



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: 2816 E Franklin St

DATE: 05-29-2019

OWNER'S NAME: Mr. Colin Wozencraft

TEL NO.: 804-615-3906

AND ADDRESS: 2816 E Franklin St

EMAIL: cwozencraft@me.com

CITY, STATE AND ZIPCODE: Richmond, VA 23223

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.

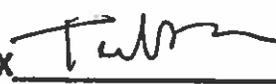
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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.)

This proposal is for demolition of existing one story masonry garage and construction of new two story rear accessory building in its place. This application follows CAR conceptual review in March 2019.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Todd Dykshorn

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

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

Revised 10-02-2014

Project Context

Commission of Architectural Review
Request for Certificate of Appropriateness

WOZENCRAFT RESIDENCE

2816 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



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Project Overview and Description

PROJECT DESCRIPTION

The project outlined in this application for Certificate of Appropriateness follows the Commission's Conceptual review in March, 2019. As presented in the conceptual review application, the project entails demolition of an existing 1-story detached garage structure and replacement with a 2-story detached accessory building that houses a garage/workshop on the ground level with home occupation-studio above. The existing masonry structure is in poor condition and is under-sized for the parking of contemporary vehicles. Thus the goals of the project are to create a larger vehicle enclosure along with space for the owner's home business. The current structure is accessed via a vehicle door on the alley and a person door from the yard. A security gate and fencing limit access to the site from the alley. The new structure is similarly proposed to have a garage door on the alley with person access to the yard along with improvements to fences and the gate. Improvements to the rear yard area formed between the primary structure and the accessory structure are also planned but will not be visible from the alley.

The proposal as outlined requires Board of Zoning Administration review and variance to allow the new building to encroach on the west property, which is based on the current structure's position on this setback. This process and review have not yet begun and is anticipated to proceed following and according to the Commission's review. It is believed that all other aspects meet current zoning for the property including use, rear yard setback, height and lot coverage.

COLOR INDEX

All paint colors are coordinated with approved swatches outlined in Design Review Guidelines, unless otherwise noted. 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

Reclaimed from structure to be taken down to greatest extent possible and at minimum the entire brick section facing the alley on the first level. Where new brick is required, it will be selected to match existing. Mortar to be determined.

WINDOWS

Prefinished aluminum clad, dark bronze/black exterior

OVERHEAD DOOR

Stained horizontal wood board (species to be determined) with horizontal cross-ties and black metal hardware.

GUTTERS AND DOWNSPOUTS

Prefinished aluminum, color to match windows

WOOD GATE DOOR ON ALLEY

Stained horizontal wood board (species to be determined) with horizontal cross-ties and black metal hardware.

Existing Building



View of primary residence from E Franklin Street



Aerial of conditions at property above E Franklin Street

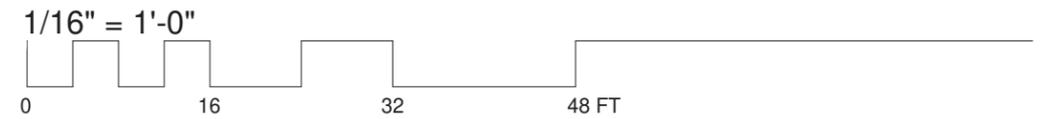
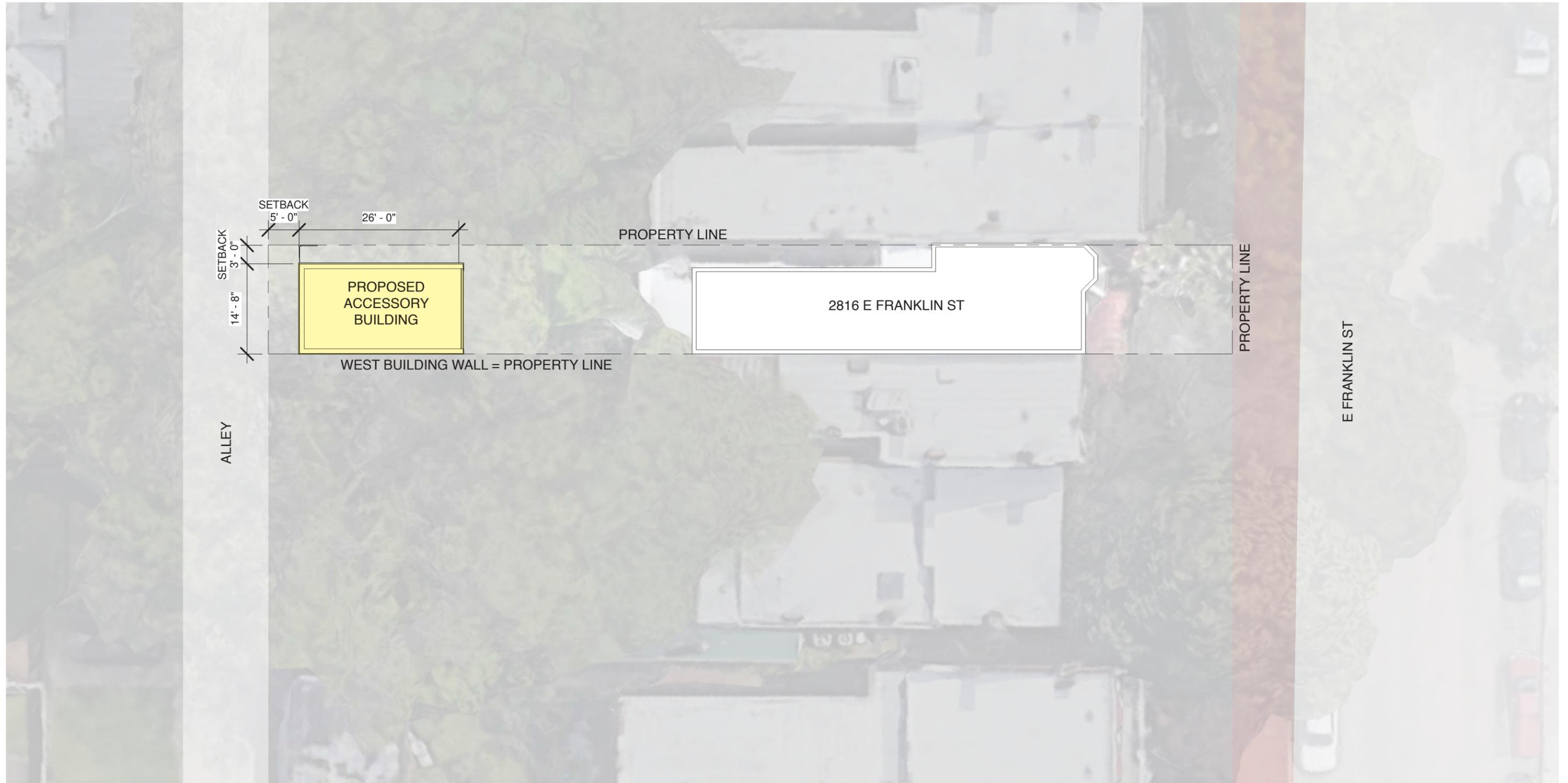


View of existing garage proposed to be demolished

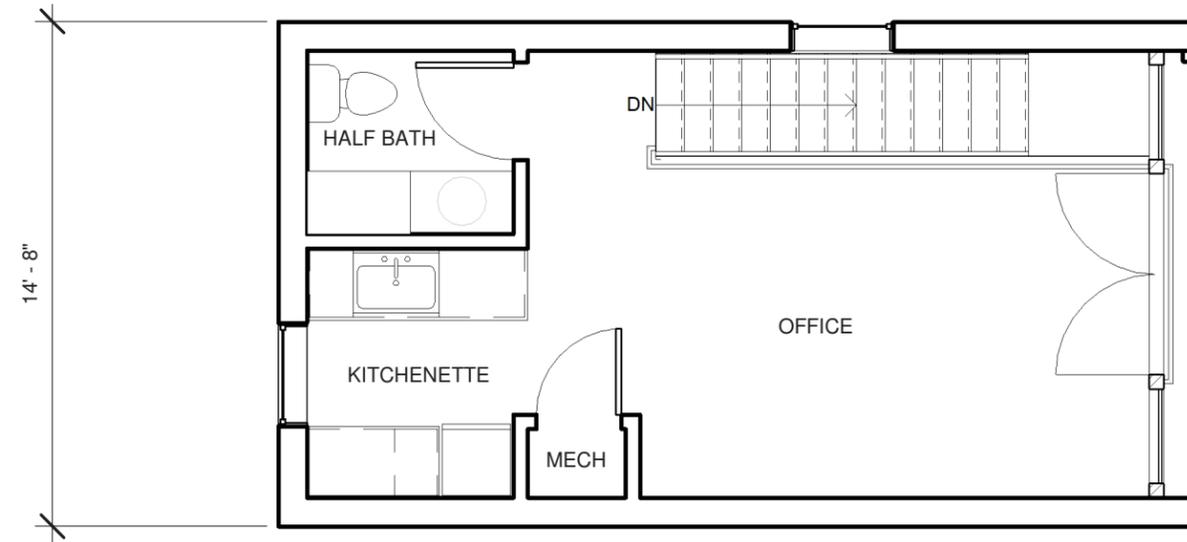
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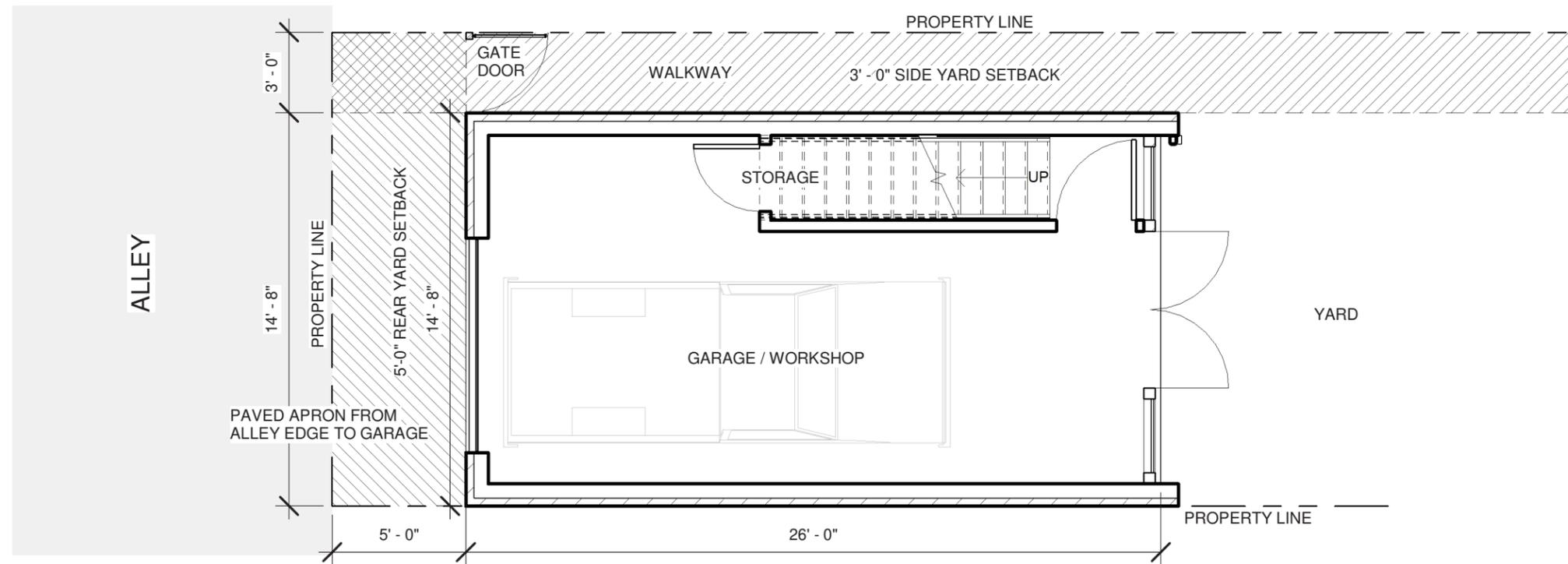
View from the East looking down alley. Subject property is at the black trash can on the left.



Ground & 2nd Level Floor Plans



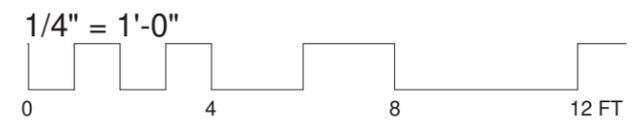
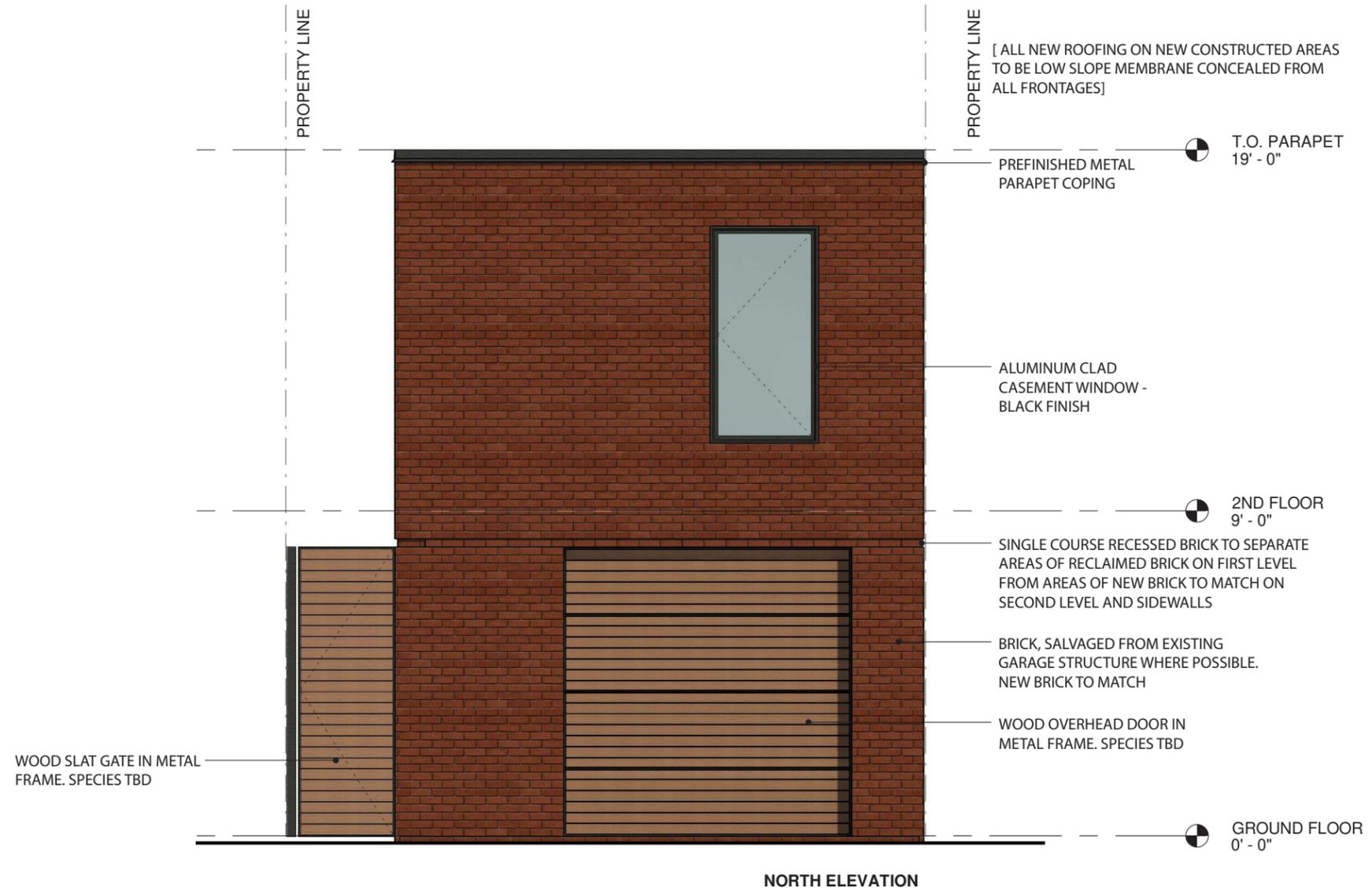
SECOND FLOOR



GROUND FLOOR



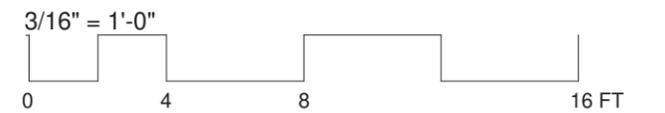
North/ E Franklin St Elevation and Materials



East & West Side Elevations



REFER TO PAGE 6 FOR MATERIALS INDEX





Conceptual View looking East in Alley