



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

 Address 3135 W Franklin St

 Historic district Monument Avenue

Date/time rec'd: \_\_\_\_\_

Rec'd by: \_\_\_\_\_

Application #: \_\_\_\_\_

Hearing date: \_\_\_\_\_

**APPLICANT INFORMATION**
 Check if Billing Contact

 Name Mark Baker

 Phone (804) 874-6275

 Company Baker Development Resources

 Email markbaker@bakerdevelopmentresources.com

 Mailing Address 1519 Summit Ave., Suite 102  
Richmond, VA 23230

 Applicant Type:  Owner  Agent

 Lessee  Architect  Contractor

 Other (please specify): \_\_\_\_\_

**OWNER INFORMATION** (if different from above)

 Check if Billing Contact

 Name Jess Bradford Cadwallender

Company \_\_\_\_\_

 Mailing Address 3135 W Franklin Street  
Richmond, VA 23231

Phone \_\_\_\_\_

Email \_\_\_\_\_

**PROJECT INFORMATION**
**Project Type:**
 Alteration

 Demolition

 New Construction

(Conceptual Review Required)

**Project Description:** (attach additional sheets if needed)

Construction of a new, single-family detached dwelling on the property.

**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 payment of the application fee. 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**

Authentisign  
*Jess Cadwallender*  
 8/25/2020 3:49:50 PM EDT

Date

08/25/2020



# CERTIFICATE OF APPROPRIATENESS

## NEW CONSTRUCTION CHECKLIST

---

**Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.**

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

**PROPERTY ADDRESS:** \_\_\_\_\_

### NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

### DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

### WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

### PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties





August 28, 2020

City of Richmond Department of Planning and Development Review  
Commission of Architectural Review  
City Hall, 900 East Broad Street  
Richmond, VA 23219

**RE: Commission of Architectural Review: 3135 W Franklin Street (W-000-1414/001)**

Members of the Commission,

I represent the Property Owner in an application for review by the Commission of Architectural Review of the proposed construction of a new single-family detached dwelling on the property known as 3135 W Franklin Street (“the Property”).

The Property is located on the south side of W Franklin Street between Cleveland Street and Belmont Avenue and lies in the Monument Avenue City Old and Historic District. The area was predominately developed during the 1920’s and is known for a variety of building styles and materials as well as a range of land uses. The buildings on the north side of W Franklin Street consist of two-story, single-family dwellings fronting onto Monument Avenue as well as the historic Lord Fairfax Apartments at the corner of W Franklin Street and Monument Avenue. The buildings on the south side of W Franklin Street consist of two-story structures with a combination of single- and two-family dwelling uses along with a two-story multi-family dwelling building constructed in the 1920’s.

The Property is located at the southeast corner of the intersection of Cleveland and W Franklin Streets. The western half of the Property is currently developed with a 22-foot-wide building, which was constructed as single-family dwelling in 1906 and subsequently converted into a two-family dwelling. The proposed single-family dwelling would be located on the unused eastern half of the Property. The Property is unusually large for the area at 50 feet in width. Seven of the eight single-family dwellings in the block are located on lots that are 20 feet in width. As such, the proposed lot split would result in lots that are consistent with the historic lot pattern in the area, thereby filling in a “missing tooth” and creating a more consistent block face on the south side of W Franklin Street. A special use permit is being requested in order to authorize the proposed lot split from a zoning perspective.

The proposed design is intended to be compatible with the historical fabric of the block by maintaining the siting, scale, form and massing of the contributing structures on the block. The dwelling design is intended to convey a modernized version of the typical traditional urban single-family residential form, including dark windows and metal roofing, minimalist trim profiles and a metal porch with horizontal members.

Primary exterior materials are 7" exposure fiber-cement smooth lap siding, with fiber cement facia, frieze, and trim details. Windows would be aluminum clad in factory black. The porch would consist of a standing seam roof in black, with 8x8 smooth square fiberglass with square cap and base over composite floor decking. Aluminum gutters and downspouts are proposed in factory black. An exterior finish schedule including proposed materials and colors is attached.

We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com) or (804)874-6275.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

Mark R. Baker

Baker Development Resources, LLC

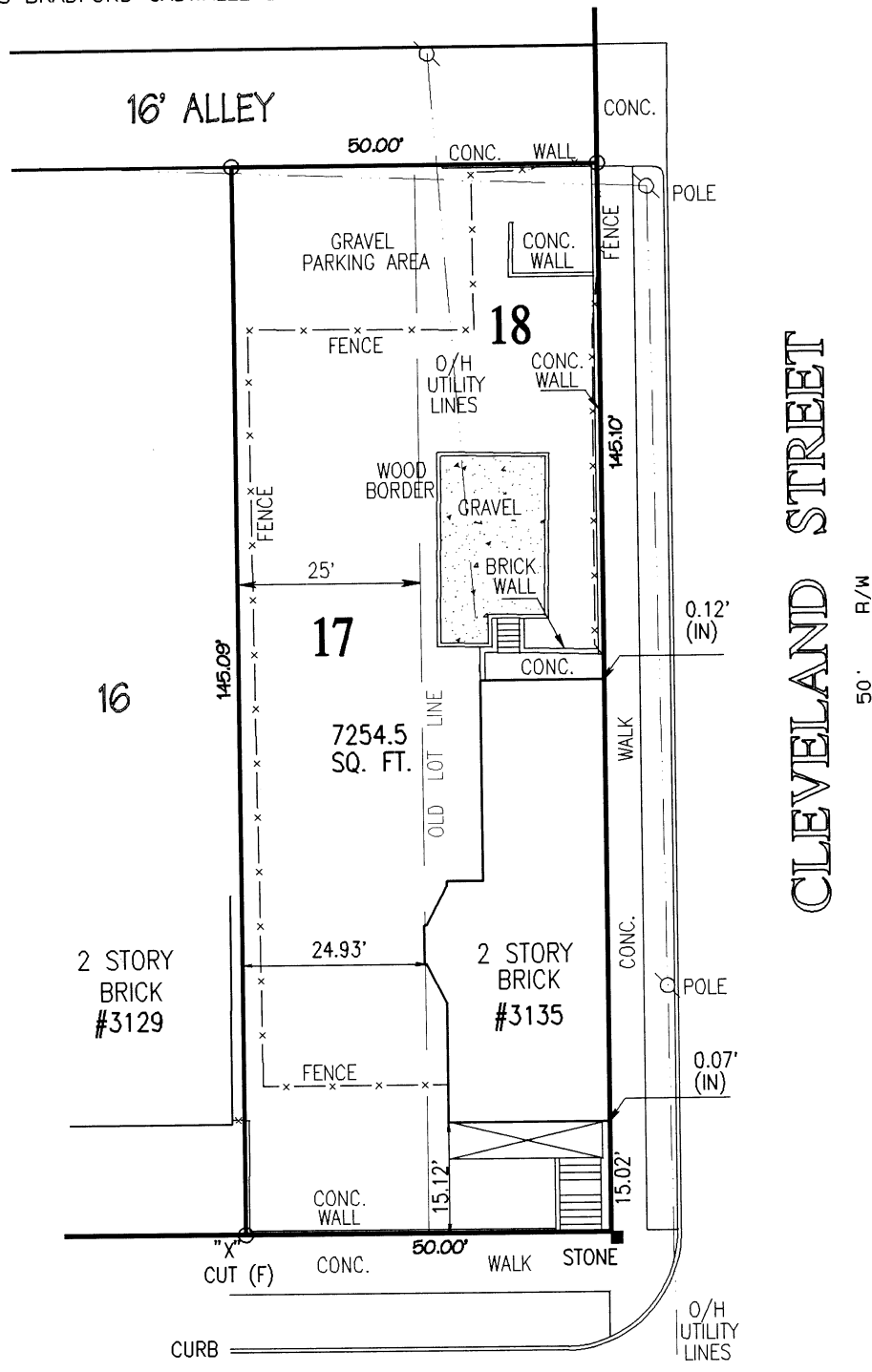
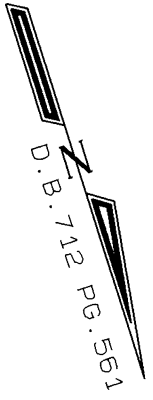
# 3131 W Franklin Street

ONE NEW SINGLE-FAMILY DETACHED RESIDENCE  
MUSEUM DISTRICT  
RICHMOND COMMISSION OF ARCHITECTURAL REVIEW  
PREPARED: 8/27/2020  
APPLICANT: KYLE JOHNSTON C/O Baker Development Resources

## Exterior Finish Schedule

No	COMPONENT/MATERIAL	COLOR/FINISH
01	COLUMNS - 8X8 SMOOTH SQUARE FIBERGLASS WITH SQUARE CAPS AND BASE	PAINTED DARK GRAY/BLACK TO MATCH IRON GRAY
02	HARDIE SMOOTH LAP SIDING - 7" EXPOSURE	IRON GRAY
03	HARDIE TRIM	IRON GRAY
04	HARDIE SOFFITS	IRON GRAY
05	FRONT DOOR - SOLID WOOD	STAINED LIGHT OAK
06	WINDOWS - ALUMINUM CLAD	FACTORY BLACK
07	FRONT PORCH CEILING - WOOD	STAINED NATURAL
08	FRONT PORCH ROOF - STANDING SEEM	BLACK
09	MAIN ROOF - TPO	FACTORY WHITE
10	ALUMINUM GUTTERS AND DOWNSPOUTS	FACTORY BLACK
11	FRONT PORCH	WOOD FRAMING WRAPPED WITH WOOD TRIM, STAINED NATURAL
12	FRONT PORCH DECKING - 5 1/4" COMPOSITE	LIGHT GRAY DECKING (SILVER TEAK - WOLF)
13	FRONT PORCH HANDRAIL - METAL	FACTORY BLACK
14	FRONT PORCH - HORIZONTAL WIRE RAILING (IF NEEDED)	STAINLES STEEL WIRES BETWEEN COLUMNS AND POSTS
15	EXTERIOR LIGHTS	BLACK
16	REAR DOOR	FACTORY BLACK
17	REAR DECK - WOOD FRAMING AND DECKING	STAINED TREATED WOOD
18	6' PRIVACY FENCE IN REAR	STAINED TREATED WOOD

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): JESS BRADFORD CADWALLENDER INST 090015670 PARCEL ID W0001414001



W. FRANKLIN STREET

80' R/W

(PHYSICAL SURVEY)

**PLAT SHOWING IMPROVEMENTS ON LOTS 17 & 18, BLOCK 7, PLAN OF "LEE ANNEX", IN THE CITY OF RICHMOND, VIRGINIA.**

SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON JULY 27, 2020, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



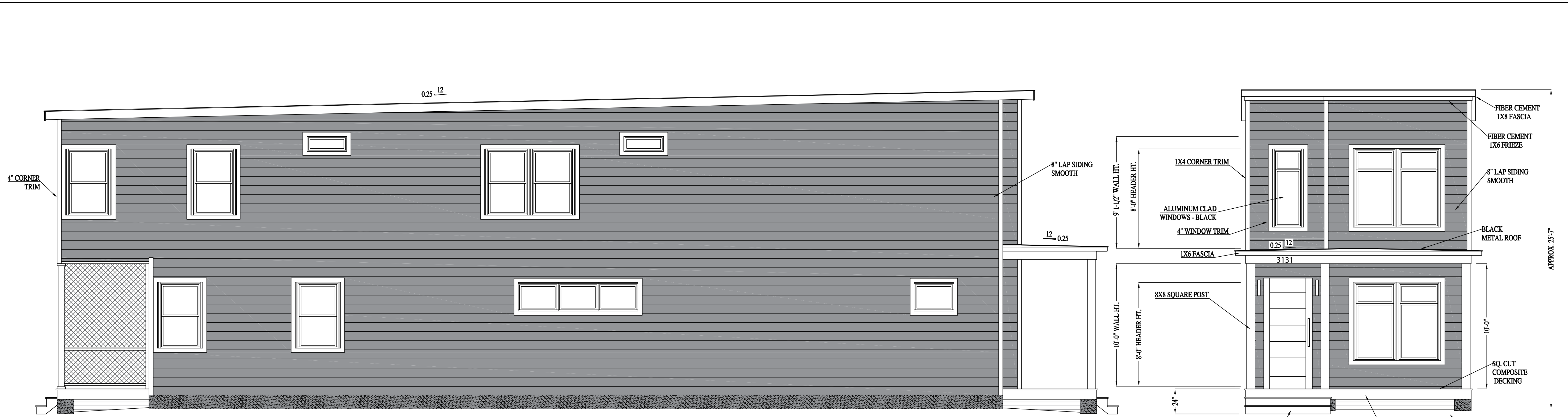
**FREDERICK A. GIBSON & ASSOCIATES, P.C.**  
**LAND SURVEYORS**  
 11521-G MIDLOTHIAN TURNPIKE  
 NORTH CHESTERFIELD, VIRGINIA 23235  
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 8804-53 M	







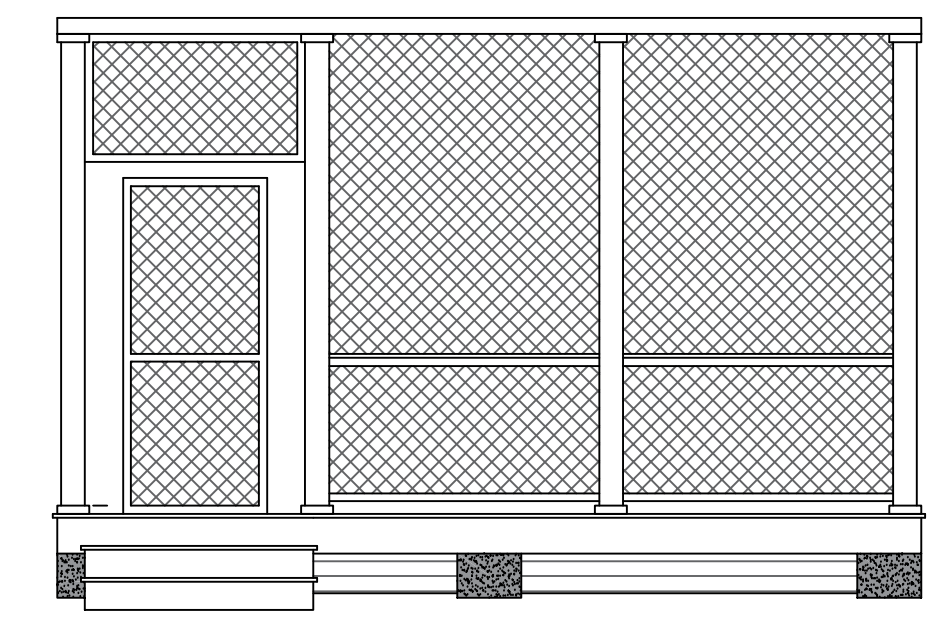


LEFT ELEVATION

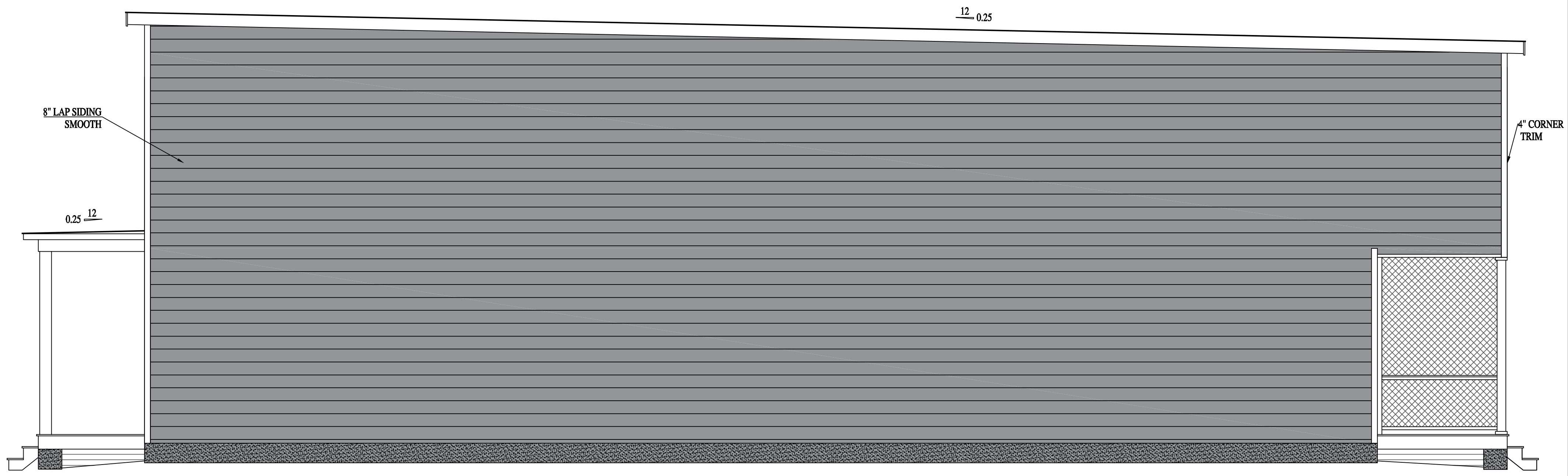
FRONT ELEVATION



REAR ELEVATION



REAR SCREENED PORCH OPTION



LEFT ELEVATION

3131 W FRANKLIN ST.  
**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

8-10-2020	START DATE

SCALE:  
 3/16" = 1'-0"

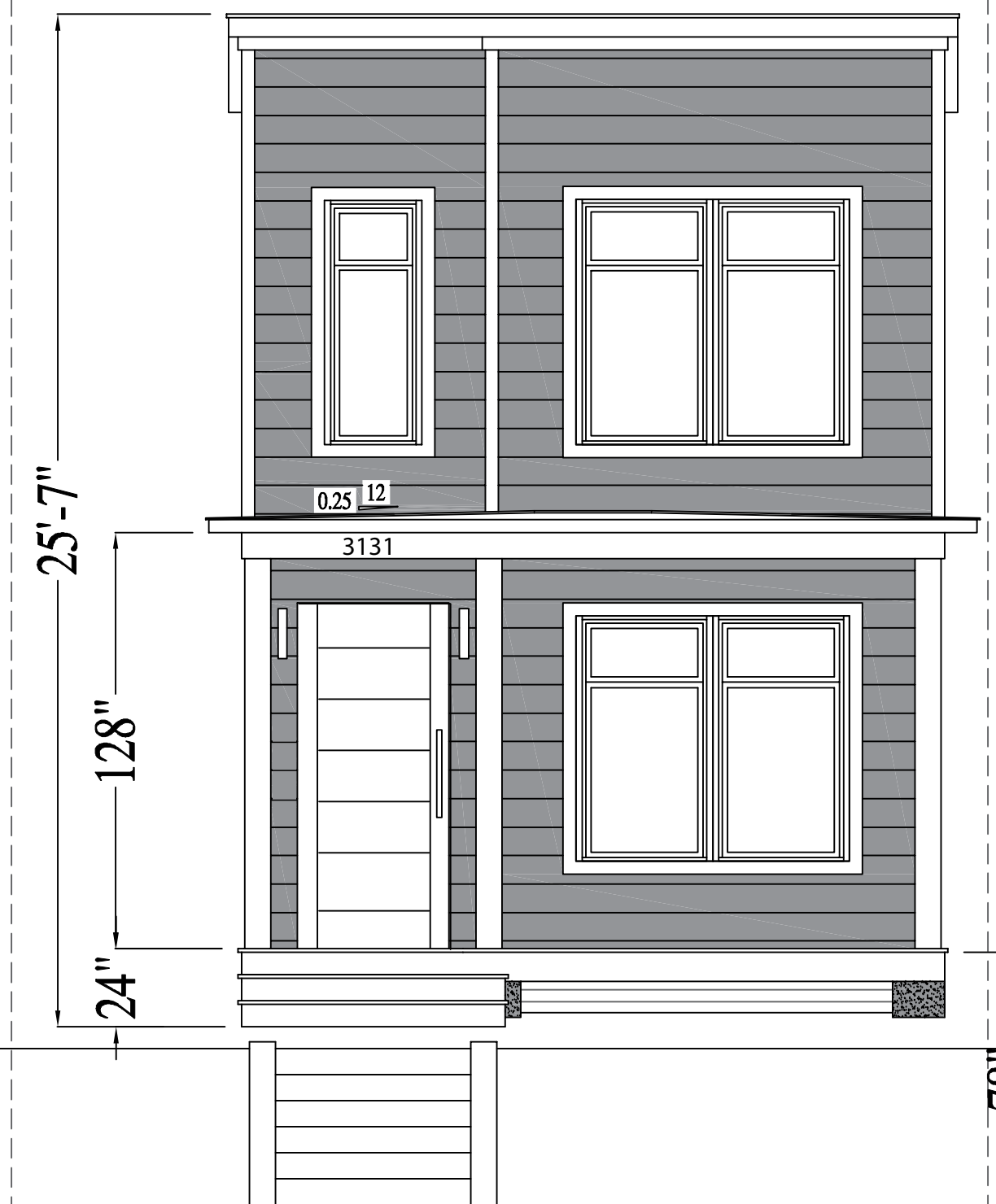
DATE:  
 08.01.2020

SHEET:  
 A2.1





APPROX. 22'-0"  
 DECORATIVE BAND  
 140"  
 PORCH  
 40"  
 SIDEWALK



SOFFIT ~ 27'-11"  
 120"  
 PORCH 84"

SIDEWALK

FRONT CONCEPTUAL STREET VIEW

3131 W FRANKLIN ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

8-10-2020	START DATE

SCALE:  
 3/16" = 1'-0"

DATE:  
 08.01.2020

SHEET:  
 A2.2

