



OFFICE OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**Commission of Architectural Review**  
**Certificate of Appropriateness Application**  
900 E. Broad Street, Room 510  
Richmond, VA 23219  
804-646-6589

**Property** (location of work)  
Property Address: 2808 East Franklin Street  
Historic District: Saint John's Church

Application is submitted for: (check one)

- Alteration  
 Demolition  
 New Construction

Current Zoning: \_\_\_\_\_

**Project Description** (attach additional sheets if needed):  
Reconstruction of a rear porch per plans and drawings

**Applicant/Contact Person:** Charles Aquino

Company: Charles Aquino, Architect  
Mailing Address: 417 North Arthur Ashe Blvd  
City: Richmond

Telephone: (804) 357-6188

State: VA

Zip Code: 23220

Email: caquino@aol.com

Billing Contact? No

Applicant Type (owner, architect, etc.): Architect

**Property Owner:** Davidson & Perry-Miller

If Business Entity, name and title of authorized signer:  
Mailing Address: 2808 East Franklin Street

City: Richmond

Telephone: (804) 980-0205

State: VA

Zip Code: 23220

Email: bibi@bounsi@yahoo.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: 9/11/25



# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Stefanie K. Taillon  
Secretary of Natural and  
Historic Resources

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

August 13, 2025

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

Re: Proposed Rear Porch Modification  
2605 East Franklin Street, City of Richmond  
DHR Easement File No. 127-0192-0298\_ep

Dear Dave ~

Thank you for submitting a revised 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 July 28, 2025 by your architect, Charles Aquino. 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 involves repairs and slight expansion of the rear porch, as reflected in drawings dated 7-25-2025, which were included in the submission. The previous scope was revised in response to DHR comments and reflects the requested differentiation in column details, as well as in the new section of the porch at each level.

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

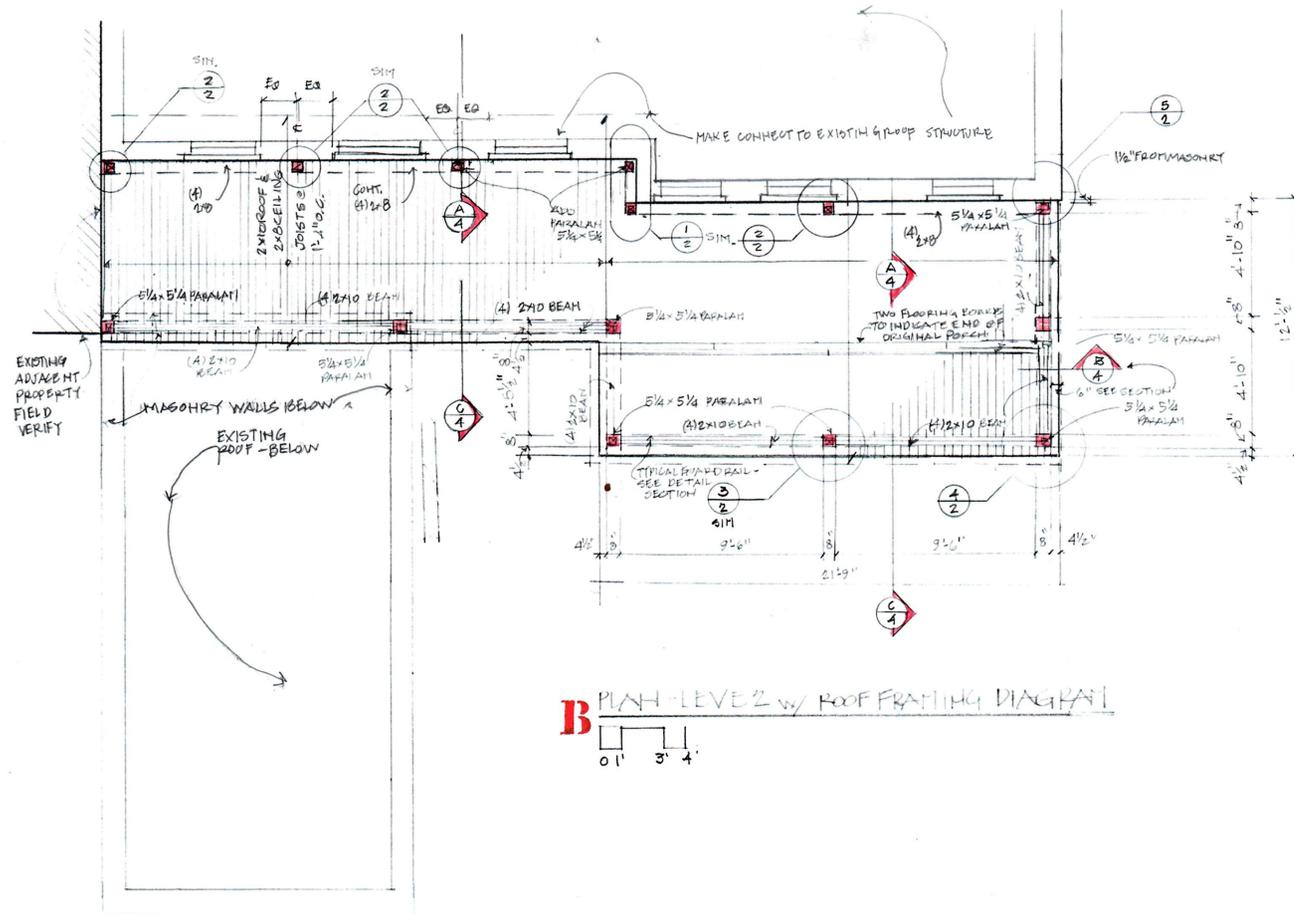
C: Charles Aquino, Architect  
Elizabeth Lipford, Stewardship Specialist, DHR

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

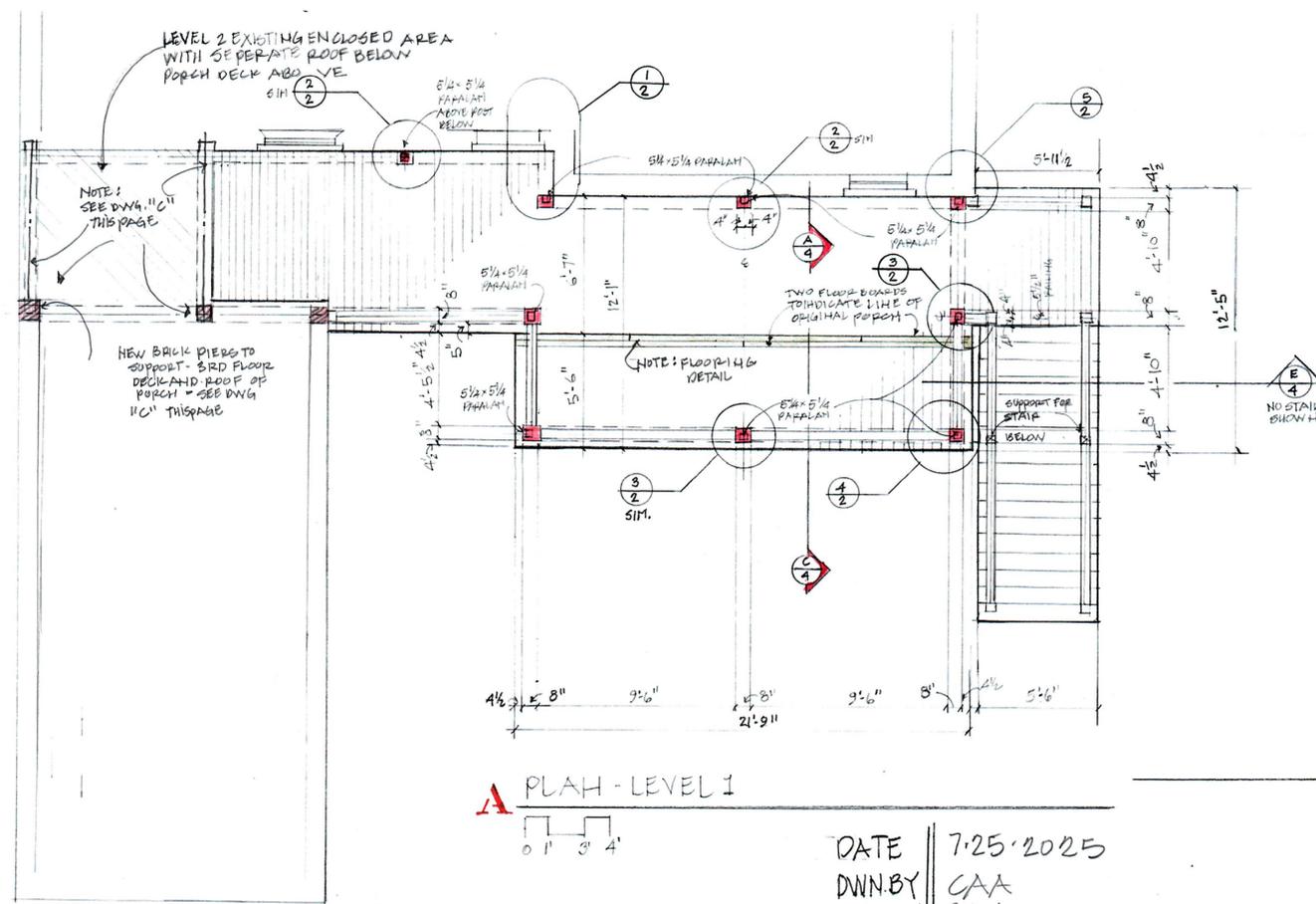
Northern Region Office  
5357 Main Street  
PO Box 519  
Stephens City, VA 22655  
Tel: (540) 868-7029  
Fax: (540) 868-7033

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



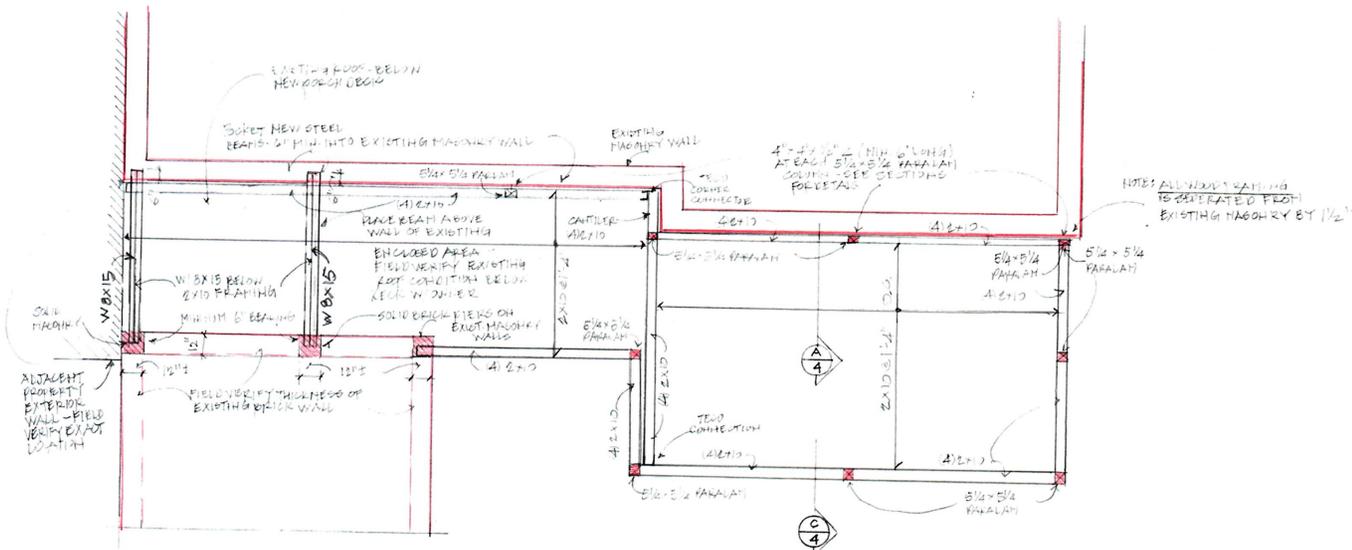


**B** PLAN - LEVEL 2 w/ ROOF FRAMING DIAGRAM  
0' 1' 3' 4'

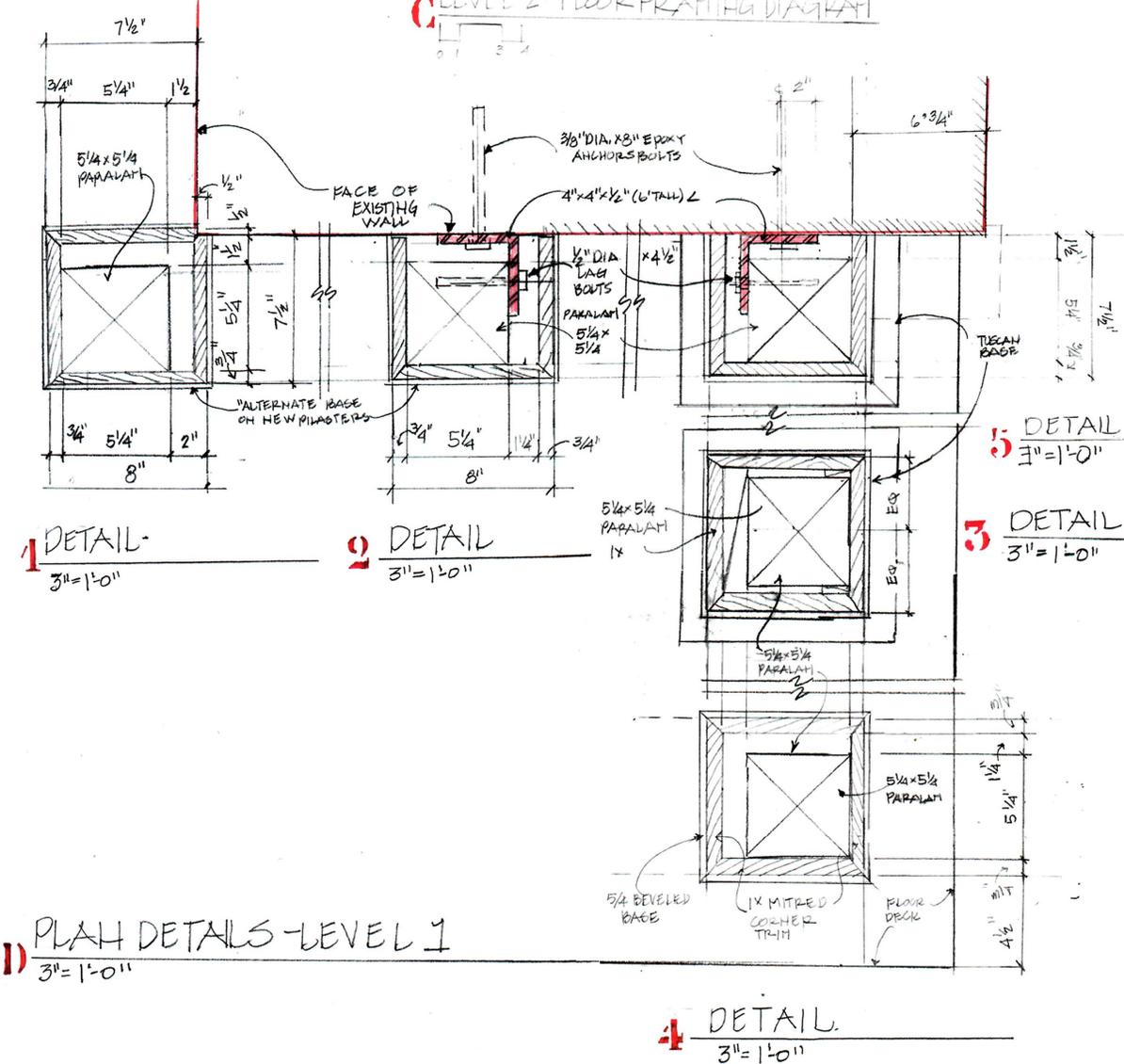


**A** PLAN - LEVEL 1  
0' 1' 3' 4'

DATE 7.25.2025  
DWN. BY CAA  
CHK. BY CAA  
REVISE



**C** LEVEL 2 - FLOOR FRAMING DIAGRAM  
0' 1' 3' 4'

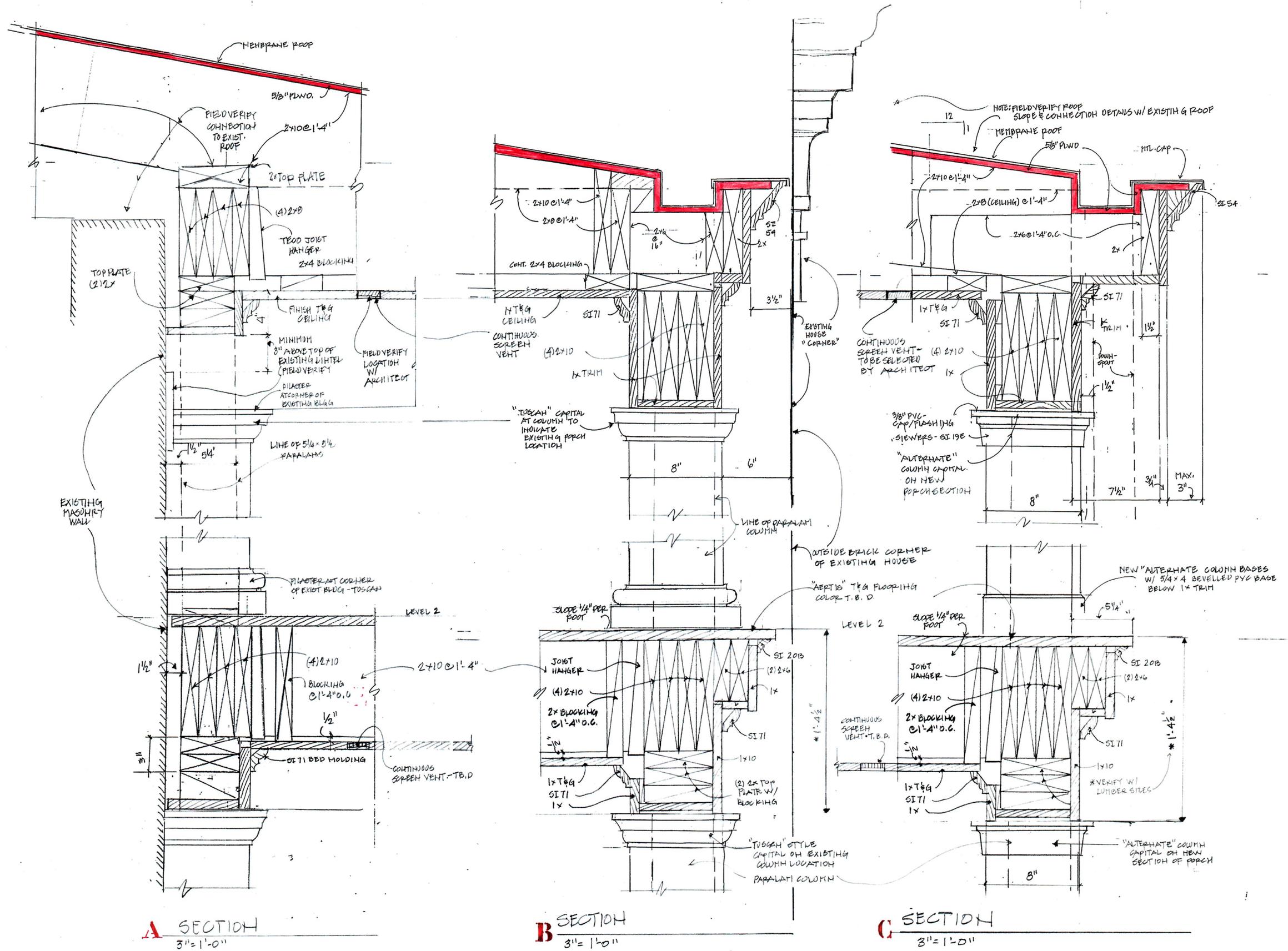


**D** PLAN DETAILS - LEVEL 1  
3\"/>

**CHARLES AQUINO** ARCHITECT  
417 North Boulevard  
Richmond, Virginia 23220  
804 354 0614

**Additions and Alterations to**  
**2605 East Franklin Street**  
**Richmond, Virginia**





**A SECTION**  
3" = 1'-0"

**B SECTION**  
3" = 1'-0"

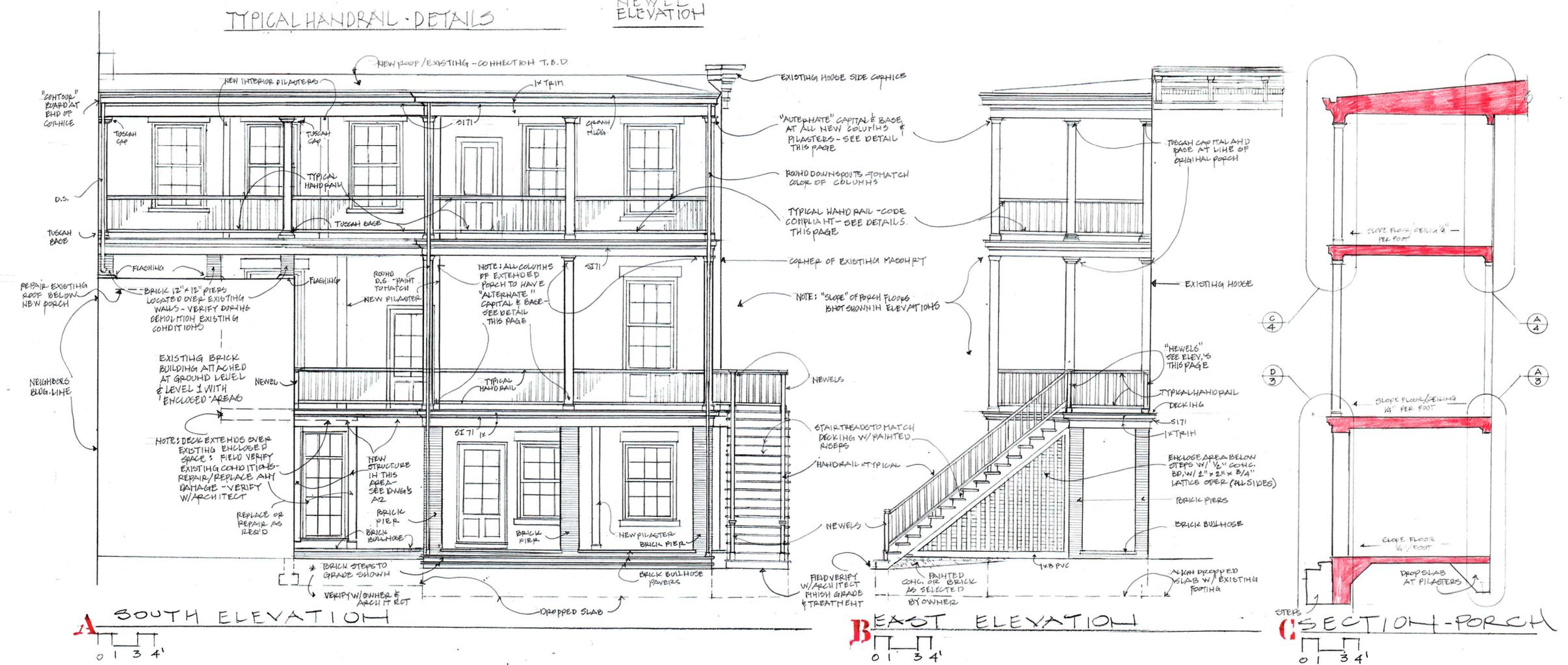
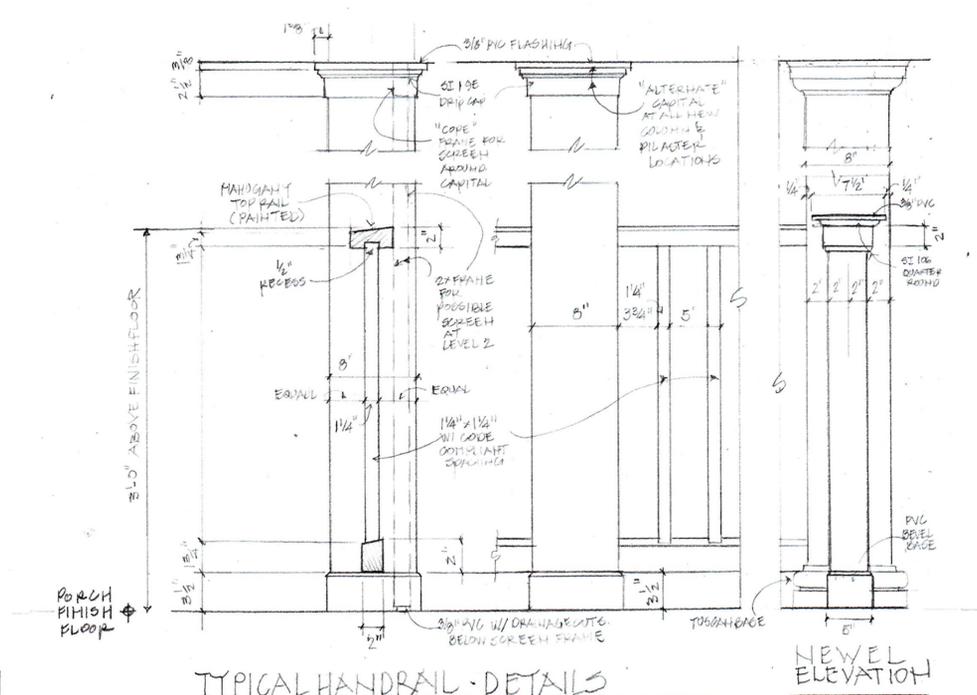
**C SECTION**  
3" = 1'-0"

**CHARLES AQUINO**  
ARCHITECT  
417 North Boulevard  
Richmond, Virginia 23220  
804 354 0614

Additions and Alterations to  
2605 East Franklin Street  
Richmond, Virginia

DATE 7.25.2025  
DWN. BY CAA  
CHK. BY CAA  
REVISE

**A4**



**CHARLES AQUINO**  
 ARCHITECT  
 417 North Boulevard  
 Richmond, Virginia 23220  
 804.354.0614

**Additions and Alterations to**  
**2605 East Franklin Street**  
**Richmond, Virginia**

DATE 7-25-2025  
 DWN. BY CAA  
 CHK. BY CAA  
 REVISE



# City of Richmond Commission of Architectural Review



August 28, 2024

Jessie Gemmer  
1502 W. Main Street Suite 206  
Richmond, VA 23220

RE: 2605 East Franklin Street  
Application No. COA-152521-2024

Dear Applicant:

At the August 27, 2024 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **Approved**. Specifically, The Commission approved this application as submitted for the reasons stated in the Staff Report.

You, or any aggrieved party, have the right to appeal a decision of the Commission of Architectural Review to City Council as specified in Section 30.930 of the Richmond City Code. A petition stating reasons for the appeal must be filed with the City Clerk within 15 days of this meeting.

If you have any questions, please contact Alex Dandridge, CAR Secretary at (804) 646-6569 or by e-mail at [alex.dandridge@rva.gov](mailto:alex.dandridge@rva.gov).

Sincerely,

Alex Dandridge  
Secretary, Commission of Architectural Review