



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work) CONGREGATION BETH AHABAH
Address 1111 WEST FRANKLIN ST.
Historic District

PROPOSED ACTION - MINOR CHANGE TO PREVIOUS APPROVAL
Alteration (including paint colors)
Addition
Rehabilitation
New Construction (Conceptual Review required)
Conceptual Review
Demolition
Final Review

OWNER
Name CONGREGATION BETH AHABAH
Company
Mailing Address 1111 WEST FRANKLIN ST
Phone 358-6757
Email
Signature
Date

APPLICANT (if other than owner)
Name LARRY SACZMAN
Company TEMPLE PRESIDENT
Mailing Address PO Box 29806
Richmond VA 23242
Phone 740-6904
Email L.SACZMAN@SACZMANPROCESTRATE.NET
Signature
Date 10/30/17

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

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.

(Space below for staff use only)

Application received:
Date/Time
By

Complete Yes No

Ms. Pitts

As you know Congregation Beth Ahabah has been working for some time to get a renovation/construction project underway at its Franklin St. campus. As part of the approval process we have met with various neighborhood groups, CAR, and have received a Special Use Permit from the City of Richmond.

As we are just beginning construction we have been considering a minor change to the rear of one portion of the project.

Overall the project connects our Sanctuary, school building, and multi-purpose building with construction of a new front facing on Franklin St. The change we are considering does not affect the Franklin St. view.

A part of the project connects the Sanctuary to the school building. This part of the project is also unaffected by the change we are considering.

Another part of the project connects the school building to the multi-purpose building, and closes the existing driveway (from Franklin St. to the rear alley). The Franklin St. side of this connector will not be affected.

We are considering changing the exterior material on the school/multi-purpose connector from glass curtain wall to windows and EIFS. The EIFS will be a light color to be compatible with the existing adjacent buildings.

The rear of this connector will form the front of a new enclosed courtyard. The sides of the courtyard will be formed by existing buildings and the back along the alley will be enclosed closed by an opaque fence that will be six and a half feet high.

The courtyard will be used for a variety of activities including education, recreation, and worship. We believe that a change in materials to the rear of the connector (the front of the courtyard) will be beneficial to the courtyard in terms of appearance, utility, and maintenance.

A small portion of the rear of this connector may have some visibility from the rear alley. Accordingly, we are asking CAR to approve this change.

In an effort to determine the visibility from the alley we set up a ladder on the far side of the alley and placed a camera at the height of six feet. We also stretched a tape across the rear of our buildings at the height of six and a half feet, which will be the height of the fence.

We then took photographs from the six foot position on the ladder. The area that will be visible is above the tape. Visibility is also limited by two canopies on the existing buildings.

The area that will be visible is about 3-4 feet high and about fifteen feet wide. This area is marked by tapes in the photos. If we make the proposed change the area that will be visible will consist of glass and EIFS. The visible area of the infill building at the infill wall will be from approximately 12 feet above

grade to approximately 16 feet above grade. The net loss of glass from the original curtain wall is estimated to be about 2 feet in height as viewed from the far edge of the alley, over a fence, and below the former porte cochere.

It is important to note:

- There is no change to the Franklin St. view

- Only a small part of the view from the alley will be changed

- The six and a half foot tall fence will also have some impediment on top to discourage anyone from climbing the fence. This will further limit visibility.

- The area of change will not be visible from automobiles driving along the alley due to the height of the fence.

- This is a short block and pedestrian traffic is very limited.

- The photos show visibility from the far side of the alley. Of the few pedestrians in the alley most would not walk on the far side because this is where many of the homes fronting on West Ave. keep their trash cans. Most people would walk closer to the middle of the alley which is a few inches lower than the far side.

- The six foot height of the photo from the ladder would approximate eye level for a person about six feet six inches tall. We intentionally took photos from this height and this location to approximate the largest area of visible change. For most pedestrians in the alley the visible area will be little or nothing.

We believe this very minor will have little or no impact on the public visibility of the overall project. We are asking CAR to approve this change. I will appear at the CAR meeting on November 28th to answer any questions.

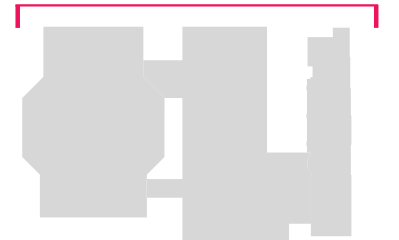
Thank you

Congregation Beth Ahabah

Larry Salzman, Temple President

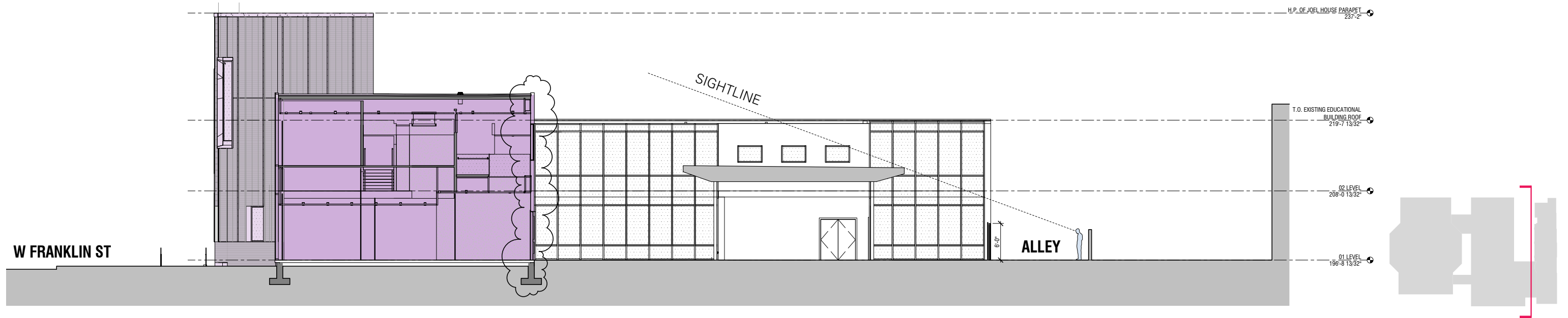
Building Elevation: South

View from the Alley
Scale: 1/16" = 1'-0"



Building Elevation: East

View from Passage between Joel House and Education Building
Scale: 1/16" = 1'-0"







PRIVATE





