



**COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS**

PROPERTY (Location of Work)

Address 2327 WEST GRADE STREET, RICHMOND VA 23220

Historic District FAN DISTRICT

PROPOSED ACTION

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

OWNER

APPLICANT (if other than owner)

Name CASEY POLCZYNSKI / DAVID

Name _____

Company FRANKE

Company _____

Mailing Address 2325 WEST GRADE ST
RICHMOND, VA 23220

Mailing Address _____

Phone 804.349.9873

Phone _____

Email c.polczyne@gmail.com

Email _____

Signature [Handwritten Signature]

Signature _____

Date 3.26.2017

Date _____

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:

Date/Time ECE VED 9:29 am Complete Yes No

By MAR 31 2017



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: 2327 WEST GRAVE STREET, RICHMOND VA
23220

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

Casey Polczynski & David Franke
2327 West Grace Street
Richmond, VA 23220
804.349.9873 (cell)
Fan District

Written Description for single-family residence- alteration to rear door

Property Description

This is a 3,400 sq. feet single-family residence on the southern side of West Grace on the 2300 block that is currently undergoing a complete interior renovation. It is freestanding brick structure with a front porch, rear deck and detached garage.

Proposed Work

Currently the rear of the house has two exterior back doors that provide access from the kitchen to the deck and backyard. The main door is a standard size. The second door is narrow and formerly provided access from a hallway and to the rear staircase. The narrow hallway was eliminated to open up the kitchen and to allow the rear stairs to open directly into the kitchen. Currently, both doors can be accessed from the kitchen and the deck. The brick space between the doors is around 20" and currently houses the electrical box on the exterior. The electrical panel will be relocated to the basement.

We propose to reconfigure the rear entrance, combining two existing dissimilar openings into one safe, aesthetically pleasing entrance. One jamb of the larger door will be retained and the opening enlarged to accommodate a pair of French doors. The two individual brick arches above the transoms of each door will be combined into one.

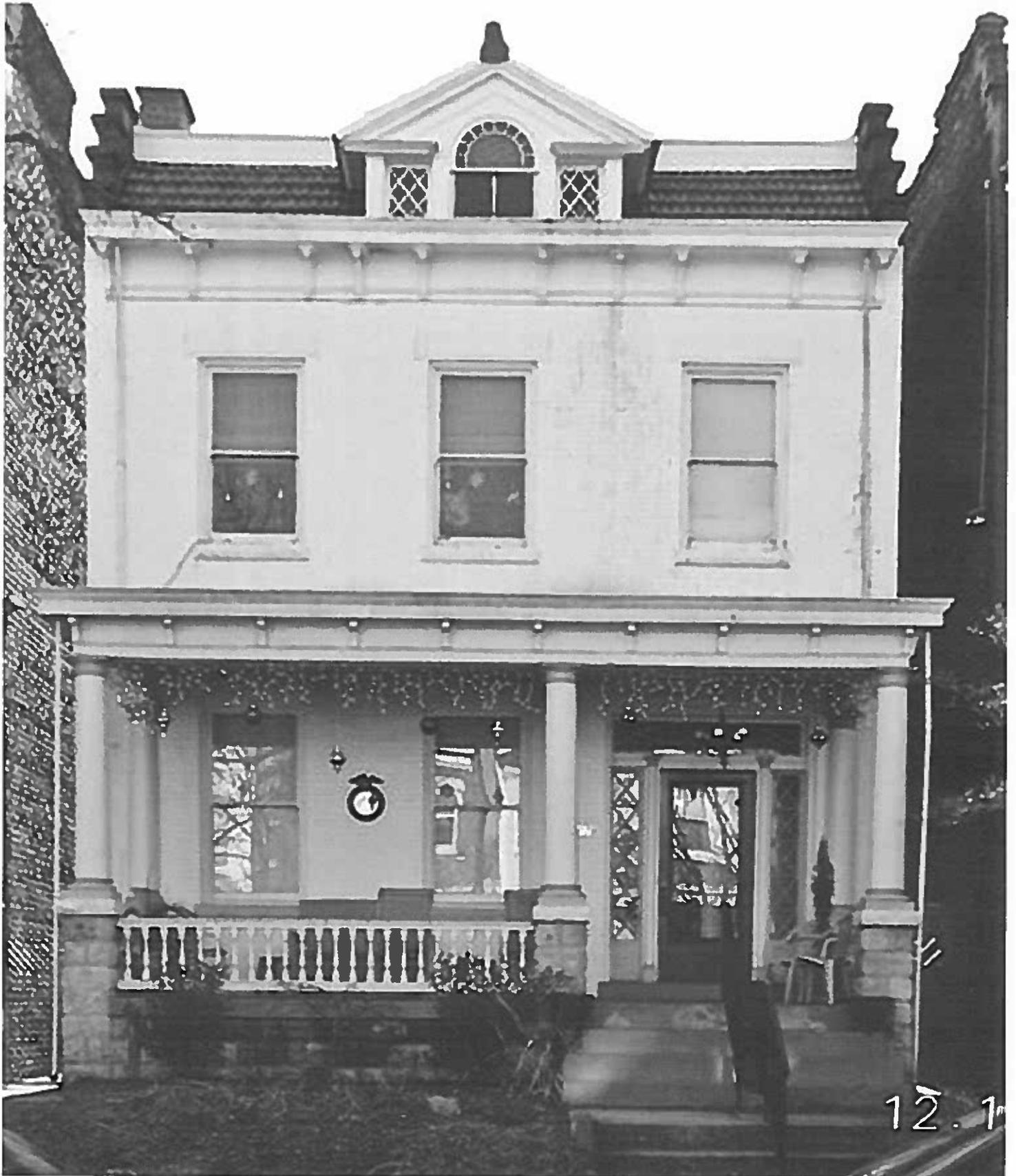
The addition of a pair of French doors will improve the house in several ways. It will allow construction of a widened landing for the rear stair. Currently, the door swing impedes the stairway and necessitates a clipped bottom step. It is dangerous. It would allow privacy for that stairway, used to access the family room and bedrooms above, and for better security. The French doors and transom will allow more natural light into the kitchen and enhance circulation through the space.

Current Building Material Conditions

The existing doors are made of solid wood and have been painted with several layers of paint. One is a half light door, with a two over two pattern. The doors are set in wood jambs into the brick wall. There are shallow brick jack arches above each transom. It is assumed these doors are original to the property.

Proposed New Material Description

We propose to install new painted wood French doors with simulated true divided lights in a 2x4 pattern of lights, double-glazed. Aurawood, by Jeldwen or equal, in wood brickmold to match the original. The opening will have a brick jack arch above the larger 5 light transom.



12.1



REAR OF 2327 WEST GRAVE

Renovation of 2327 W. Grace Street
the Franke/Polczynski Residence

03.30.17 cjf



New jack arch with
existing brick
Tooth-in brick to
close opening
with existing brick,
mortar to match

Proposed Rear Elevation
scale: 1/4" = 1'-0"

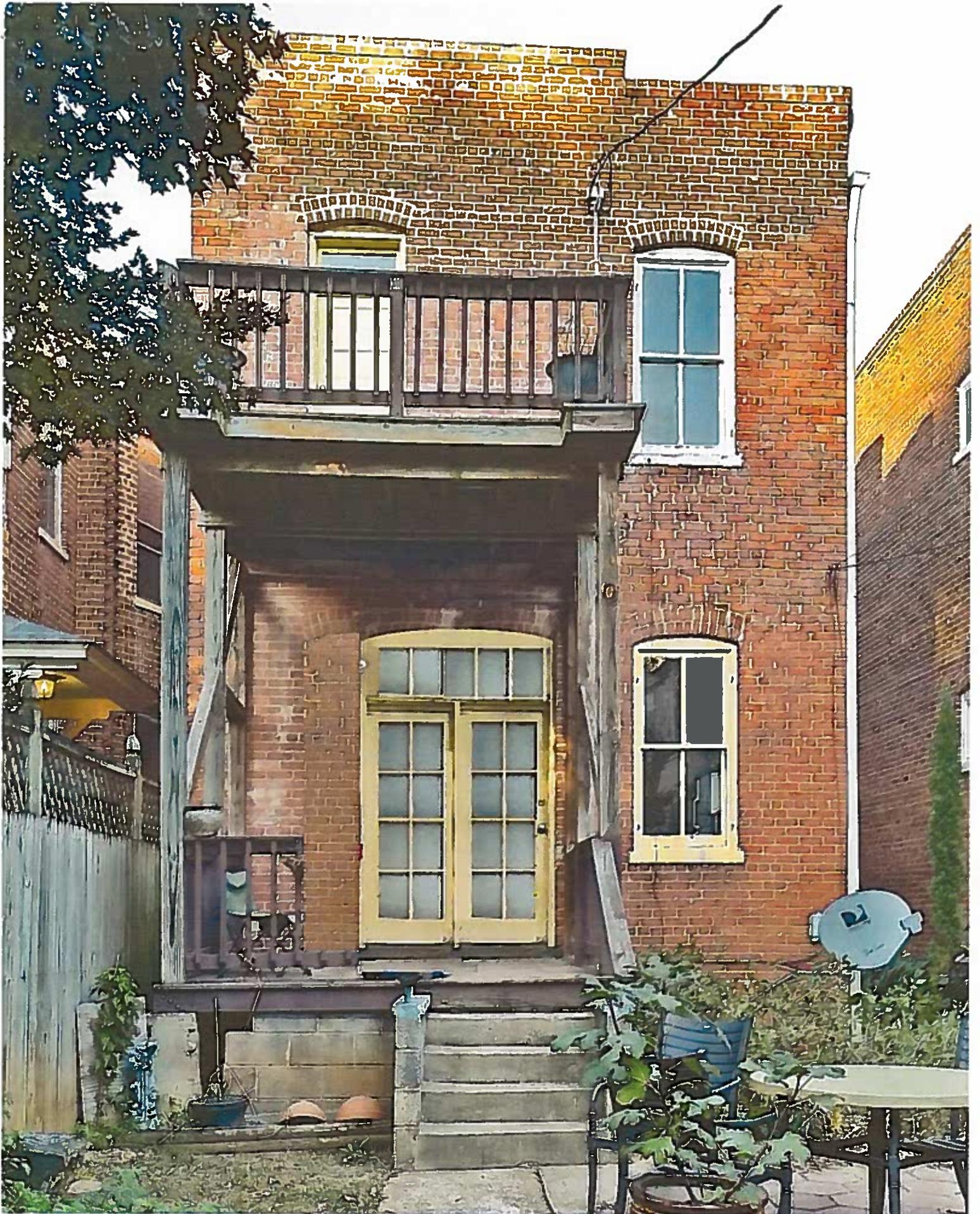
DOORS WILL BE SOLID
HARDWOOD SAPELE BY
WILLIAMSBURG WOODCRAFT
OR EQUAL.

DOORS WILL BE 2x4
GRILL PATTERN W/ 1/4"

SDL (SIMULATE DIVIDED
LIGHTS) W/ SPACER BARS.

TREATED W/ WOOD PRESERVATIVE, PRIMER
AND PAINT

A1



FOR illustrative purposes only.