



# 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: 1121 West Franklin St. DATE: 2/25/2016

OWNER'S NAME: Lawrence Salzman c/o Beth Ahabah Congregation TEL NO.: 804-740-6904

AND ADDRESS: 1117 West Franklin St. EMAIL: lsalzman@slazmanrealestate.com

CITY, STATE AND ZIPCODE: Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: Shinberg-Levinas TEL. NO.: 202-244-5101

AND ADDRESS: 5101 Wisconsin Ave, NW - #310 EMAIL: maria@shinberglevinas.com

CITY, STATE AND ZIPCODE: Washington DC 20016

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.)

1121 W. Franklin will be expanded and connected to the temple building on the east and the Joel House on the west. 1121 is the education building for Congregation Beth Ahabah. It was constructed in the 1960's in the international/modern style and is listed as a noncontributing structure in the Fan Area Historic District.

An existing driveway off of Franklin will be closed and the facade of 1121 will be widened to the west. The height of the new facade will be raised to match neighboring townhouse facades in the 1100 block. The improved structure at 1121 is being reconfigured to serve as the main entrance for the Beth Ahabah facilities.

Signature of Owner or Authorized Agent:

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

(Space below for staff use only)

RECEIVED

Received by Commission Secretary

DATE FEB 26 2016

APPLICATION NO. \_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_

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



SHINBERG.LEVINAS

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Suite 310  
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fax: 202.244.5363

[www.shinberglevinas.com](http://www.shinberglevinas.com)

# Congregation Beth Ahabah

Richmond | VA

**CAR - Concept Review**

February 26, 2016



# Site Photos

Existing Project Context



1| 1109, 1111 West Franklin St.



2| 1117 West Franklin St. - Sanctuary Building



3| Link between 1117 and 1121



4| Link between 1121 and 1125



5| 1125 West Franklin St, Joel House, and 1121, 1117



6| Side of 1117, location of proposed connector



7| Close-up view of connection between 1117 and 1121



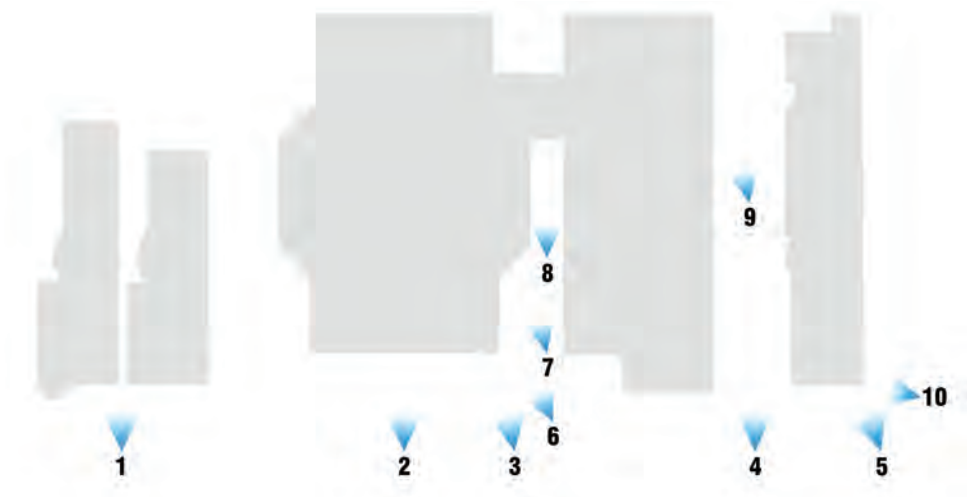
8| Link between 1117 and 1121



9| Side of 1121 and connection to 1125



10| Side of 1125 Joel House, from West Franklin St



# Site Photos

Existing Project Context



11| Side of 1117 from 1109, 1111



12| 1117 West Franklin St. - Sanctuary Building



13| Alley view toward 1117 Sanctuary Building



14| Link between 1121 and 1125, view of 1125 wall



15| Alley view at back of 1121, toward 1117 Sanctuary



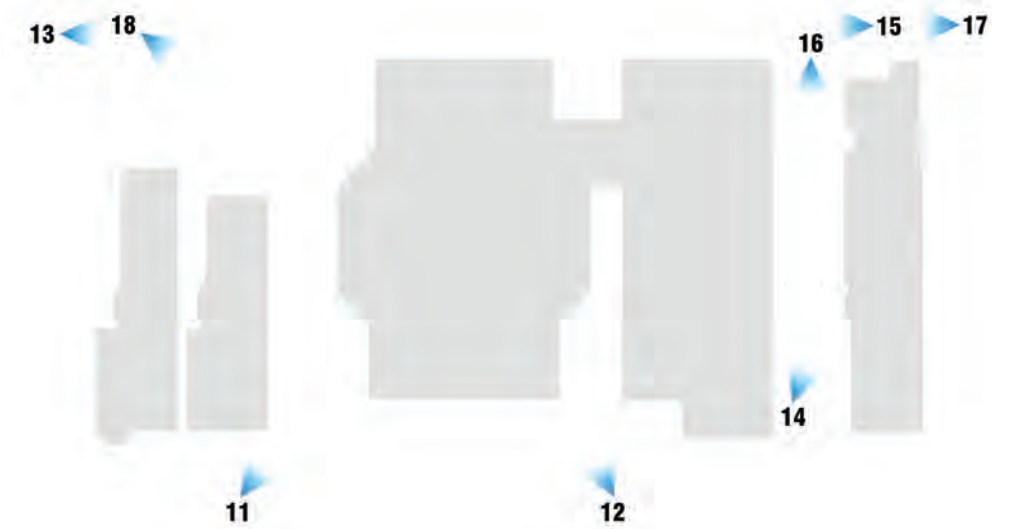
16| Canopy between 1121 and 1125



17| Alley view from 125 Joel House toward 1121



18| Alley view from 1109 and 1111, toward 1117 Sanctuary



# Site Photos

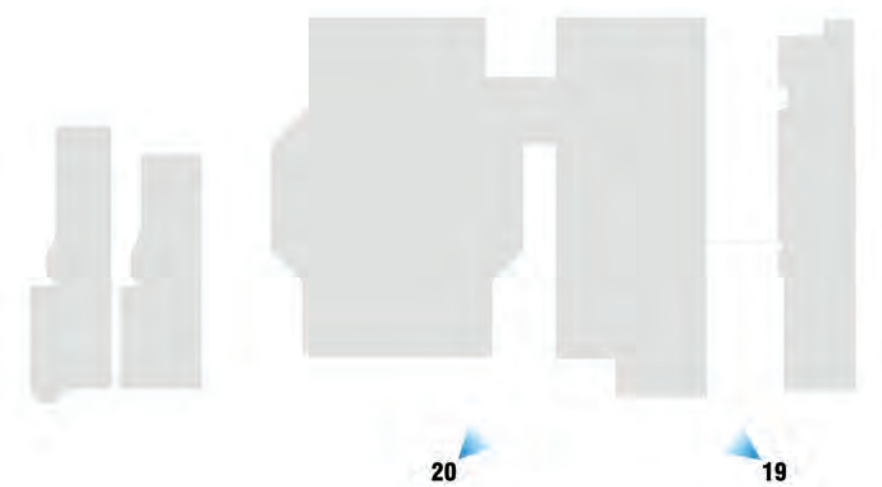
Existing Project Context



19| View of existing school facade from West Franklin St



20| View of existing school facade from West Franklin St








# Site

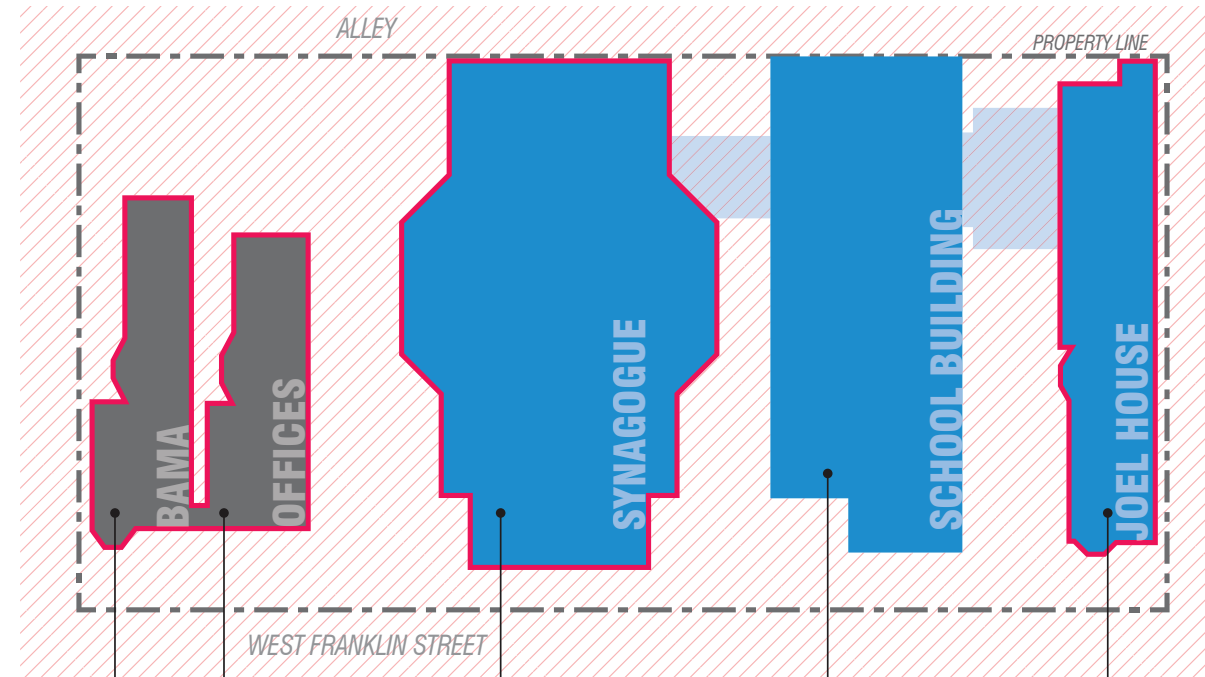
Congregation Beth Ahabah Campus



## LEGEND

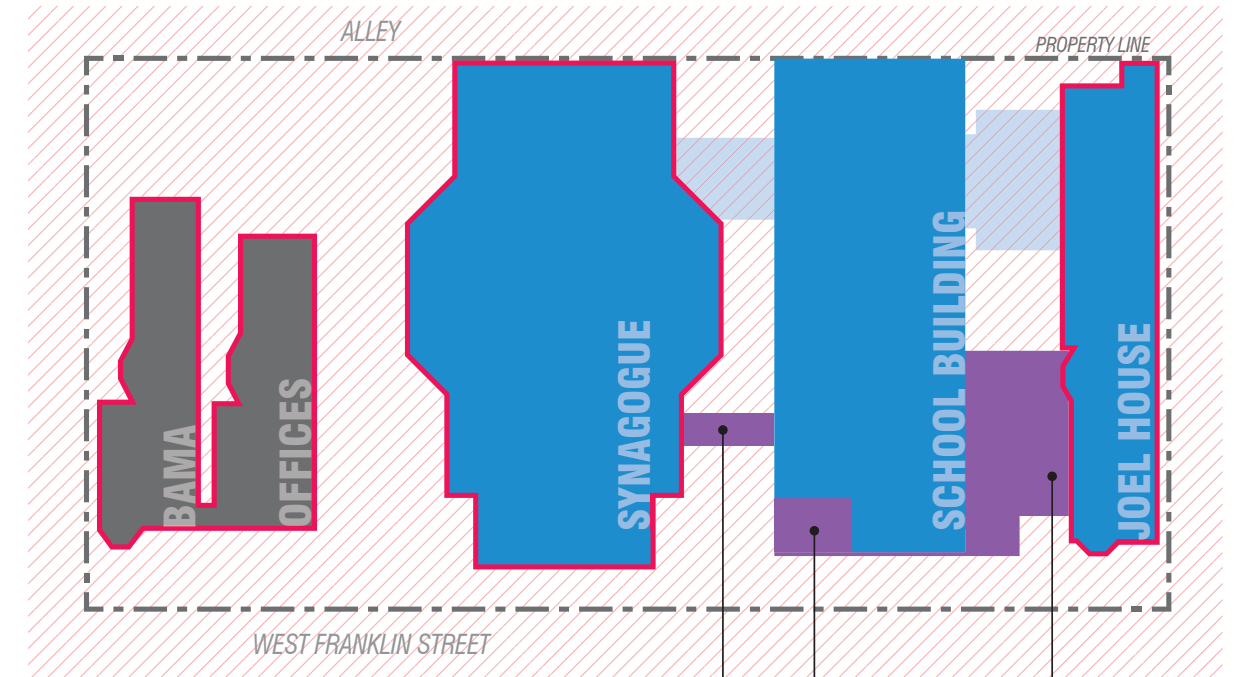
-  Historic District
-  Building listed on National Register of Historic Places
-  Congregation Beth Ahabah Campus - not part of scope -
-  Congregation Beth Ahabah Campus - part of scope -
-  Proposed Infill Addition

## EXISTING

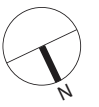


- 1111**  
Administration  
*early 20th century*  
West Franklin HD
- 1109**  
Museum & Archives  
*early 20th century*  
West Franklin HD
- 1117**  
Beth Ahabah Synagogue  
1904  
West Franklin HD
- 1121**  
Beth Ahabah School  
1957  
Fan Area HD  
*non-contributing*
- 1125**  
Joel House  
1910; 2001 renovation  
Fan Area HD

## PROPOSED

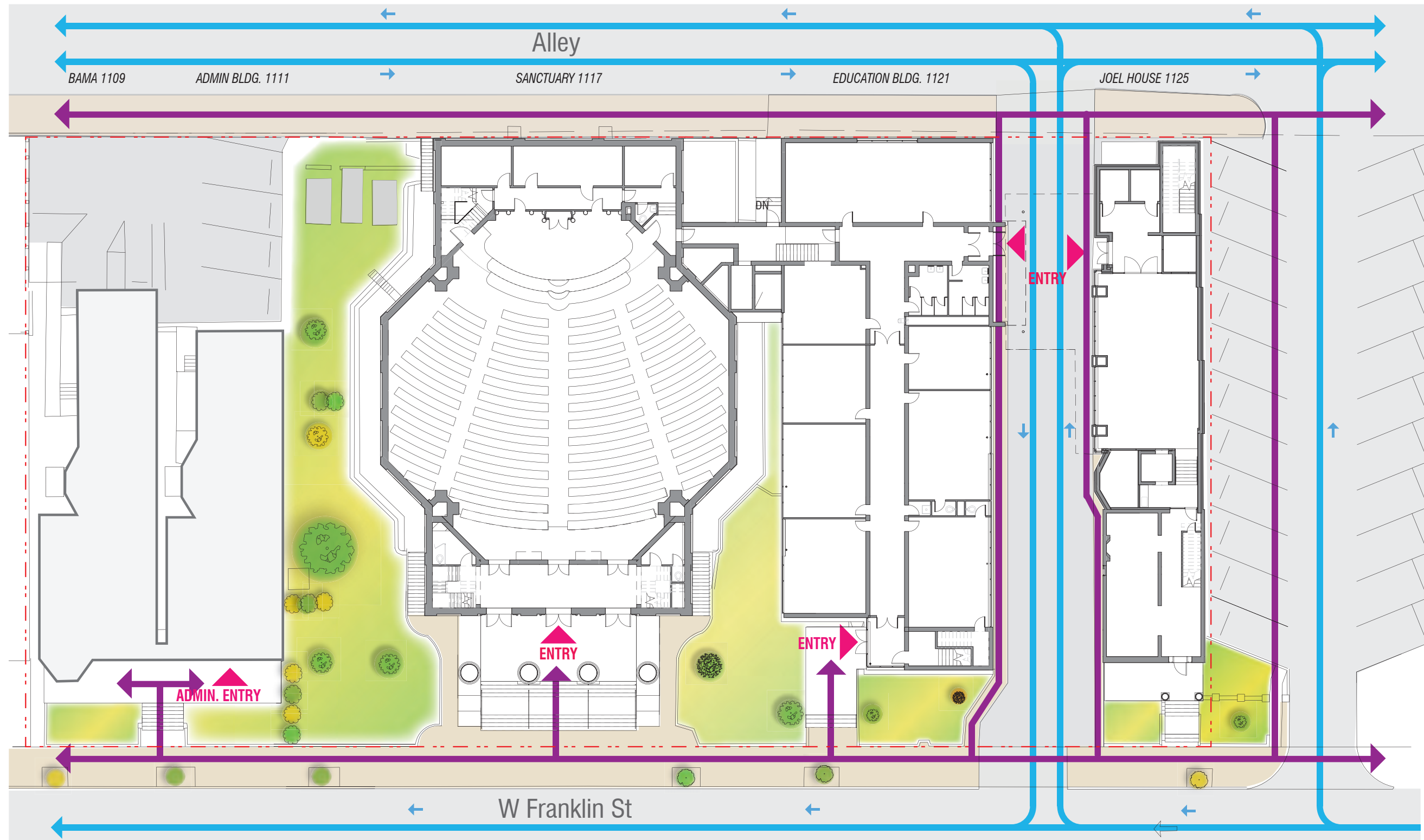


- Bridge connection
- New Entrance
- Infill Addition



# Site Plan: Existing

Congregation Beth Ahabah Campus Layout

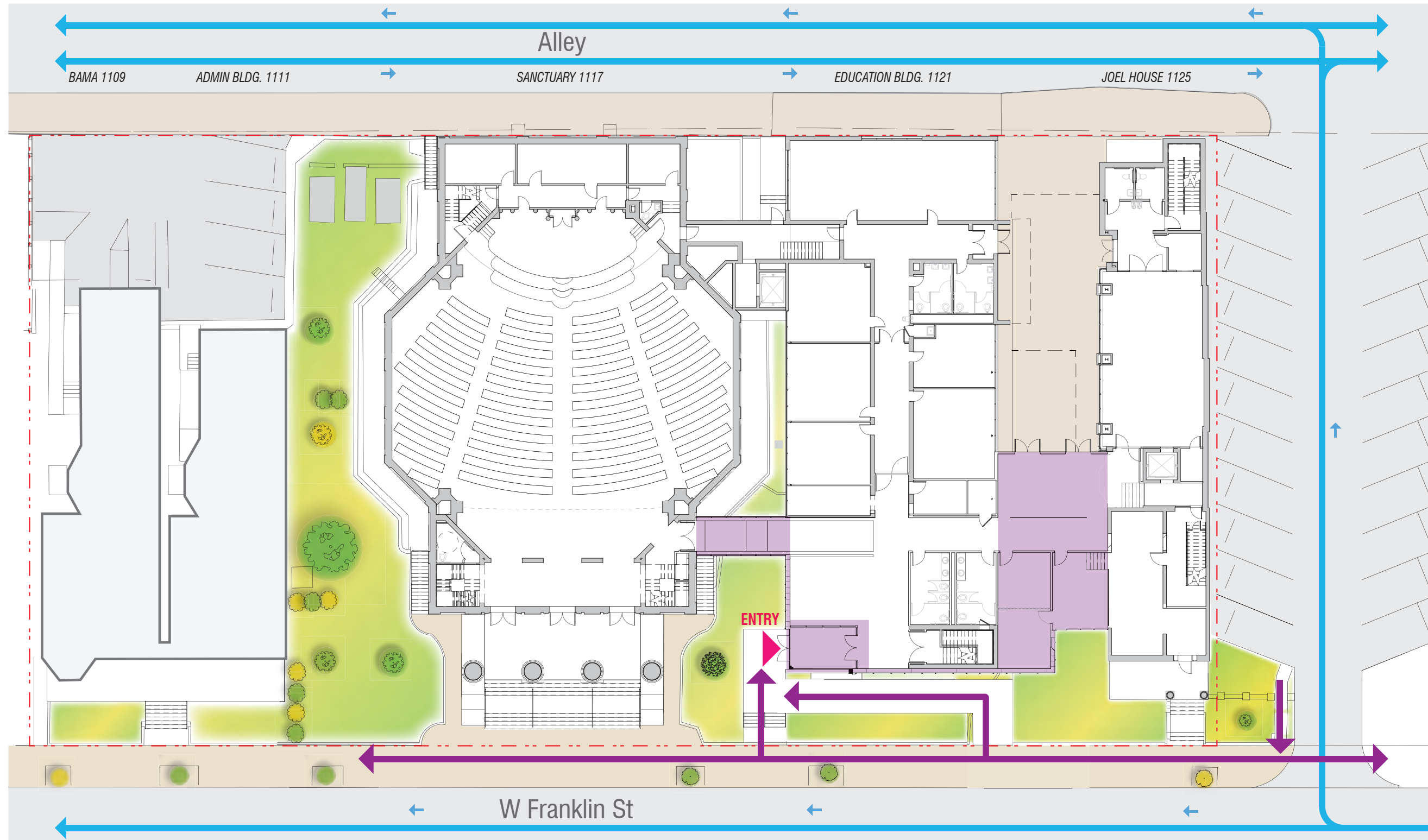


- PROP. LINE
- VEHICULAR TRAFFIC
- PEDESTRIAN TRAFFIC
- NEW ADDITION



# Site Plan: Proposed

Congregation Beth Ahabah Campus Layout



- PROP. LINE
- VEHICULAR TRAFFIC
- PEDESTRIAN TRAFFIC
- NEW ADDITION



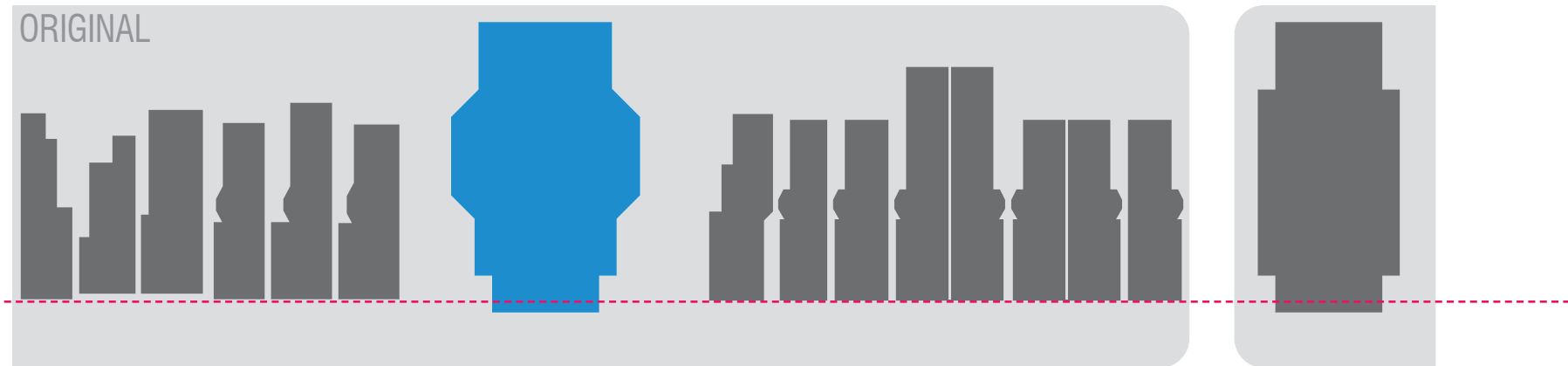
# Site History

Historic Urban Fabric

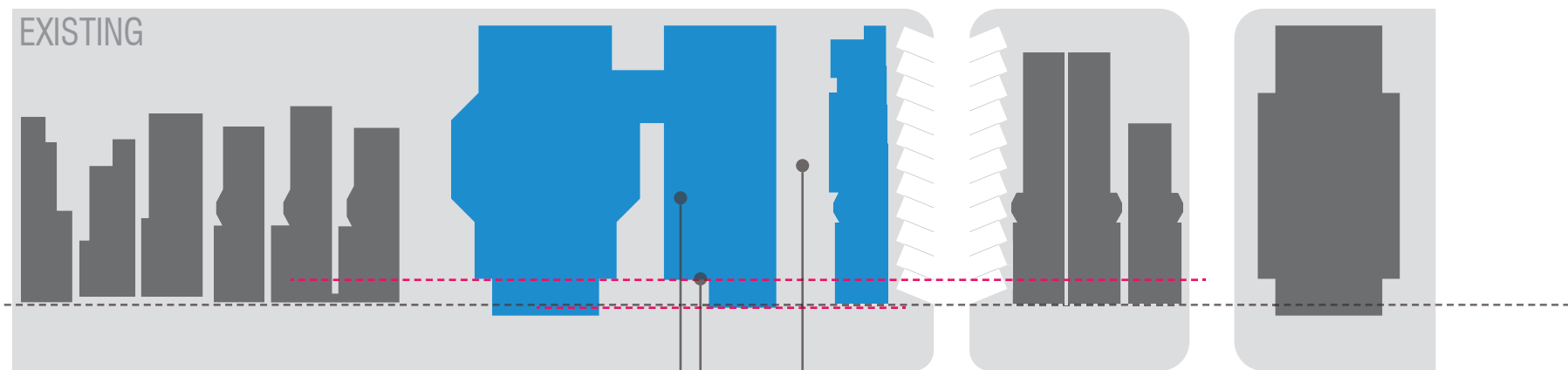


## Line of Street Wall

Urban context respects street wall created by building facades.

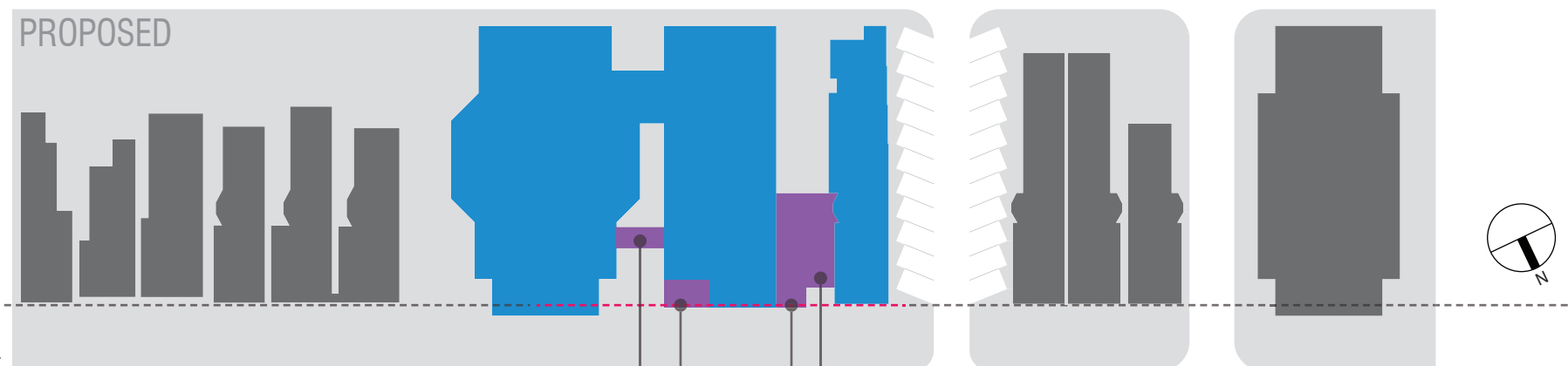


Urban fabric is broken due to demolition of existing townhomes and new site planning initiatives.



Larger scale institutional building  
Inconsistent line of street wall  
Gap in urban fabric

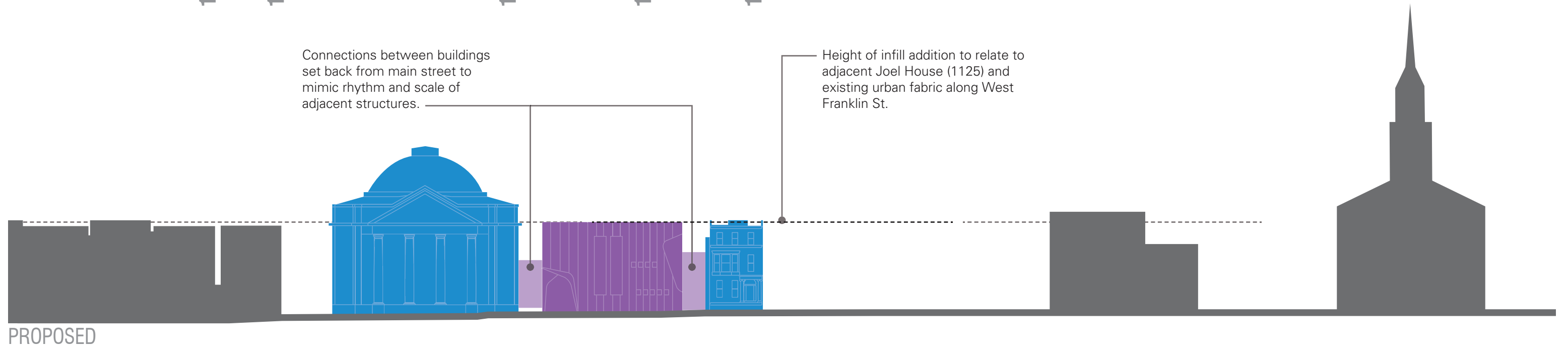
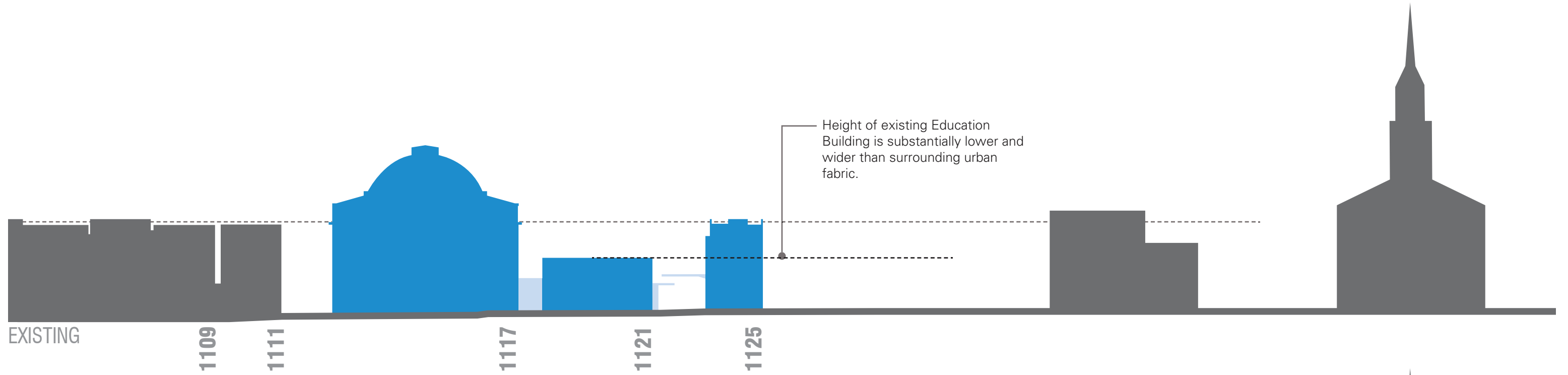
Proposed addition to infill gaps in street wall and reinforce street edge.



Minor connection to respect Historic structure  
Building infill to continue street wall  
Connection set back in response to scale of existing townhomes and to create a separation next to historic Joel House.

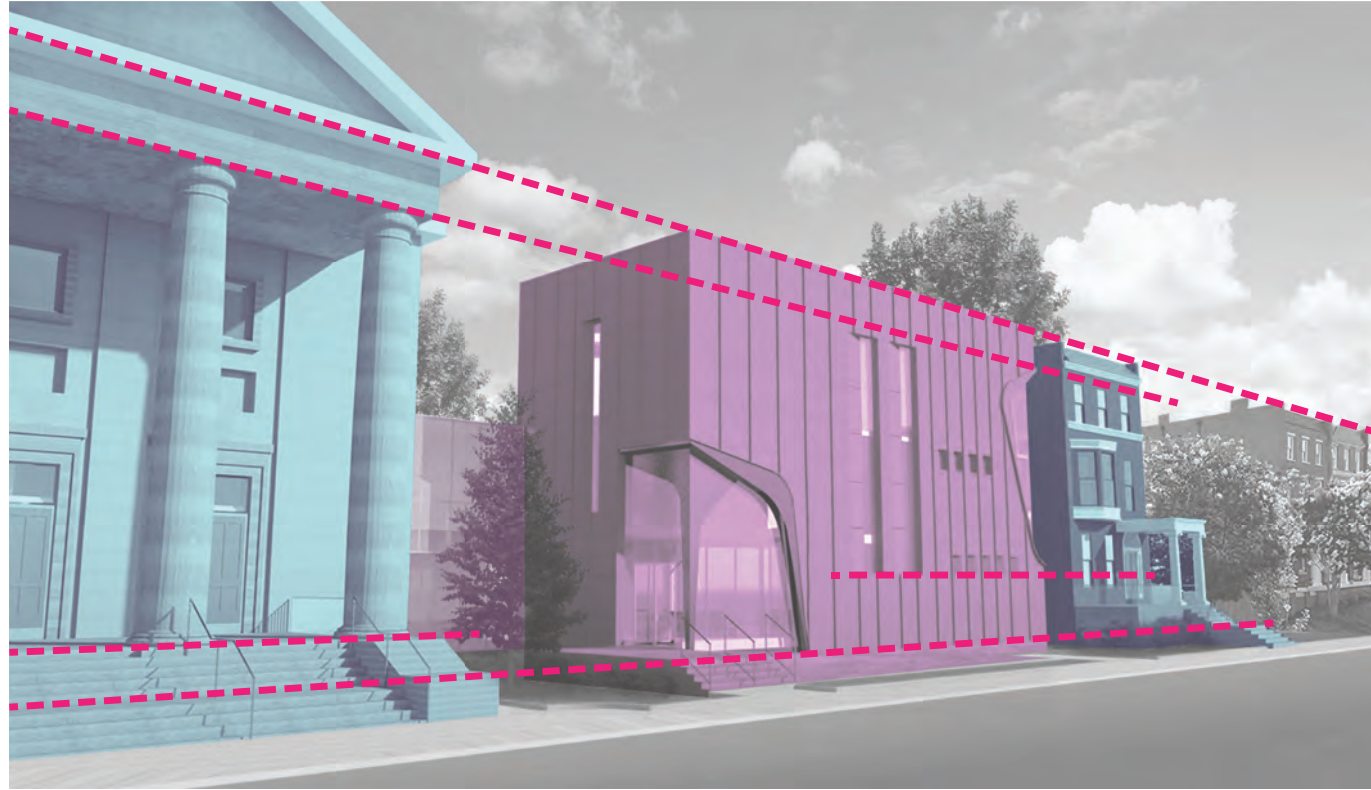
# Street Presence

Historic Urban Fabric

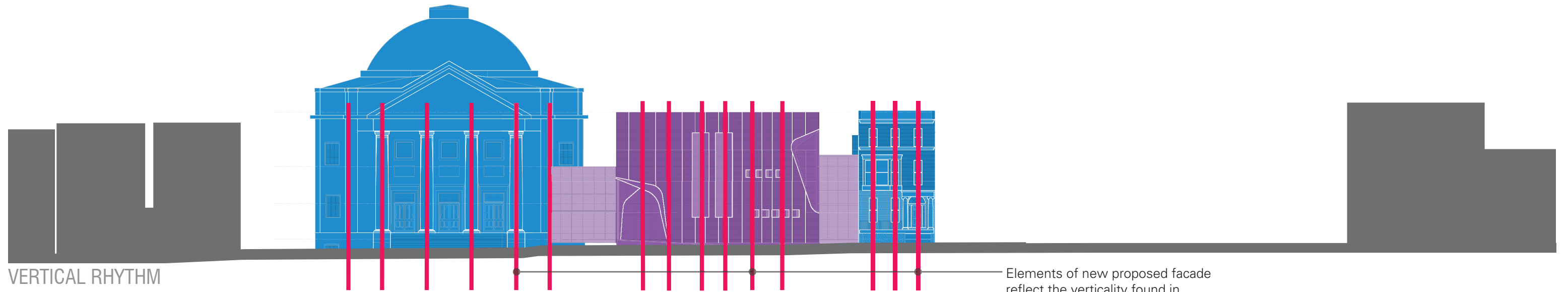


# Rhythm

Elements of the Facade



HORIZONTAL RELATIONSHIPS



VERTICAL RHYTHM

Elements of new proposed facade reflect the verticality found in adjacent historic structures.

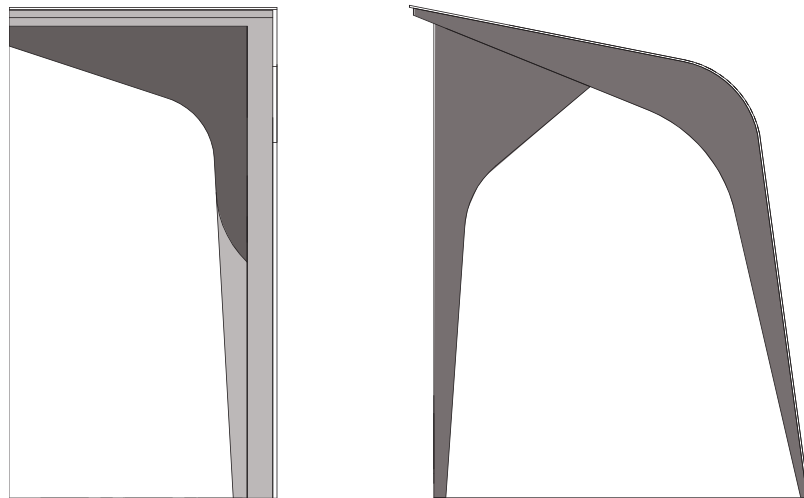
# Symbolism

Elevation Symbols and References



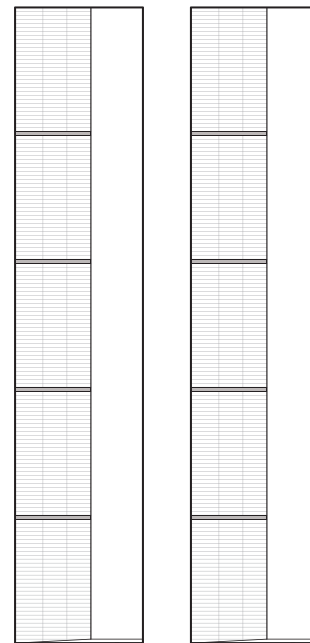
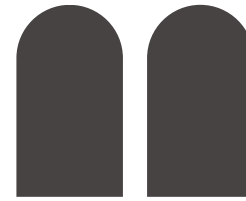
## ‘CHAI’

‘Chai’ is made up of two letters of the Hebrew Alphabet - ‘chet’ and ‘yud’, forming the word ‘chai,’ meaning “alive” or “living.” It reflects also a reminder of how a person should live, in accordance with the laws and as ethical, moral beings. “Chai” also alludes to the phrase “Am Yisrael Chai,” which translates to “the people of Israel live,” a statement that the Jewish nation lives on, prevailing regardless of any difficulties, reinforcing the physical and spiritual strength of the Jewish people.



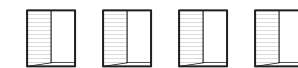
## “ASERET ha-DIBROT”

The Ten Commandments (or Ten Utterances) were given by G-d to the Jewish people after escaping Egypt, crossing the Red Sea, and arriving at Mount Sinai. They form the moral underpinning of modern civilization, and encompass the 613 mitzvahs (commandments) given to the Jews. The first tablet identifies duties regarding Jews’ relationship with G-d, while the second identifies duties regarding relationships between people.



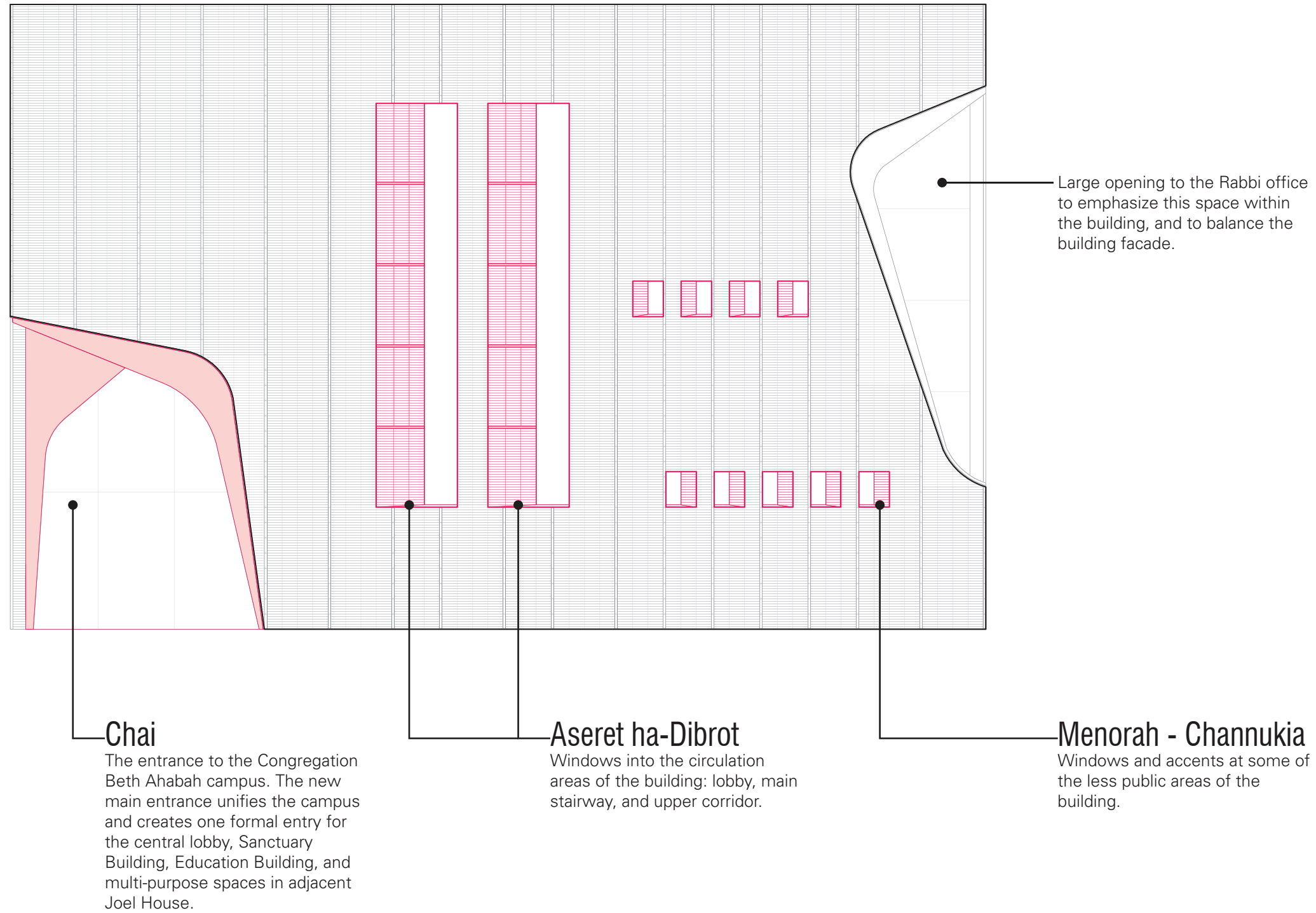
## MENORAH - CHANNUKIA

A Channukia consists of eight branches plus the shamash, helper, which is used to light the main eight candles or lamps. The Channukia, lit on each of the eight days of Channukah to commemorate the miracle of light, recalls the miracle of the oil that lasted eight days when it should have burned out after one. It is lit in a way to be visible from the street, to spread light from the home into the world.



# Composition

New Building Facade



# Materials

Responding to Context and Historic Urban Fabric



Existing brick at 1117 West Franklin St, Sanctuary Building



Proposed brick at Infill Addition



Metal accents at entrance, masonry facade, and windows



Low iron, ultra clear glass at bridge connection



Reflective bronze glass at Infill Addition





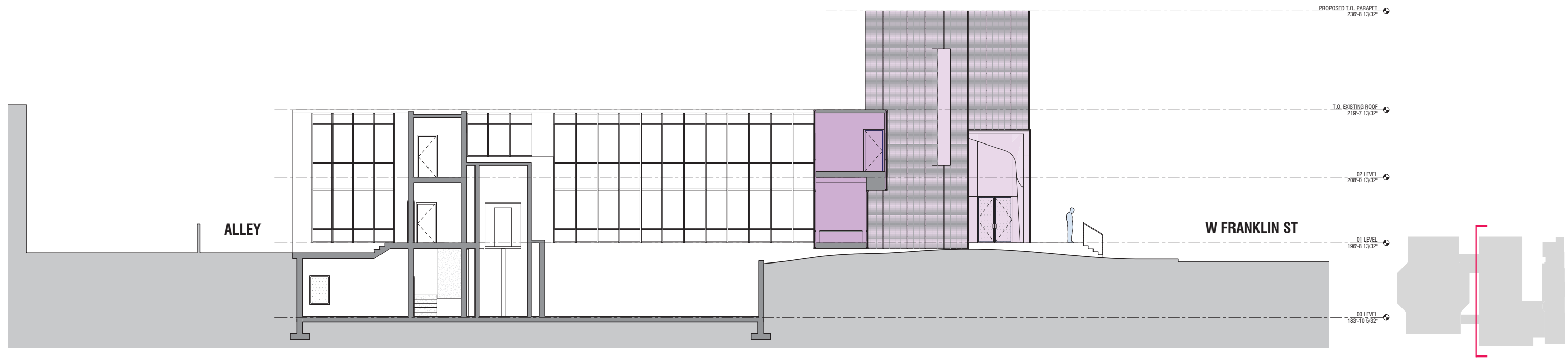
# Building Elevation: Front

View from West Franklin St  
Scale: 1/16" = 1'-0"



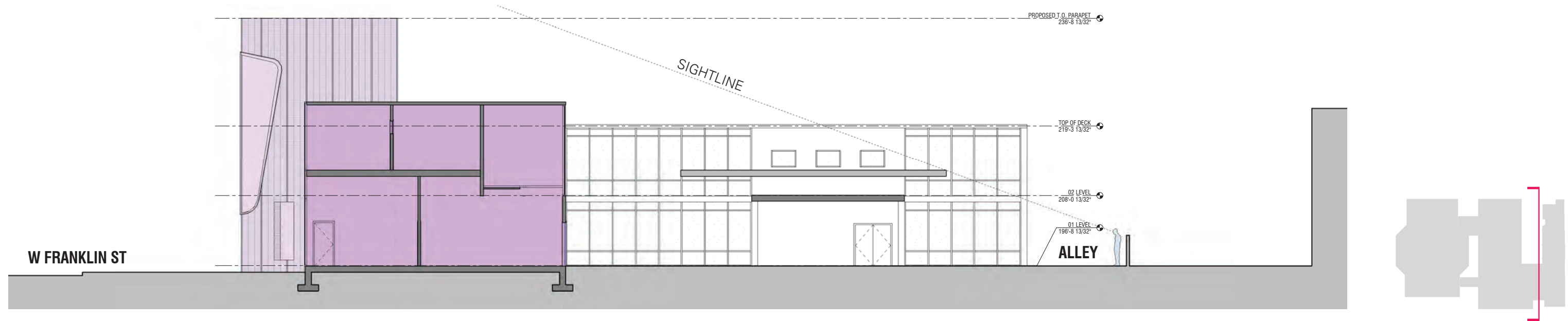
# Building Elevation: Main Entrance

Cut through Bridge, toward Educational Building  
Scale: 1/16" = 1'-0"



# Building Elevation: East

View from Passage between Joel House and Education Building  
Scale: 1/16" = 1'-0"



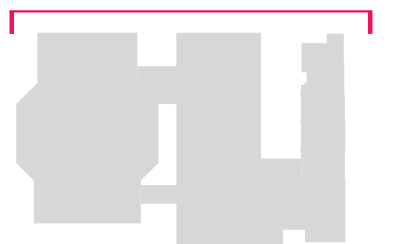
# Building Elevation: Sanctuary Side

Cut through Bridge, toward Sanctuary Building  
Scale: 1/16" = 1'-0"



# Building Elevation: South

View from the Alley  
Scale: 1/16" = 1'-0"

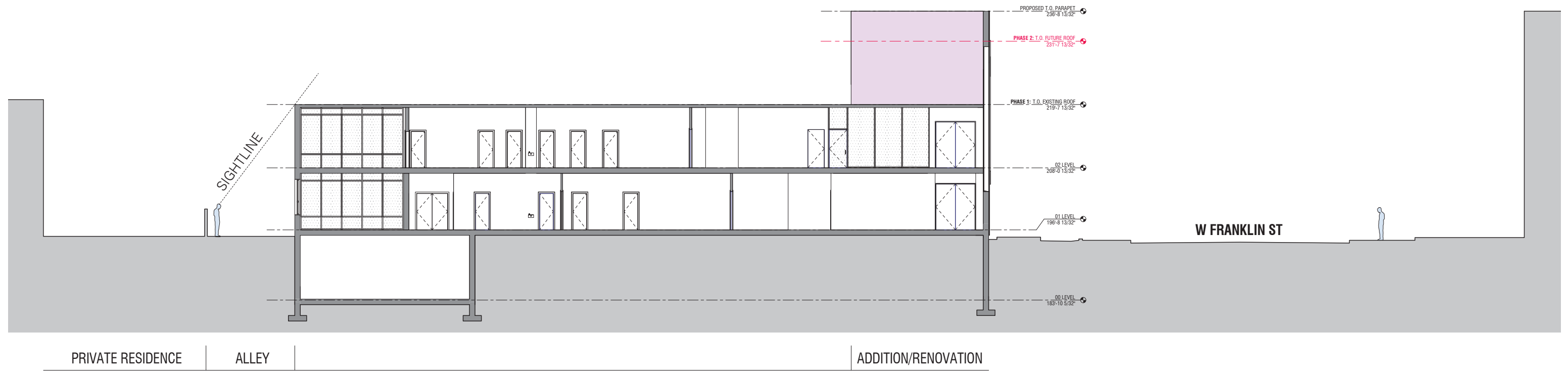


# Building Section

Infill Addition Visibility and Relationship to Existing Alley

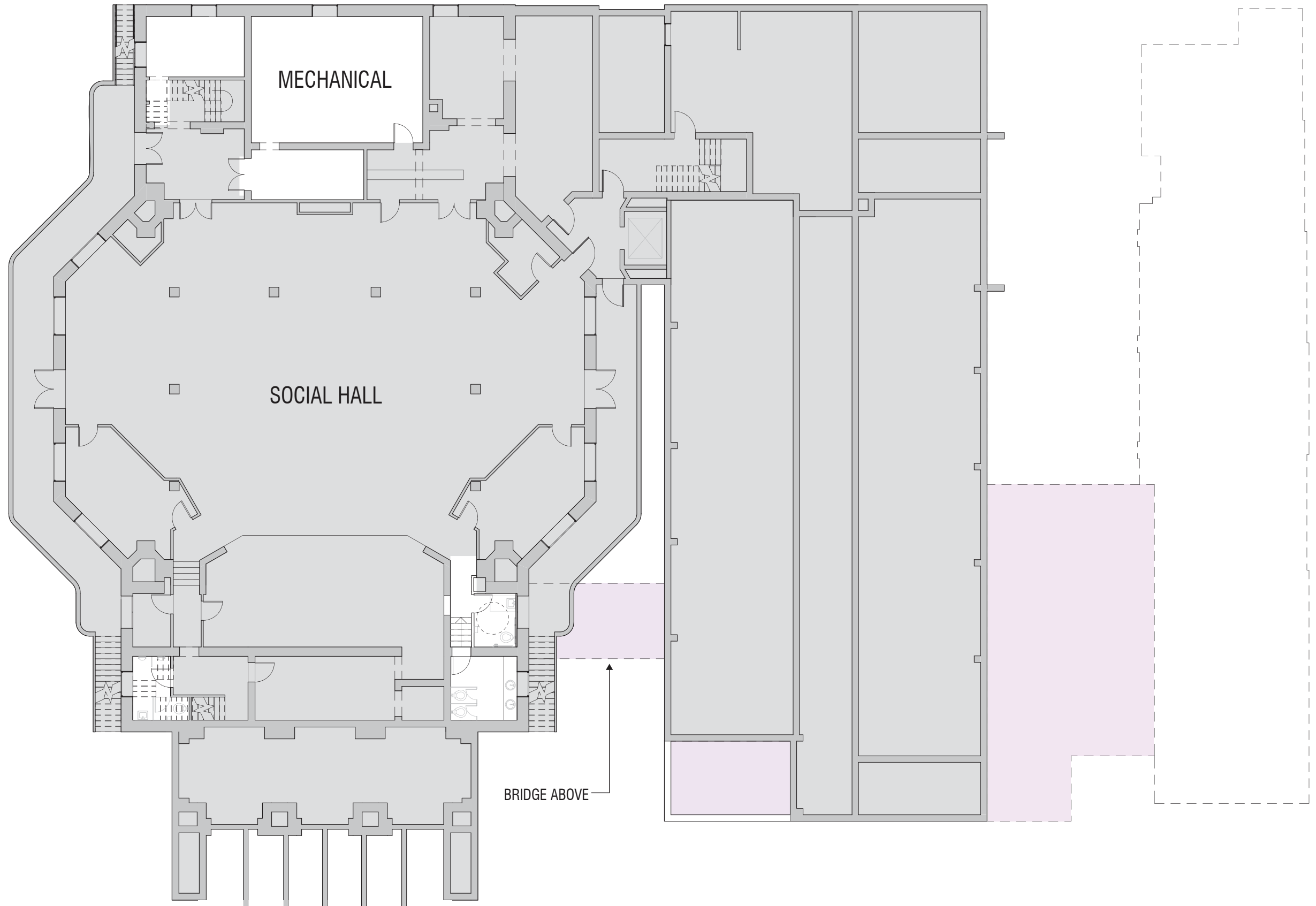


View from Alley at passageway between existing Joel House and Education Building. Existing canopy, to remain, blocks view from Alley to proposed addition at West Franklin St.



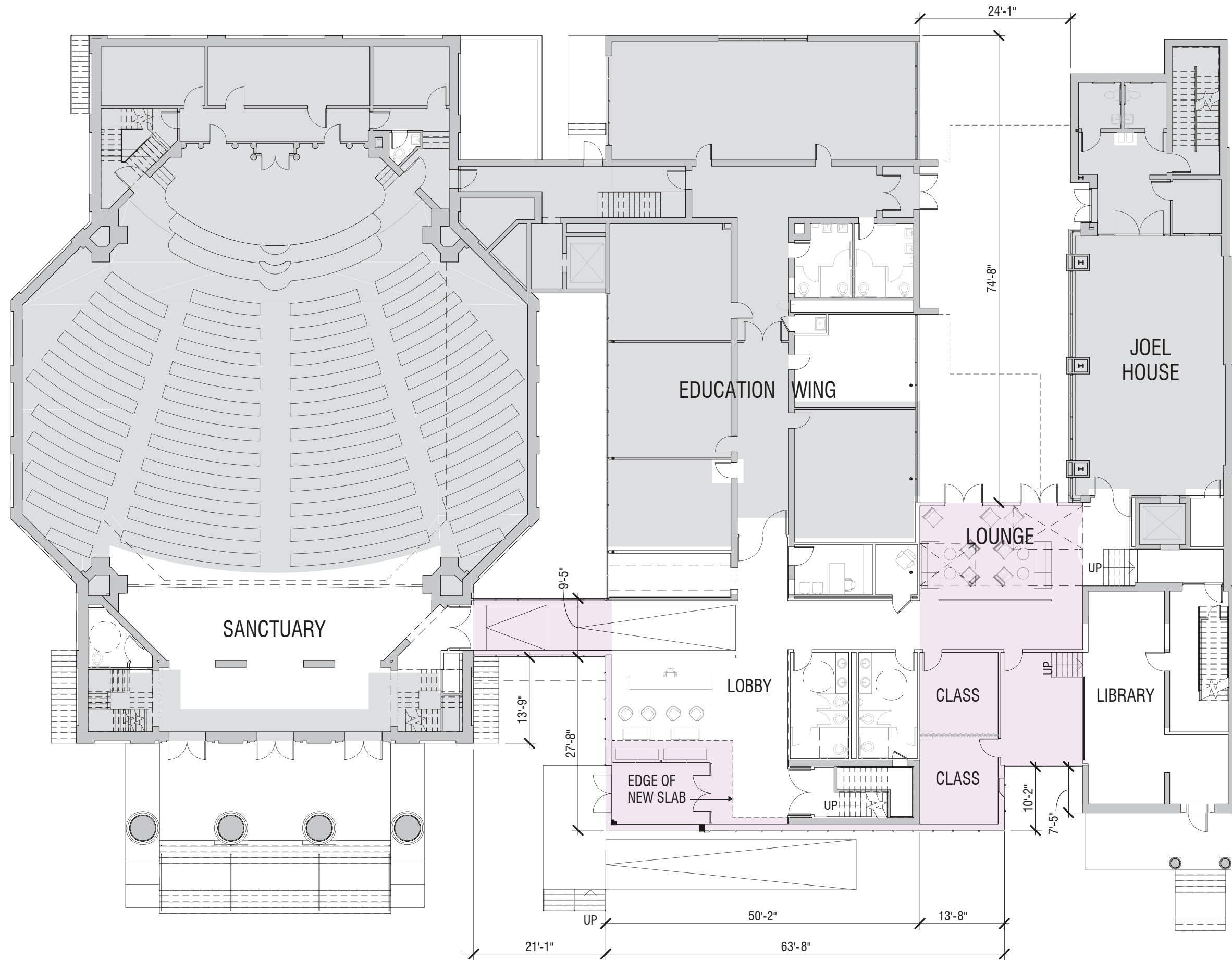
# Plan: Lower Level

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



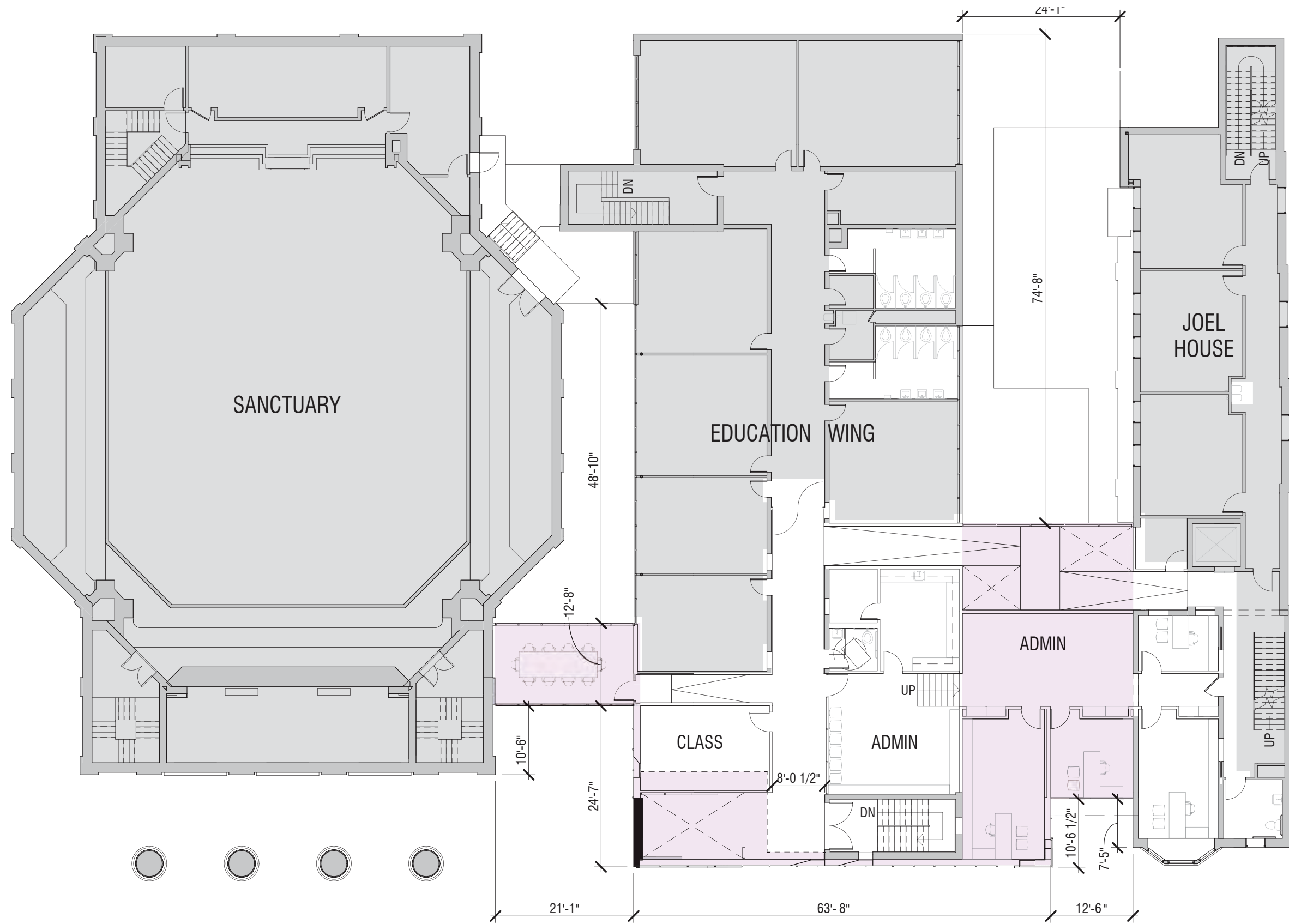
# Plan: First Level

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



# Plan: Second Level

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



# Plan: Roof Level

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

