



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

 Address 2721 W Grace, Richmond, VA 23220

 Historic district West Grace Street

 Date/time rec'd: \_\_\_\_\_  
 Rec'd by: \_\_\_\_\_  
 Application #: \_\_\_\_\_  
 Hearing date: \_\_\_\_\_

**APPLICANT INFORMATION**
 Check if Billing Contact

 Name Emily Pochter

 Phone 301-785-9038

 Company Marcus & Millichap

 Email em.pochter@gmail.com

 Mailing Address 1411 Palmyra Ave, Richmond, VA 23227

 Applicant Type:  Owner  Agent

 Lessee  Architect  Contractor

 Other (please specify):

**OWNER INFORMATION** (if different from above)

 Check if Billing Contact

 Name Kevin Bohm

 Company Grey Dominion Properties

 Mailing Address 1411 Palmyra Ave, Richmond, VA 23227

 Phone 804-887-9361

 Email greydominionpropllc@gmail.com
**PROJECT INFORMATION**
**Project Type:**
 Alteration

 Demolition

 New Construction

(Conceptual Review Required)

**Project Description:** (attach additional sheets if needed)

DESCRIPTION ATTACHED

**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 payment of the application fee. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

**Signature of Owner**

DocuSigned by:

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Date

9/1/2020 | 13:36:54 PDT

## **Project Description: 2721 W Grace St, Richmond, VA**

The property was purchased on August 3rd and was in overall poor condition. In order to improve the façade and rear garage to keep with the theme of the district, the owner went ahead and painted the brick a medium blue. The façade of the brick in the front had a large amount of over-spray on the non-painted brick due to poor craftsmanship by the previous owner. Additionally, the brick below the porch on the façade was already painted (see picture). Our contractor attempted to take it off, but it was a mess and damaging the original brick. Taking notice of multiple blue houses on West Grace and across the historic district of the Fan that we greatly admired, the owner elected to choose this color. We assumed this was an approved color since we counted over a dozen similarly medium blue houses and loved the color. We soon realized this is not an approved color by William Davidson, and thus we will repaint the house and garage brick an approved color to be compliant with the historic district. We will repaint the exterior brick "yellow clay."

The garage was previously painted white (a non-compliant color) and will be also painted "yellow clay." The trim is currently white, and we will be keeping that. The lintels and headers are a neutral gray, previously painted, and will be kept that color to match original stone color. Porch metal roof will be painted black since it is in poor condition and flaking lead paint. Porch ceiling will be painted blue since there are stains on it currently, and we want to fix it. The front door will be painted dark green in compliance with the CAR guidelines.

Additionally, the owner will be replacing the exterior bannister on the stairs to the porch with original pickets that have been procured from Governor's Antiques. These pickets are an exact match to those that are on the porch and original. The existing bannister will also be matched and replaced with an original piece. They are currently 2x4's and not original. All will be painted white, keeping with the original color and currently painted white.

The owner has recently provided Carey Jones with photos of the non-compliant painted brick on both the façade of the property, as well as the garage.

Additionally, the owner will be refurbishing the rear, 2<sup>nd</sup> story exterior porch. The porch is not properly secured and is completely rotted. This represents a safety hazard and will be replaced. We were told by Chelsea Jeffries that the second story exterior porch is not original to the house.

Additionally, the non-original garage door is damaged and will be replaced with a new garage door in the "almond" color to match the other garage doors in the alley.

### **Paint palette for 2721 W Grace St:**

Brick façade body color: SW 0078 or comparable

Masonry lintels- SW 2850 or comparable

Masonry sills- keeping SW 2850 or comparable

Roof: SW 6258 or comparable

Porch Ceiling: SW 6478 or comparable

Front Door: SW 2847 or comparable

**\*\*Pictures and rendering attached to application. \*\*\***

**DROPBOX LINK TO PHOTOS--**

<https://www.dropbox.com/sh/4bqllaydxlsw8uq/AABBfbX0zd9h5tdmudVTuVwWa?dl=0>

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2721









secured by ADT























