



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 401 N. 27th St.

Historic district _____

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

APPLICANT INFORMATION

Name DONALD GLASS

Phone 703.608.0923

Company AMGLASS, INC

Email grisetterva@gmail.com

Mailing Address 3509 STUART AVE
RVA 23221

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

OWNER INFORMATION (if different from above)

Name Lessie M. Hembrick

Company _____

Mailing Address 9939 STROND LN
N Chesterfield VA 23236

Phone 804 216 -9179

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)

SEE ADDITIONAL SHEETS

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. 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.

Signature of Owner Lessie M. Hembrick

Date 4/1/18



To the Commission of Architectural Review-

03/30/2018

Thank you for thoughtfully considering our proposal for a Certificate of Appropriateness to transform 401 N. 27th Street into its next iteration of public use. As you know, 401 is the oldest commercial building in Richmond, and has been occupied by countless ideas, concepts, and businesses. The two-story brick structure originally constructed in 1815 has served the community of Church Hill as a general store, an ice cream shop, a beauty salon, a radio and electronic supply store, and a laundromat, among others. A two-story wood frame addition has been a part of the property for over a century.

The past decade has been unkind to 401 N 27th. She's showing her age; the subtle reminders of father time's inescapable clutch obvious to all who pass by. The changes we want to make to 401 N 27th are minimal in aesthetic. We plan to mend her as we would our own home- pull the weeds, fix it if it's broken, and take a lot of pride in how she looks. The stucco that has covered the original brick at least as far back as the 1960s has been partially repaired but needs additional patching and repair to complete the envelope's restoration. The doors and windows, many of which are currently boarded up, are also in need of repair and replacement in some cases to better match the historical design intent. Moulding and trimwork along the west façade is intact overall, but damaged portions are in need of repair. From a colorway perspective, new neutral paint (in accordance with CAR guidelines for Federal style brick and wood structures from this era) will help distinguish the property from it's neighboring corners and still meet the thoughtfully in-place standards for maintaining the historic nature of Church Hill. We also propose minimal signage in the form of a narrow protrusion letting the community know we are here.

We want to breathe life into this property through respectful, tasteful design. Our small business group operates several other restaurants within historic buildings in Charlottesville, including the *Virginian*, the oldest continuously operated restaurant in Charlottesville, Tavern and Grocery on historic West Main St., and Citizen Burger Bar on the downtown pedestrian mall. We pride ourselves in discerningly honoring the character of each building we occupy. The restaurant we plan to open at 401 will be modeled after one of the great traditions of southern French cuisine- the humble *bouchon*. Owner operated, community focused, and hospitality centric, *Grisette* has a team of dedicated industry professionals ready to put this building back into a productive existence. The following pages show our plan to improve upon this beautiful old building, with an emphasis on celebrating the property's established architectural elements and preserving its historical roots.

Again, we thank you for reviewing our dream, and for ensuring that others respect the history of Richmond's beautiful Federal architecture. Please feel free to reach out to us by phone or e-mail if you have any questions!

Cheers,
Donnie Glass and Andy McClure



CURRENT BUILDING CONDITIONS



PROPOSED PAINT SCHEME

Body Color - Brick (previously painted only)



Window Sashes - Whites, Blacks, Neutrals



AMGLASS, INC.
703-608-0923
GRISSETTERVA@GMAIL.COM

PROPOSED RENDERING

Grisette RVA
401 N 27TH ST
RICHMOND, VA 23223

Scale:

Sketch No:

Reference:

A4

Date:
03/30/18

Proj. No:



YEAR UNKNOWN: HUDSON SUPPLY CO.



1956: SERVE YOURSELF LAUNDRY
PHOTO BY EDITH SHELTON



1960s: SERVE YOURSELF LAUNDRY



1978
PHOTO FROM VCU LIBRARIES



2000s

GOALS:

- REPAIR STUCCO, WOOD SIDING, AND TRIMWORK THROUGHOUT PROPERTY
- RESTORE WINDOW OPENINGS AND DOOR AT WOOD FRAME ADDITION
- PAINT STUCCO, WOOD SIDING, AND TRIMWORK IN HISTORICALLY SENSITIVE COLORWAY TO REFRESH AND ENHANCE THE AESTHETICS OF THE CORNER AND NEIGHBORHOOD

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HISTORIC PHOTOS

Grisette RVA
401 N 27TH ST
RICHMOND, VA 23223

Scale:

Sketch No:

Reference:

A5

Date:
03/30/18

Proj. No:



CURRENT CONDITIONS: EAST FACADE
 PAINT WOOD SIDING, DOOR AND WINDOW TRIM
 IN ACCORDANCE WITH CAR GUIDELINES



CURRENT CONDITIONS: NORTH AND WEST FACADES
 REPAIR STUCCO AND DENTIL MOULDING AS REQUIRED. PAINT
 STUCCO, WOOD TRIMWORK IN ACCORDANCE WITH CAR
 GUIDELINES. ADD OPENING TO NORTH WALL TO ACCOMODATE
 DUCT FROM COMMERCIAL GAS RANGE AND GRILL.



CURRENT CONDITIONS: SOUTH FACADE
 REMOVE BOARDS AND REPAIR/REPLACE WINDOWS AND DOORS TO MATCH
 HISTORIC PHOTOS, PAINT STUCCO, WOOD SIDING, AND TRIMWORK IN
 ACCORDANCE WITH CAR GUIDELINES



CURRENT CONDITIONS: NORTH FACADE
 PRE-EXISTING PATCHED OPENING TO BE
 REOPENED FOR RANGE HOOD OUTLET

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 703-608-0923
 GRISSETTERVA@GMAIL.COM

CURRENT CONDITIONS

Grisette RVA
 401 N 27TH ST
 RICHMOND, VA 23223

Scale:

Sketch No:

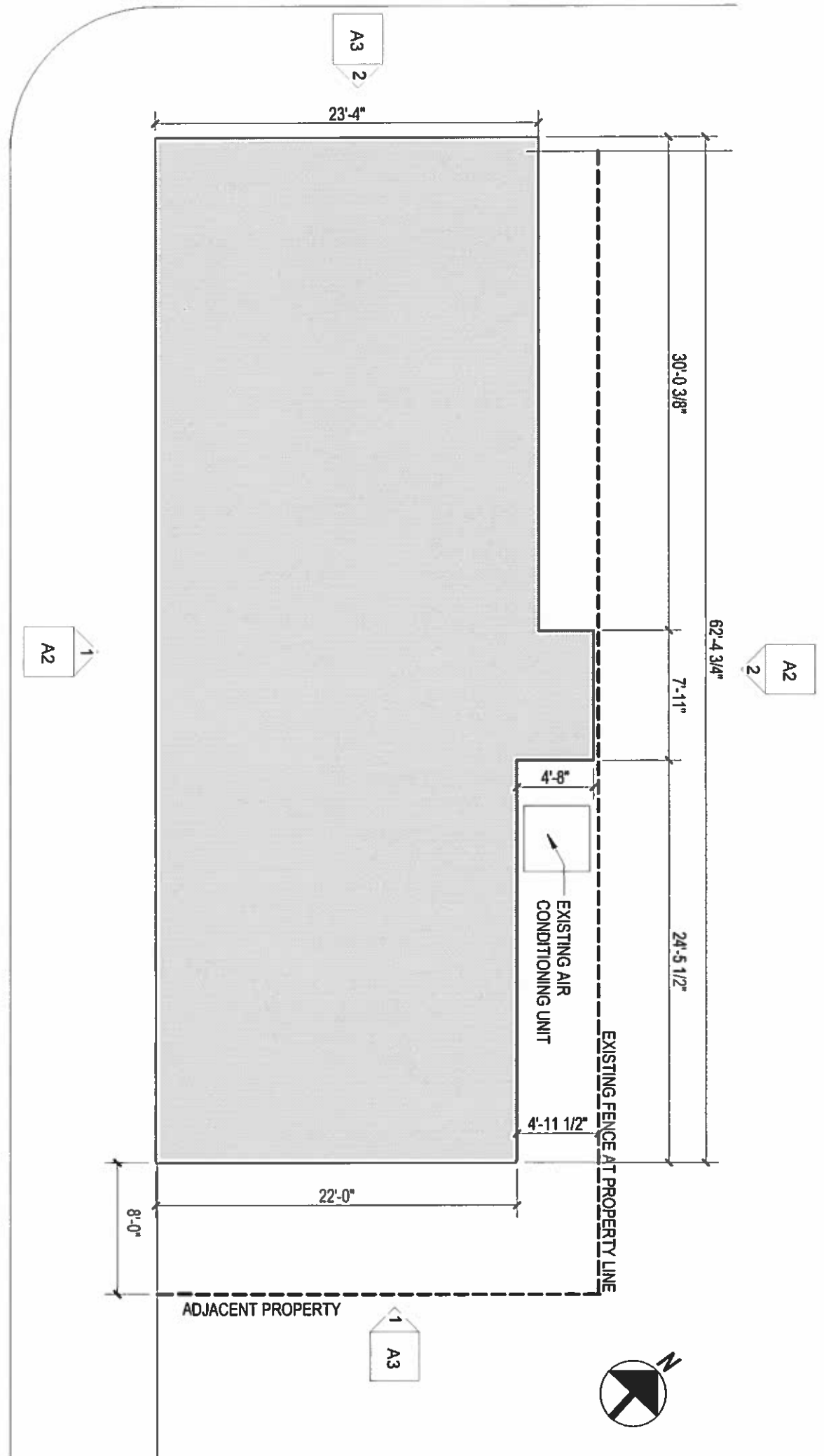
Reference:

A6

Date:
 03/30/18

Proj. No:

N 27TH STREET

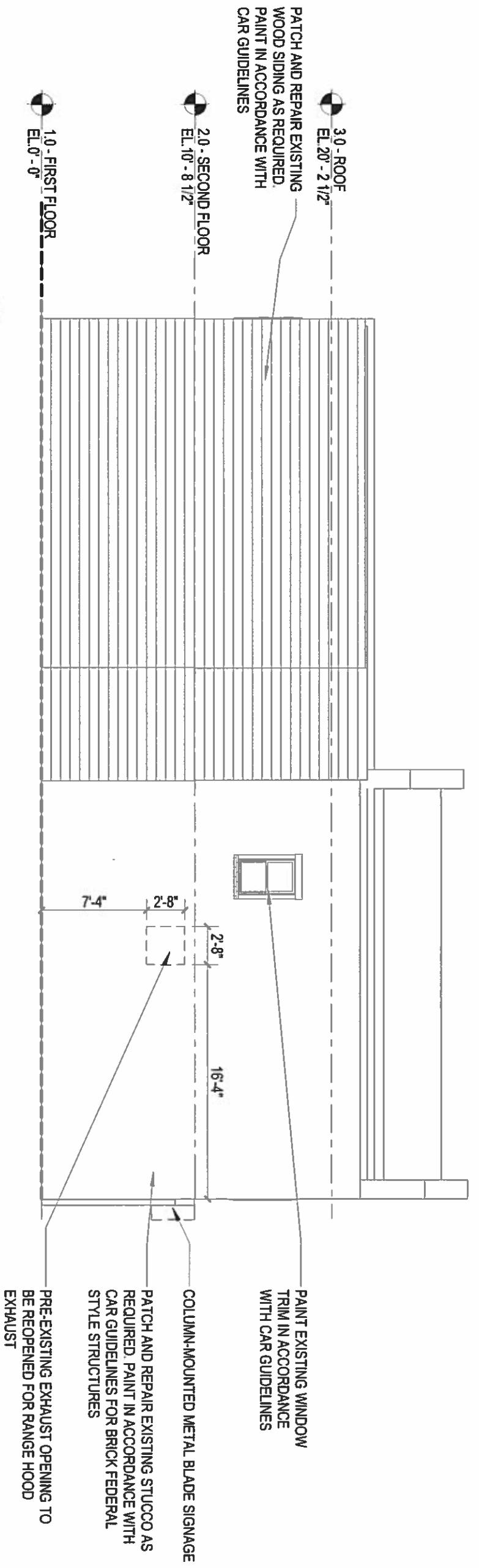


1
 1/8" = 1'-0"
SITE PLAN

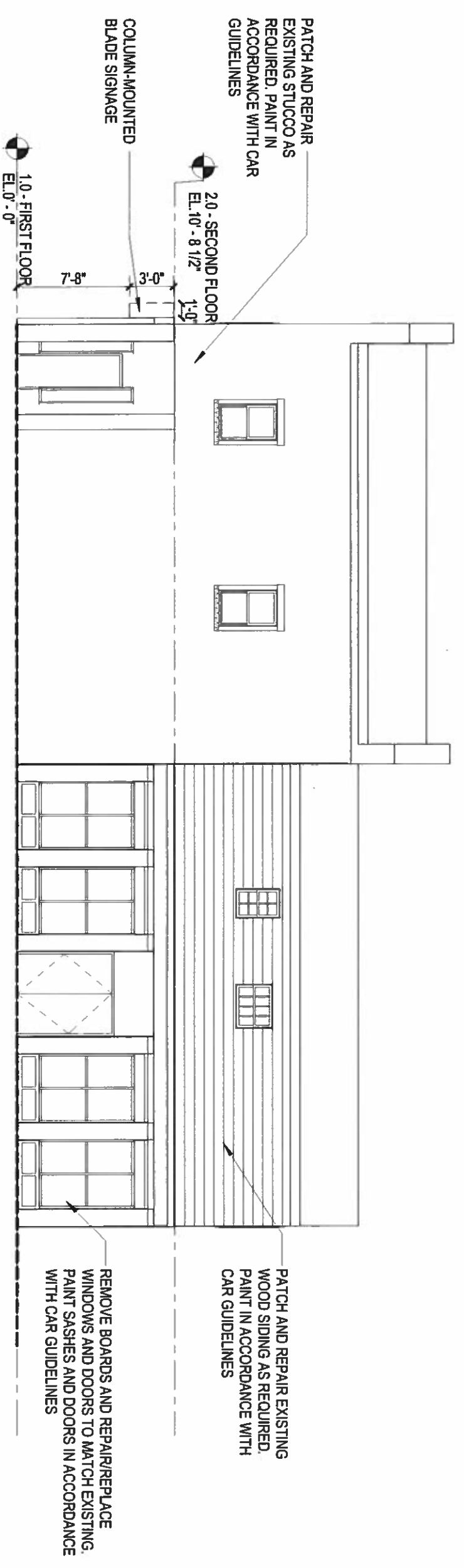
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 703-608-0923
 GRISSETTERVA@GMAIL.COM

SITE PLAN
Grisette RVA
401 N 27TH ST
RICHMOND, VA 23223

Scale: 1/8" = 1'-0"	A1
Reference:	
Date: 03/30/18	
Proj. No:	



2
NORTH ELEVATION
1/8" = 1'-0"



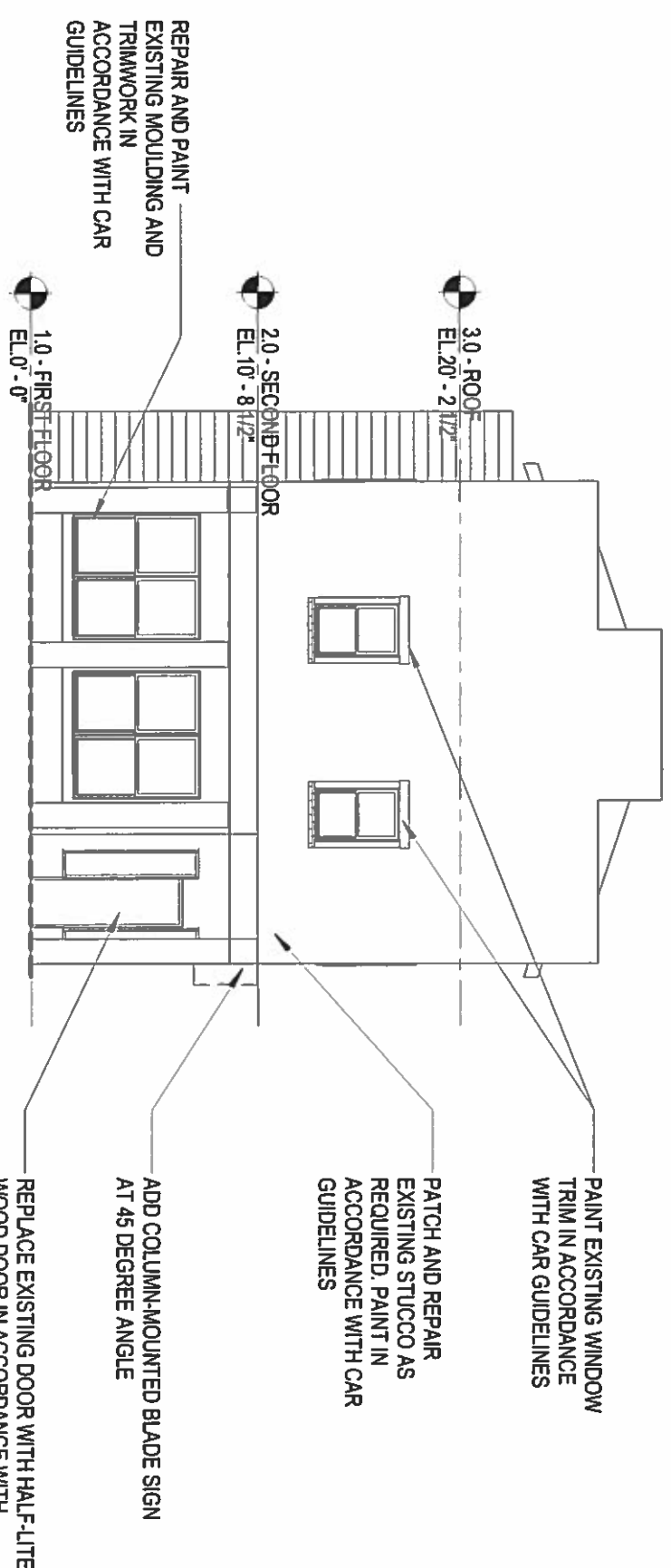
1
SOUTH ELEVATION
1/8" = 1'-0"

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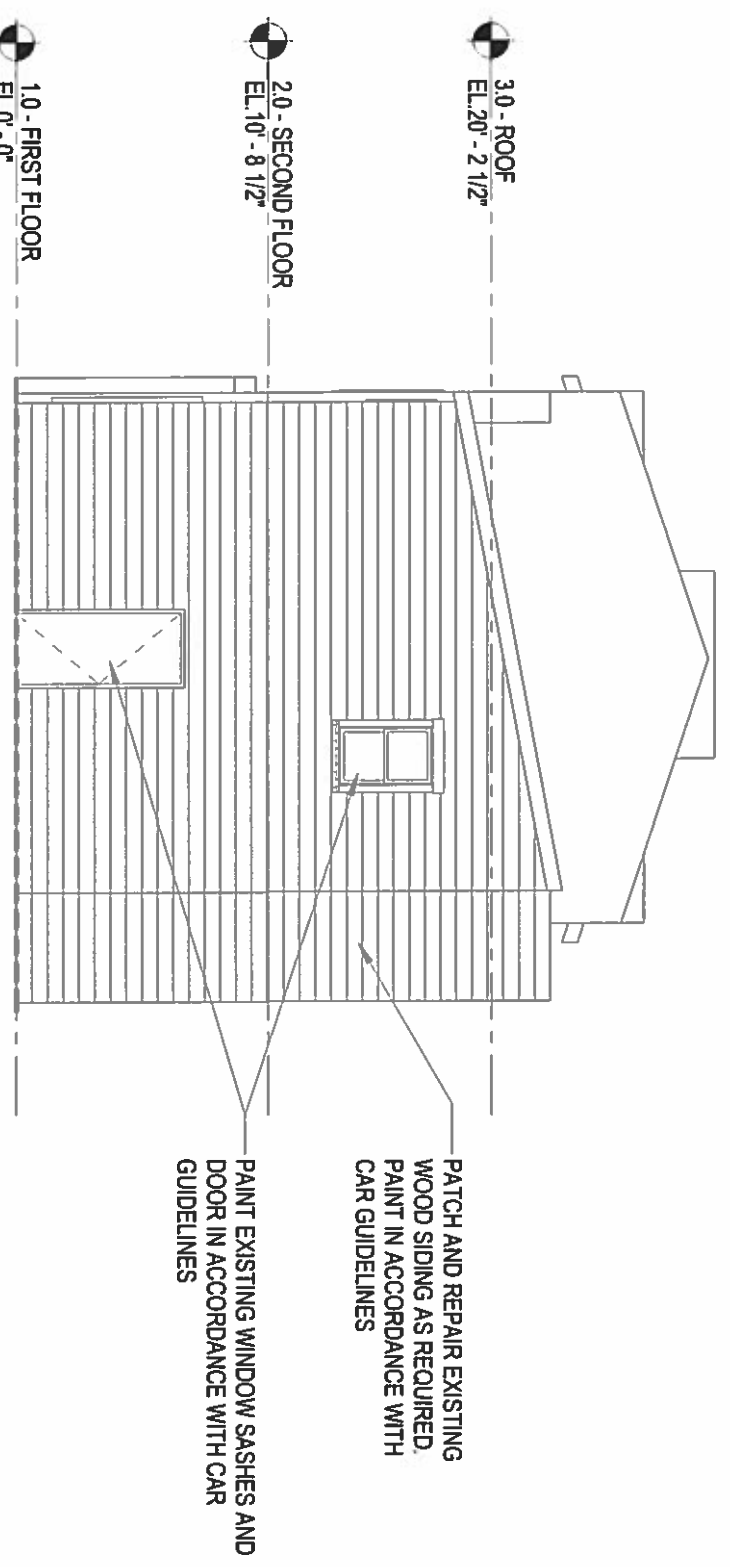
BUILDING ELEVATIONS
Grisette RVA
401 N 27TH ST
RICHMOND, VA 23223

Scale:
1/8" = 1'-0"
Reference:
Date:
03/30/18
Proj. No:

Sketch No:
A2



2
WEST ELEVATION
1/8" = 1'-0"



1
EAST ELEVATION
1/8" = 1'-0"

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BUILDING ELEVATIONS

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Scale:
1/8" = 1'-0"
Reference:
Date:
03/30/18
Proj. No:

Sketch No:
A3