



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2703-05 East Grace Street

Historic District St. John's Church



PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Demolition
- Conceptual Review
- Final Review

OWNER

Name Stewart and Billie Leeth

Company _____

Mailing Address 2703 East Grace Street
Richmond, VA 23223

Phone 804.241.6079

Email stleeth@gmail.com

Signature _____

Date 6/29/2017

APPLICANT (if other than owner)

Name Wayne Booze

Company DesignLine

Mailing Address 3615 Mayland Ct
Richmond, VA 23233

Phone 804.270.4411

Email Wayne@designlineinc.com

Signature W. Wayne Booze Pres.

Date 6-27-17

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

(Space below for staff use only)

Application received:

ECE VED

COA - 019832

Date/Time

JUN 29 2017

Complete Yes No

By _____

2:35

Stewart and Billie Leeth

2703 East Grace Street, Richmond, Virginia 23223 | 804-241-7332 |

BY HAND

June 29, 2017

Commission of Architectural Review
900 East Broad Street, Suite 510
Richmond, Virginia 23219

RE: Application for Certificate of Appropriateness/2703-05 East Grace Street Improvement

Dear Commission of Architectural Review:

This letter is provided in support of our application for a Certificate of Appropriateness for a proposed addition to the rear of our residence at 2703-05 East Grace Street. Included in this letter and attachments are detailed descriptions of the proposed work and materials list. Accompanying this letter is a copy of the Site Plat for the property, showing the existing buildings and location of the proposed improvement, exterior plans and drawings (which include measurements) and photographs of the exterior from various locations on and off the property.

The proposed project is a kitchen improvement and addition to the rear of the residence, which would solely alter and improve a modern 1980s-era addition. The following provides background information about the residence as well as the location of the addition.

Background

The residence at 2703-05 East Grace is located on a double lot within the St. John's Church Old & Historic District. The original house (at 2703) is a c. 1846 two and one-half story frame house over a brick English basement. A two-story frame addition was added at the 2705 address in c. 1852 and joined to 2703 through an interior doorway. Later owners in the 19th century walled off the connection, split the property into two separate houses and made significant additions to the front and rear of the structure at 2705. Renovations made in the 1970s returned the house to its original configuration with 2705 serving as a recessed wing of 2703.

In the late 1980s, the owners at that time (St. Amant) constructed a major addition to the rear of the property, which reconfigured and altered the appearance of the entire exterior and interior rear section of the 2705 portion of the house.

The 1980s-era project included an imposing long, narrow two-story addition, total enclosure of a rear porch and incorporation of that porch into the living area of the home. (The rear porch of 2703 East Grace remained as is.) It created (1) a new galley-style kitchen and breakfast room on the first floor; (2) a new master bath, closets and laundry on the second floor (attached to the existing master bedroom); and (3) a new English basement/storage area under the kitchen.

Proposed Addition

Our proposed improvement will impact only the 1980s-era modern addition to the 2705 wing. We are proposing removal of two modern-era exterior walls and siding from the first floor of the 1980s-era addition and building out an extension approximately 11 x 11 feet. This project would include a new English half basement for additional storage below the new structure.

Siding, windows, mouldings and brick work on the first floor will all be in keeping with the existing features of the house. Siding material is Hardiplank. All window and exterior trim/mouldings will be wood and match the design of the existing home. None of the windows removed for the addition are original to the house and were installed during the 1980s-era addition (they are wood with aluminum sashes and are essentially nonfunctioning). Replacement windows will be insulated glass with true mullions. Brick for the half basement façade will match the existing brickwork from the 1980s-era addition and be installed in the same pattern as the rest of the house. The roof for the new addition will extend from the 1980s era addition, extending from the base on the second floor 1980s-era addition at a pitch matching the existing porch roof for the 2703 house, which it will join at a 90-degree angle. Roof materials will match the existing metal standing seam roof (which itself is not original and was installed in when the house was first renovated). Gutters and downspouts will match the existing modern "K" style gutters unless we decide to change to copper half round guttering all around the rear of the house.

The second floor of the 2705 wing will be unchanged, including what remains of the southern facing original side as well as the second floor of the 1980s-era addition.

The included drawings provide a visual of the proposal. I hope you agree that it is visually more pleasing than the 1980s-era addition and improves the appearance of the houses.

Thank you for considering our proposed project and we encourage your approval.

Sincerely,
Stewart Leeth

Billie Leeth

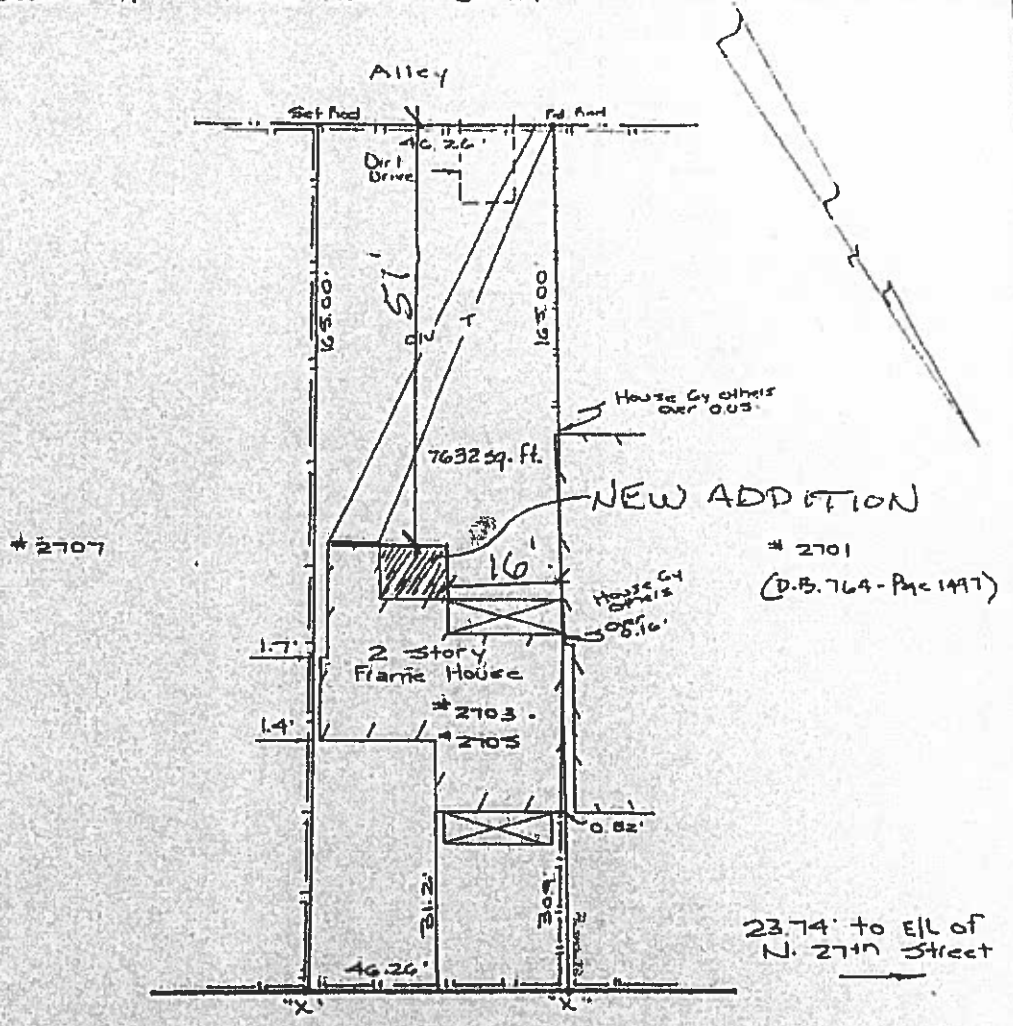
This is to certify that all improvements and visible evidence of easements are shown hereon. That there are no encroachments by improvements other than existing premises, or that subject premises upon adjoining premises other than as shown hereon. According to the current respective National Flood Insurance Program rate map, this house is located within zone _____.

Power is underground overhead. Telephone is underground overhead.

New Percent complete _____ % Old

William K. ...

Re Stewart T. + Billie Hobbs Leath



E. GRACE STREET

Survey. Map of Premises known as # 2703. # 2705 E. Grace Street in Richmond, Va.



ROBERT K. THOMAS AND ASSOCIATES
 CERTIFIED LAND SURVEYOR
 RICHMOND, VIRGINIA

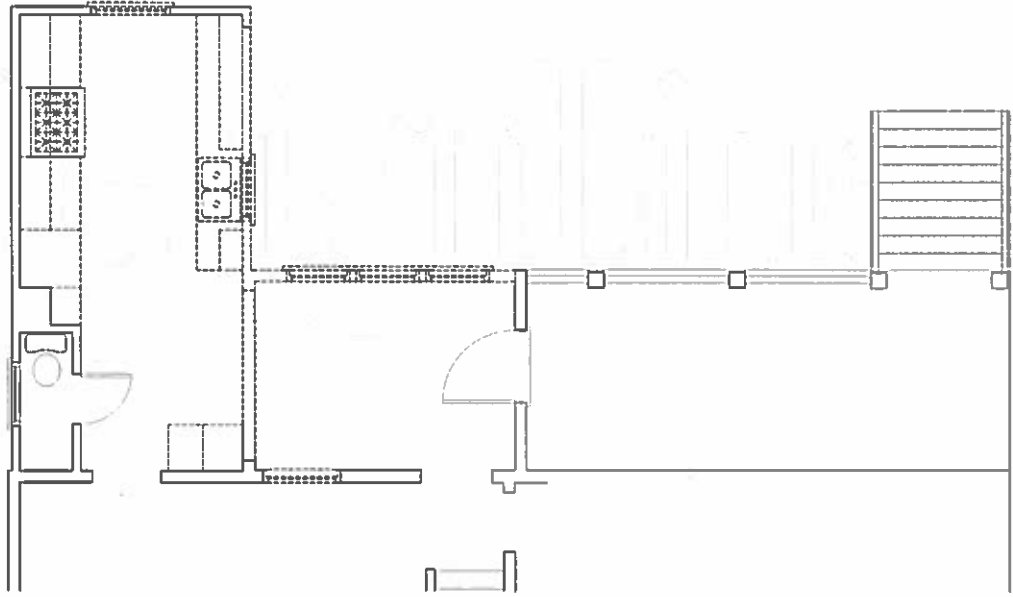
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THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

BOOK NO: 346-31 - 343-86-87

BY: LLL

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DEMOLITION PLAN
1/4" = 1'-0"

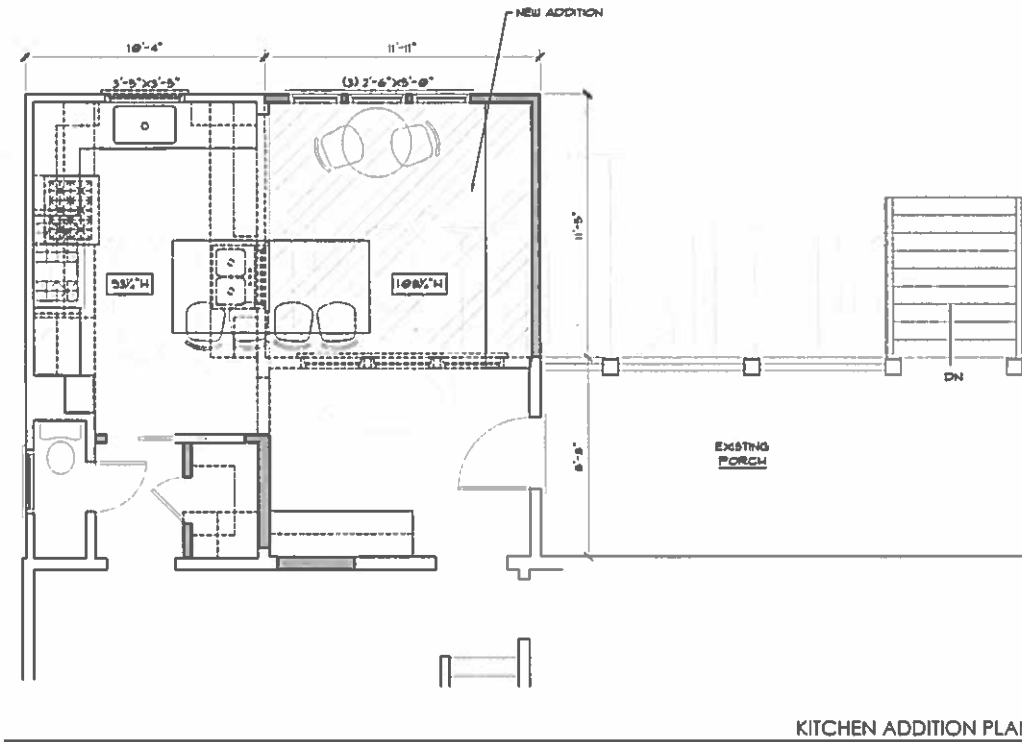
PRELIMINARY - NOT FOR CONSTRUCTION

Removals for:
Billie & Stewart Leeth
2703 E Grace Street
Richmond, Virginia 23223

DesignLine
HOME TRANSFORMATIONS

PLAN 1
06.26.2017
D1

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KITCHEN ADDITION PLAN
1/4" = 1'-0"

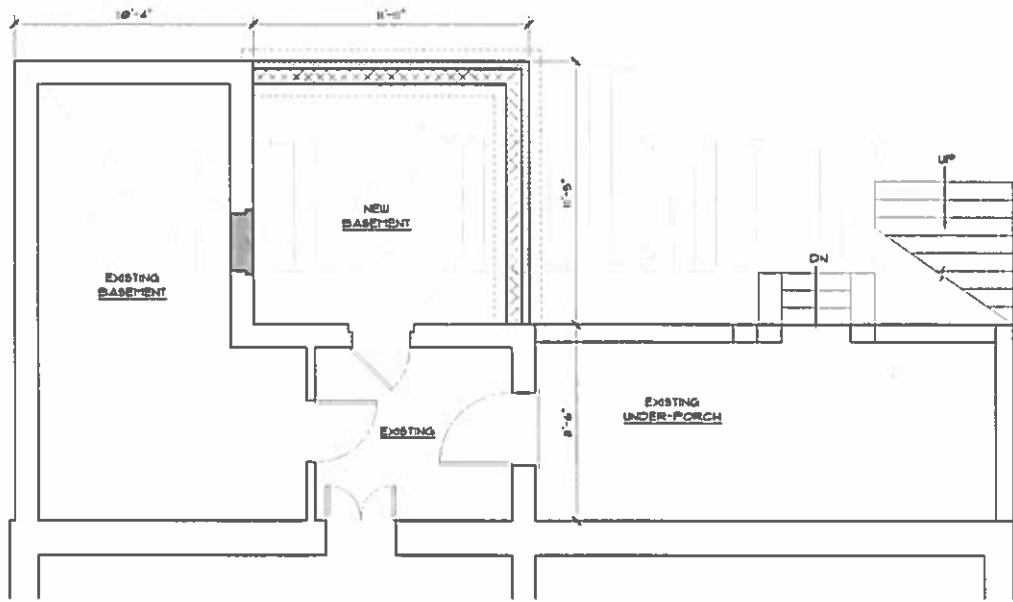
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Renovations for:
Billie & Stewart Leeth
2703 E Grace Street
Richmond, Virginia 23223

PROJECT
DATE
06.26.2017

A1



BASEMENT ADDITION PLAN
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

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REAR ELEVATION

3/16" = 1'-0"

1

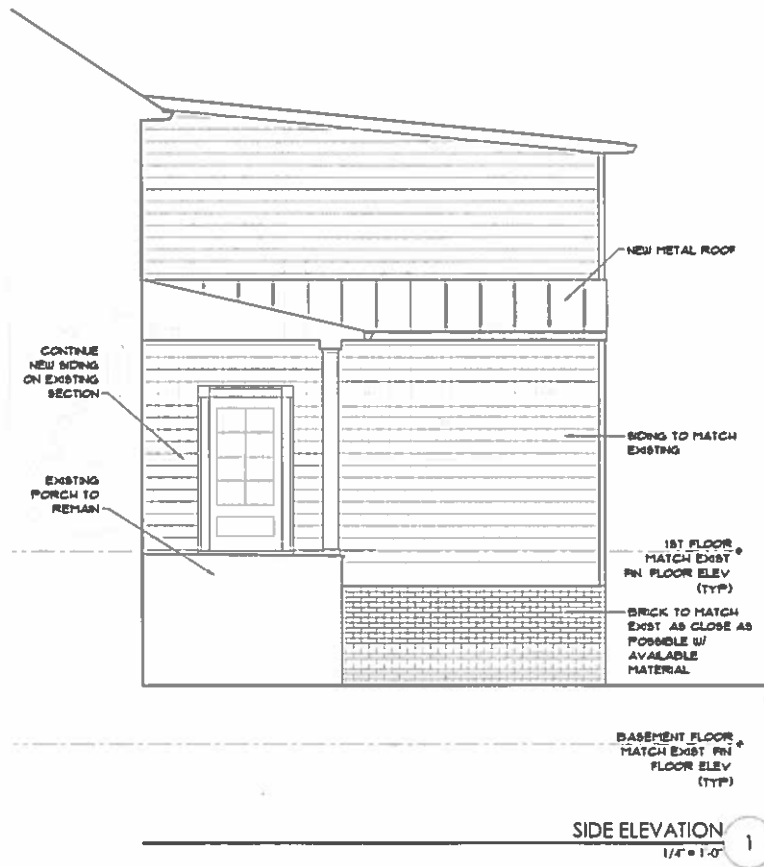
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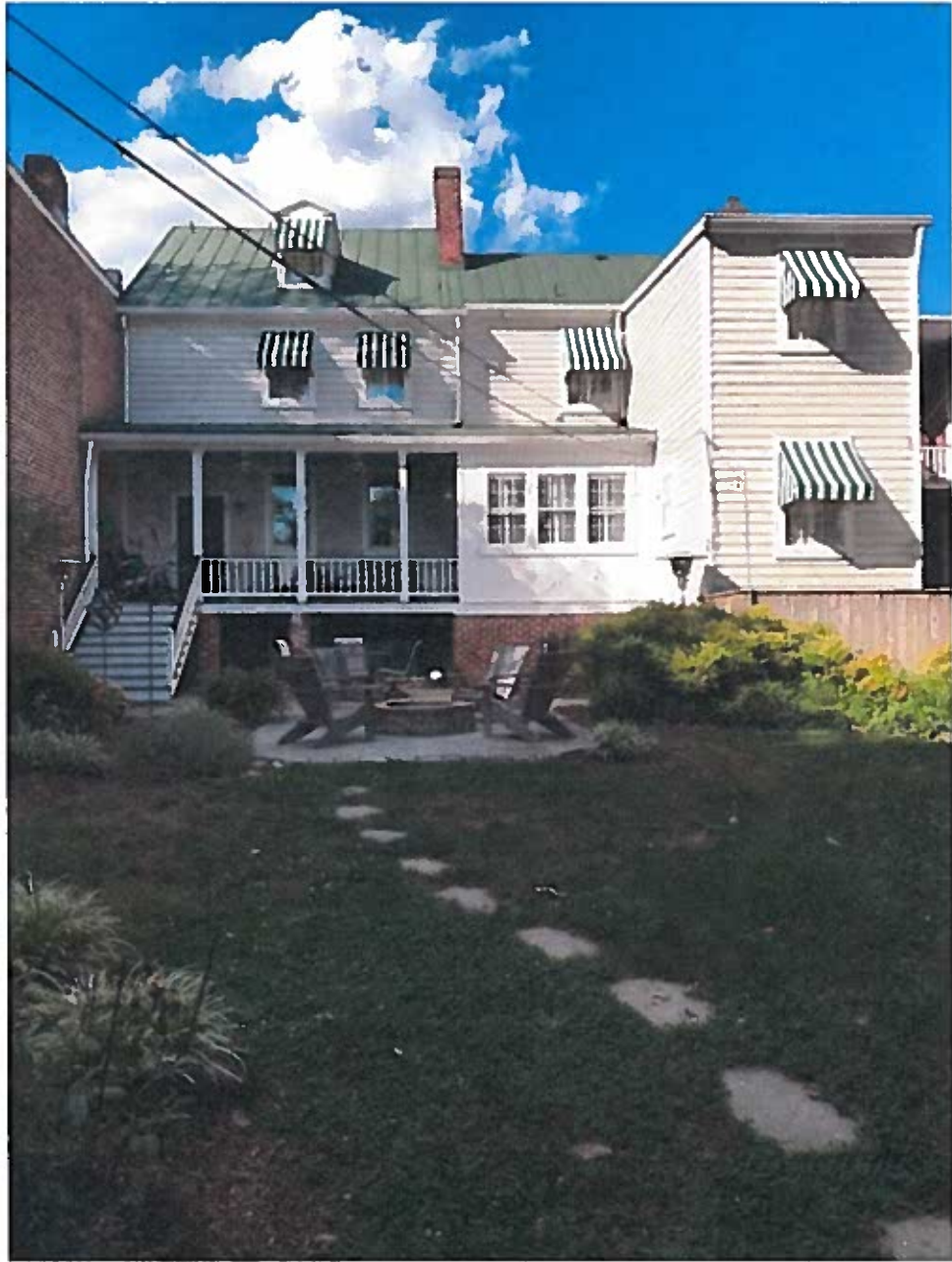
Renovations for:
Billie & Stewart Leeth
2703 E Grace Street
Richmond, Virginia 23223

Project #:
Date:
06.26.2017

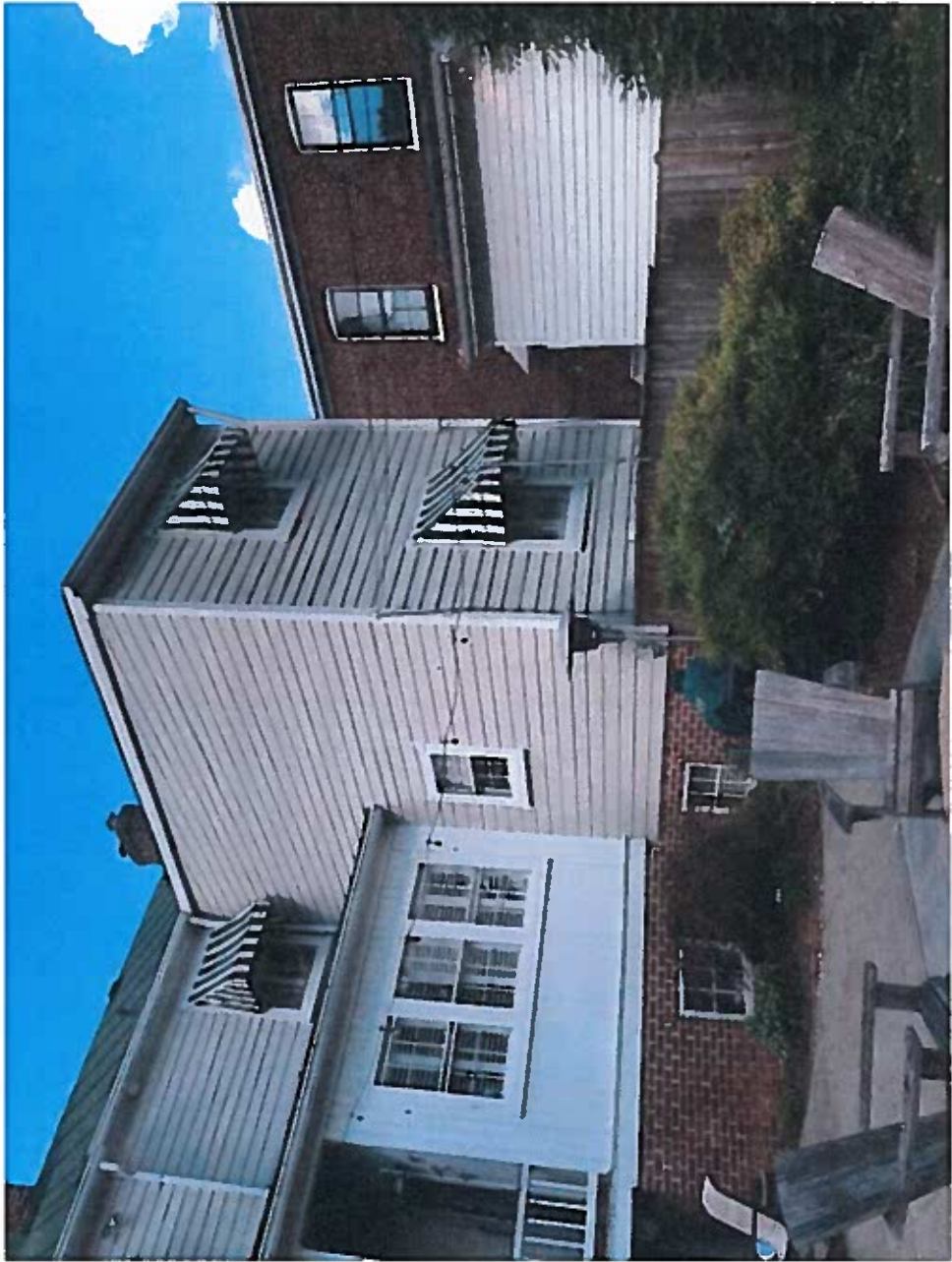
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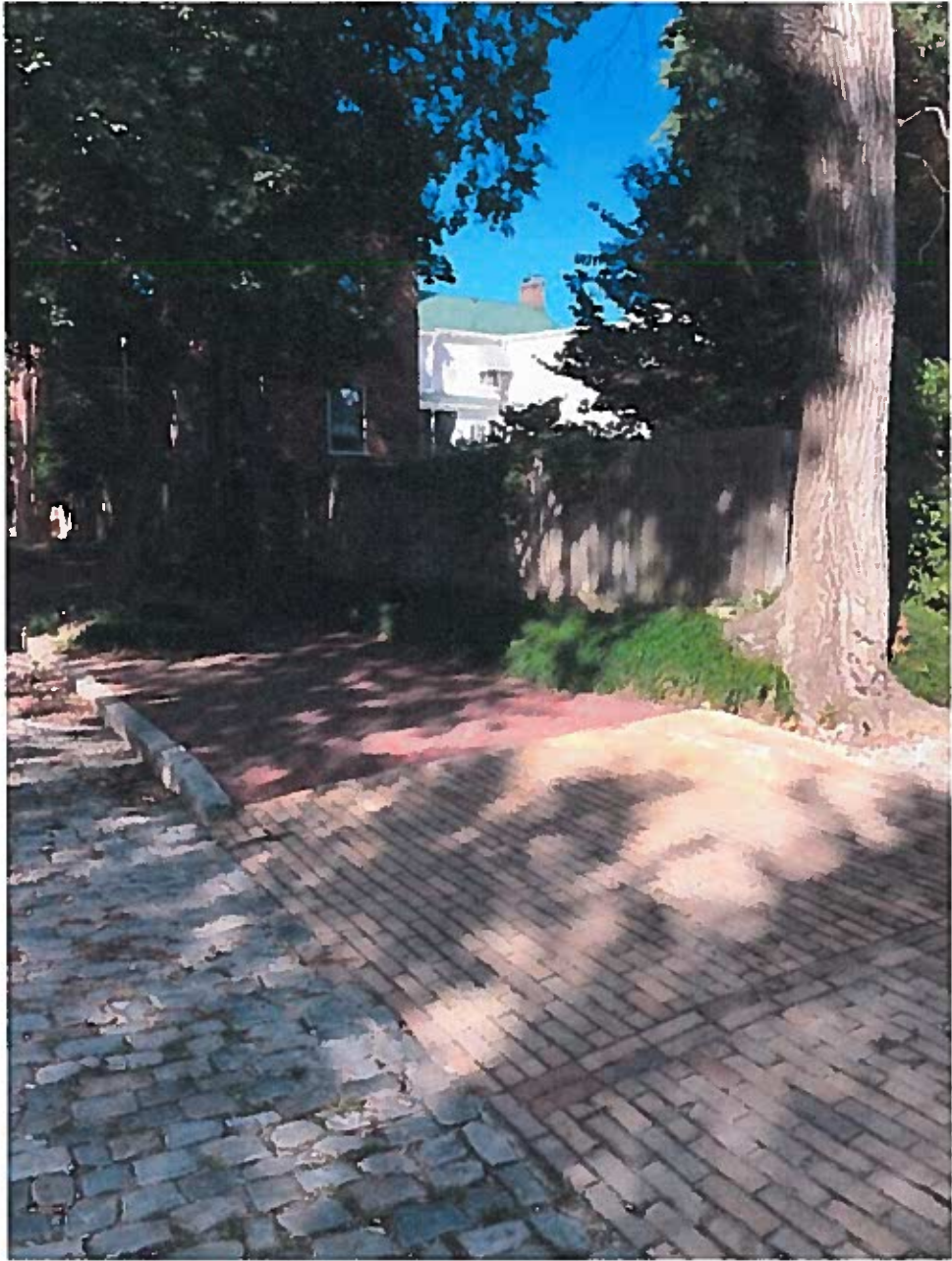


① REAR FROM YARD





③ REAR VIEW FROM ALLEY



④ VIEW FROM 29th STREET