



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: 101 N 29th Street DATE: May 26th, 2017

OWNER'S NAME: Ms. Margaret Freund TEL NO.: 8042269555

AND ADDRESS: 1000 Carlisle Ave, Suite 215 EMAIL: info@fultonhillprop

CITY, STATE AND ZIPCODE: Richmond, VA 23231-3213

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

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

CITY, STATE AND ZIPCODE: 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.)

This proposal is for rehabilitation and addition to the existing historic single-family attached residence in the St John's Historic District. The description of the proposal in reference to the Design Guidelines Standards for New Commercial Construction is included in the attached application materials.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Todd Dykshorn

(Space below for staff use only)

RECEIVED

Received by Commission Secretary

MAY 30 2017

APPLICATION NO. COA-018279-2017

DATE _____

SCHEDULED FOR _____

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

Project Context

Commission for Architectural Review
Application for
CERTIFICATE OF APPROPRIATENESS
submitted: May 26, 2017

101 N 29TH STREET
101 N 29th St
Richmond, VA 23223
ST JOHN'S CHURCH
OLD AND HISTORIC DISTRICT



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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 AT REAR GARAGE/STUDIO ADDITION
Ibd to match existing foundation brick, historic red

WOOD PANELS AND TRIM AT SIDE PORCH INFILL
sw 7008/Alabaster

EXTERIOR TRIM AND CORNICE
sw 7008/Alabaster
sw 0023/Pewter Tankard

EXISTING FRONT PORCH ROOF
Refurbish, color Ibd

EXISTING WINDOWS
sw 7008/Alabaster

NEW FRAMED WINDOW WALL SECTIONS
Aluminum Clad Wood in color to approximate
sw 0023/Pewter Tankard

ROOF
Membrane replacement and new on new areas. No roof areas are visible from grade

RAISED TERRACE FLOORING AND RAILS
contemporary steel rail system as shown in renderings
sw 7067/Civiscape

GUTTERS AND DOWNSPOUTS
Ibd

EXTERIOR MATERIALS and COMPONENTS

1/ **PRIMARY EXTERIOR MATERIALS**
Front Section
Existing red brick masonry, No change

Side Porch Infill
Wood framed and painted wood or composite clad wall with trim and window openings intended to approximate the character of the existing framed porches.

Rear Addition, 2-story Garage/Studio
Red brick masonry approximating size, color and texture of existing brick foundations facing E Franklin St.

2/ **WINDOWS AND DOORS**
Front Section
Existing wood double hung in masonry openings, No change
Wood historic entry doors - No change

Infill at existing gap between front masonry section and side porches including proposed new side entry door
Framed window wall with inset fixed, awning and casement windows

Side Porch Infill
Metal-clad wood French casement type set in panels emulating existing openings above porch rails and between columns

Rear Addition, 2-story Garage/Studio
Framed window wall with inset fixed, awning and casement windows
Masonry openings - Metal-clad awning or casement window
Wood or metal painted 2-bay overhead sectional garage door. Slab type with no panels or decorative features.

3/ **SITE FEATURES AND FENCING:**
Existing E Franklin St covered porch to remain and be refurbished.

Raised Terrace at roof level of proposed garage addition features sections of masonry parapet walls to rail height and metallic rails.

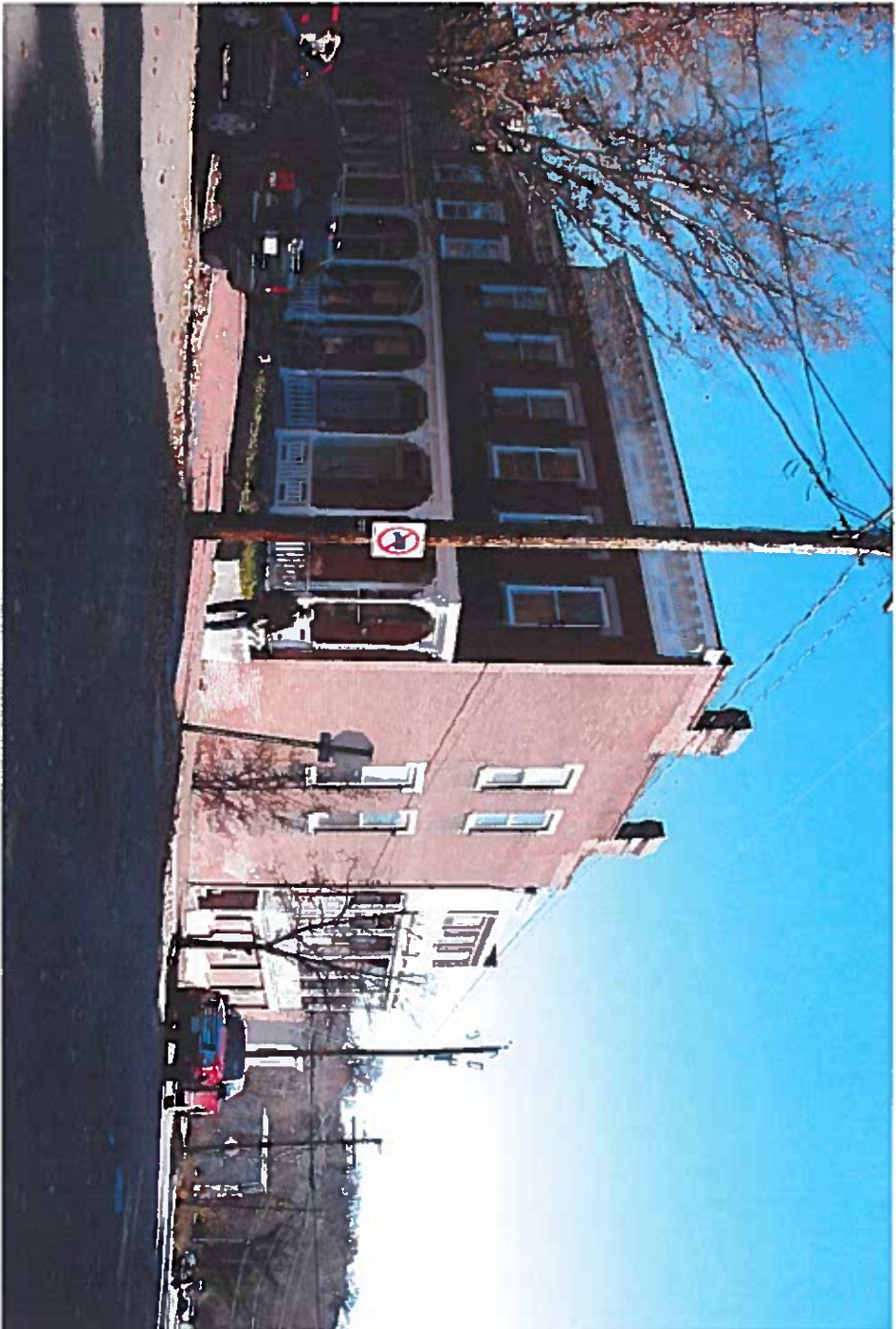
Upper level cantilevered balcony off existing east/rear brick masonry wall. Wood floor decking on metal structure with horizontal cable-type rails.

PROJECT DESCRIPTION

The project outlined in this application proposes rehabilitation and addition to the existing historic single-family attached residence in the St John's Historic District. The house occupies the prominent corner of E Franklin and N 29th Sts overlooking the Northeast corner of Libby Hill Park. The existing structure exemplifies the massing and materials typified throughout the historic district and is characterized by a primary two-story front section with single-story porch facing N 29th St and narrow 2-story rear section that faces E Franklin St. E Franklin St descends dramatically from the N 29th St corner and this feature of the property creates a unique elevation to the residence characterized by a nearly two-story masonry foundation wall exposed along E Franklin St beneath open porches that open to both of the occupied levels. At the back of the site, along an existing alley, brick masonry foundation walls provide evidence of what is assumed to have been a separate carriage house.

The primary goals of the project are to retain and rehabilitate the front 2-story section on the corner, to widen the existing rear section in a way that retains the current character, and to construct an addition connected to the east, rear of the structure that provides a garage and studio. These goals were established and are retained from the conceptual review package previously submitted. However, in contrast to that proposal, the extent and mass of the addition has been dramatically reduced and the proposed garage/studio addition has been pulled off of the east/valley property line. As shown in the conceptual review, the proposed side porch infill facing E Franklin St that is intended to maintain the character and proportions of the existing wood framed porches including the size and position of existing vertical elements, proportion of openings, and presence of rails and other components. This scheme attempts to further emphasize the historic porch character by retaining sections of the existing south brick masonry wall, now interiorized, and increased depth between windows, panels, sills, columns, and related trim components. There are two alternates for treating the east end of the porch infill shown in this submittal. Both continue the character of the porches around the east corner, the difference being the language that then continues across the east brick masonry wall which in these schemes is retained as an exterior feature. The garage addition is conceptualized as a foundational element that extends the existing masonry foundations and anchors the overall composition to the steeply graded site. The vertical dimensions of the site allow the roof of this element to be closely aligned with the existing main level floors and are thus programmed as an elevated terrace set one or two steps lower than that existing floor level.

Project Overview and Description

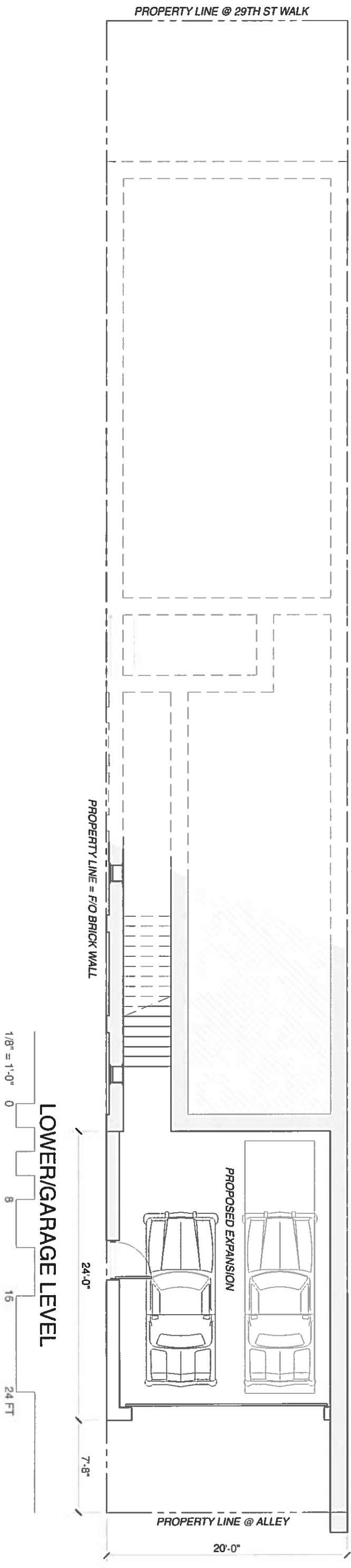
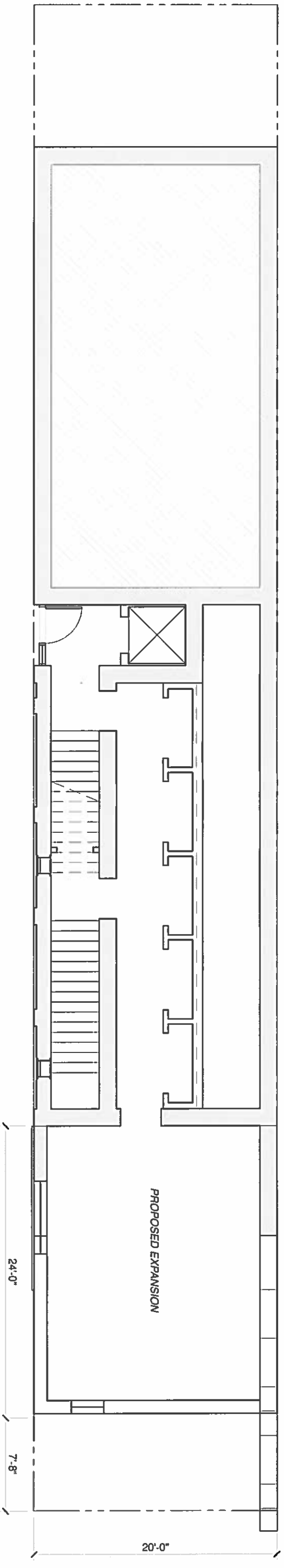


FRONT - View from Corner of N 29th and E Franklin Sts

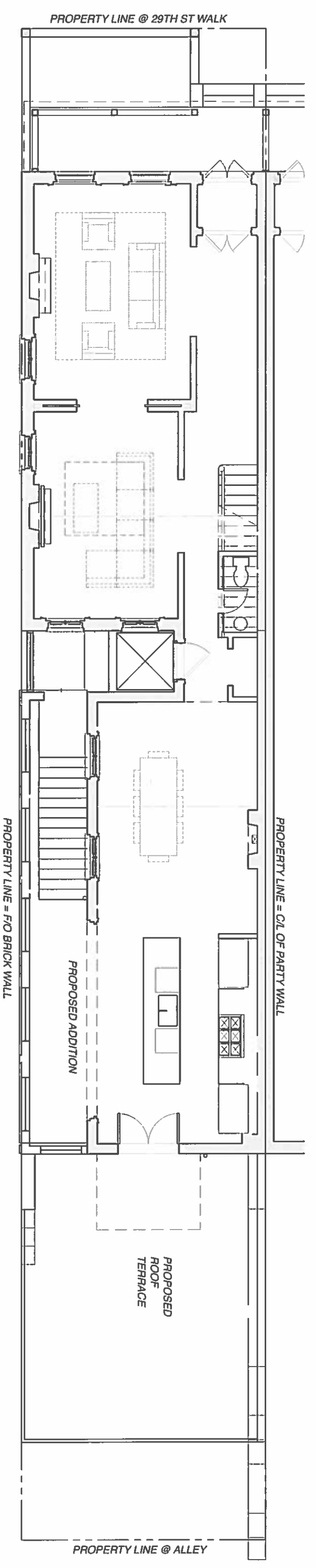
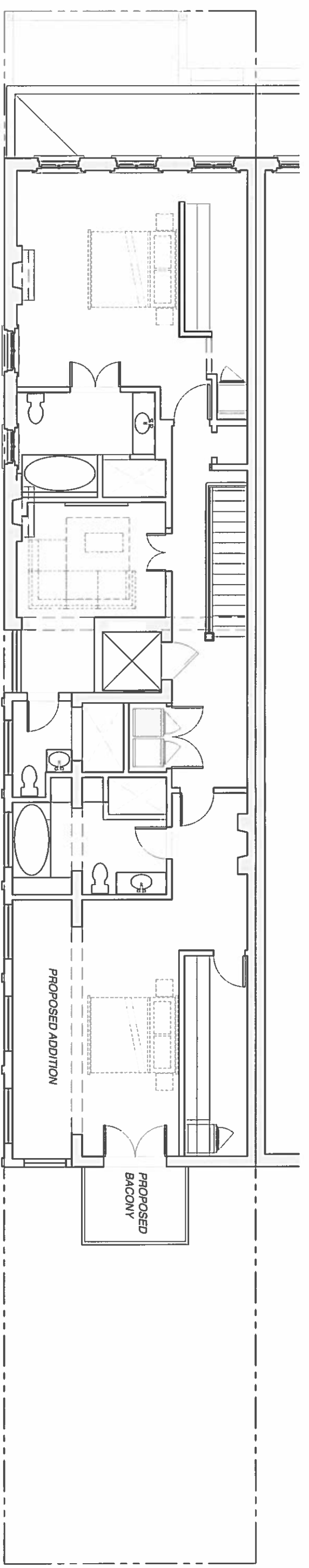


REAR - View Looking up E Franklin toward N 29th St.

Floor Plans



Floor Plans



105 e broad street,
richmond VA 23219
(804) 343-1212

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MASSING ALTERNATE 1

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address: 101 N 29th Street
submitted on: 26 May 2017





view of proposal from corner of E Franklin St and N 29th

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view of proposal looking up E Franklin St looking toward N 29th

E Franklin / South

Elevation



PROPERTY LINE

2ND LEVEL (FF)

12'-1 1/2"
[12'-1 1/2"
ABV REF]

1ST/MAIN LEVEL (FF)

0'-0" (REF LEVEL)

THEATER LEVEL (FF)

10'-5" [10'-5" BLW REF LVL]

GARAGE LEVEL (FF)

10'-9" [21'-2" BLW REF LVL]

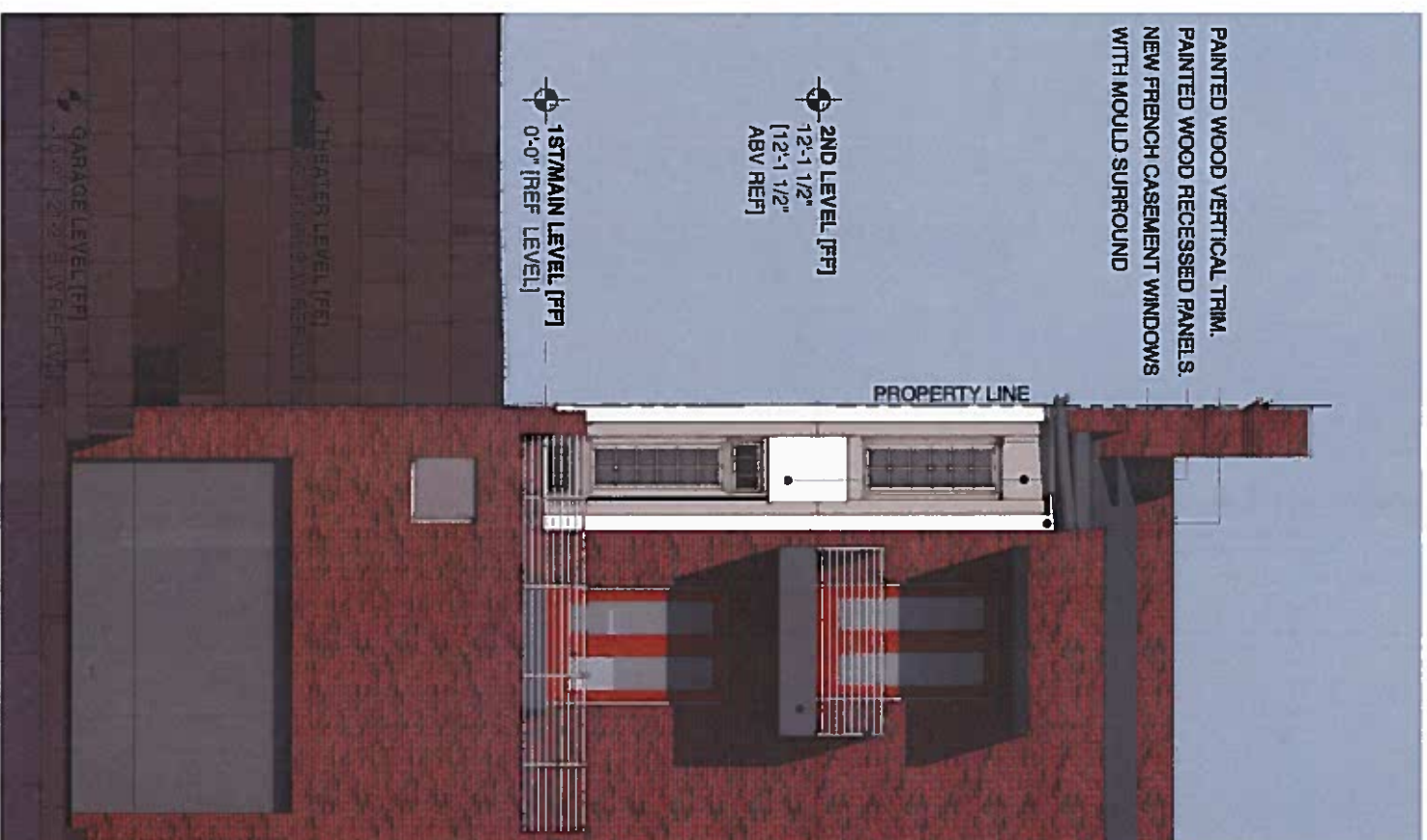
NEW METAL WALL SYSTEM WITH INSULATED
OPAQUE AND GLASS PANELS
PAINTED WOOD VERTICAL TRIM
PAINTED WOOD RECESSED PANELS
NEW FRENCH CASEMENT WINDOWS WITH MOULD SURROUND
AND 8" PAINTED WOOD SILL AT 2ND LEVEL
NEW CONTINUOUS BOX GUTTER

NEW WOOD T&G
DECKING WITH PAINTED
WOOD FASCIA,
METAL HORIZONTAL
CABLE RAILING.

NEW BRICK WALL, COLOR
TO MATCH EXISTING,
RUNNING BOND

PROPERTY LINE

E Franklin / South Elevation



East/Alley Elevation

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MASSING ALTERNATE 2

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view of proposal from corner of E Franklin St and N 29th



view of proposal looking up E Franklin St looking toward N 29th

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E Franklin / South Elevation



NEW METAL WALL SYSTEM WITH INSULATED
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PAINTED WOOD VERTICAL TRIM.
PAINTED WOOD RECESSED PANELS.
NEW FRENCH CASEMENT WINDOWS WITH MOULD SURROUND
AND 8" PAINTED WOOD SILL AT 2ND LEVEL
NEW CONTINUOUS BOX GUTTER

CONTINUE EXISTING
SLOPED ROOF AND WRAP
AROUND AT NEW BALCONY
NEW BOXED COLUMNS TO
MATCH ADJACENT
NEW WOOD RAIL TO
MATCH ADJACENT.
NEW WOOD T&G
DECKING WITH PAINTED
WOOD FASCIA.
PRIVACY SCREEN
NEW BRICK WALL, COLOR
TO MATCH EXISTING,
RUNNING BOND
METAL HORIZONTAL
CABLE RAILING

THEATER LEVEL (FF)
10'-5" (10'-5" BLW REF LVL)

GARAGE LEVEL (FF)
10'-9" (21'-2" BLW REF LVL)

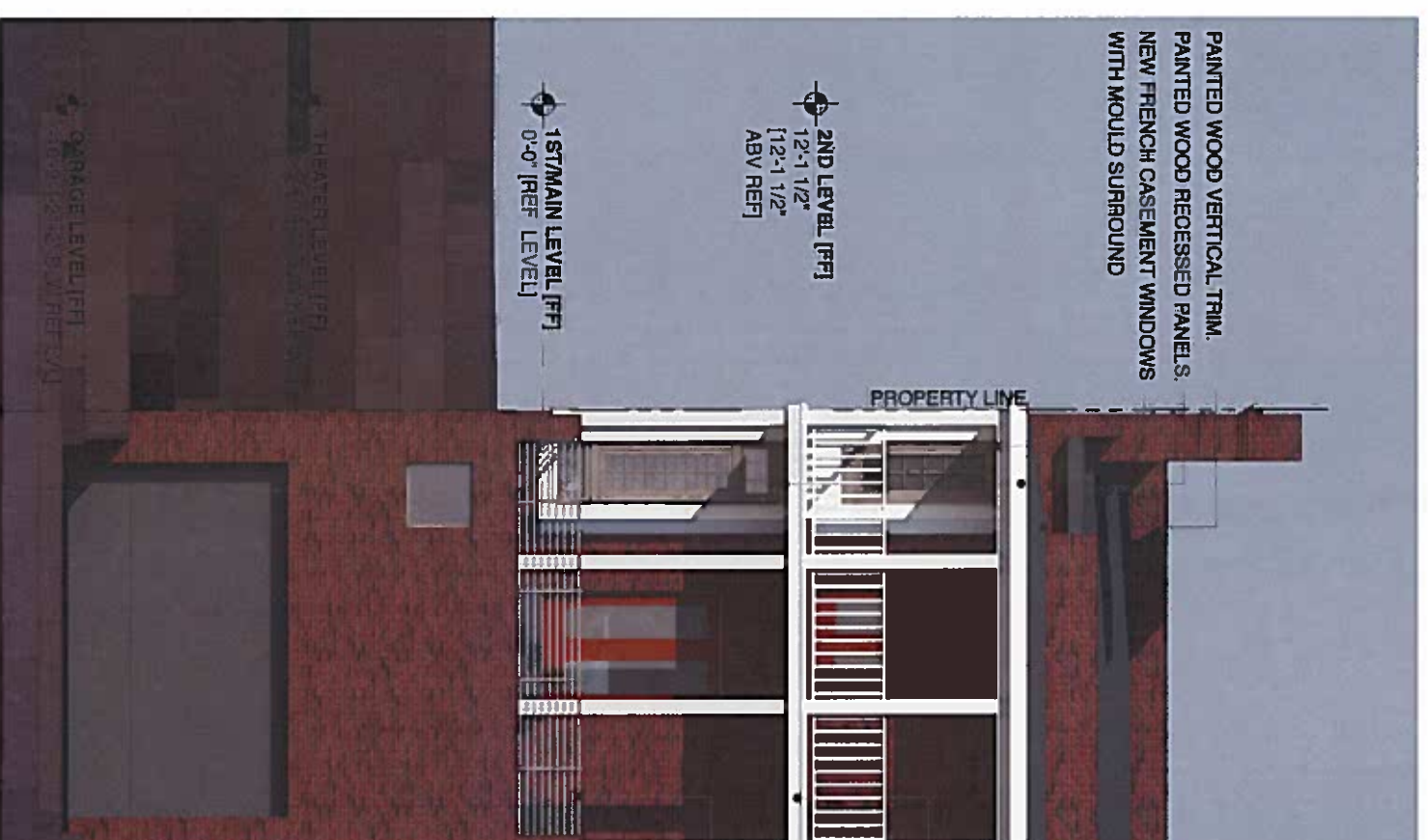
PROPERTY LINE

2ND LEVEL (FF)
12'-1 1/2"
(12'-1 1/2" ABV REF)

1ST MAIN LEVEL (FF)
0'-0" (REF LEVEL)

PROPERTY LINE

E Franklin / South Elevation



East/Alley Elevation

Context Elevations



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