



# Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-7550

[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



## Property (location of work)

Address: 2511 E Franklin Street

Historic District: St. John's Church

## Applicant Information Billing Contact

Name: Will Gillette / Mark Baker

Email: markbaker@bakerdevelopmentresources.com

Phone: 804-874-6275

Company: Baker Development Resources

Mailing Address: 530 East Main St, Suite 730

Richmond, VA 23219

Applicant Type:  Owner  Agent  Lessee

Architect  Contractor  Other (specify):  
\_\_\_\_\_

## Owner Information Billing Contact

Same as Applicant

Name: KC Enterprises of VA

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: 1800 GROVE AVE

RICHMOND, VA 23220

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

## Project Information

Project Type:  Alteration  Demolition  New Construction (Conceptual Review Required)

Description (attach additional sheets if needed):

Additions at the rear of the existing dwellings known as 2511, 2513, and 2515 E Franklin Street

## 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 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

Keith Carter

5/26/2022 7:43:57 PM EDT

05/26/2022

Date \_\_\_\_\_



July 18<sup>th</sup>, 2022

City of Richmond Department of Planning and Development Review  
Commission of Architectural Review  
City Hall, 900 East Broad Street  
Richmond, VA 23219

**RE: Commission of Architectural Review: 2511 E Franklin Street (E000-0388/002)**

*Revised with Addendum to reflect Staff, Commission, and Neighbor comments from June 28<sup>th</sup> CAR Meeting*

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed renovation and addition at the rear of the single-family attached dwellings on the property known as 2511 E Franklin Street (the "Property").

The Property is located on the southern line of E Franklin Street between N 25<sup>th</sup> and N 26<sup>th</sup> Streets and lies in Richmond's St. John's Church City Old and Historic District. Existing structures in the district are noted for their well-established streetscapes and cohesive neighborhood character. The 2500 Block of E Franklin Street consists primarily of historic two-story, single-family attached historic dwellings. These dwellings generally consist of masonry structures of an Italianate design. The attached nature of these dwellings, along with the 83 foot depth of the adjacent property at 2521 E Franklin, numerous old-growth street trees, and general topography of the area, creates a unified street wall on both frontages of E Franklin Street and severely limits visibility from the street to the rear of the dwellings where the exterior improvements are proposed.

The Property owner is proposing to renovate the existing dwellings (with the addresses 2511, 2513, and 2515 E Franklin Street) and to construct a two-story addition, along with a basement, at the rear of each of the dwellings. The proposed renovation will allow for the historic dwellings to meet the needs of the modern market without removing their historic features and charm. The additions will add roughly 1,000 square feet of living area to each dwelling over three floors. The renovated dwellings will contain three bedrooms and three-and-one-half bathrooms. A finished basement and open first floor are proposed. The second floor will contain two bedrooms, including a Master Suite with walk-in closets and en suite bath. Each floor of the additions will include a 6-foot-deep deck which will be 10' 10" wide on the exterior units and 13' 8" wide on the central unit. These will be located at the rear of the dwelling to provide additional outdoor living space for future inhabitants.

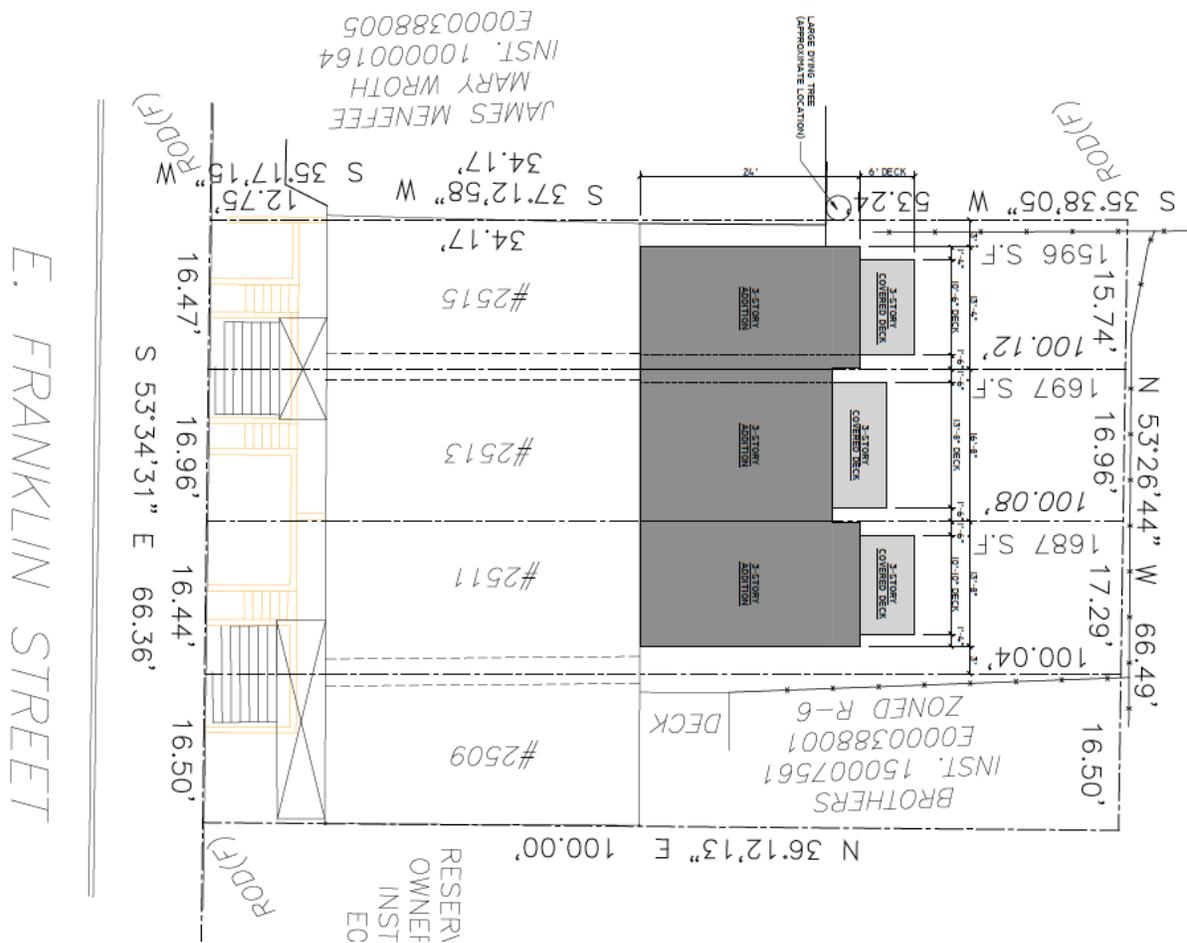


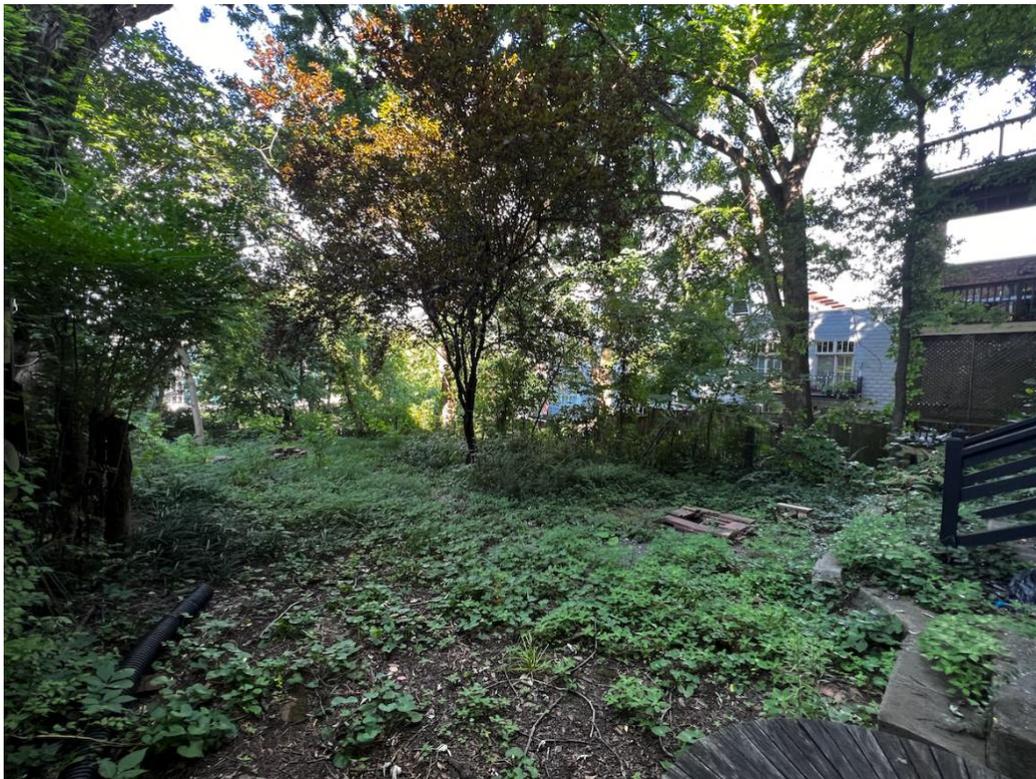
Figure 1: Site layout of the proposed additions



*Figure 2: View looking south from 2511 E Franklin – This tree is to be removed and taken out by hand.*

**Siting:**

The Property is approximately 49 feet in width and contains roughly 4,950 square feet of lot area. The Property contains three (3) attached two-story dwellings on a lot with significant decrease in topography at the rear. While the rear of the lots are overgrown with low plants and shrubs, noticeably along the existing wire fence between 2511 and 2513 E Franklin, they are generally free of large trees (Figure 3). The one large tree located on the Property, behind the dwelling at 2511 E Franklin (Figure 2), is to be removed by the Property owner and taken out through the basement level and/or through walkway connecting the parcel with the adjacent neighbor at 2509 E Franklin.



*Figure 3: View from behind 2515 E Franklin looking west across back yard of subject Property*

The existing dwellings show as two-stories from the street but contain finished basements which are visible at the rear of the Property (Figure 4). The front porches for the subject dwellings along with the shared porch at 2509 E Franklin will be repaired as needed (Figure 2) with like materials while the siting of the new additions at the rear of the dwellings would reflect both the topography of the Property and all relevant City zoning requirements.



*Figure 4: Rear of the existing dwelling*



*Figure 4: Existing front porch (2513,2515 E Franklin)*

**Form:**

The proposed additions have been designed to recognize the topography of the site. The unified street wall of attached structures along E Franklin and N 25<sup>th</sup> Street, along with the large number of trees located in the adjacent parcels to the rear of the dwellings (Figure 6) mean that the proposed dwellings will be visible from an extremely limited number of locations.



*Figure 5: Google Street-View of the Property from Main Street (Aug. 2021)*



*Figure 6: View looking south from 2513 E Franklin – Note topography and number of trees located on adjacent properties which screen the subject Property.*

**Scale:**

As noted above, the proposed design of the new addition is consistent with the scale and character of the existing dwellings on the Property and will not be visible from street level along E Franklin Street. The proposed additions will increase the overall livability of the existing dwellings by allowing for the inclusion of features that are desired by the modern homebuyer including open floorplan living areas, en suite baths, and outdoor living space. The proposed additions will allow for these historic dwellings to be renovated, without changing the existing streetscape of the St. John's Church Old and Historic District.

**Height, Width, Proportion, & Massing**

Existing structures within the block are predominantly two stories and constructed with masonry exteriors. As no changes will be made to the height or width of the dwellings, they will retain their historic nature and compatibility with the surrounding properties.

**Exterior Cladding/Doors and Windows/Materials**

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. Cementitious siding was chosen as this addition for its durability and desirable aesthetics. Materials were selected to be consistent with CAR requirements and with other dwellings within the St. John's Church Old and Historic District. All proposed exterior improvements will be visible from an extremely limited number of nearby viewpoints. A finish schedule including doors and windows is provided for the dwelling.

We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com) or (804)874-6275.

Sincerely,



Mark R. Baker

Baker Development Resources, LLC

## Addendum

This project was initially brought before the Commission of Architectural Review on June 28<sup>th</sup>, 2022. At that time, the Property owner noted their willingness to comply with the majority of Staff's comments. The two comments that the Property owner wished to amend were 1) Staff's recommendation to use Richmond Rail on the rear porches and 2) Staff's single doors and windows as opposed to the proposed French doors opening onto the rear porches. While Richmond Rail is found on many dwellings in the area, it was noted at the previous meeting that the rear deck of the adjacent parcels at both 2509 and 2517 E Franklin both use a nailed wooden picket design and using this design on the proposed addition will provide continuity between the proposed and adjacent dwellings.



*Figure 7: Existing decks on adjacent parcels at 2509 and 2517 E Franklin Street*

Regarding Staff's comment to replace the proposed French doors with single doors and windows, it was noted that while the Property does not contain many large trees, there are several large, shady trees in the vicinity on nearby properties. The French doors will allow for more light and air into the proposed additions along with creating a living space which better blends the indoor and outdoor living spaces. Furthermore, the view of the rear of the dwellings is extremely limited due to the large number of trees located on nearby properties.

The primary point of contention during the June 28<sup>th</sup> CAR meeting involved the status of the trees in the back of the Property. While there are many large trees in this area, there is one large tree located on the subject parcel which is located behind 2511 E Franklin. This tree is to be removed as it is currently shedding branches on both 2511 E Franklin and the neighboring property at 2509 E Franklin. Following the previous CAR meeting, the Property owner met with the neighbor at 2509 E Franklin who expressed concern in how the tree would be removed. During this meeting, the neighbor was informed that the tree would be taken down in small pieces and walked through the connecting tunnel or the basement level of the dwelling at 2511

E Franklin. The applicant was made aware of a similar concern regarding the transport of materials from the neighbor at 2501 E Franklin. At the time of this being written, the applicant has reached out to the neighbor with information on how materials will be brought/removed from the site and invited the neighbor to meet on site to discuss.

Specifically worth noting here as well is that all building materials will be brought in the same way, by hand, from E Franklin Street through the existing dwellings and into the back yard. As no heavy machinery can access the rear of the dwelling, all required foundations will be dug by hand on the Property and all materials will be carried, by hand, coming in and going out through the existing dwellings basement.

Finally, the Property owner previously agreed to Staff's condition to "make every effort to preserve and maintain existing healthy trees." However, several questions were brought up regarding the trees in the yard. The adjacent neighbor at 2517 E Franklin and his attorney both spoke regarding their concern for the large tree located near the property line of 2517 E Franklin. The applicant has agreed to limit disturbance around the tree as much as possible and it should be recognized here again as well that no heavy machinery will be used in the construction of the proposed addition. However, it is worth mentioning that while the neighbor of 2517 E Franklin objects to the construction of an addition near the tree, their deck has been constructed on top of said tree. Also, per an evaluation of the tree commissioned by the neighbor and an evaluation by Cambium Tree Experts commissioned by the applicant, the tree, which is a Silver Maple of roughly 40-60 years of age, has reached its maturity level for an urban setting and is expected to shed limbs and decrease in size going forward (Item 5).



*Item 1: Tree located on adjacent property at 2517 E Franklin*

As previously noted, the owner plans to remove the tree located behind 2511 E Franklin and has discussed this with the adjacent neighbor who is supportive of the removal as the tree frequently sheds its higher limbs. As visible in the photo below (Item 1), the rear of the Property itself is free of any other significant, old-growth trees. Worth noting as well in Items 2 and 3 is that the rear of the parcel is also generally free of large trees and the trees which screen the subject parcel from view from the Main Street right of way are located on adjacent parcels.



*Item 2: Panoramic photo of the rear of the subject parcel from 2515 E Franklin*



*Item 3: Photo from the southeastern property line of 2515 E Franklin*



*Item 4: View from the rear of the Property looking south toward Main Street*

In conclusion, the applicant again agrees to all of Staff's comments from the June 28<sup>th</sup> CAR meeting with the exception of the request for Richmond Rail and the replacement of the proposed French doors with single doors. The applicant feels that the proposed design allows for additions which reflect the existing dwellings in the immediate vicinity while also allowing for more light and better outdoor access for future homeowners.

Cambium Tree Experts  
800 Ruthers Rd  
N Chesterfield, VA 23235  
(804)426-2037  
Cambium@comcast.net  
<http://www.cambiumtree.net>



BILL TO  
Keith Carter

ACTIVITY	QTY	RATE	AMOUNT
General Tree Work Consultation fee	1	100.00	100.00

The silver maple located on the back left-hand corner of the properties has reached a maturity level where it should be expected to decrease in size in the continuing years by eliminating large for sections of branches to compensate in its Enormous size. This will most likely become a hazard in the near future.

*Item 5: Report from Cambium Tree Experts regarding the Silver Maple located at 2517 E Franklin*



**PROJECT CONTACTS:**

DEVELOPER:  
KEITH CARTER  
K.C. ENTERPRISES OF VA LLC  
804-938-7000

ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

ADDITION & RENOVATION TO THREE 3-STORY, SINGLE-FAMILY  
ATTACHED HOUSES IN RICHMOND'S SHOCKOE BOTTOM NEIGHBORHOOD

# 2511-2515 E. FRANKLIN ST.

2511-2515 E. FRANKLIN STREET  
RICHMOND, VIRGINIA 23223

ADDITION & RENOVATION TO THREE 3-STORY, SINGLE-FAMILY  
ATTACHED HOUSES IN RICHMOND'S SHOCKOE BOTTOM NEIGHBORHOOD

## 2511-2515 E. FRANKLIN ST.

2511-2515 E. FRANKLIN STREET  
RICHMOND, VIRGINIA 23223

DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
XI.1	SITE PHOTOS
CI.1	ARCHITECTURAL SITE PLAN
DI.1	AS-BUILT/DEMO PLANS
AI.0	BASEMENT PLANS
AI.1	FIRST FLOOR PLANS
AI.2	SECOND FLOOR PLANS
A2.1	REAR EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	LEFT SIDE EXTERIOR ELEVATION
A2.3	RIGHT SIDE EXTERIOR ELEVATION



SET/REVISION:  
C.A.R. SECOND  
SUBMITTAL SET

DATE/MARK:  
07.13.2022

COVER SHEET

# CS



CONDOS VISIBLE FROM BACK YARD



REAR VIEW OF PROJECT HOUSES



REAR VIEW OF PROJECT HOUSES

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FRONT VIEW OF PROJECT HOUSES



FRONT VIEW OF PROJECT HOUSES



FRONT PORCH TO BE REPAIRED



VIEW ACROSS STREET FROM PROJECT



VIEW ACROSS STREET FROM PROJECT



NEIGHBOR (LEFT) OF PROJECT HOUSES

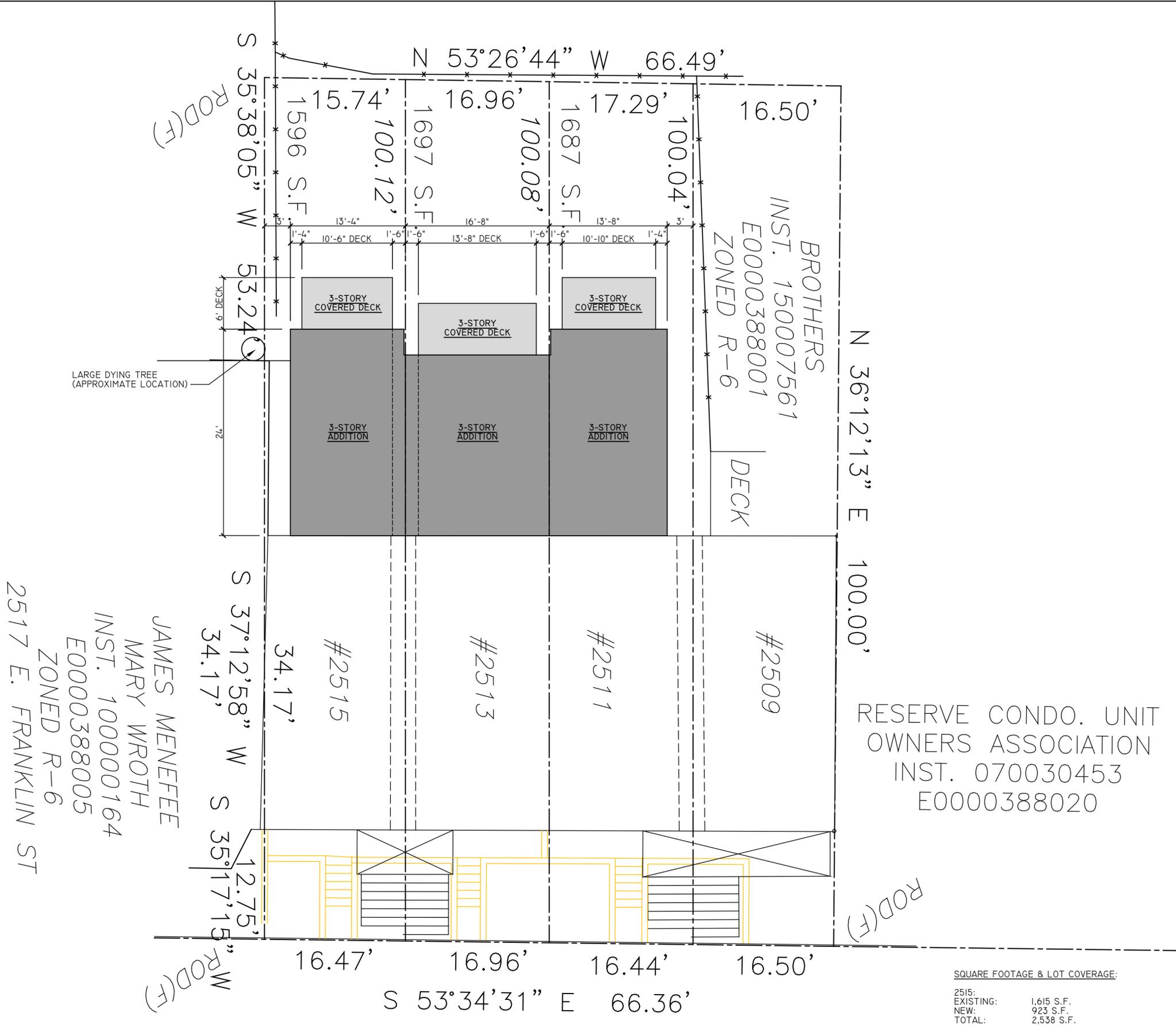
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C.A.R. SECOND  
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AREA PHOTOS  
**XI.1**



E. FRANKLIN STREET

**SQUARE FOOTAGE & LOT COVERAGE:**

2515:	
EXISTING:	1,615 S.F.
NEW:	923 S.F.
TOTAL:	2,538 S.F.
LOT COVERAGE: 875 S.F. / 1,636 S.F. = 53.5%	
2513:	
EXISTING:	1,649 S.F.
NEW:	1,067 S.F.
TOTAL:	2,716 S.F.
LOT COVERAGE: 933 S.F. / 1,668 S.F. = 54.9%	
2511:	
EXISTING:	1,649 S.F.
NEW:	983 S.F.
TOTAL:	2,632 S.F.
LOT COVERAGE: 894 S.F. / 1,668 S.F. = 53.6%	

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SET/REVISION:  
 C.A.R. SECOND SUBMITTAL SET  
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ARCHITECTURAL SITE PLAN  
**CI.I**

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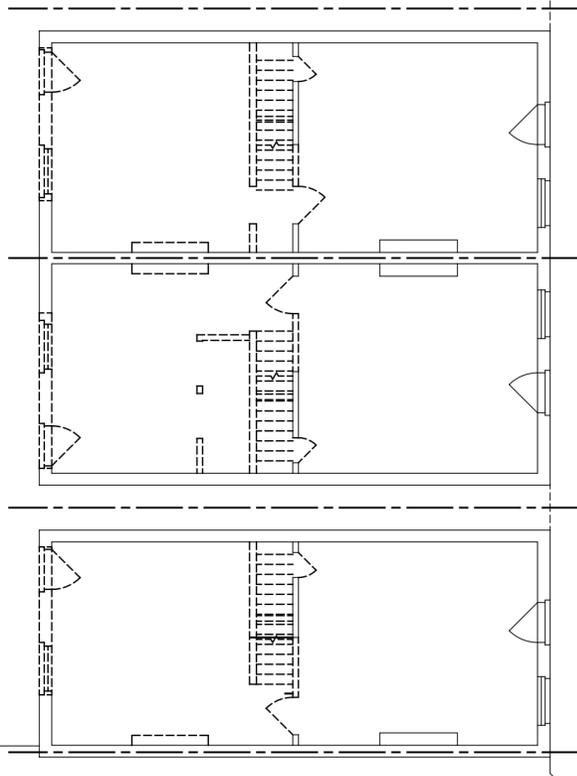
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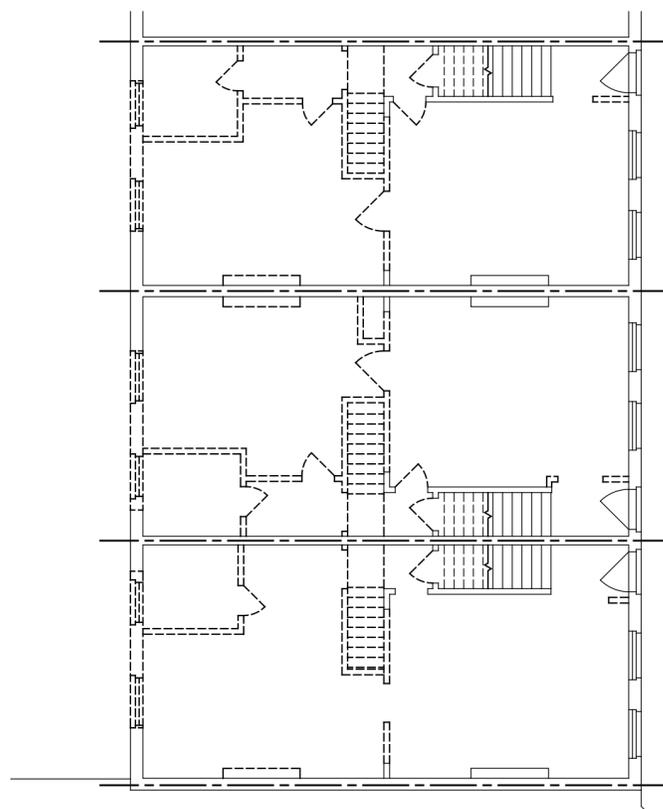
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AS-BUILT/DEMO PLANS

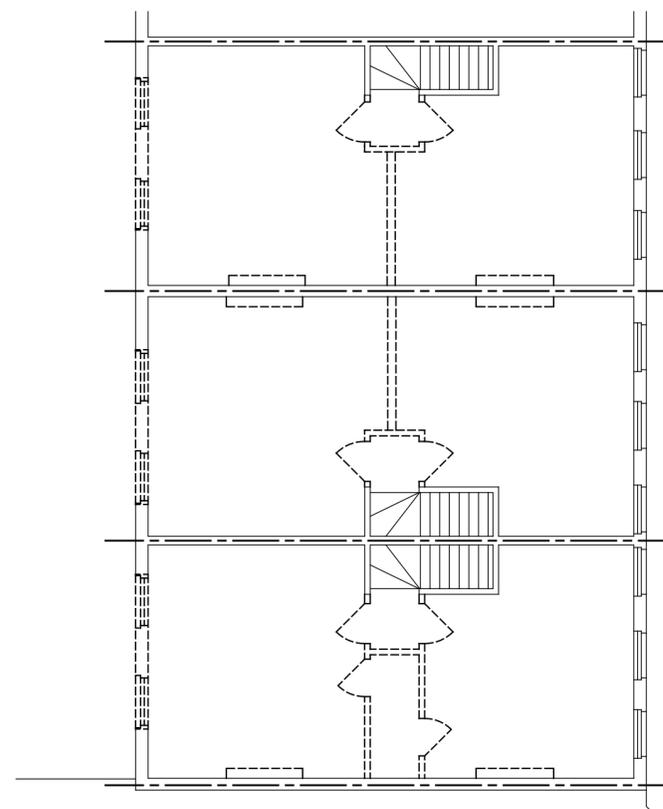
**DI.1**



00 | AS-BUILT/DEMO BASEMENT PLAN  
1/8" = 1'

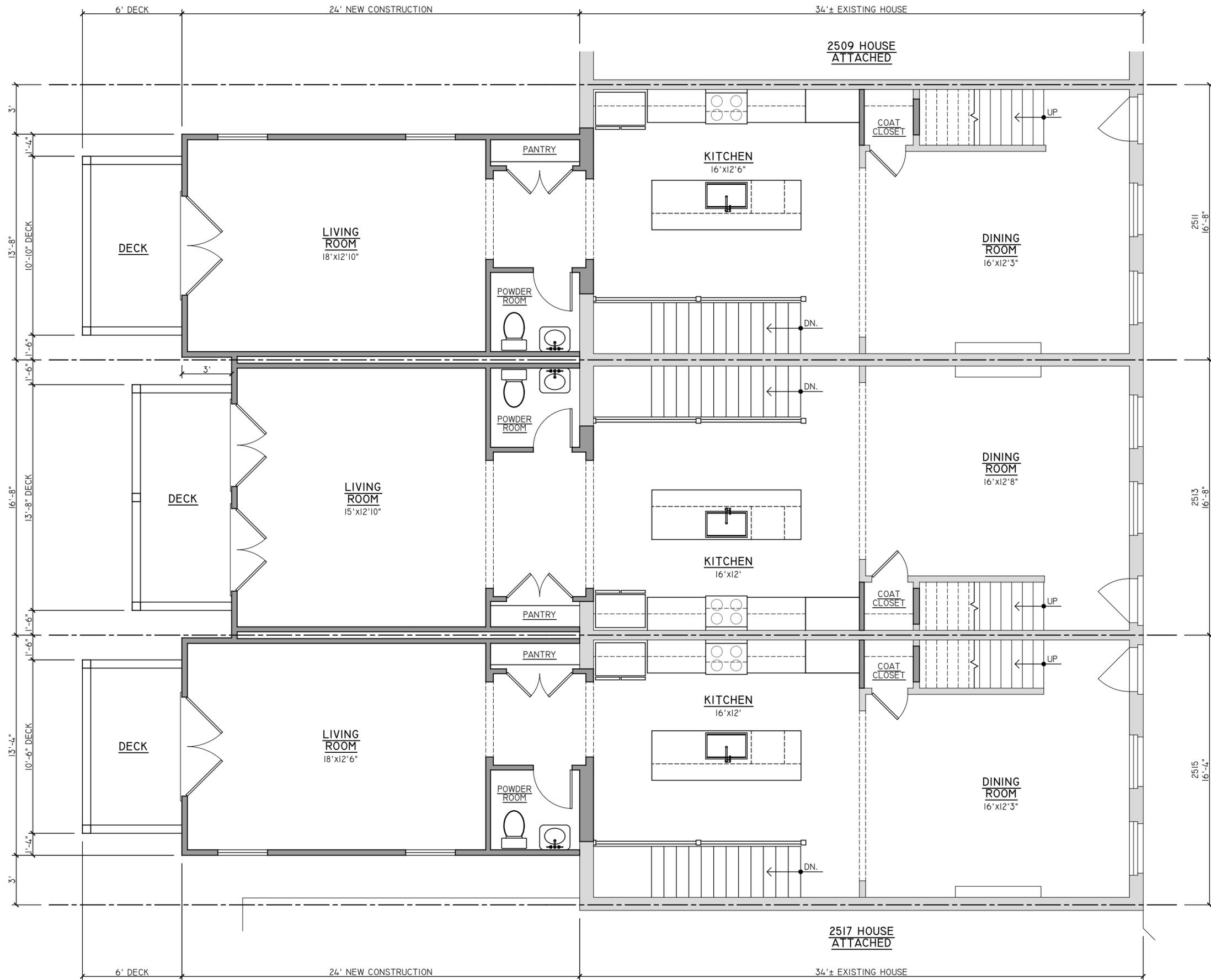


01 | AS-BUILT/DEMO FIRST FLOOR PLAN  
1/8" = 1'



02 | AS-BUILT/DEMO SECOND FLOOR PLAN  
1/8" = 1'





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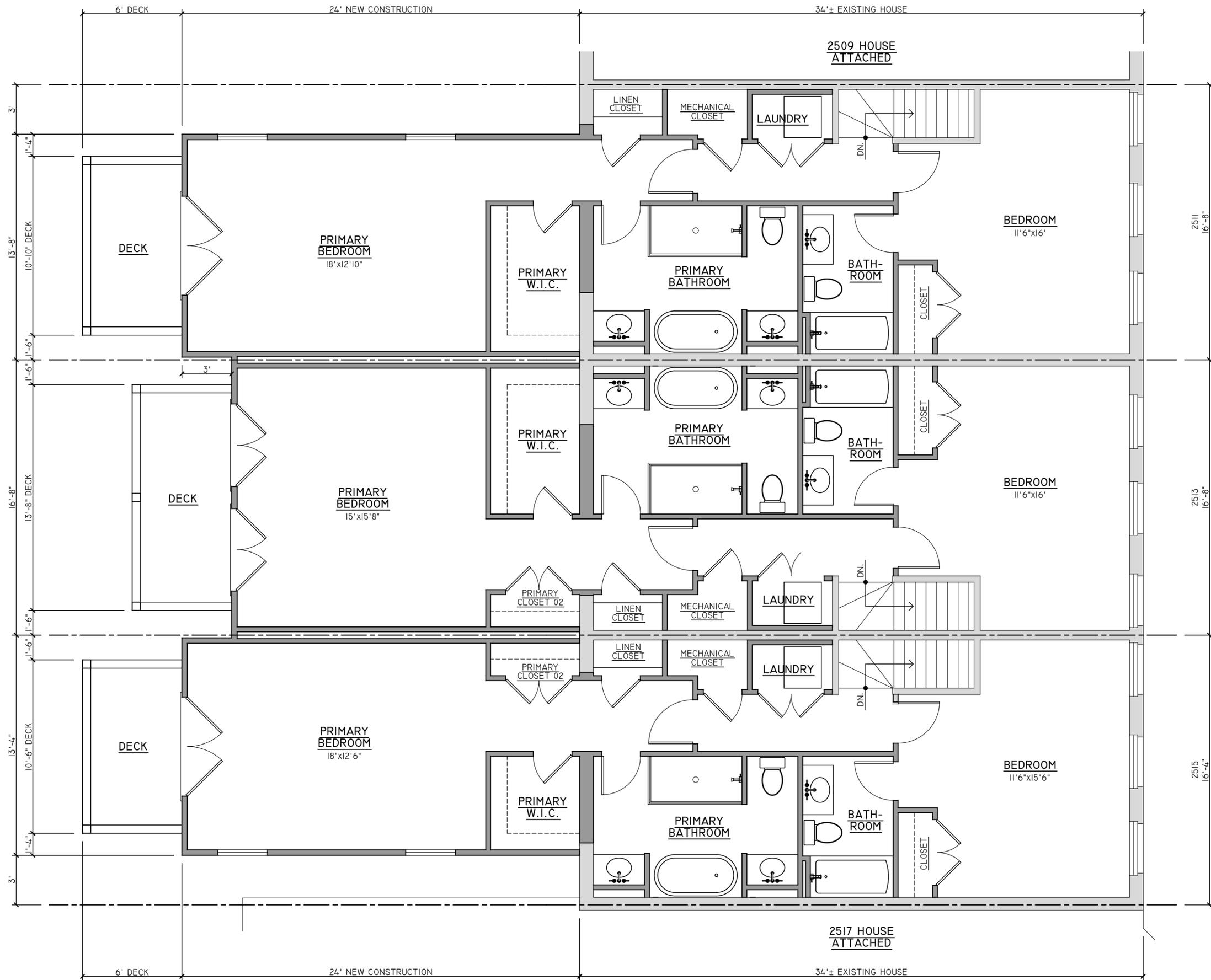
DATE/MARK:  
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FIRST FLOOR PLANS

**AI.I**

01 | FIRST FLOOR PLANS

1/4" = 1'



**PROJECT CONTACTS:**  
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SECOND FLOOR PLANS  
**AI.2**

**01 | SECOND FLOOR PLANS**  
 1/4" = 1'



01 REAR ELEVATION  
1/4" = 1'

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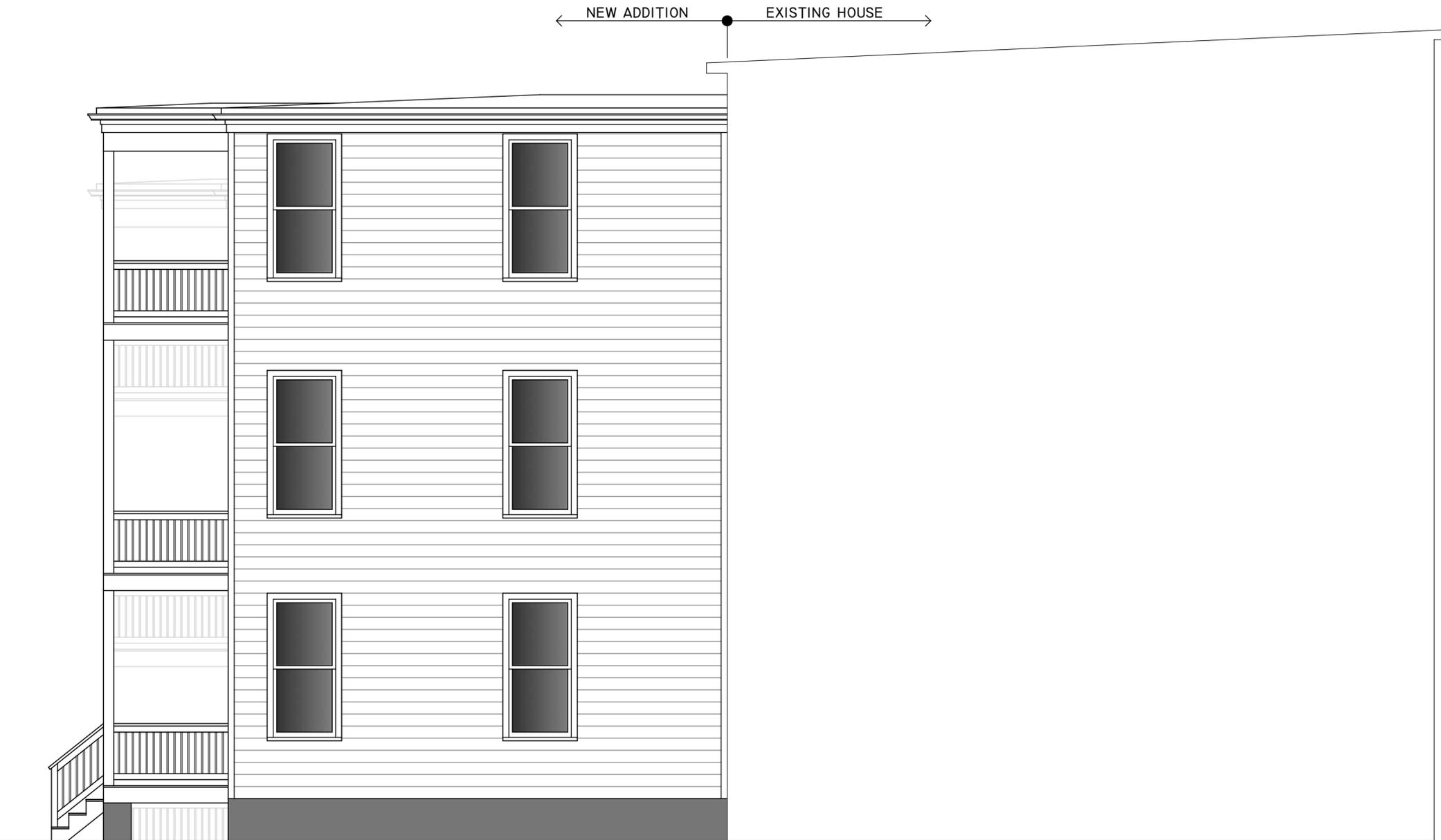
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REAR EXTERIOR  
 ELEVATION  
**A2.1**

**EXTERIOR FINISH SCHEDULE**

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	TAN/GRAY
02	HARDIEPLANK LAP SIDING	TBD
03	HARDIE/COMP. TRIM	PAINTED WHITE
04	MAIN ROOF - TPO	FACTORY WHITE
05	NEW FRONT PORCH ROOF - EPDM MEMBRANE	FACTORY BLACK
06	SOLID WOOD DOORS	PAINTED- COLOR TBD
07	WINDOWS	CLAD WOOD, PREFINISHED WHITE
08	FRONT PORCH CONSTRUCTION- WHERE DAMAGED,	REPAIR/REPLACE WITH MATERIALS/FINISHES TO MATCH ORIGINAL
09	REAR PORCH P.T. FRAMING & DECKING	NATURAL TREATED WOOD
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

EXTERIOR FINISH NOTES:  
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.  
 2. GRADES SHOWN APPROXIMATE. V.I.F.  
 3. EXISTING HOUSE UNHATCHED. NEW ADDITION HATCHED.  
 4. ALL EXTERIOR MATERIALS SHALL BE C.A.R. COMPLIANT & FINAL SELECTIONS SHALL BE APPROVED BY C.A.R..



01 | LEFT SIDE ELEVATION  
1/4" = 1'

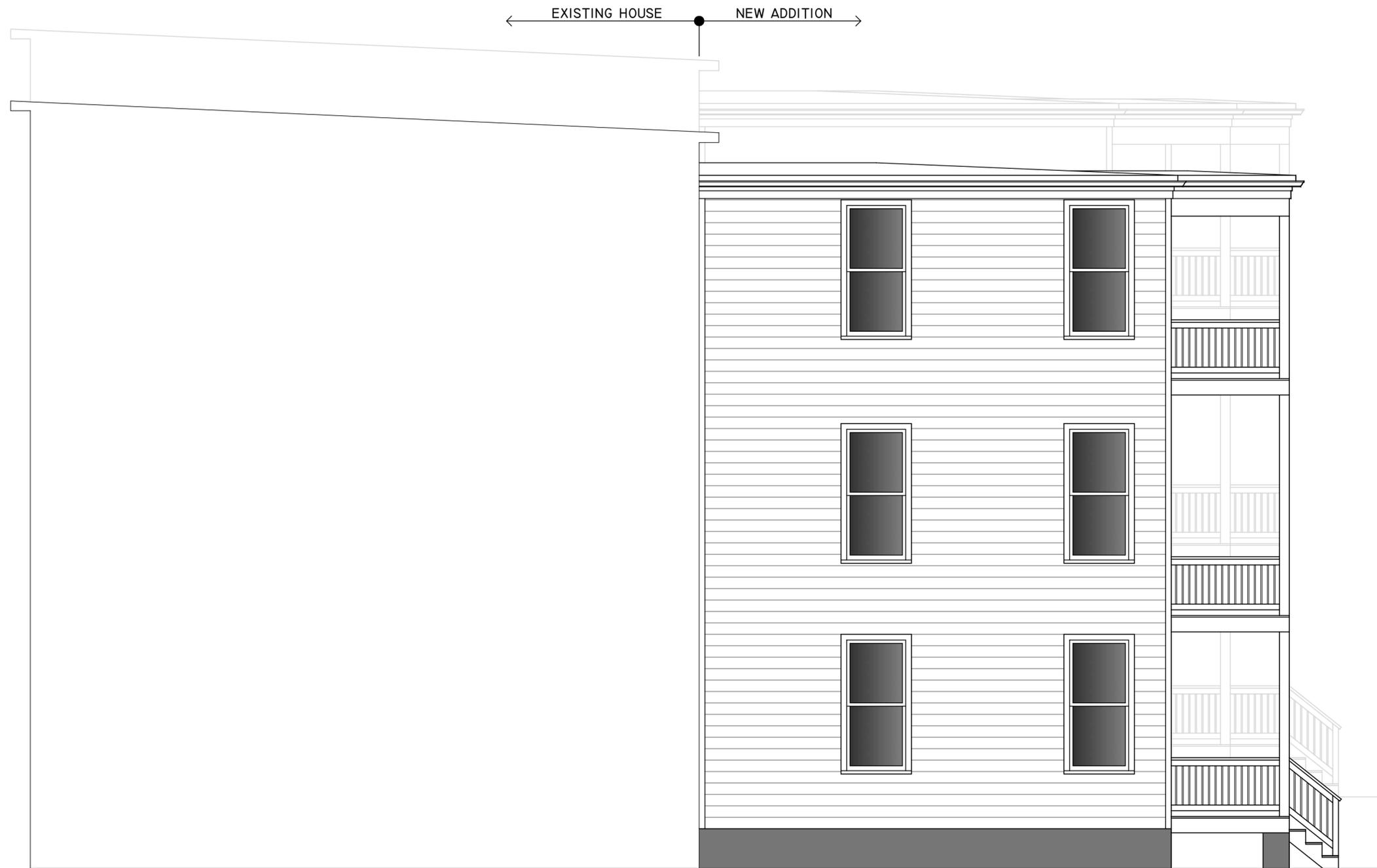
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LEFT SIDE  
 EXTERIOR ELEVATION  
**A2.2**



01 | RIGHT SIDE ELEVATION  
1/4" = 1'

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RIGHT SIDE  
EXTERIOR ELEVATION

**A2.3**