



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

COA-048374-2019

PROPERTY (location of work)

Address 1000 W FRANKLIN ST
Historic district WEST FRANKLIN ST HISTORIC DISTRICT

Date/time rec'd:	RECEIVED	
Rec'd by: Me		
Application #		JAN 24 2019
Hearing date		Feb 26

BY: _____

APPLICANT INFORMATION

Name DAVE JOHANNAS
Company JOHANNAS DESIGN
Mailing Address 1901 W. CARY ST
RICHMOND VA 23220

Phone 804 358 4993
Email dave.johannasdesign.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name RON NIXON
Mailing Address 926 W FRANKLIN ST
RICHMOND VA 23220

Company _____
Phone 804 721 9611
Email NIXONRON@ICLOUD.COM

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner

Date

1/24/19



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993
F. 804.358.8211
W. johannasdesign.com

Re: CAR application for 1000 West Franklin Street

Report information regarding demolition of a mid twentieth century, one-story, side addition:

Under the provisions of Sec. 32-930.7, the Commission shall approve requests for demolition when:

2) A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District.

Regarding the Period of Significance, the 1972 Nomination Form checked boxes for the 19th and 20th Century with most contributing building listed in the late 19th C. to early 20th C., while the 2009 Registration Form for the district expansion lists the Period of Significance s 1870-1920.

The existing addition on the west side of 1000 West Franklin Street is not a contributing part of the historic character of this Old and Historic District. No addition appears on the 1924 Sanborn Map.

City records note that on February 4, 1935, the Board of Zoning Appeals met and resolved “for permission to extend the present office and apartment by building a one story brick addition on the west side of the building known as #1000 West Franklin Street.”

Based on the National Register of Historic Places Nomination Form, which describes the “significance contained within the West Franklin Street Preservation Zone”, the West Franklin Historic District “displays a colorful variety of late-nineteenth and early-twentieth-century architectural styles.” This plus several noted dates in the report define the significance for the district.

The nomination continues to describe the significance with the following information: "1000 West Franklin Street: Pressed brick with coursed ashlar front, two-and one-half stories, complex roof with mansard front, two-bay front, round corner tower with Sullivanesque rinceau banding, double arch entrance, recessed gallery, tile caps on tower and dormer, pilastered chimney. Romanesque Revival; late-nineteenth century." The addition is not included in the description of significance.

The 1000 block is noted for front setbacks that are "set further back from the street." The noting of the continuity of the setbacks on various blocks is one of the features defining the character of the district.

According to the CAR Guidelines, the addition could possibly be "considered historic by virtue of the 50-year threshold", although the design of the addition may be of such minor significance that it is classified as non-contributing to the historic character of the district. This side addition is roughly 600 square feet including the basement and first floor areas, and is set back approximately 54 feet from the front face of the tower. The demolition of the addition will impact less than 5% of the total structure; the scope of work includes an additional 12,000 square feet of original building fabric.

This addition lacks significance and does not add to the significance of the district, no important event occurred in these two rooms that would make a contribution to a major pattern of history, no significant individual is associated with the addition, and it has no "(i)nformation potential," which "may be likely to yield information important to prehistory or history." The demolition of the addition will not remove any contributing elements and will not negatively impact the streetscape of the district, and it will allow infill in a gap in the street wall to unify the fabric of the streetscape. Also, removing the existing curb cut and parking lot will have a significant positive impact on the streetscape, restoring the historic character.

Although the new infill work is located 40 feet west of the Downtown Master Plan area, it is noted on page 4.17 of the Downtown Master Plan that "VCU should focus on infill opportunities in the core of its campus..." While this property is not owned by VCU, this proposed work meets the intent of the Master Plan.

Renovation and New Construction

Project Info

Scope: Renovation of a Romanesque Revival townhouse plus a new infill apartment building.

Site Area: 12,789 sq ft
 Existing Building: 12,600 sq ft gross usable
 New Construction: 12,600 +/- sq ft

Current Zoning - R6



Contents

- CAR1 Cover
- Z001 Proposed site
- CAR2 Existing floor plans 1000
- CAR3 Proposed floor plans 1000
- CAR4 Proposed floor plans 1002/4
- CAR5 Proposed floor plans 1002/4
- CAR6 Elevations 1002/4
- CAR7 Elevations 1002/4
- CAR8 Elevation and Section 1002/4
- CAR9 Existing Elevations 1000
- CAR10 Existing Elevations 1000
- CAR11 Proposed Elevations 1000
- CAR12 Proposed Elevations 1000
- CAR13 Photos

Proposed Breakdown of Apartments 1002/4 West Franklin St.

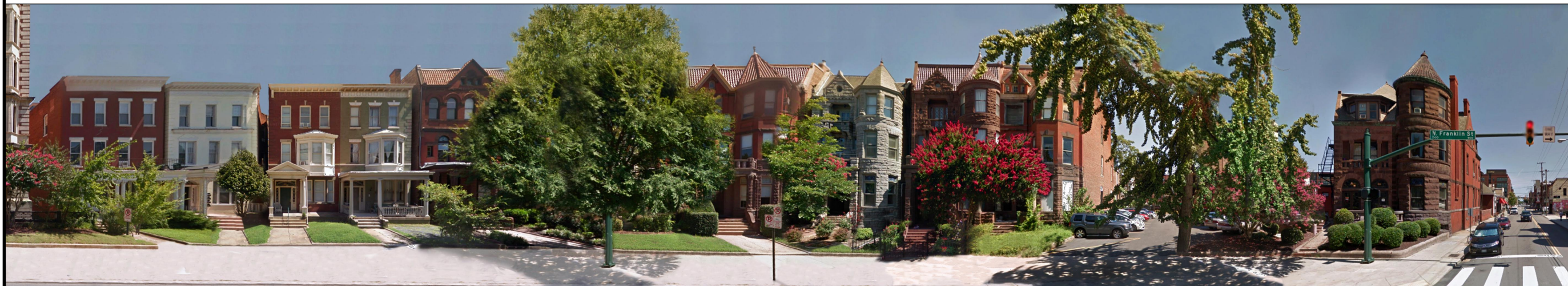
1st Flr	Apt. 101	1450 sf
	Apt. 102	700 sf
2nd Flr	Apt. 201	790 sf
	Apt. 202	790 sf
	Apt. 203	935 sf
	Apt. 204	935 sf
3rd Flr	Apt. 301	925 sf
	Apt. 302	925 sf
	Apt. 303	935 sf
	Apt. 304	935 sf

1000 to 1004 West Franklin St.



Proposed Breakdown of Apartments 1000 West Franklin St.

1st Flr	Apt. 101	2380 sf
	Apt. 102	1000 sf
	Apt. 103	1150 sf
2nd Flr	Apt. 201	880 sf
	Apt. 202	630 sf
	Apt. 203	870 sf
3rd Flr	Apt. 301	685 sf
	Apt. 302	1000 sf



REVISIONS
11/6/18 West Entry Door Update

P 804.358.4993
F 804.358.8211
1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

1000 - 1002 WEST FRANKLIN STREET

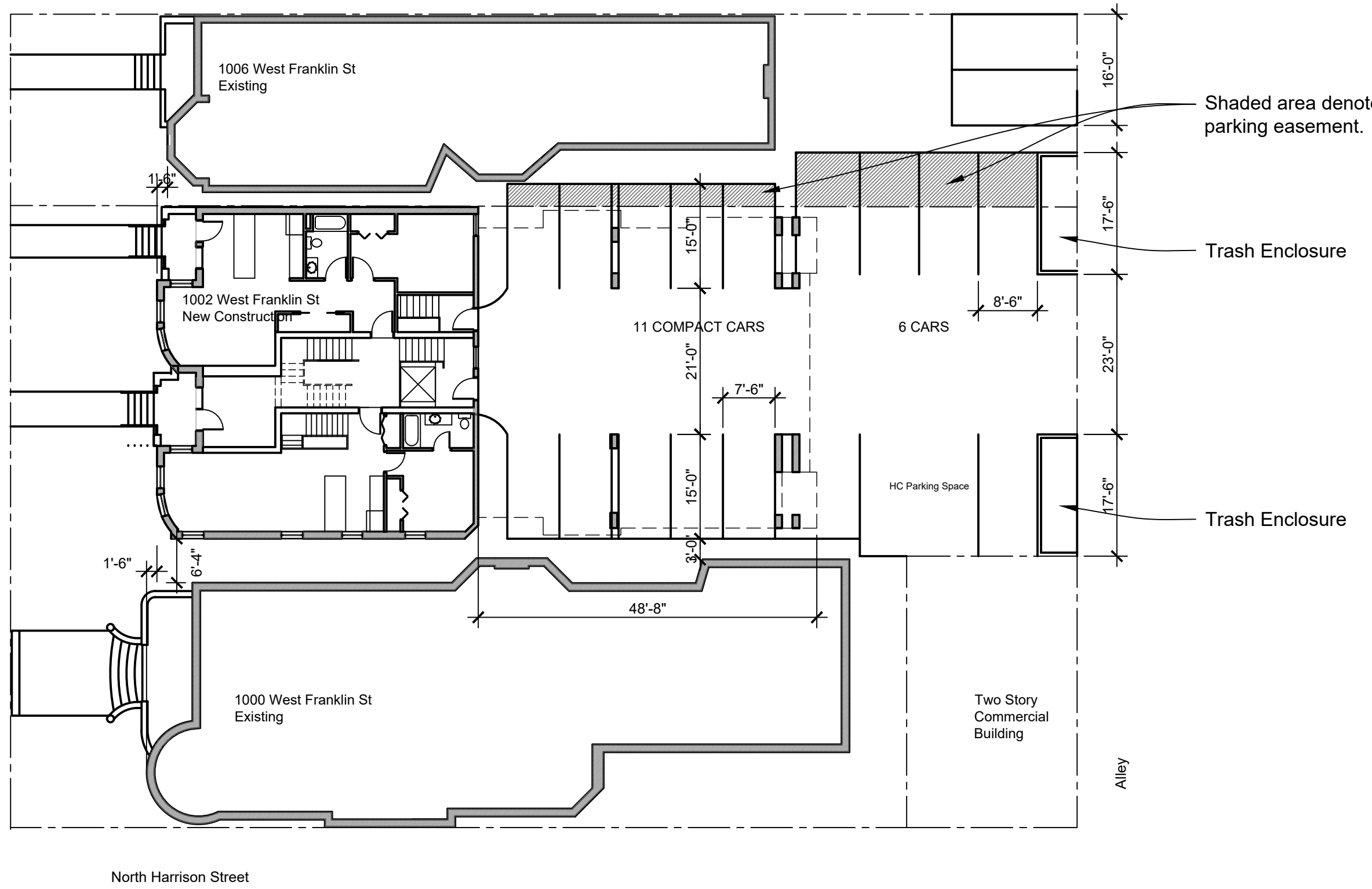
SHEET TITLE
COVER

DATE
03/28/19

PROJECT NO.
1708

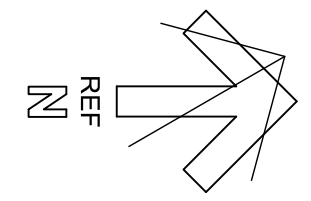
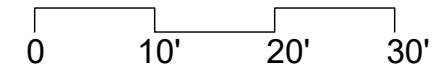
SHEET NO.
CAR1

West Franklin Street



North Harrison Street

PROPOSED SITE PLAN
 1/16"=1'0"



REVISIONS
 11/6/18 West Entry Door Update

P 804.358.4993
 F 804.358.8211

JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220

1000-1002 West Franklin Street

SHEET TITLE
PROPOSED SITE

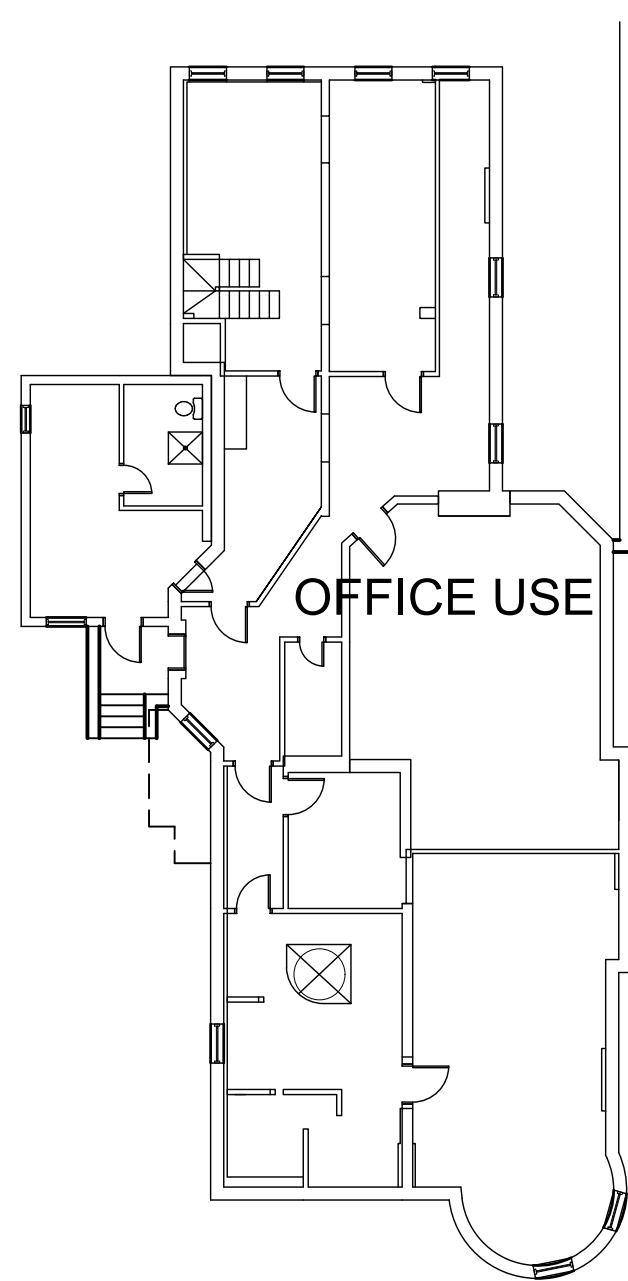
DATE
01/24/2019

PROJECT NO.
1708

SHEET NO.
Z001

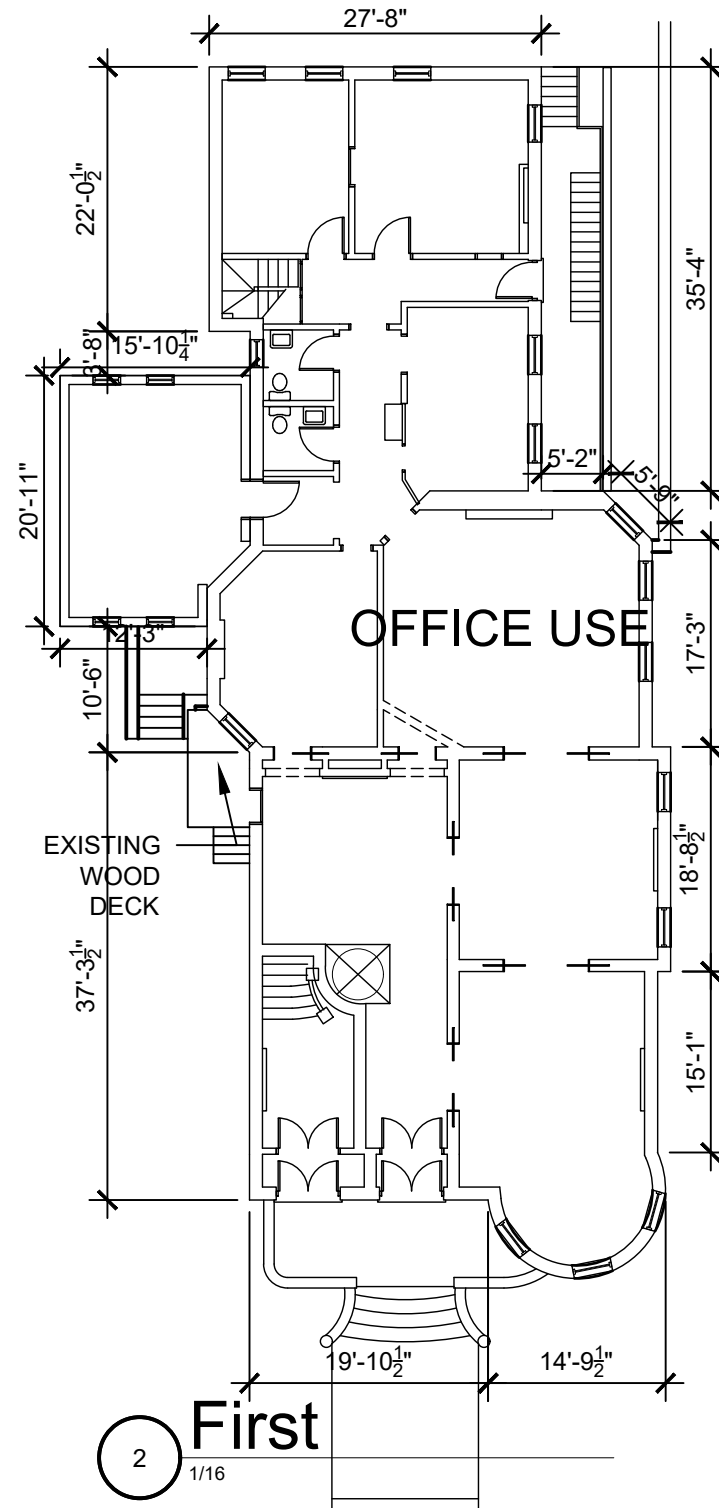
Existing

1000 Franklin St.



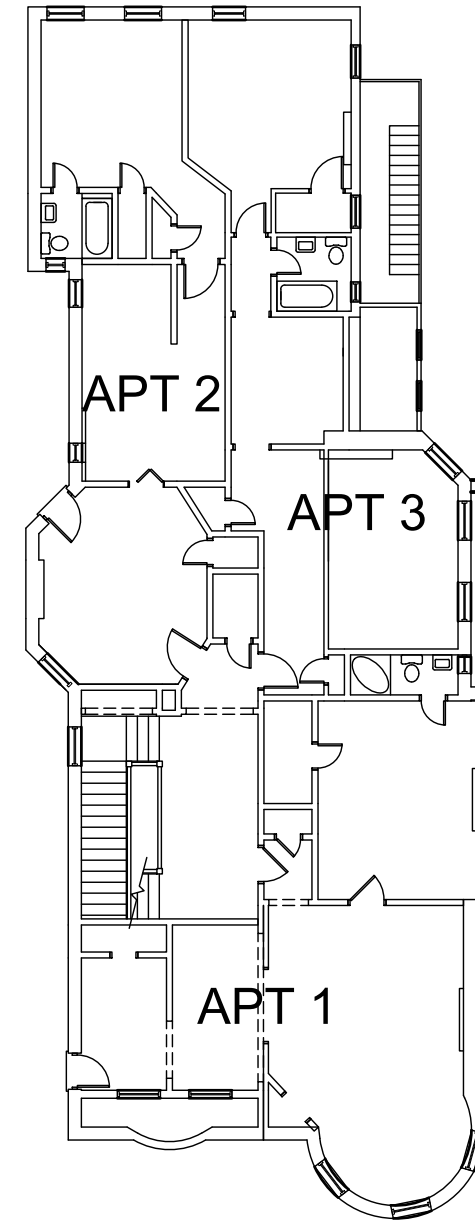
OFFICE USE

1 **Basement**
1/16



OFFICE USE

2 **First**
1/16

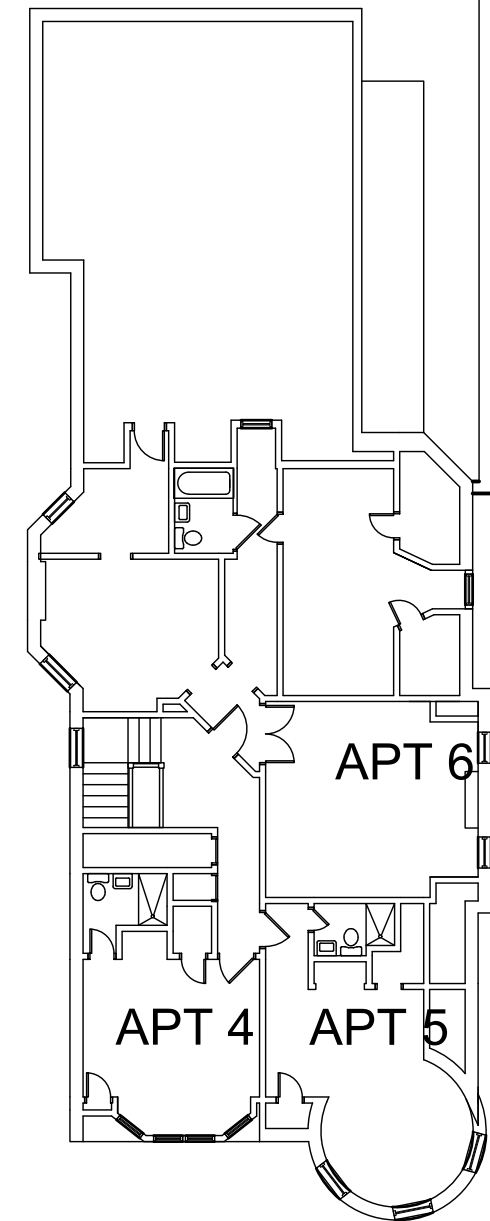


APT 2

APT 3

APT 1

3 **Second**
1/16



APT 4

APT 5

APT 6

4 **Third**
1/16

REVISIONS

P 804.358.4993
F 804.358.8211

23220

1901 WEST CARY STREET RICHMOND, VA

1002 1004 WEST FRANKLIN ST

SHEET TITLE
EXISTING FLOOR PLAN
1000

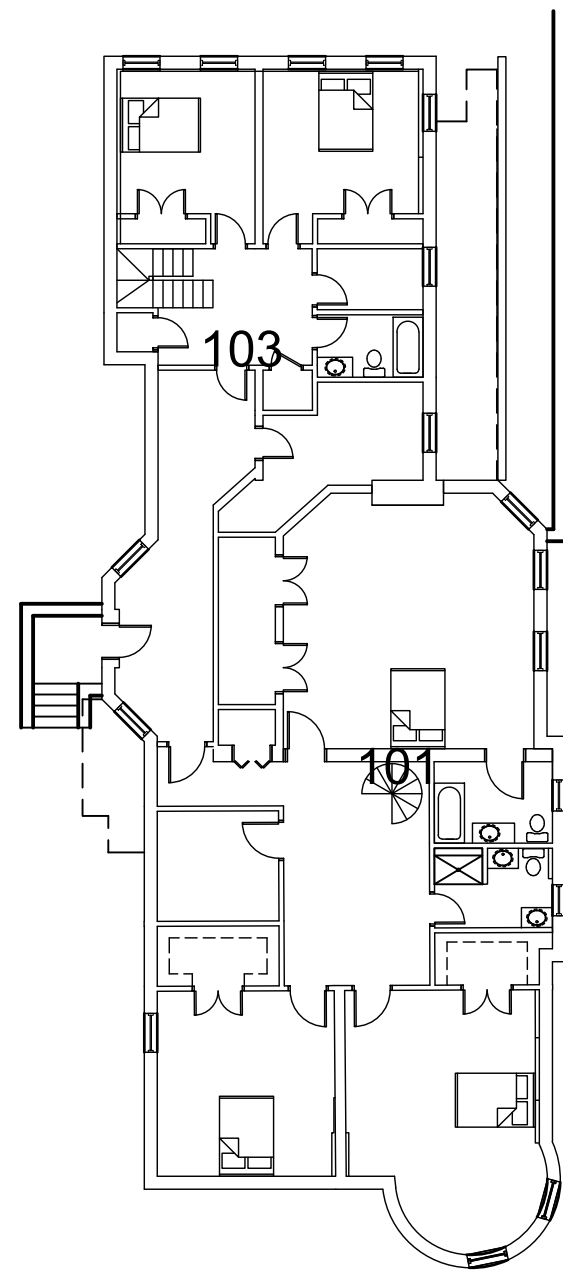
DATE
03/28/19

PROJECT NO.
1708

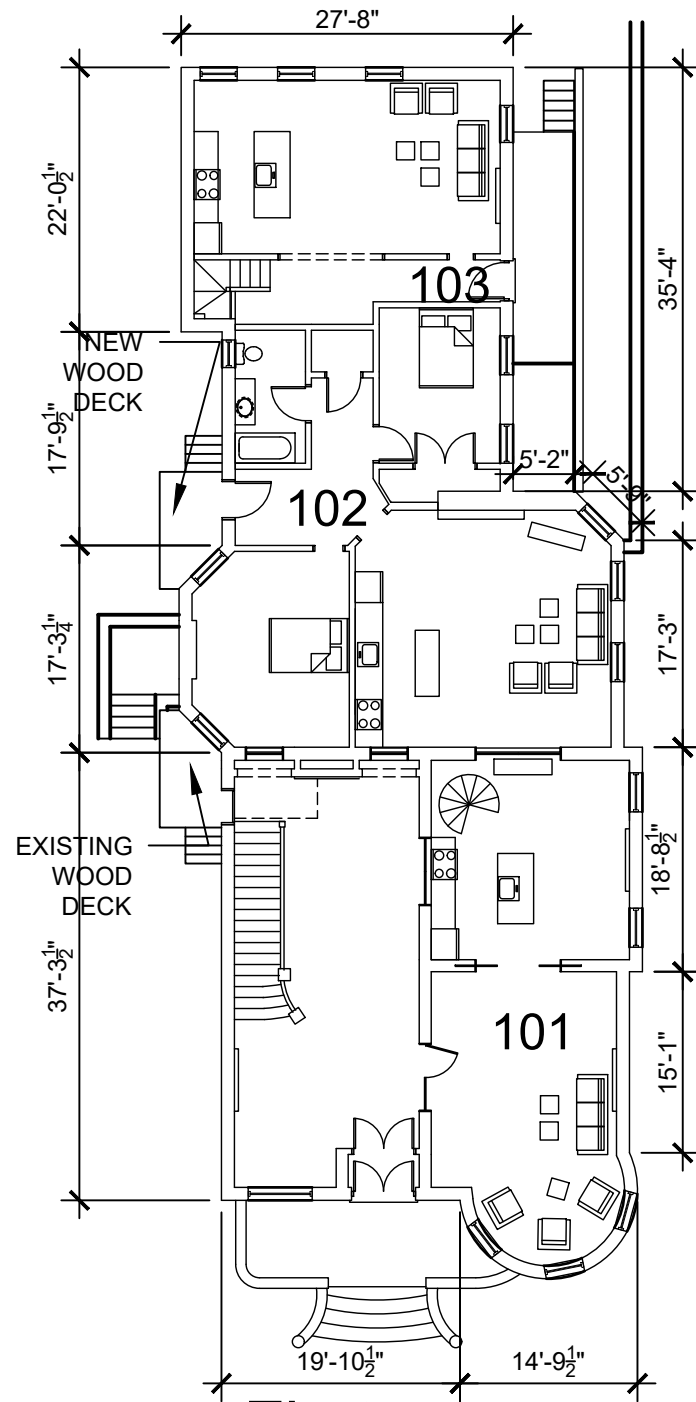
SHEET NO.
CAR2

Proposed

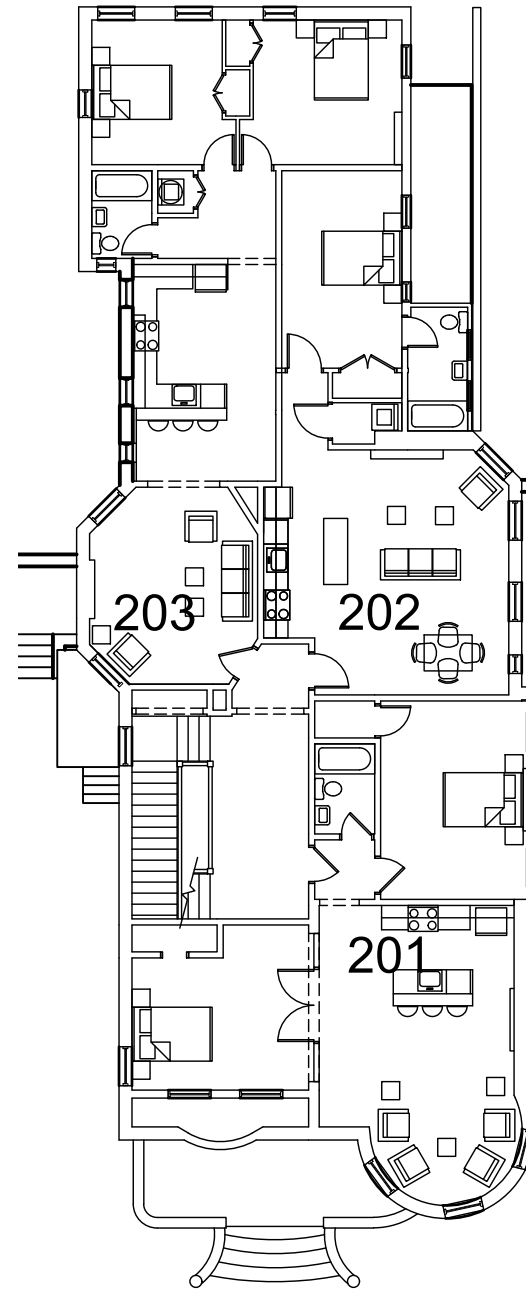
1000 Franklin St.



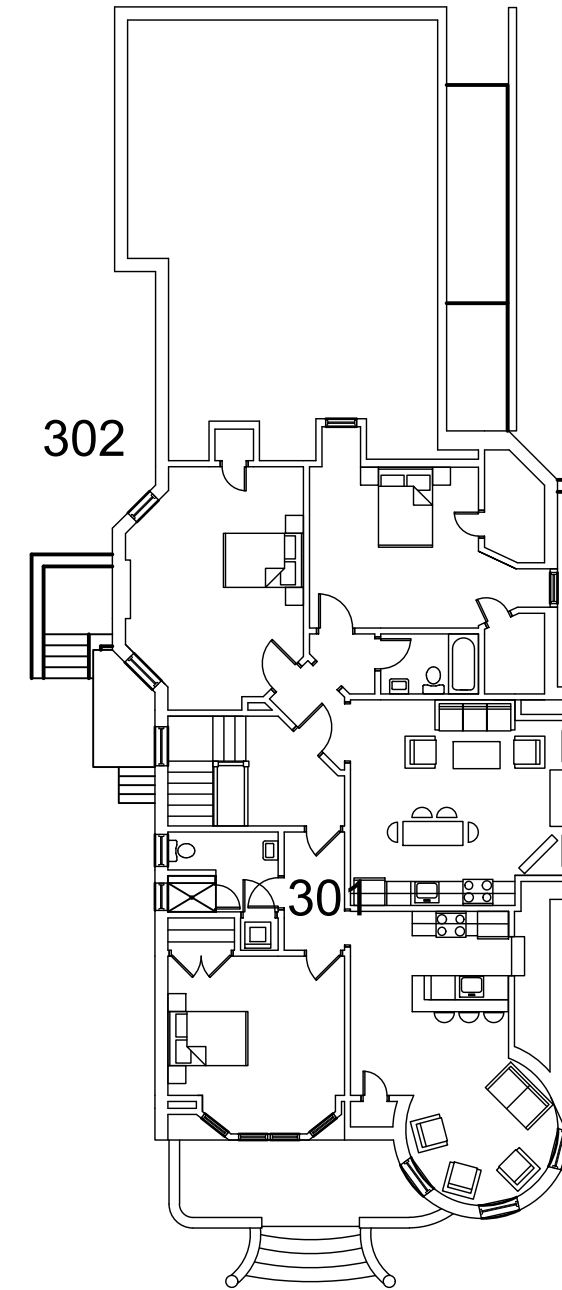
1 **Basement**
1/16



2 **First**
1/16



3 **Second**
1/16



4 **Third**
1/16

JOHANAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS

1002 1004 WEST FRANKLIN ST

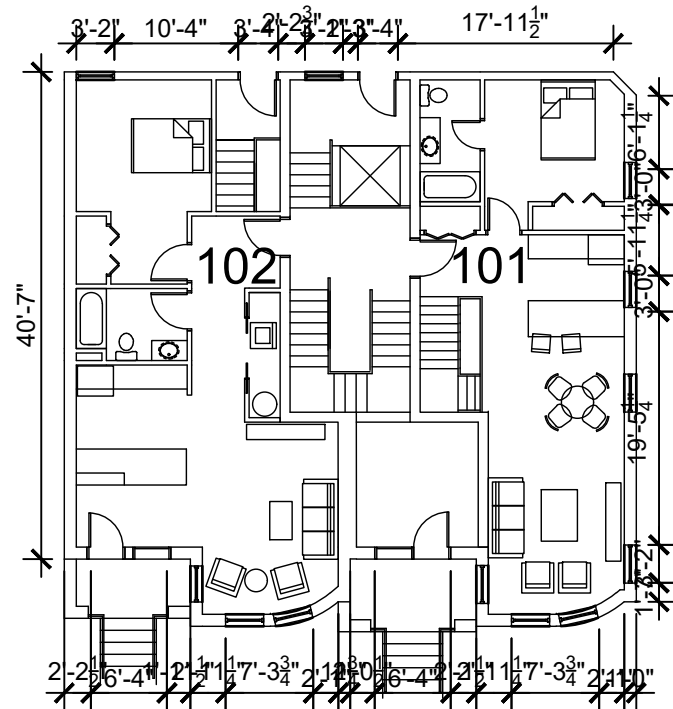
SHEET TITLE
PROPOSED
PLANS

DATE
03/28/19
PROJECT NO.
1708

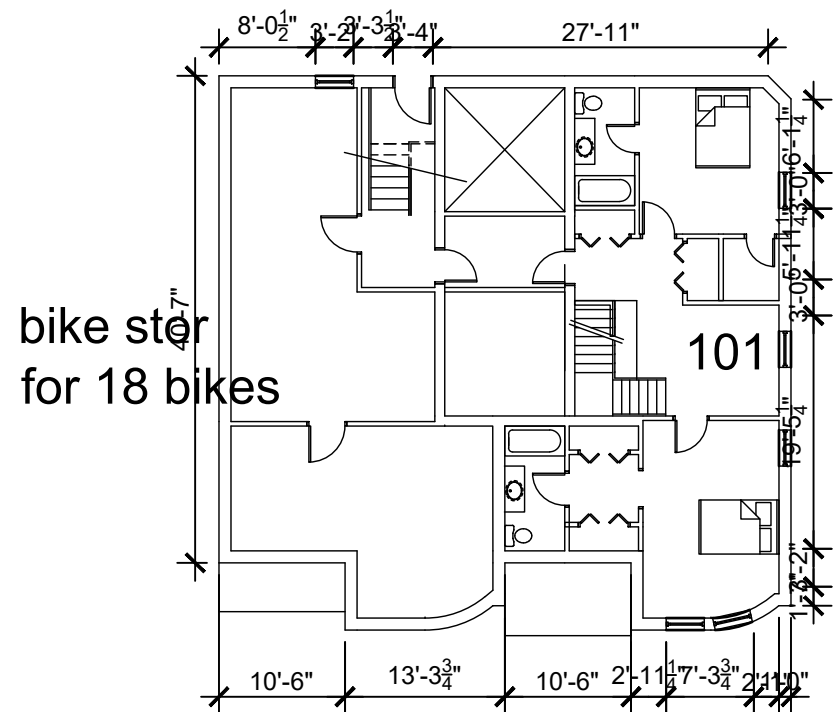
SHEET NO.
CAR3

Proposed

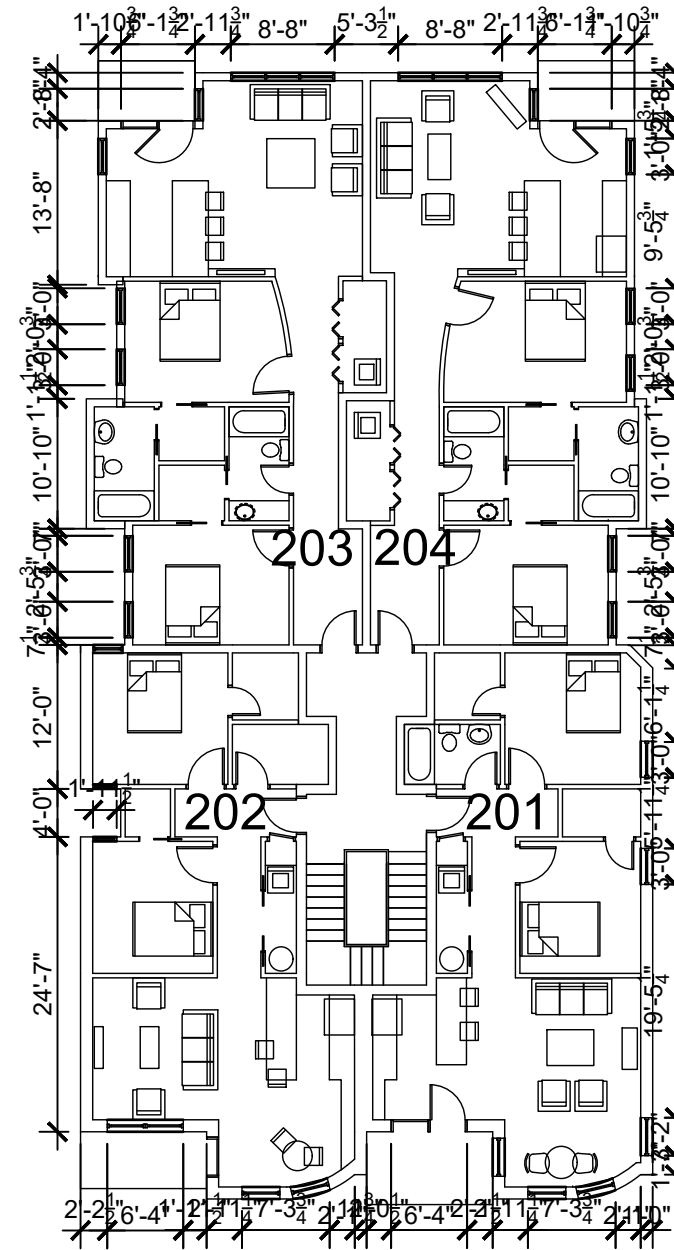
1002 Franklin St.



2 **First**
1/16



1 **Basement**
1/16



3 **Second**
1/16

REVISIONS
11/6/18 West Entry Door Update

P 804.358.4993
F 804.358.8211

23220

1901 WEST CARY STREET RICHMOND, VA

JOHANNAS DESIGN GROUP

1002 1004 WEST FRANKLIN ST

SHEET TITLE

FLOOR
PLANS
1002

DATE

03/28/19

PROJECT NO.

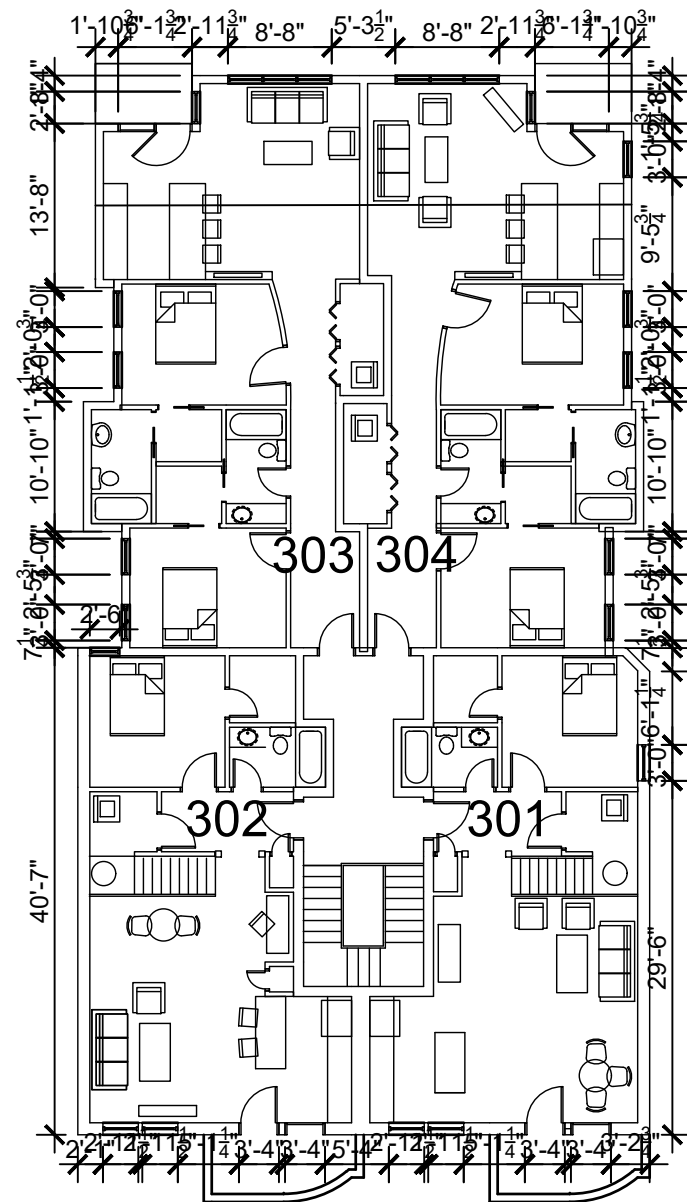
1708

SHEET NO.

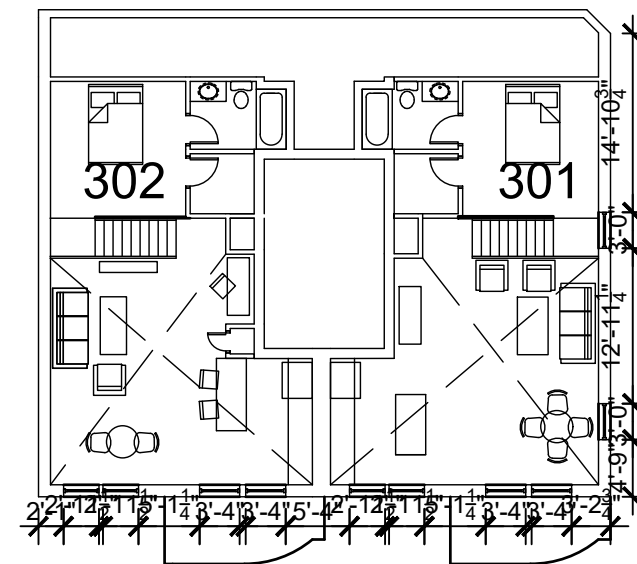
CAR4

Proposed New Construction

1002 Franklin St.



1 Third
1/16



2 Mezzanine
1/16

JOHANAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS

1000-1002 WEST FRANKLIN STREET

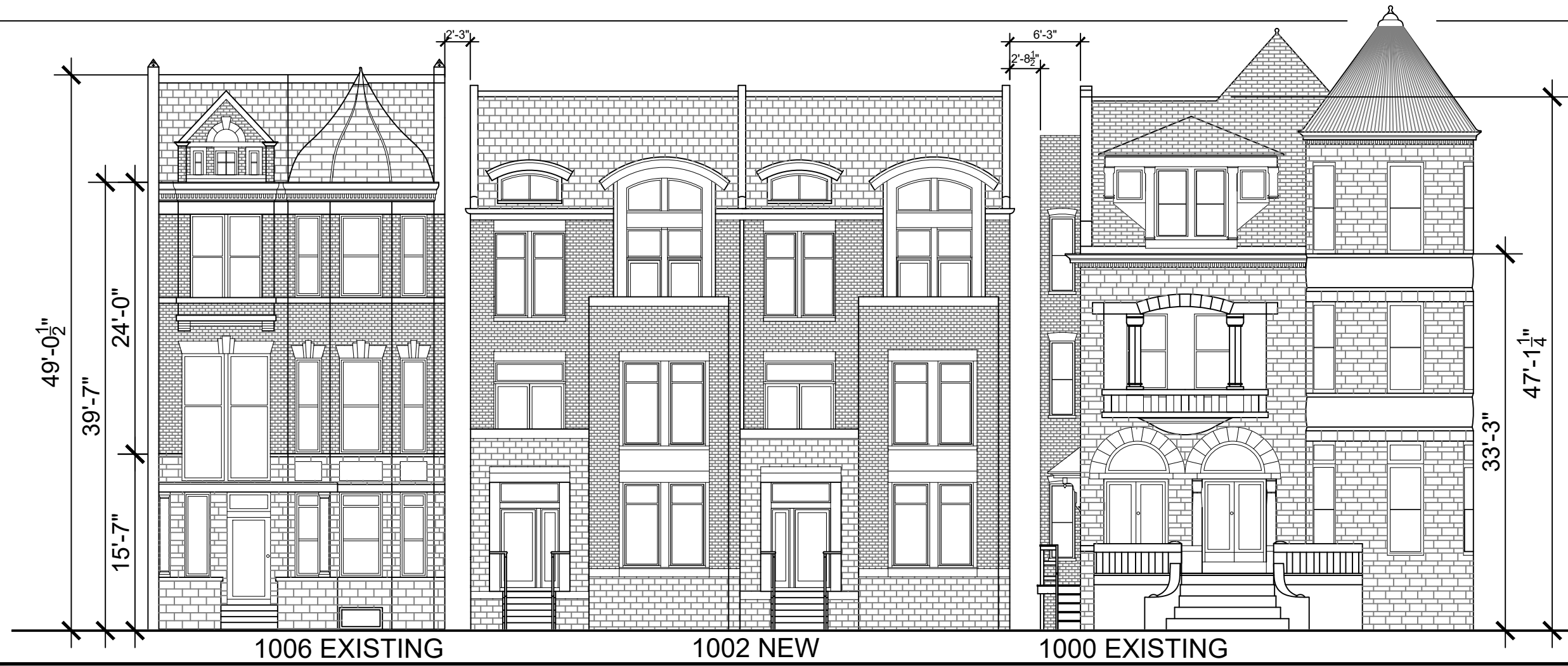
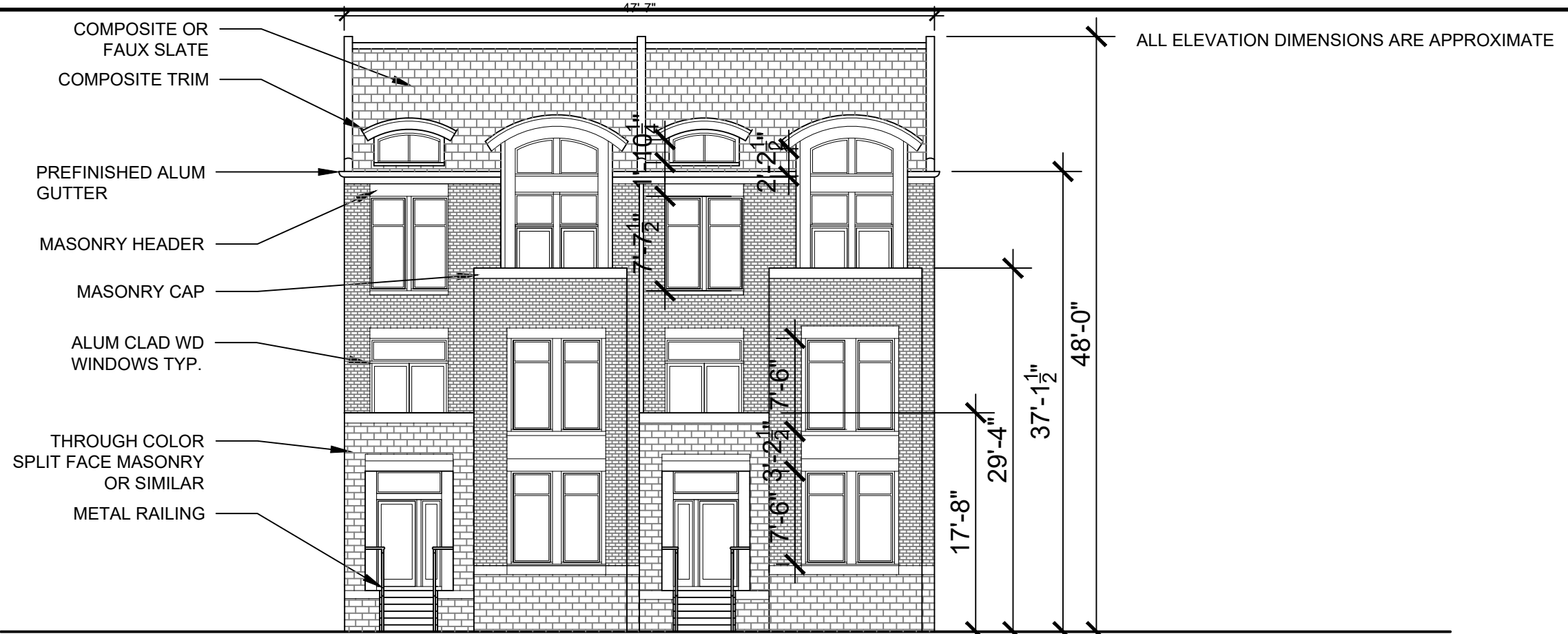
SHEET TITLE
FLOOR
PLANS
1002

DATE
03/28/19

PROJECT NO.
1708

SHEET NO.

CAR5



REVISIONS
 11/6/18 West Entry Door Update

P 804.358.4993
 F 804.358.8211
 1901 WEST CARY STREET RICHMOND, VA 23220

1000 1002 WEST FRANKLIN STREET

SHEET TITLE
 ELEVATIONS

DATE
 03/28/19
 PROJECT NO.
 1708

SHEET NO.
 CAR6

1000-1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATIONS

3/32"

DATE
03/28/19

PROJECT NO.
1708

SHEET NO.

CAR7

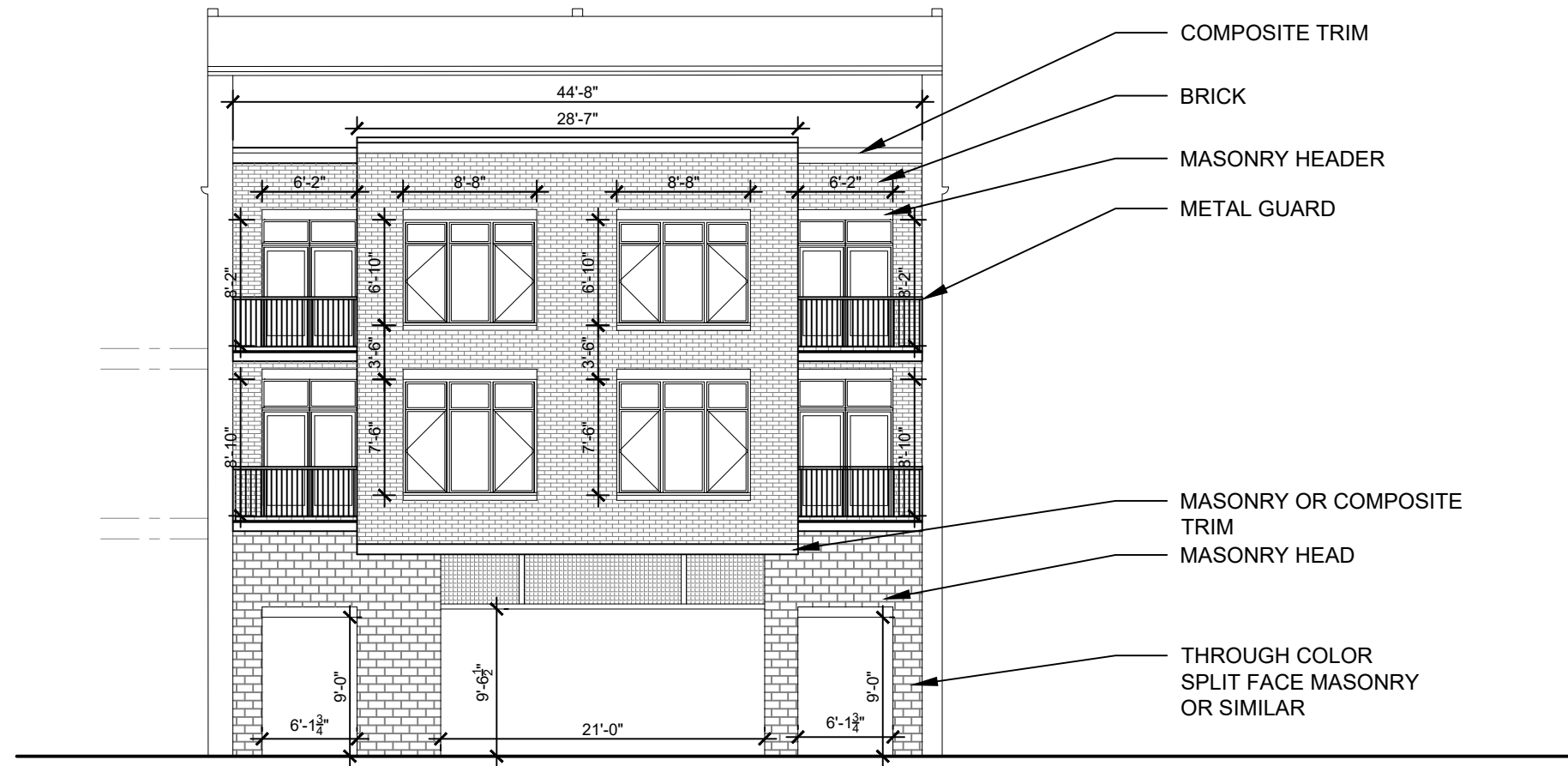


EAST ELEVATION 1002

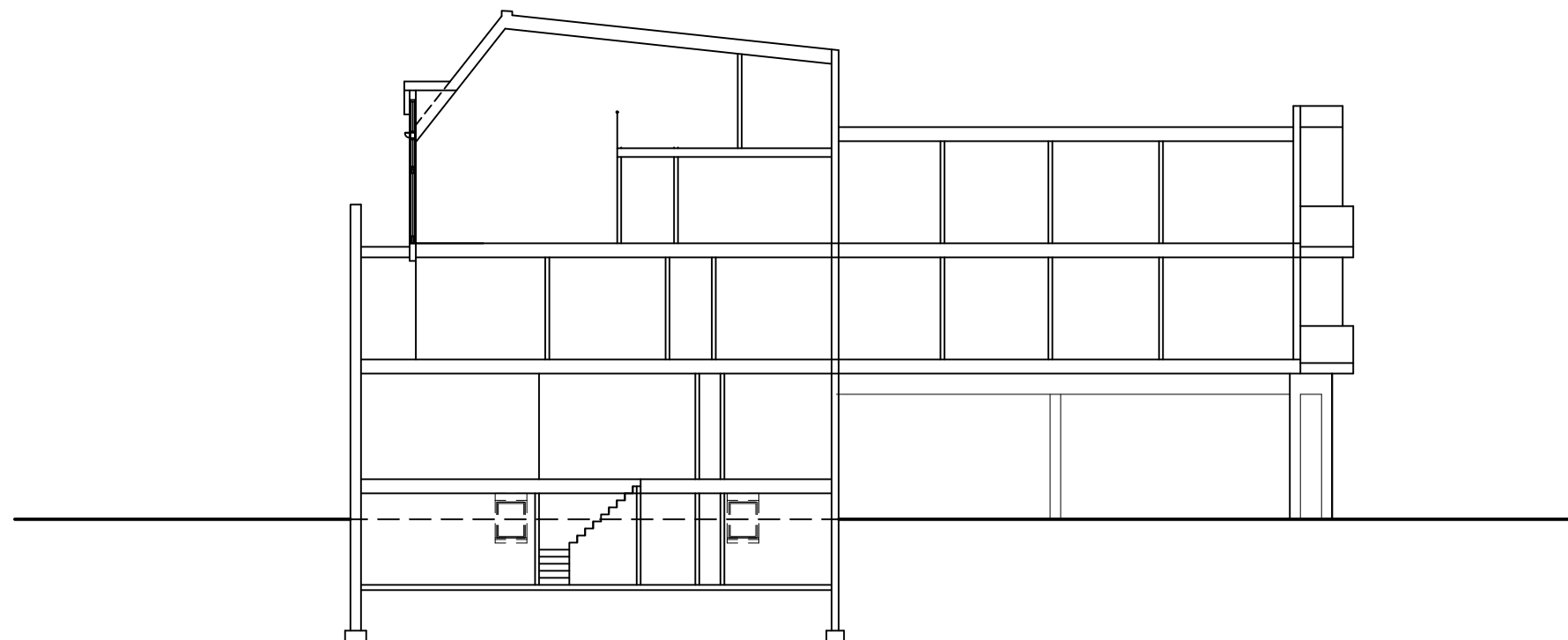


WEST ELEVATION 1002

ALL ELEVATION DIMENSIONS ARE APPROXIMATE



NORTH ELEVATION



Schematic Building Section

ALL ELEVATION DIMENSIONS ARE APPROXIMATE

P 804.358.4993
 F 804.358.8211
 JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220

REVISIONS

1000 - 1002 WEST FRANKLIN STREET

SHEET TITLE

ELEVATION SECTION

DATE

03/28/19

PROJECT NO.

1708

SHEET NO.

CAR8



EXISTING EAST ELEVATION 1000

NON-HISTORIC STAIR TO BE REMOVED

311'-10 1/2"

ALL ELEVATION DIMENSIONS ARE APPROXIMATE

J O H A N N A S DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS

1000-1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATIONS

3
32"

DATE
03/28/19

PROJECT NO.
1708

SHEET NO.

CAR9

1000-1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATIONS

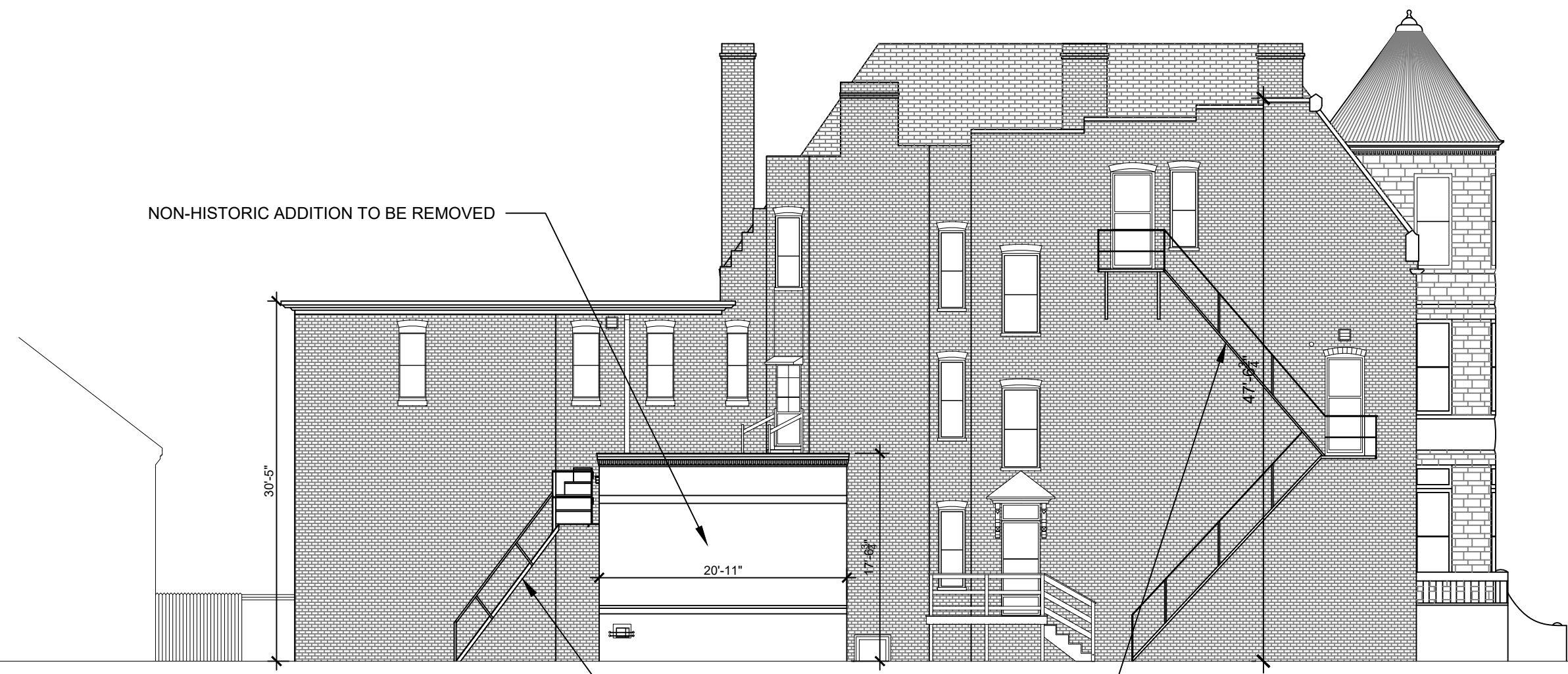
3/32"

DATE
03/28/19

PROJECT NO.
1708

SHEET NO.

CAR10



NON-HISTORIC ADDITION TO BE REMOVED

30'-5"

20'-11"

17'-8 1/2"

47'-6 1/2"

NON-HISTORIC FIRE ESCAPE TO BE REMOVED

EXISTING WEST ELEVATION 1000

ALL ELEVATION DIMENSIONS ARE APPROXIMATE



PROPOSED EAST ELEVATION 1000

ALL ELEVATION DIMENSIONS ARE APPROXIMATE

J O H A N N A S DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS

1000-1002 WEST FRANKLIN STREET

SHEET TITLE
ELEVATIONS

3"
32"

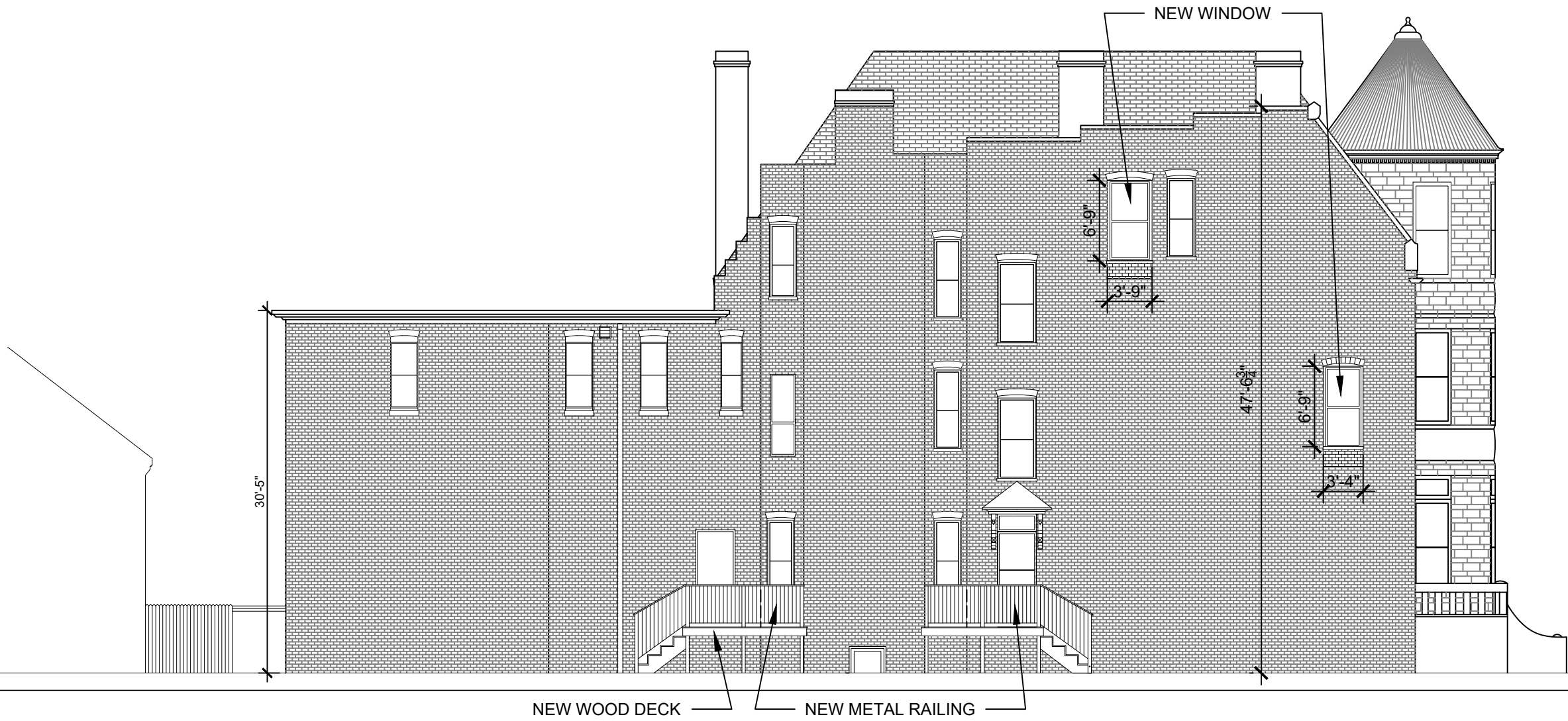
DATE
03/28/19

PROJECT NO.
1708

SHEET NO.

CAR11

J O H A N N A S DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211



PROPOSED WEST ELEVATION 1000

ALL ELEVATION DIMENSIONS ARE APPROXIMATE



WEST FRANKLIN ST NPS HISTORIC DISTRICT PRESCIENT FOR PROPOSED INFILL BUILDING



JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS

1000-1002 WEST FRANKLIN STREET

SHEET TITLE

PHOTOS

DATE

03/28/19

PROJECT NO.

1708

SHEET NO.

CAR13

