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: 2400 E. FRANKLIN ST. DATE: 10.27.16

OWNER'S NAME: DAVID W. KAPELLA TEL NO.: 919 656 1373

AND ADDRESS: 3826 CASEY LANE EMAIL: DWKAPELLA@GMAIL.COM

CITY, STATE AND ZIPCODE: RALEIGH NC 27601

ARCHITECT/CONTRACTOR'S NAME: THE RALEIGH ARCH. CO. TEL. NO.: 919 831 2955

AND ADDRESS: 502 S. WEST ST. SUITE 100 EMAIL: TAYLOR@RALEIGH-ARCHITECTURE.COM

CITY, STATE AND ZIPCODE: RALEIGH NC 27601

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.*)

Signature of Owner or Authorized Agent: X David W Kapella

Name of Owner or Authorized Agent (please print legibly): David W Kapella

(Space below for staff use only)

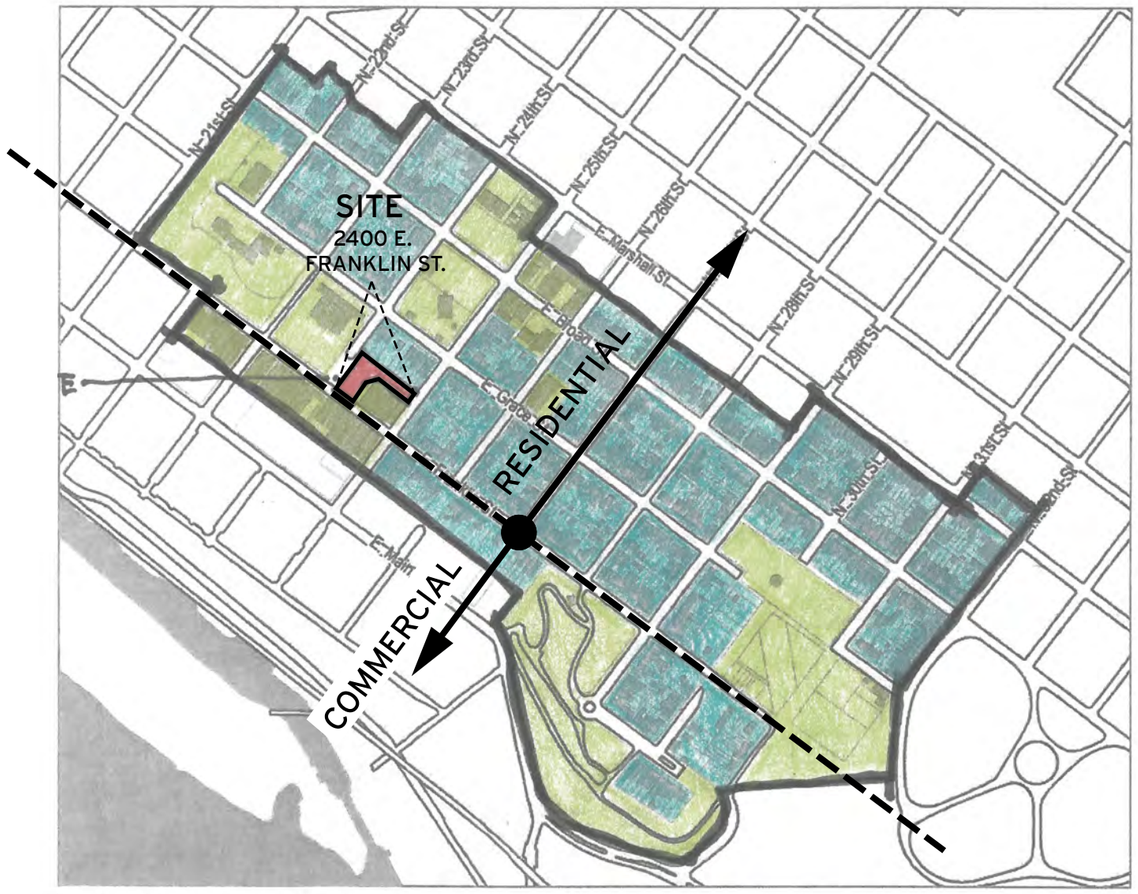
Received by Commission Secretary APPLICATION NO. _____

DATE _____ SCHEDULED FOR _____

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

Revised 10-02-2014

2400 E. FRANKLIN ST.
COMMISSION OF ARCHITECTURAL REVIEW

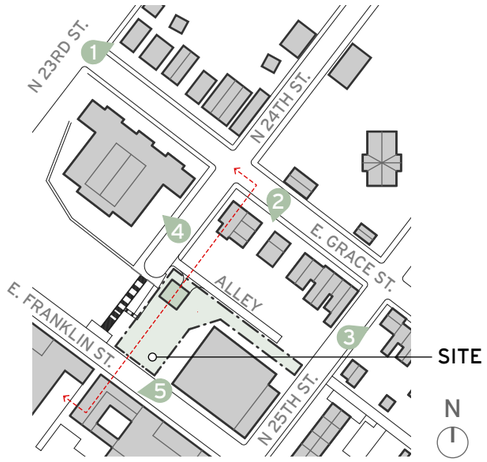


Distinctive Features of St. John's Church

- Impressive views of downtown Richmond and the James River.
- Large areas of public open space (in Chimborazo Park and Libby Hill Park) fronting the river bluffs.
- Well-established streetscapes with granite paving, mature trees and gaslights that provide a cohesive neighborhood with distinctive character.

SURROUNDING CONTEXT: HEIGHT

HEIGHT



SITE PLAN

- Proposed 3-story residence
- Respects the typical height of surrounding structures
- Adjacent blocks are a mix of 2-3 story buildings
- 4 story Pohlig Box Factory to the south
- 3 story elementary school to the northwest

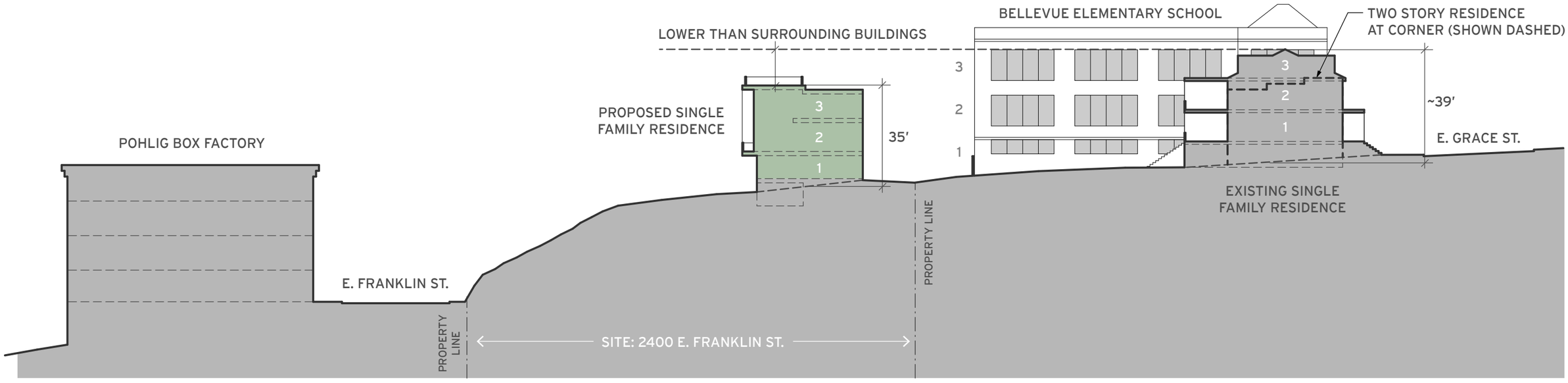
5 2401 E. FRANKLIN ST - POHLIG BOX FACTORY

1 2300 E. GRACE ST

2 2407 E. GRACE ST

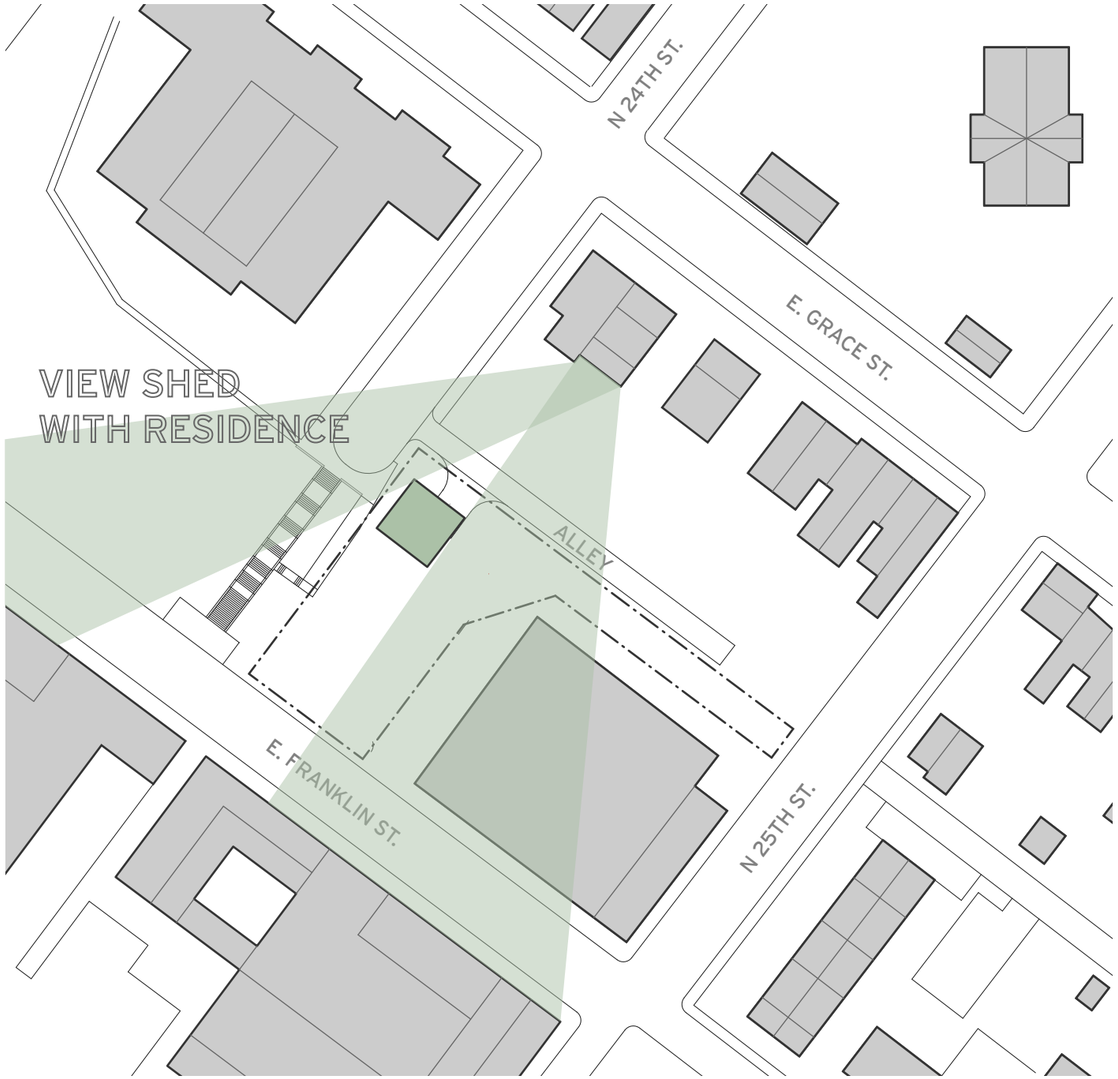
3 2501 E. GRACE ST

4 2301 E. GRACE ST - BELLEVUE ELEMENTARY SCHOOL



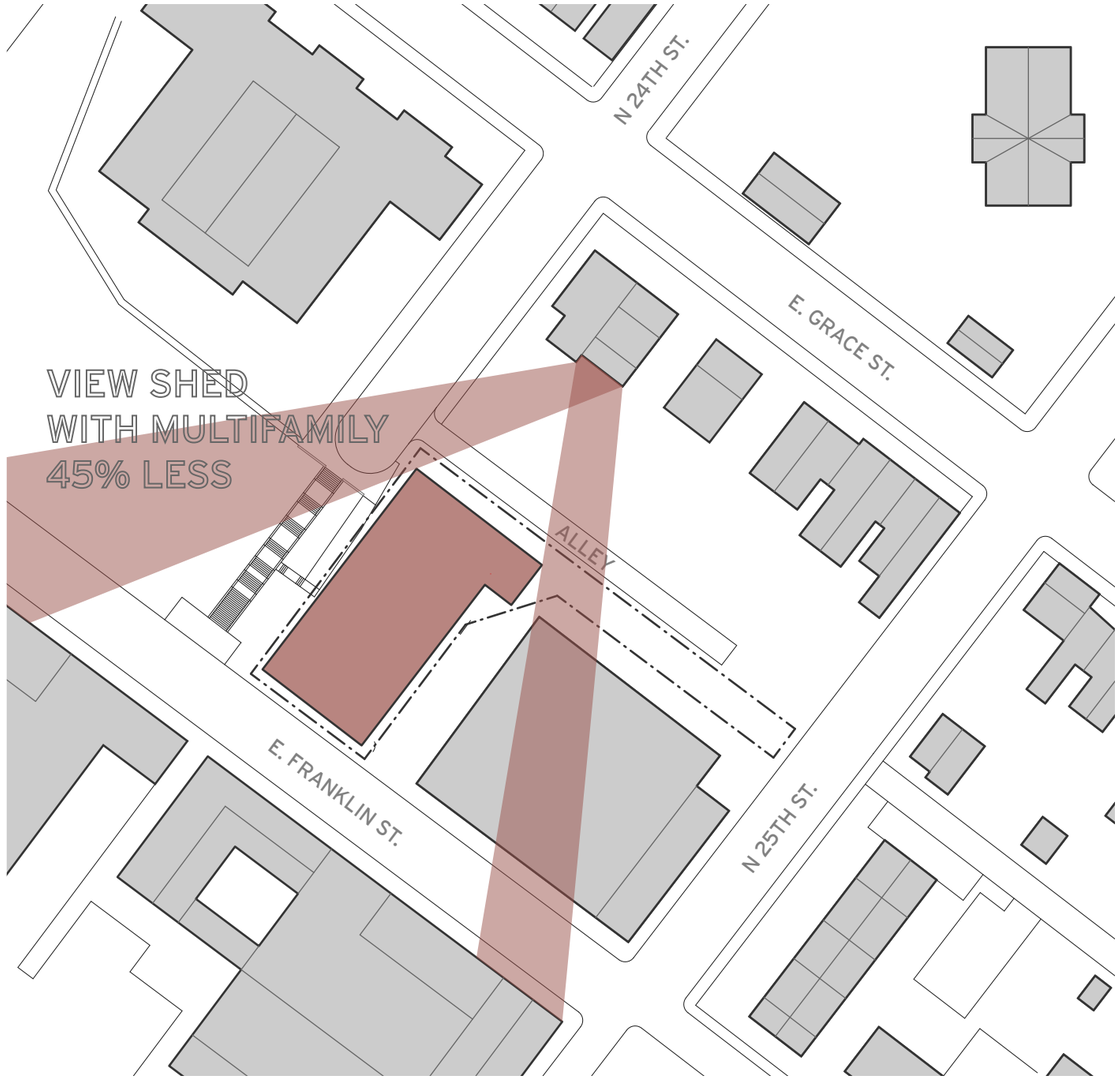
MASSING

- Minimal footprint of approx. 36' x 36'
- Proposed use is single family residential
- Other developments have proposed multifamily housing
- Views from site still maintained



PROPOSED - SINGLE FAMILY RESIDENCE

N



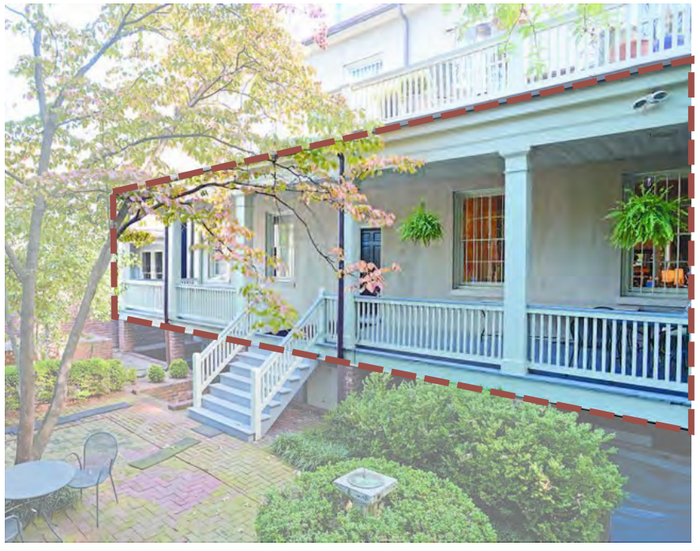
ALTERNATIVE WOULD BE MULTIFAMILY - LARGE MASS

HISTORIC PRECEDENTS

CARRINGTON ROW - YEAR 1818

VERTICAL WINDOW BANDS

COVERED ENTRY



BACK DECK

2403 E

BACK DECK

CARRINGTON HOUSE

PROPORTION OF MASSING

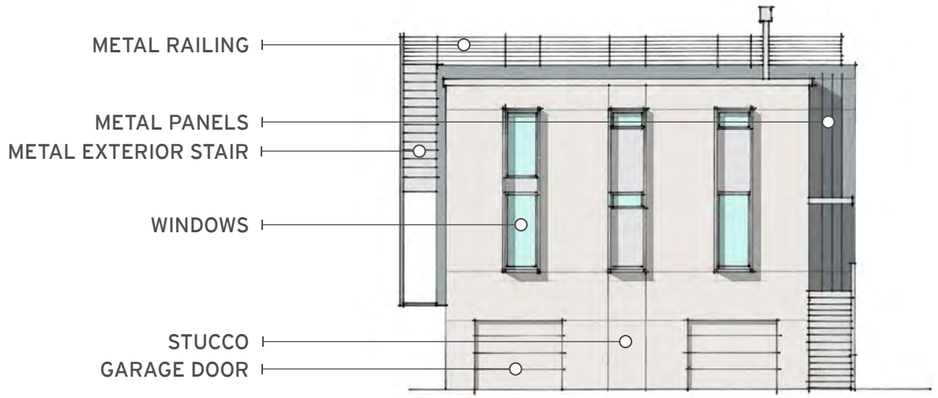
HISTORIC CONTEXT - MATERIALS

METAL PANELS

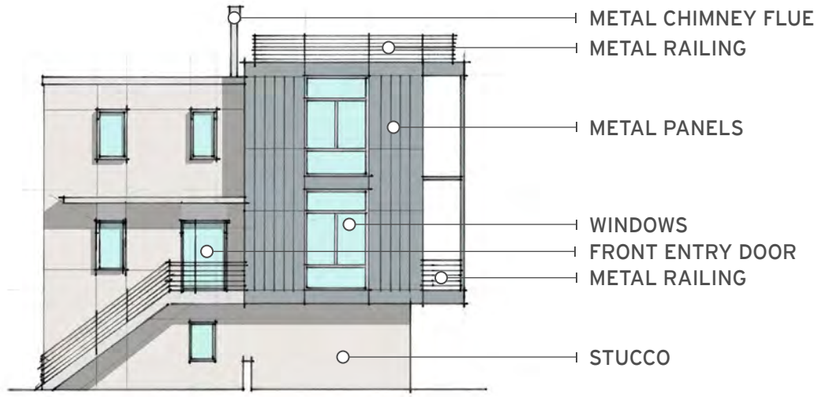
ADAMS-VAN LEW HOUSE

PROPORTION, RHYTHM

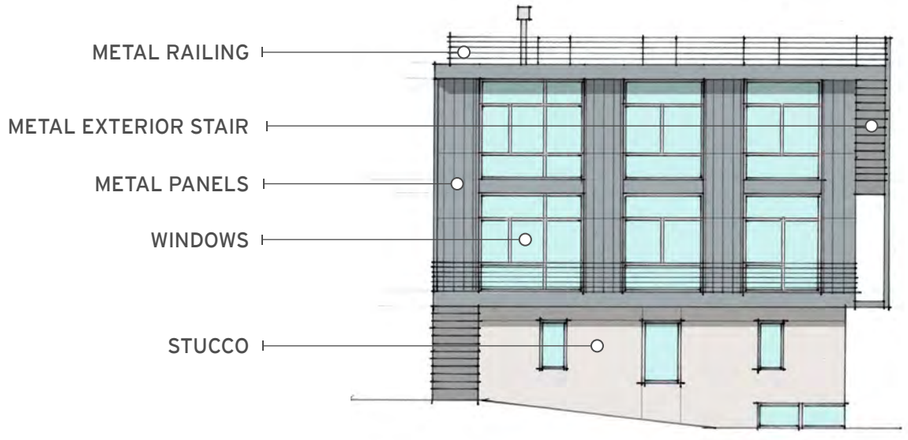
ELEVATIONS



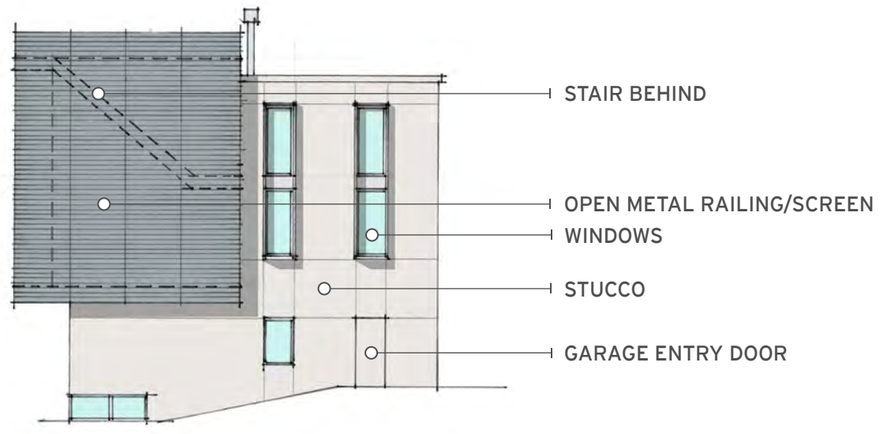
NORTHEAST ELEVATION (FACING ALLEY)



NORTHWEST ELEVATION (FACING N. 24TH ST)



SOUTHWEST ELEVATION (FACING FRANKLIN ST.)



SOUTHEAST ELEVATION (FACING N. 25TH ST)

COLOR / MATERIAL STUDIES

METAL SIDING

FLUSH/REVEAL WALL PANELS

MATERIALS

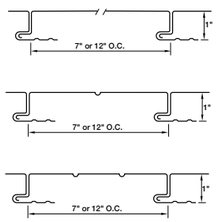
.032 aluminum	24 gauge steel
.040 aluminum*	22 gauge steel*

SPECS

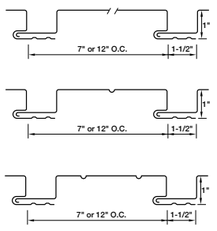
7" or 12" O.C.	1" High

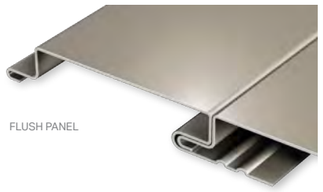
Additional widths available upon request

FLUSH PANEL

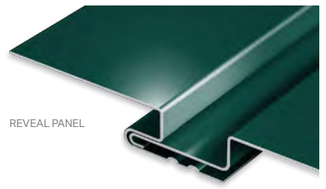


REVEAL PANEL





FLUSH PANEL



REVEAL PANEL

PRODUCT FEATURES

- Corrective leveled for superior flatness
- Available with up to two stiffener beads
- Rounded interlock leg provides improved flush fit
- 30-year non-prorated finish warranty
- Panel lengths up to 25'

MATERIAL

- 38 stocked colors (24 gauge steel)
- 15 stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 20 stocked colors (.040 aluminum)
- Galvalume Plus available

ASTM TESTS

- ASTM E330 tested - 12' only

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Flush panels.

*Limited color availability. 12" O.C. has reduced fastening flange. A complete specification is available online at pac-clad.com.

PAC-CLAD

800 PAC CLAD | PAC-CLAD.COM

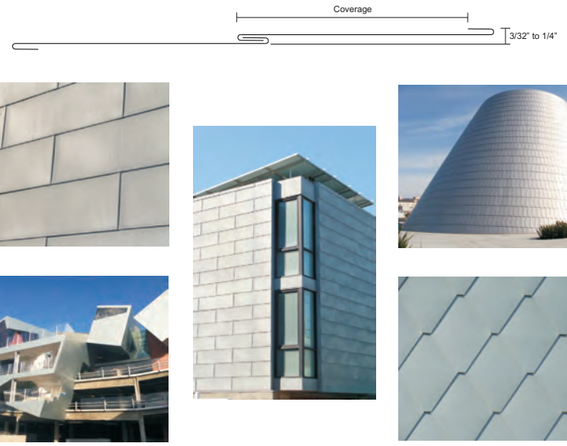
ENDURING METALS INC.
THE FINEST METALS FOR BUILDING EXTERIORS

Product Data Sheet

Interlocking Flat Lock Tile

Panel Specification

- Part ID: FLP
- Concealed fastened Panel System
- Install from the bottom upwards
- Applies over solid substructure
- Panels can be installed horizontal, vertical or diagonal and are interchangeable for accent effect
- Panels are available in various sizes and shapes, please review the photographs
- Convex and concave tiles
- Diamond-, Square-, and Rectangular Tiles
- Available in different geometrical forms, e.g. trapezoidal or honeycomb design
- Panel Width: varies
- Panel Length: varies
- Material: Copper, Stainless Steel and Zinc



17101 S. Central Ave., Unit 1F, Carson, CA 90746
Phone 855.636.1641 Fax 310.761.1777
WWW.ENDURINGMETALSINC.COM

COPPER ANODIZED

Capture the warm glow of natural copper, along with the long lasting durability of an anodized finish. Our Copper Anodized Series will add depth and character to your design with subtle variations of copper penny color from panel to panel.

Technical Information:

System Depth - 1 ¼" nominal

Material - Aluminum

Material Thickness - .080" standard (other gauges available)

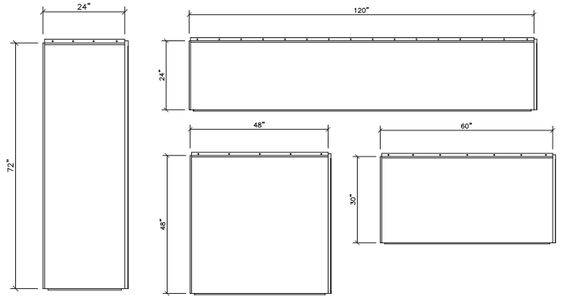
Panel Joints - ½" nominal standard (1/8" – 1" available)

Finish - Copper Anodized

Finish Warranty - 5 year standard (10 year available)

Weight - Less than 2 pounds per square foot

Panel Size Parameters:
These are the recommended maximum size panel guides. If the panel you would like fits inside these guides, Dri-Design can easily manufacture it. For larger sizes, please contact a Dri-Design representative to discuss your specific requirements.



dri-design.com | 616.355.2970 11

PROPOSED METAL SIDING OPTIONS

October 28th, 2016

DETAILED DESCRIPTION OF PROPOSED WORK

Attn:
Secretary, C.A.R.
Room 510 – City Hall
900 E. Broad Street
Richmond, VA 23219

Review Type:
Certificate of Appropriateness, Commission of Architectural Review, City of Richmond
(Note: Conceptual Reviews completed on 01/26/16 and 04/26/16 & a CAR was presented on 07/29)

The lot owned by David Kapella at 2400 E. Franklin Street, Richmond is located in the St. John's Church Historic District. Mr. Kapella proposes desire to build a detached three story single family residence on the vacant lot. The proposed new dwelling is on a steep site accessed from a dead end drive on N. 24th street and borders an established residential neighborhood to the north, commercial spaces to the south, and Bellevue Elementary school to the west.

The project was presented for a Conceptual Review to the Commission on 01/26/16 to seek feedback on the siting of the house at the north corner of the lot. The entire commission was familiar with the property and supportive of the proposed placement of the residence on the site. Also acknowledged was the fact that the house will be visible from all four sides, and should respond to the uniqueness of the site and it's demand for a unique architectural response.

Per the commission's recommendation the project was presented for a second Conceptual Review on 04/26/16 to seek feedback on the height, width, and massing of the proposed residence. The entire commission was very complimentary of the "restraint on the site" and "consideration of adjacent structures" relative the Historic Guidelines New Construction requirements for ***Form, Scale, Height, Width, Proportioning, and Massing***. They were all also very open with the recommendation and wish that this be a "contemporary" given the uniqueness of the site and not being an infill project.

The goal for the Commission of Architectural Review meeting on November 28th is to apply for a Certificate of Appropriateness for the single family residence at 2400 E. Franklin St. The committee has been supportive in past conceptual reviews regarding the design direction for siting, height, width, and massing. In addition to the conceptual reviews and past CAR application, further design updates have been shared to positive reception from city staff and Church Hill Association members.

SITING

1. Additions should be subordinate in size to the main structure and as inconspicuous as possible.

This standard is not applicable

2. New infill construction should respect the prevailing setback patterns of the surrounding block. The minimal setbacks evident in most districts reinforce the traditional street wall.

The new house has a 15 foot front yard setback and a 5 foot side yard setback. It is the only house facing N. 24th street, but all other houses on the same block facing E. Grace Street have an approximate 15 foot front setback. To respect the prevailing setbacks on the block the new house will propose having a similar front setback.

3. New structures should face the most prominent street bordering the site.

The new residence is oriented towards N. 24th Street, the most prominent street directly bordering the site. Though addressed to E. Franklin St. at the southern end of the site, the house is sited and oriented towards N. 24th Street due to R6 zoning mandate Sec 114-412.7 "No driveway intersecting a street shall be permitted on a lot devoted to dwelling use when alley access is available to serve such a lot." Alley access is available off of N 24th street and therefore must be used. The steep grade at the southern portion of the site bordering E. Franklin St. would also make any site access from the South costly and unsightly. The siting and orientation of the residence at the North end of the lot facing N. 24th street was presented during the Conceptual Review on 01/26/16 and received favorably.

FORM

1. New construction should use a building form compatible with that found elsewhere in the immediate area. Building form refers to the specific combination of massing, size, symmetry, proportions, and roof shapes that lend identity to a structure. Building form is greatly influenced by the architectural sytle of a given structure.

The nearby houses in the surrounding residential block of E. Grace Street are two to three stories in height with a mix of parapet and gable roof conditions. The adjacent houses typically feature minimal ornate detailing and have exterior covered space in the form of entry porches. Window placements on residences are vertical in orientation and in a rhythmic pattern of spacing. The proposed house features a total of three stories with parapet roof, entry porch, and spaced vertical windows to reinforce the architectural vocabulary of the surrounding block.

2. New construction should be contemporary in style yet compatible with surrounding historic structures. New construction should not mimic previous architectural styles in such a way that creates a false historical appearance.

The proposed residence is contemporary in style to reflect the time period in which it was built. Compatibility with surrounding historic structures is achieved by using similar elements from the adjacent houses such as block-like massing, entry stairs and porch, vertical windows, and minimal ornateness in the building elevation.

SCALE

1. New construction should maintain the existing human scale of historic residential and commercial neighborhoods. The inappropriate use of monumentally scaled buildings that overwhelm pedestrians at the street level is strongly discouraged.

The proposed residence conforms to the existing scale on the block of two and three story houses with raised entries. The proposed house is very similar in scale to the Hardsgrove House at 2300 E. Grace Street, a prominent historic home that is three stories with a parapet roof condition and raised entry. The front entry stair of the proposed house is also in keeping within context of many of the second floor entries on the surrounding block.

Similar scale – Historic 2300 E. Grace Street

Second floor entry stairs – 2302 & 2500 E Grace St & 207 N 25th Street

HEIGHT, WIDTH, PROPORTION, AND MASSING

1. New construction should respect the typical height of surrounding houses and commercial structures.

Located on a dead end street with no immediate single family residences adjoining, the house respects and relates to the height of the structures on the surrounding block, such as the three

story houses on E. Grace Street to the north, the three story Bellevue Elementary school to the west, the four story commercial buildings to the south, and three story attached residences to the east. The building height is consistent with other structures found on the block and is in conformance with the allowable building height of 35 feet dictated by R-6 zoning.

E Grace Street to the north is a mixture of two and three story houses

Three story Bellevue Elementary School to the northeast

Four story commercial structures on E. Franklin Street to the south

2. New structures should have the same number of stories as the majority of structures on the block.

The proposed three story house respects the adjoining block of E. Grace St, which is comprised of predominantly three story residences. The building is consistent with the other structures found on the block.


Surrounding block contains numerous 3 story structures – 2407, 2308, and 2310 E. Grace Street

3. New construction should respect the vertical orientation typical of commercial and residential properties in historic districts. New designs that call for wide massing of more than 30 feet should be broken up by bays.

The proposed house respects the vertical orientation of typical residential properties in the

historic district through window pattern and massing. The proposed windows use mullions spacing that reinforce the vertical orientation by having a larger height that width. Bays in the form of material changes, windows, and masonry detailing are used to break up the massing into areas smaller than 30 foot widths.

4. Typical massing patterns throughout the City historic districts are simple and block-like; therefore, new structures should avoid the use of staggered setbacks, towers or elaborate balconies.

The massing of the proposed house is simple and block-like to be consistent with the massing of neighboring properties. The Grace St. facing elevation is comprised of block-like massing while the front 24th Street elevation is made up of a combination of masonry and glazing.

MATERIALS, COLORS & DETAILS

1. New construction should not cover or destroy original architectural elements

This standard is not applicable

2. Missing building elements should be replaced with new elements compatible in size, scale and material to the original elements without creating a false historical appearance.

This standard is not applicable

3. Materials used in new construction should be compatible with original materials used throughout the surrounding neighborhood.

The proposed house exterior is comprised of stucco, glazing, and metal panel siding; all materials which are found in on the adjacent block and surrounding neighborhood. Stucco is most notably used in the historic Carrington Row houses as well as the now demolised Van Lew House. The neighborhood to the south is mostly commercial buildings with abundant glazing which the proposed house references on the southern elevations. Areas of metal roofing as well as metail railing can be seen from public streets in the surrounding historic neighborhood and are utilized on the house in the form of railings and siding.

4. Paint colors used should be similar to the historically appropriate colors found in the immediate neighborhood and throughout the larger district.

Paint colors are minimized by the use of materials such as stucco and metal siding. The color of the metal panel siding is to correspond with acceptable neighborhood vocabulary upon further study.

5. Generally, synthetic siding materials are strongly discouraged for use in City Old & Historic Districts. If used on a rear new addition, and not visible from a prominent public right-of-way, these materials may be allowed in limited cases but approval by the Commission is always required.

This standard is not applicable

----------END COMMENTS & RESPONSES----------

We appreciate your thorough review and time to address our application. If there are any questions or additional information required, please contact me directly at 919.831.2955 or by email, taylor@raleigh-architecture.com

Sincerely,

The Raleigh Architecture Co.

Taylor Medlin