



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**Commission of Architectural Review
Certificate of Appropriateness Application**

900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)

Property Address: 2605 E Franklin St, Richmond Va 23223

Historic District: St. John's Church

Current Zoning: R-6

Application is submitted for: (check one)

☒ **Alteration**

☐ **Demolition**

☐ **New Construction**

Project Description (attach additional sheets if needed):

The current structure has a two story back porch - we would like to add a flight of stairs down from the first story to the backyard and enclose the backyard with a lattice fence and gate. The existing porches are painted wood with a Richmond rail. The new stair, fence and gate will also be painted wood with a Richmond rail on the stair.

Applicant/Contact Person: Jessie Gemmer

Company: Acme Architecture

Mailing Address: 1502 W Main St, Suite 206

City: Richmond

State: Va

Zip Code: 23220

Telephone: (804) 263-0769

Email: jessie@acmearchitecture.com

Billing Contact? Yes Applicant Type (owner, architect, etc.): Architect

Property Owner: Davidson Perry Miller

If Business Entity, name and title of authorized signer: _____

Mailing Address: 2605 E Franklin St

City: Richmond

State: VA

Zip Code: 23223

Telephone: (434) 996-7762

Email: dave@daveperrymiller.com

Billing Contact? No

****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: 7-24-24



MILLER RESIDENCE

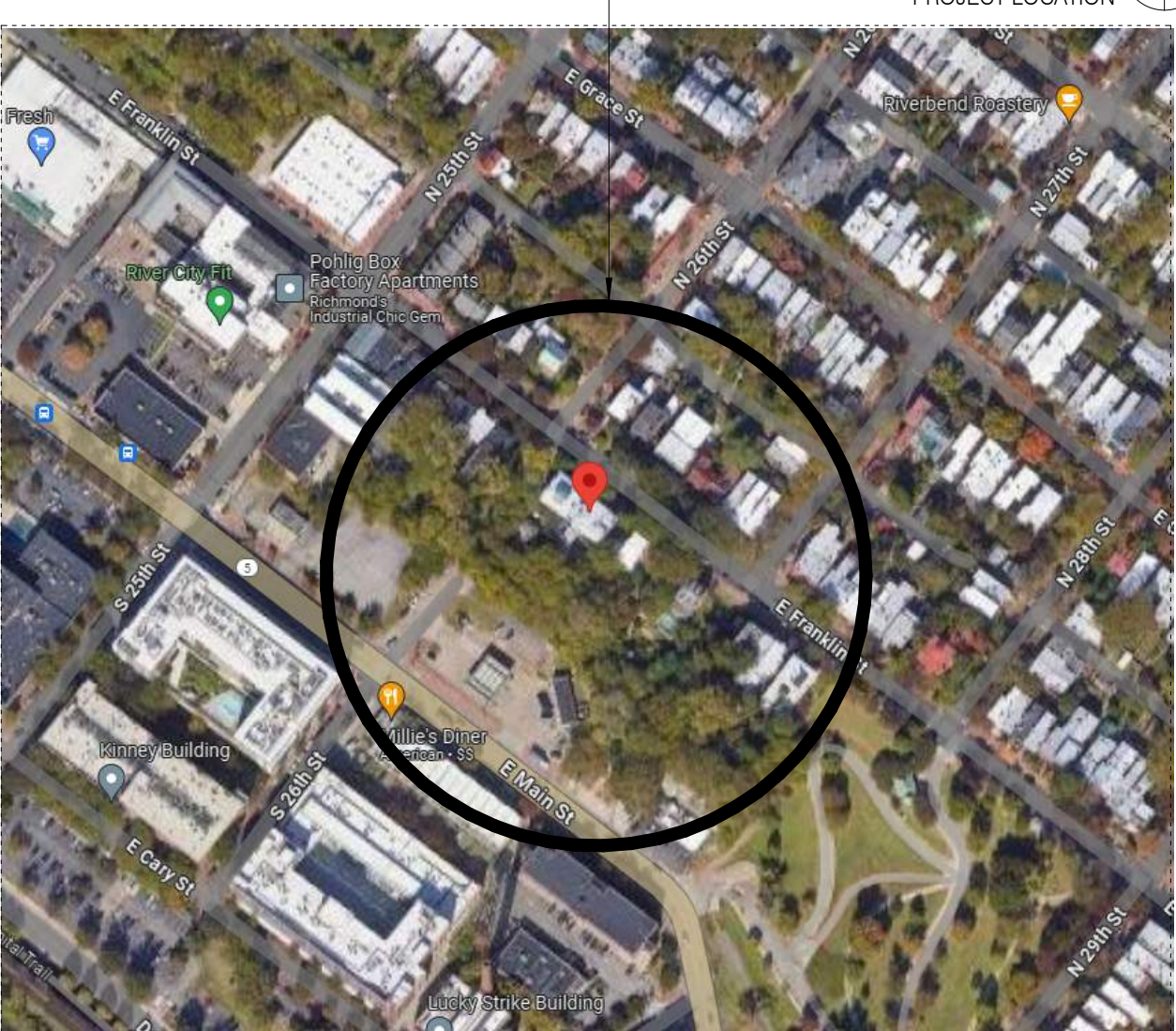
RESIDENTIAL EXTERIOR WORK

PERMIT: 07/24/2024

DRAWING SYMBOL

LEGEND			
	ELEVATION CALLOUT		DOOR TAG
	SECTION CALLOUT		ROOM TAG
	ENLARGED PLAN / SECTION CALLOUT		DRAWING NOTE
	WALLTYPE INDICATION		REVISION NOTE
	LEVEL / ELEVATION REFERENCE		DEMOLITION NOTE

VICINITY MAP



BUILDING CODE AND ZONING DATA

APPLICABLE CODE:
2018 VIRGINIA RESIDENTIAL CODE
RICHMOND CITY ZONING ORDINANCE

ZONING:
R-6 - Residential (Single Family Attached)

EXISTING USE: R-FOUR FAMILY CONVERTED

PROPOSED USE: R-FOUR FAMILY CONVERTED
[NO CHANGE]

EXISTING PRIMARY RESIDENCE AREA: 4,534 SF
[NO CHANGE]

VUSBC CONSTRUCTION CLASSIFICATION: V-B
[NO CHANGE]

ALLOWABLE BUILDING HEIGHT: 35'
[NO CHANGE]

YARD REQUIREMENTS:
FRONT YARD: 15 FT
SIDE YARD: 3 FT
REAR YARD: 5 FT

HISTORIC DISTRICT: ST. JOHN'S CHURCH

PROJECT TEAM

CLIENT/HOMEOWNER:
DAVIDSON PERRY MILLER
2605 E FRANKLIN AVE
RICHMOND, VA 23223

ARCHITECT:
ACME ARCHITECTURE
1520 W MAIN ST
SUITE 206
RICHMOND, VA 23220
804-263-0769

CONTRACTOR:
JEFF DUNCAN
(804) 833-6337

DRAWING LIST

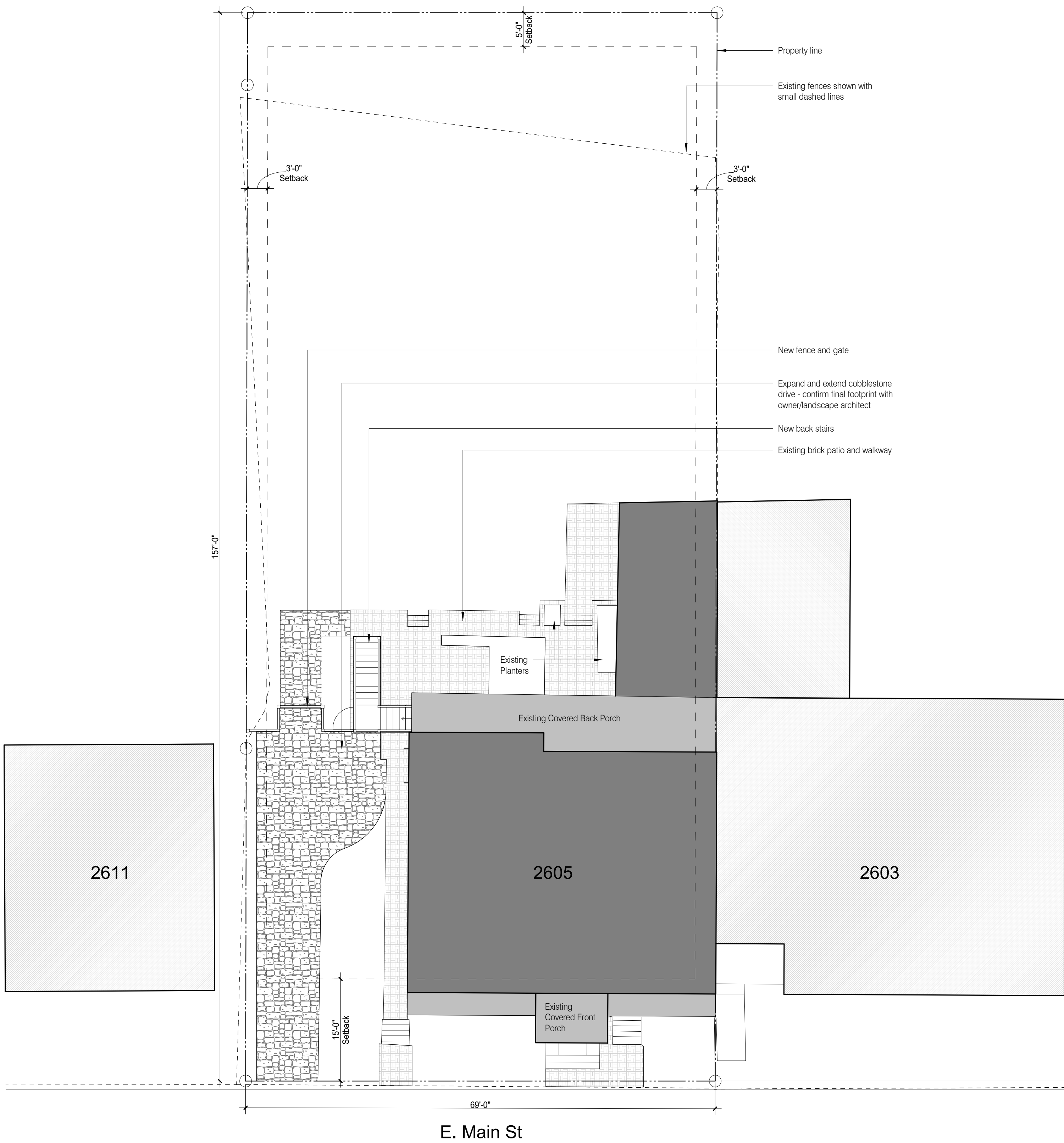
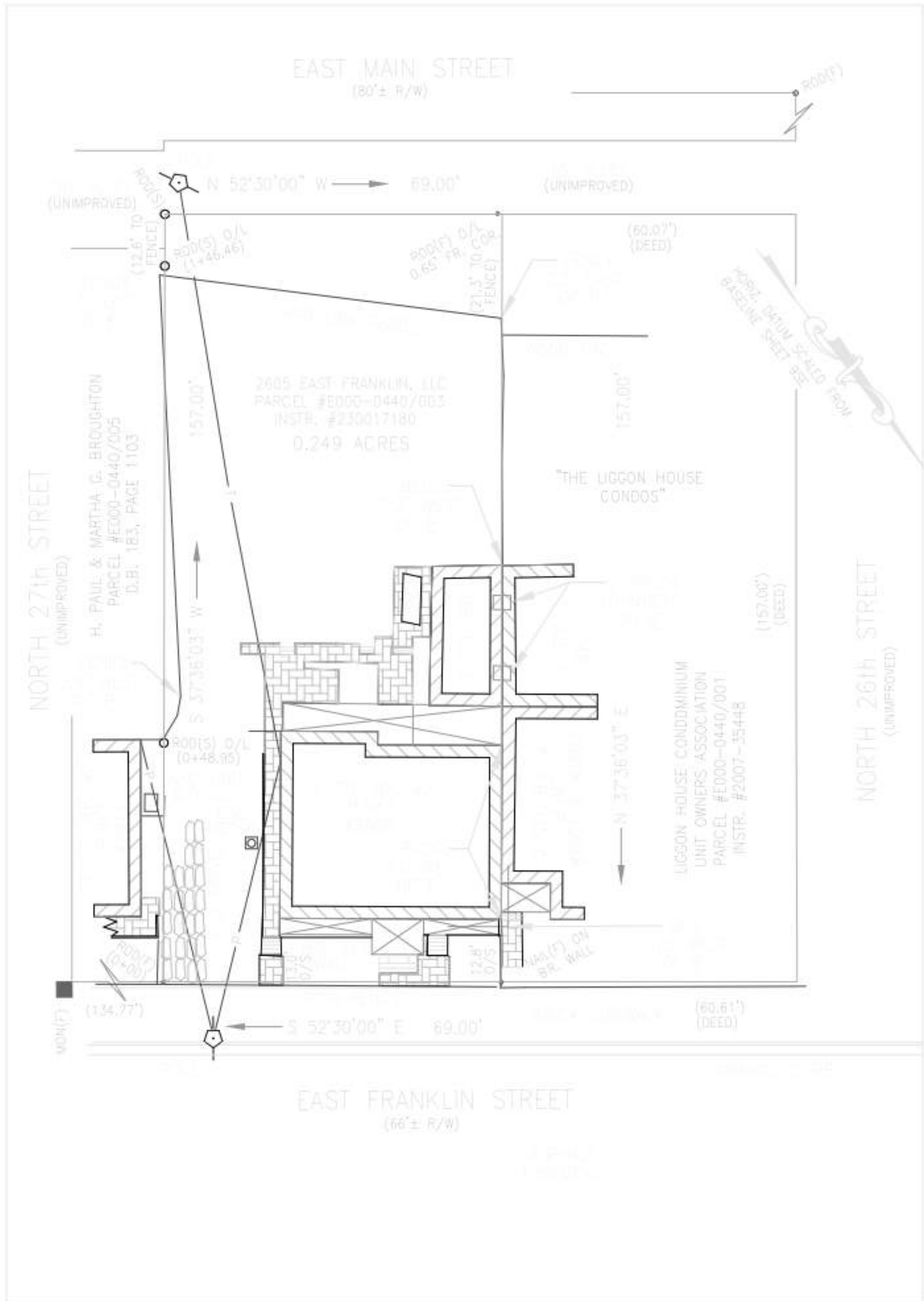
SHEET	DRAWING TITLE	PERMIT 07/24/2024
ARCHITECTURAL		
CS.00	COVER SHEET	
AS.02	SITE PLAN AND SURVEY	
AE.01	EXISTING BUILDING PLANS	
A1.00	BUILDING ELEVATIONS	
A1.01	EXTERIOR PLANS & ELEVATIONS	
A1.02	PHOTOS AND MATERIALS LIST	

6 N. Granby St
Richmond, Va 23220
acmearchitecture.com

ADDRESS

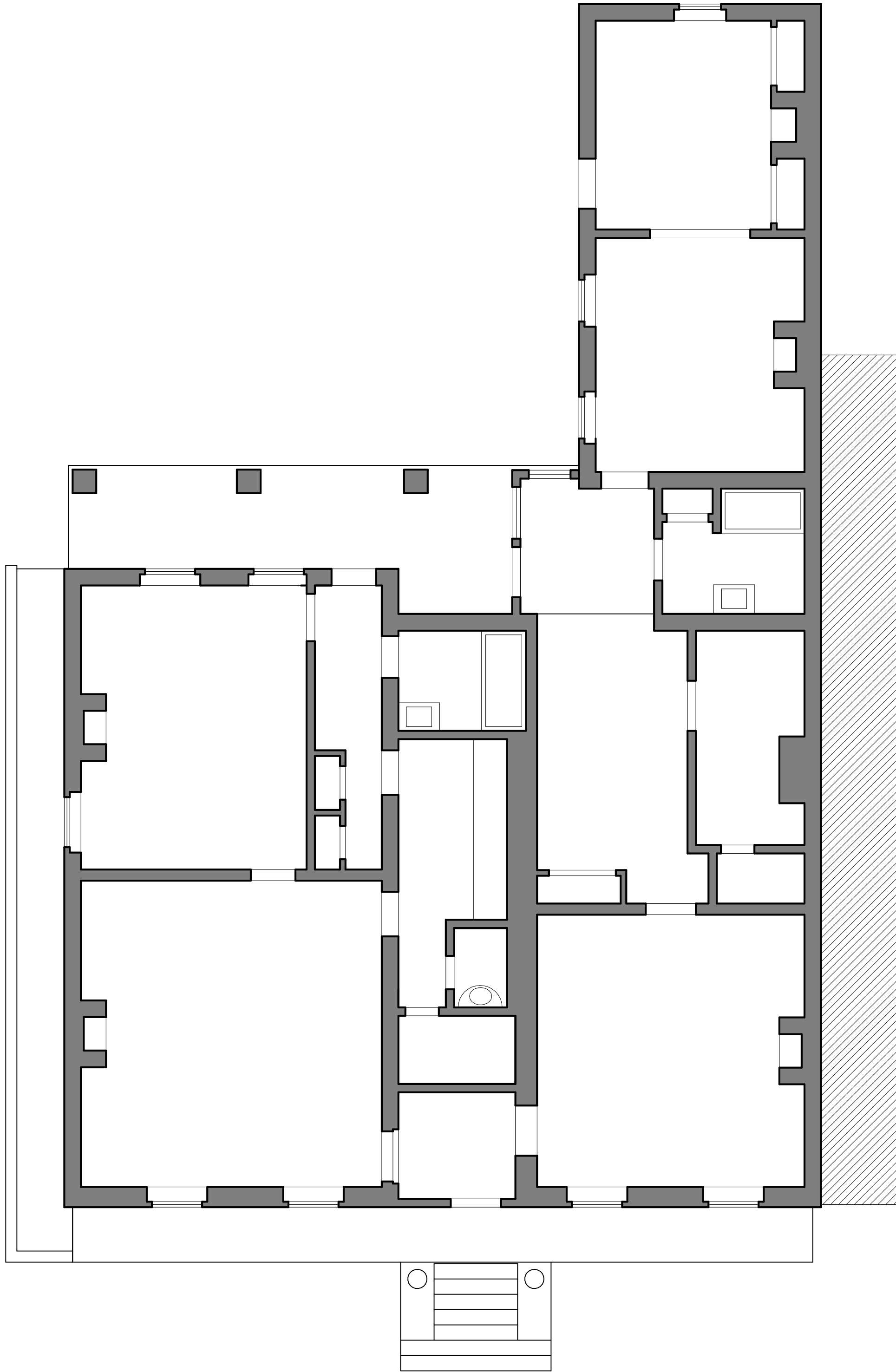
2605 E. Franklin St.

# REVISION		DATE	
	DH	JG	
	DRAWN /	CHECKED /	
	SCALE /	12" = 1'-0"	
	ISSUE DATE /	07/24/24	
	JOB NUMBER /	2403	
	SHEET /	CS.00	

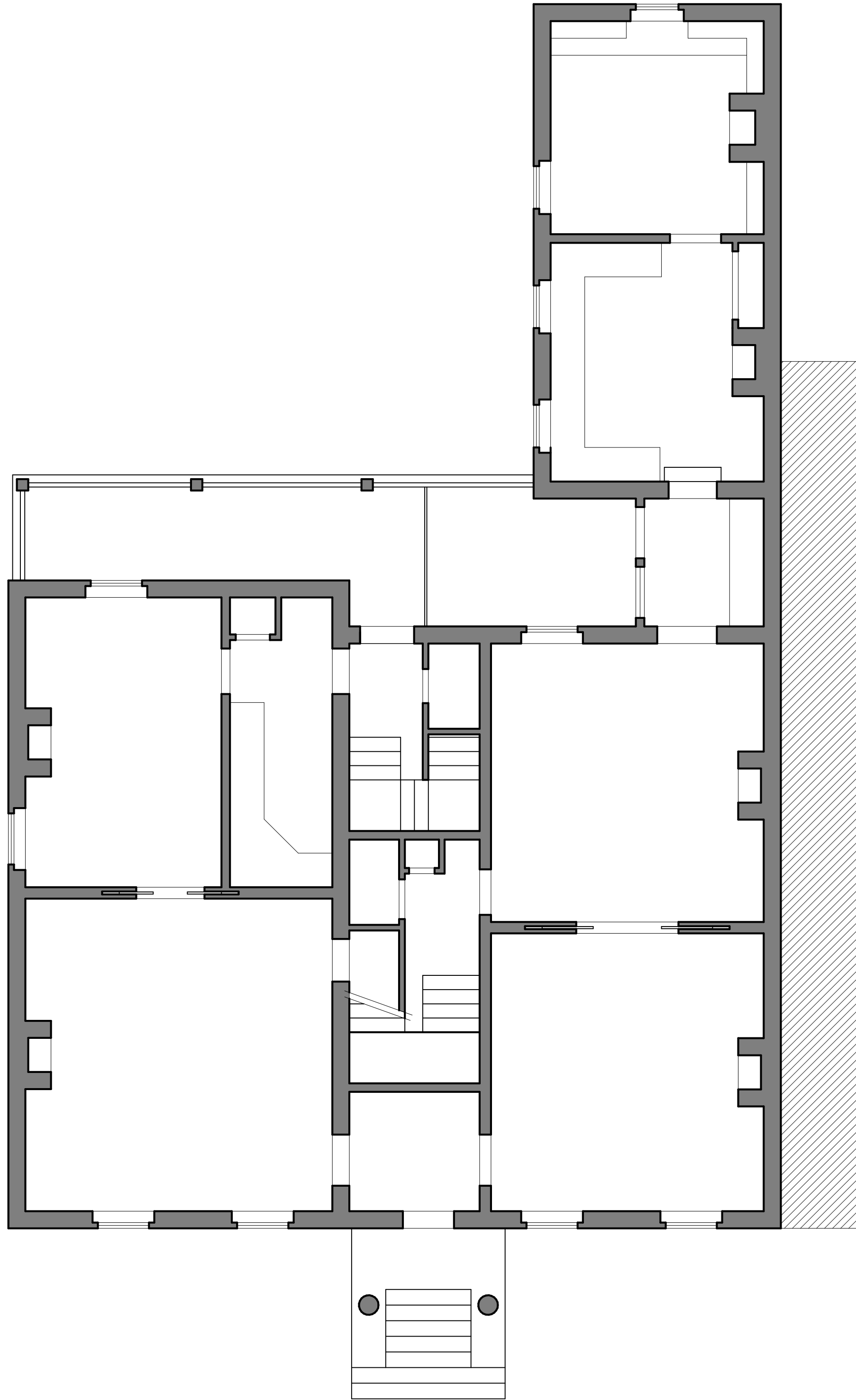


01 SITE PLAN
SCALE: 1" = 10'-0"

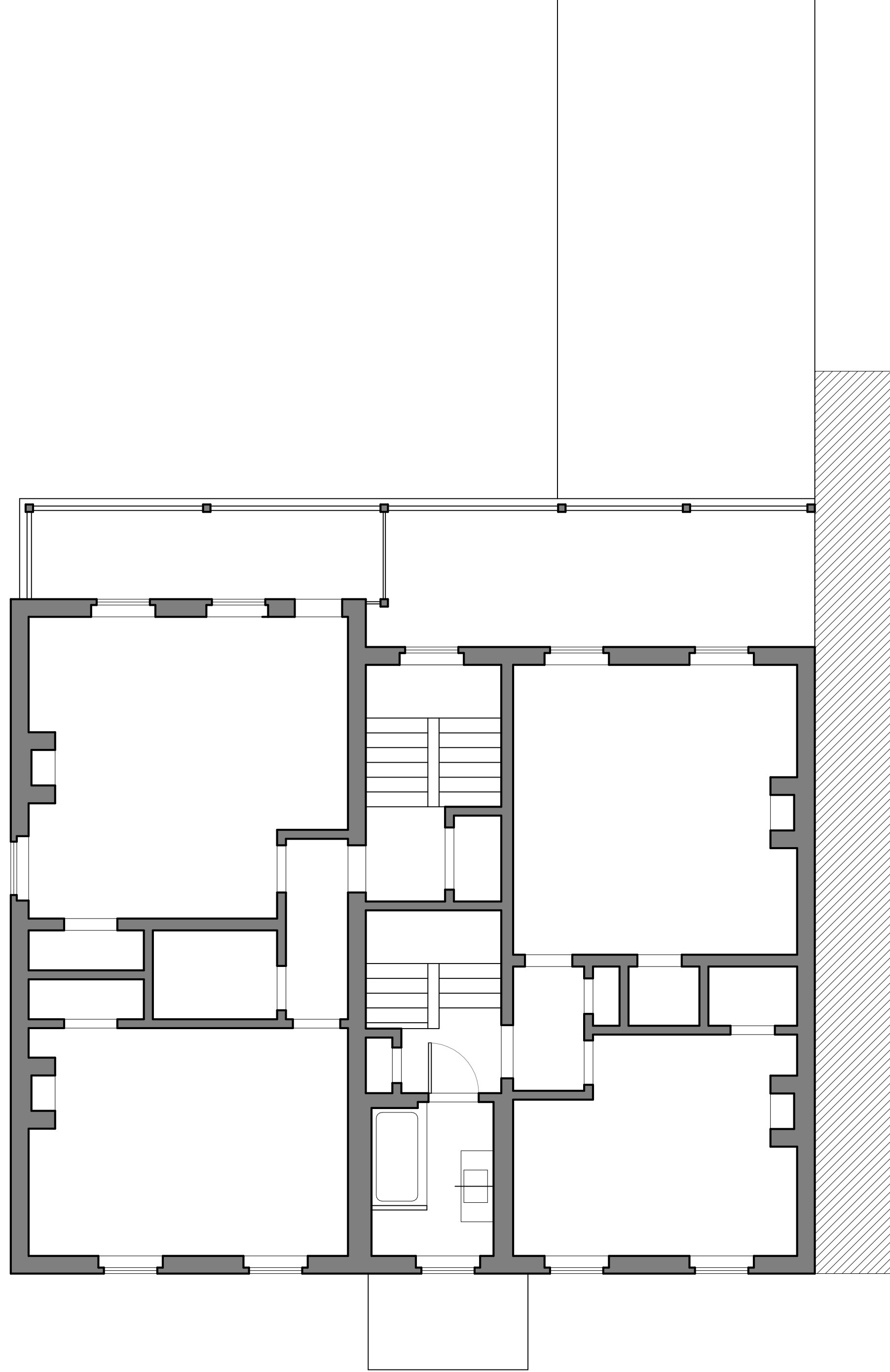
03 Existing Plans Ground Level
SCALE: 3/16" = 1'-0"



02 Existing Plans Level 1
SCALE: 3/16" = 1'-0"



01 Existing Plans Level 2
SCALE: 3/16" = 1'-0"





04 Front Elevation

SCALE: 3/16" = 1'-0"



03 Existing Side Elevation

SCALE: 3/16" = 1'-0"



02 Proposed Back Elevation

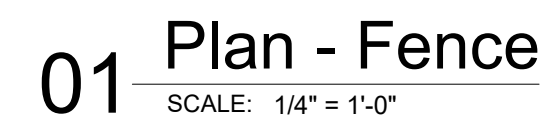
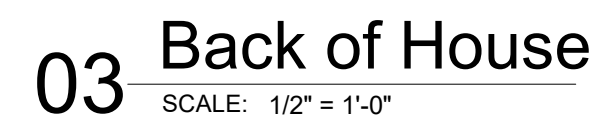
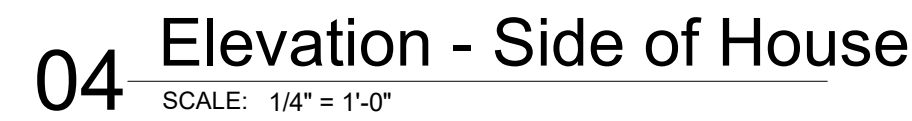
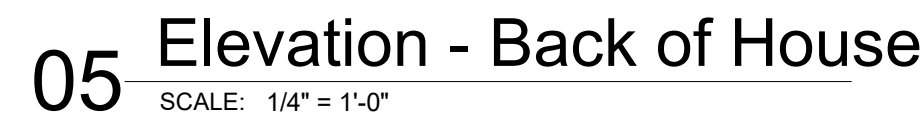
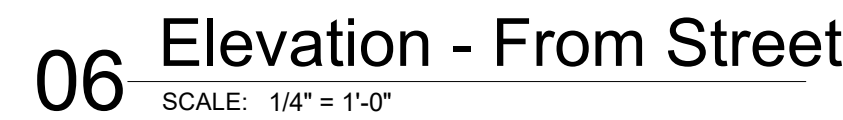
SCALE: 3/16" = 1'-0"



01 Proposed Side Elevation

SCALE: 3/16" = 1'-0"

# REVISION				DATE	
JOB NUMBER / 2403	ISSUE DATE / 07/24/24	SCALE / 3/16" = 1'-0"	DRAWN /		CHECKED / JG
			DH		
BUILDING ELEVATIONS					
SHEET / A1.00					



JOB NUMBER / 2403	ISSUE DATE / 07/24/24	SCALE / As indicated	DRAWN / CHECKED /	DH JG	#	REVISION	DATE
<div> <div>SHEET /</div> <div>A1.01</div> </div>			<div> <div>EXTERIOR PLANS &</div> <div>ELEVATIONS</div> </div>				



Existing Front Facade: no alterations proposed



Existing Back Facade

Extra bricks from previous patio alteration to be reused in project

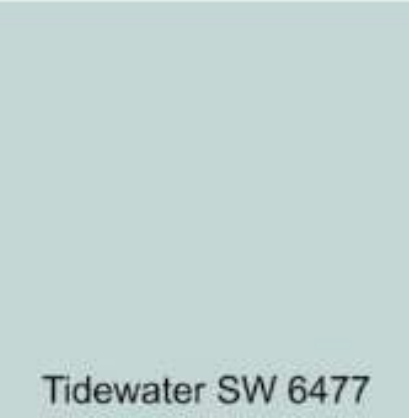
MATERIALS LIST



Window shashes and trim, fence and gate, railing and stair



Doors ans shutters



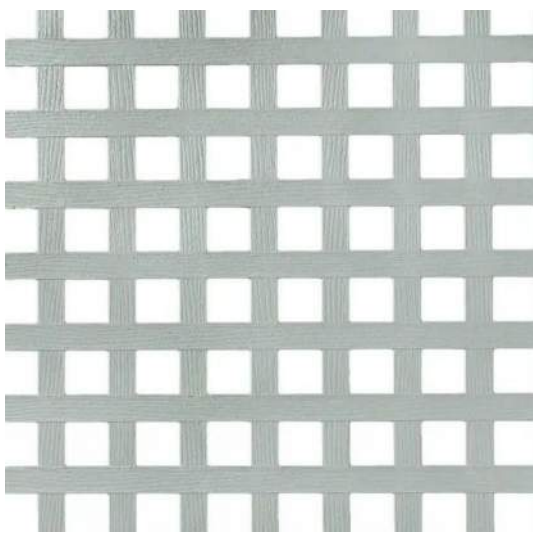
Porch ceiling



Porch Floor



Iron Fence



New painted wood lattice underneath proposed stairs and for the new fence, as well as in the gap around the intersection of the smaller wing of the house and the main house.



Existing Side Facade



View of porch from side facade: area of proposed staircase



Existing brick from back facade exterior floor infill brick at patio to be built using extra bricks on site from previous patio modification



Existing cobblestone from pathway adjacent to the side facade new cobblestone area to be build using existing extra cobbles on site from previous drive modification

Project Narrative: 2605 E Franklin St is a Greek Revival three story masonry house in the St. John's Church Historic District of Church Hill. It was built in 1840 and is approximately 4500 SF with six bedrooms and six bathrooms, and is currently divided into five separate apartment units. The date of the last renovation is unknown, and it is unknown when the single family house was divided. There is a main building and a smaller wing to the house. There is a large yard with a fence on all sides and a brick patio. Some areas of the brick patio were removed to provide room for plants to be installed in the patio.

The work proposed in this application has been reviewed and approved by the Department of Historic resources, see attached review letter. The project consists of work to be done to the rear of the house. There is currently a wood two story porch in usable condition - plywood is installed on the ceiling and paint is peeling. The owner plans to repaint and repair any rotted wood, remove the plywood ceiling on the ground level and paint the exposed joists, install painted beadboard ceilings on the first and second floor balcony ceilings, and install a screened in porch on the interior of the railings and posts at the first and second floor. He will also install painted wooden lattice in the gap around where a shorter wing of the house intersects the porch. New construction includes a painted wooden staircase from the first floor porch down to the ground. It will have a painted wood Richmond style railing. The stair will be enclosed below with painted wooden lattice for storage. He would also like to build a new painted wooden fence from the house to the property line with a two gates in it, one below the stair and one centered on the existing cobble driveway. The cobble driveway will be extended on the private side of the fence to reach the brick patio, we would like to use cobbles found on site from a previous demolition - this will not be visible from the street. The existing brick patio will also be modified, with a planter in the middle of the patio filled in with bricks on site from a previous demolition. An existing brick path along the side of the house will be widened at the gate under the stair to the width of the gate, also using existing bricks on site.



Precedent of new stairs and railing - painted SW 7008



Precedent of Richmond rail for proposed staircase

#				REVISION		DATE	
JOB NUMBER / 2403	ISSUE DATE / 07/24/24	SCALE /	DRAWN /		DH		
			CHECKED /		JG		
SHEET /			PHOTOS AND MATERIALS LIST				
A1.02							



COMMONWEALTH of VIRGINIA

Department of Historic Resources

Travis A. Voyles
Secretary of Natural and
Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director
Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

July 10, 2024

Mr. Davidson Perry Miller
2605 E. Franklin Street
Richmond, VA 23223

Re: Proposed Exterior Stair, Basement Laundry and Updated Second Floor Bath
2605 East Franklin Street, City of Richmond
DHR Easement File No. 127-0192-0298_ep

Dear Dave ~

Thank you for submitting a project review request to the Department of Historic Resources (DHR) for the proposed work at your property, 2605 East Franklin Street located in the City of Richmond. This information was submitted electronically to our office on June 14, 2024 on your behalf by Jessie Gemmer of Acme Architecture. As you are aware, this property is subject to an historic preservation easement held by the Virginia Board of Historic Resources and administered by the Department of Historic Resources (DHR). Alterations to the property require prior review and approval.

The proposed scope of work addresses modifications to the previously proposed (and conditionally approved) rear exterior stair connecting the main floor with the garden patio. The details of which are illustrated on drawings by Acme Architecture dated 06/14/24. In the updated version, the stair is moved slightly farther from the house in order to maintain appropriate electrical meter clearances. These drawings also note the new construction will be painted, satisfying the condition issued during the previous review.

After careful review of the submitted information, it appears that the request is consistent with the easement, as well as the Secretary of the Interior's *Standards for Rehabilitation (Standards)*, and is approved. This approval is valid for one year from the date of this letter. If you need to revise the scope of work or have questions or concerns during the project, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Megan Melinat".

Megan Melinat
Director, Preservation Incentives Division

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391