



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE: (804) 646-6335 FAX: (804) 646-5789

**12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION**

LOCATION OF WORK: 3000-3006 E Franklin St [combined] DATE: March 25, 2016

OWNER'S NAME: RVA Sugar, LLC TEL NO.: 804-525-0246

AND ADDRESS: 1704 Avondale Ave EMAIL: casey@greenleaf.com

CITY, STATE AND ZIPCODE: Richmond, VA 23227

ARCHITECT/CONTRACTOR'S NAME: ADO TEL. NO.: 804-343-1212

AND ADDRESS: 105 E Broad St EMAIL: todd@ado.design

CITY, STATE AND ZIPCODE: Richmond, VA 23219

Would you like to receive your staff report via email? Yes  No

## REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

## DETAILED DESCRIPTION OF PROPOSED WORK (Required):

### STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

**PROPOSED.** (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

Proposed new single-family attached residences on existing vacant parcels. The structure is considered to be informed by the neighborhood context which is suggested to be extended from more developed sections of Church Hill around Libby Hill to this unique location at the base of E Franklin Street. It also has been developed in accordance with the Design Review Guidelines pertaining to massing, proportion of volume and fenestration and adaptive characteristic features of it's facade and side elevations.

Signature of Owner or Authorized Agent: X   
Name of Owner or Authorized Agent (please print legibly): Matt Johnson owner

(Space below for staff use only)

RECEIVED  
Received by Commission Secretary 4:28 pm APPLICATION NO. \_\_\_\_\_  
DATE MAR 28 2016 SCHEDULED FOR \_\_\_\_\_

Note: CAR reviews all applications on a case-by-case basis.

# Project Context



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: March 25, 2016

## 3000-3006 E FRANKLIN STREET

'SUGAR BOTTOM'  
Combined 3000-3006 E Franklin St  
Richmond, VA 23223  
ST JOHN'S CHURCH  
OLD AND HISTORIC DISTRICT

prepared by:  
ARCHITECTURE | DESIGN | OFFICE  
105 E Broad St, Richmond, VA 23219  
(804) 343-1212  
[www.ado.design/](http://www.ado.design/)

## COLOR INDEX

All paint colors are coordinated with approved swatches outlined in Design Review Guidelines. Materials noted are intended to be examples for coloration, texture and other qualities and to be confirmed as directed by the CAR for approval of actual type of submitted substitute.

### BRICK FOUNDATION AND ENTRY STEPS

Plum/Red - Sioux City Brick, 'Mountain Shadow Smooth'

### LAP SIDING

End Units: Design Guideline (6), SW0077/Classic French Grey  
Mid Unit: Design Guideline (41), SW0050/Light Bluff

### EXTERIOR TRIM AND PORCH COMPONENTS

All: Design Guideline (41), SW0050/Light Bluff

### ENTRY DOOR

Design Guideline (59), SW2838/Polished Mahogany

### WINDOWS

Manufacturer's standard color - White

### MAIN ROOF

Membrane behind parapet, not visible

### PORCH ROOF, GUTTERS AND DOWNSPOUTS

Dark Bronze, prefinished metal panels and components

## EXTERIOR MATERIALS

### 1/ PRIMARY MATERIAL - LAP SIDING:

The main building walls on all sides are proposed to be horizontal lap siding. This material is called out to be cementitious plank with 8" exposure on all levels. Fields of siding are shown to be framed by vertical corner boards, projecting sill base, and decorative projecting cornice and fascia as well as window trim described below.

### 2/ PROMINENT FEATURE - PORCHES:

Each of the three connected residences feature covered terraces at ground level and covered porches at the second level. These elements are characterized by simple 8 x 8 wood box columns with 1x base, wood-trimmed edge beams running over the top of columns, painted wood ceilings, decorative but simple projecting box cornice and fascia panel and hand-tooled standing seam roofing with matching OG profile gutters and round downspouts. Ground level terraces are intended to have stamped concrete floors and 2nd level porches t&g stained wood flooring. Rails are proposed to be simple wood 'Richmond Rail' style vertical pickets and cap set between columns and with recessed plinth blocks as required for mid-span support.

### 3/ WINDOWS:

Windows are proposed to be exterior composite clad MW Jefferson/300 series 1-over-1 double hung in configurations shown in the building elevations. Windows are proposed to feature projecting wood sills, 4" jamb trim, 8" head block with additional painted inset panels above. These panels may include additive profile trim and edge beading at intersection with siding ends.

### 4/ EXTERIOR DOORS

Main entry doors opening both to interior spaces from terraces and also to terraces from the street entries are proposed to be 5-panel solid wood w paint finish. Surrounds are intended to be 6" wood frame on jambs and 8" block trim on heads. Each residence also features 8'x4' French doors in framed surrounds. French doors are shown single lite in consideration of simple 1-over-1 double hung windows. Head heights of entry doors, French doors, and 1st level windows are set to match throughout 1st level interior spaces.

### 5/ SITE FEATURES AND FENCING:

Entries from sidewalk are proposed to be brick set in grade to brick formed steps and stoops to terrace entry doors or, in the case of the center residence, to the entry terrace. Depending on engineered grade around the structures, first level terraces and entry steps may or may not require painted rails. If rails are a requirement, they are proposed to match porch rails as described above. Open site areas visible from the public right-of-way are proposed to be seeded as lawn and landscape area.

## PROJECT DESCRIPTION

The proposed project is for a single-family attached residential structure to be constructed on existing vacant building parcels at the intersection of E Franklin and N 30th Streets. At this location, known as 'Sugar Bottom' to local residents, N 30th Street exists only on paper, being interrupted by topography and Libby Park from the upper lane of Libby Terrace to north of Broad Street. The proposed structure provides three single family residences in a single separated structure on reconfigured parcels. Each residence is +/- 2350 square feet. The flanking side residences are planned to have 3 bedrooms and 2 1/2 baths, the center residence is planned to have 3 bedrooms and 3 1/2 baths. The primary planning concept for this structure includes multiple exterior living areas, configured as ground level terraces and upper level porches, with each residence. These features are intended to provide a human scale to the front and prominent building sides as well as a unique amenity, outdoor living areas and sleeping porches, that are recognized throughout the neighborhood although typically as a rear-yard feature.

It is noted that this project has been conceptualized in conjunction with another new residential structure on the adjacent vacant parcel to the west as well as new residences already approved by the CAR on existing vacant parcels to the east at the terminus of E Franklin Street. In addition, the owners of this project own and intend to refurbish an existing 8-unit apartment building directly across E Franklin Street with a combined goal of preserving and reinstating the viability of this distinct residential zone at the base of E Franklin Street.

The project outlined in this proposal requires also Special Use zoning consideration for allowance of three connected residences in sequence at this location.

# PROJECT OVERVIEW

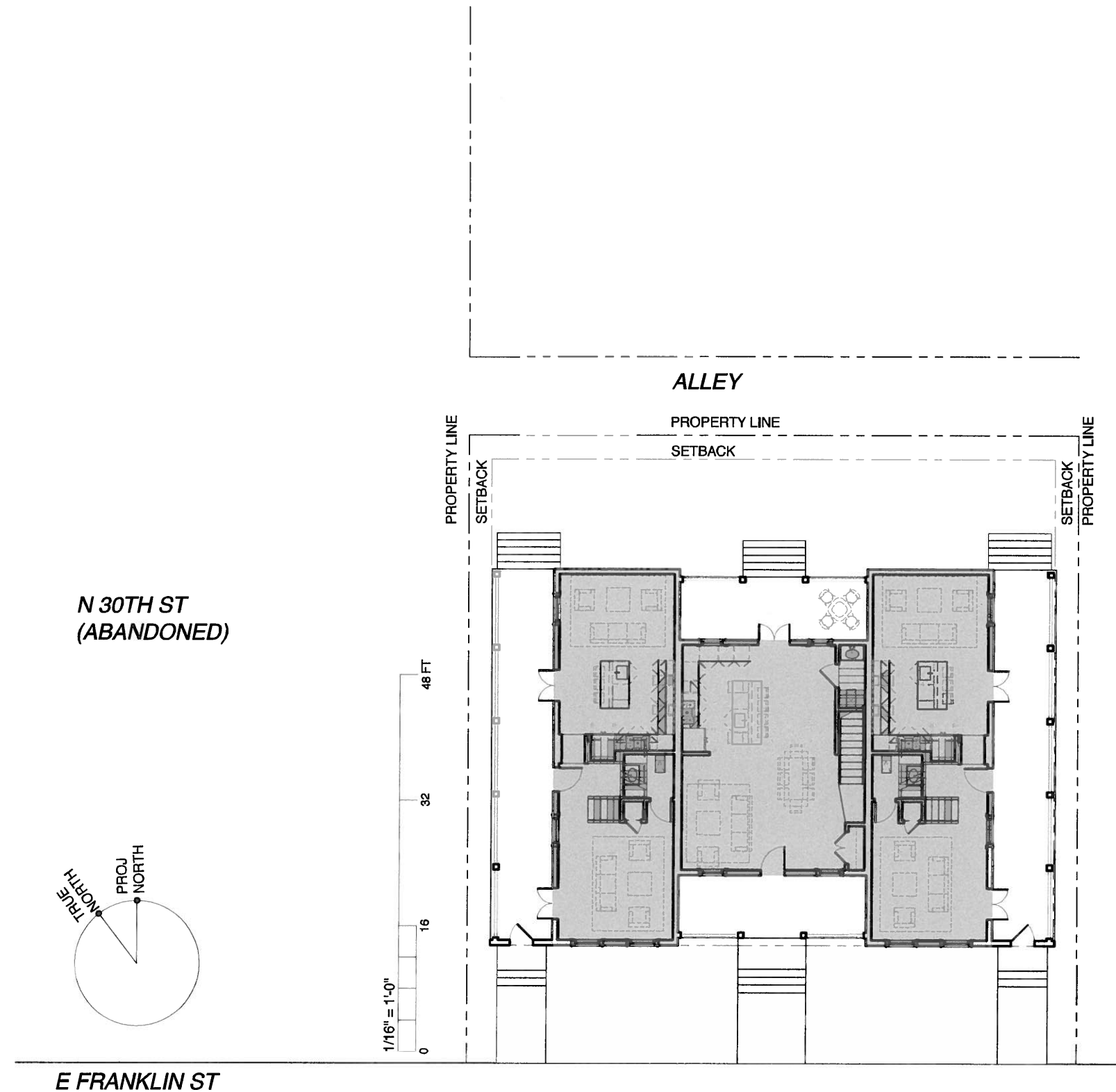
Commission for Architectural Review  
REVIEW PACKAGE  
submitted: March 25, 2016

## 3000-3006 E FRANKLIN STREET

'SUGAR BOTTOM'  
Combined 3000-3006 E Franklin St  
Richmond, VA 23223  
ST JOHN'S CHURCH  
OLD AND HISTORIC DISTRICT

prepared by:  
ARCHITECTURE | DESIGN | OFFICE  
105 E Broad St, Richmond, VA 23219  
(804) 343-1212  
www.ado.design/

# Site Plan



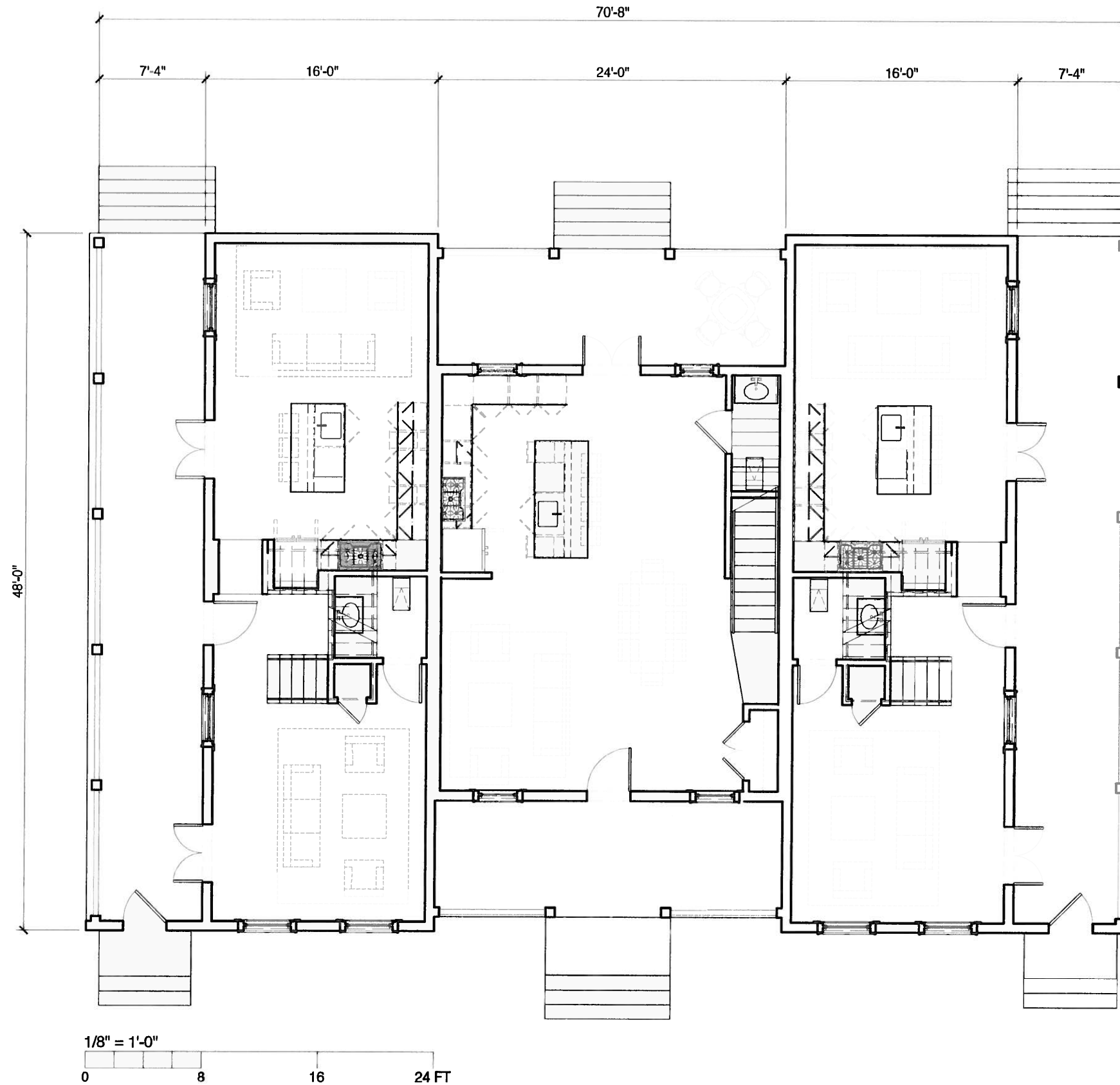
Commission for Architectural Review  
REVIEW PACKAGE  
submitted: March 25, 2016

**3000-3006 E FRANKLIN STREET**

'SUGAR BOTTOM'  
Combined 3000-3006 E Franklin St  
Richmond, VA 23223  
ST JOHN'S CHURCH  
OLD AND HISTORIC DISTRICT

prepared by:  
ARCHITECTURE | DESIGN | OFFICE  
105 E Broad St, Richmond, VA 23219  
(804) 343-1212  
www.ado.design/

# Floor Plan



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: March 25, 2016

**3000-3006 E FRANKLIN STREET**

'SUGAR BOTTOM'  
Combined 3000-3006 E Franklin St  
Richmond, VA 23223  
ST JOHN'S CHURCH  
OLD AND HISTORIC DISTRICT

prepared by:  
ARCHITECTURE | DESIGN | OFFICE  
105 E Broad St, Richmond, VA 23219  
(804) 343-1212  
www.ado.design/

# Building Elevations



**SOUTH ELEVATION**

1/8" = 1'-0" 0 8 16 24 FT

Commission for Architectural Review  
 REVIEW PACKAGE  
 submitted: March 25, 2016

**3000-3006 E FRANKLIN STREET**

'SUGAR BOTTOM'  
 Combined 3000-3006 E Franklin St  
 Richmond, VA 23223  
 ST JOHN'S CHURCH  
 OLD AND HISTORIC DISTRICT

prepared by:  
 ARCHITECTURE | DESIGN | OFFICE  
 105 E Broad St, Richmond, VA 23219  
 (804) 343-1212  
 www.ado.design/

# Building Elevations



Commission for Architectural Review  
 REVIEW PACKAGE  
 submitted: March 25, 2016

3000-3006 E FRANKLIN STREET

'SUGAR BOTTOM'  
 Combined 3000-3006 E Franklin St  
 Richmond, VA 23223  
 ST JOHN'S CHURCH  
 OLD AND HISTORIC DISTRICT

**EAST ELEVATION**

1/8" = 1'-0" 0 8 16 24 FT

prepared by:  
 ARCHITECTURE | DESIGN | OFFICE  
 105 E Broad St, Richmond, VA 23219  
 (804) 343-1212  
 www.ado.design/

# Building Elevations



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: March 25, 2016

**3000-3006 E FRANKLIN STREET**

'SUGAR BOTTOM'  
Combined 3000-3006 E Franklin St  
Richmond, VA 23223  
ST JOHN'S CHURCH  
OLD AND HISTORIC DISTRICT

**EAST ELEVATION**

1/8" = 1'-0" 0 8 16 24 FT

prepared by:  
ARCHITECTURE | DESIGN | OFFICE  
105 E Broad St, Richmond, VA 23219  
(804) 343-1212  
www.ado.design/



# Building Elevations

[Note: Cornice beyond is shown at middle and west end structures]

E FRANKLIN STREET SIDE



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: March 25, 2016

3000-3006 E FRANKLIN STREET

'SUGAR BOTTOM'  
Combined 3000-3006 E Franklin St  
Richmond, VA 23223  
ST JOHN'S CHURCH  
OLD AND HISTORIC DISTRICT

prepared by:  
ARCHITECTURE | DESIGN | OFFICE  
105 E Broad St, Richmond, VA 23219  
(804) 343-1212  
www.ado.design/