



# Commission for Architectural Review

## Application for Certificate of Appropriateness

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

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

### Property (location of work)

Address: 207 West Franklin Street

Historic District: Two Hundred Block West Franklin Street

### Applicant Information Billing Contact

Name: Dave Johannas

Email: dave@johannasdesign.com

Phone: 804 615 0320

Company: Johannas Design Group

Mailing Address: 1901 West Cary St  
Richmond, VA 23220

Applicant Type:  Owner  Agent  Lessee

Architect  Contractor

Other (specify): \_\_\_\_\_

### Owner Information Billing Contact

Same as Applicant

Name: Alexander Bowman

Email: abowman@bowmangaskins.com

Phone: 703-319-3940

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

Mailing Address: 410 Pine St SE #300  
Vienna, VA. 22180-4861

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

### Project Information

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

Project Description (attach additional sheets if needed):

### 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 an application materials should be prepared in compliance with zoning.

Signature of Owner

*Alexander Bowman*

Date

3/17/2023

# Certificate of Appropriateness Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)

**Staff Contact: (804)-646-6569 | [alex.dandridge@rva.gov](mailto:alex.dandridge@rva.gov)**

## Submission Instructions

**Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:**

- One (1) signed and completed application (PDF) - property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

## Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review) or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

## Fees

- **Full Demolition:** \$1,500
- **New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments:** \$500
- **New construction/addition to a single- or two-family dwelling, or accessory building:** \$250
- **Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans:** \$150
- **Extension of a certificate of appropriateness (COA):** \$25

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AUG 12 2022



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National Park Service

OMB Control No. 1024-0009

FEB 17 2023

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

Department of
Historic Resources

NATIONAL PARK SERVICE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
44562VA2022-017

1. Historic Property Name T. Seddon Bruce House

Street 207 W Franklin St

City Richmond County State VA Zip 23220-5011

Name of Historic District or National Register property 200 Block West Franklin Street Historic District

Listed individually in the National Register of Historic Places, date of listing

Located in a Registered Historic District, name of district

Part 1 - Evaluation of Significance submitted? Date submitted 02/04/2022 Date of certification 03/21/2022

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building ca. 1882-1885. Estimated total rehabilitation costs (QRE) \$3,000,000

Number of buildings in project 1 Floor area before / after rehabilitation 10,240 / 16,556 sq ft

Start date (estimated) 10/01/2023 Use(s) before / after rehabilitation office / apartment

Completion date (estimated) 09/30/2025 Number of housing units before / after rehabilitation 0 / 11

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

Intend to elect IRS 60-month phased rehabilitation

3. Project Contact (if different from applicant)

Name Scott Corwin Company Johannas Design Group

Street 1901 W Cary St City Richmond State VA

Zip 23220 Telephone (804) 358-4993 Email Address scott@johannasdesign.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable):

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Alexander W. Bowman Signature (Sign in ink) [Signature] Date 8/11/2022

Applicant Entity 207 West Franklin Street Property LLC SSN or TIN 09-2424171

Street 410 Pine Street, SE, Suite 300 City Vienna State VA

Zip 22180 Telephone (703) 319-3940 Email Address abowman@bowmangaskins.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

as amended on 11/11/2022 + 1/13/2023

3/29/2023

Rene Novak

Date National Park Service Authorized Signature (Sign in ink)

NPS conditions or comments attached

1/20/23

#2

NPS Form 10-168b (Rev. 2019)  
National Park Service  
OMB Control No. 1024-0009

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FEB 17 2023

NATIONAL PARK SERVICE  
TAX INCENTIVE PROGRAM



### HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Instructions: This page must bear the applicant's original signature and must be dated.	NPS Project Number 44562 VA2022-017
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1. **Historic Property Name** T. Seddon Bruce House (Easement File #127-0281-0007 ep)  
 Street 207 W. Franklin Street  
 City Richmond County \_\_\_\_\_ State VA Zip 23220-5011

2. This form  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that the completed phase \_\_\_\_\_ of \_\_\_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_ Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here; continue on following page if necessary.  
 Amendment #2: First floor entry hall: doors will remain legible from both sides, with the exception of the paired doors at the rear of the entry hall, which will have wallboard on the room side only. (Photos 137, 154.)  
 Unit 4 porch access: the converted window with an infill panel from the second parlor will be replaced with a door in the original opening, while the converted window from the rearward bedroom will remain as is, a doorway previously converted to a window. (Ph. 115, 116, 152, 155.)  
 Windows: New windows on the existing house will be wood, and new openings toward the rear(cont.)

3. **Project Contact** (if different from applicant)  
 Name Scott Corwin Company Johannas Design Group  
 Street 1901 W Cary St City Richmond State VA  
 Zip 23220 Telephone (804) 358-4993 Email Address scott@johannasdesign.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Alexander W. Bowman Signature (Sign in ink) *Alexander Bowman* Date 1/13/2023  
 Applicant Entity 207 West Franklin Street Property LLC SSN \_\_\_\_\_ or TIN 09-2424171  
 Street 410 Pine Street, SE, Suite 300 City Vienna State VA  
 Zip 22180 Telephone (703) 319-3940 Email Address abowman@bowmangaskins.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

**NPS Official Use Only**  
 The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:  
 meets the Secretary of the Interior's Standards for Rehabilitation.  
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.  
 does not meet the Secretary of the Interior's Standards for Rehabilitation.  
 updates the information on file and does not affect the certification.

Advisory Determinations:  
 The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 3/29/2023 National Park Service Authorized Signature (Sign in ink) *Renie Novak*

NPS conditions or comments attached

# 1

RECEIVED  
Department of the Interior  
National Park Service  
NOV 21 2022



NPS Form 10-168b (Rev. 2019)  
National Park Service  
OMB Control No. 1024-0009

**RECEIVED**

FEB 17 2023

NATIONAL PARK SERVICE  
TAX INCENTIVE PROGRAM

### HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number  
44562 VA2022-017

Instructions: This page must bear the applicant's original signature and must be dated.

1. **Historic Property Name** T. Seddon Bruce House (Easement File #127-0281-0007 ep)  
 Street 207 W. Franklin Street  
 City Richmond County \_\_\_\_\_ State VA Zip 23220-5011

2. This form  includes additional information requested by NPS for an application currently on hold.  
 updates applicant or contact information.  
 amends a previously submitted  Part 1  Part 2  Part 3 application.  
 requests an advisory determination that the completed phase \_\_\_ of \_\_\_ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date \_\_\_\_\_ Estimated rehabilitation costs of phase (QRE) \_\_\_\_\_

Summarize information here; continue on following page if necessary.

First floor entry hall: Paired pocket doors will remain; doors to remain operable will be repaired as required, and those to be fixed in place will have gypsum board infilled within the retained door jamb on the room side, which will be reversible/removable in the future with the hall side remaining visibly intact, as original.  
 Stair hall: at the second and third floors, the butt-jointed glass wall will be transparent with a minimal top and bottom track, and minimal hardware for the door operators separating residential units from the stair and landings. (cont.)

3. **Project Contact** (if different from applicant)  
 Name Scott Corwin Company Johannas Design Group  
 Street 1901 W Cary St City Richmond State VA  
 Zip 23220 Telephone (804) 358-4993 Email Address scott@johannasdesign.com

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 87.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 87.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Alexander W. Bowman Signature (Sign in ink) [Signature] Date 11/11/2022  
 Applicant Entity 207 West Franklin Street Property LLC SSN \_\_\_\_\_ or TIN 09-2424171  
 Street 410 Pine Street, SE, Suite 300 City Vienna State VA  
 Zip 22180 Telephone (703) 319-3940 Email Address abowman@bowmangaskins.com  
 Applicant, SSN, or TIN has changed since previously submitted application.

#### NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
- will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- does not meet the Secretary of the Interior's Standards for Rehabilitation.
- updates the information on file and does not affect the certification.

#### Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 3/29/2023 National Park Service Authorized Signature (Sign in ink) Denise Novak

NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Historic Property Name T. Seddon Bruce House Project Number 44562  
Property Address, City, State 207 W. Franklin Street, Richmond, VA 23220-5011

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

**CONDITIONS:**

- The design of the LVT proposed for installation at the ground floor interior should have a faux wood appearance. not  
^

pg. 1 of 2

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

2/13/2023  
Date

Megan Melinat  
State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

3/29/2023  
Date

Denise Novak  
National Park Service Signature

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Property Name T. Seddon Bruce House Project Number 44562  
Property Address 207 W. Franklin Street, Richmond, VA

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

- 1. Plumbing Lines/Sprinkler System:** New plumbing lines installed to service residential units on the upper floors must not project down or otherwise adversely impact public or private spaces below. Every attempt should be made to hide new sprinkler lines within finished spaces; any areas with exposed pipes must be held tight to the ceiling and painted fully to match the ceiling.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

3/29/2023

Date

Renee Novak

National Park Service Signature



# COMMONWEALTH of VIRGINIA

## Department of Historic Resources

Travis A. Voyles  
Acting 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](http://www.dhr.virginia.gov)

February 10, 2023

Alexander Bowman  
207 West Franklin Street Property LLC  
410 Pine Street SE, Suite 300  
Vienna, Virginia 22180

Re: Part 2, Amendment 2 Response  
T. Seddon Bruce House, 207 W. Franklin Street, Richmond  
DHR # 2022-017; Easement File #127-0281-0007\_ep

Dear Mr. Bowman,

Thank you for submitting Amendment #2 to the State and Federal Rehabilitation Tax Credit Applications, Part 2, "Description of Rehabilitation" for the T. Seddon Bruce House located at 207 W. Franklin Street in the City of Richmond to the Department of Historic Resources (DHR). This information was received in our office on January 20, 2023. As you are aware, this property is also protected by an historic easement administered by DHR, this letter responds on behalf of both the easement and tax credit programs.

This amendment addressed necessary revisions, and provided additional information and clarification as requested in DHR's response letter dated December 16, 2022. Specifically, the narrative revises the scope of work related to the paired pocket doors on the first floor; simplification of window modifications and design of proposed canopies; revisions to the proposed floor finish at the ground level; refining of new carriage house design and confirmation of the careful installation of systems into the historic house.

As revised, the proposed scope of work appears consistent with the Secretary of the Interior's *Standards for Rehabilitation* as well as the easement provisions and is approved, with one condition:

- The design of the LVT proposed for installation at the ground floor interior should have a faux wood appearance.

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



The complete Part 2 application for the Federal Rehabilitation Tax Credit program will be forwarded to the National Park Service for their independent review. If you have any questions, please contact me at [Megan.melinat@dhr.virginia.gov](mailto:Megan.melinat@dhr.virginia.gov).

Sincerely,



Megan Melinat  
Director, Preservation Incentives Division

Cc: Scott Corwin, Johannas Design Group

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

# RENOVATION AND ADDITION TO 207 WEST FRANKLIN ST RICHMOND, VA 23220

## AREA TOTALS for NEW LIVING UNITS

<u>UNIT #1:</u>	~1,451 NET SQUARE FEET +193 sq ft PATIO
<u>UNIT #2:</u>	~753 NET SQUARE FEET +85 sq ft PATIO
<u>UNIT #3:</u>	~948 NET SQUARE FEET
<u>UNIT #4:</u>	~1,135 NET SQUARE FEET
<u>UNIT #5:</u>	~704 NET SQUARE FEET +46 sq ft PORCH +34 sq ft DECK
<u>UNIT #6:</u>	~519 NET SQUARE FEET
<u>UNIT #7:</u>	~538 NET SQUARE FEET
<u>UNIT #8:</u>	~1,024 NET SQUARE FEET
<u>UNIT #9:</u>	~1,581 NET SQUARE FEET
<u>UNIT #10:</u>	~1,197 NET SQUARE FEET +46 sq ft PORCH +68 sq ft DECK
<u>UNIT #11:</u>	~1,514 NET SQUARE FEET +144 sq ft ROOF DECK

## SHEET INDEX

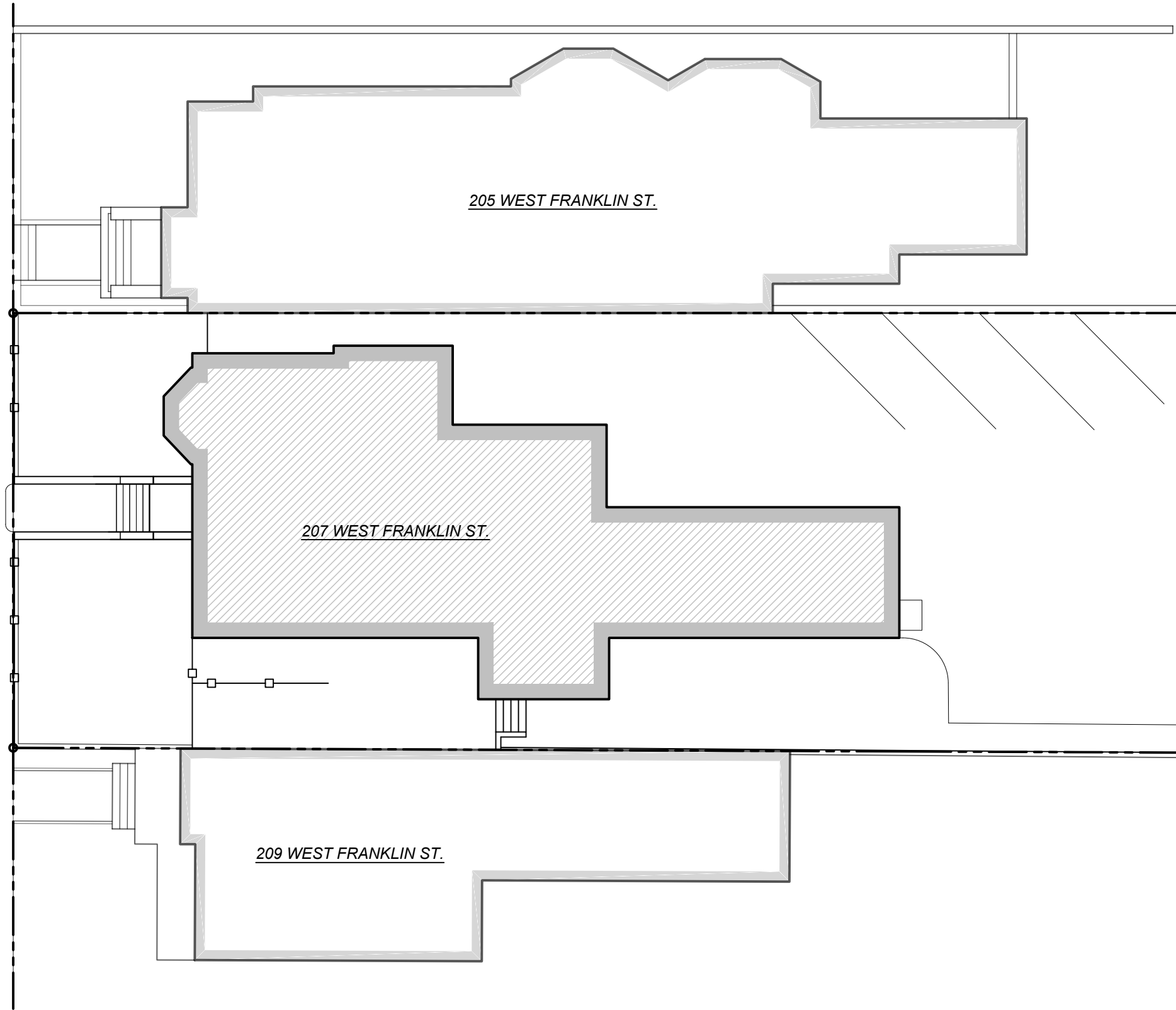
DHR00	EXISTING SITE PLAN
DHR01	EXISTING CONDITIONS: GROUND FLOOR PLAN
DHR02	EXISTING CONDITIONS: FIRST FLOOR PLAN
DHR03	EXISTING CONDITIONS: SECOND FLOOR PLAN
DHR04	EXISTING CONDITIONS: THIRD FLOOR PLAN
DHR04.1	EXISTING ELEVATIONS: NORTH FACADE
DHR04.2	EXISTING ELEVATIONS: WEST FACADE
DHR04.3	EXISTING ELEVATIONS: SOUTH FACADE
DHR04.4	EXISTING ELEVATIONS: EAST FACADE
DHR05	PROPOSED NEW SITE PLAN
DHR06	PROPOSED NEW PLANS: GROUND FLOOR PLAN
DHR07	PROPOSED NEW PLANS: FIRST FLOOR PLAN
DHR08	PROPOSED NEW PLANS: SECOND FLOOR PLAN
DHR09	PROPOSED NEW PLANS: THIRD FLOOR PLAN
DHR11	PROPOSED ELEVATIONS: CARRIAGE HOUSE - SOUTH FACADE
DHR12	PROPOSED ELEVATIONS: SOUTH FACADE
DHR13	PROPOSED ELEVATIONS: PORCH ENCLOSURE - SOUTH FACADE
DHR14	PROPOSED ELEVATIONS: PORCH ENCLOSURE - SECTION-ELEVATION
DHR15	PROPOSED ELEVATIONS: WEST FACADE
DHR16	PROPOSED ELEVATIONS: EAST FACADE
DHR17	PROPOSED DETAILS: INTERIOR ELEVATIONS AND CASEWORK
DHR18	PROPOSED NEW WORK: REFLECTED CEILING PLANS
DHR19	PROPOSED NEW WORK: REFLECTED CEILING PLANS



**JOHANNAS DESIGN GROUP** 1901 WEST CARY STREET RICHMOND, VA 23220  
 P 804.358.4993 F 804.358.8211

REVISIONS 1 11/10/2022
<b>207 WEST FRANKLIN ST</b> RICHMOND, VA 23220 DEPARTMENT OF HISTORIC RESOURCES
SHEET TITLE COVER SHEET
PROJECT NO. 2125
DATE 10/12/2022
SHEET NO. CS

WEST FRANKLIN ST.



ALLEY



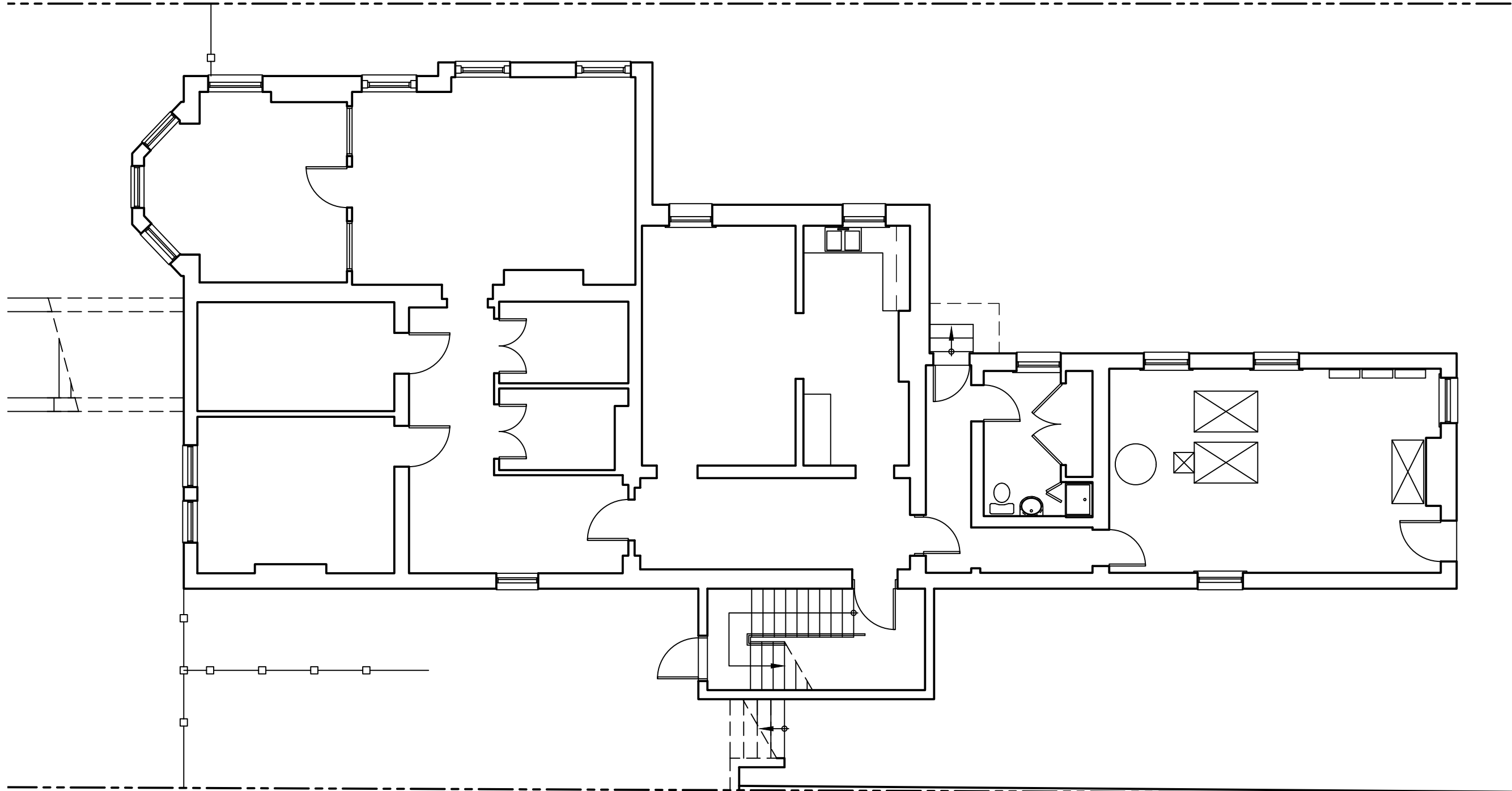
**01** EXISTING SITE CONDITIONS

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

**JOHANAS DESIGN GROUP** 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
SHEET TITLE	
EXISTING SITE	
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR00

**207 WEST FRANKLIN ST**  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES

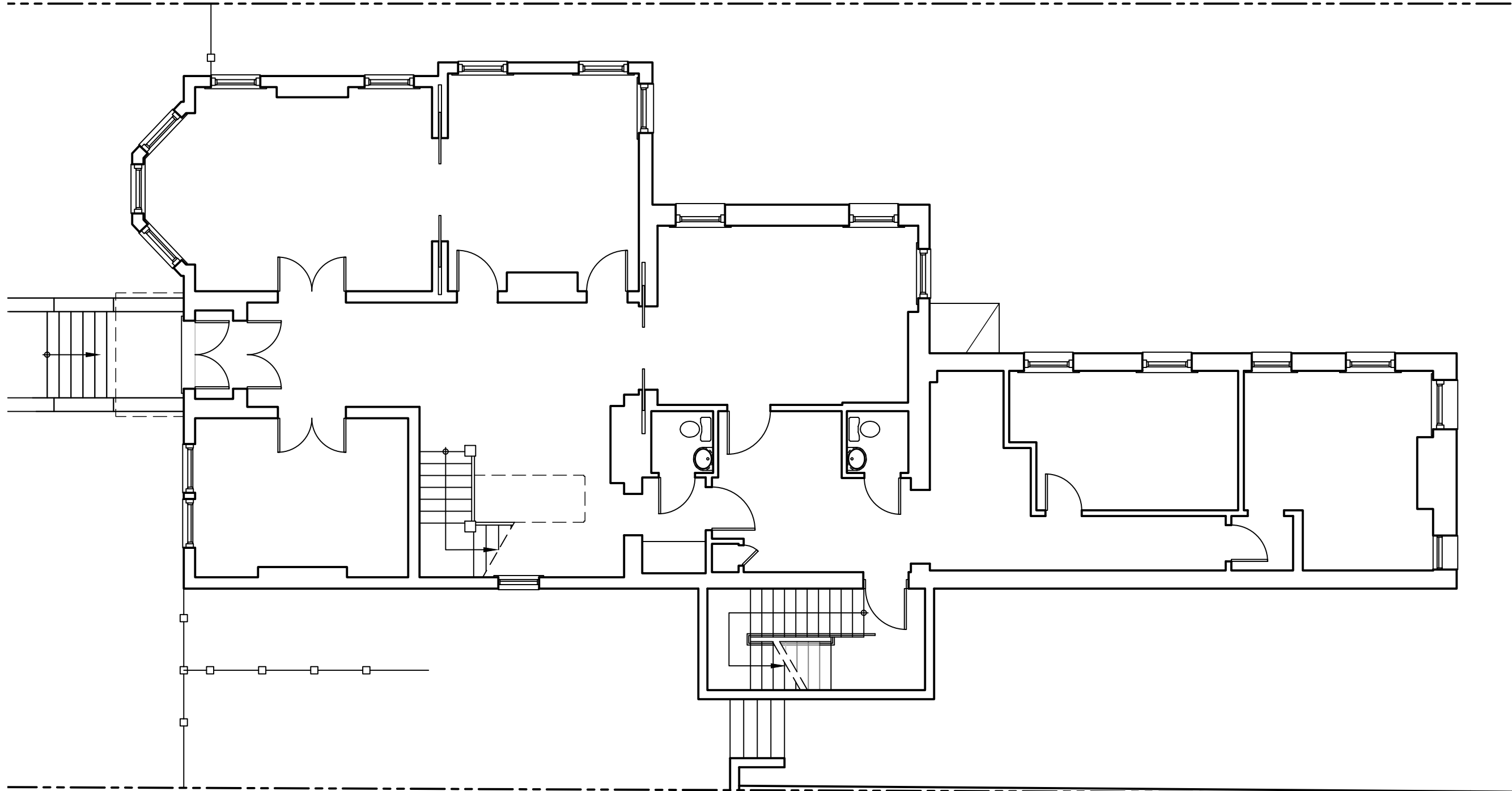


**01** GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**J O H A N N A S D E S I G N G R O U P** 1901 WEST CARY STREET RICHMOND, VA 23220 **P** 804.358.4993 **F** 804.358.8211

REVISIONS
<p style="text-align: center; margin: 0;"><b>207 WEST FRANKLIN ST</b> RICHMOND, VA 23220</p> <p style="text-align: center; margin: 0;">DEPARTMENT OF HISTORIC RESOURCES</p>
<p style="margin: 0;">SHEET TITLE</p> <p style="text-align: center; margin: 0;">EXISTING CONDITIONS</p>
<p style="margin: 0;">PROJECT NO.</p> <p style="text-align: center; margin: 0;">2125</p>
<p style="margin: 0;">DATE</p> <p style="text-align: center; margin: 0;">10/12/2022</p>
<p style="margin: 0;">SHEET NO.</p> <p style="text-align: center; margin: 0;"><b>DHR01</b></p>



01

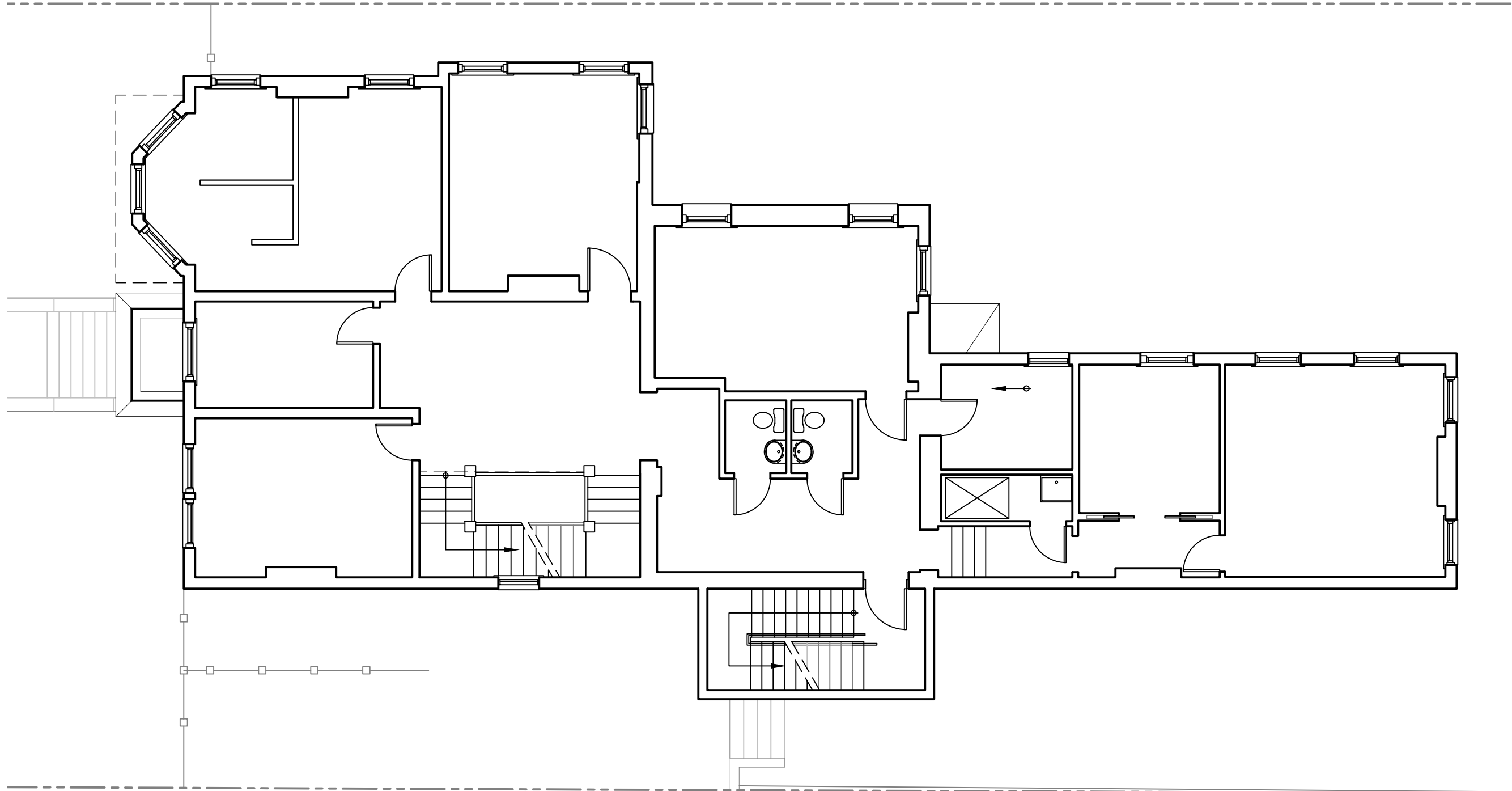
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



**J O H A N N A S D E S I G N G R O U P** 1901 WEST CARY STREET RICHMOND, VA 23220 **P** 804.358.4993 **F** 804.358.8211

REVISIONS	
<b>207 WEST FRANKLIN ST</b> RICHMOND, VA 23220 DEPARTMENT OF HISTORIC RESOURCES	
SHEET TITLE	EXISTING CONDITIONS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR02



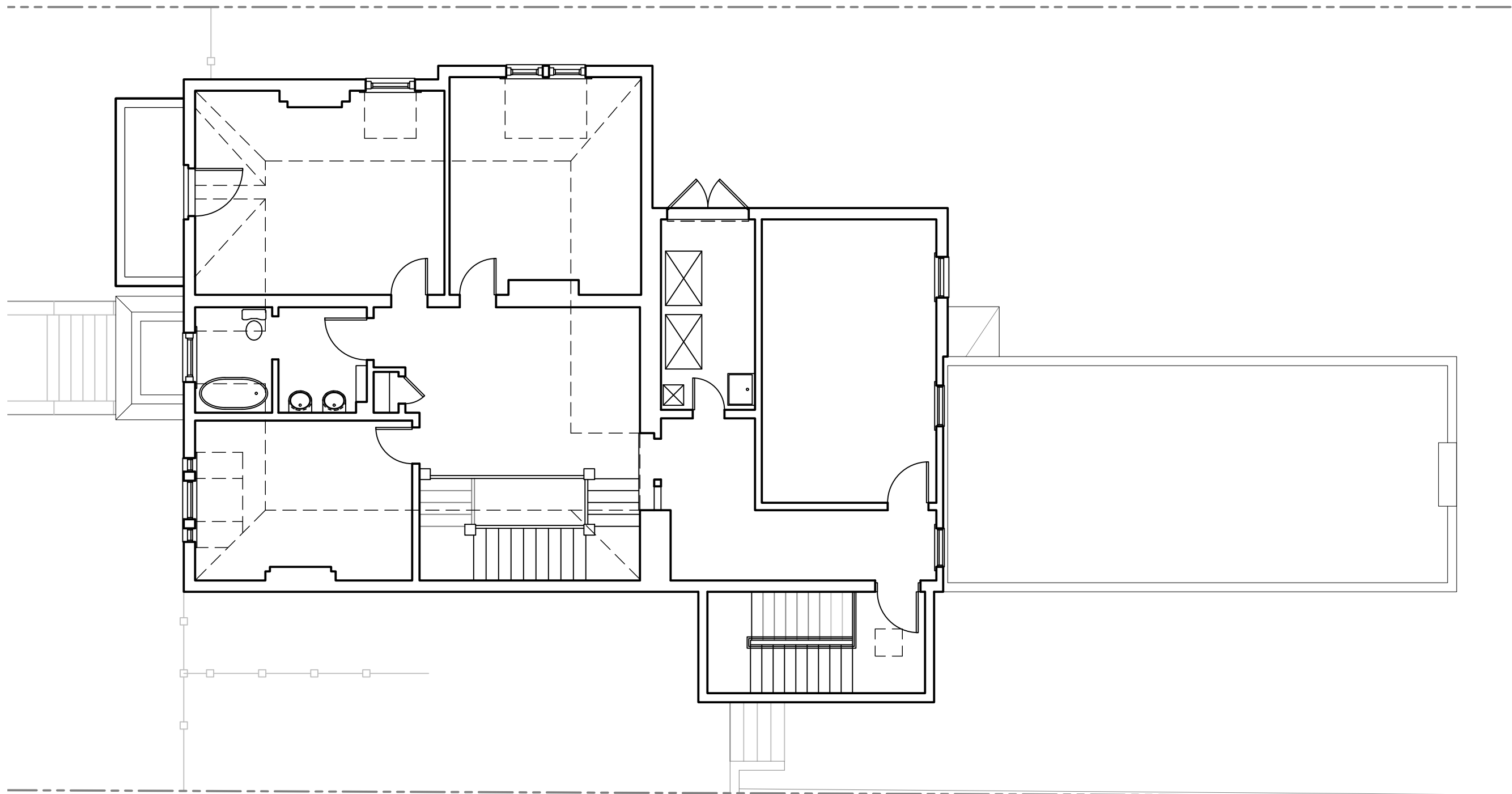
**01 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**J O H A N N A S D E S I G N G R O U P** 1901 WEST CARY STREET RICHMOND, VA 23220 **P** 804.358.4993 **F** 804.358.8211

REVISIONS	
SHEET TITLE	
EXISTING CONDITIONS	
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR03

**207 WEST FRANKLIN ST**  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES



**01** THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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REVISIONS	
SHEET TITLE	
EXISTING CONDITIONS	
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR04

**207 WEST FRANKLIN ST**  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES



**01** EXISTING NORTH FACADE

SCALE: 1/8" = 1'-0"

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REVISIONS  
 1 11/10/2022

**207 WEST FRANKLIN ST**  
 RICHMOND, VA 23220  
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SHEET TITLE

EXISTING ELEVATIONS

PROJECT NO.

2125

DATE

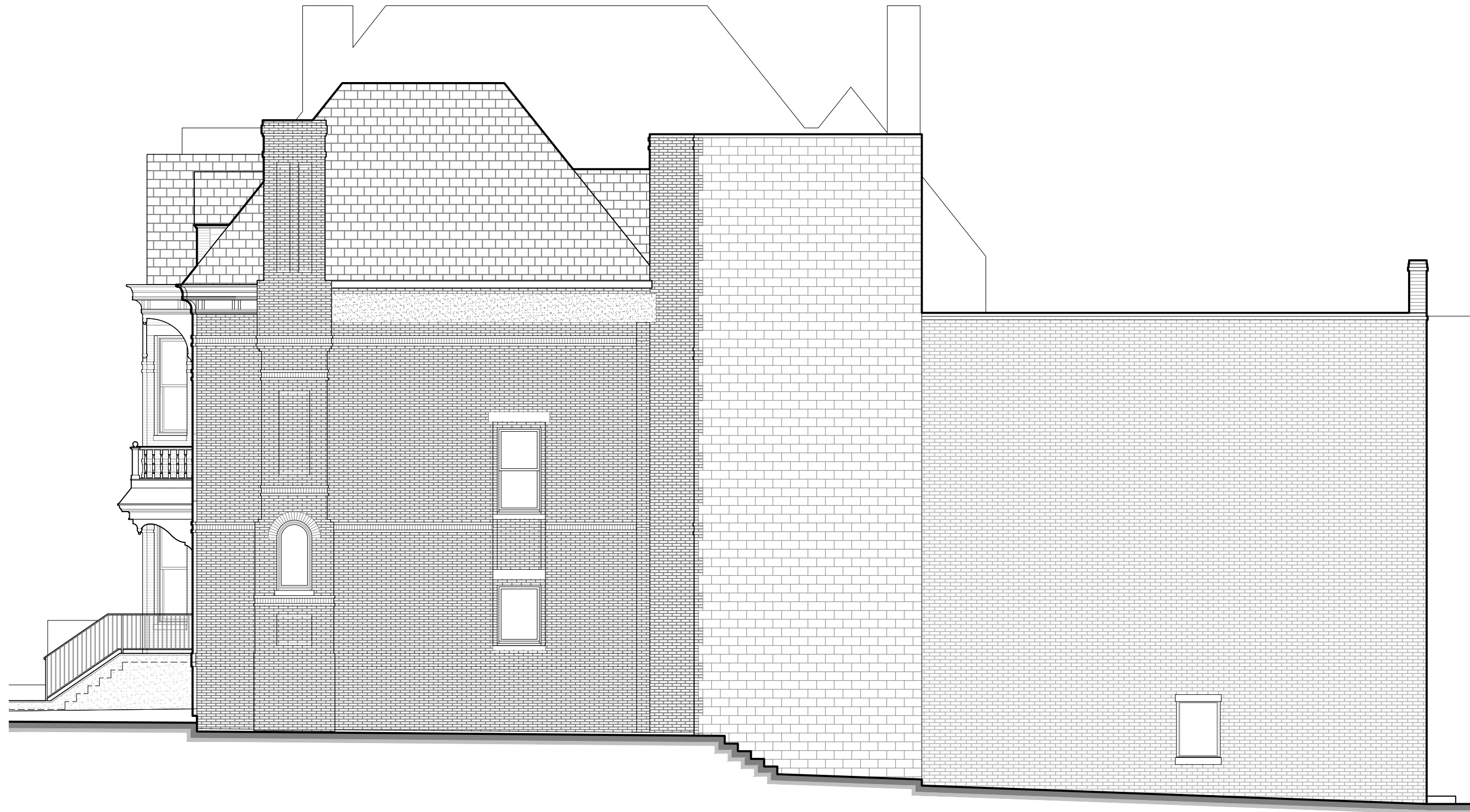
10/12/2022

SHEET NO.

1

**DHR04.1**





**01** EXISTING WEST FACADE  
SCALE: 1/8" = 1'-0"

**J O H A N N A S D E S I G N G R O U P** 1901 WEST CARY STREET RICHMOND, VA 23220  
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REVISIONS	
1	11/10/2022
<b>207 WEST FRANKLIN ST</b> RICHMOND, VA 23220 DEPARTMENT OF HISTORIC RESOURCES	
SHEET TITLE	EXISTING ELEVATIONS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	1
DHR04.2	



**01** EXISTING SOUTH FACADE  
SCALE: 1/8" = 1'-0"

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REVISIONS	
1	11/10/2022
<b>207 WEST FRANKLIN ST</b> RICHMOND, VA 23220 DEPARTMENT OF HISTORIC RESOURCES	
SHEET TITLE	
EXISTING ELEVATIONS	
PROJECT NO.	
2125	
DATE	
10/12/2022	
SHEET NO.	
1	
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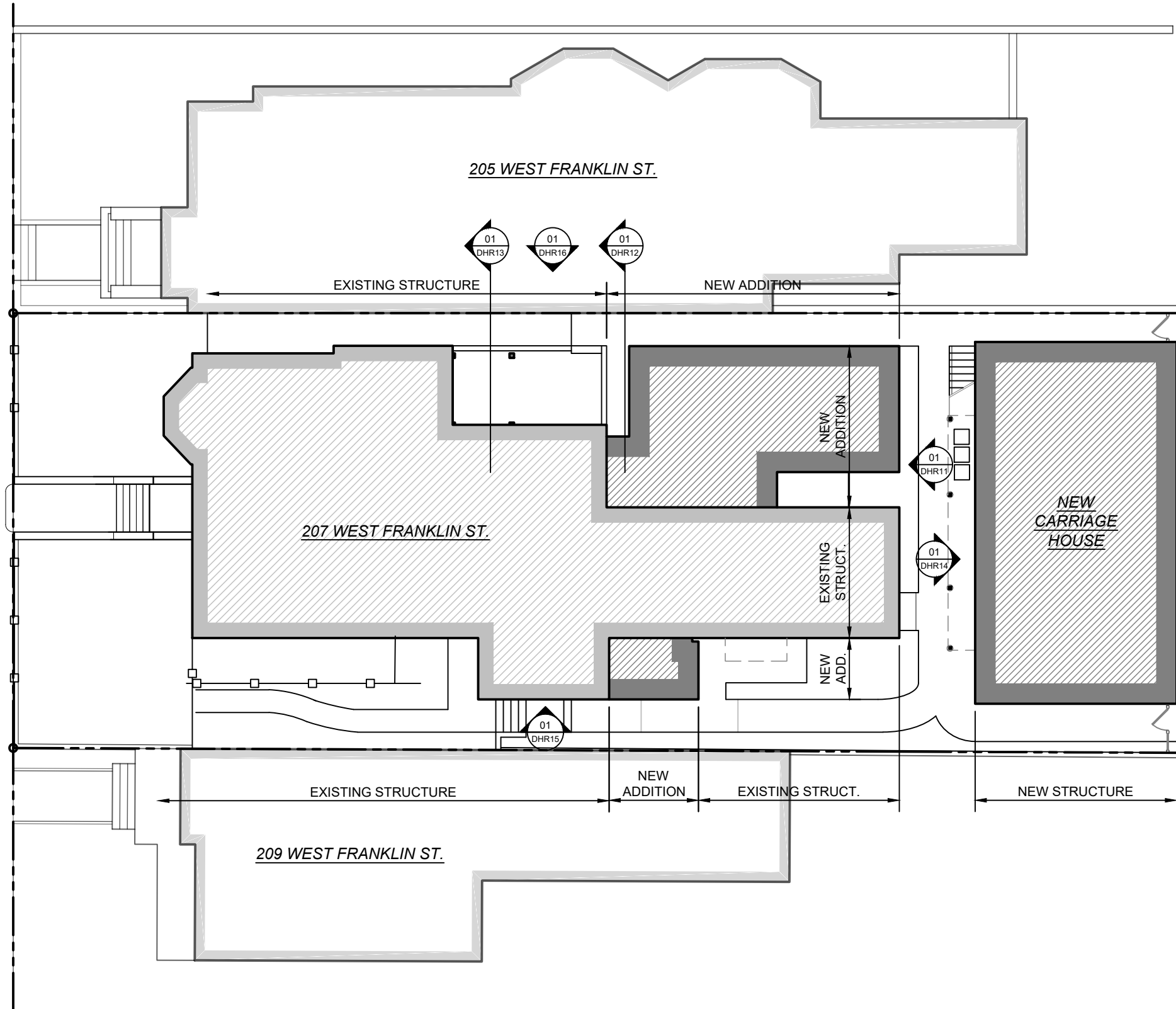


**01** EXISTING EAST FACADE  
SCALE: 1/8" = 1'-0"

**J O H A N N A S D E S I G N G R O U P** 1901 WEST CARY STREET RICHMOND, VA 23220  
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REVISIONS	
1	11/10/2022
<b>207 WEST FRANKLIN ST</b> RICHMOND, VA 23220 DEPARTMENT OF HISTORIC RESOURCES	
SHEET TITLE	
EXISTING ELEVATIONS	
PROJECT NO.	
2125	
DATE	
10/12/2022	
SHEET NO.	
1	
DHR04.4	

WEST FRANKLIN ST.



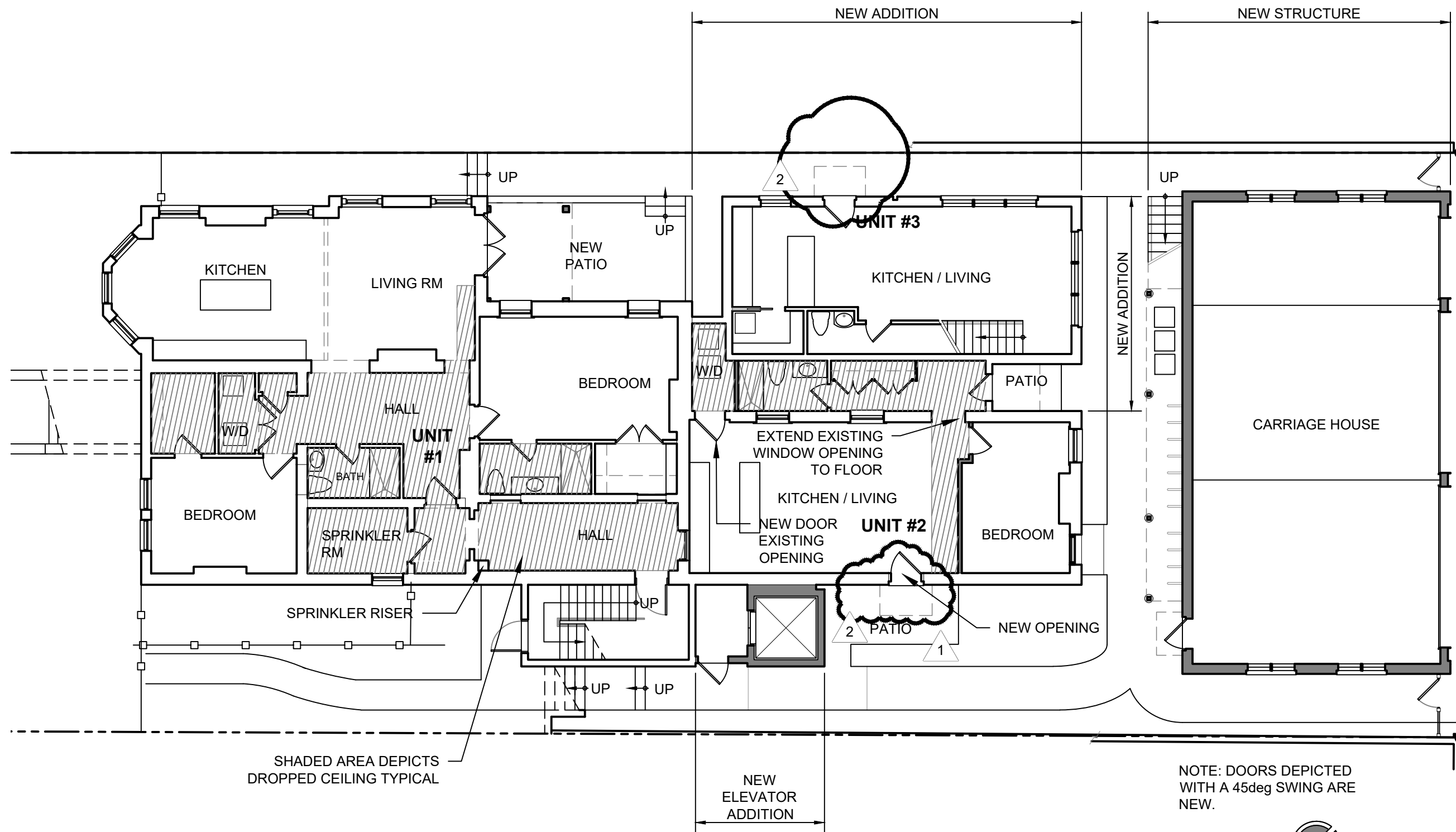
ALLEY

**01** PROPOSED NEW SITE PLAN  
 SCALE: 1/16" = 1'-0"

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REVISIONS	
SHEET TITLE	
PROPOSED NEW SITE	
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR05

207 WEST FRANKLIN ST  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES



**01** PROPOSED GROUND FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

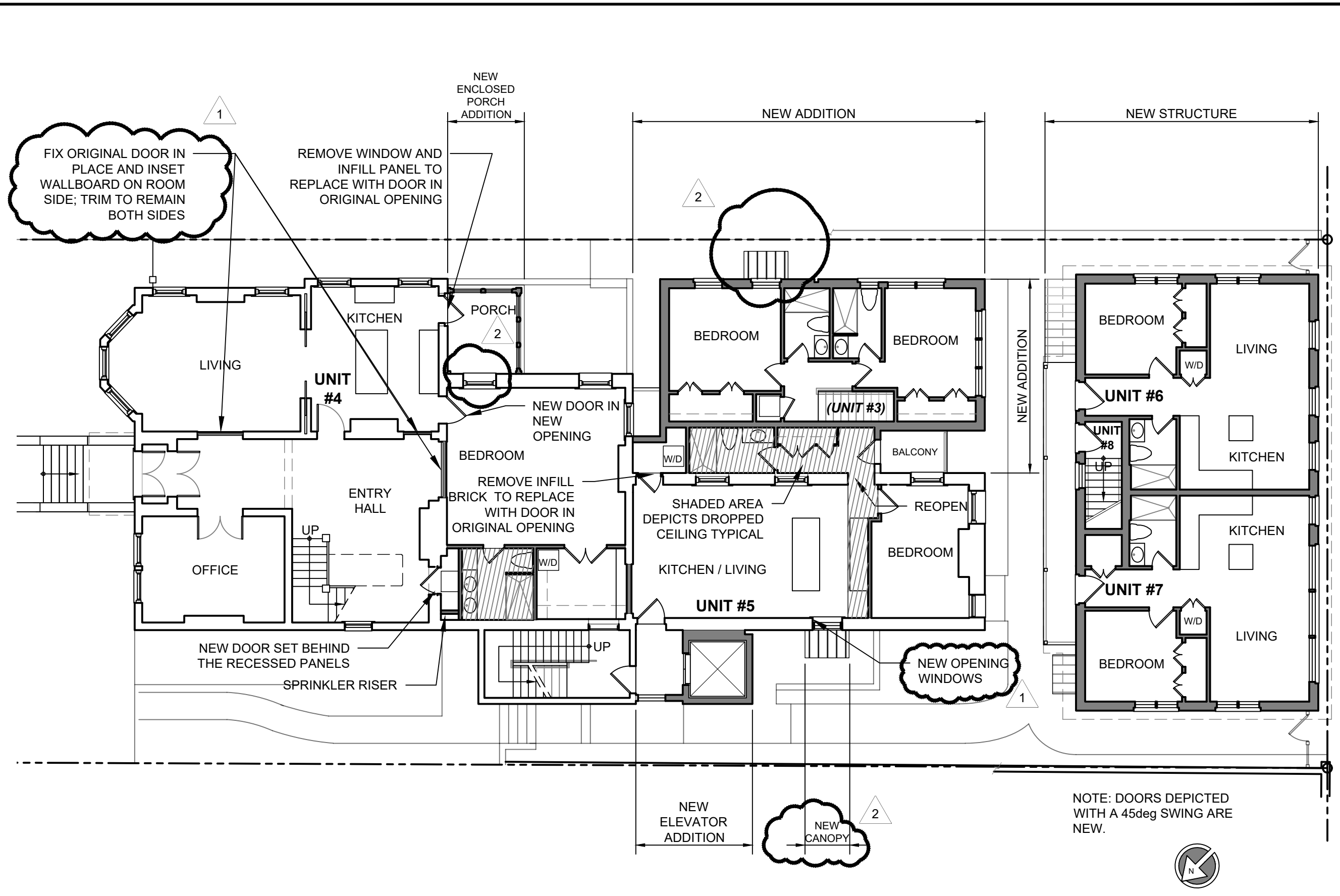
**JOHANAS DESIGN GROUP** 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
1	11/10/2022
2	1/10/2023

**207 WEST FRANKLIN ST**  
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SHEET TITLE	PROPOSED NEW PLANS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	

**DHR06**



1  
 FIX ORIGINAL DOOR IN PLACE AND INSET WALLBOARD ON ROOM SIDE; TRIM TO REMAIN BOTH SIDES

REMOVE WINDOW AND INFILL PANEL TO REPLACE WITH DOOR IN ORIGINAL OPENING

NEW ENCLOSED PORCH ADDITION

NEW ADDITION

NEW STRUCTURE

LIVING

UNIT #4

KITCHEN

PORCH

BEDROOM

BEDROOM

(UNIT #3)

BEDROOM

NEW DOOR IN NEW OPENING

REMOVE INFILL BRICK TO REPLACE WITH DOOR IN ORIGINAL OPENING

SHADE AREA DEPICTS DROPPED CEILING TYPICAL  
 KITCHEN / LIVING

BALCONY

REOPEN

BEDROOM

BEDROOM

LIVING

UNIT #6

KITCHEN

UNIT #8

UP

KITCHEN

UNIT #7

BEDROOM

LIVING

NEW DOOR SET BEHIND THE RECESSED PANELS

SPRINKLER RISER

UP

ENTRY HALL

OFFICE

UNIT #5

NEW OPENING WINDOWS

NEW ELEVATOR ADDITION

NEW CANOPY

NOTE: DOORS DEPICTED WITH A 45deg SWING ARE NEW.



**01** PROPOSED FIRST FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

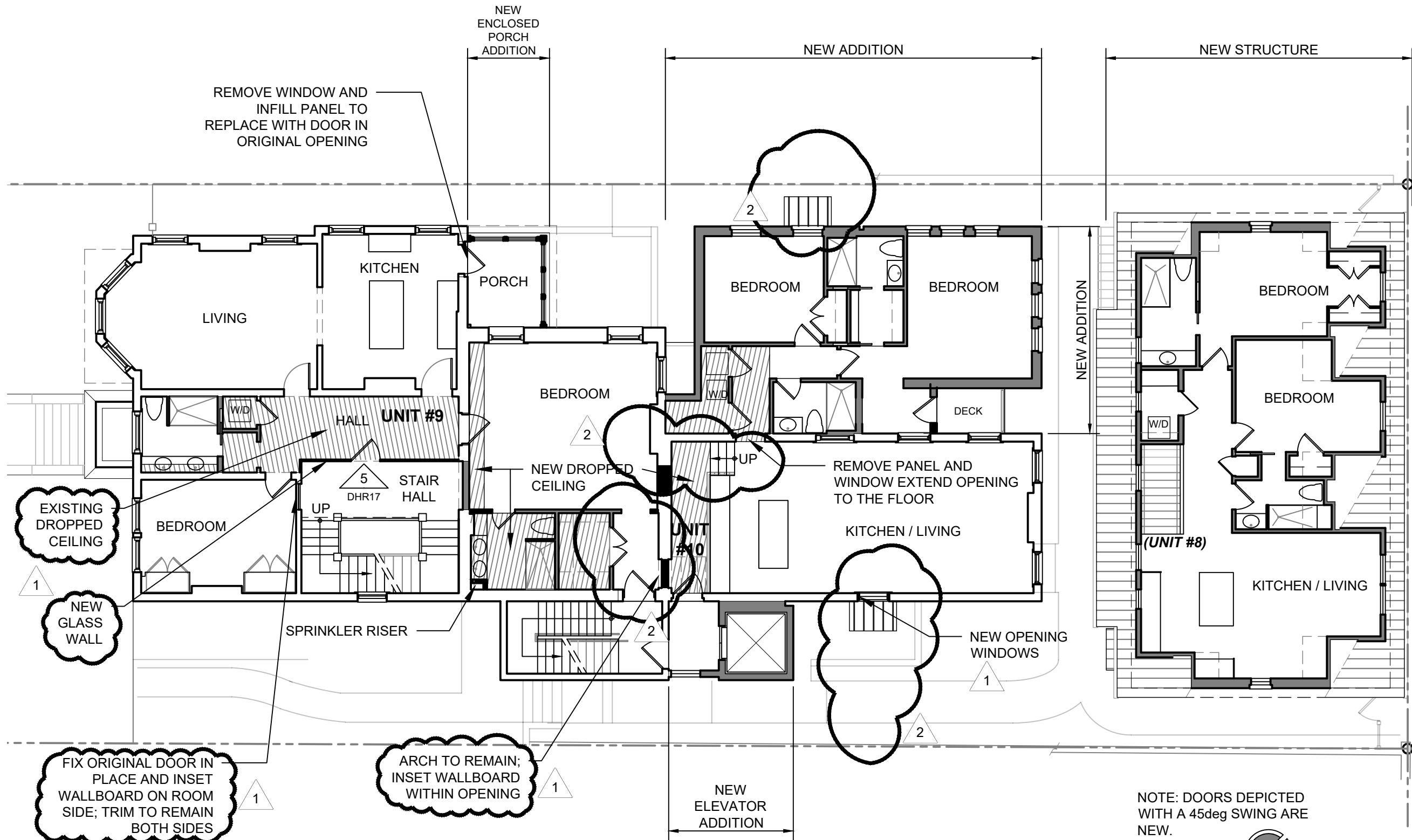
REVISIONS

1	11/10/2022
2	1/10/2023

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 DEPARTMENT OF HISTORIC RESOURCES

SHEET TITLE	PROPOSED NEW PLANS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR07



**01 PROPOSED SECOND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

REVISIONS

1	11/10/2022
2	1/10/2023

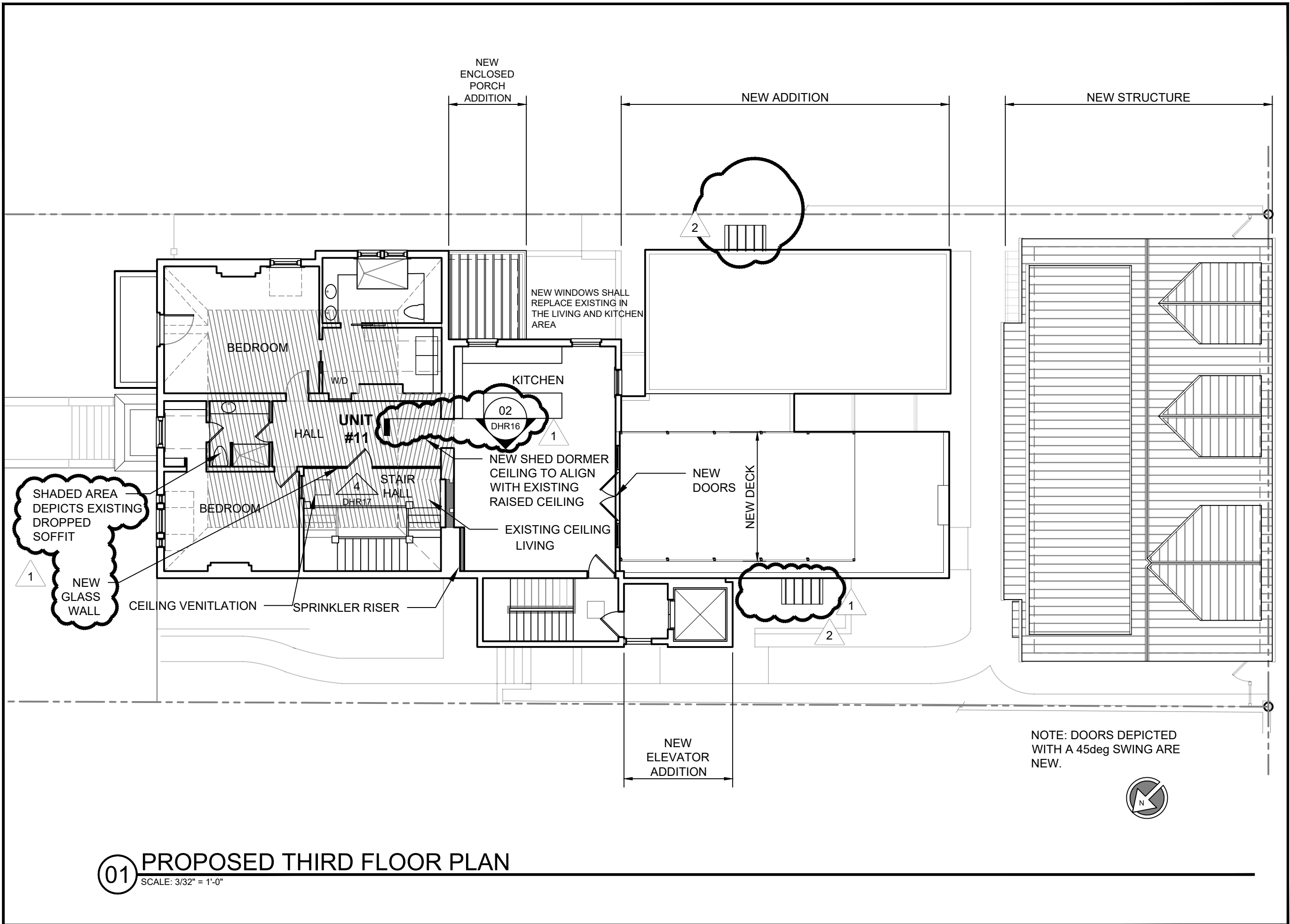
JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

207 WEST FRANKLIN ST  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES

SHEET TITLE	PROPOSED NEW PLANS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR08

NOTE: DOORS DEPICTED WITH A 45deg SWING ARE NEW.





**01** PROPOSED THIRD FLOOR PLAN  
SCALE: 3/32" = 1'-0"

REVISIONS

1	11/10/2022
2	1/10/2023

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 1901 WEST CARY STREET RICHMOND, VA 23220  
**JOHANNAS DESIGN GROUP**

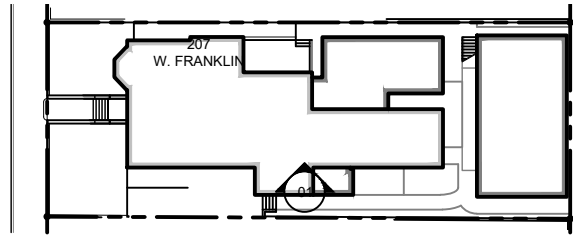
**207 WEST FRANKLIN ST**  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES

SHEET TITLE	PROPOSED NEW PLANS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR09

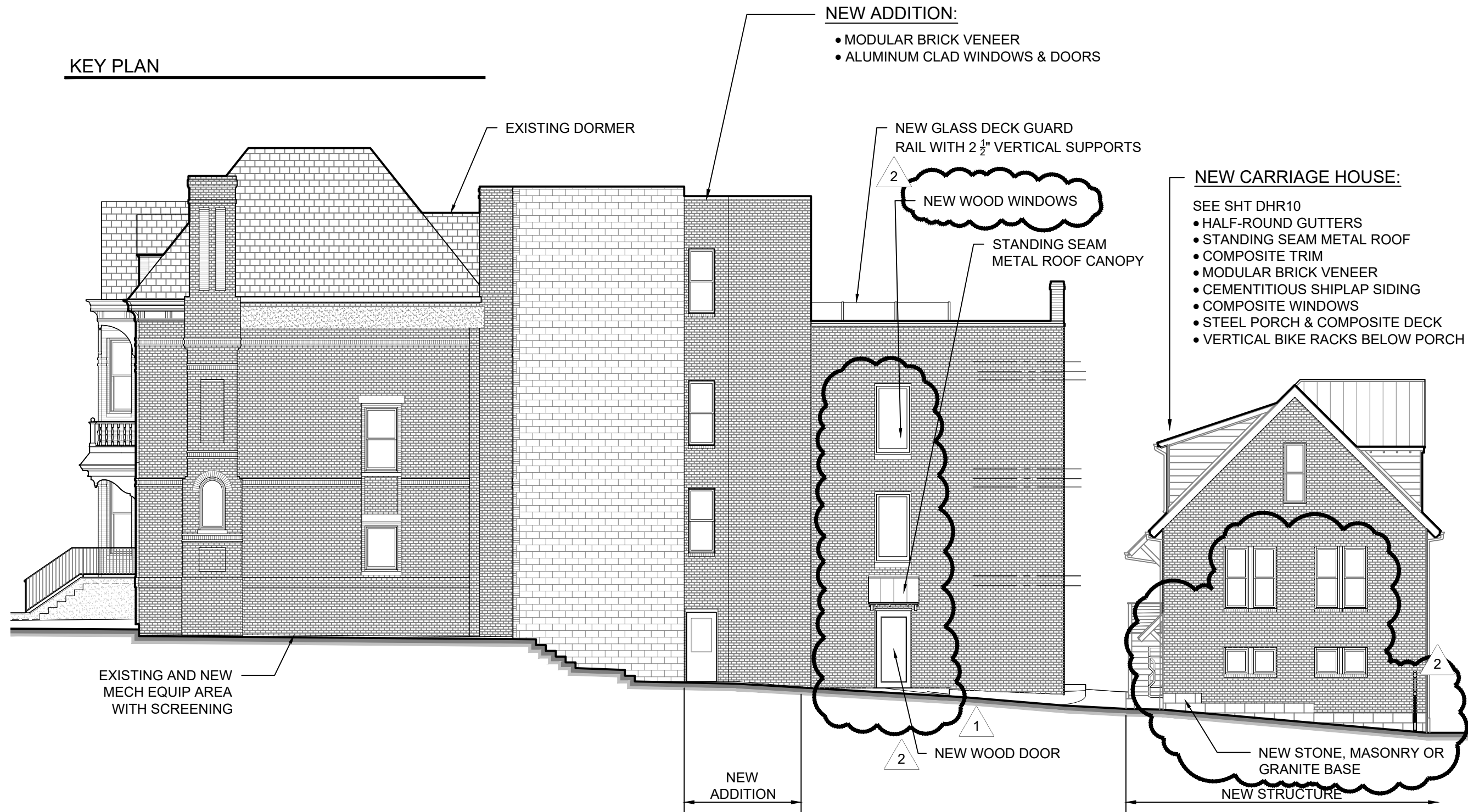
NOTE: DOORS DEPICTED WITH A 45deg SWING ARE NEW.







KEY PLAN



**01 PROPOSED WEST FACADE**

SCALE: 3/32" = 1'-0"

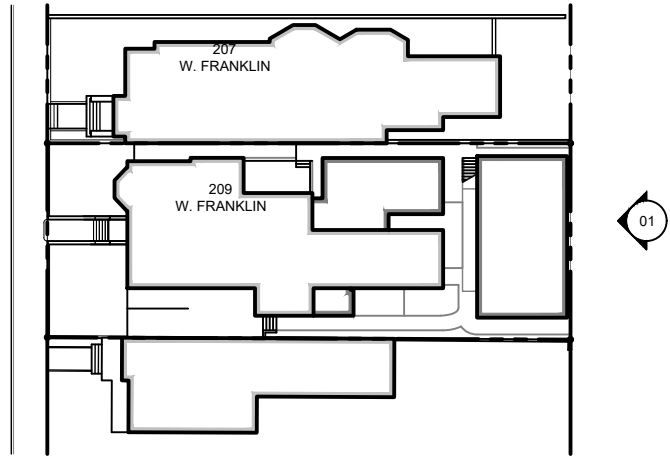
REVISIONS

1	11/10/2022
2	1/10/2023

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 P 804.358.4993 F 804.358.8211

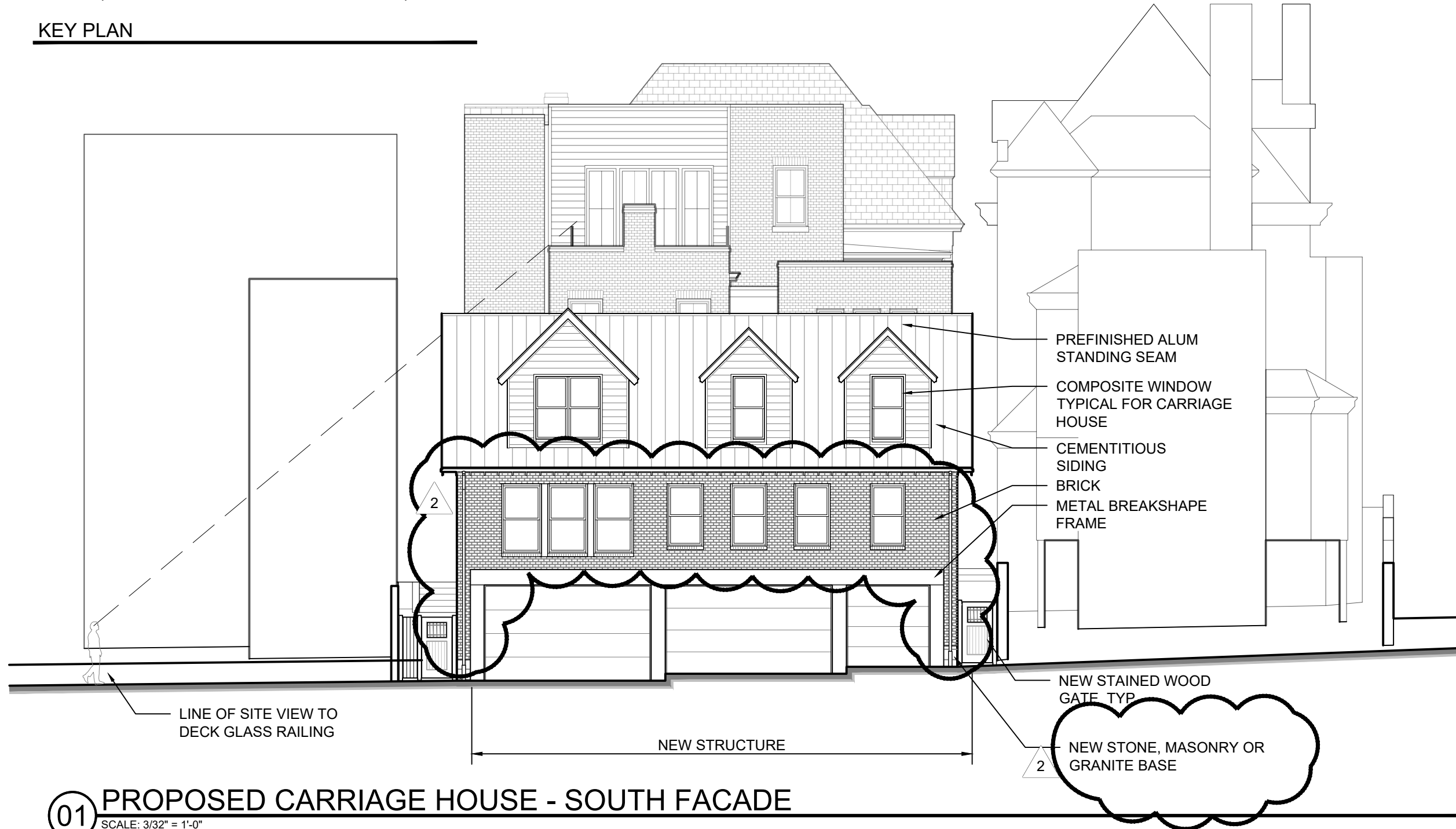
**207 WEST FRANKLIN ST**  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES

SHEET TITLE	PROPOSED ELEVATIONS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR15



KEY PLAN

- NOTES:
- NEW CARRIAGE HOUSE
  - HALF-ROUND GUTTERS
  - STANDING SEAM METAL ROOF
  - RAFTER TAILS
  - COMPOSITE TRIM
  - MODULAR BRICK VENEER
  - CEMENTITIOUS SHIPLAP SIDING
  - COMPOSITE WINDOWS
  - STEEL PORTAL FRAME & FIBERGLASS GARAGE DOORS



**01** PROPOSED CARRIAGE HOUSE - SOUTH FACADE  
SCALE: 3/32" = 1'-0"

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REVISIONS  
 2 1/10/2023

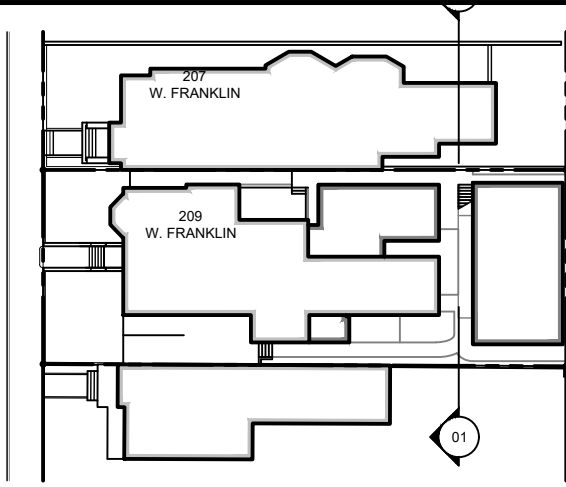
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 PROPOSED ELEVATIONS

PROJECT NO.  
 2125

DATE  
 10/12/2022

SHEET NO.  
 DHR10

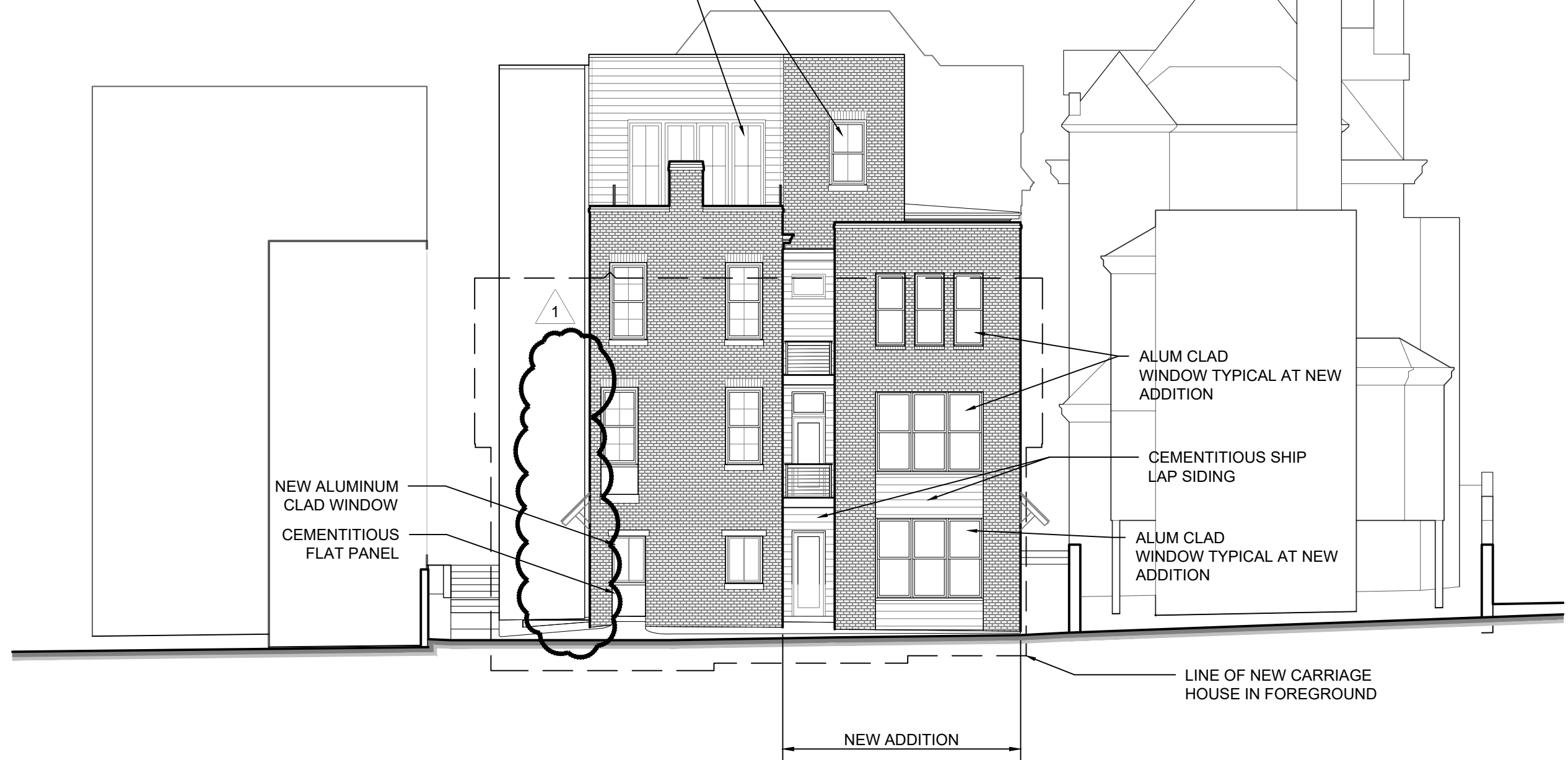
207 WEST FRANKLIN ST  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES



KEY PLAN

NEW ALUMINUM CLAD WINDOW  
 NEW WOOD PATIO DOORS

NEW ADDITION NOTES:  
 • MODULAR BRICK VENEER  
 • ALUMINUM CLAD WINDOWS & DOORS  
 • CEMENTITIOUS SHIPLAP SIDINTYPICAL

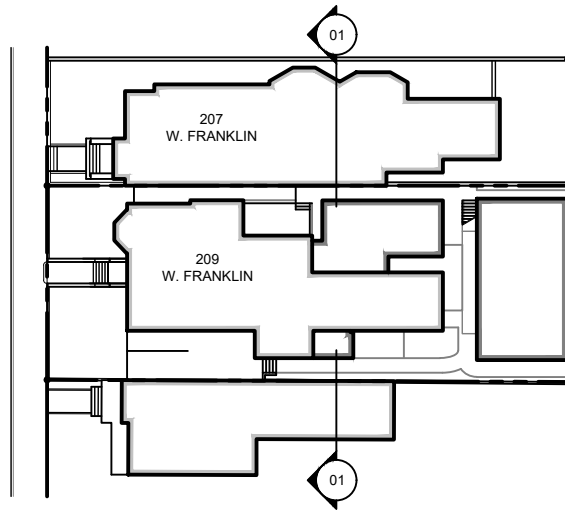


**01** PROPOSED SOUTH FACADE  
 SCALE: 3/32" = 1'-0"

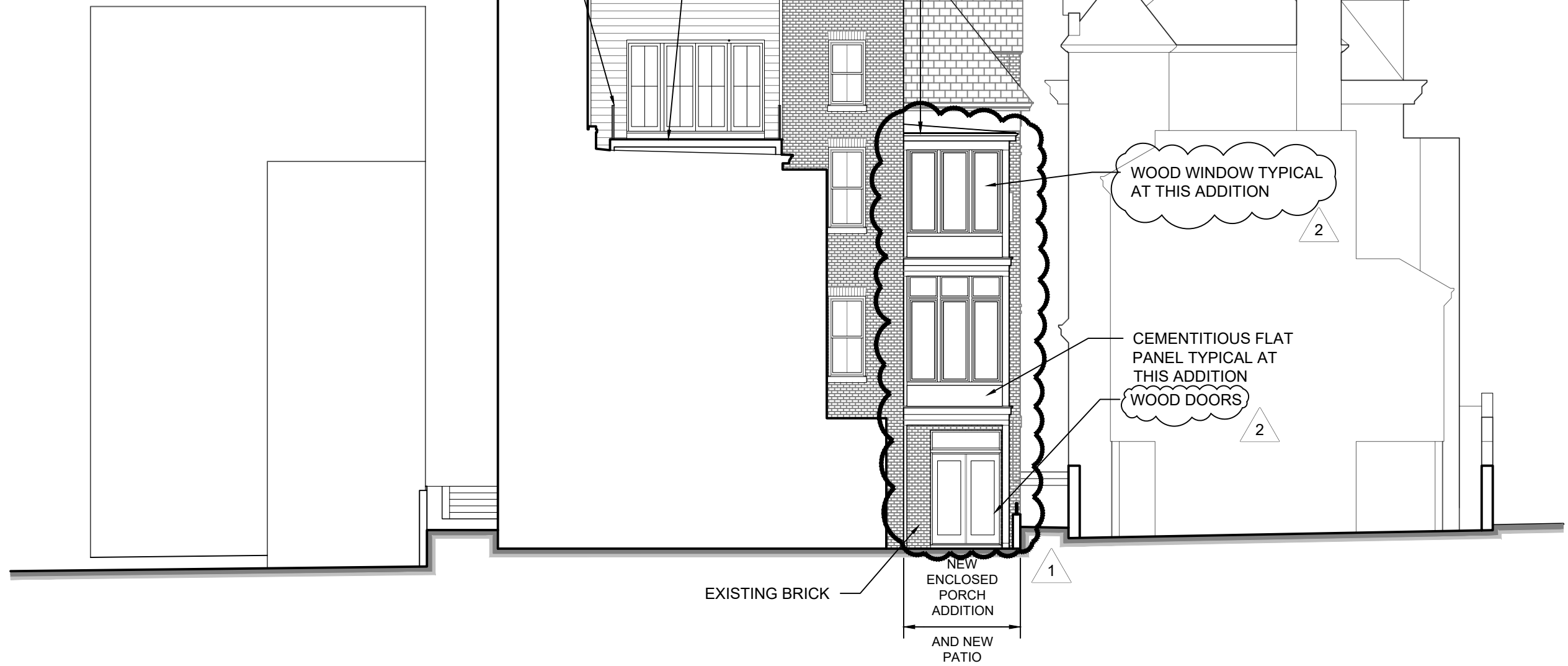
JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

207 WEST FRANKLIN ST  
 RICHMOND, VA 23220  
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REVISIONS	
1	11/10/2022
SHEET TITLE	
PROPOSED ELEVATIONS	
PROJECT NO.	
2125	
DATE	
10/12/2022	
SHEET NO.	
DHR11	



KEY PLAN



**01** PROPOSED PORCH ENCLOSURE - SOUTH FACADE

SCALE: 3/32" = 1'-0"

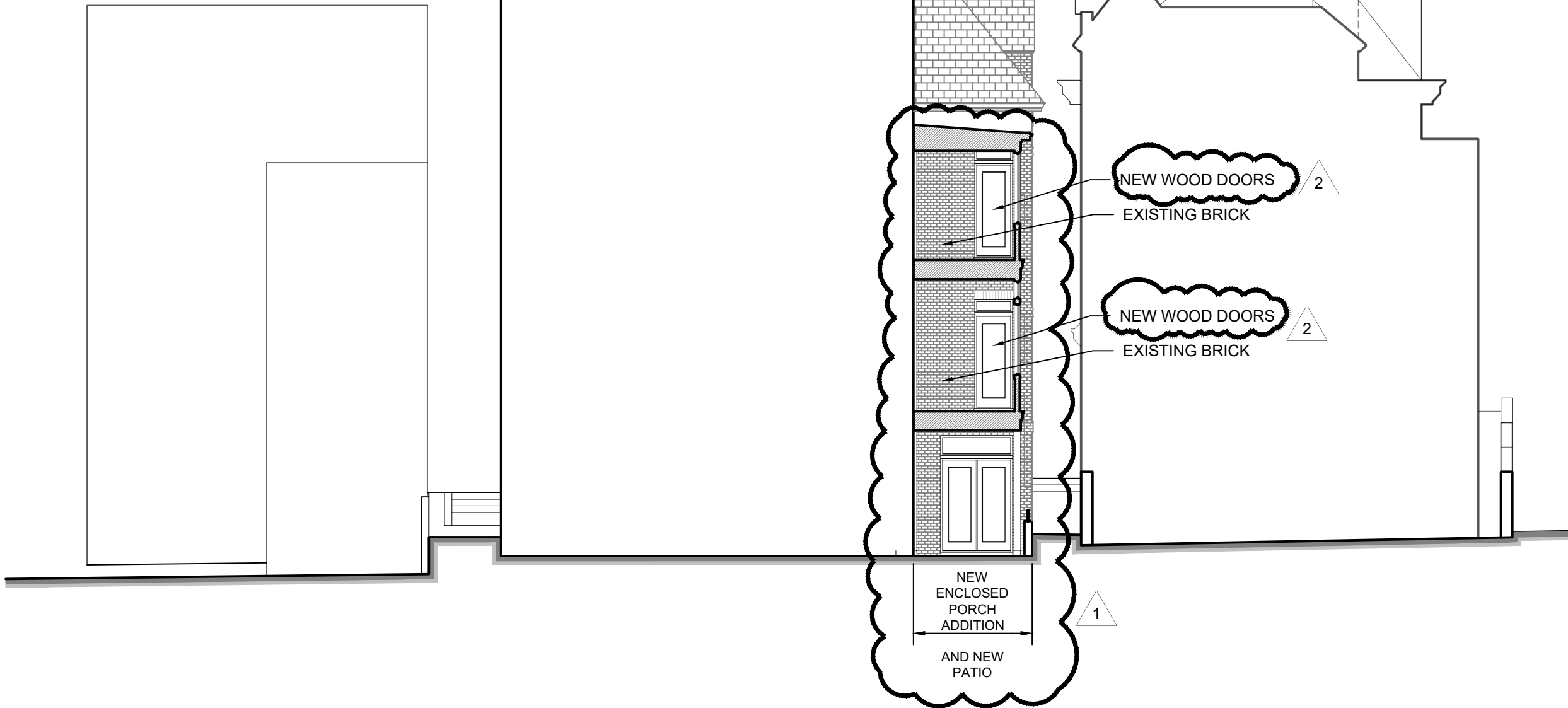
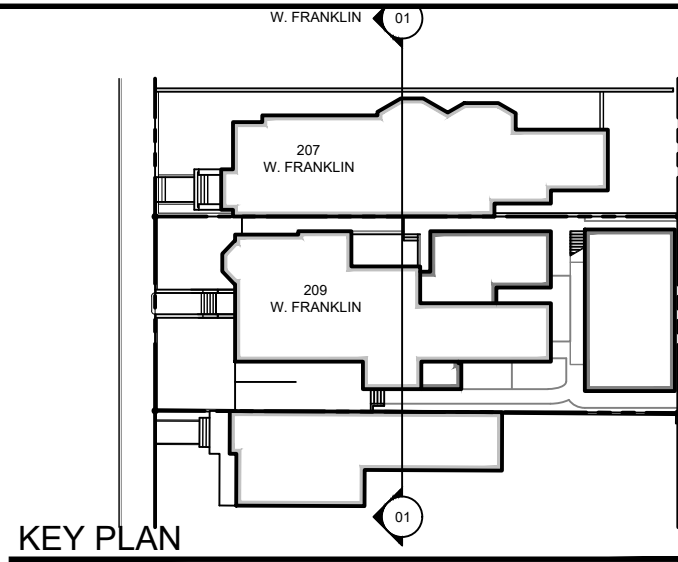
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REVISIONS

1	11/10/2022
2	1/10/2023

**207 WEST FRANKLIN ST**  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES

SHEET TITLE	PROPOSED ELEVATIONS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR12



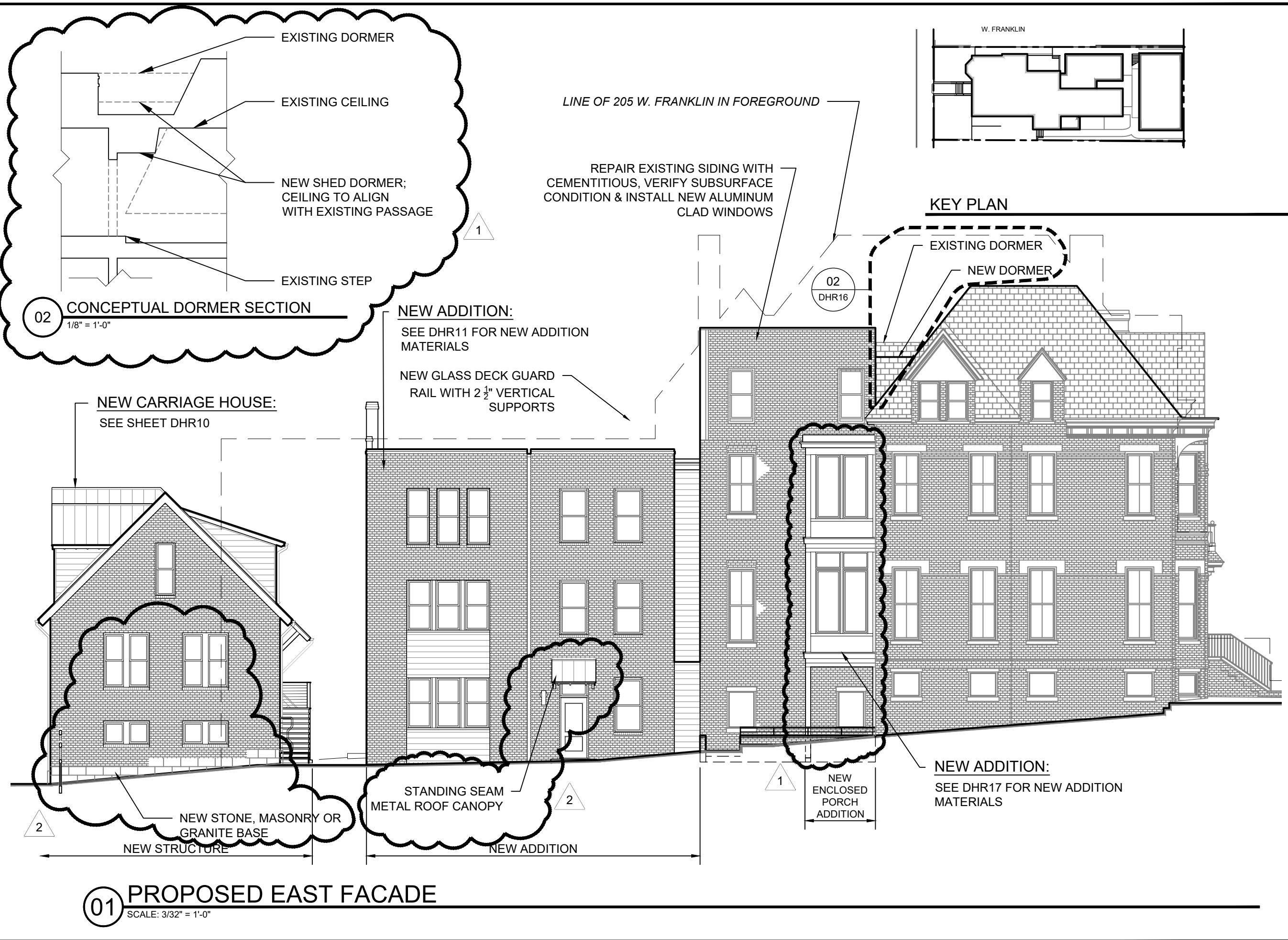
**01** SECTION-ELEVATION AT PROPOSED PORCH ENCLOSURE  
SCALE: 3/32" = 1'-0"

**J O H A N N A S D E S I G N G R O U P** 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
1	11/10/2022
2	1/10/2023

**207 WEST FRANKLIN ST**  
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 DEPARTMENT OF HISTORIC RESOURCES

SHEET TITLE	PROPOSED ELEVATIONS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR13



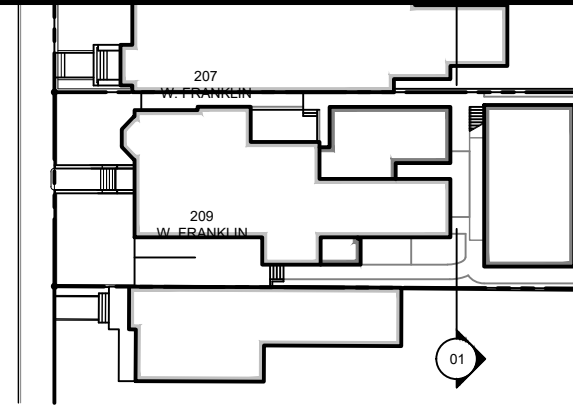
REVISIONS

1	11/10/2022
2	1/10/2023

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 DEPARTMENT OF HISTORIC RESOURCES

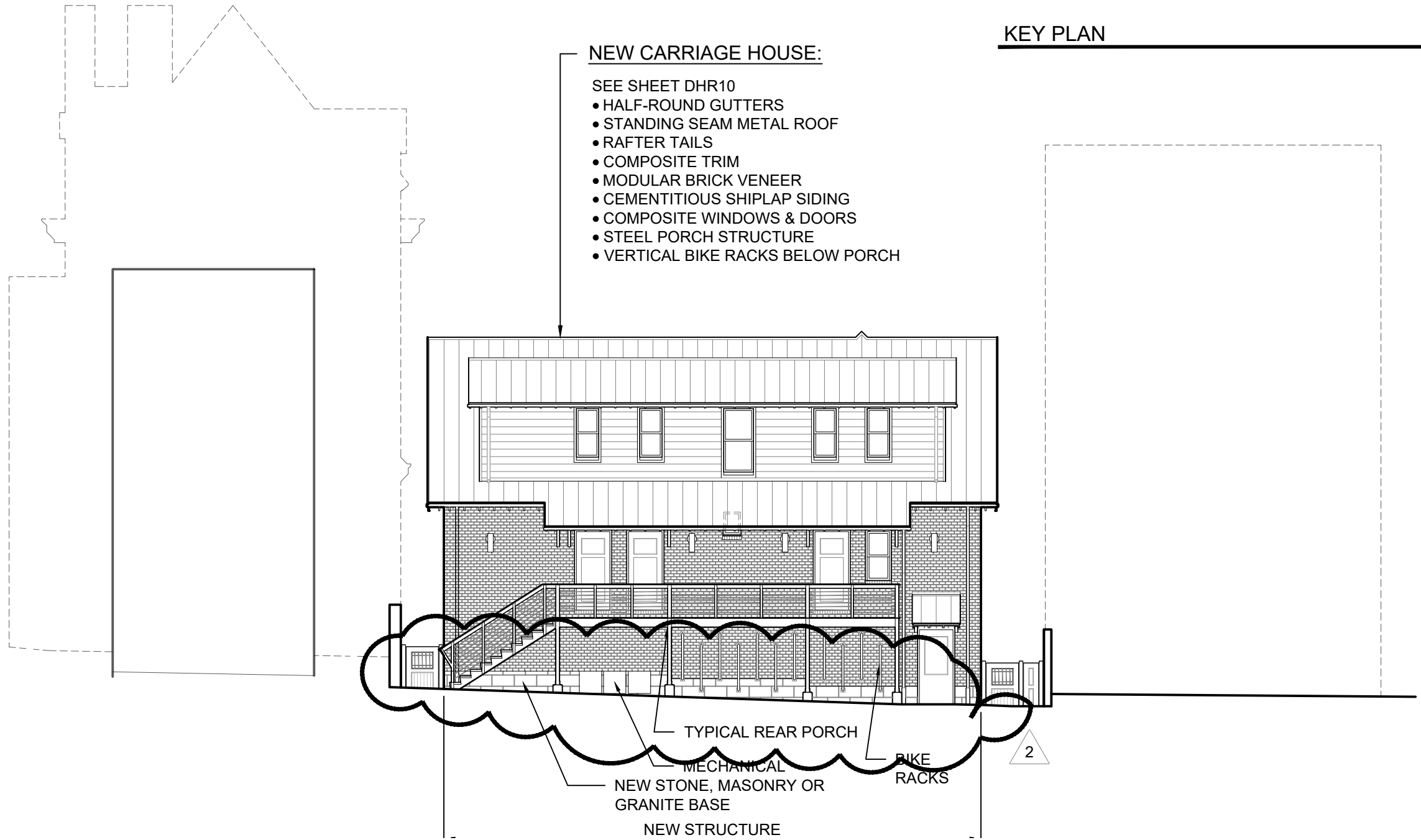
SHEET TITLE	PROPOSED ELEVATIONS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR16



**KEY PLAN**

**NEW CARRIAGE HOUSE:**

- SEE SHEET DHR10
- HALF-ROUND GUTTERS
  - STANDING SEAM METAL ROOF
  - RAFTER TAILS
  - COMPOSITE TRIM
  - MODULAR BRICK VENEER
  - CEMENTITIOUS SHIPLAP SIDING
  - COMPOSITE WINDOWS & DOORS
  - STEEL PORCH STRUCTURE
  - VERTICAL BIKE RACKS BELOW PORCH



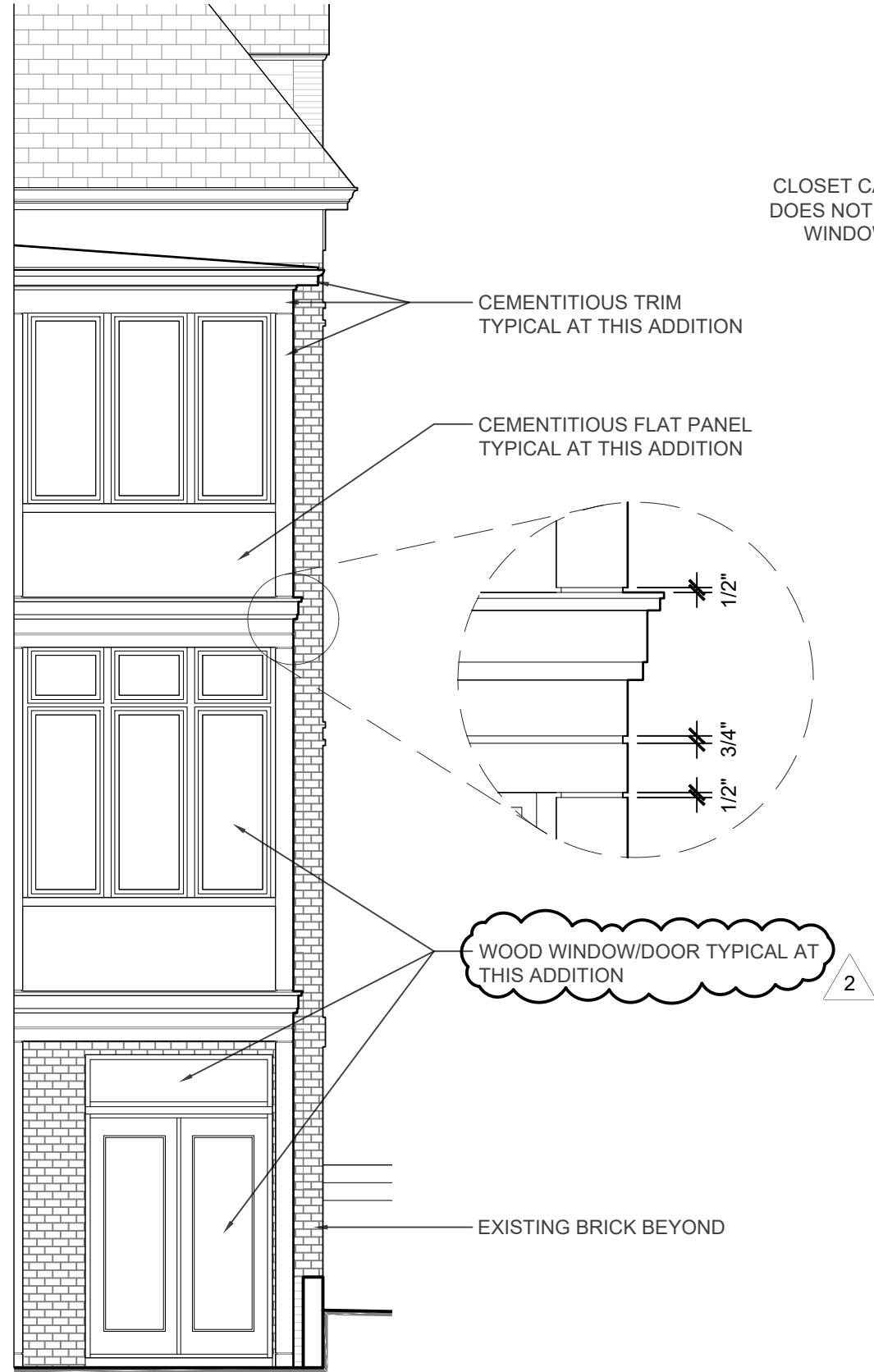
**01 PROPOSED CARRIAGE HOUSE - NORTH FACADE**  
SCALE: 3/32" = 1'-0"

**J O H A N N A S D E S I G N G R O U P** 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
2	1.10.2023

**207 WEST FRANKLIN ST**  
 RICHMOND, VA 23220  
 DEPARTMENT OF HISTORIC RESOURCES

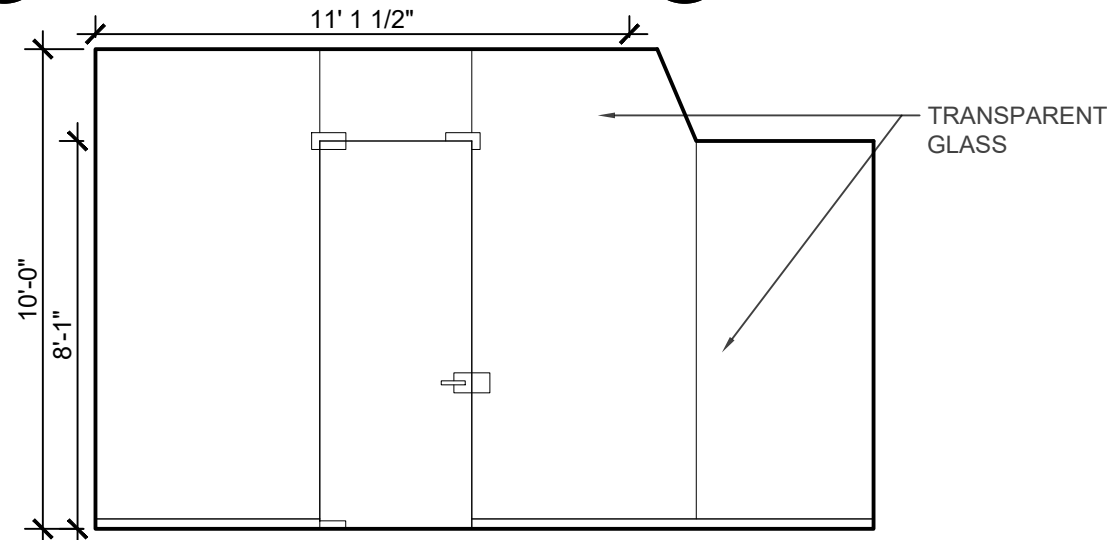
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PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	DHR14



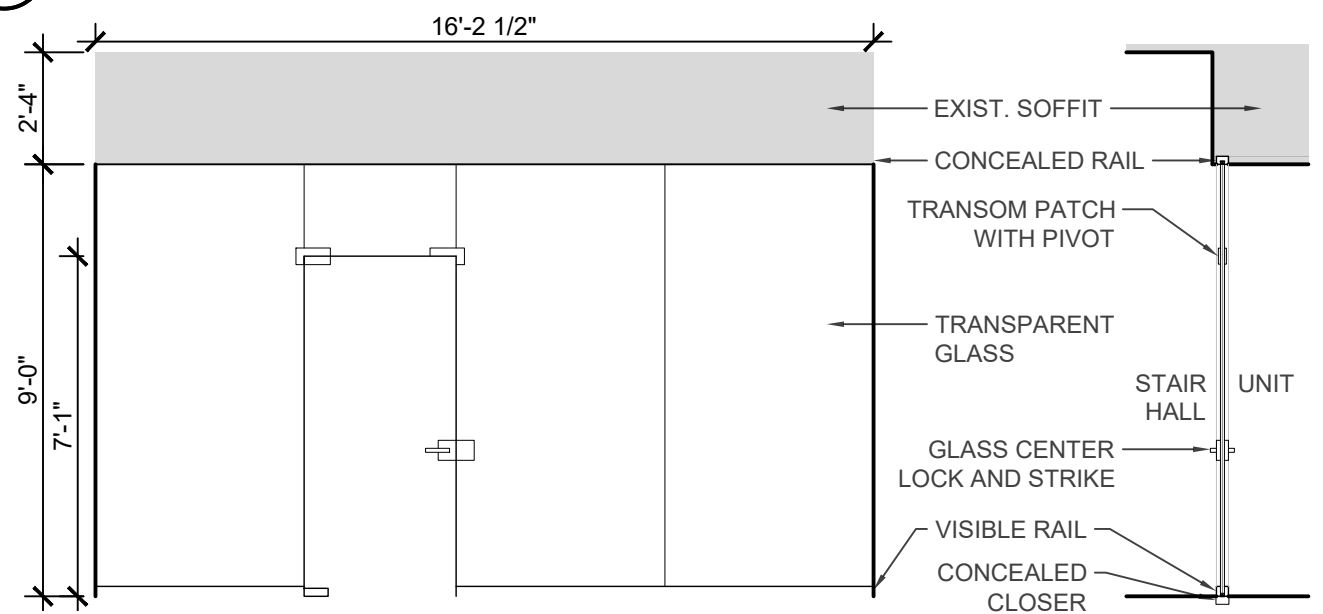
**1** ENCLOSED PORCH ADDITION DETAILS  
3/16" = 1'-0"

BUILT-IN CLOSET CABINETRY DOES NOT OVERLAP WINDOW CASING

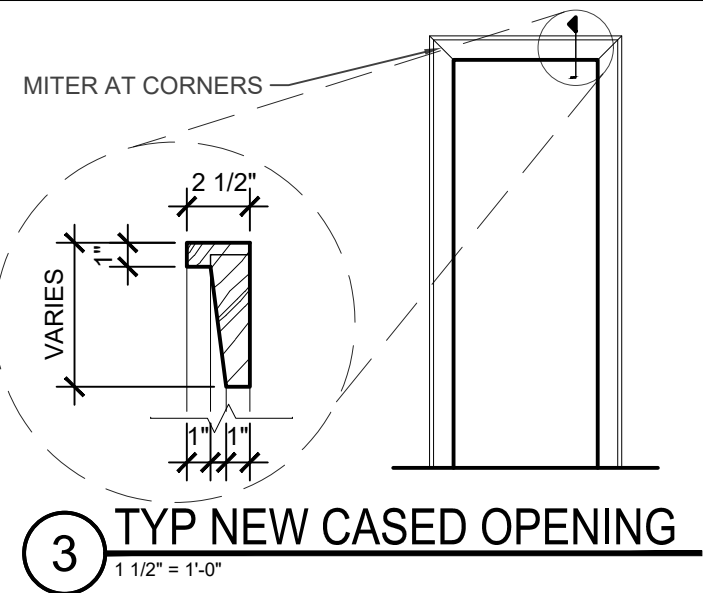
**2** 2nd FL. CASEWORK  
1/2" = 1'-0"



**4** 3RD FLOOR STAIRWELL INTERIOR ELEVATION  
1/4" = 1'-0"



**5** 2ND FLOOR STAIRWELL INTERIOR ELEVATION  
1/4" = 1'-0"



**3** TYP NEW CASED OPENING  
1 1/2" = 1'-0"

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REVISIONS

1	11/10/2022
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207 WEST FRANKLIN ST  
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 DEPARTMENT OF HISTORIC RESOURCES

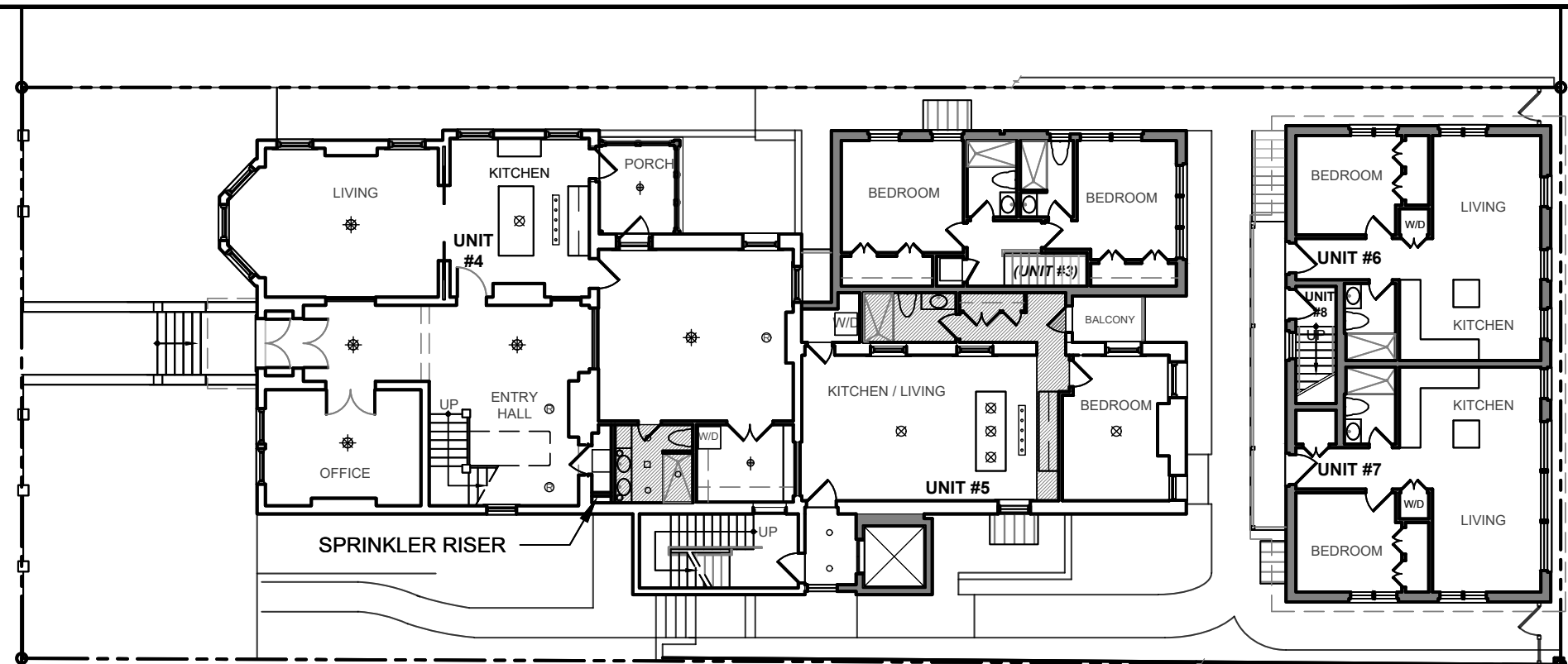
SHEET TITLE	PROPOSED DETAILS
PROJECT NO.	2125
DATE	10/12/2022
SHEET NO.	1

**DHR17**

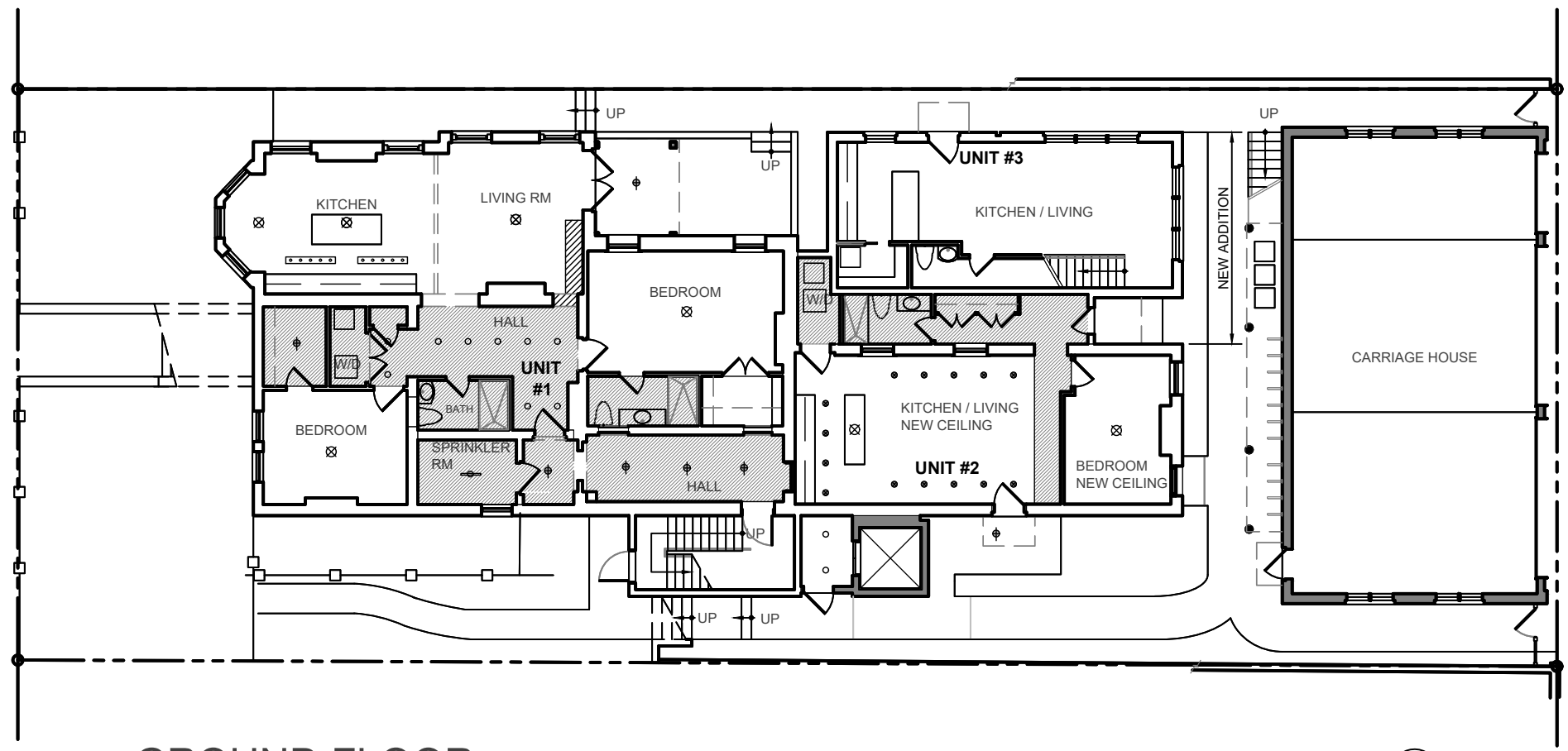


- LIGHTING TYPE
- ○ ○ ○ ○ SUSPENDED OR CEILING MOUNT BOX OR TRACK
  - ⊗ SUSPENDED CEILING FIXTURE
  - ⊙ WALL MOUNTED FIXTURE
  - ⊕ SURFACE MOUNTED CEILING FIXTURE
  - RECESSED LED CAN LIGHT
  - 1/2" FLAT SURFACE MOUNED LED CAN LIGHT
  - LED STRIP LIGHT

NOTES:  
LIGHTING NOT SHOWN IN ADDITION OR CARRIAGE HOUSE  
UNDER CABINET LIGHTING WILL BE PROVIDED IN THE KITCHENS  
ALL CLOSETS WILL HAVE A CEILING OR WALL MOUNTED LIGHT










FIRST FLOOR

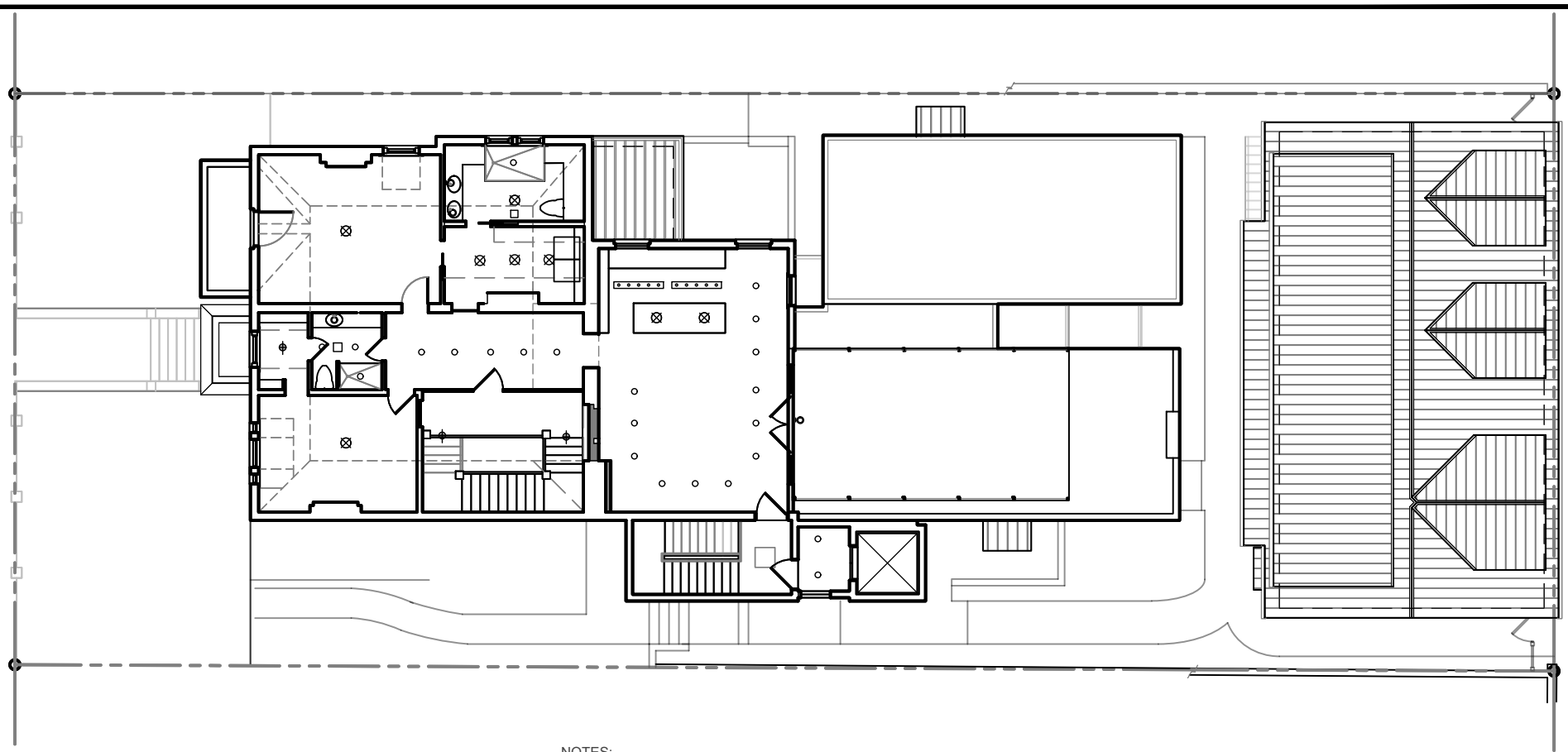


GROUND FLOOR

LIGHTING TYPE

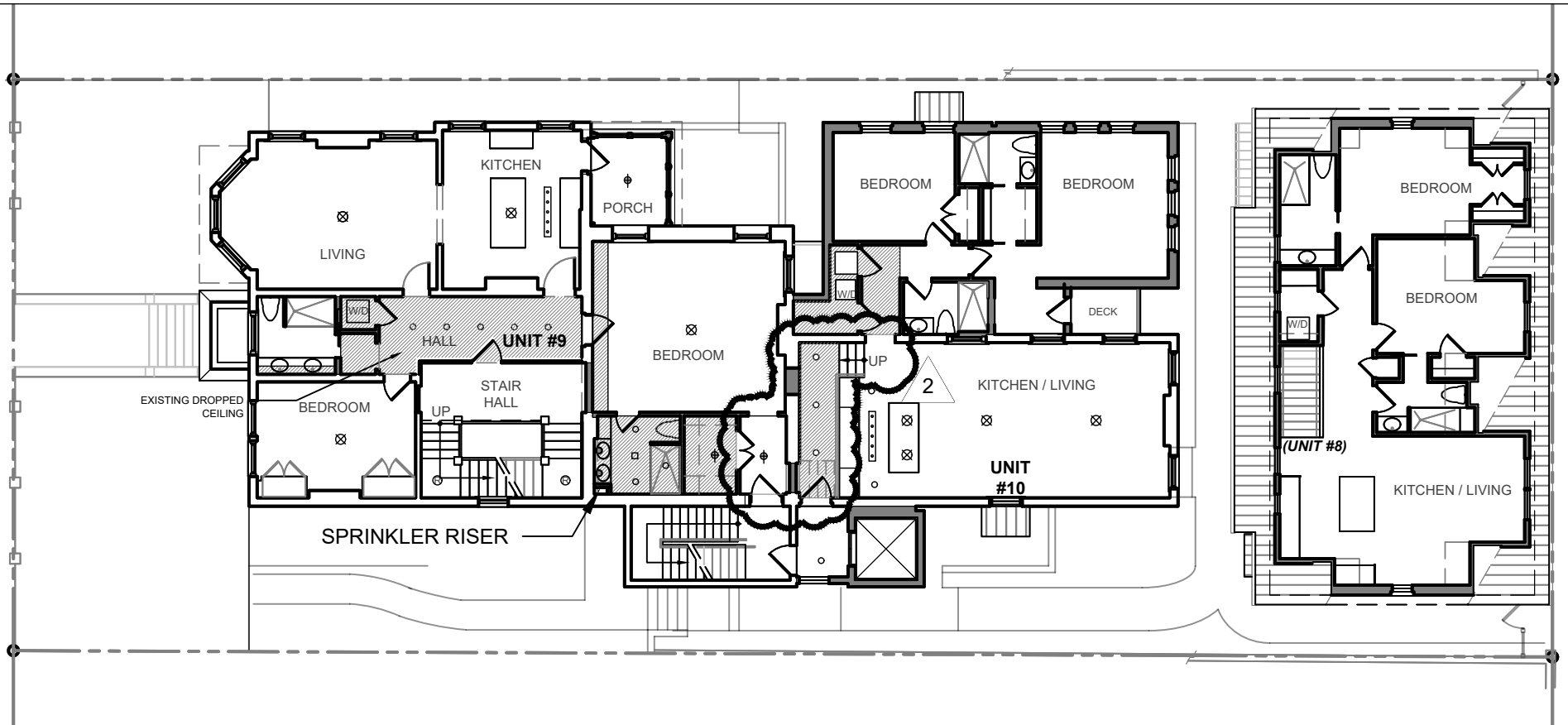
-  SUSPENDED OR CEILING MOUNT BOX OR TRACK
-  SUSPENDED CEILING FIXTURE
-  WALL MOUNTED FIXTURE
-  SURFACE MOUNTED CEILING FIXTURE
-  RECESSED LED CAN LIGHT
-  1/2" FLAT SURFACE MOUNDED LED CAN LIGHT
-  LED STRIP LIGHT

NOTES:  
 LIGHTING NOT SHOWN IN ADDITION  
 OR CARRIAGE HOUSE  
 UNDER CABINET LIGHTING WILL BE  
 PROVIDED IN THE KITCHENS  
 ALL CLOSETS WILL HAVE A CEILING  
 OR WALL MOUNTED LIGHT



THIRD FLOOR

NOTES:  
 THE FLAT CEILING  
 SHALL REMAIN DROPPED



SECOND FLOOR



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REVISIONS
<b>207 WEST FRANKLIN ST</b> RICHMOND, VA 23220 DEPARTMENT OF HISTORIC RESOURCES
SHEET TITLE <b>REFLECTED CEILING PLANS</b>
PROJECT NO. 2125
DATE 10/12/2022
SHEET NO. <b>DHR19</b>