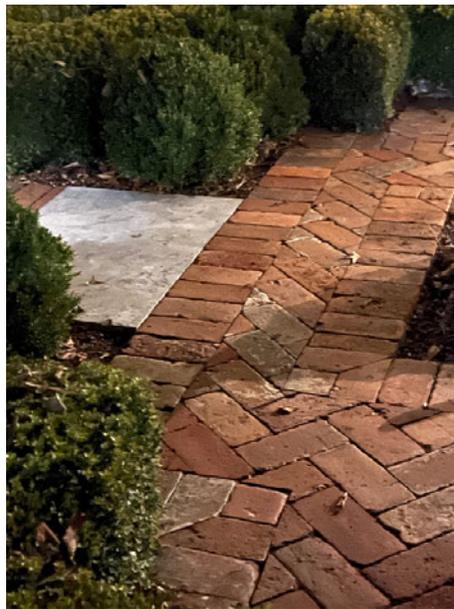
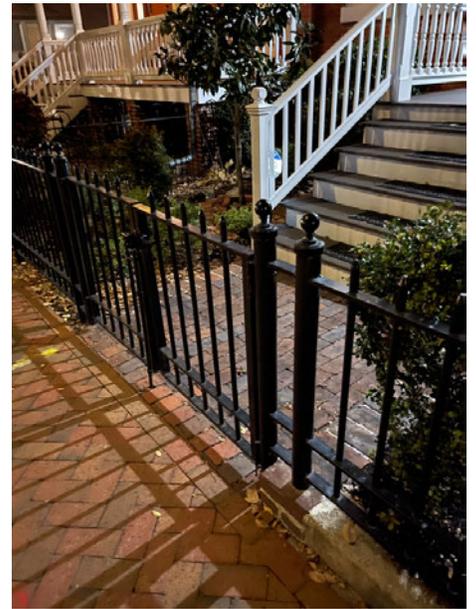
Proposed Patio : 2417 E Grace ST



Different Perspectives of
the Neighborhood
Surrounding 2417 E Grace



EXAMPLES OF MATERIALS WITHIN 1 BLOCK EAST AND WEST
of 2417 E Grace ST



Subject Property : 2417 E Grace ST

