



# 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: 101 N 29th St DATE: Sept 11, 2017

OWNER'S NAME: Ms. Margaret Freund TEL NO.: 804-226-9555

AND ADDRESS: 1000 Carlisle Ave, Suite 215 EMAIL: info@fultonhillpro

CITY, STATE AND ZIPCODE: Richmond, VA 23231-3213

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 application for certification is for a rehabilitation and addition to the existing historic single-family attached residence in the St John's Historic District. The description of the proposal in reference to the Design Guidelines Standards for New Commercial Construction is included in the attached application materials.

Signature of Owner or Authorized Agent: X *Todd Dykshorn* for ADO, PLLC

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

(Space below for staff use only)

Received by Commission Secretary

**RECEIVED**

DATE SEP 11 2017

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

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

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

Revised 10-02-2014

**INSTRUCTIONS FOR COMPLETING AND SUBMITTING  
THE APPLICATION AND REQUIRED MATERIALS  
FOR REVIEW BY THE  
COMMISSION OF ARCHITECTURAL REVIEW**

The Commission of Architectural Review will meet on the 4th Tuesday of each month, with the exception of December when the Commission meeting date is adjusted for the holiday schedule. *Please refer to the attached schedule for specific meeting and deadline dates.*

One (1) signed and completed application and twelve (12) copies of any supporting documentation and should be sent (for receipt prior the submission deadline) to:

**Secretary, C.A.R.  
Room 510 - City Hall  
900 E. Broad Street  
Richmond, VA 23219**

Please consult the deadline schedule or contact CAR staff for the **submission deadline** for a particular meeting. The submission deadline allows time for staff review, public notice and distribution to Commission members. Applications are advertised 10 days in advance of the meeting. When the scale of a project is of substantive impact to the district where it is located direct public notices are sent to property owners within 150' of the project site in advance of the meeting.

In cases where permits are required to complete the work, permit applications should be submitted to the Bureau of Permits and Inspection in Room 110 of City Hall. A building permit application is necessary to evaluate building and zoning code issues. These issues should be identified prior to submittal to the Commission. In some situations more specialized permits such as demolition, work-in-street, encroachment, sign, mechanical, or electrical permits may be required in addition to or in lieu of a building permit.

**One (1) signed original of the application and twelve (12) copies of any supporting artwork must be provided. The twelve copies are not required if the project is being reviewed for administrative approval.** The artwork should be no larger than 11" x 17". Reductions of larger size drawings are acceptable only as long as the submittal at the reduced size is legible.

*A detailed project description and a statement of how the proposed work conforms to the Old and Historic District Design Review Guidelines is necessary for your application to be considered complete. Please refer to the **Application Submission Requirements for instructions on what materials are required for the type of project you propose.** Please be sure to sign the application.*

The staff of the Commission is available to advise the applicant regarding the preparation of the application and its review prior to submittal. This pre-submittal review is strongly encouraged. Please call staff (646-6335). Applications may be faxed (Fax 646-5789) for preliminary review. **However, a signed original application and 12 copies of supporting materials are needed to constitute a complete submittal.**

The applicant is *encouraged to attend* the Commission meeting, which is held in the 5th floor conference room of City Hall starting at 3:30 P.M. The application portion of the meeting starts at 4:00 P.M. Deferrals may occasionally occur if the applicant or a representative is not present to answer questions that may arise in the course of Commission discussion.

# Project Context

Commission for Architectural Review  
Application for  
CERTIFICATE OF APPROPRIATENESS

submitted: September 11, 2017

**101 N 29TH STREET**

101 N 29th St  
Richmond, VA 23223  
ST JOHN'S CHURCH  
OLD AND HISTORIC DISTRICT



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105 e broad street,  
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(804) 343-1212

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COMMISSION OF ARCHITECTURAL REVIEW - Application for Certificate of Appropriateness  
address: 101 N 29th Street  
submitted on: 11 September 2017



# Project Overview and Description

## 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 AT REAR GARAGE/STUDIO ADDITION**  
tbd to match existing foundation brick, historic red

**EXTERIOR TRIM AND CORNICE**  
sw 7008/Alabaster  
sw 0023/Pewter Tankard

**SECOND FLOOR METAL PANELING**  
color tbd

**EXISTING FRONT PORCH ROOF**  
Refurbish, color tbd

**EXISTING WINDOWS**  
sw 7008/Alabaster

**NEW WOOD PANELS AND TRIM AT BACK PORCH**  
sw 7076/iron Ore

**NEW FRAMED WINDOW WALL SECTIONS**  
Aluminum Clad Wood in color to approximate sw 7069/iron Ore

**ROOF**  
Membrane replacement and new on new areas. No roof areas are visible from grade

**RAISED TERRACE FLOORING AND RAILS**  
contemporary steel rail system as shown in renderings sw 7069/iron Ore

**GUTTERS AND DOWNSPOUTS**  
tbd

## EXTERIOR MATERIALS and COMPONENTS

**1/ PRIMARY EXTERIOR MATERIALS**  
Front Section  
Existing red brick masonry. No change

Side Porch Infill  
Wood framed and painted wood or composite clad wall with trim and window openings intended to approximate the character of the existing framed porches.

Rear Addition Porch  
New wood clad and painted porch. With contemporary steel rail system.

Rear Addition, 2-story Garage/Studio  
Red brick masonry approximating size, color and texture of existing brick foundations facing E Franklin St.

**2/ WINDOWS AND DOORS**  
Front Section  
Existing wood double hung in masonry openings. No change  
Wood historic entry doors - No change.

Infill at existing gap between front masonry section and side porches including proposed new side entry door  
Framed window wall with inset fixed, awning and casement windows.

Side Porch Infill  
Metal-clad wood casement type set in panels emulating existing openings above porch rails and between columns. Contemporary aluminum framed glazing system at 2nd floor.

Rear Addition, 2-story Garage/Studio  
Framed window wall with inset fixed, awning and casement windows

Masonry openings - Metal-clad awning or casement window  
Wood or metal painted 2-bay overhead sectional garage door. Slab type with no panels or decorative features.

**3/ SITE FEATURES AND FENCING:**  
Existing E Franklin St covered porch to remain and be refurbished.

Raised Terrace at roof level of proposed garage addition features sections of masonry parapet walls to rail height and metallic rails.

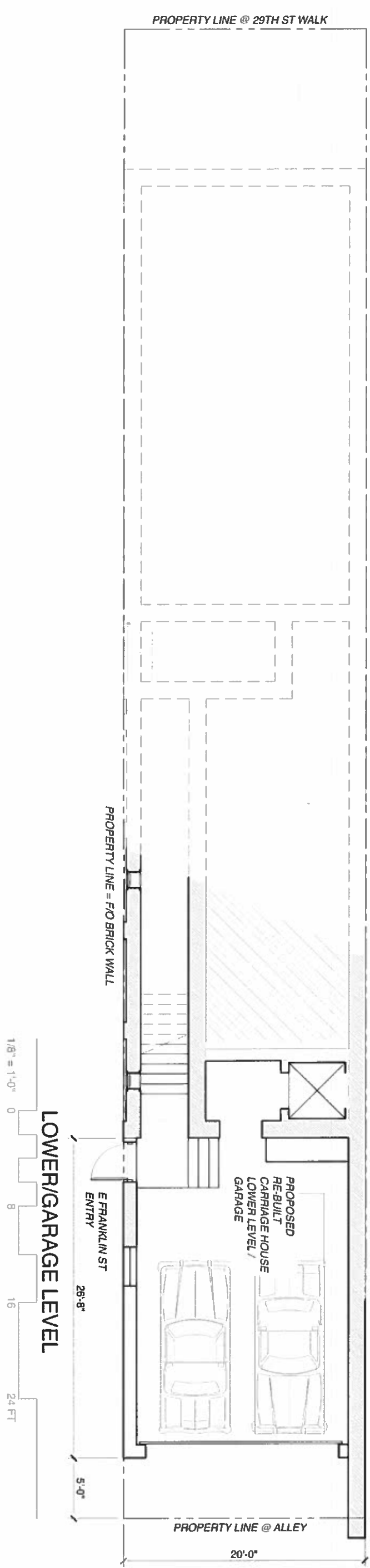
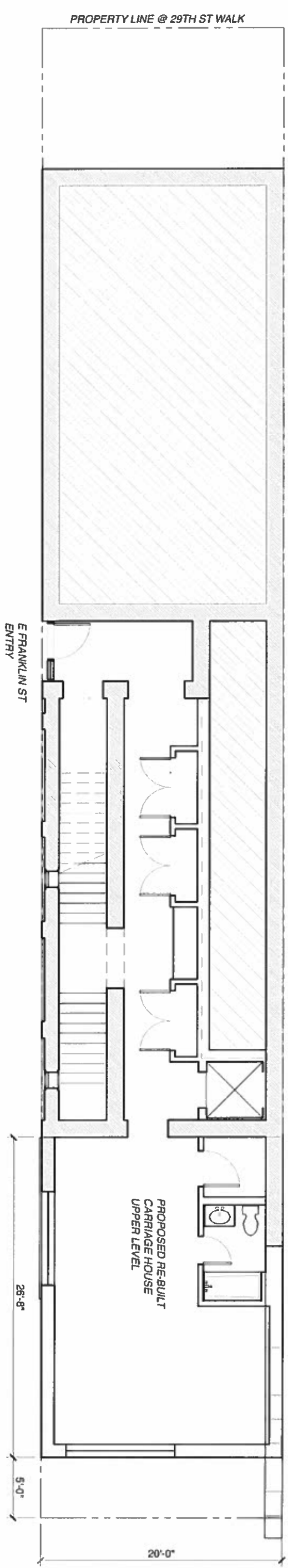
Upper level balcony off existing east/rear brick masonry wall. Wood floor decking on metal structure with horizontal cable-type rails.

## PROJECT DESCRIPTION

The project outlined in this application proposes rehabilitation and addition to the existing historic single-family attached residence in the St John's Historic District. The house occupies the prominent corner of E Franklin and N 29th Sts overlooking the Northeast corner of Libby Hill Park. The existing structure exemplifies the massing and materials typified throughout the historic district and is characterized by a primary two-story front section with single-story porch facing N 29th St and narrow 2-story rear section that faces E Franklin St. E Franklin St descends dramatically from the N 29th St corner and this feature of the property creates a unique elevation to the residence characterized by a nearly two-story masonry foundation wall exposed along E Franklin St beneath open porches that open to both of the occupied levels. At the back of the site, along an existing alley, brick masonry foundation walls provide evidence of what is known to be a 2-story carriage house.

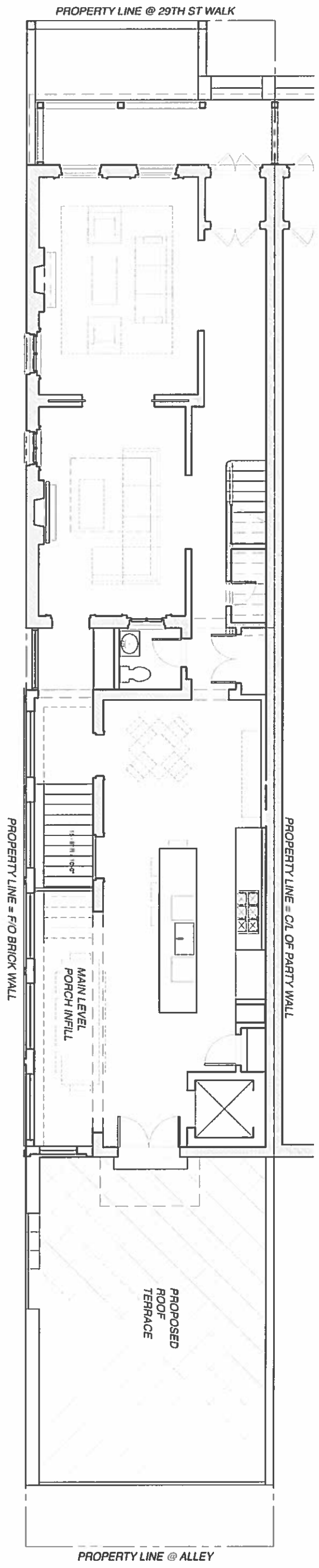
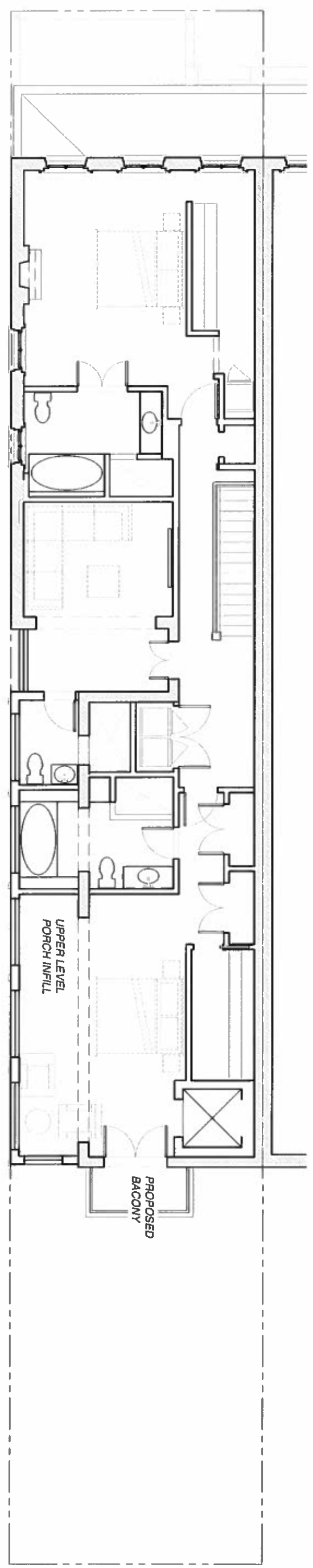
The primary goals of the project are to retain and rehabilitate the front 2-story section on the corner, to widen the existing rear section in a way that retains the current character, and to construct an addition connected to the east, rear of the structure that provides a garage and studio. These goals were established and are retained from the conceptual review package previously submitted. However, in contrast to that proposal, the extent and mass of the addition has been dramatically reduced and the proposed garage/studio addition has been pulled off of the east/alley property line. As shown in the conceptual review, the proposed side porch infill facing E Franklin St that is intended to maintain the character and proportions of the existing wood framed porches including the size and position of existing vertical elements, proportion of openings, and presence of rails and other components. This scheme attempts to further emphasize the historic porch character by retaining sections of the existing south brick masonry wall, now interiorized, and increased depth between windows, panels, sills, columns, and related trim components. The garage addition is conceptualized as a foundational element that extends the existing masonry foundations and anchors the overall composition to the steeply graded site. The vertical dimensions of the site allow the roof of this element to be closely aligned with the existing main level floors and are thus programmed as an elevated terrace set approximately level with the existing first floor level.

# Floor Plans





# Floor Plans



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Birds Eye View with Proposed Porch Infill & Carriage House Section

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EXISTING - View Looking up E Franklin toward N 29th St



PROPOSED - View Looking up E Franklin toward N 29th St

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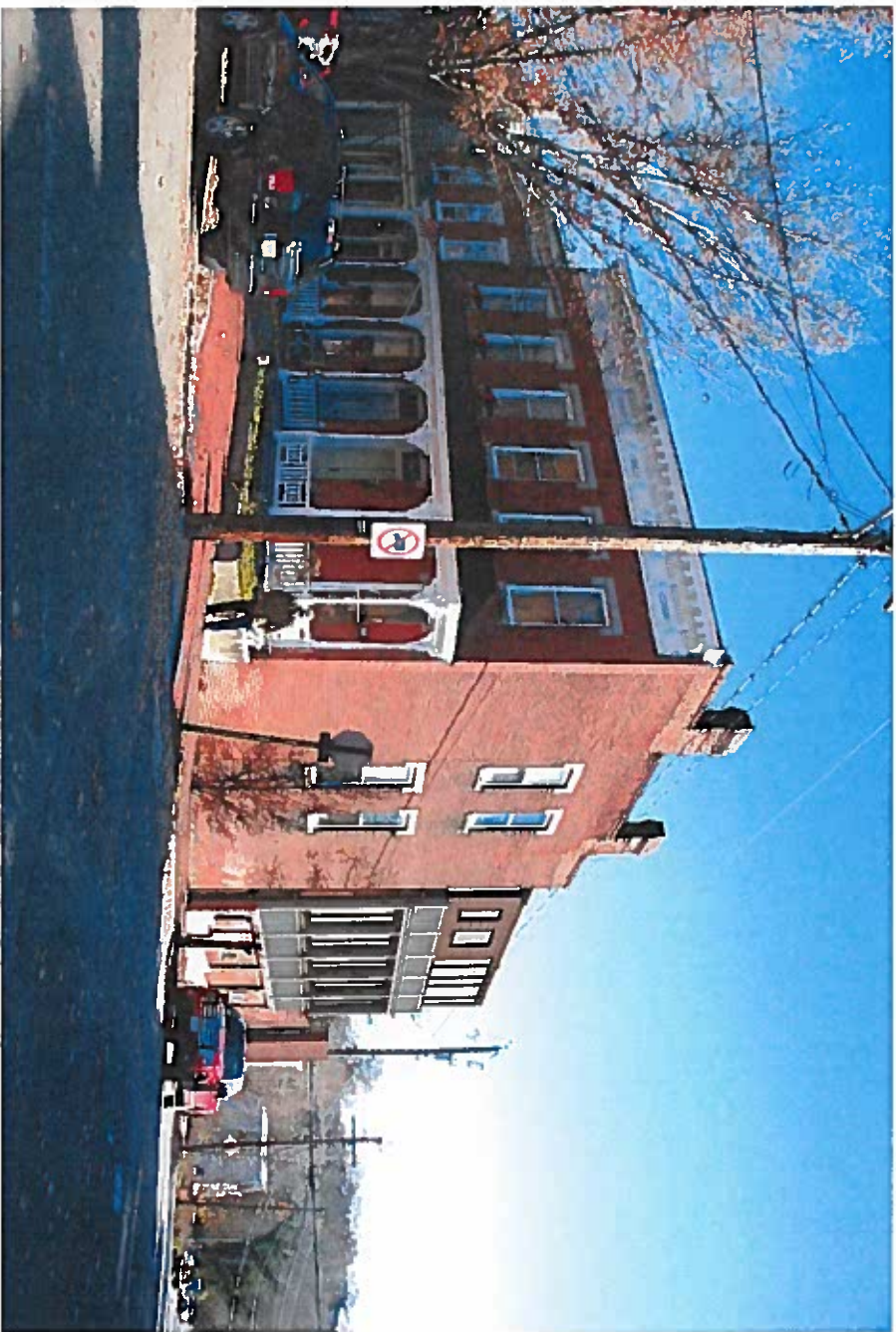
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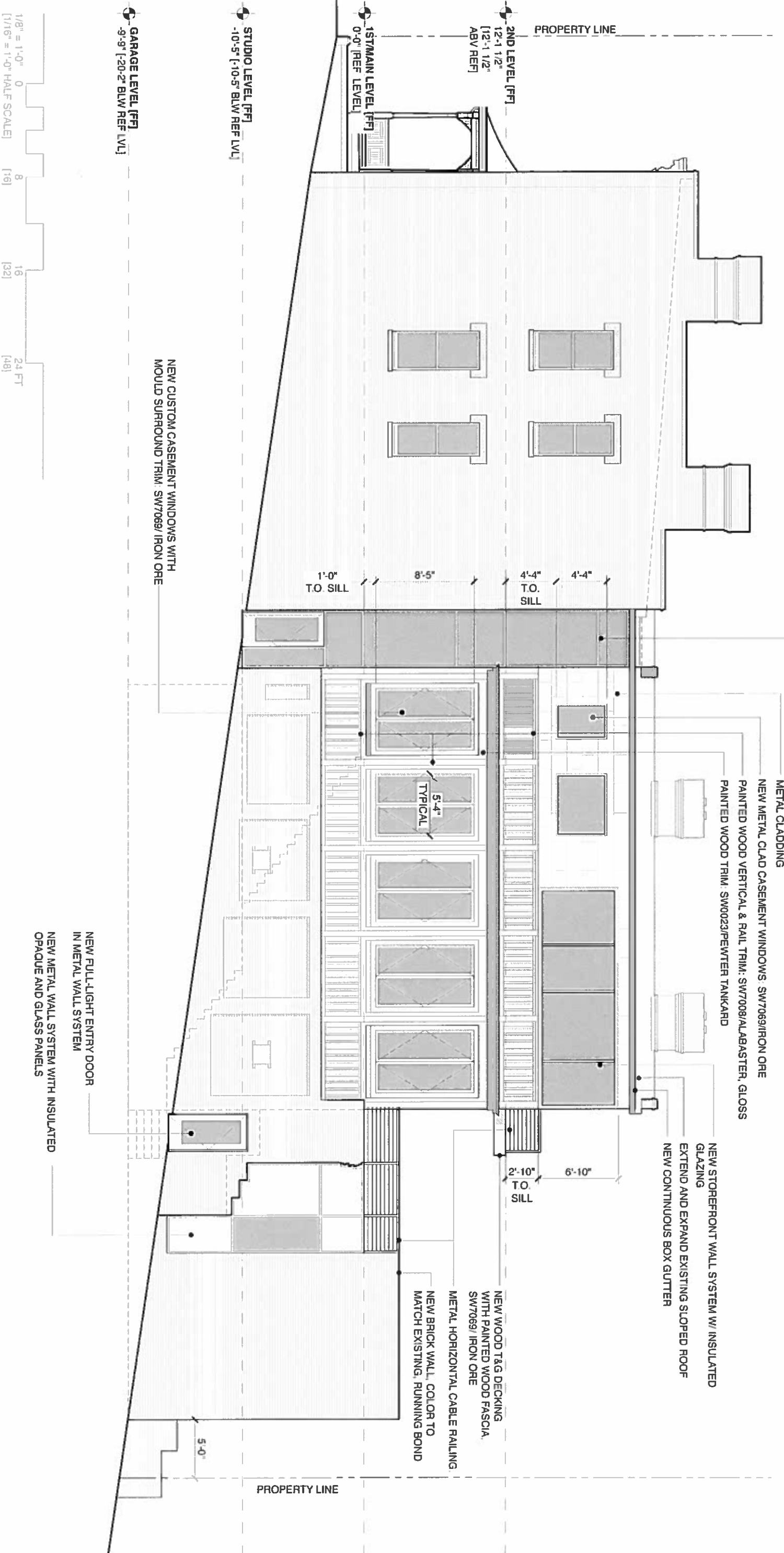




EXISTING - View from Corner of N 29th and E Franklin Sts



PROPOSED - View from Corner of N 29th and E Franklin Sts



● GARAGE LEVEL (FFI)  
-9'-9" [-20'-2" BLW REF LVL]

● STUDIO LEVEL (FFI)  
-10'-5" [-10'-5" BLW REF LVL]

● 1ST MAIN LEVEL (FFI)  
0'-0" [REF LEVEL]

● 2ND LEVEL (FFI)  
12'-1 1/2"  
[12'-1 1/2" ABV REF]

PROPERTY LINE



NEW CUSTOM CASEMENT WINDOWS WITH  
MOULD SURROUND TRIM: SW7069/ IRON ORE

1'-0"  
T.O. SILL

8'-5"

4'-4"  
T.O. SILL

4'-4"

NEW METAL WALL SYSTEM WITH INSULATED  
OPAQUE AND GLASS PANELS  
METAL CLADDING

NEW METAL CLAD CASEMENT WINDOWS: SW7069/IRON ORE  
PAINTED WOOD VERTICAL & RAIL TRIM: SW7008/ALABASTER, GLOSS  
PAINTED WOOD TRIM: SW0023/PEWTER TANKARD

NEW STOREFRONT WALL SYSTEM W/ INSULATED  
GLAZING  
EXTEND AND EXPAND EXISTING SLOPED ROOF  
NEW CONTINUOUS BOX GUTTER

NEW WOOD T&G DECKING  
WITH PAINTED WOOD FASCIA,  
SW7069/ IRON ORE  
METAL HORIZONTAL CABLE RAILING  
NEW BRICK WALL, COLOR TO  
MATCH EXISTING, RUNNING BOND

NEW FULL-LIGHT ENTRY DOOR  
IN METAL WALL SYSTEM  
NEW METAL WALL SYSTEM WITH INSULATED  
OPAQUE AND GLASS PANELS

South/E Franklin St Elevation

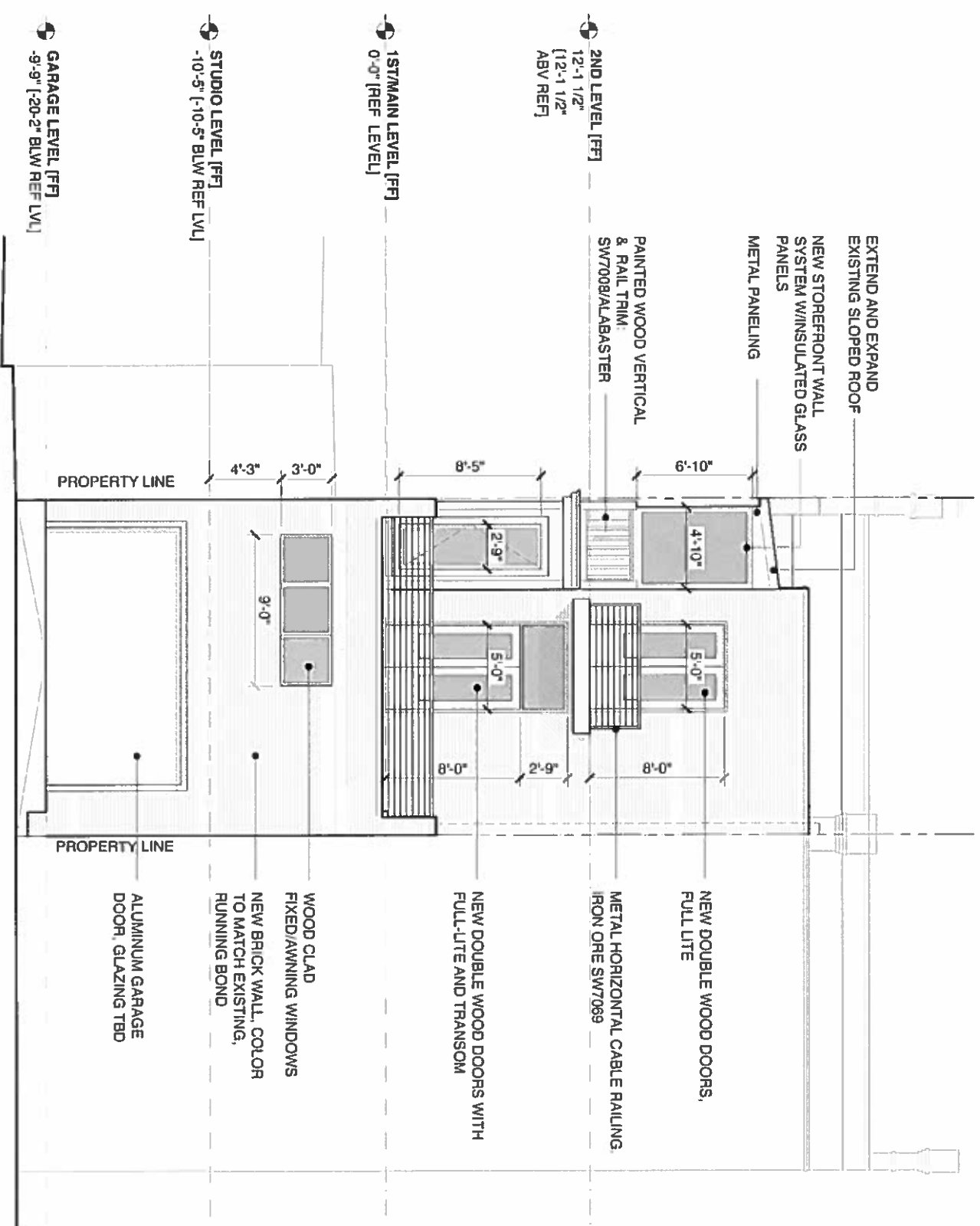
PROPERTY LINE

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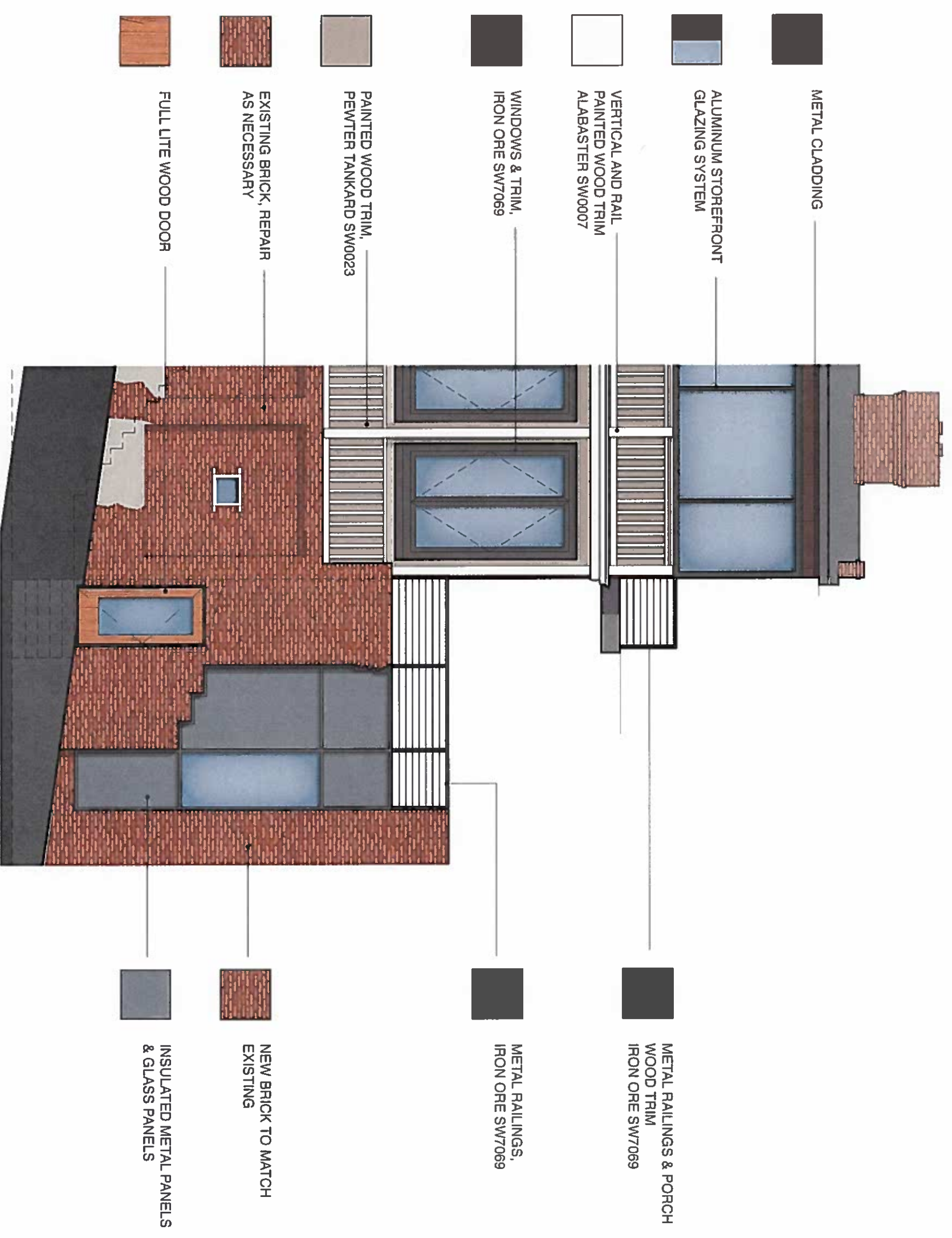
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East/Alley Elevation



METAL CLADDING

ALUMINUM STOREFRONT  
GLAZING SYSTEM

VERTICAL AND RAIL  
PAINTED WOOD TRIM  
ALABASTER SW0007

WINDOWS & TRIM,  
IRON ORE SW7069

PAINTED WOOD TRIM,  
PEWTER TANKARD SW0023

EXISTING BRICK, REPAIR  
AS NECESSARY

FULL LITE WOOD DOOR

METAL RAILINGS & PORCH  
WOOD TRIM  
IRON ORE SW7069

METAL RAILINGS,  
IRON ORE SW7069

NEW BRICK TO MATCH  
EXISTING

INSULATED METAL PANELS  
& GLASS PANELS



# Context Elevations



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