



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: 3005-3007 E Franklin St DATE: July 29, 2016

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

AND ADDRESS: 1704 Avondale Ave EMAIL: MattJarreau@hogg

CITY, STATE AND ZIP CODE: 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 ZIP CODE: 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 renovations and additions to existing multi-family apartment building.

Signature of Owner or Authorized Agent: X 

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

(Space below for staff use only)

Received by Commission Secretary **RECEIVED** APPLICATION NO. _____
DATE 4:09 pm JUL 29 2016 SCHEDULED FOR _____

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

Project Context

Commission for Architectural Review
Request for Conceptual Review
of Proposed Structure
submitted: July 29, 2016

3005 E FRANKLIN STREET

'SUGAR BOTTOM'
3005 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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COLOR INDEX

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 VENEER

- Brown/Red TBD in Running Bond Pattern with Soldier Coursing

PANEL SIDING

- Prefinished Cementitious Panel
- Hardie Panel Color Cobblestone

DRIP EDGE FASCIA

Wood or Composite Design Guideline 37
Caviar, Sw #6990

ENTRY DOORS

Full Lite Doors
Manufacturer Standard Gray Trim

WINDOWS

[Based on Pella 450/Proline Series standard color] - Black

TRIM

Design Guideline (37), Caviar, Sw #6990 or
Manufacturer Standard Black

ROOF_Existing Gable Area

////

ROOF_Addition Low-Soped Area
Membrane Behind Parapet, Not Visible

GUTTERS AND DOWNSPOUTS

Dark Bronze, prefinished metal panels and components

EXTERIOR MATERIALS

1/ PRIMARY MATERIALS - Brick and Painted Panel:

The existing exposed concrete block structure is proposed to be clad in cementitious paneling with smooth side exposed set predominantly vertically and in a pattern of reveal joints shown on the building elevations. The additions are proposed to be clad in brick on all facades facing E Franklin St and visible from the public right-of-way. Brick walls are proposed to be delineated with recessed soldier coursing at water-table and above 2nd story windows as shown on the building elevations. Paint colors are noted on the building elevations. It is requested to allow the brick to be selected at a later date with CAR staff approval.

2/ WINDOWS:

Windows are proposed to be prefinished aluminum clad fixed and casement types. For the purposes of design, windows have been based on Pella, 450 or Proline Series with color noted on the building elevations. Windows within the existing apartment building are predominantly existing and are proposed to maintain existing head heights at 8' above finish floor and but to have sills lowered as shown in the building elevations. New windows in the additions are proposed to maintain the 8' above finish floor head heights on both 1st and 2nd levels and to be configured in patterns shown on the building elevations including a large vertical panel that groups upper and lower levels on the E Franklin St frontage.

4/ EXTERIOR DOORS

Dwelling unit entry doors open from the interiorized lawn and are not visible from the public right-of-way.

5/ SITE FEATURES AND FENCING:

As described in the Project Description, existing parking along the east edge of the property is proposed to be retained, cleaned and paved with landscape screening along the east property line. Also as described in the Project Description, a 2-story brick clad wall is proposed in front of and to mask the existing structure's gable end. This element also conceals trash containers located along the path from dwelling unit entries to parking. This screen wall features a large masonry opening set in reference to the large ganged upper and lower windows proposed on the adjacent addition and to provide light and additional air flow to the area between new and existing walls. The resident's lawn, visible from the public right-of-way only through the entry gap between the brick screen wall/ existing building, and new E Franklin facing addition, is proposed to feature small patio areas at each residence entry linked by a paved walk and central resident's terrace with outdoor seating, grille areas, and potentially fire pit/conversation area.

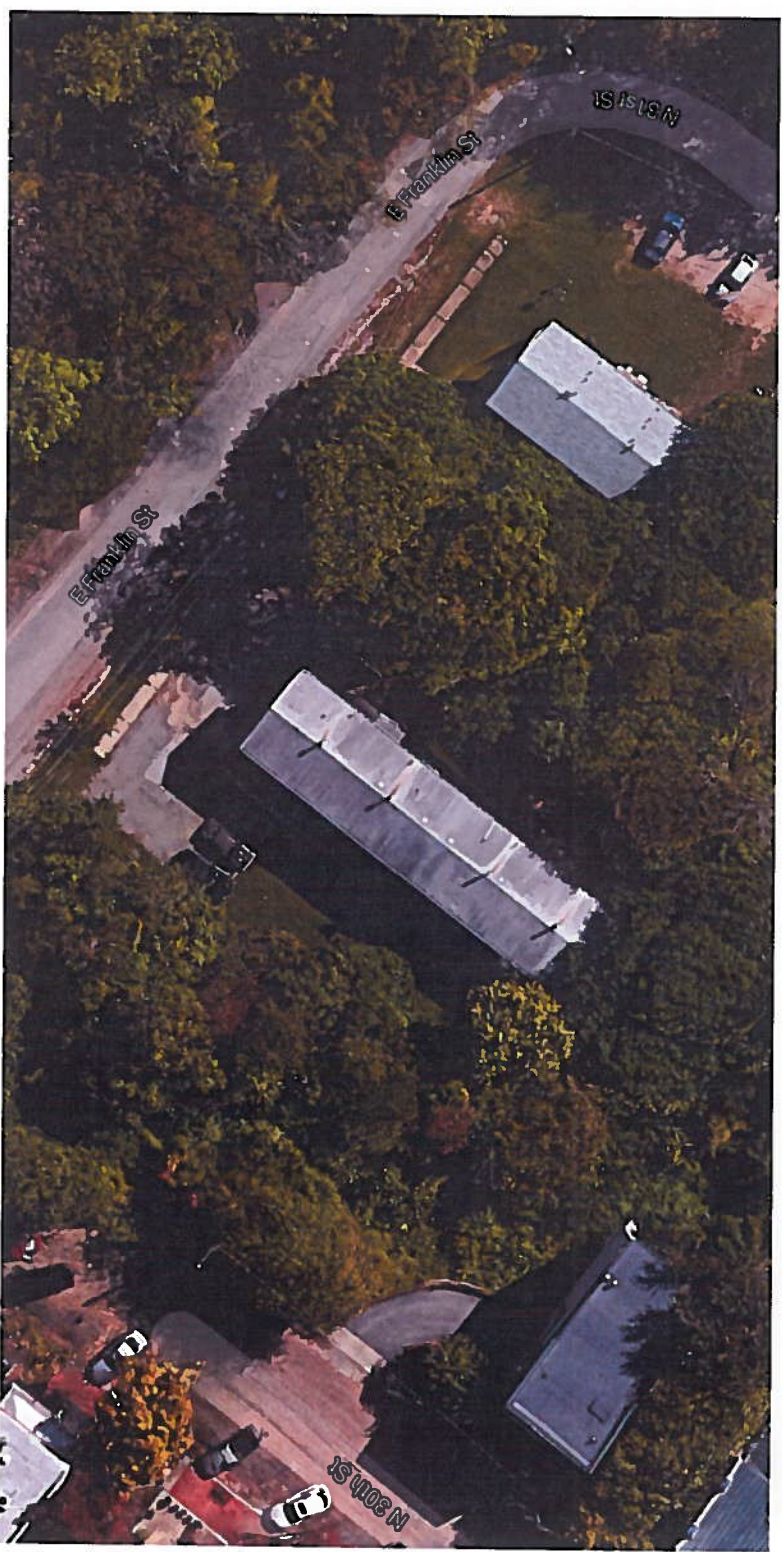
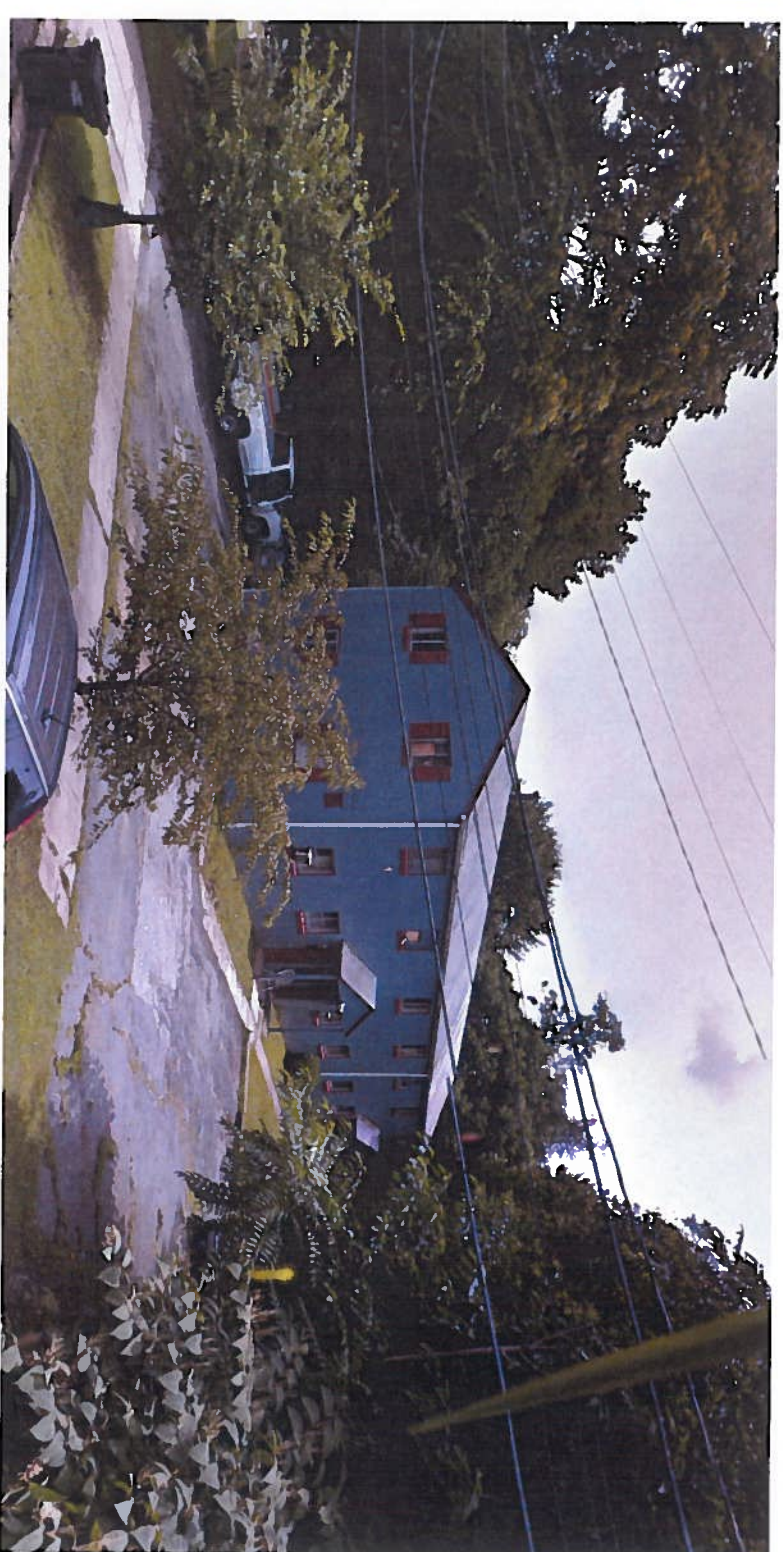
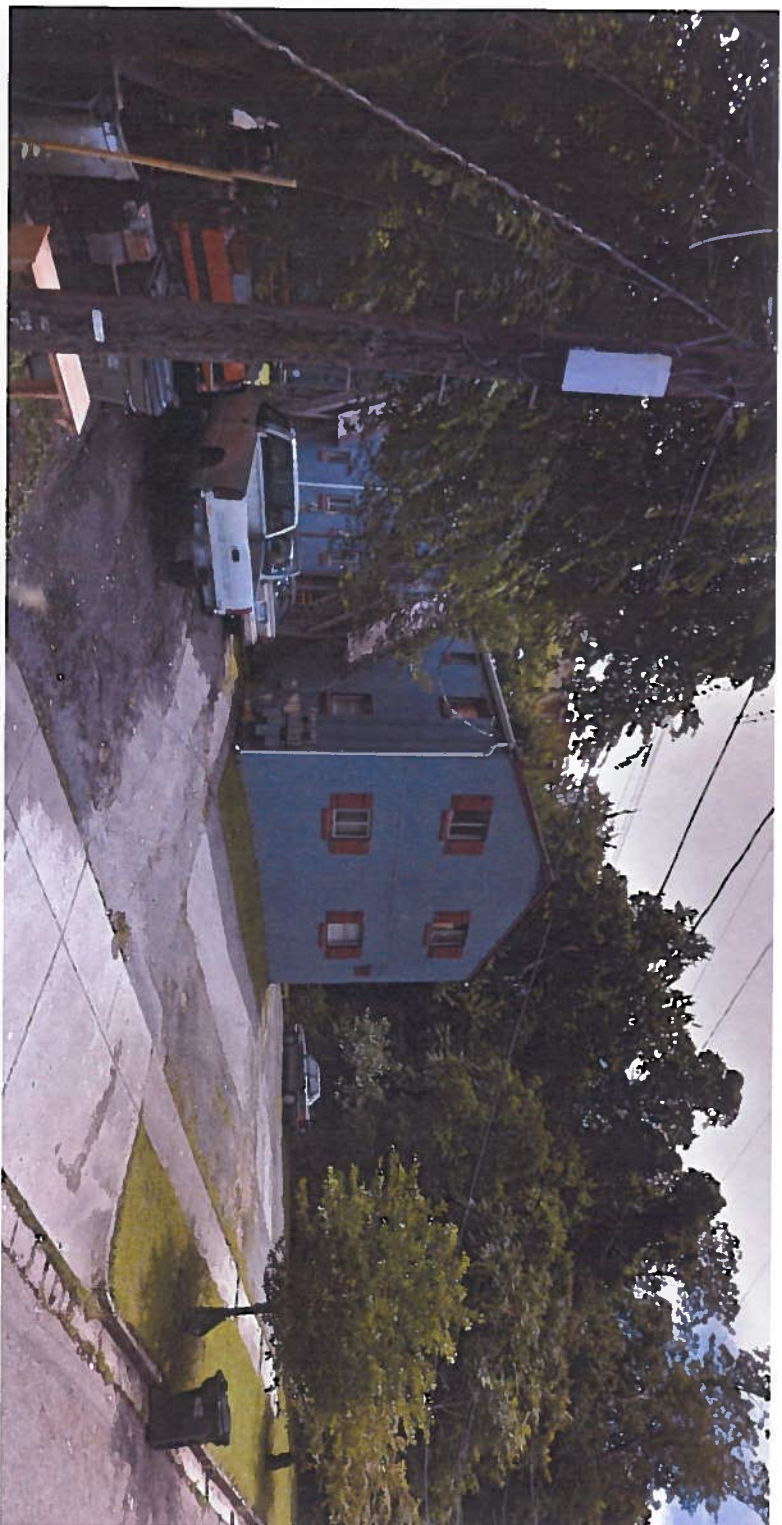
PROJECT DESCRIPTION

The project outlined in this application entails the substantial renovation of an existing apartment building with front and rear additions intended to redefine the character of the building and site. The existing building is a rectangular 2-story, painted concrete block structure with gable roof set perpendicular to E Franklin St. The existing building, in proportion, massing and materials is not keeping with the historic context and, therefore, the goal of the project is to establish a new architectural character for the property that is contemporary but intended to be compatible in scale and material quality.

The property is distinguished and limited by a steep grade on its western approximate half that slopes up from the existing building toward 30th St at Libby Terrace. This slope contributes to the positioning and size of the proposed additions at each end of the existing structure that are intended to shape an internal lawn bordered on three sides by the building and the fourth, western side, by the hill and vegetation. As described in more detail on this sheet, it is proposed to insulate and clad the existing concrete block building in cementitious paneling with new structures clad in brick veneer on all sides that front E Franklin St and are visible from the public right-of-way. The existing structure is additionally masked by a proposed two-story brick panel wall which is intended to relate to the adjacent addition and present a monolithic brick-clad facade on E Franklin St. The space between these brick elements forms the covered resident's entry to the central lawn beyond from the E Franklin St sidewalk in front and the resident's parking area located along the east side of the site.

Project Overview and Description

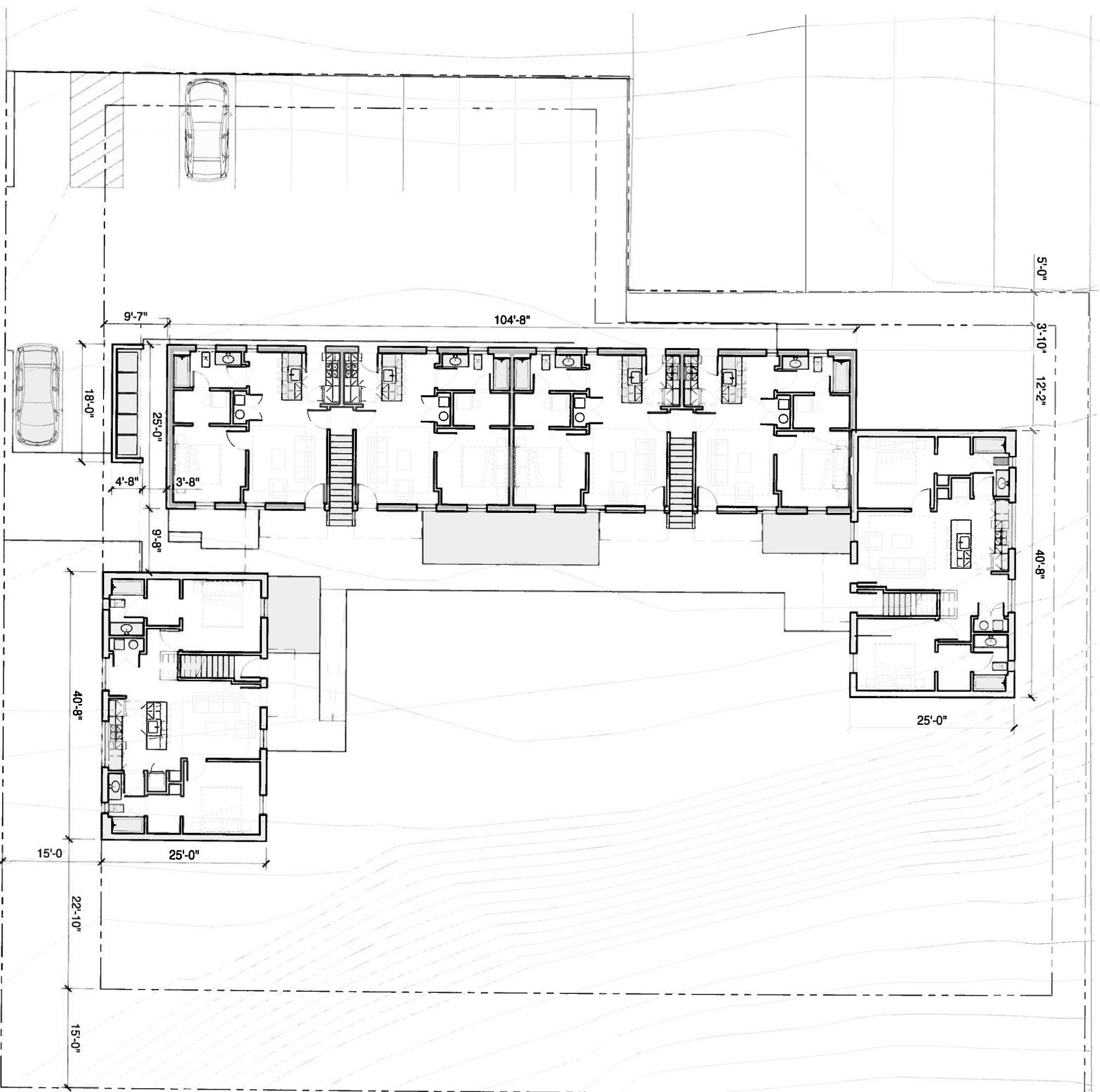
Existing Building



Site Plan



1st/Main Floor Plan

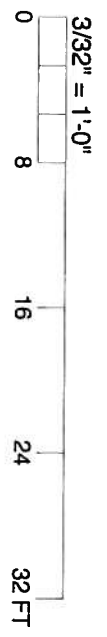
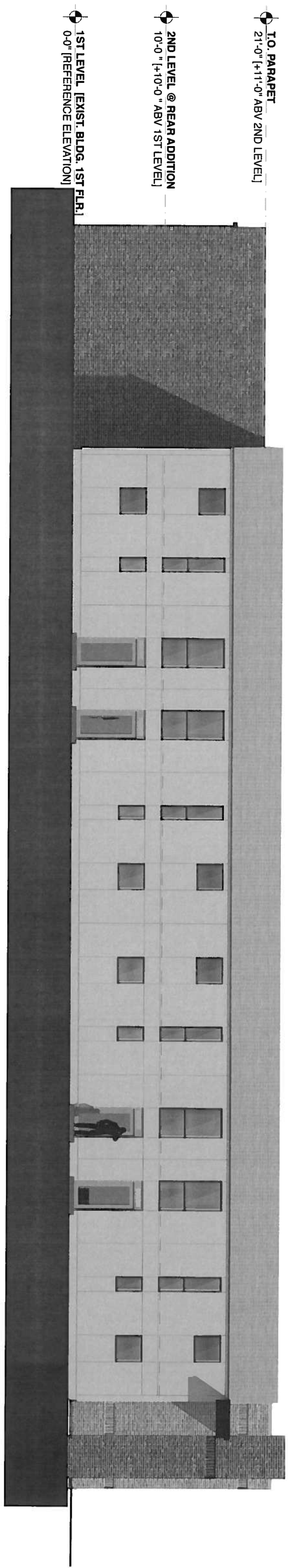


1ST LEVEL

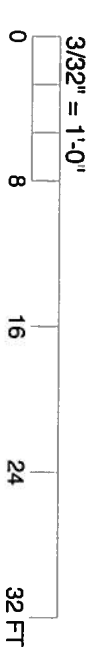
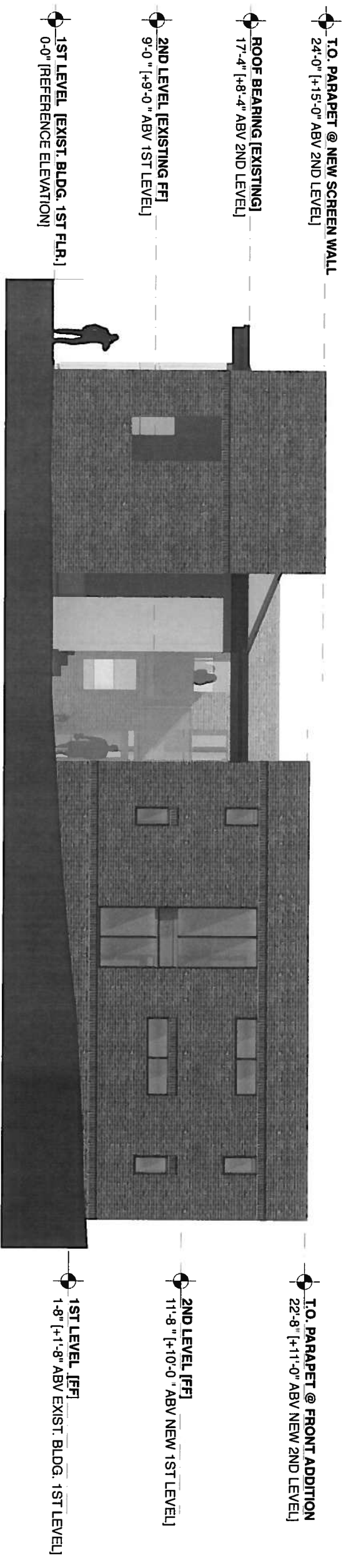


Review - Request for Conceptual Review of Proposed Structure
Klin Street

East
South
Elevation



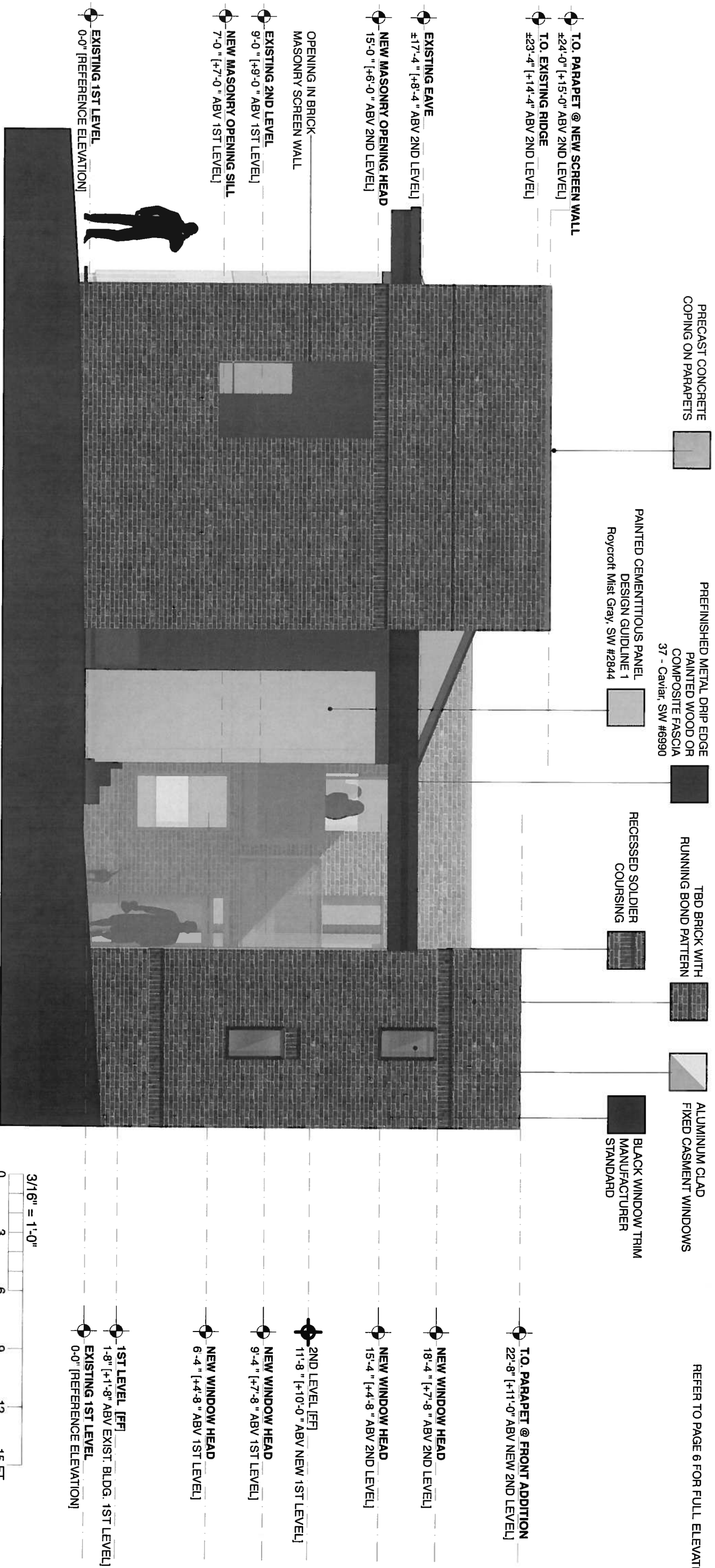
North
East
Elevation



[ALL NEW ROOFING ON NEW CONSTRUCTED AREAS TO BE LOW SLOPE MEMBRANE CONCREAL FROM ALL FRONTAGES]

North
**East Partial Elevation
 and Materials**

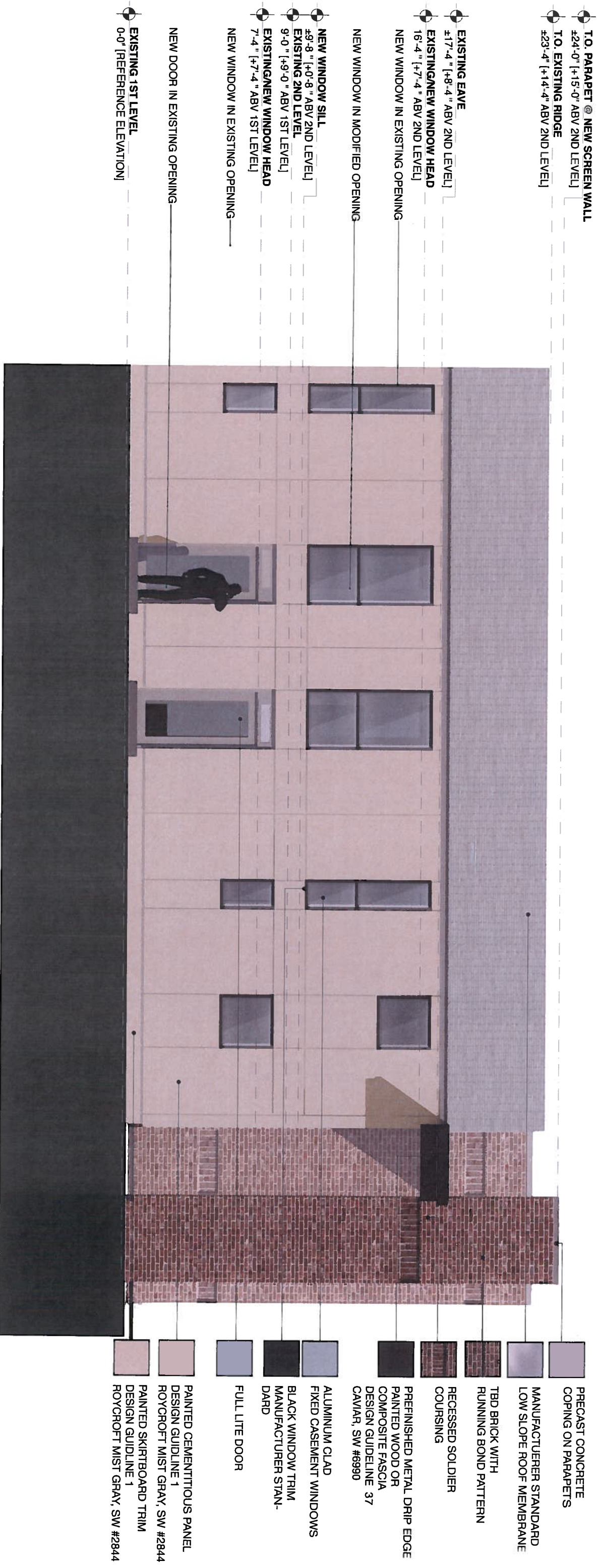
REFER TO PAGE 6 FOR FULL ELEVATION



[ALL NEW ROOFING ON NEW CONSTRUCTED AREAS TO BE LOW SLOPE MEMBRANE CONCREAL FROM ALL FRONTAGES]

East
**South Partial Elevation
 and Materials**

REFER TO PAGE 5 FOR FULL ELEVATION



- T.O. PARAPET @ NEW SCREEN WALL
- ±24'-0" [+15'-0" ABV 2ND LEVEL]
- T.O. EXISTING RIDGE
- ±23'-4" [+14'-4" ABV 2ND LEVEL]
- EXISTING EAVE
- ±17'-4" [+8'-4" ABV 2ND LEVEL]
- EXISTING/NEW WINDOW HEAD
- 16'-4" [+7'-4" ABV 2ND LEVEL]
- NEW WINDOW IN EXISTING OPENING
- NEW WINDOW IN MODIFIED OPENING
- NEW WINDOW SILL
- ±9'-8" [+0'-8" ABV 2ND LEVEL]
- EXISTING 2ND LEVEL
- 9'-0" [+9'-0" ABV 1ST LEVEL]
- EXISTING/NEW WINDOW HEAD
- 7'-4" [+7'-4" ABV 1ST LEVEL]
- NEW WINDOW IN EXISTING OPENING
- NEW DOOR IN EXISTING OPENING
- EXISTING 1ST LEVEL
- 0'-0" [REFERENCE ELEVATION]

- PRECAST CONCRETE COPING ON PARAPETS
- MANUFACTURER STANDARD LOW SLOPE ROOF MEMBRANE
- TBD BRICK WITH RUNNING BOND PATTERN
- RECESSED SOLDIER COUSING
- PREFINISHED METAL DRIP EDGE PAINTED WOOD OR COMPOSITE FASCIA DESIGN GUIDELINE 37 CAVIAR, SW #6990
- ALUMINUM CLAD FIXED CASEMENT WINDOWS
- BLACK WINDOW TRIM MANUFACTURER STANDARD
- FULL LITE DOOR
- PAINTED CEMENTITIOUS PANEL DESIGN GUIDELINE 1 ROYCROFT MIST GRAY, SW #2844
- PAINTED SKIRTBOARD TRIM DESIGN GUIDELINE 1 ROYCROFT MIST GRAY, SW #2844



Context Elevations



PROPOSED PROJECT
3005 E Franklin

E FRANKLIN STREET



