



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 804 Nth 22nd St. Richmond VA 23223 DATE: 10/21/2016

OWNER'S NAME: Kenneth A. Morris II (MultiBecks LLC) TEL NO.: (804) 982-8942

AND ADDRESS: 8146 Candleberry Dr. EMAIL: The Multi Becks Group@gmail.com

CITY, STATE AND ZIPCODE: Mechanicsville, VA 23111

ARCHITECT/CONTRACTOR'S NAME: Mike Collawn (Collawn Construction Co LLC) TEL. NO.: (804) 339-5944

AND ADDRESS: 8401 Mayland Dr. Suite F EMAIL: collawnconstruction@verizon.net

CITY, STATE AND ZIPCODE: Richmond, VA 23294

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

Signature of Owner or Authorized Agent: X *Kenneth A. Morris Jr.*

Name of Owner or Authorized Agent (please print legibly): Kenneth A. Morris Jr.

RECEIVED

(Space below for staff use only)

Received by Commission Secretary OCT 26 2016 APPLICATION NO. _____

DATE _____ 10/21 SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

Dear, Commission of Architectural Review

My name is Ken Morris and I am a 23 year old real estate investor. I have just graduated from VCU December 2015. I have made great strides to get into real estate because I found out that it was my passion during my junior year of college. I read the book Rich Dad Poor Dad by Robert Kiyosaki and I learned that in order for me to reach my goals I had to get into real estate investing and be a property investor and owner. In my junior year of college I had created my own real estate wholesaling company. My senior year I then created my own construction and property management company. My first year out of college I created my own private equity investment and asset management firm. I very much enjoy what I do with all of my heart, mind, and soul. I want to build generational wealth for myself and more importantly for those around me that wish to invest. I also have a keen focus on helping to enhance the neighborhoods that my private equity investment firm touches. With this being said, I have purchased my first property within my private equity investment and asset management firms portfolio and it is/was a cinder block 4 unit apartment building in Union Hill. I found out during my renovation process that part of my renovation was not in line specifically with neighborhood standards. I want to make this clear that I did not know that neighborhood standards were so strict and that there was a governing body overwatching the neighborhoods like an HOA. I learned from my mentor Daniil Kleyman who does major projects in the historical districts that I was not to put up vinyl siding after I had told him I was getting a bid for vinyl for my 4 unit apartment project. He told me that I am supposed to put up HardiBoard. Being that he is very busy he just told me this. So as soon as I learned about this I told my contractor at once to quote me for HardiBoard siding and not vinyl siding. So fast forward, I purchase the building and I'm pretty excited to be renovating this ugly, outdated, and non historical cinder block 4 unit apartment building thinking I'm doing the neighborhood a huge favor and I find out that I'm still using the wrong siding. I'm using the right material but the texture is not totally correct. I have wood grain in my HardiBoard siding and I have been approached by several other people that said I should speak with this CAR organization. Not knowing who CAR is I look you up and I get a number for Mrs. Pitts and I find out that I'm supposed to submit an application and get approval on all work done in historical districts. So here I am now, writing this letter to you to get understanding and a way to work with me to get my property back in line with the standards. I would also like to make note that I am just starting out and I strive to be a big influencer like my mentor Daniil Kleyman within the Richmond Historic Districts and right now my capital is immensely tight. I do not have the wherewithal to start this entire project over. I cannot pull down what I have done and put it back up with no wood grain HardiBoard. However, I am here pleading to you for a work around. Through some due diligence I have found out too that you have a pallet of paint colors that I must choose among to be in accordance with the neighborhood. I am coming to you humbly and apologetically to correct my mistakes but in a very reasonable manner. I learned that you can help me choose the paint color that will help limit the visibility of the grain within the HardiBoard. I am also coming to you because I will be pulling two permits on my property. The two permits are for 1)getting rid of the window unit AC system and cut out and installing a big slider window with the AC cut out and the window beside it for each unit; 2) the next permit is

pulling down the back steps and rebuilding them so that they meet code, because currently they do not meet code and they are extremely unsafe.

In conclusion, I look forward to meeting with you this November 20th so that you can see my sincerity face to face and understand truly where I am coming from. I have a vision and I am willing to do WHATEVER it takes to protect it within the bounds of the law. I love Richmond and the opportunities that it presents for me.

This deal will be a catalyst for my career. I have many other investors that wish to invest but only after they see the completion of this deal.

Sincerely,
Ken A. Morris II

Pictures for CAR

Ken Morris 804 N 22nd St Richmond Va 23223

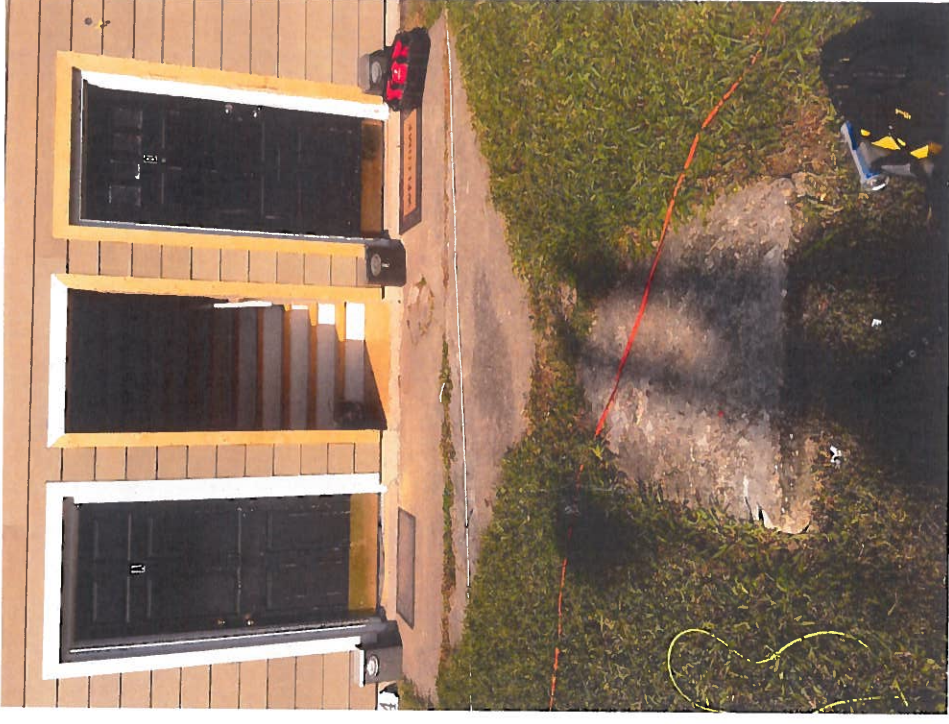
This is what the building looked like before any work



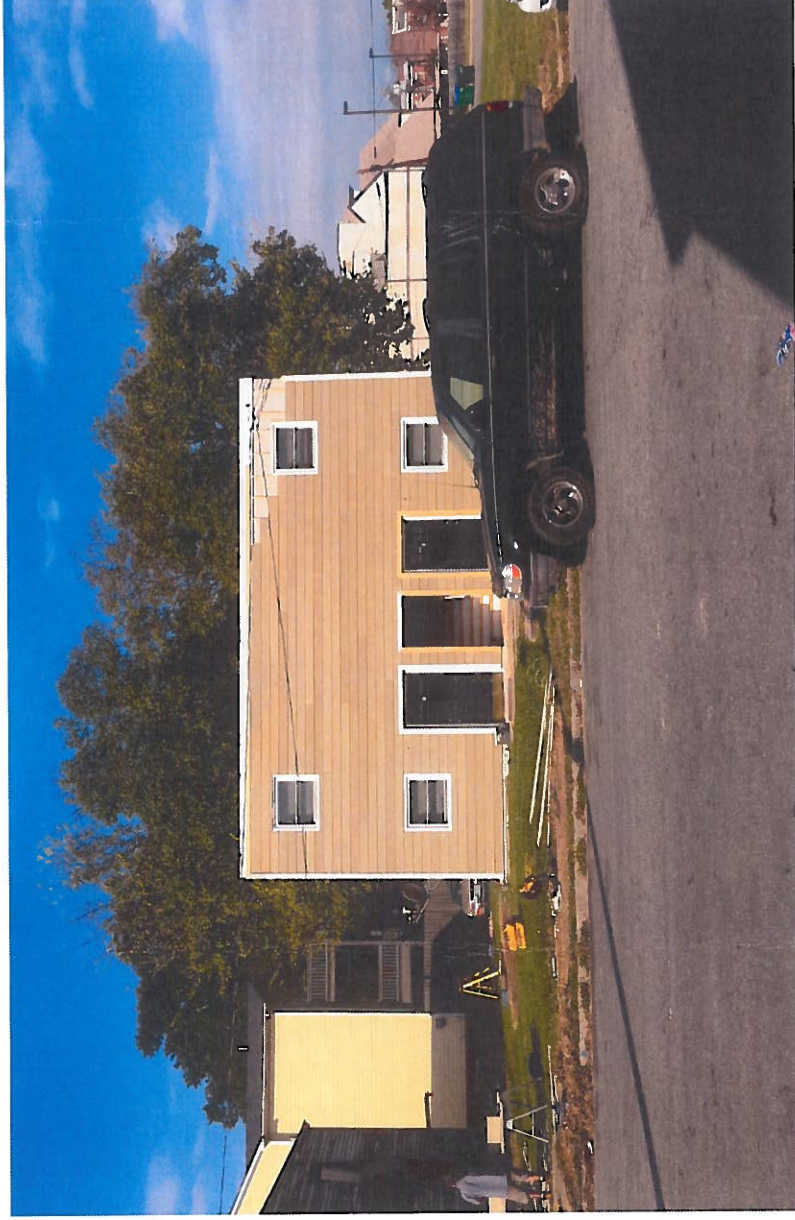
Siding



**This is the front walk way
that I will have repaired and
resurfaced. I will also be
adding new doors and a
center door.**



The building with unpainted hardiBoard siding



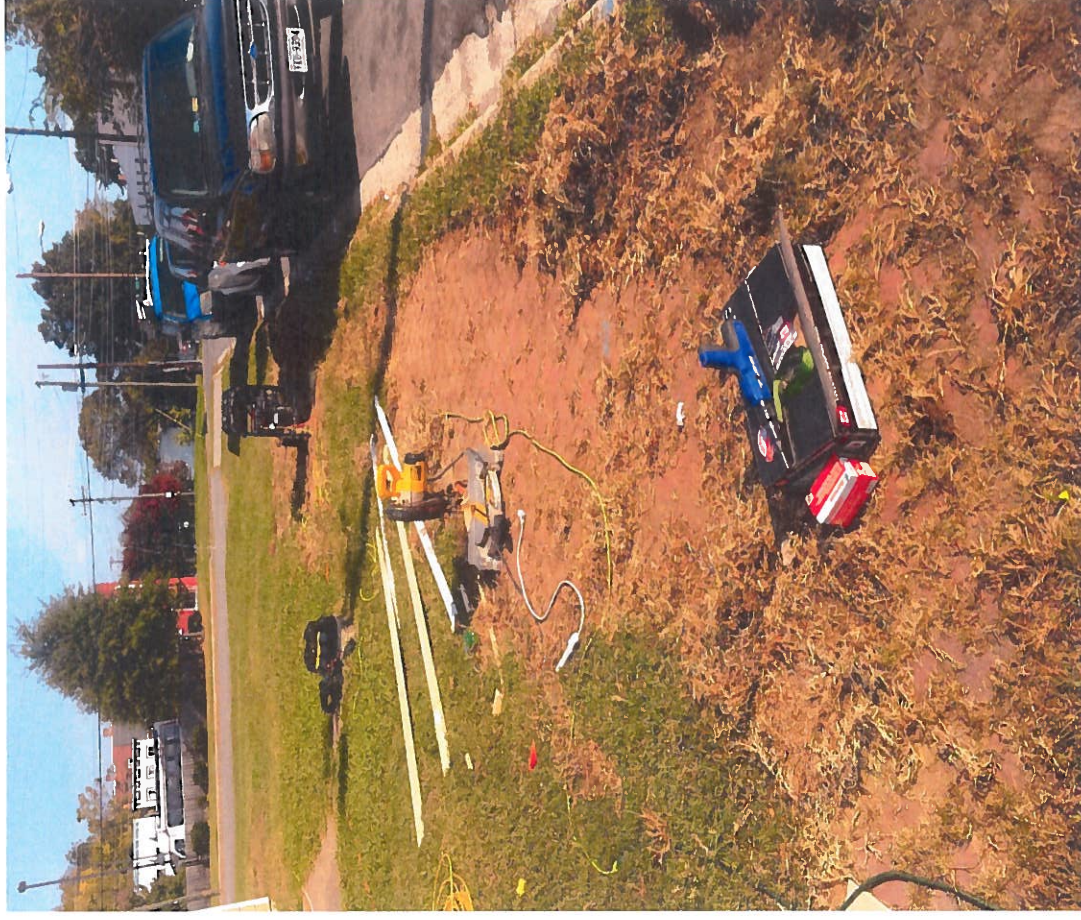
Siding



These are the back steps that are currently too steep and not up to code. They will be torn down and rebuilt so that they meet code.



This is the front sidewalk. It is covered in grass and we are currently scraping and weed killing the rock sidewalk to bring it back to life.



This is what we will be rebuilding the back steps as. This design is simple and makes the steps less steep so that it is much safer for the residents.



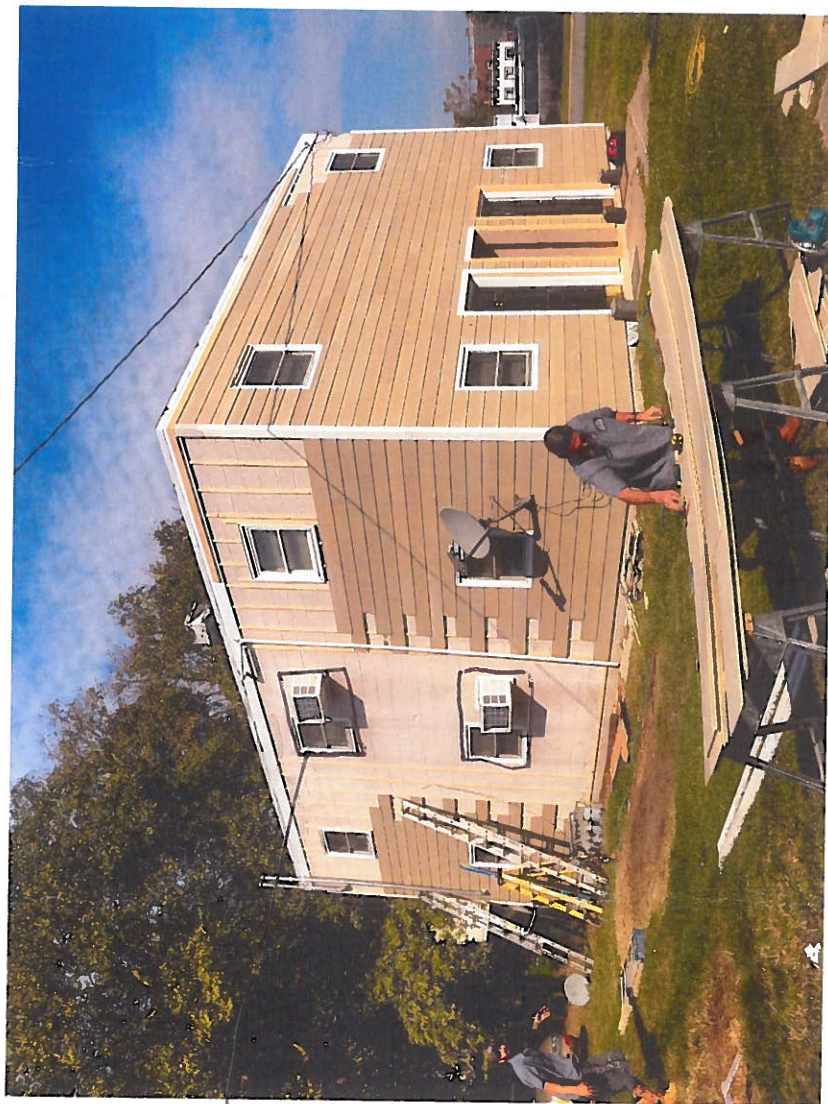
Here is another shot of the siding from the front of the building.



This is a picture of the condition of the exterior before doing any work to it.



Siding



Vinyl slider
window installed

This is where we will be building a big slider window. This is the same for all 4 units. We will be getting rid of the built in window unit and then cutting the cement block to make one big window where these two spaces are. This means the existing window will be gone.

