



**Property** (location of work)

Property Address: 1142 W Grace St Current **Zoning:** R-73  
Historic District: West Grace Street

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

**Project Description** (attach additional sheets if needed):

The proposed scope of work involves sidewalk and patio forms derived from existing landscaping and building forms.

**Applicant/Contact Person:** Nathan March

Company: Johannas Design Group  
Mailing Address: 1901 W Cary ST  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 358-4993  
Email: nathan@johannasdesign.com  
Billing Contact?  No  Yes Applicant Type (owner, architect, etc.): Architect

**Property Owner:** Amar Al-Saadawi

If Business Entity, name and title of authorized signee: \_\_\_\_\_  
Mailing Address: 2040 Botetourt St.  
City: Richmond State: VA Zip Code: 23220  
Telephone: (804) 495-5400  
Email: amar@sigpoolsva.com  
Billing Contact? Yes

**\*\*Owner must sign at the bottom of this page\*\***

**Acknowledgement of Responsibility**

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

**Property Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



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**JOHANNAS** design group  
1901 West Cary Street  
Richmond Virginia 23220

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Commission of Architectural Review  
The Columbia Building  
1142 West Grace Street

Columbia is a building located at 1142 West Grace Street. Currently, the interior layout of the building only allows occupants' access or egress through one or the other of the non-connecting "front" doors to Grace or Lombardy streets, but not both. Mr. Amar Al-Saadawi recently purchased the building, and he is interested in adding a small patio as an outdoor amenity space with new access from the Lombardy Street sidewalk.

The building was individually listed in 1982 on the National Register of Historic Places, built for Philip Haxall in 1817-1818. The Federal-style house was expanded to accommodate the T.C. Williams School of Law of the University of Richmond in 1924; the Doric porch at Grace was added at that time. The more recent two-foot high sidewalk retaining wall first appears in a 1956 photograph.

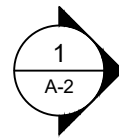
The proposed scope of work involves sidewalk and patio forms derived from existing landscaping and building forms. The patio allows differing furnishing arrangements. The new stair from Lombardy to the yard elevation connects to the patio along a new walkway. The width of the stair, both to be subordinate and differentiated, will be narrower than the existing one at Grace, yet the new design still reflects the existing.

New brick paving materials will subtly yet clearly differ from the older brick, and new side walls will match the new pavers, all with mortar similar to the new brick color. A new pipe railing, designed to be unique, modern, and minimal, will be painted black.

The design creates a place for tenants to enjoy the outdoors.

EXISTING PLANTING AND MULCH

NORTH LOMBARDY ST

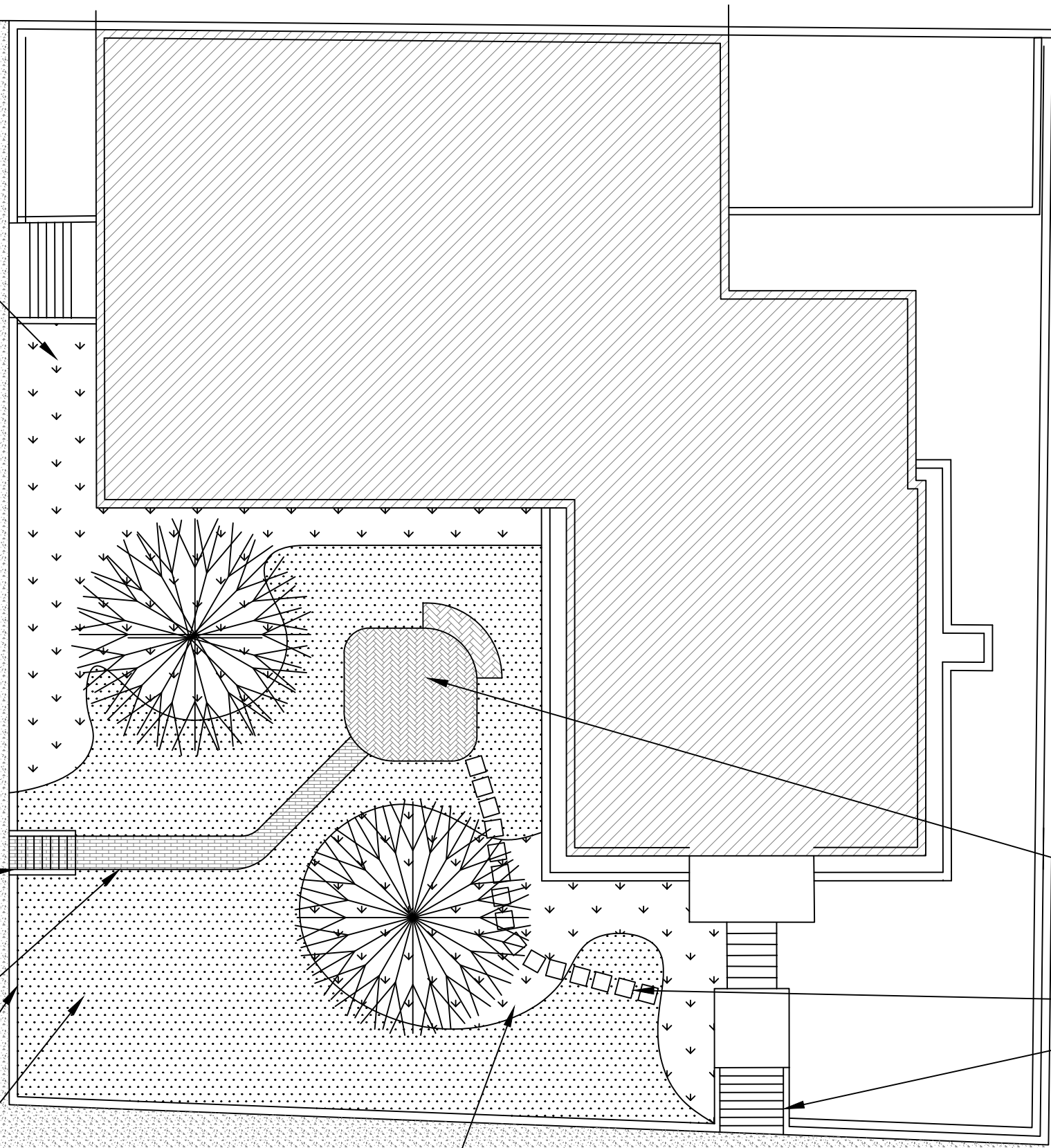


PROPOSED NEW STAIR AND SIDE WALLS TO BE SIMILAR TO EXISTING STAIR ON WEST GRACE STREET

PROPOSED NEW SIDEWALK DRY-SETTING

EXISTING PERIMETER WALL

EXISTING LAWN



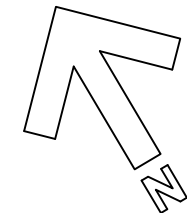
PROPOSED NEW BRICK PATIO DRY-SETTING

2'X2' PAVER BLOCKS

EXISTING STAIR AND SIDE WALLS

EXISTING PLANTING AND MULCH

WEST GRACE ST



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1901 WEST CARY STREET RICHMOND, VA 23220

JOHANAS DESIGN GROUP

REVISIONS

1142 WEST GRACE ST

SHEET TITLE

SITE PLAN

PROJECT NO.

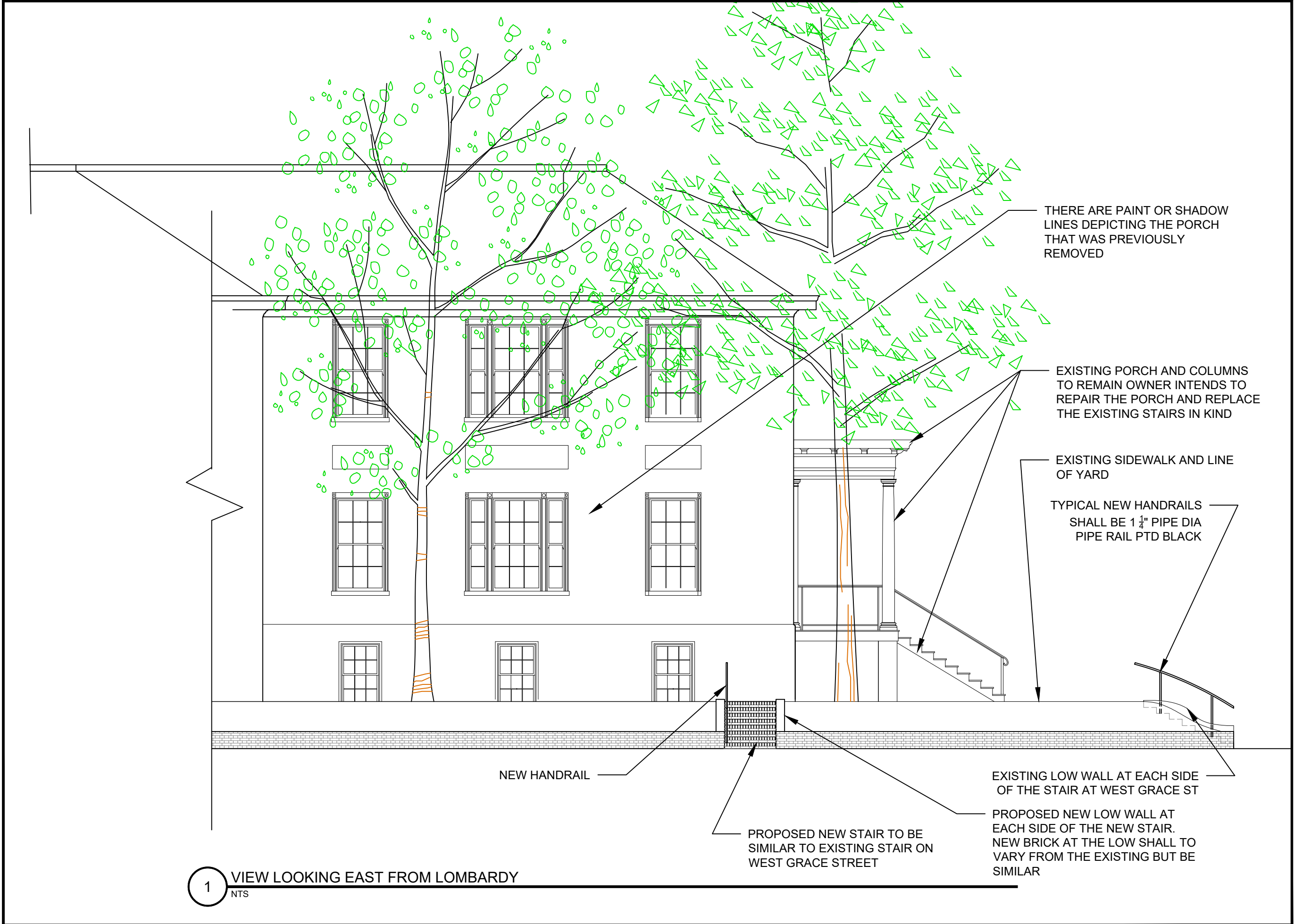
2315

DATE

09.28.2023

SHEET NO.

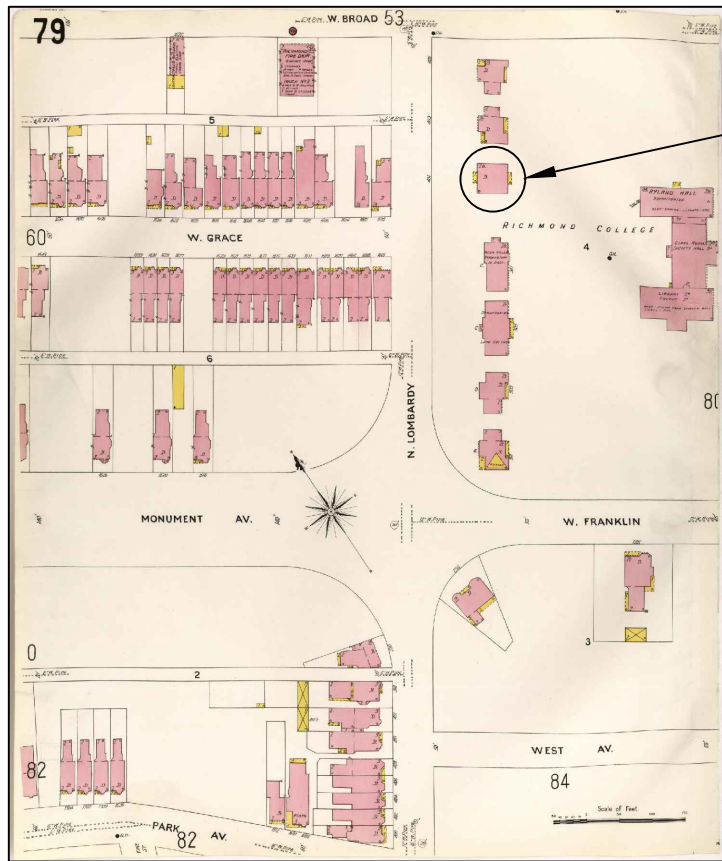
A-1



1 VIEW LOOKING EAST FROM LOMBARDY  
NTS

**J O H A N N A S D E S I G N G R O U P** 1901 WEST CARY STREET RICHMOND, VA 23220  
 P 804.358.4993 F 804.358.8211

REVISIONS	
1142 WEST GRACE ST	
SHEET TITLE	ELEVATION
PROJECT NO.	2315
DATE	09.28.2023
SHEET NO.	A-2



**SANBORN MAP COMPANY, 1905**  
NTS

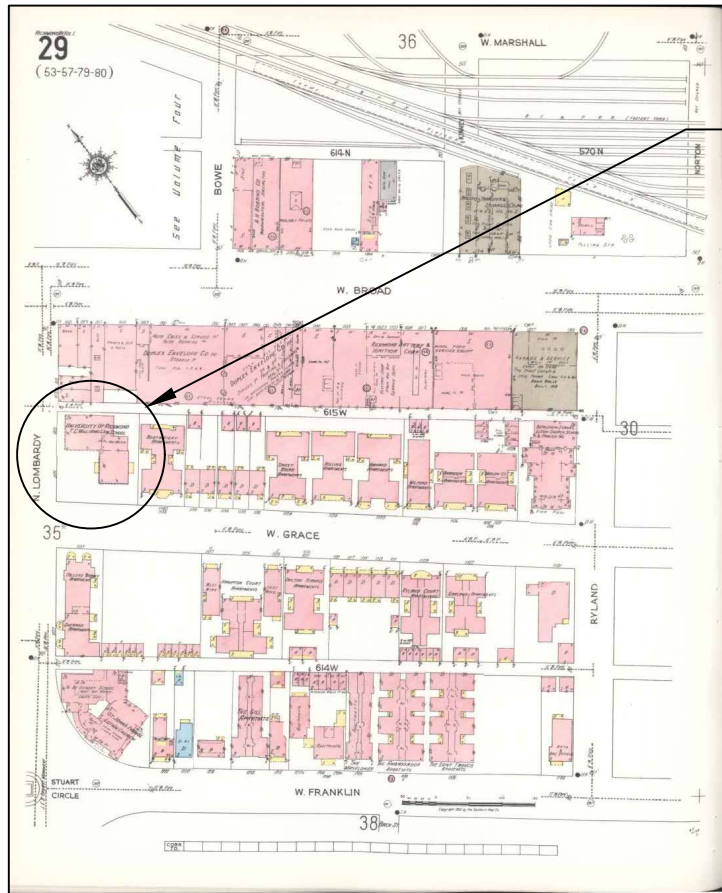
COLUMBIA (PHILIP HAXALL HOUSE)



**COLUMBIA (PHILIP HAXALL HOUSE), C.1900**  
NTS



**COLUMBIA, 1956**  
NTS



**SANBORN MAP COMPANY, 1924**  
NTS

COLUMBIA



**COLUMBIA, C.1925**  
NTS



**COLUMBIA, 1997**  
NTS

**J O H A N N A S** DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS

1142 WEST GRACE ST

SHEET TITLE

ELEVATION

PROJECT NO.

2315

DATE

09.28.2023

SHEET NO.

A-3



CURRENT COLUMBIA, 2023  
NTS



BEGA BENCH OPTION  
NTS



EXISTING STAIR  
NTS



BELDEN 760 PAVER OPTION  
NTS

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS

1142 WEST GRACE ST

SHEET TITLE

PHOTO & MATERIAL OPTIONS

PROJECT NO.

2315

DATE

09.28.2023

SHEET NO.

A-4