



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2704 East Grace St., Richmond, VA 23223

Historic district St. John's Church

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

APPLICANT INFORMATION Check if Billing Contact

Name Christine Bali / Derk Jeffrey

Phone 804-350-8651

Company _____

Email cabali316@gmail.com

Mailing Address Same as property address

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above) Check if Billing Contact

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

See 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

Date 6/25/21



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: 2704 East Grace St. Richmond, VA 23223

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

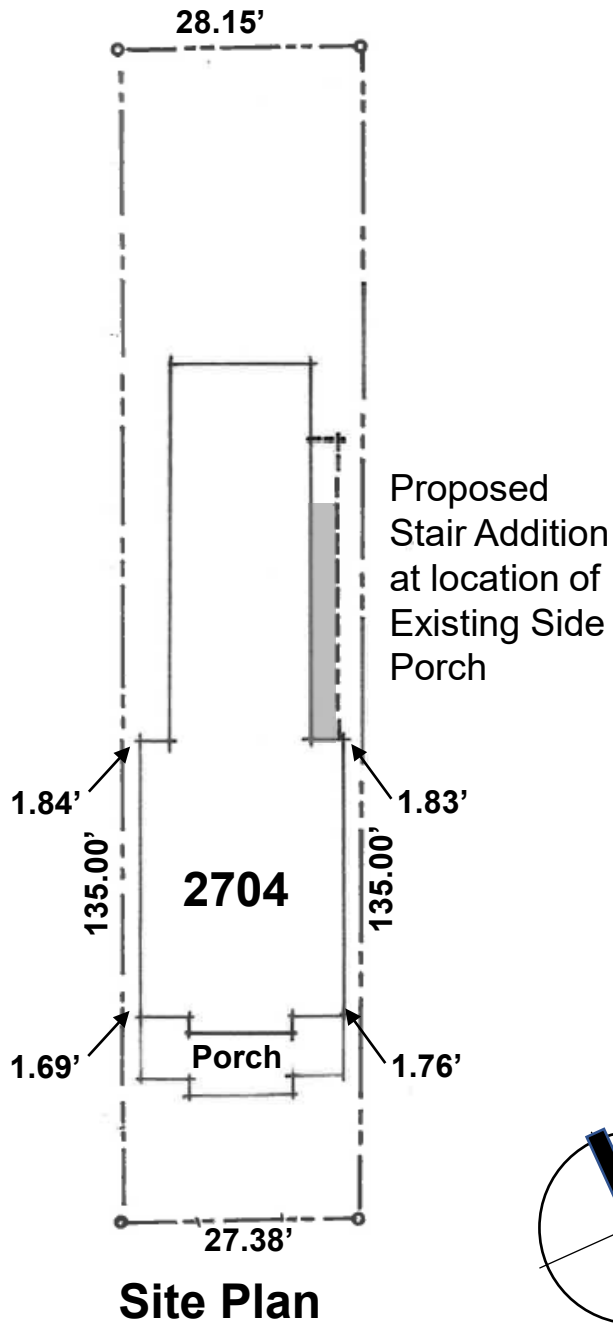
- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 1/2 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)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight



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Signature of Owner: *Christine Bali* Date: 6/25/21

CERTIFICATE OF APPROPRIATENESS
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<input checked="" type="checkbox"/> single-family residence	<input type="checkbox"/> garage	<input checked="" type="checkbox"/> addition	<input type="checkbox"/> roof
<input type="checkbox"/> multi-family residence	<input type="checkbox"/> accessory structure	<input type="checkbox"/> foundation	<input type="checkbox"/> awning or canopy
<input type="checkbox"/> commercial building	<input type="checkbox"/> other	<input type="checkbox"/> wall siding or cladding	<input type="checkbox"/> commercial sign
<input type="checkbox"/> mixed use building		<input type="checkbox"/> windows or doors	<input type="checkbox"/> ramp or lift
<input type="checkbox"/> institutional building		<input type="checkbox"/> porch or balcony	<input type="checkbox"/> other

WRITTEN DESCRIPTION

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<input checked="" type="checkbox"/> current floor plans	<input type="checkbox"/> current roof plan	<input type="checkbox"/> demolition plan
<input checked="" type="checkbox"/> proposed floor plans	<input type="checkbox"/> proposed roof plan	<input type="checkbox"/> perspective and/or line of sight
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Created 7/2016

Commission of Architectural Review

Proposed Stair Addition at 2704 East Grace St. Richmond, VA 23223

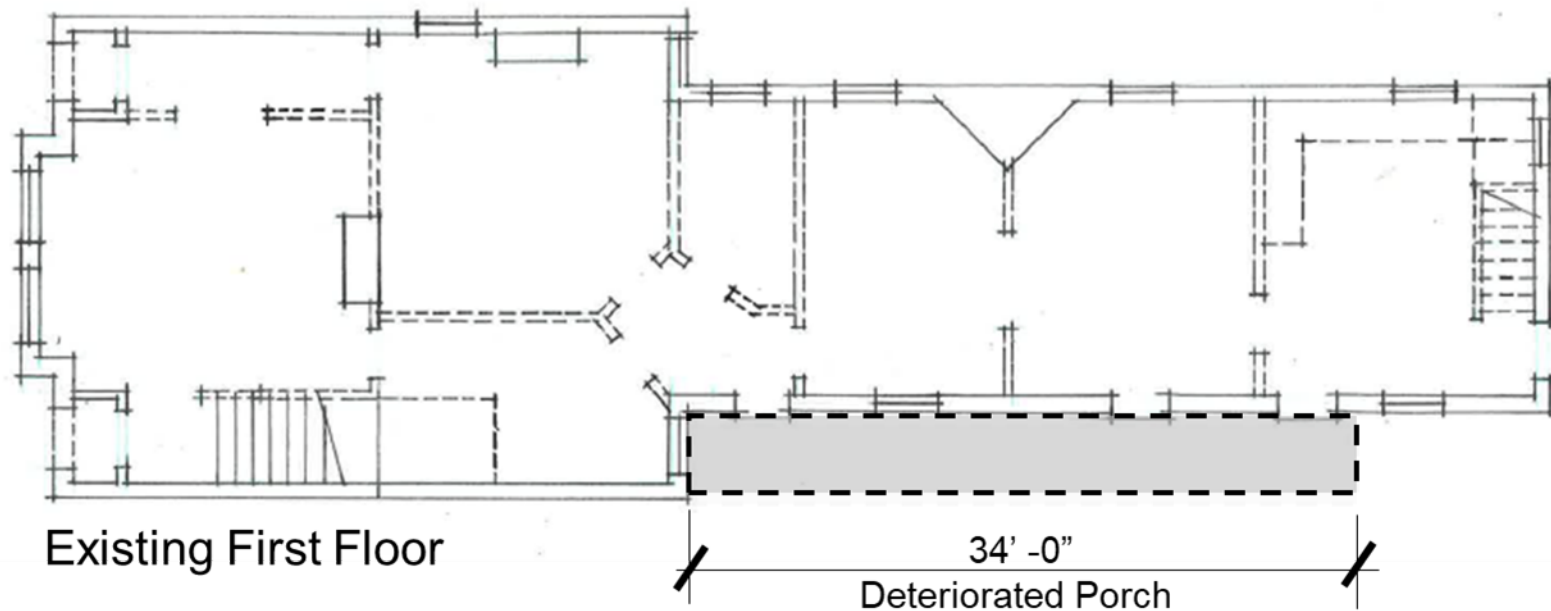
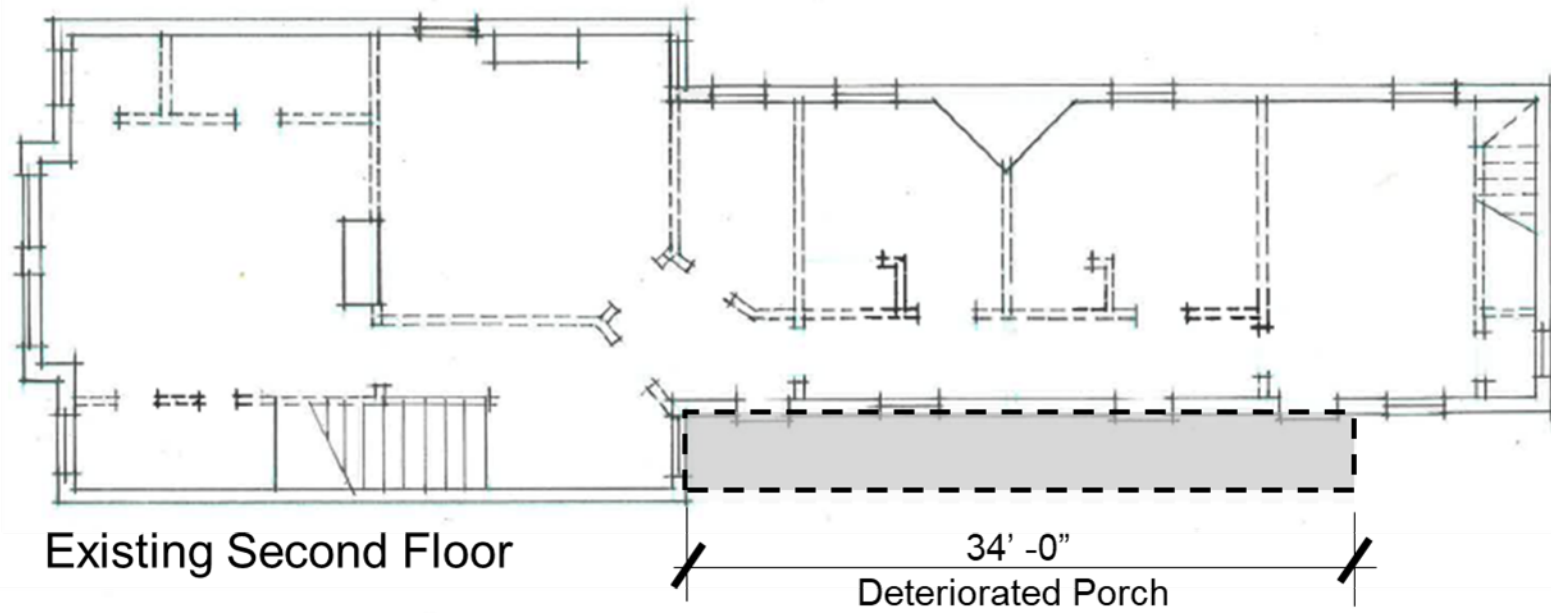
Submission Date: June 25, 2021

CAR Meeting Date: July 27, 2021

Proposed
Stair Addition
at
**2704 East
Grace St.**
Richmond, VA
23223

Submission Date:
June 25, 2021

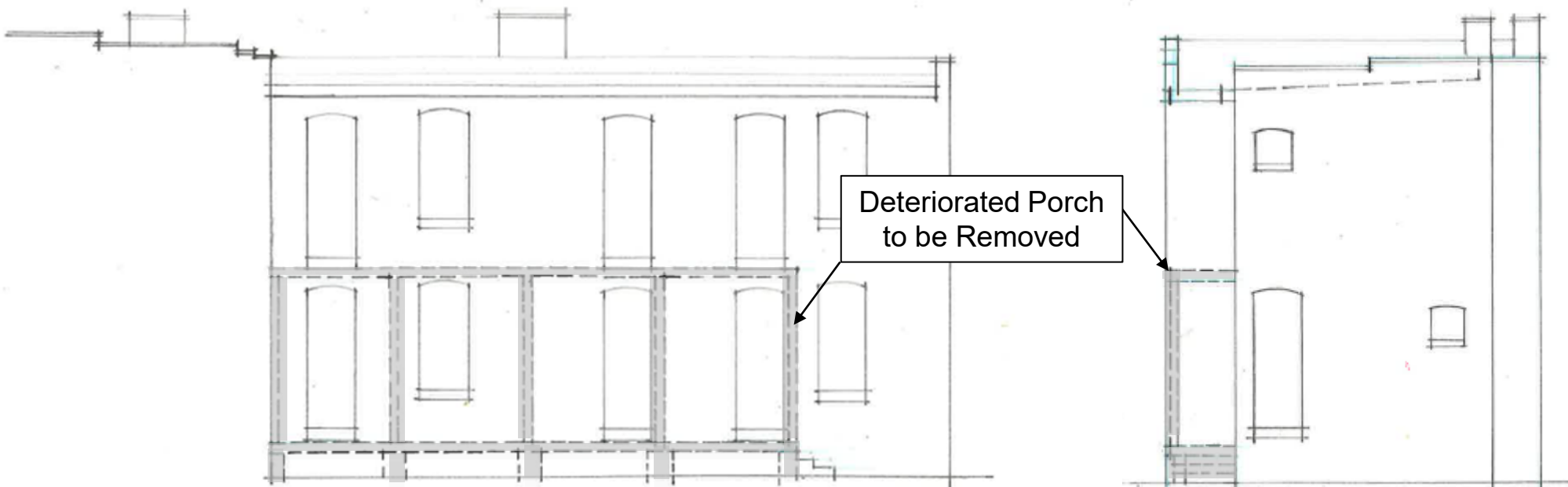
CAR Meeting Date:
July 27, 2021



Proposed
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23223

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Existing Side Elevation

Existing Rear Elevation



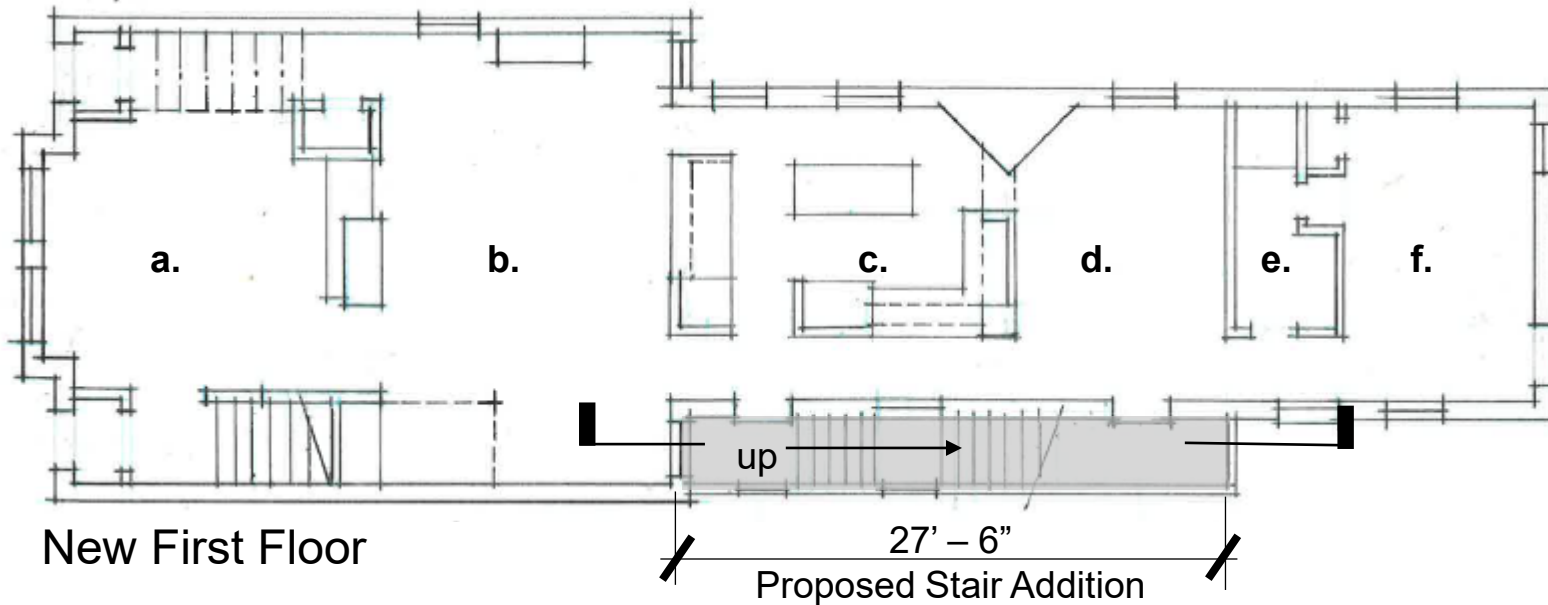
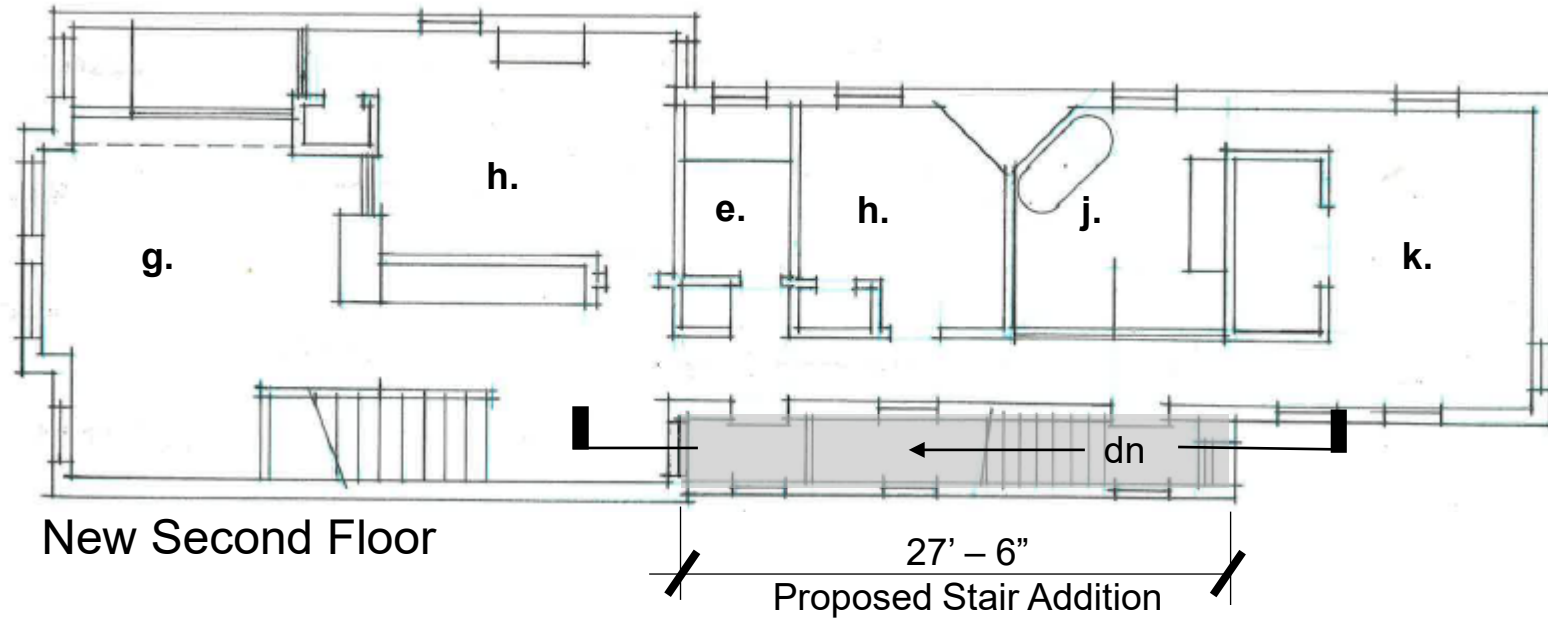
Existing Condition Photos

Proposed
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23223

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- a. living
- b. dining
- c. kitchen
- d. den
- e. bath
- f. office
- g. family
- h. bedroom
- j. m. bath
- k. m. bedroom



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Submission Date:
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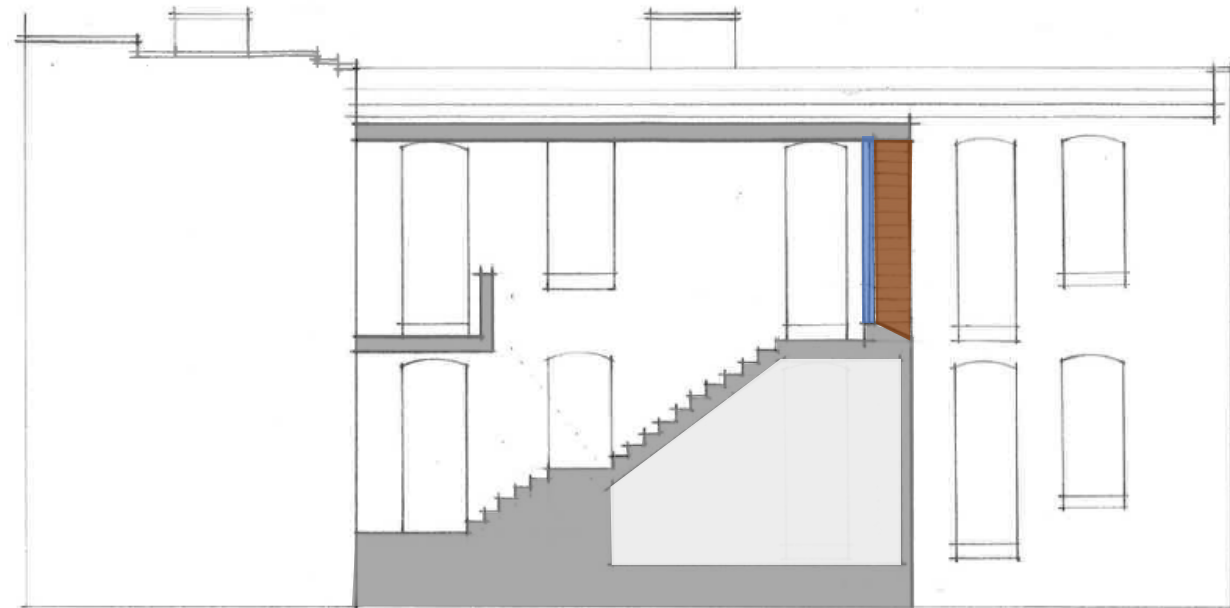
CAR Meeting Date:
July 27, 2021



Proposed Side Elevation



Proposed Rear Elevation



Section Through Stair

- a** Pre-finished metal wall panel: Horizontal rib profile, exposed fastener, Kingspan/Morin VB-36, "Blue Gray."
- b** 1x6 hardwood (Ipe) or Western Red Cedar, natural finish, open-joint rainscreen system.
- c** Metal clad wood casement windows, black finish, Marvin "Signature" Series.
- d** Masonry foundation.

ATTACHMENT "A"

**Proposed Stair Addition at
2704 East Grace St.**

June 25, 2021



Project Description:

The project consists of the demolition of an existing, unused and rotted side porch to allow construction of a small addition to enclose a new “back stair” to the second floor of the property.

Existing Conditions:

The property is an all-brick structure in the Colonial Revival style, built as a 2-story duplex in 1908. The home features a magnificent front porch that was faithfully restored by the most recent owners of the property. Several of the first-floor windows on the sides of the property have also been replaced. The current owners had sashes repaired on the original, double-hung windows on the front of the home, all glazing replaced, and the windows repainted. The extent of needed improvements to the home stops here.

Brick on the front of the home is in excellent condition and features very thin mortar joints. Brick on the sides and rear of the property is a different color and mortar joints are much thicker. There is evidence of repointing on several portions of the parapet wall. More repointing is necessary, and most deteriorated sections of brick mortar occur along the wall of the existing side porch. The 2-story porch would have originally been accessed by any one of the three doors on the first and second floors of the duplex to provide residents a small balcony and promote natural ventilation. Today, five of the six doors that access the porch do not open and are in an advanced state of disrepair. The porch itself is unsafe and must be removed. Stop-gap repairs to the second-floor deck were made with plywood, which rotted long ago. Brick piers are crumbling and leaning (refer to existing condition photographs on drawing sheet 3 of 5).

We believe the property was converted to its current condition as a single-family residence in the 1970's. At that time, the interior was also “modernized” (we understand from long-time neighbors) as a poorly accomplished DIY-project. Today, the interior of the home retains few original details, and includes a wet bar, non-code-complying second interior stair, non-code-complying bathroom, and numerous built-in shelves, cabinets, and new partitions. All plaster was previously removed and replaced with drywall throughout. A major interior renovation project is being planned by the current owners. Planned exterior improvements include the proposed stair addition (the subject of this application), brick pointing, and future replacement of the most deteriorated wood windows.

Proposed Addition:

A new, second interior stair is proposed to be constructed on the same, narrow sliver of the site that is currently occupied by the deteriorated side porch. This area of the site is not visible from the front of the house and may be only slightly visible from the alley (hidden by a tall fence and large trees). The porch is very close to the property line, and only the residents of the neighboring 2-story apartment building have a view of the side of the house. For many decades, that view has been of a neglected and unused porch. We'd like to improve our neighbors' view and improve the functionality of the home by demolishing the porch, repointing the brick, and constructing a small addition to enclose a second interior stair.

The proposed stair enclosure aligns new window openings with existing window and door openings to maximize views, daylight, and natural ventilation across the new stair. The original

exterior brick wall will be cleaned and become an interior surface of the new stair. Original granite door and window sills will be retained and exposed in the new stair.

The stair enclosure is proposed to be constructed of high-quality, low-to-no-maintenance materials since access to the side of the house is extremely limited. On the long (east) wall, the elevation of the proposed stair features alternating panels of full-height, horizontal-ribbed metal cladding (refer Attachment B for profile information) and wood, open-joint rainscreen system below the windows. On the narrow (north) wall, the window is recessed at the second-floor landing to create a small chase for HVAC and electrical lines from the below-stair mechanical closet to units located on the second floor.

The roof of the stair addition is proposed to be single-ply membrane to match the roof of the main house, which is hidden by parapets and mansards. The new roof slope will be 1/2" per foot or more, depending on clearances, and will terminate below the existing boxed soffit and internal gutter of the main roof.

Additional Information:

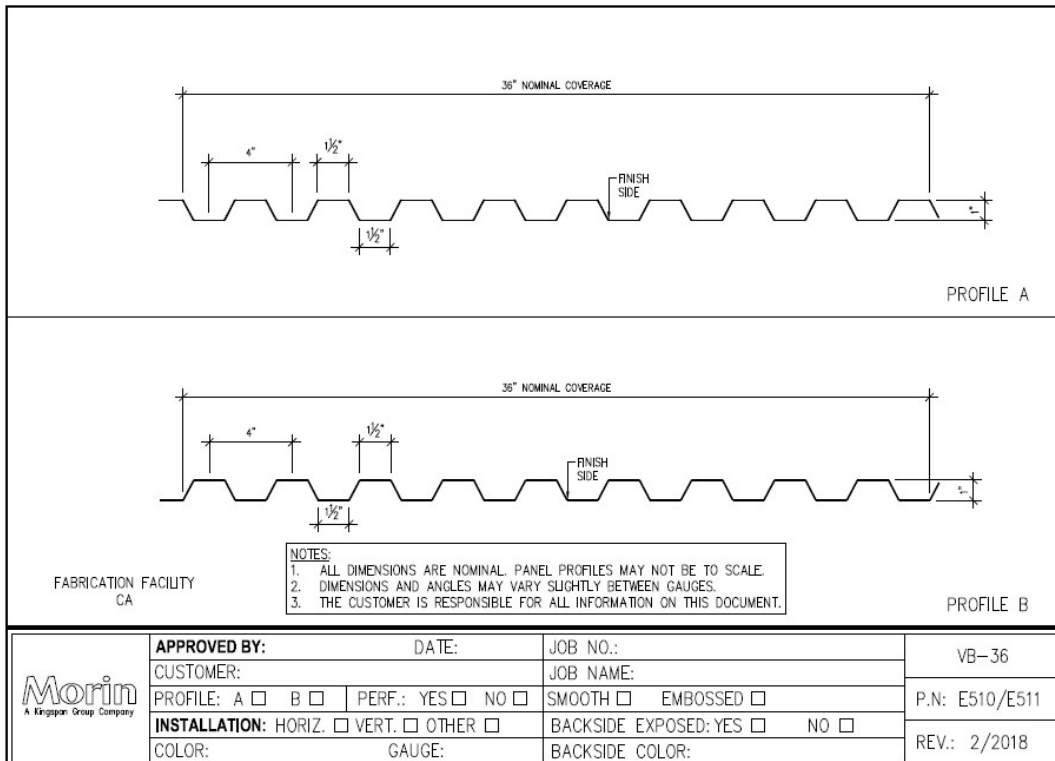
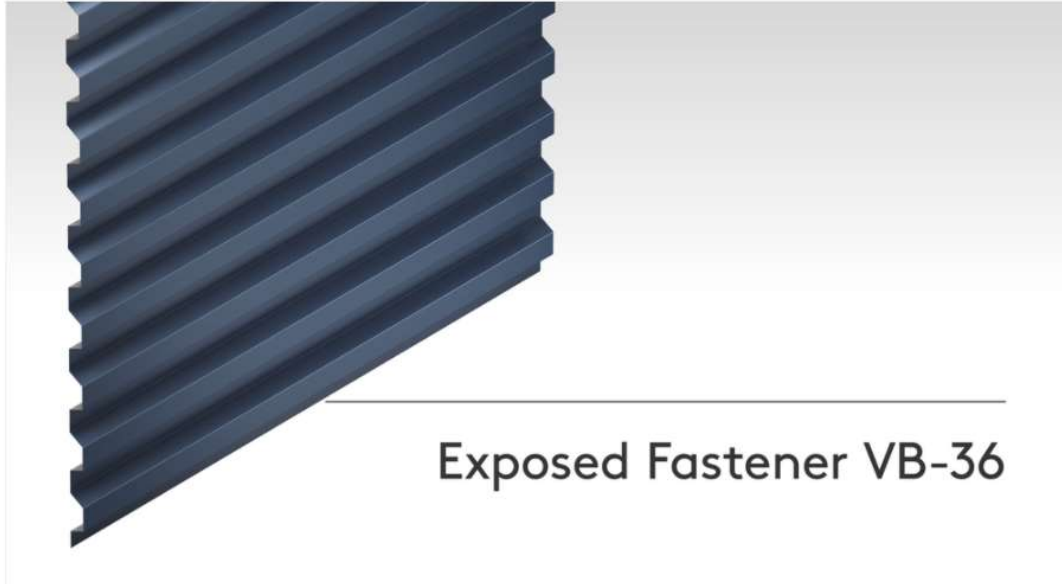
This property was purchased by the current owners in July 2020. To encourage prospective buyers to consider the use of tax credits, the listing agent provided copies of a previous, DHR-approved scheme that included modest interior renovations and a new, partially enclosed side porch to replace the existing porch (refer image below). Wall cladding on enclosed portions of that scheme consisted of stacked, shutter panels. Tax credits are not being considered for the proposed stair addition.



ATTACHMENT "B"

**Proposed Stair Addition at
2704 East Grace St.**

June 25, 2021



	APPROVED BY:	DATE:	JOB NO.:	VB-36
	CUSTOMER:		JOB NAME:	
	PROFILE: A <input type="checkbox"/> B <input type="checkbox"/>	PERF.: YES <input type="checkbox"/> NO <input type="checkbox"/>	SMOOTH <input type="checkbox"/> EMBOSSED <input type="checkbox"/>	P.N: E510/E511
	INSTALLATION: HORIZ. <input type="checkbox"/> VERT. <input type="checkbox"/> OTHER <input type="checkbox"/>	BACKSIDE EXPOSED: YES <input type="checkbox"/> NO <input type="checkbox"/>		REV.: 2/2018
COLOR:	GAUGE:	BACKSIDE COLOR:		