



# 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: 2908 E Franklin St DATE: March 25, 2016

OWNER'S NAME: RVA Sugar, LLC TEL NO.: 804-525-0246

AND ADDRESS: 1704 Avondale Ave EMAIL: casey@greenleaf

CITY, STATE AND ZIP CODE: Richmond, VA 23227

ARCHITECT/CONTRACTOR'S NAME: ADO TEL. NO.: 804-343-1212

AND ADDRESS: 105 E Broad St EMAIL: todd@ado.design

CITY, STATE AND ZIP CODE: 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.)

Proposed new single-family detached residence on existing vacant parcel. The structure is considered to be informed by the neighborhood context which is suggested to be extended from more developed sections of Church Hill around Libby Hill to this unique location at the base of E Franklin Street. It also has been developed in accordance with the Design Review Guidelines pertaining to massing, proportion of volume and fenestration and adaptive characteristic features of it's facade and side elevations.

Signature of Owner or Authorized Agent: X [Signature]

Name of Owner or Authorized Agent (please print legibly): Matt Soreau owner

(Space below for staff use only)

Received by Commission Secretary

RECEIVED

4:27pm

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

DATE \_\_\_\_\_

MAR 28 2016

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

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

Revised 10-02-2014

# Project Context



Commission for Architectural Review  
REVIEW PACKAGE  
submitted: March 25, 2016

## 2908 E FRANKLIN STREET

'SUGAR BOTTOM'  
2908 E Franklin St, Richmond, VA 23219  
ST JOHN'S CHURCH  
OLD AND HISTORIC DISTRICT

prepared by  
ARCHITECTURE | DESIGN | OFFICE  
105 E Broad St, Richmond, VA 23219  
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## COLOR INDEX

All paint colors are coordinated with approved swatches outlined in Design Review Guidelines. 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 WALLS

Plum/Red - Sioux City Brick, 'Mountain Shadow Smooth'

### EXTERIOR TRIM AND PORCH COMPONENTS

Included at windows and doors

### WINDOWS

Manufacturer standard color: 'Moonstone'

### ENTRY DOOR

Design Guideline (32), SW0048/Bunglehouse Blue

### MAIN ROOF

Membrane behind parapet, not visible

### EXTERIOR LATTICE SCREENING AT PORCH

Wood screen wall composed of 1x strips set on an orthogonal grid at 4 x 4 on center separation. Suggested to be opaque stained in color compatible with adjacent brick masonry walls.

## EXTERIOR MATERIALS

### 1/ PRIMARY MATERIAL - BRICK:

Historically, brick was the prevalent material within the surrounding neighborhood but this prominence has been offset by more recent construction which includes a predominance of framed and sided structures. The structure presented here is envisioned to be clad in brick veneer in order to relate back to the older, historic single family structures up the hill from the project site. Brick facade and side walls feature decorative recessed panels coordinated with stacked windows in areas shown to articulate the overall massing and differentiate otherwise uninterrupted fields. Brick material is proposed to extend along site walls at the front entry stoop as well as walls along a proposed rear terrace.

### 2/ STREET FACADE DETAIL:

The three-story front elevation is characteristically narrow and so the eminent verticality is proposed to be accentuated by grouping 2nd and 3rd level windows while allowing the first, living, level to feature a large bank of windows grouped with the street-facing entry door. The front facade and side elevations to 16' back feature inset soldier coursing above 2nd and 3rd level windows. Parapets are intentionally stark and void of additive wood or other decorative features or projections.

### 3/ WINDOWS:

Windows are proposed to be prefinished metal exterior clad Plygem series 2-over-2 double hung units in single or double-mulled configuration with matching brick mold by the manufacturer.

### 4/ EXTERIOR DOORS:

The single exterior entry door visible from the public right-of-way is proposed to be a simple solid wood slab with paint finish.

### 5/ SITE FEATURES AND FENCING:

Entries from sidewalk are proposed to be brick set in grade to brick formed steps and stoops to the main entry door. Entry steps and stoop are proposed to be bordered by low masonry walls that match the main structure with precast concrete caps. This site wall feature is proposed also to extend from both sides of the house to the rear and to border a raised terrace with stamped concrete walking surface. Open site areas visible from the public right-of-way are proposed to be seeded as lawn and landscape area.

## PROJECT DESCRIPTION

The proposed project is for a single family detached residence to be constructed on an existing vacant building parcel at the intersection of E Franklin and N 30th Streets. At this location, known as 'Sugar Bottom' to local residents, N 30th Street exists only on paper, being interrupted by topography and Libby Park from the upper lane of Libby Terrace to north of Broad Street. The building parcel is 20 feet wide and current zoning requires 5' sideyard setbacks. For that reason, the project as envisioned requires special use zoning permission to allow a new structure at the width indicated, which places the house on the west 5' sideyard setback line and the east wall directly on the east property line, creating a 15' wide structure. Because N 30th Street is abandoned in this location and has no practical way to be reinstated, it is felt the open area preserved by its easement duplicates the required sideyard clearances and spacing of single family detached housing in the neighborhood. The proposed residence is +/- 2,200 square feet in size and is planned to have 3 bedrooms and 2 1/2 baths. This size and configuration of home is prevalent in the neighborhood. It is noted that this project has been conceptualized in conjunction with another new residential structure on the adjacent vacant parcels to the east as well as new residences already approved by the CAR on existing vacant parcels further to the east at the terminus of E Franklin Street. In addition, the owners of this project own and intend to refurbish an existing 8-unit apartment building directly across E Franklin Street with a combined goal of preserving and reinstating the viability of this distinct residential zone at the base of E Franklin Street.

The house's massing and materials are considered to be a contemporary adaptation of historic types in the neighborhood characterized by simple massing, brick masonry exteriors with parapets concealing roof planes, vertically oriented double-hung windows and similar components and features organized to distinctly convey the structure's construction in an historic context.

Work outlined in this proposal requires also Special Use zoning approval to allow elimination of the east property setback line which, as currently imposed, renders the site unbuildable.

# PROJECT OVERVIEW

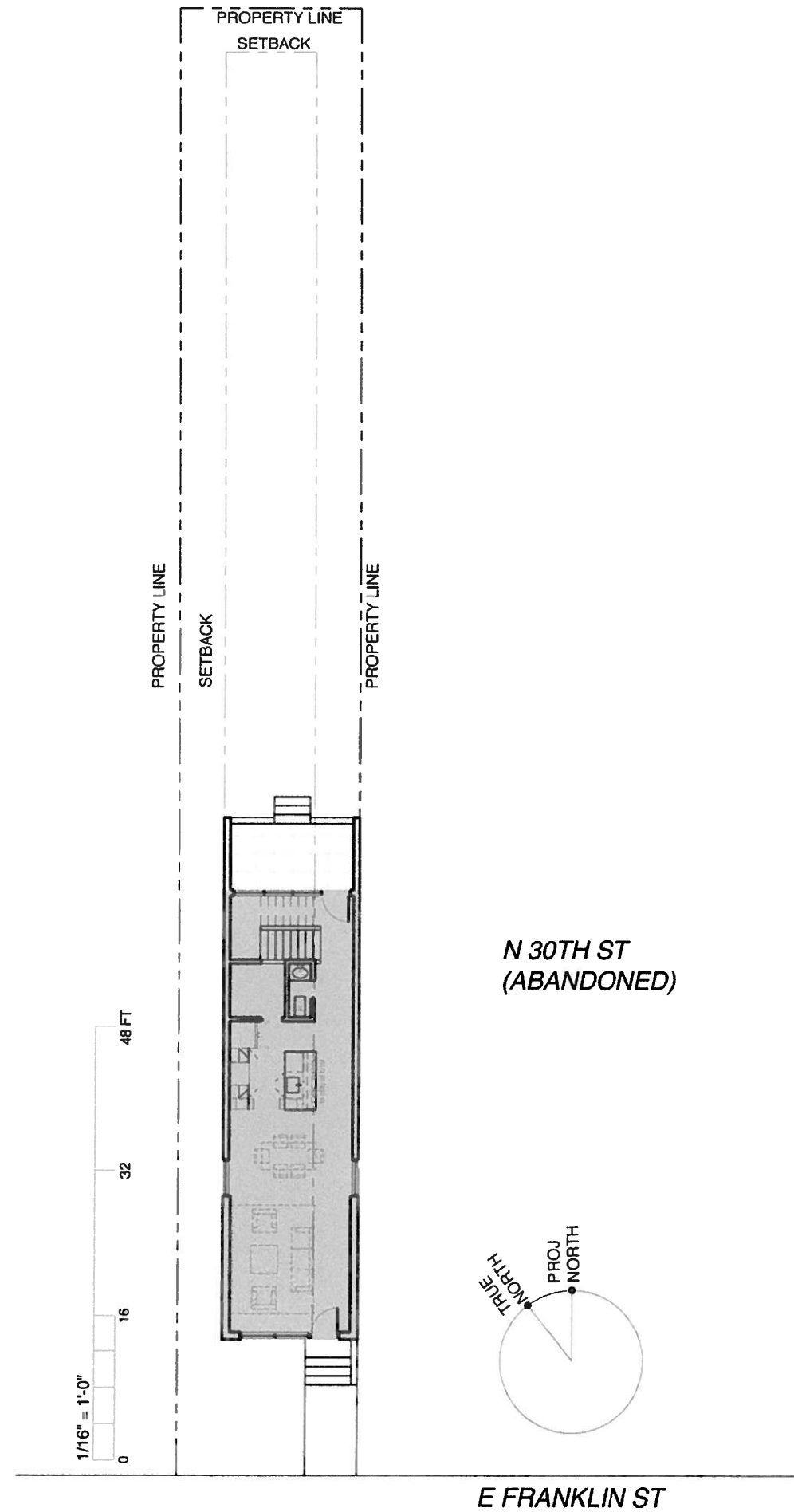
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REVIEW PACKAGE  
submitted: March 25, 2016

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# Site Plan



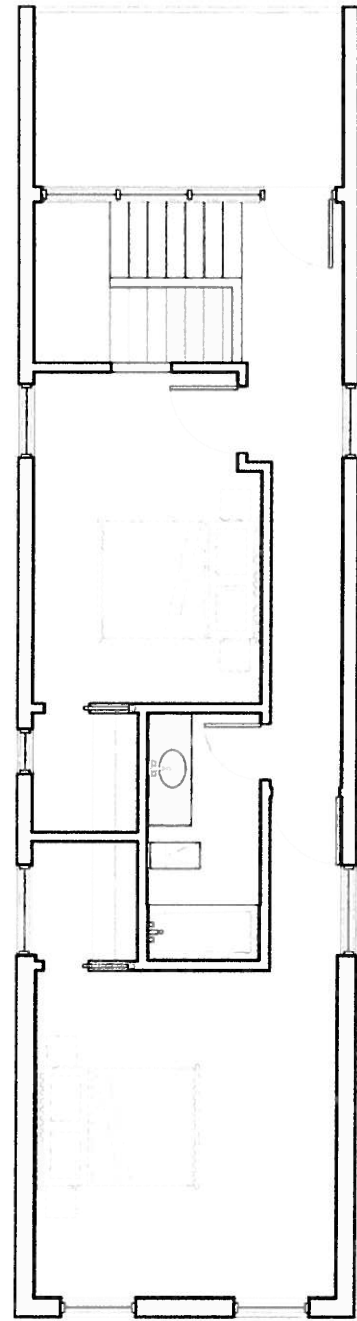
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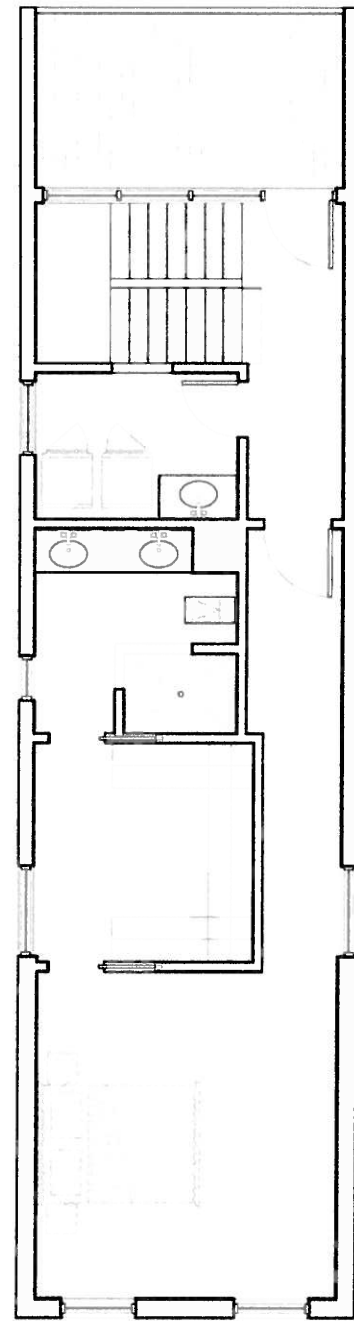
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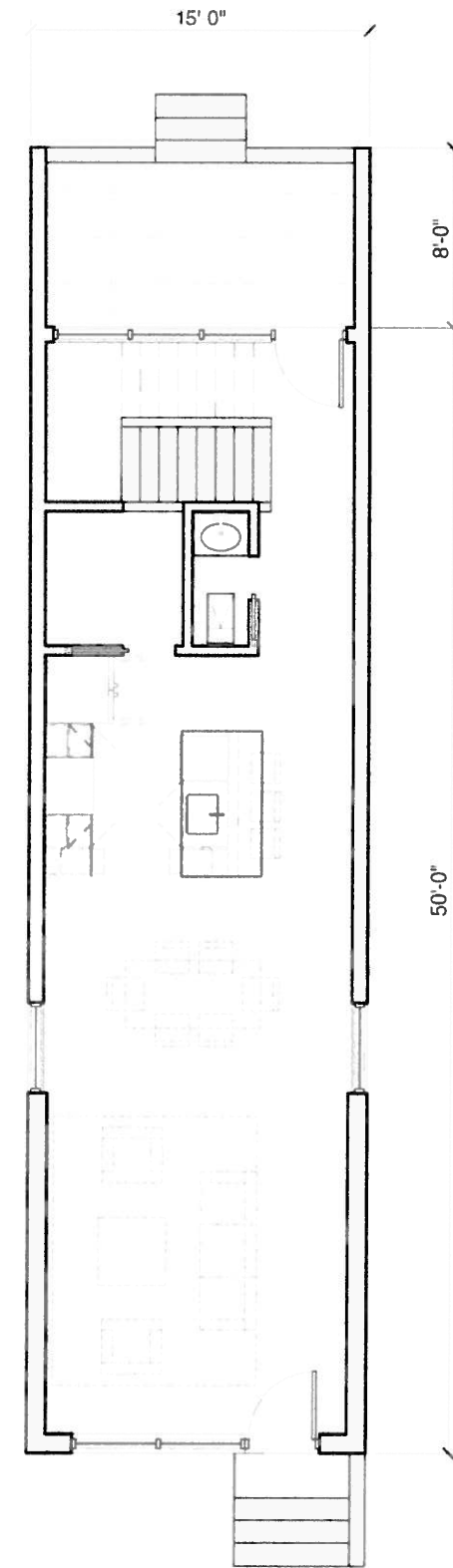
# Floor Plans



*3rd Level*



*2nd Level*



*1st Level*



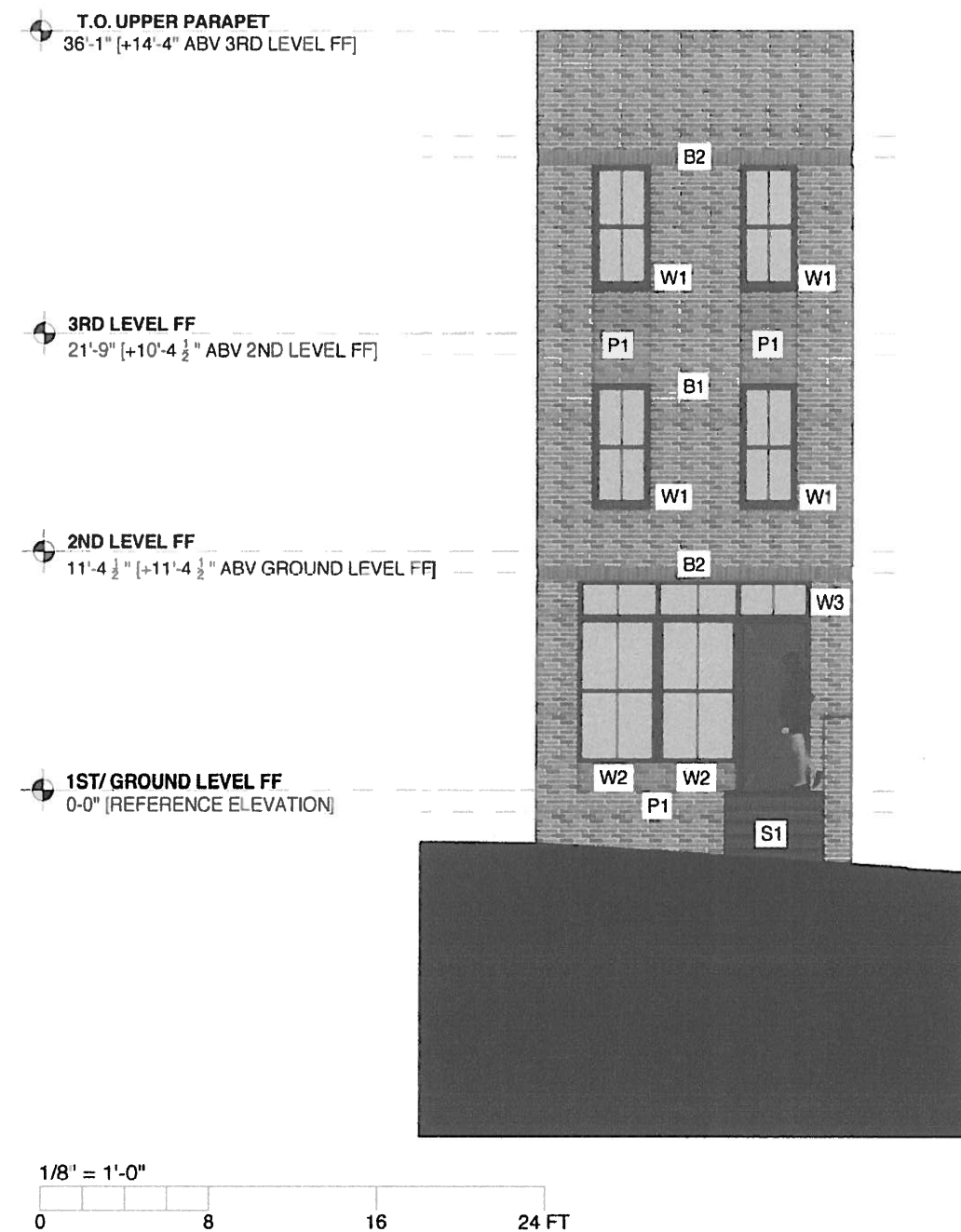
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# E Franklin/South Elevation



## MATERIALS KEY:

- B1** SIOUX CITY BRICK VENEER - MOUNTAIN SHADOW SMOOTH
- B2** SIOUX CITY BRICK VENEER - MOUNTAIN SHADOW SMOOTH, RUNNING SOLDIER COURSE
- L1** WOOD LATTICE, PAINT FINISH
- P1** SIOUX CITY BRICK VENEER - MOUNTAIN SHADOW SMOOTH, RECESSED PANEL
- S1** PAINTED WOOD STAIRS, COLOR TBD

## WINDOWS

- W1** 2'-8" X 6'-0" 2 OVER 2 DOUBLE HUNG WINDOW
- W2** (2) 3'-8" X 6'-0" GANGED 2 OVER 2 DOUBLE HUNG WINDOW
- W3** 11'-0" X 2'-0" FIXED GANGED TRANSOM
- W4** 3'-4" X 6'-0" 2 OVER 2 DOUBLE HUNG WINDOW
- W5** 3'-4" X 2'-0" FIXED TRANSOM
- W6** 8'-0" X 2'-0" FIXED WINDOW
- W7** (2) 3'-4" X 6'-0" GANGED 2 OVER 2 DOUBLE HUNG WINDOW
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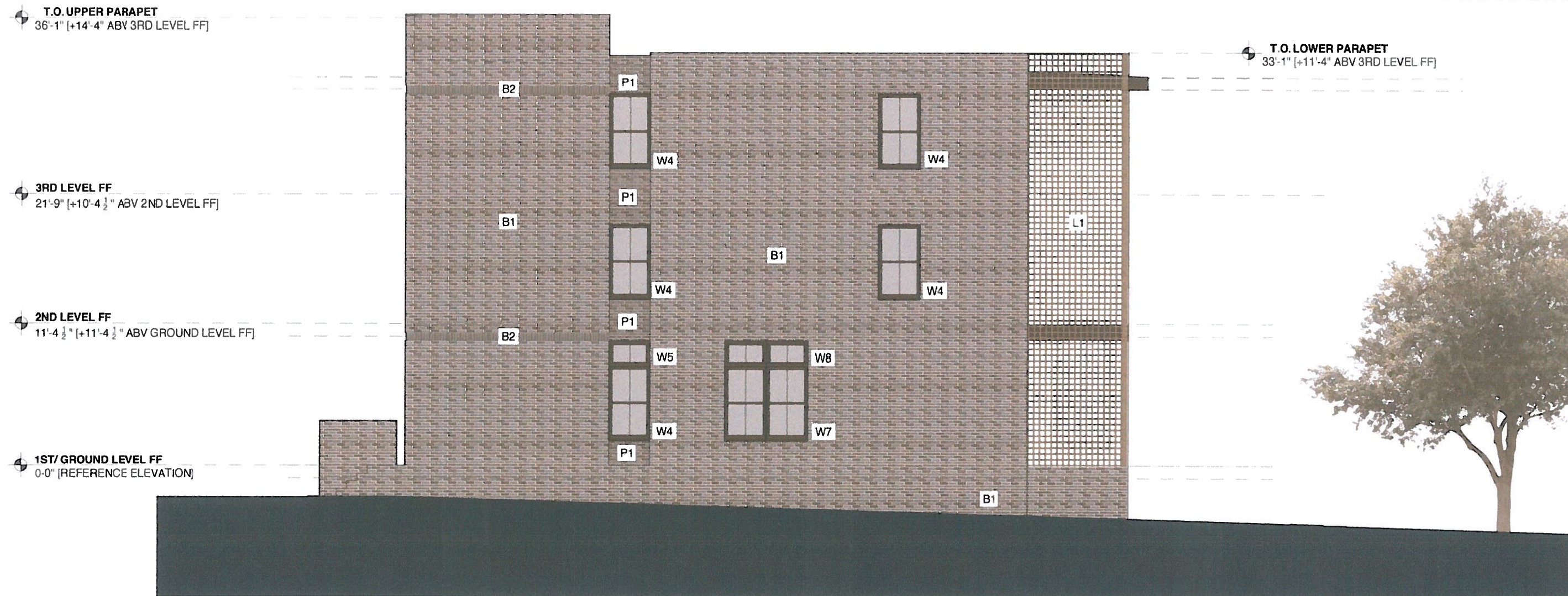
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# East Elevation



### MATERIALS KEY:

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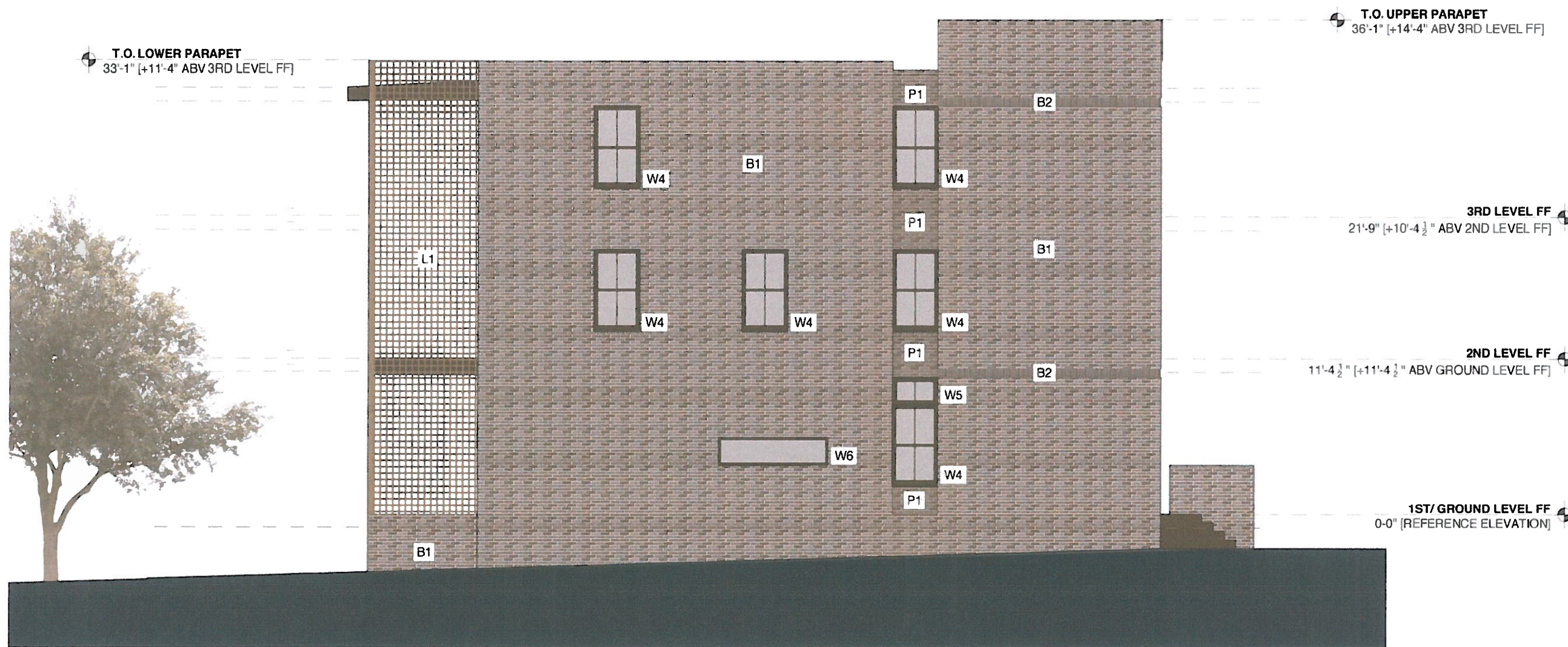
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# West Elevation



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# Context Elevations



E FRANKLIN STREET

N 30TH STREET  
[Abandoned]

PROPOSED PROJECT  
2908 E Franklin St

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