



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

COA-055439-2019

PROPERTY (location of work)

Address 2510 West Grace St

Historic district _____

Date/time rec'd.	RECEIVED MAY 31 2019
Rec'd by:	
Application #:	
Hearing date:	

APPLICANT INFORMATION

Name J. K. Perrin

Phone 804 205-4649

Company Perrin Construction & Design Inc.

Email kperrinco@gmail.com

Mailing Address 902 Forest View Dr

Richmond Va. 23225

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

Kperrinco@gmail.com

OWNER INFORMATION (if different from above)

Name David & Rachel Kries

Company _____

Mailing Address 2510 West Grace St

Richmond Va. 23220

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition

New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

*Two (2) Projects - Back Porch
- Front Balustrade System*

ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. 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 [Signature]

Date May 30-19



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: 2510 West Grace St.

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



5/30/19

COA

Perrin Construction and Design Inc.
Kennon Perrin
(804) 205-4649
902 Forest View Drive
Richmond, VA 23225
perrinconstructionanddesign.com
Virginia State Contractors License #2705156068

Building Type

Single Family

Written Description Front Upper Balustrade System

Property Description

The balustrade system was removed at some point in time

The evidence of its existence, is the original blueprints and caulk and paint on the brick wall, that outlines the original posts that abutted the house

Proposed Work

Install a new balustrade system, using Fir balusters, 1"x boards and trim details

Use the original blueprints, as a guide to reinstalling the original design

Current Building Material Conditions

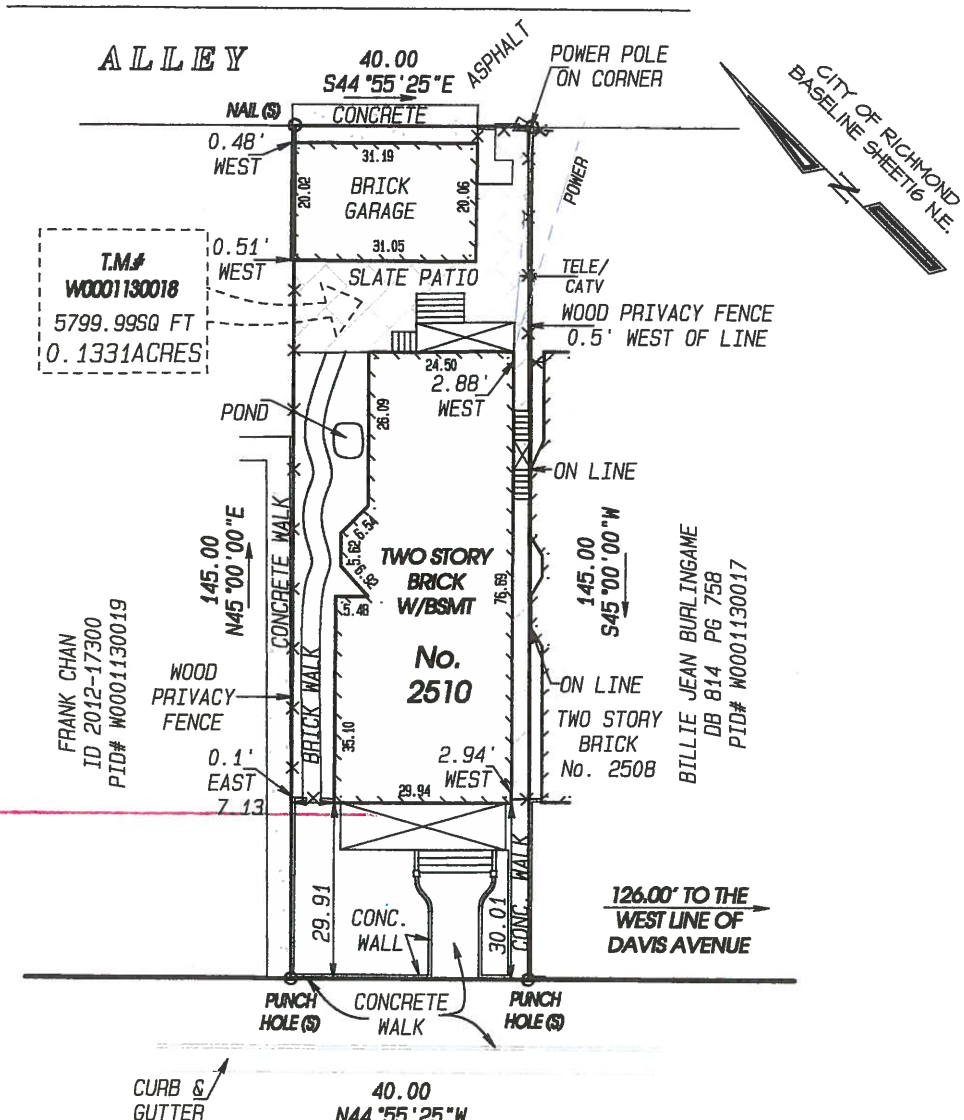
Nonexistent

New Materials Description

Fir balusters, 1"x boards and trim details

Prime and Paint appropriate white, sited in the historical color chart

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: JOHN A VOLLINO & LAURA L GARRETT DB 331 PG 1456

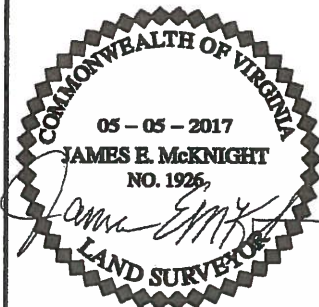


Ballustrade System Nonexisting

WEST GRACE STREET

60' +/- R/W

PLAT SHOWING IMPROVEMENTS
 ON No. 2510 WEST GRACE STREET,
 IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON MAY 05, 2017, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

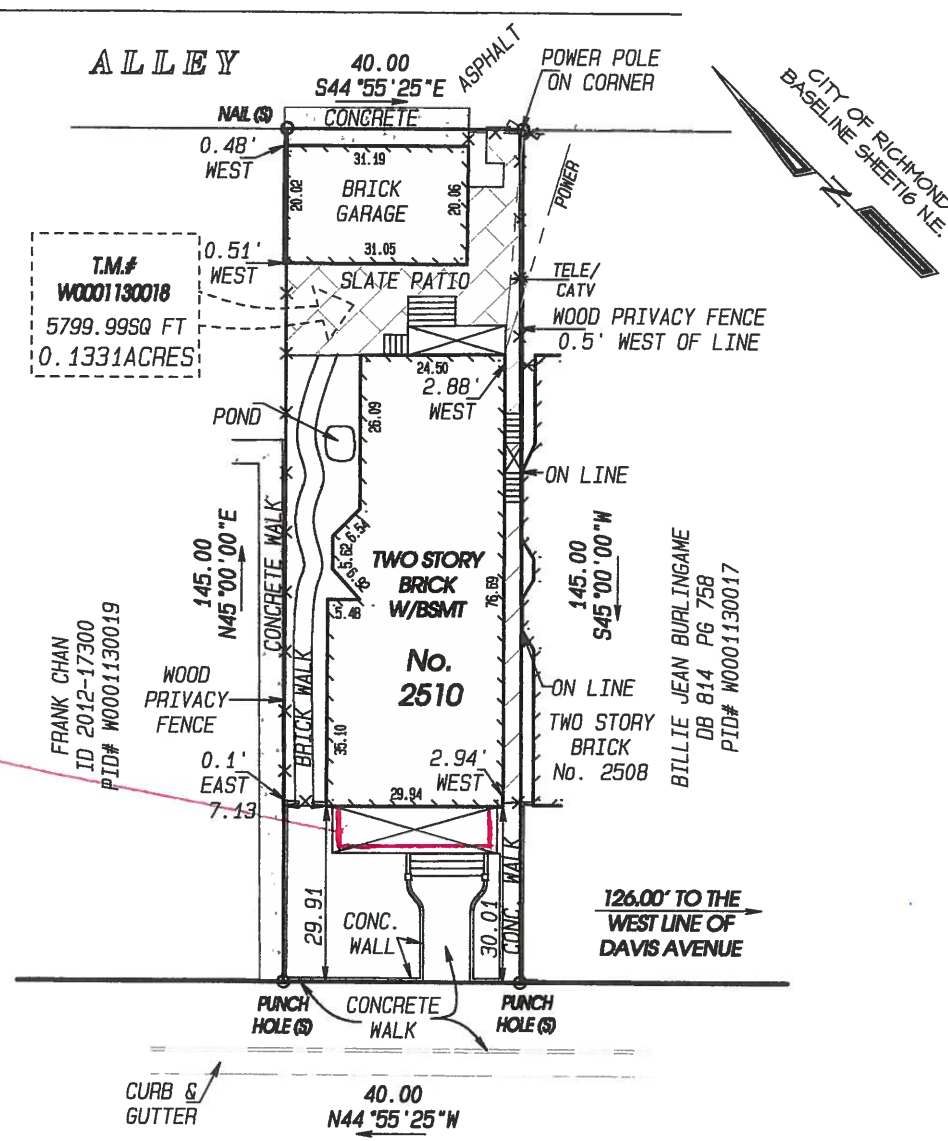
SCALE: 1" = 25'

McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 93052110

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Balustrade System Proposed

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SCALE: 1" = 25'

COMMONWEALTH OF VIRGINIA
 05 - 05 - 2017
 JAMES E. McKNIGHT
 NO. 1926
 LAND SURVEYOR

McKNIGHT & ASSOCIATES, P.C.
 LAND SURVEYORS PLANNERS

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caulk & Paint



5/30/19

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Building Type – Single Family

Written Description Back Porch

Property Description

The back porch is in fairly stable condition but needs restoration
The railings, floor decking and as far as I can tell, posts, are not original
Roof joist system and T&G ceiling, probably are original but are compromised by
typical weathering conditions

Proposed Work

Remove the existing back porch and build a new one, roughly twice its original size
The new porch will keep the details of the original one

Current Building Material Conditions

Basic weathering of wood components
Deterioration and leaning to the point of failing, original brick piers

New Materials Description

Install proper concrete footings to current code
Install brick piers, using appropriate clay mold bricks, to match existing structures look
Frame using 2"x materials as sited by code and to match dimensions of the original structure,
once trimmed out with 1"x boards and trim details
Posts to be 6" x 6" to match existing
Install copper flashing and drip cap
Install TPO flat roof membrane system
Install T&G ceiling to match original
Prime and paint appropriate white, sited in the historical color chart

Doors

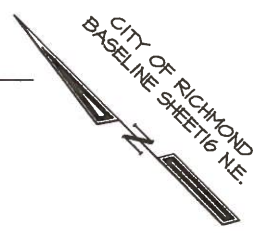
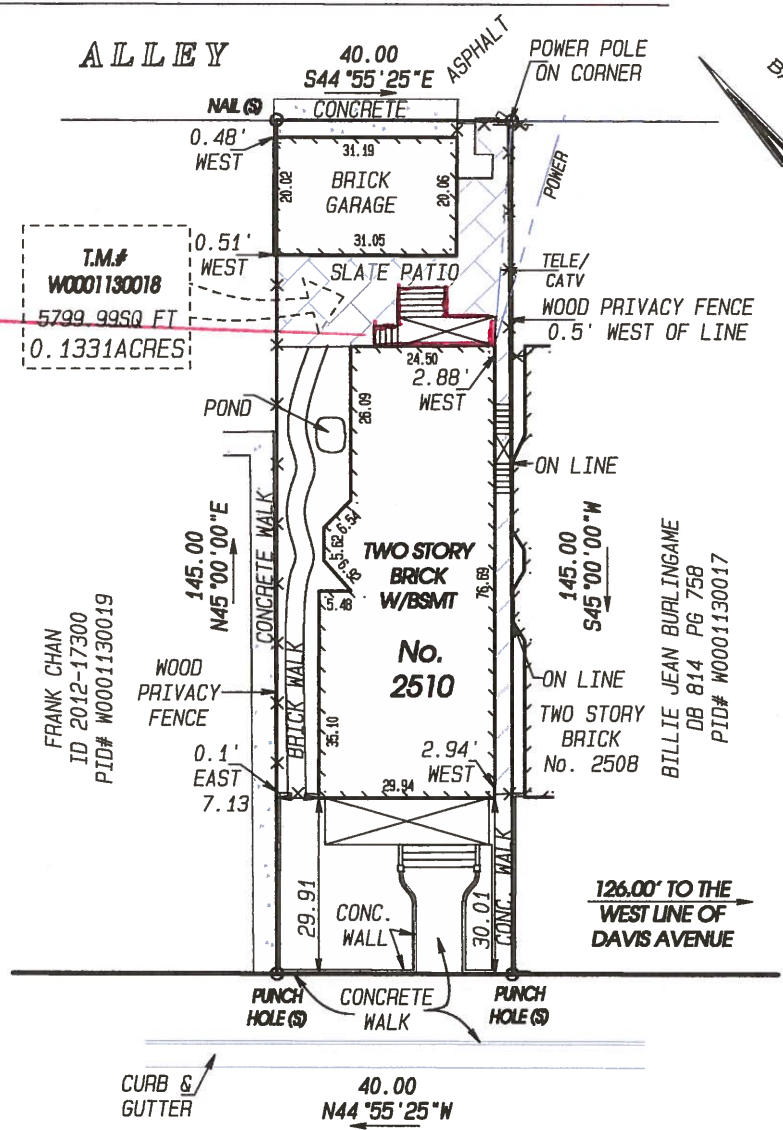
Two custom built, double screen doors
Total width of each double door 54"

Demolition Plan

Remove existing porch structure and brick piers

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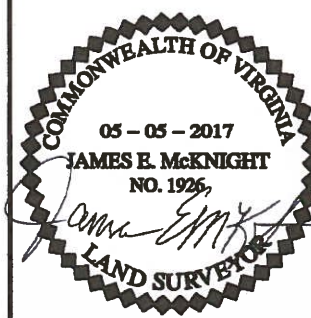
Back
 Porch
 Existing



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McKNIGHT & ASSOCIATES, P.C.

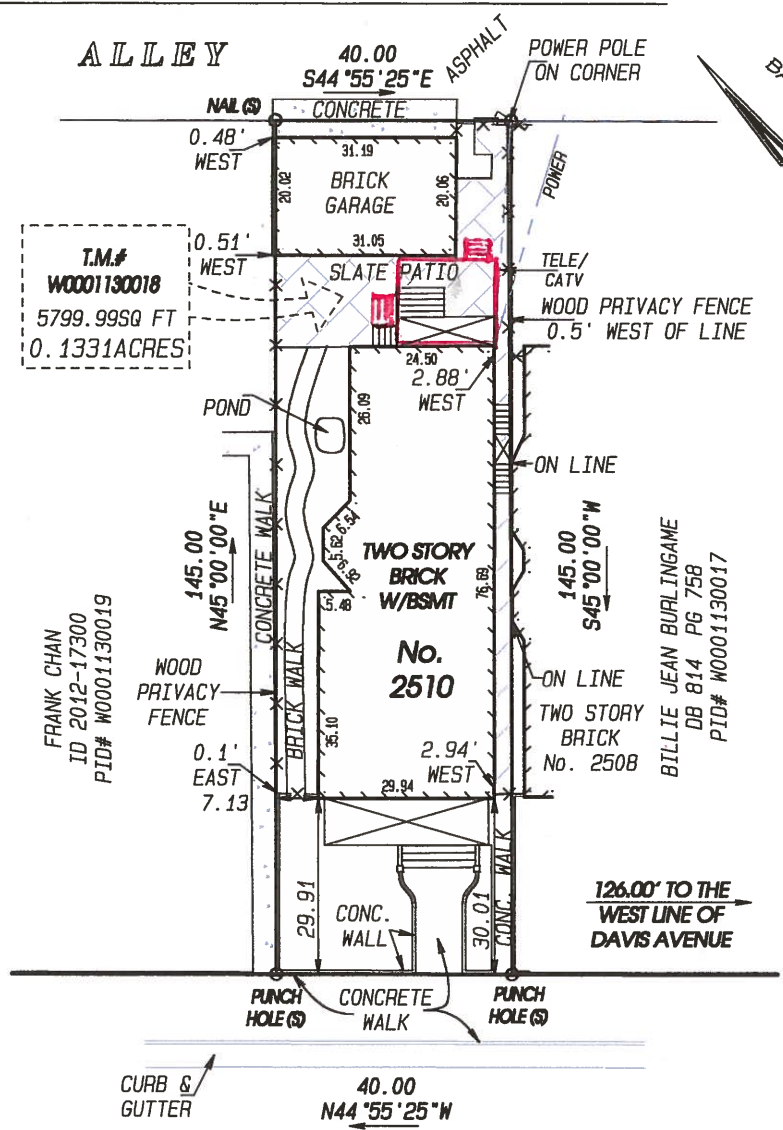
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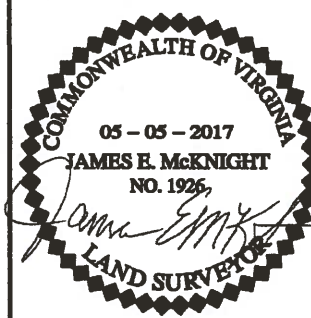
Back
 Porch
 Proposed



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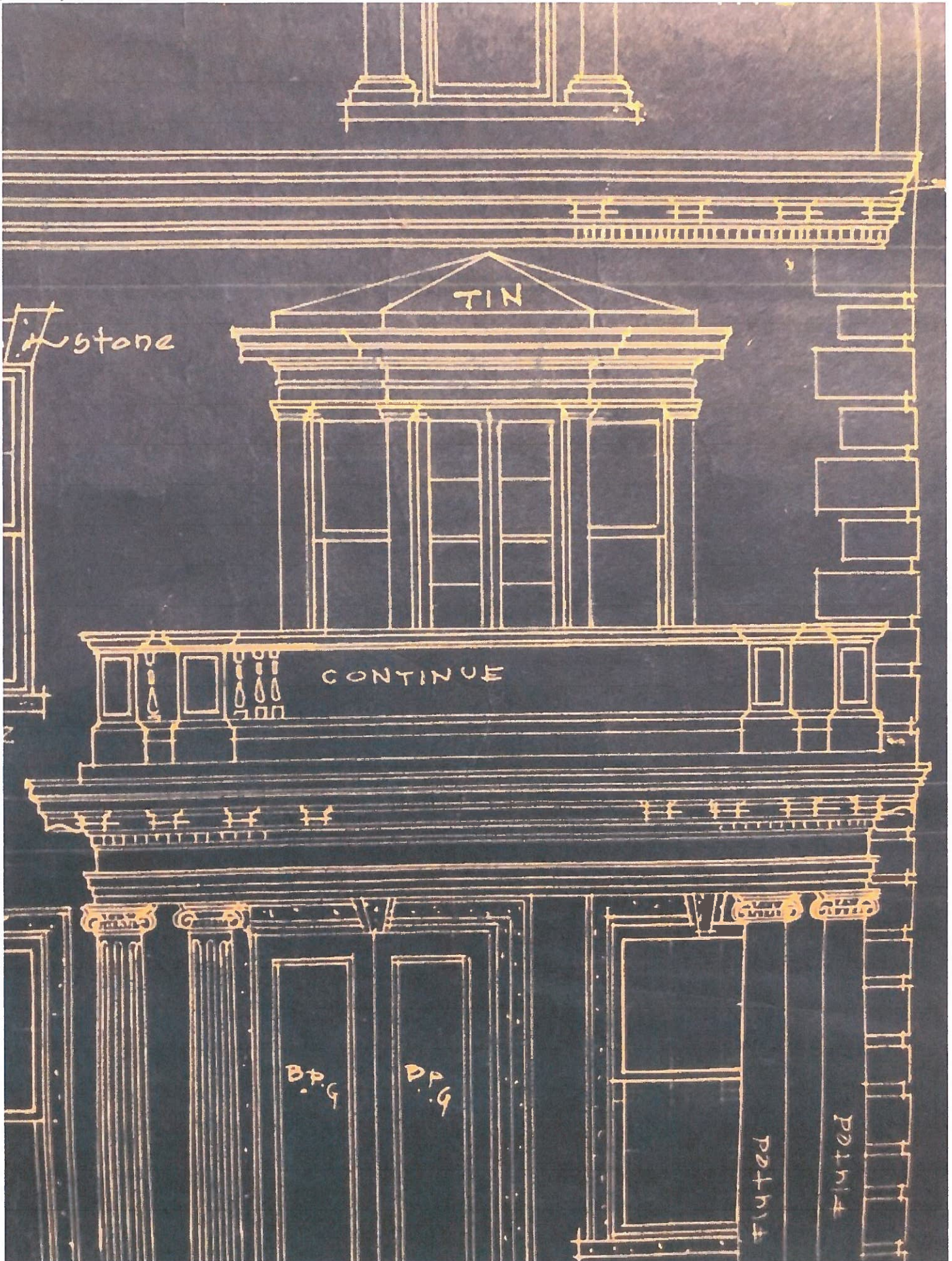
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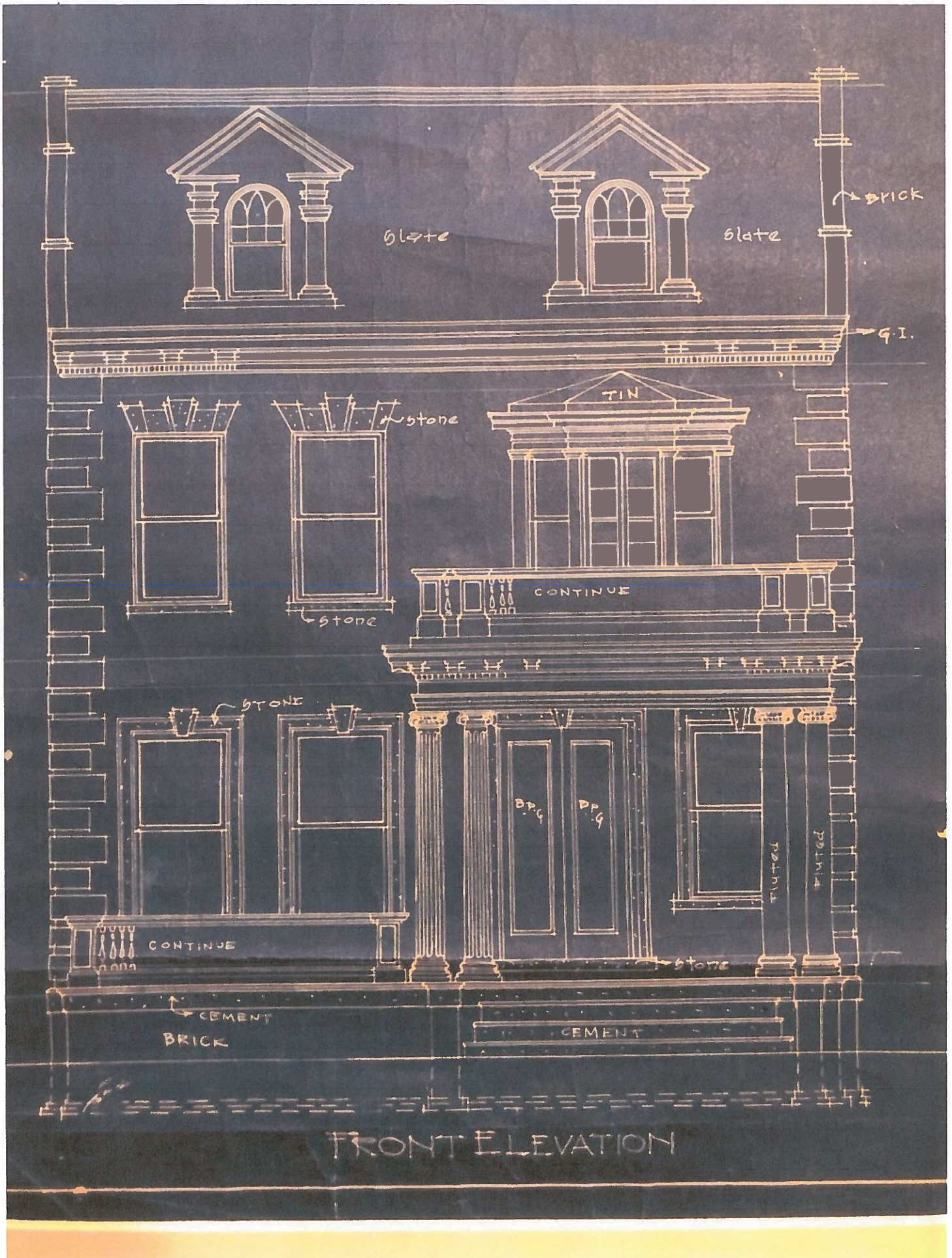












- Historic Review Board
- Back Porch W. Grace St.

Proposed Porch
2510 W. Grace St.

House
East Facing
Side

metal
crafter
detail

14' 8"

6x6
posts

Richmond
Railing cap

2" x 2" Spindels

Richmond
Railings
bottom

Repeat
detail

Copper
rip edge

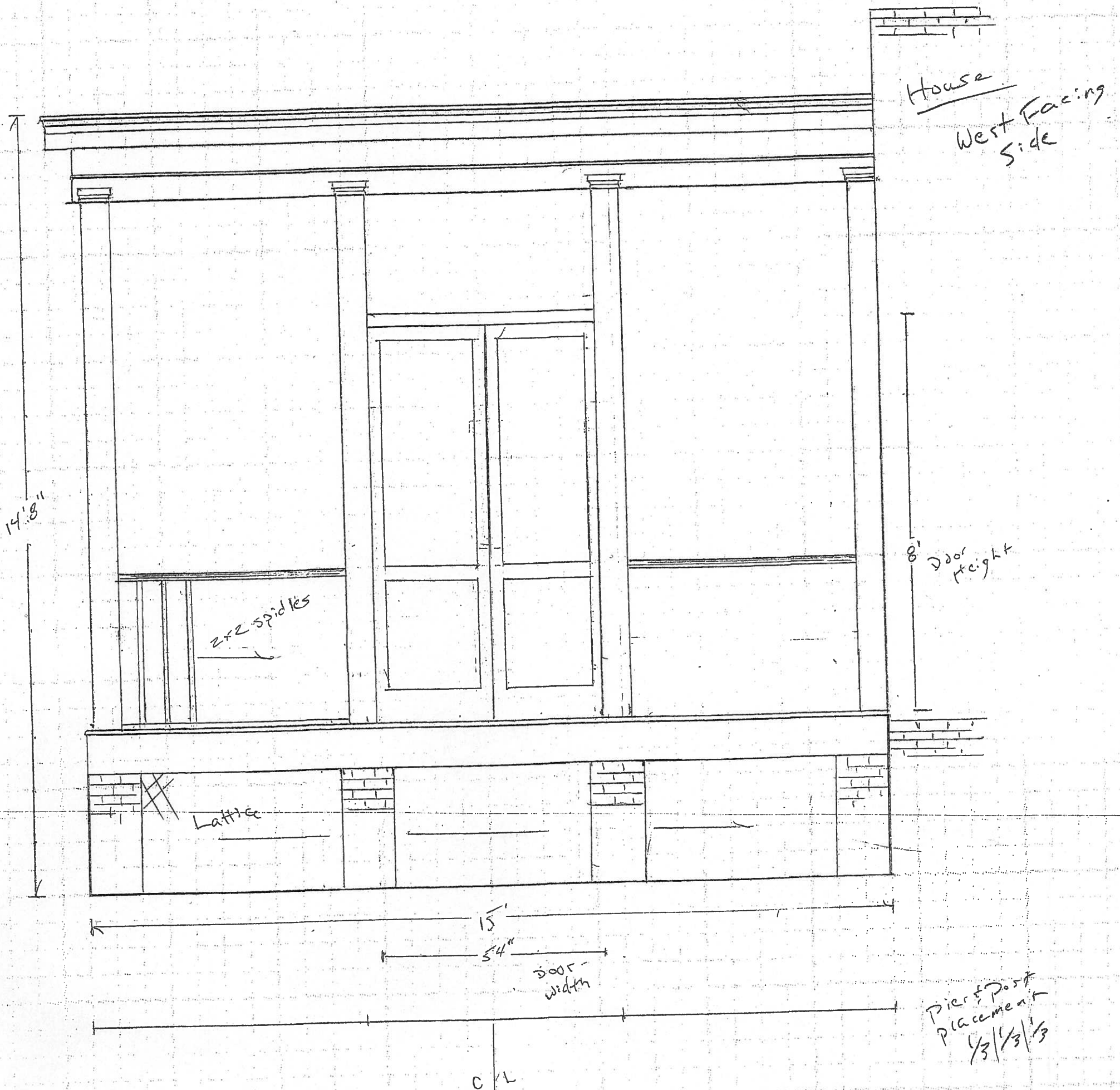
2" x 2"
Spindels

15'

Pier & P.
Placement
1/3 | 1/3 | 1/3

C 1

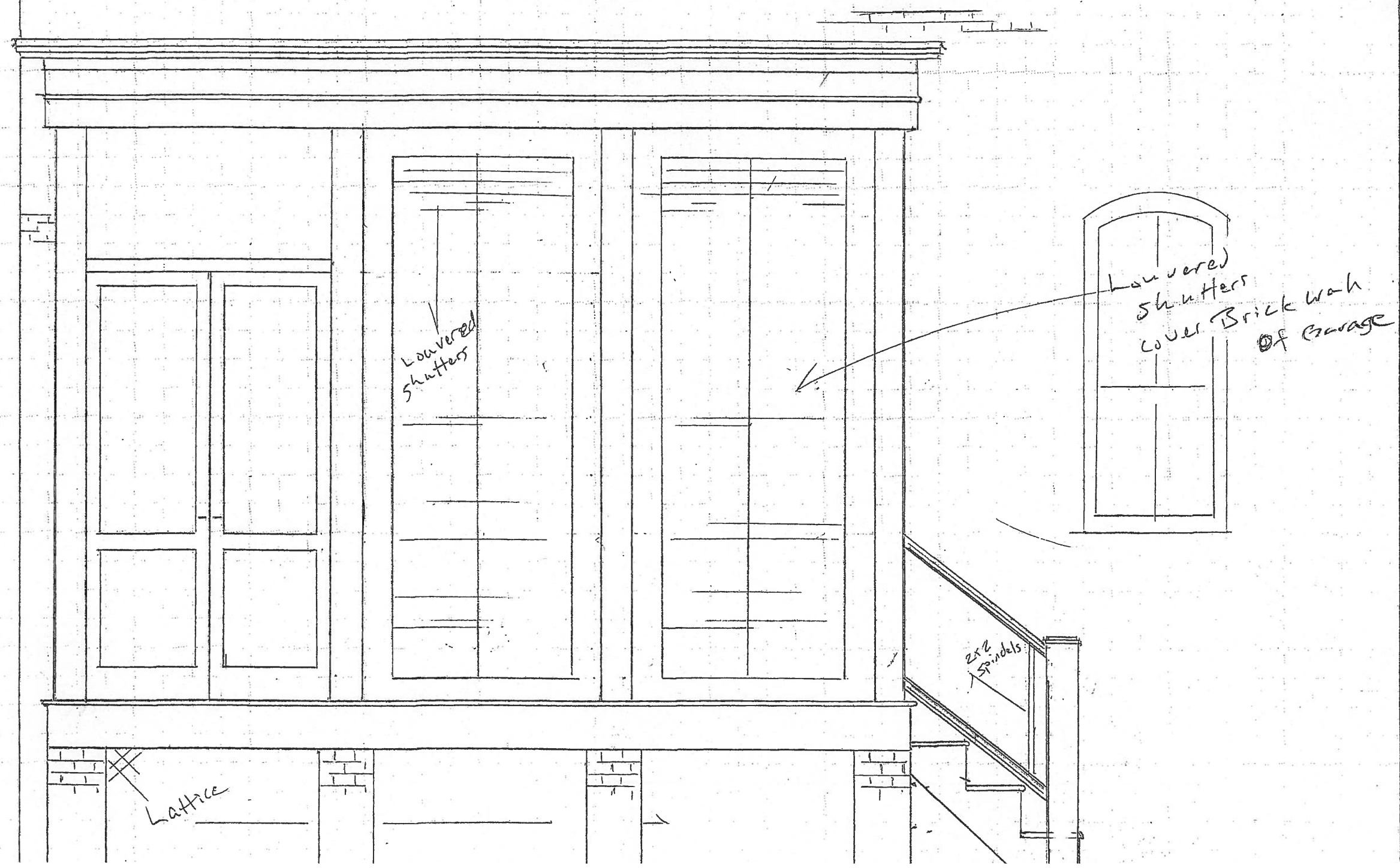
Proposed Porch
2510 W. Grace St.



Proposed Porch
2510 W. Grace St.

Back of
House

North
Facing



Louvered
shutters

Louvered
shutters
cover Brick walk
of garage

2 1/2
spindles

Lattice