



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: 07/29/2016

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

AND ADDRESS: 1117 West Franklin St. EMAIL: lsalzman@salzmanrealestate.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 West Franklin is the education building for the Congregation Beth Ahabah and is being expanded and connected to the temple building on the east and the Joel House on the west. 1121 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. The education building is being reconfigured to serve as the main entrance for the Beth Ahabah facilities.

Signature of Owner or Authorized Agent: X

RECEIVED

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

11/1 29 2016 10:50 KC

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

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



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Congregation Beth Ahabah

Richmond | VA

Design Review

September 9, 2016

Response to CAR Hearing Comments



The proposed Congregation Beth Ahabah addition/renovation design has been reconfigured in response to the observations and comments at the CAR Hearing on August 23, 2016. The changes below were made in order to resonate with the Historic District, while reinforcing the core architecture. We believe these changes improve the proposed façade in regard to both the language of the District and architectural design in general.

1. MASSING/SCALE

Concern: façade too large; scale not consistent with other buildings in the neighborhood and historic district; review bay structure; suggestion to break façade into 2 or 3 bays.

Response: we have completed a study of buildings within the West Franklin St Old and Historic District and found that a number of buildings in the immediate vicinity are equal to or larger/wider in size than the proposed primary masonry façade of the Congregation Beth Ahabah addition/renovation. There is a mix of institutional, religious, and residential structures. Please see "Site - Building Scale Study" within the presentation for our findings. At the same time, we have adjusted the scale of the proposed façade to address the commission's concerns. The approximately 64-ft wide masonry façade has been reconfigured and broken into 3 bays: the central bay stays at the existing location because of existing masonry stair enclosure (to remain), while the left and right portions of the façade are pushed back to break up the primary plane of the wall. To add another layer of detail to the façade, we have added vertical metal trim panels and other details, which provide structure, order, rhythm, and articulation at a human scale.

2. RELATIONSHIP TO TEMPLE STRUCTURE

Concern: proposed building façade is not sufficiently deferential to the existing Temple structure.

Response: the proposed addition masonry façade is substantially lower in height than the adjacent Congregation Beth Ahabah structure. It is disconnected from the original synagogue with a glass bridge, which emphasizes the separation between the structures. We have changed the color of the new proposed masonry façade to a darker hue, to create further distinction between the structures. We have stayed away from moving the new main entrance to the center of the addition wall because it is subservient to the synagogue. A central door would mean that this entrance is as important. By having the door to the side, facing the synagogue, there is constant emphasis and dialogue with the historic building. The Temple is an institutional building of substantial size, and the addition façade should be properly scaled not to be dwarfed by the sanctuary building. The question of scale relationship is a core issue, and the buildings making up the Congregation Beth Ahabah campus should be in balance, not mini-imitations of the Temple, nor as small as the scale of surrounding row houses. Our building is a transition structure between the Temple and the residential scale.

3. WINDOW COMPOSITION

Concern: proposed window arrangement has no clear structure and organization on façade surface; no clearly defined frames or articulation against masonry.

Response: we have added elements to the façade to provide structure and definition to the various components and reinforce the composition. New metal details adjacent at the smaller windows relate to the two tall windows at the left, while providing structure and rhythm to the façade. The tall windows have articulated sills at the base of the opening. We have further refined the organization and design of the small windows, by adding clearly defined metal frames to each, with sills of contrasting material/color. We propose each small window to be framed by a bronze jamb/head/sill, to differentiate it from the surrounding brick surface. The sills will be clad in matching metal. The articulation of the windows as seen in the plan view (see page 13) has enriched building and added depth to the façade.

4. SCALE OF CURVED WINDOW

Concern: proposed curved window at the Rabbi's office deemed too large, dominant, and out of scale. Request to review scale of window.

Response: the curved window is used to balance the façade, and to create a counterpoint to the curved form of the building entrance. We have addressed the commission's concerns by substantially reducing the scale of the curved window (by approximately 1/3), both on the primary façade, and around the corner, as visible when driving down West Franklin St. The return portion of the window is rectilinear, corresponding to the language of the other windows on the addition and within the neighborhood. Because this end of the building is pushed back from the plane of the center area of the façade, the window will be even less apparent, when approaching the building from West Franklin St.

5. CORNICE

Concern: proposed building façade does not have a cornice, which is typical of the buildings in the historic district.

Response: we have added a stone cornice to cap off the top of the primary building façade, to respond to the comment and to be more closely aligned with other buildings in the neighborhood. The cornice is used to reinforce sight lines of the existing street wall.

6. BASE

Concern: proposed building façade does not have a base, which is typical of the buildings in the historic district.

Response: we have added a textured brick base to respond to the comments from the hearing and to be more closely aligned with other buildings in the neighborhood. The base consists of the same brick as used in the façade above, but instead of a stack bond, the pattern is a running bond, with alternating rows of brick protruding from the main plane, creating shadow lines and adding texture to the base of the building. The running bond and texture resonates with the horizontal movement of the steps on the Sanctuary façade. The articulation is intended to be careful and restrained in the use of the brick vocabulary, to create richness in the detail of the façade. The height is to match the height of the porch/base of the adjacent Joel House. The base is used to reinforce sight lines of the existing street wall.

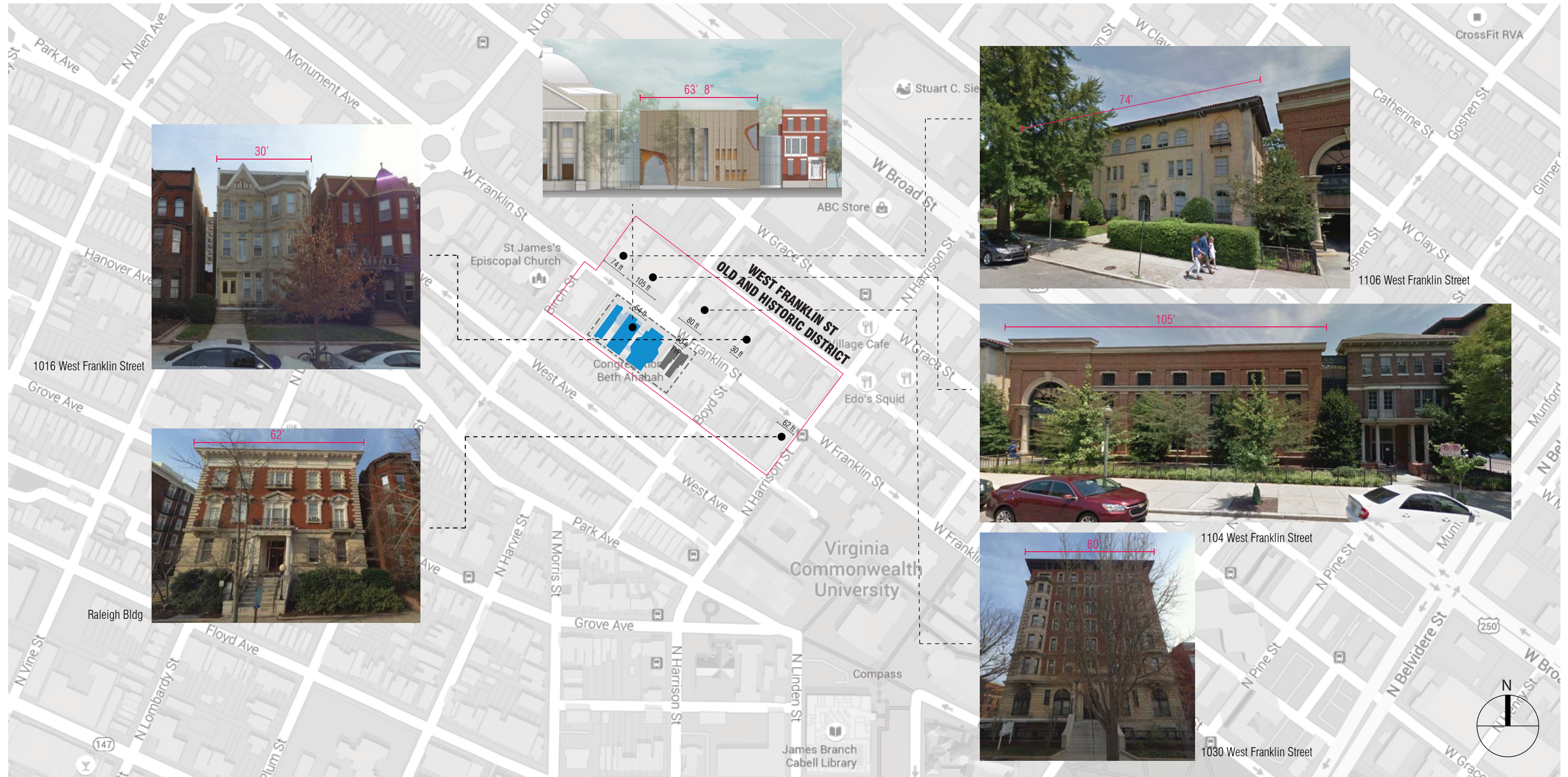
7. CONNECTOR BRIDGE

Concern: proposed connection to the Sanctuary building overhangs the second floor below; concerns over the connection to the wall of the Sanctuary structure.

Response: we have redesigned the connection at the second floor so that it no longer overhangs the first floor below at the West Franklin St side of the building. The result is an aligned façade between the levels at the primary street front, similar to the Joel House connection. We have also pulled back the location of the exterior glass wall facing West Franklin St. at both levels so that it no longer overlaps the stone pilaster in plan. The curtainwall slips behind the vertical stone pilaster at the Sanctuary exterior, respecting the historic structure (see page 16 for plan and section drawings of this area).

Site - Building Scale Study

Richmond West Franklin St Old and Historic District








Site

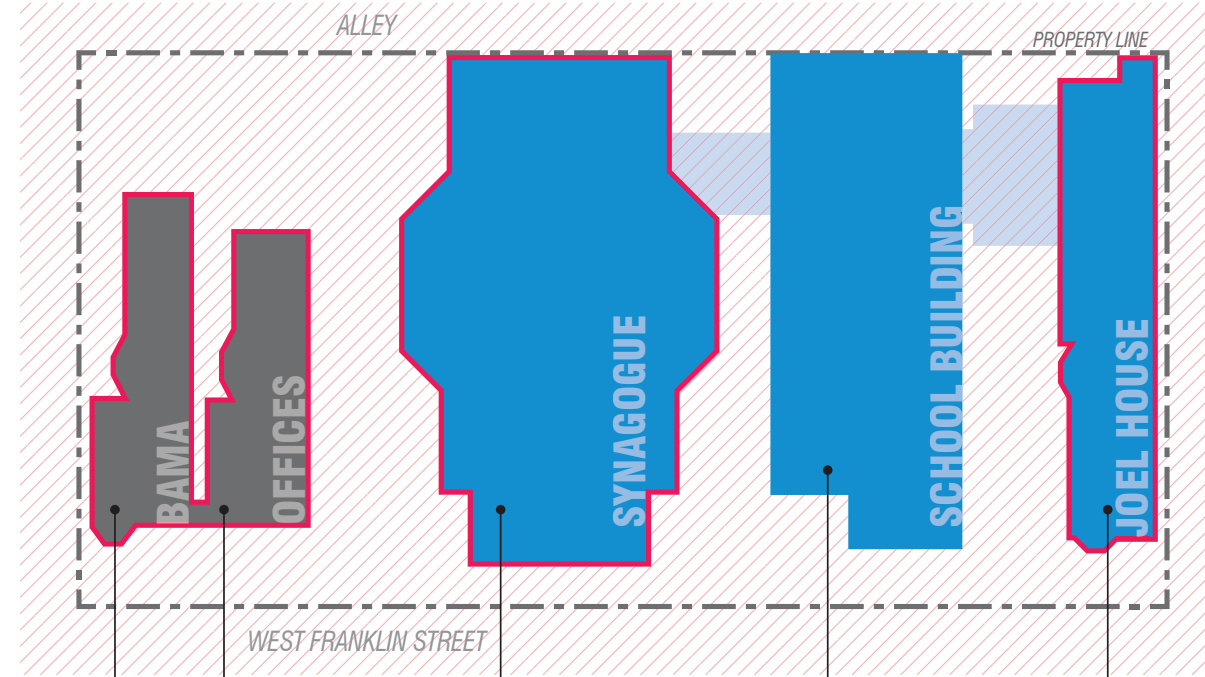
Congregation Beth Ahabah Campus



LEGEND

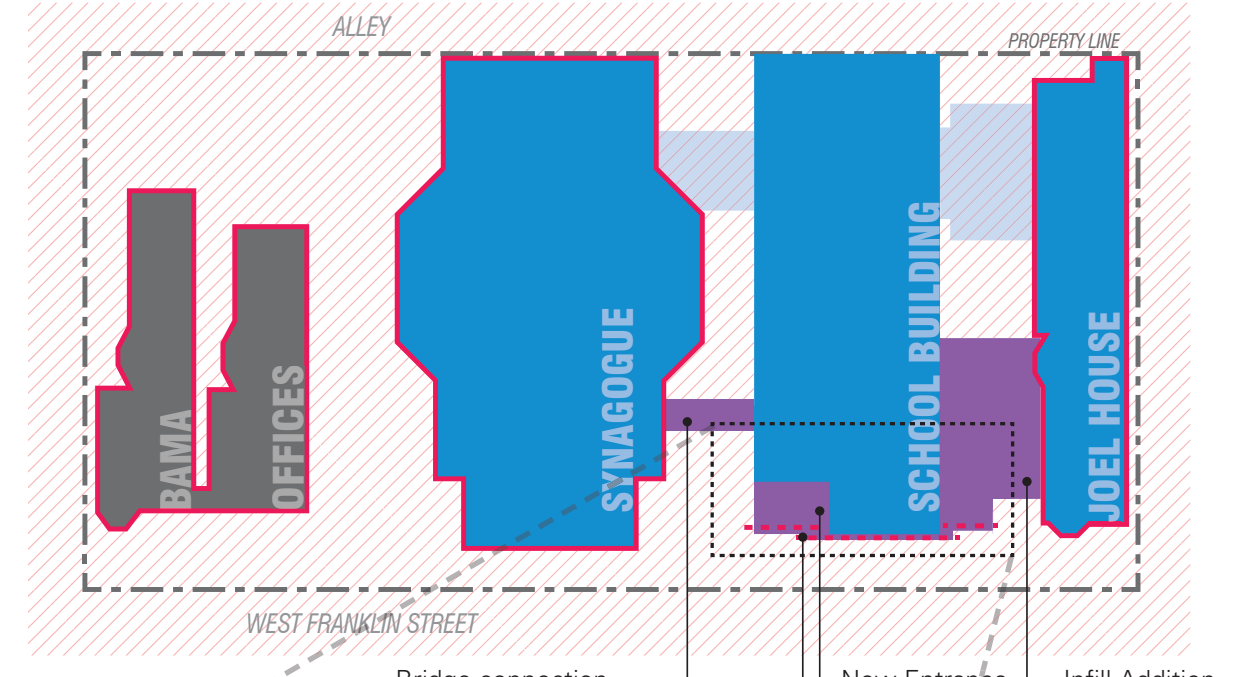
-  Historic District
-  Building listed on National Register of Historic Places
-  Congregation Beth Ahabah Campus - not part of scope -
-  Congregation Beth Ahabah Campus - part of scope -
-  Proposed Infill Addition

EXISTING

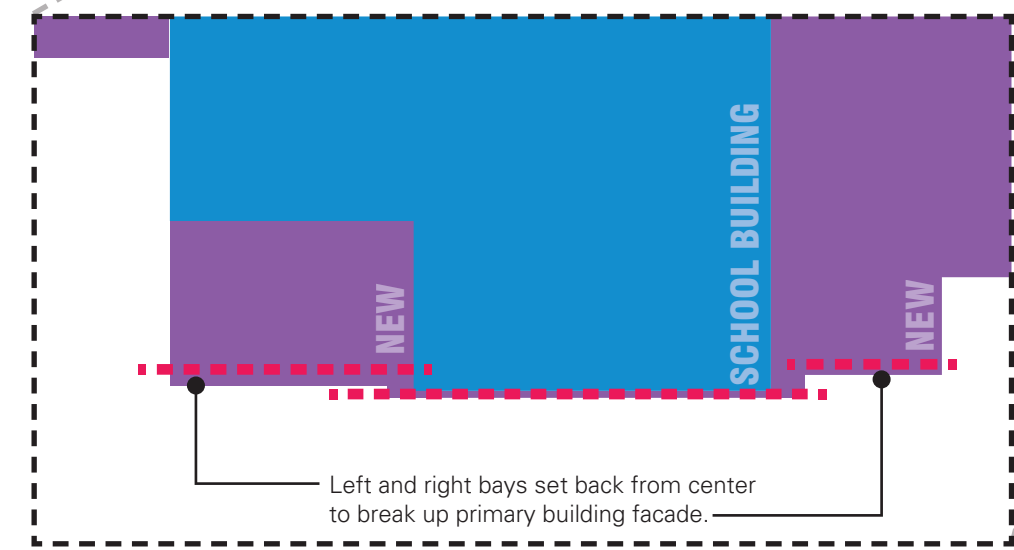
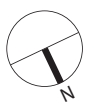


- 1111 Administration
early 20th century
West Franklin HD
- 1109 Museum & Archives
early 20th century
West Franklin HD
- 1117 Beth Ahabah Synagogue
1904
West Franklin HD
- 1121 Beth Ahabah School
1957
Fan Area HD
non-contributing
- 1125 Joel House
1910; 2001 renovation
Fan Area HD

PROPOSED



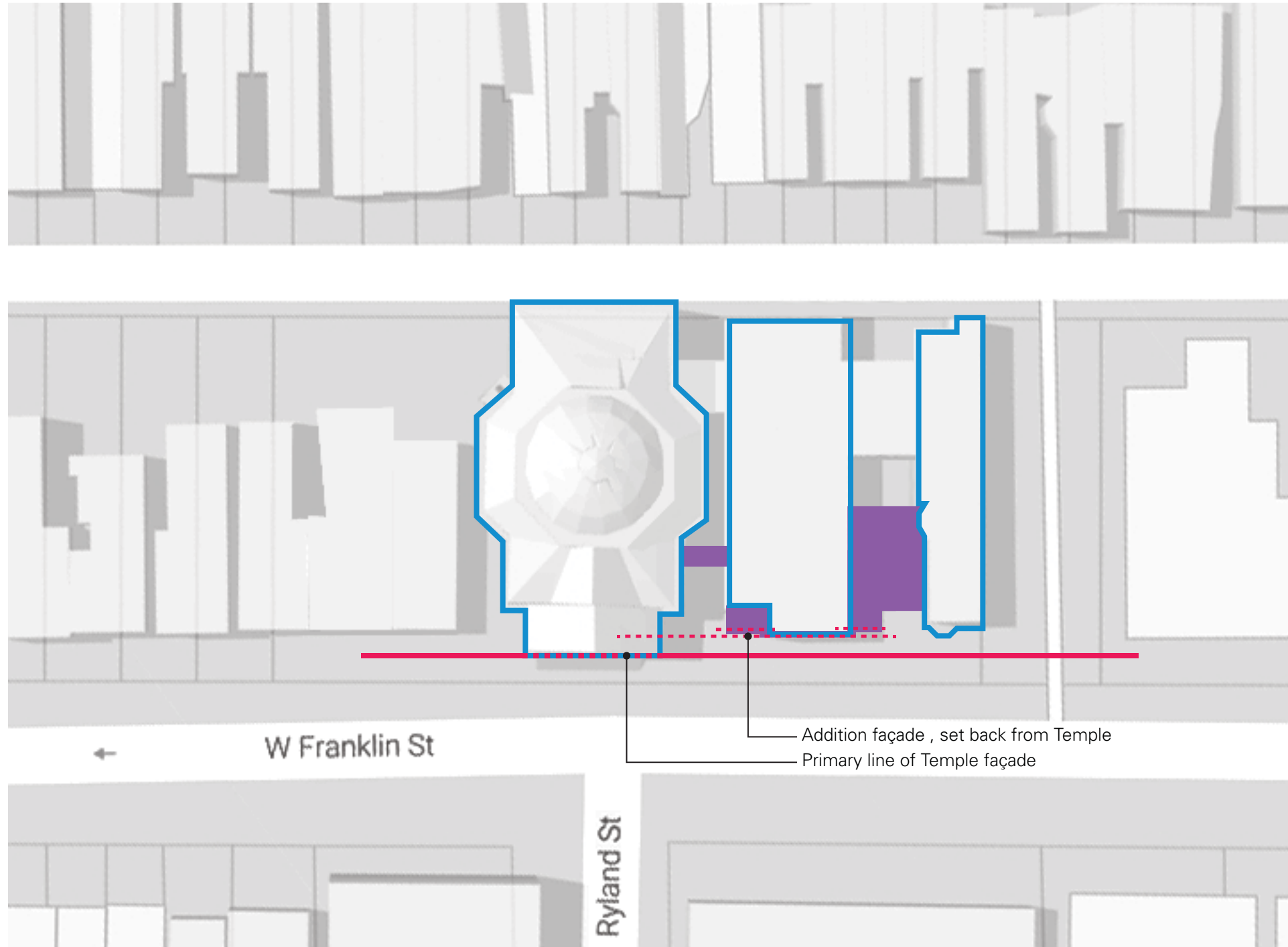
- Bridge connection
- New Entrance
- Infill Addition
- Line of existing building; infill does not come proud of existing building line.



Left and right bays set back from center to break up primary building facade.

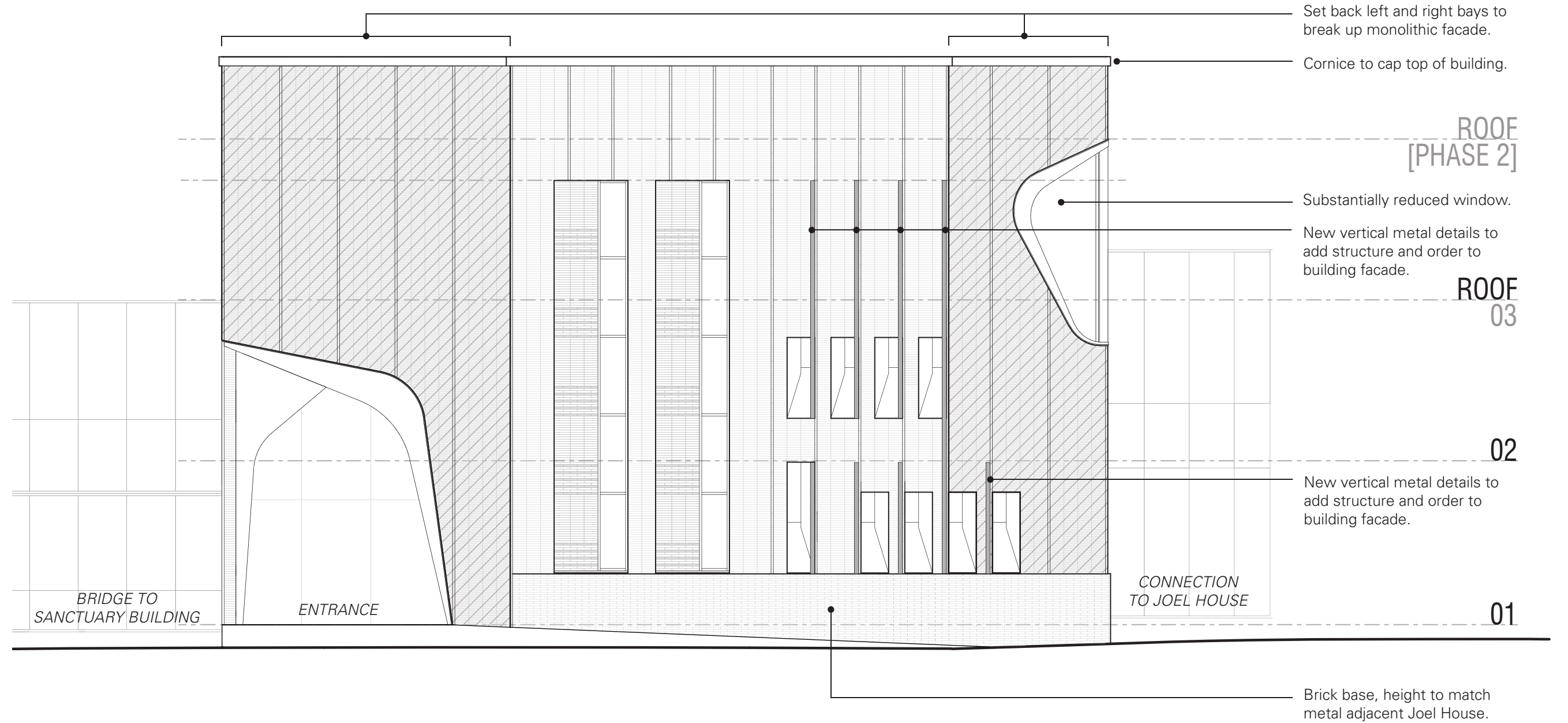


Relationship Between Addition Façade and Temple



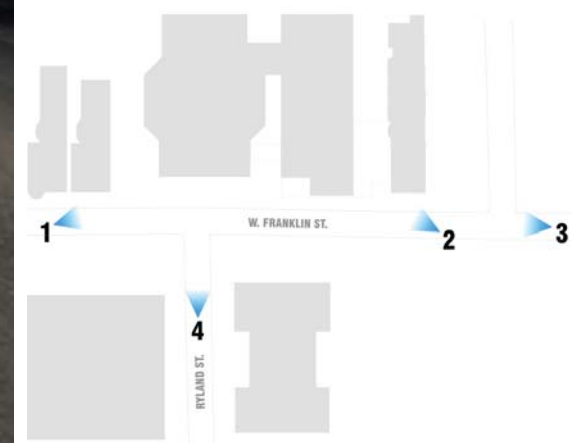
Extents of New Facade

Masonry Volume and Glass Connections



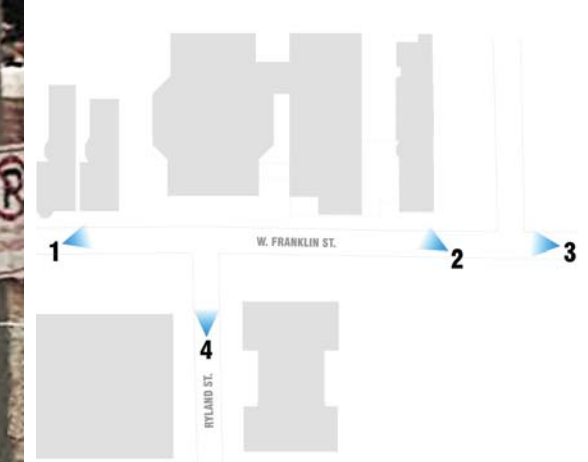
Rendered View

1. View from W Franklin St. - west.



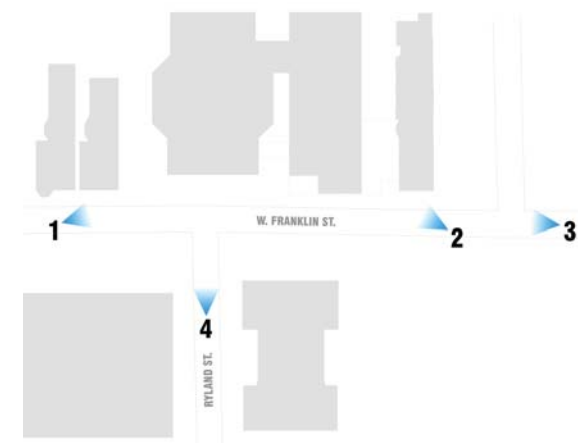
Rendered View

2. View from W Franklin St. - east.



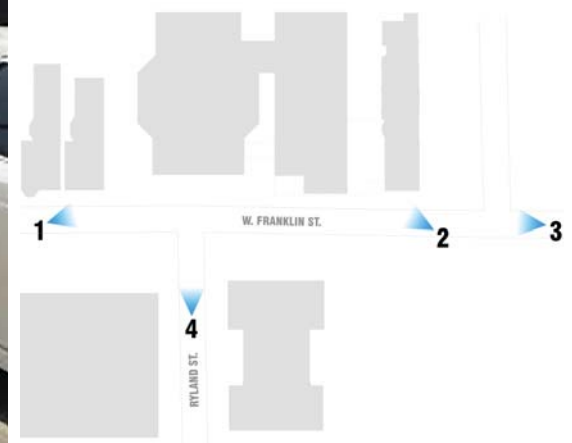
Rendered View

3. View from W Franklin St. - east.



Rendered View

4. View from Ryland St. - south.





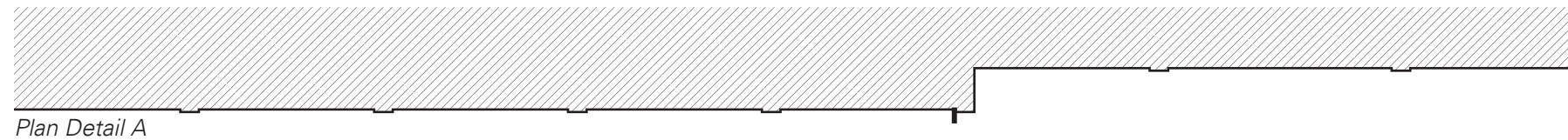
Building Elevation: Front

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

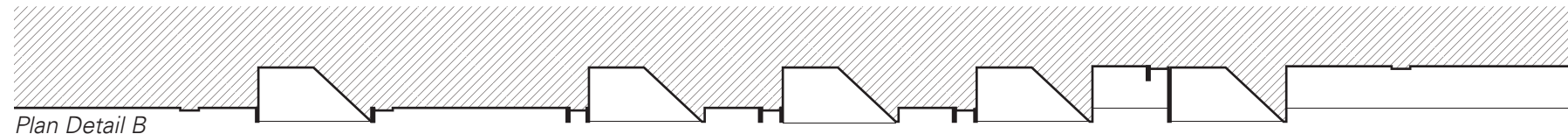


Facade Detail Study

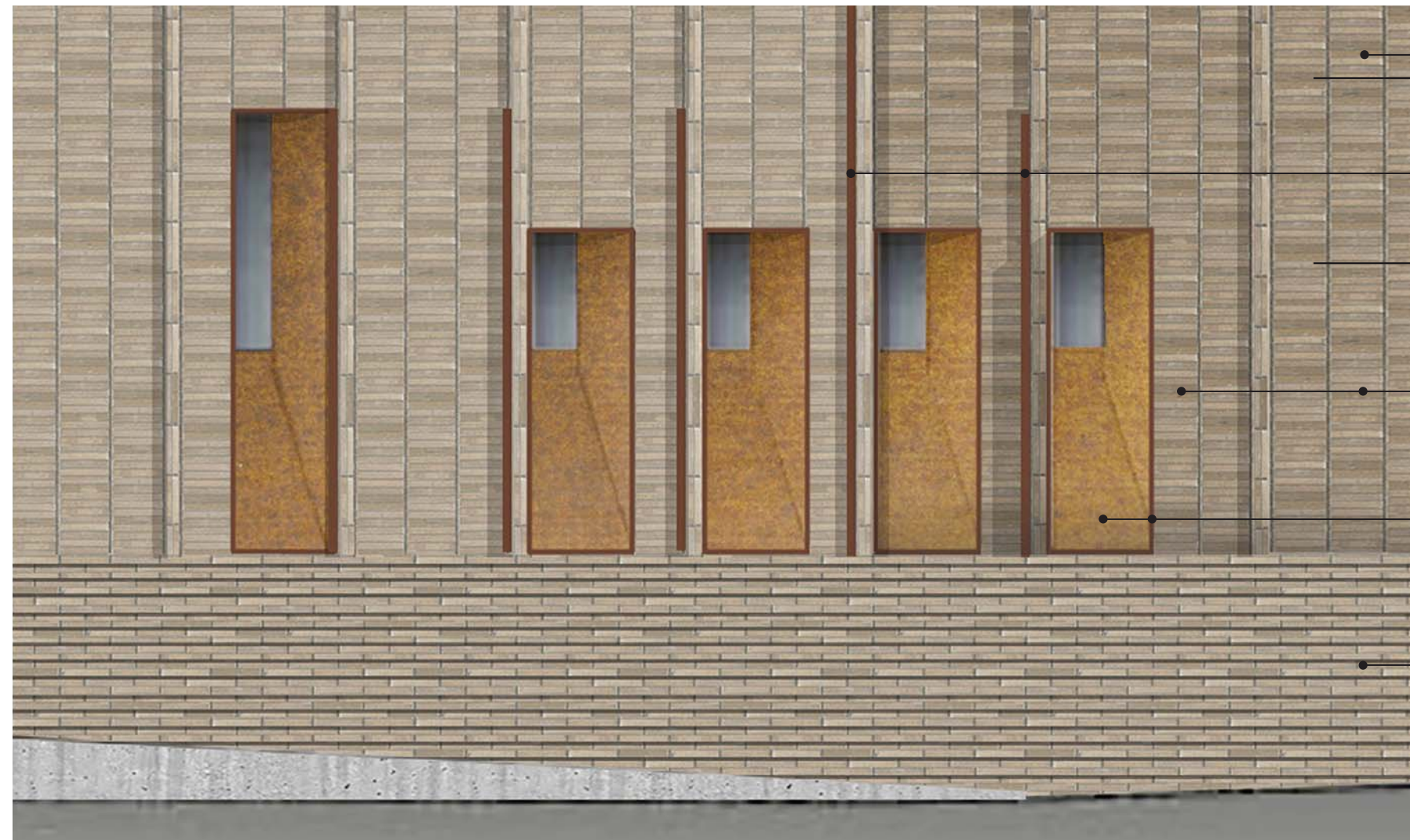
Small Windows and Base



Plan Detail A



Plan Detail B

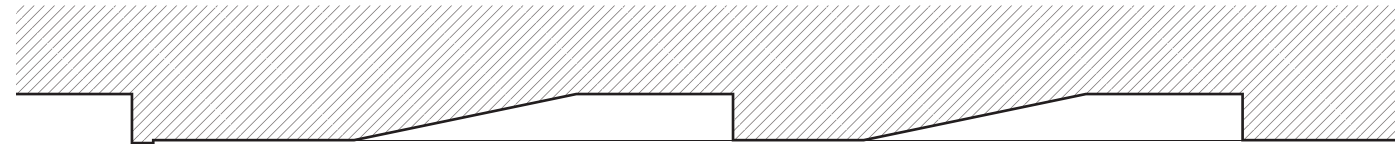


Elevation Detail

- A — Darker brick to differentiate from the synagogue brick finish.
- B — Vertical metal details, to add structure and rhythm to the façade.
- Wall surface set back from center bay to break up monolithic façade.
- Articulated metal sill and window surround, creating added interest and detail at human scale.
- Textured brick base to match building façade aesthetically and differentiate surface from wall above; height to match porch height of adjacent Joel House and emphasize the horizontality of the street wall.

Facade Detail Study

Tall Windows and Base



Plan Detail



Elevation Detail

Darker brick to differentiate from the synagogue brick finish.

Texture and metal details to further define the 'text' of the Commandments and articulate the façade.

Wall surface set back from center bay to break up monolithic façade.

Articulated sill at the window opening.

Textured brick base to match building façade aesthetically and differentiate surface from wall above; height to match porch height of adjacent Joel House and emphasize the horizontality of the street wall.

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

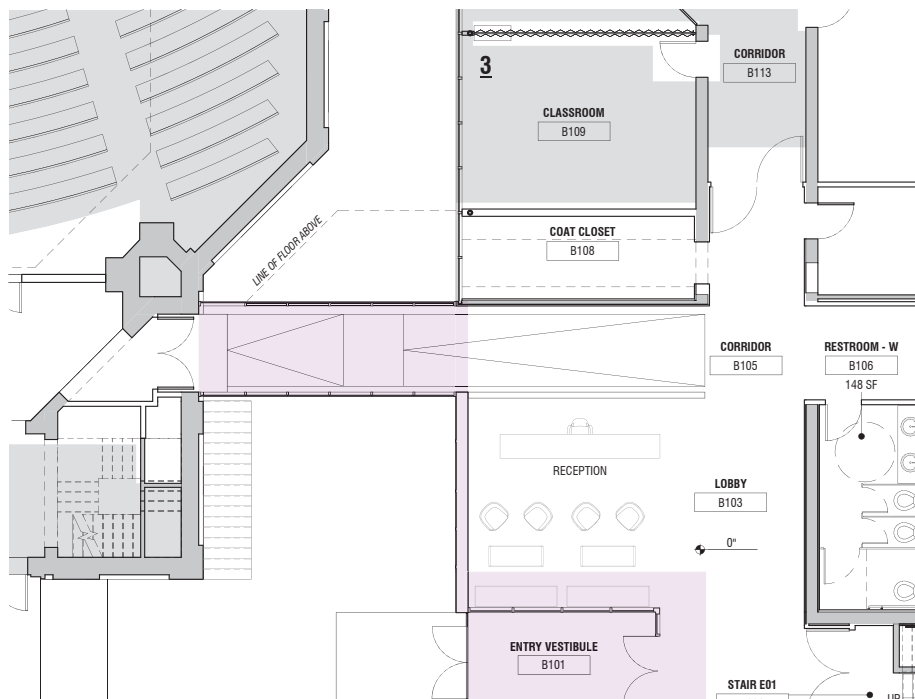
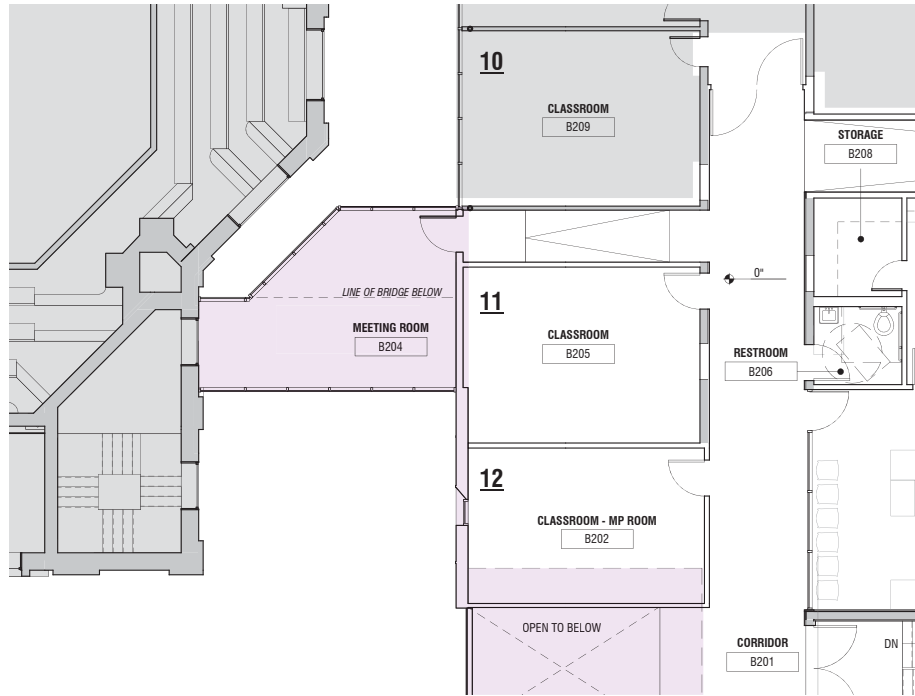


Reflective bronze glass at Infill Addition



Connector Bridge

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



Partial Plan - Level 01



Partial Section - Facing Sanctuary Building