



Property (location of work)

Property Address: _____ Current **Zoning**: _____
Historic District: _____

Application is submitted for: (check one)

- Alteration**
- Demolition**
- New Construction**

Project Description (attach additional sheets if needed):

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____

Email: _____

Billing Contact? Applicant Type (owner, architect, etc.):

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____

Email: _____

Billing Contact?

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

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. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature: _____ **Date:** _____

Certificate of Appropriateness Application Instructions

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

Before You Submit

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.

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.

Submission Requirements

Please submit applications to 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 signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances 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 Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- 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 or contact staff.
- 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.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.



December 3, 2025

Commission of Architectural Review
Alex Dandridge, Secretary
900 E. Broad St., Room 510
Richmond, VA 23219

Project Description

1111 W Franklin St is an existing 6,112SF (including basement and finished attic) building in the Monument Avenue Historic District, currently owned by Congregation Beth Ahaba and used as a museum and office space under an existing special use permit (Ord. No. 2017-073). Cmnwlth Homes LLC is under contract to purchase the building and use a new special use permit to convert it back to its original use as a detached single-family dwelling.

In addition to the restoration of the existing building above, in the rear we plan to build a detached two-story 1,232SF garage and accessory dwelling unit in-keeping with several similar structures found on neighboring blocks. This new building would be built in a compatible contemporary style to CAR guidelines. Once completed, the combined gross living area across the primary residence and detached ADU would be 4,883SF.

These plans were submitted to the Commission for conceptual review at the November 25, 2025 meeting. The updated plans incorporate feedback from Staff and the Commission, including a revision to the roof form, windows and cladding. The renovation to 1111 W Franklin St has been moved into a separate application based on Staff recommendations.

1109 / 1111 W Franklin St CAR Application

December 03, 2025

Neighboring Garage / ADU Structures

1109 / 1111 W Franklin St

Richmond, VA 23220

Photographs below show two story accessory garage / adu buildings abutting alleyways in the surrounding area. A similar two-story garage / adu structure is proposed at 1109 and 1111 W Franklin St.



Figure 1: 1015 W Franklin St



Figure 2: 1103 W Franklin St



Figure 3: 1425 Grove Ave



Figure 4: 1501 Grove Ave



Figure 5: 1506 Grove Ave



Figure 6: 1510 Grove Ave

1109 / 1111 W Franklin St CAR Application

December 03, 2025

Neighboring Garage / ADU Structures

1109 / 1111 W Franklin St

Richmond, VA 23220



Figure 7: 1418 Grove Ave



Figure 8: 1111 West Ave



Figure 9: 1419 Park Ave

OWNER

COMMONWEALTH HOMES LLC
 STEVE SANDERSON
 1415 PARK AVE
 RICHMOND, VA 23220
 steve@cmwllh.com

ARCHITECT

FULTZ & SINGH ARCHITECTS
 1212 WESTOVER HILLS BLVD
 RICHMOND, VA 23225
 amr@fultzsingharchitects.com
 jason@fultzsingharchitects.com

DRAWING LIST - ARCHITECTURAL

SHEET	DRAWING TITLE	DATE
CS.00	COVER SHEET	12/03/2025 CAS SET
AS.00	SITE SURVEY	
AS.01	CURRENT SITE PLAN	
AS.02	PROPOSED SITE PLAN	
ADU.01	ADU FLOOR PLANS	
ADU.02	ADU ELEVATIONS	
ADU.03	ADU RENDERED ELEVATIONS	



fultzsingharchitects.com
 1212 Westover Hills Blvd
 Richmond, VA 23225

1111 W FRANKLIN ST ADU

CAR APPLICATION SET - 12/03/2025

1111 W FRANKLIN ST, RICHMOND, VA 23220

1111 W FRANKLIN ST ADU

1111 W FRANKLIN ST
 RICHMOND, VA 23220

PRELIMINARY
 NOT FOR CONSTRUCTION

DRAWING SYMBOL LEGEND

	EXTERIOR ELEVATION CALLOUT		DOOR EGRESS TAG ACTUAL DOOR WIDTH INCHES PER OCCUPANT ACTUAL OCCUPANT NUMBER OCCUPANT CAPACITY OF OPENING		LEVEL / ELEVATION REFERENCE LEVEL ELE: 'XX' - 'XX'		WINDOW / OPENING TAG - REFER TO OPENING SCHEDULE FOR ADDITIONAL INFORMATION		DRAWING MATCHLINE
	SECTION CALLOUT		PROJECT NORTH		WALLTYPE INDICATION		FIXTURE / EQUIPMENT TAG - REFER TO A6 SERIES SCHEDULES FOR ADDITIONAL INFORMATION - SEE A10 DRAWINGS FOR LIGHTING FIXTURES		SMOKE DETECTOR - INTEGRATED INTO BUILDING FIRE ALARM SYSTEM WHERE PROVIDED
	INTERIOR ELEVATION CALLOUT *LETTER DESIGNATES DRAWING NUMBER ** 'XX' DESIGNATES SHEET NUMBER		GEOMETRY WORKPOINT		EGRESS PATH		DOOR TAG		
	ENLARGED PLAN / SECTION CALLOUT		DRAWING NOTE		WALL RATING INDICATION DASH INDICATES RATING IN NUMBER OF HOURS [DENSE DASH INDICATES 30MIN WALL]		ROOM TAG		
	DETAIL CALLOUT		REVISION NOTE		CODE COMPLIANT ILLUMINATED EXIT SIGN INDICATOR DIRECTION [IF APPLICABLE]		MATERIAL TAG - REFER TO A0.00 FOR ADDITIONAL INFORMATION		
	GRIDLINE REFERENCE		DEMOLITION NOTE		LINEAR SHEET MATERIAL GRAIN DIRECTION INDICATION		SURFACE STEP / ELEVATION CHANGE		

VICINITY MAP

NOT TO SCALE

PROJECT LOCATION



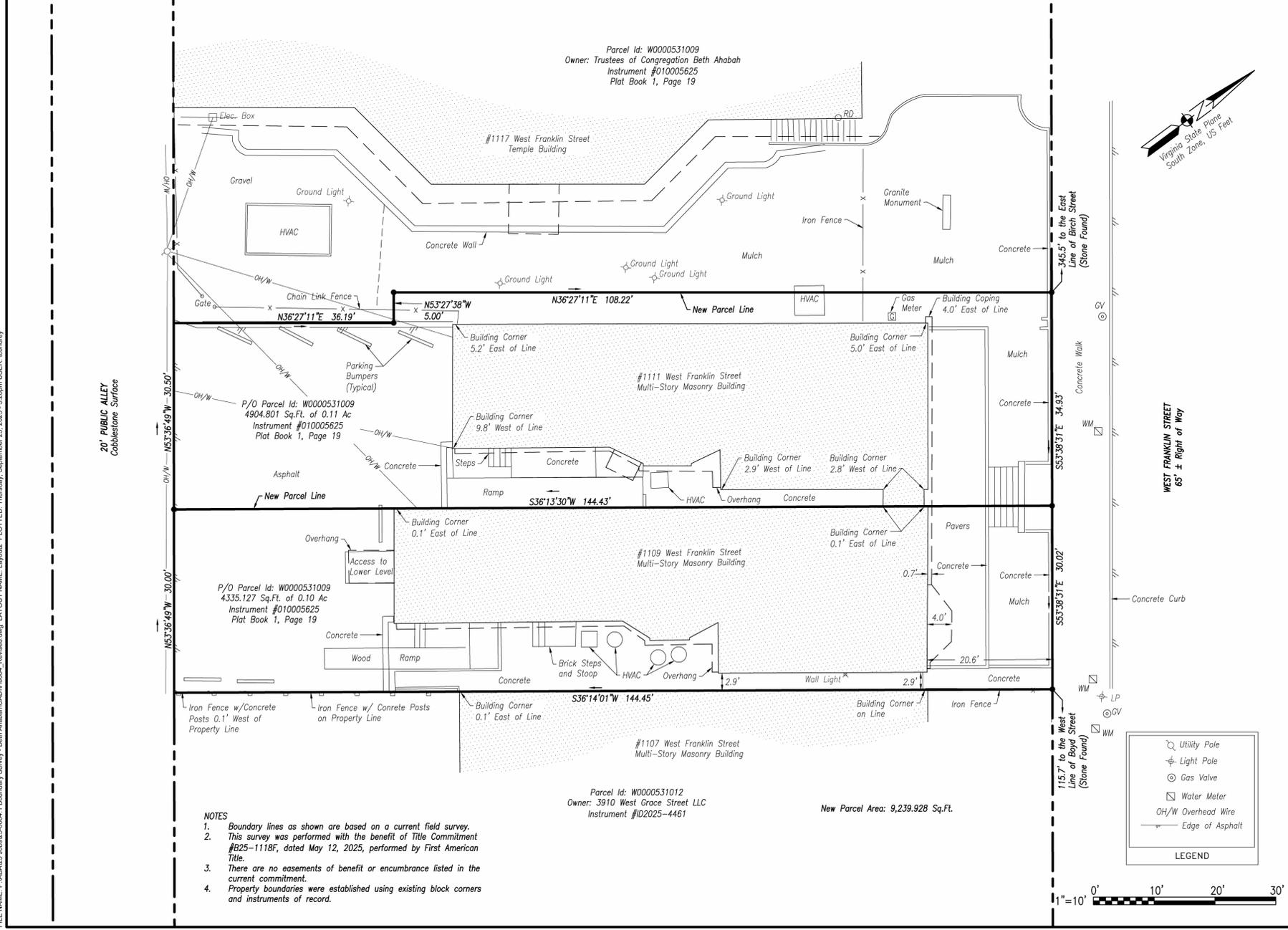
JOB NUMBER / SHEET	ISSUE DATE /	SCALE /	DRAWN / CHECKED	# REVISION		DATE
				IN	AS	
0210 / CS.00	12/03/2025	1/2" = 1'-0"				

COVER SHEET

CS.00

FOR REVIEWER

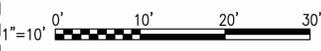
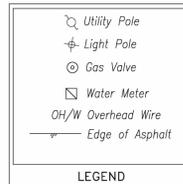
FILE NAME: P:\ABA\25 jobs\25-0684.1 Boundary Survey - Beth Ahabah\CAD\DWG\0684_1_Revise.dwg LAYOUT2 PLOTTED Thursday, September 25, 2025 - 3:28pm USER: btondre



- NOTES**
- Boundary lines as shown are based on a current field survey.
 - This survey was performed with the benefit of Title Commitment #B25-1118F, dated May 12, 2025, performed by First American Title.
 - There are no easements of benefit or encumbrance listed in the current commitment.
 - Property boundaries were established using existing block corners and instruments of record.

Parcel Id: W0000531012
Owner: 3910 West Grace Street LLC
Instrument #ID2025-4461

New Parcel Area: 9,239.928 Sq.Ft.



STRATUS 1011 Boulder Springs Drive, Suite 200 Richmond, VA 23225 804.592.3900 main 804.592.3901 fax www.stratus.com	CLIENT	CBA
	DESIGN	TAC
	APPROVED	TAC
	O.C. REVIEW	TAC
JOB NO. 25-0684		DATE 9/25/25
SCALE 1"= 10'		PMW

BOUNDARY SURVEY
PLAT SHOWING TWO PARCELS OF LAND BEING A PORTION OF PARCEL #W000531009 OWNED BY THE TRUSTEES OF THE CONGREGATION OF BETH AHABAH
CITY OF RICHMOND VIRGINIA

THOMAS A. CONDREY
Lic. No. 2750
9/25/25
LAND SURVEYOR

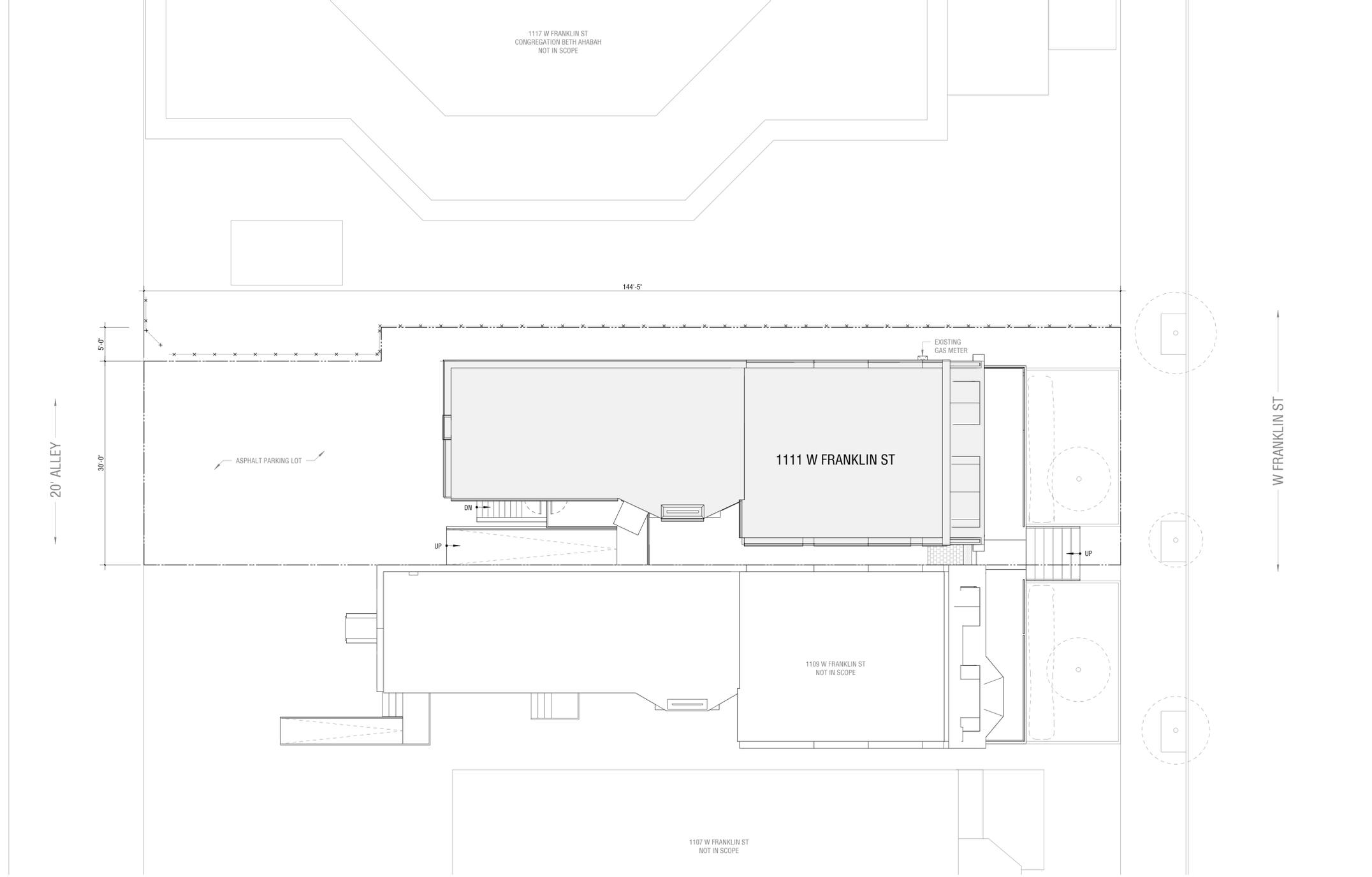
SHEET NO
1 of 1

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	DATE
0210 / AS.00	12/03/2025		

SITE SURVEY

1111 W FRANKLIN ST ADU
1111 W FRANKLIN ST
RICHMOND, VA 23220



JOB NUMBER /
0210
SHEET /
AS.01

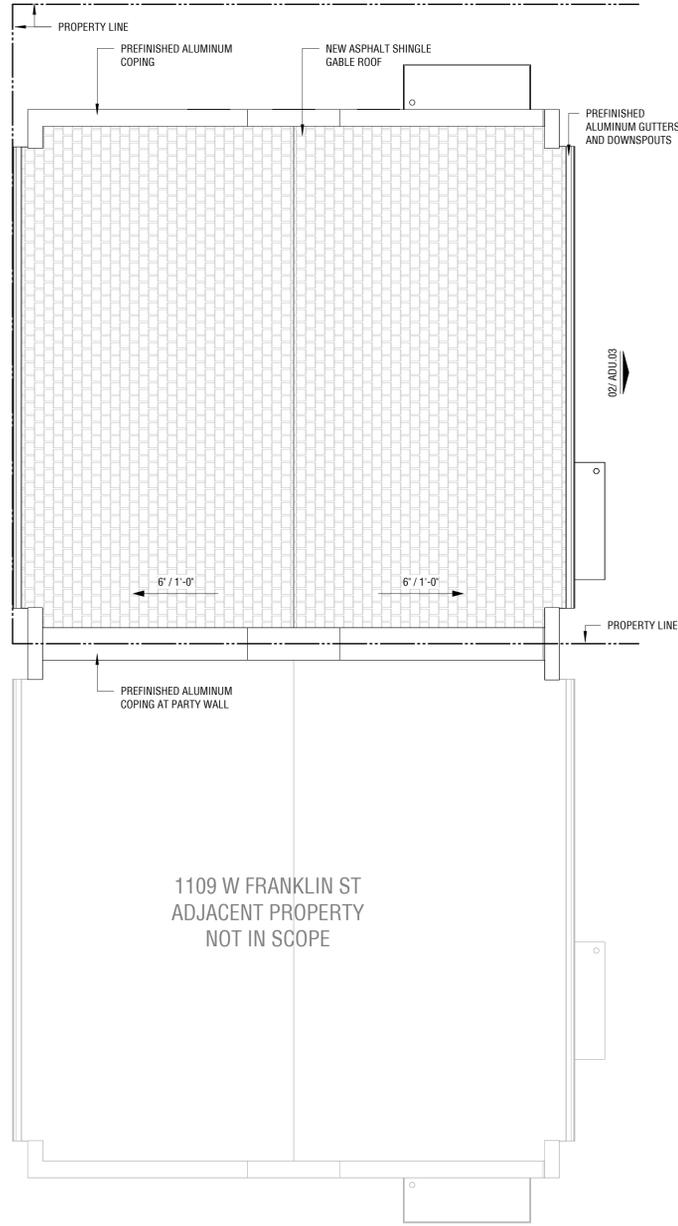
ISSUE DATE /
12/03/2025
SCALE /
1/8" = 1'-0"

DRAWN /
JIN
CHECKED /
AS

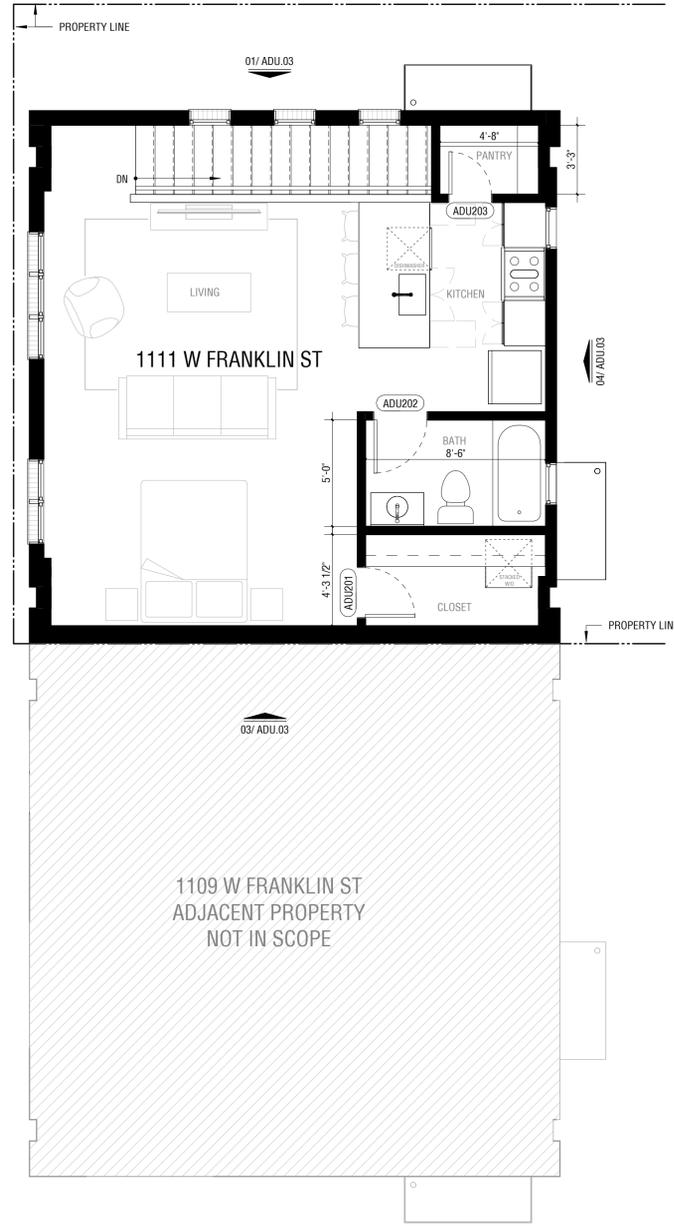
REVISION
DATE

1111 W FRANKLIN ST ADU
1111 W FRANKLIN ST
RICHMOND, VA 23220

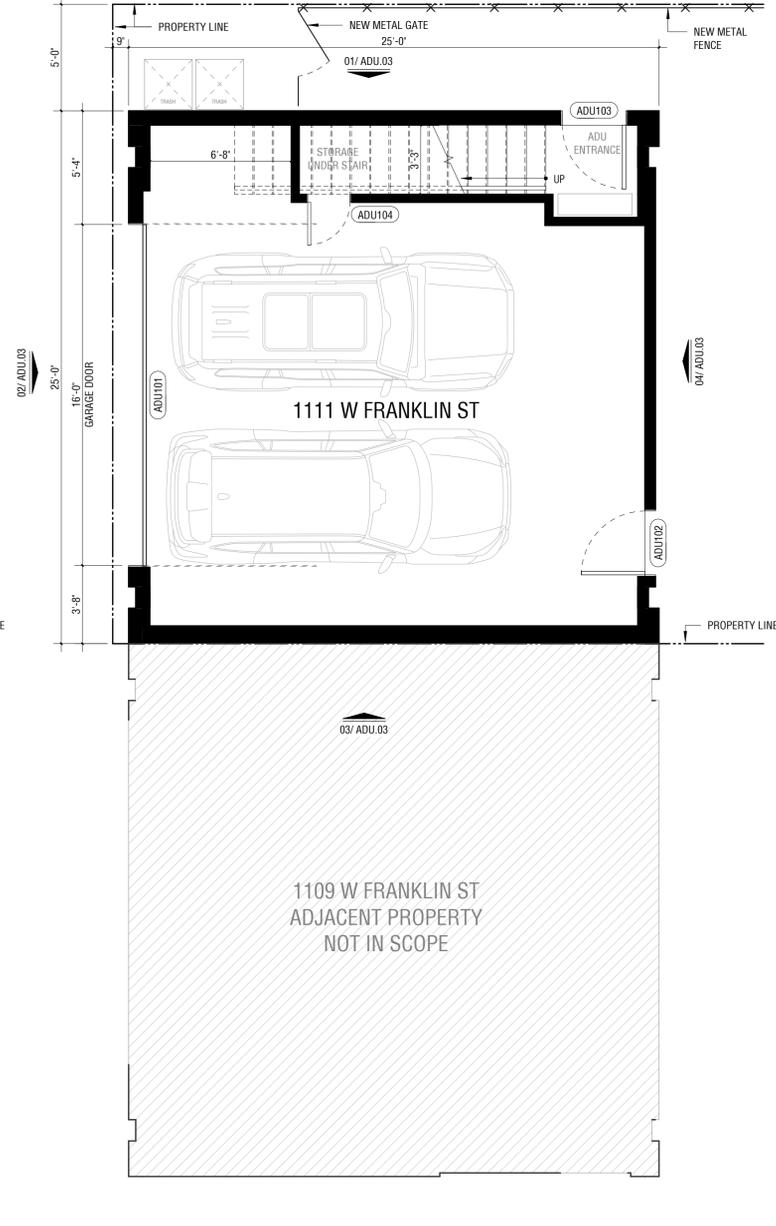
PRELIMINARY
NOT FOR CONSTRUCTION



03 ADU ROOF PLAN
SCALE: 1/4" = 1'-0"



02 ADU LEVEL 02 FLOOR PLAN
SCALE: 1/4" = 1'-0"



01 ADU LEVEL 01 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- ADJACENT PROPERTY NOT IN SCOPE

GROSS LIVING AREA

LEVEL 01	1,854 SF
LEVEL 02	1,854 SF
LEVEL 03	550 SF
TOTAL	4,258 SF

ADU

LEVEL 01 ENTRY	16 SF
LEVEL 02	616 SF
TOTAL	632 SF

GROSS SQUARE FOOTAGE

LEVEL 00	1,854 SF
LEVEL 01	1,854 SF
LEVEL 02	1,854 SF
LEVEL 03	550 SF
TOTAL	6,112 SF

GARAGE / ADU

LEVEL 01	616 SF
LEVEL 02	616 SF
TOTAL	1,232 SF
GRAND TOTAL	7,344 SF

DOOR SCHEDULE ADU

DOOR NO.	INT / EXT	DOOR SIZE		THICKNESS	MATERIAL	FINISH
		WIDTH	HEIGHT			
ADU101	Exterior	16'-0"	7'-0"	2"	ALU/GLS	MFR
ADU102	Exterior	3'-0"	7'-0"	2"	WD/GLS	PT
ADU103	Exterior	3'-0"	7'-0"	2"	WD/GLS	PT
ADU104	Interior	2'-0"	6'-8"	1 3/4"	WD	PT
ADU201	Interior	2'-4"	6'-8"	1 3/4"	WD	PT
ADU202	Interior	2'-6"	6'-8"	1 3/4"	WD	PT
ADU203	Interior	2'-0"	6'-8"	1 3/4"	WD	PT
Grand total:		7				

1111 W FRANKLIN ST ADU

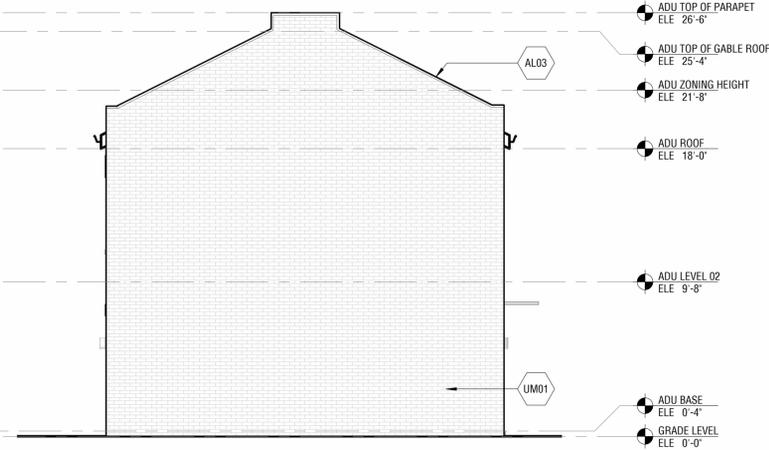
1111 W FRANKLIN ST
RICHMOND, VA 23220

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	DRAWN /	# REVISION		DATE
				IN	AS	
0210 /	12/03/2025	1/4" = 1'-0"				
ADU FLOOR PLANS						
ADU.01						



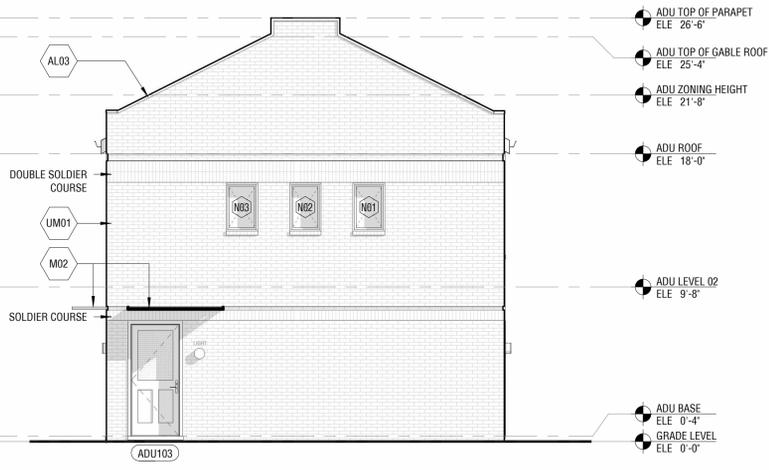
04 BUILDING ELEVATION - EAST
 SCALE: 3/16" = 1'-0"



03 BUILDING ELEVATION - SOUTH
 SCALE: 3/16" = 1'-0"



02 BUILDING ELEVATION - WEST
 SCALE: 3/16" = 1'-0"



01 BUILDING ELEVATION - NORTH
 SCALE: 3/16" = 1'-0"

ADU ELEVATION LEGEND

- BRICK
- GLASS
- ASPHALT SHINGLE ROOF
- ADJACENT PROPERTY NOT IN SCOPE

EXTERIOR MATERIALS

- NEW BRICK WALL PAINTED OFF-WHITE TO MATCH PRIMARY STRUCTURE. BRICK SIZE TO MATCH PRIMARY STRUCTURE
- POWDER COATED STEEL AWNING
- PREFINISHED ALUMINUM GARAGE DOORS
- PREFINISHED ALUMINUM GUTTERS AND ROUND DOWNSPOUTS
- PREFINISHED ALUMINUM COPING
- ARCHITECTURAL ASPHALT SHINGLE ROOF
- SMOOTH PAINTED VERTICAL FIBER CEMENT SIDING

WINDOW SCHEDULE ADU

MARK	HEIGHT	WIDTH
E01A	4'-0"	2'-0"
E01B	4'-0"	2'-0"
E01C	4'-0"	2'-0"
E02	3'-6"	2'-0"
E03	3'-6"	2'-0"
N01	3'-0"	2'-0"
N02	3'-0"	2'-0"
N03	3'-0"	2'-0"
W01A	4'-6"	2'-0"
W01B	4'-6"	2'-0"
W02A	4'-6"	2'-0"
W02B	4'-6"	2'-0"
W02C	4'-6"	2'-0"
Grand total: 13		

NOTE: ALL NEW WINDOWS TO BE ALUMINUM CLAD WOOD

1111 W FRANKLIN ST ADU

1111 W FRANKLIN ST
 RICHMOND, VA 23220

PRELIMINARY
 NOT FOR CONSTRUCTION

JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	REVISION		DATE
			JN	AS	
0210	12/03/2025	3/16" = 1'-0"			
ADU ELEVATIONS					
ADU.02					

