



# 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: 2802 East Franklin Street DATE: 8/25/16  
Richmond, VA 23223

OWNER'S NAME: Thomas Lowndes Burke TEL NO.: (804) 387-3587  
 AND ADDRESS: 2802 East Franklin Street EMAIL: thomas@lcbury.com  
 CITY, STATE AND ZIP CODE: Richmond, Virginia 23223

Designer  
 ARCHITECT/CONTRACTOR'S NAME: Maria Burke TEL. NO.: (804) 370-8883  
 AND ADDRESS: 2043 Thomson Road EMAIL: maria@mariaburke  
 CITY, STATE AND ZIP CODE: Charlottesville, VA 22903 interiors.com

Would you like to receive your staff report via email? Yes  No

### REQUEST FOR CONCEPTUAL REVIEW

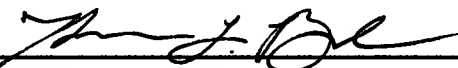
I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

### 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.)

Signature of Owner or Authorized Agent: X   
 Name of Owner or Authorized Agent (please print legibly): Thomas Burke

(Space below for staff use only)

RECEIVED  
 Received by Commission Secretary \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_  
 DATE AUG 26 2016 10:54 am SCHEDULED FOR \_\_\_\_\_

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

# MARIA BURKE INTERIORS

August 25, 2016

CAR Committee Members-

Thomas Burke and I would like to submit to you for your review the plans for a kitchen renovation in his Church Hill house, 2802 East Franklin Street.

We fully intend for the footprint of the house to remain the same; however, we would like to propose opening up the eastern wall of the kitchen, in order to bring more light into the space and also improve the existing structure. Along the existing east wall, there is one tall window, though it is currently blocked by the refrigerator, an abandoned chimney, which is covered by dry wall, and a door to the exterior of the house. We envision replacing all of these elements with a long steel framed window and door system that measures 12'8" wide x 8'0" tall. We would start the new windows at the edge of the existing window (3'3" off of the interior north wall), running it towards the front of the house. On the exterior of the house, we plan to keep the existing brick and would fill in any space created with brick to match. We believe that the clean lines of the steel will help elegantly streamline flow of the room, and end up highlighting some of the original architectural elements. The windows will look privately out into a walkway that leads to Thomas's backyard, and onto the solid brick wall of neighboring 2804 East Franklin Street. The wall is hidden from street view.

In the package that follows, you will find a set of drawings that includes the existing floor plan, the proposed floor plan, an existing elevation of the east kitchen wall, and a proposed elevation of the east wall. We have also provided you with images of this wall from both the exterior and interior. In order to better visualize the steel framed windows and door, we have included a group of images showing similar systems. Among these concept images, we have included an image of a door produced for a Richmond based project by Wellborn + Wright. Thomas and I would plan to partner with them for the fabrication of his windows and door. Lastly, we have also provided you with a group of photographs taken from the street that runs parallel to Thomas's house, as well as from the alley behind his house.

We very much appreciate your consideration on this project, and we look forward to discussing it with you.

Sincerely,



Maria Burke



**INTERIOR IMAGE**

**This is an image of the existing east Kitchen wall, which we are proposing to open up in order to bring in more light.**



**EXTERIOR IMAGE**

**This is an image of the existing east Kitchen wall from the outside, as seen from the fenced in backyard.**

**We plan to keep brick on the exterior surrounding the proposed steel windows and door.**

# STEEL WINDOW AND DOOR CONCEPT IMAGES

2802 E FRANKLIN STREET KITCHEN





# WELLBORN + WRIGHT

This is an image of a recent project completed on  
Stuart Avenue by 3 North.

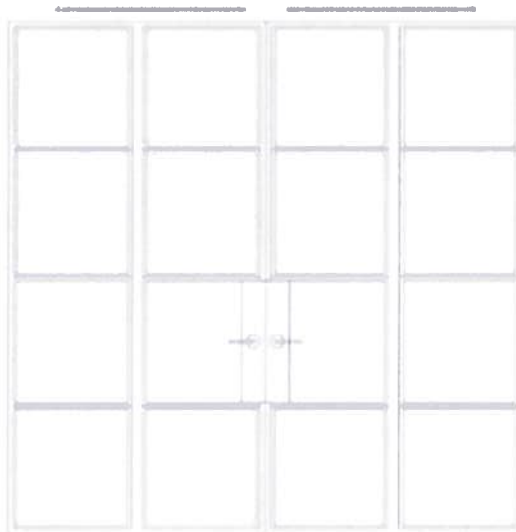
The steel door was produced by Wellborn + Wright,  
who we would plan to work with on the proposed  
kitchen windows and door.



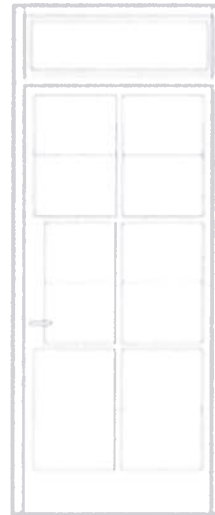
\*this photo was taken from the Wellborn + Wright  
website. Kip Dawkins is the photographer

# WELLBORN + WRIGHT

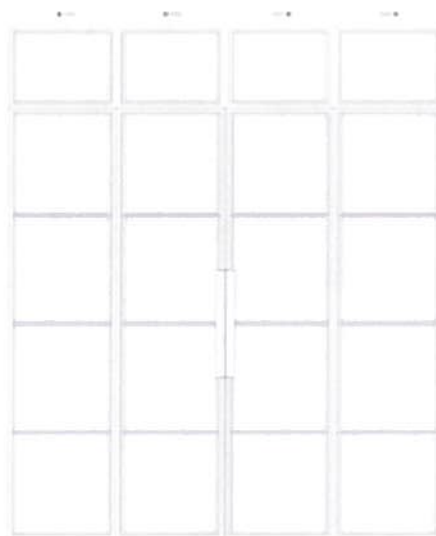
Below are a few steel and glass door styles offered by Wellborn + Wright and found on their website. There is a blue square around the style that we like for the east Kitchen wall at 2802 E Franklin Street



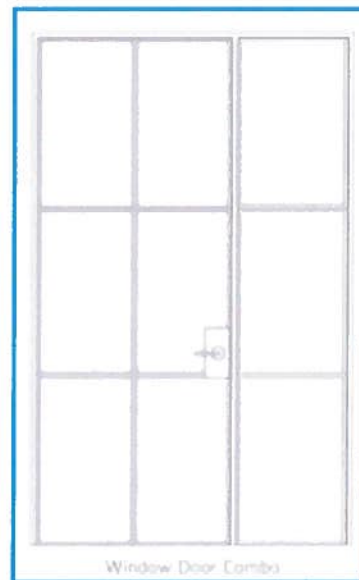
French Doors



Storm Door

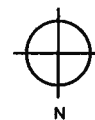
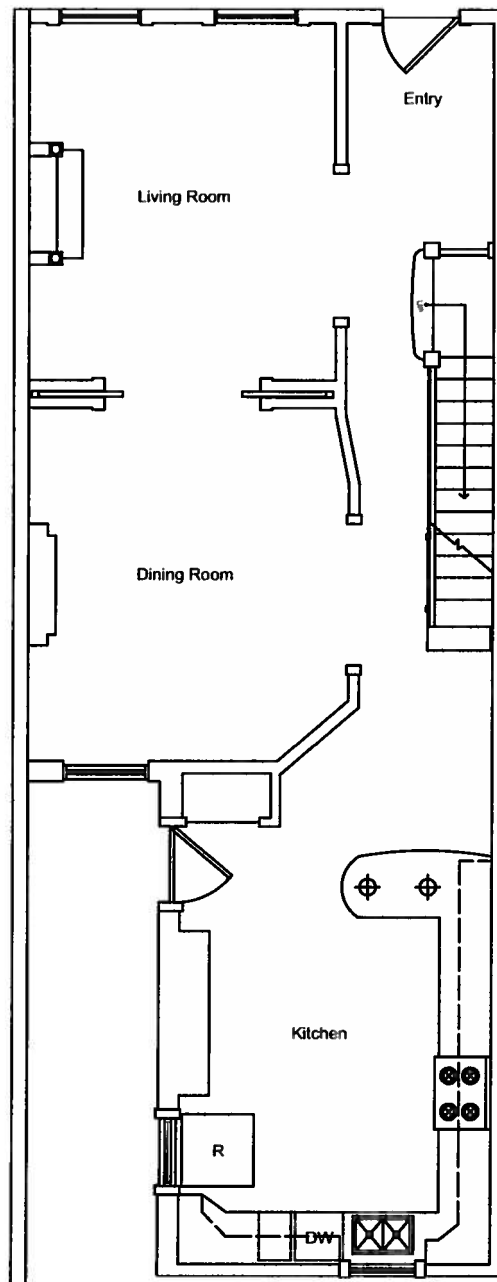


Accordion Doors



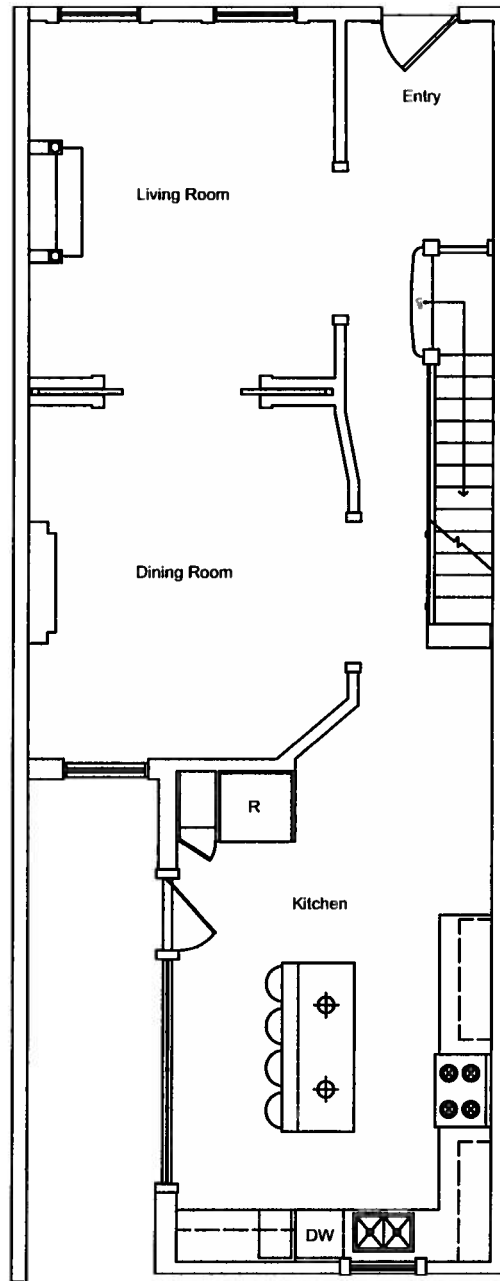
Window Door Combs





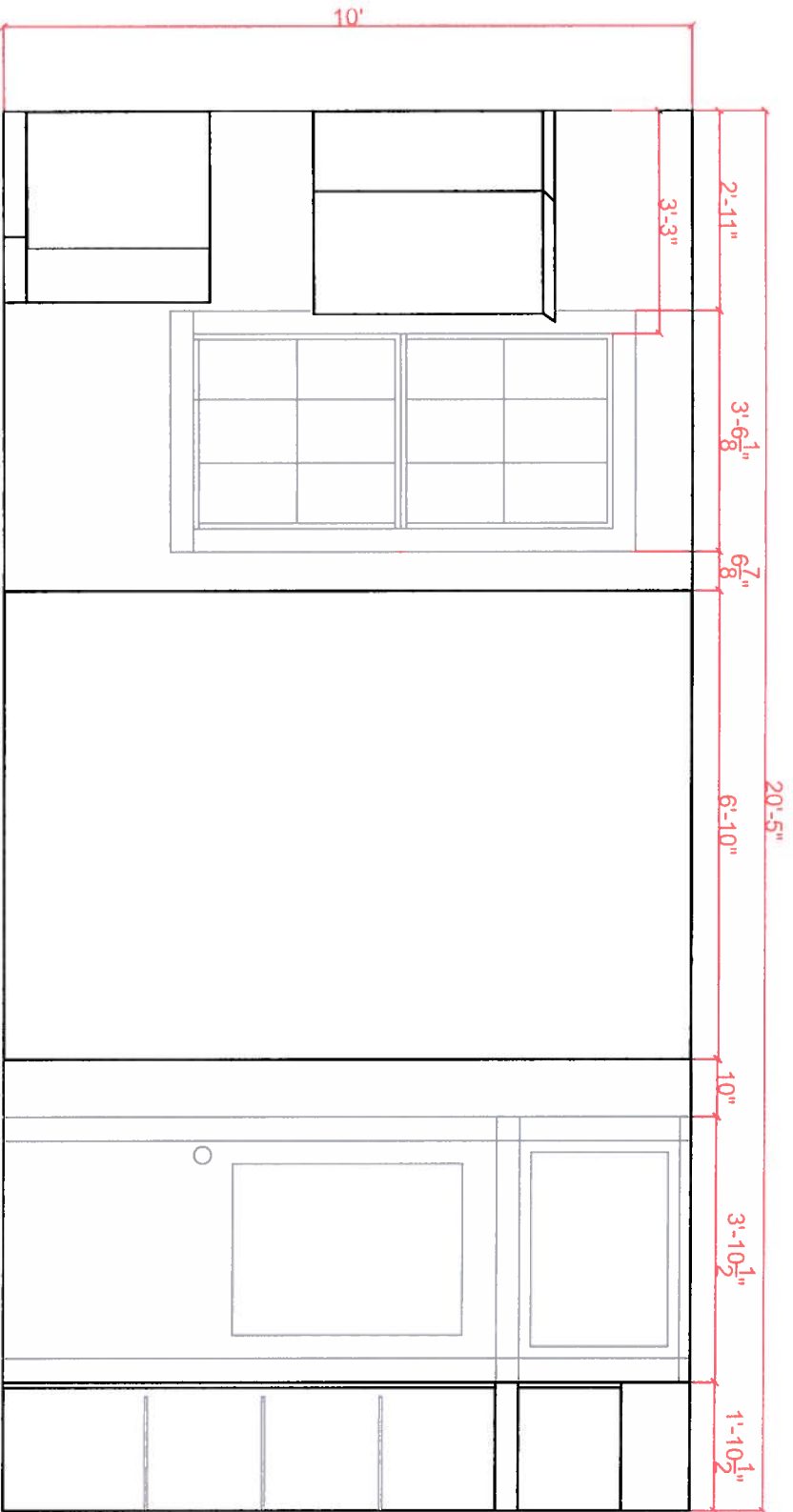
2802 EAST FRANKLIN STREET  
RICHMOND, VA 23223

Existing First Floor Plan  
Date: August 25th, 2016  
Scale: 1/8" = 1'0"



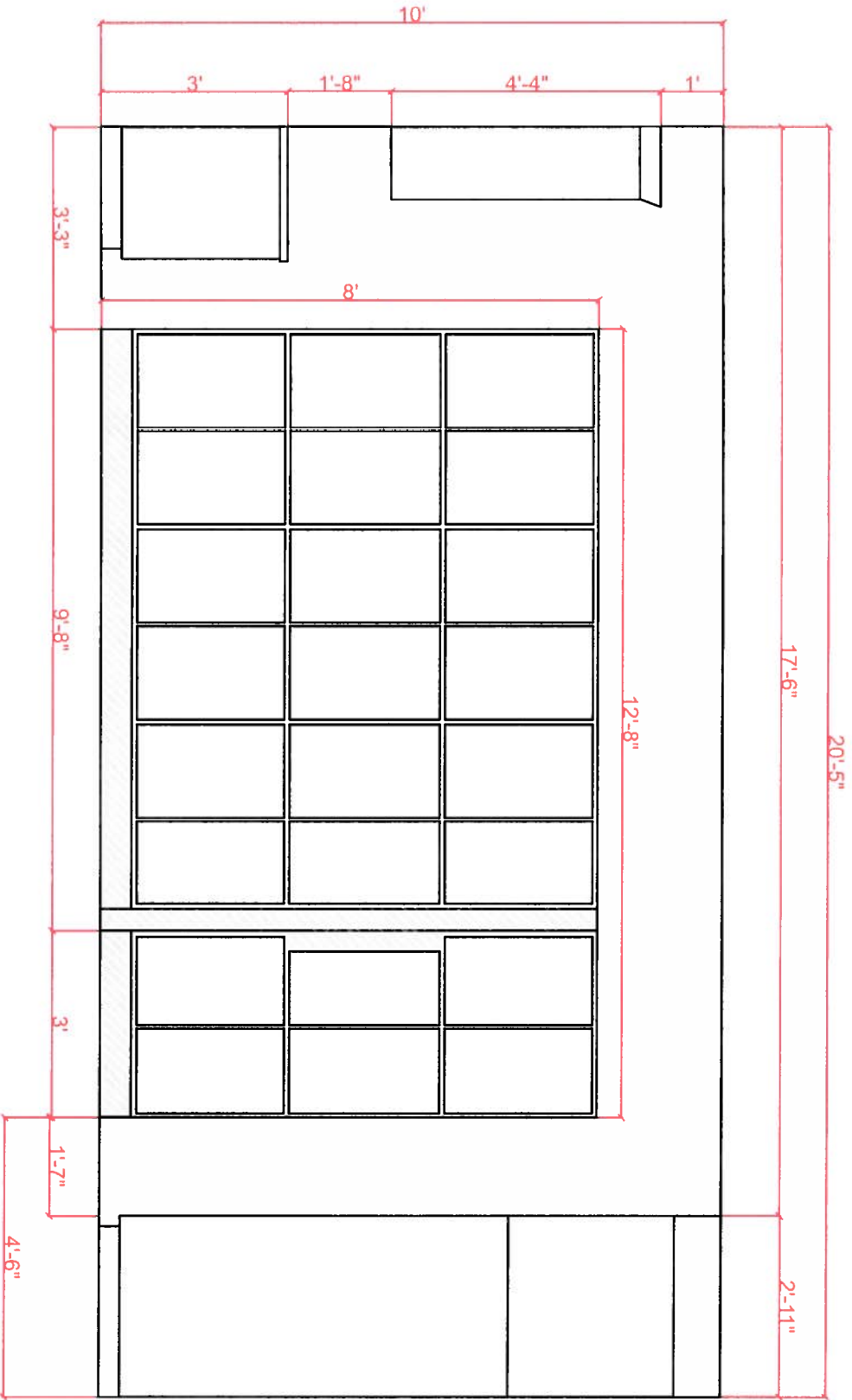
2802 EAST FRANKLIN STREET  
RICHMOND, VA 23223

Proposed First Floor Plan  
Date: August 25th, 2016  
Scale: 1/8" = 1'0"



2802 EAST FRANKLIN STREET  
 RICHMOND, VA 23223

Existing East Wall Kitchen Elevation  
 Date: August 25th, 2016  
 Scale: 3/8" = 1'0"



2802 EAST FRANKLIN STREET  
 RICHMOND, VA 23223

Proposed East Wall Kitchen Elevation  
 Date: August 25th, 2016  
 Scale: 3/8" = 1'0"



**STREET VIEW**  
from North 28th Street looking towards  
the back of the 2802 East Franklin Street





**STREET VIEW**  
from North 28th Street looking towards  
the back of the 2800 and 2802 East Franklin Street



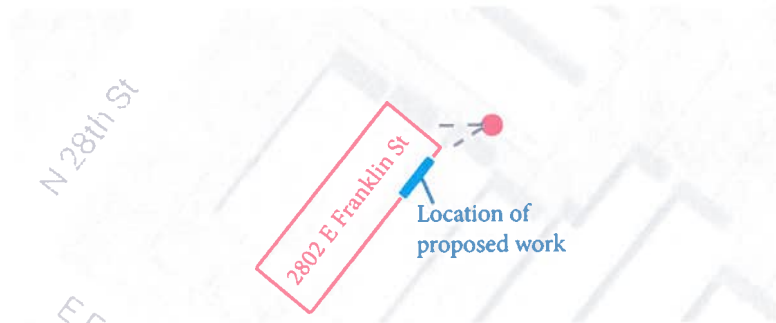
**ALLEY VIEW**

**Photo taken from behind 2800 East Franklin St  
looking at the back of 2802 East Franklin St**



**ALLEY VIEW**

**Photo taken behind 2804 East Franklin Street  
looking at the back of 2802 East Franklin from 7'0"**



**\*\*The blue box on the photo intends to show you what you might see from the very back of the alley at 7'0"**