



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)
3020 E Franklin Street
Address
St. John's Church
Historic district

Date/time rec'd: 4-3-18/10:26am
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Zach Kennedy
Company Cheney's Creek LLC
Mailing Address 6700 Stuart Avenue
Richmond, VA 23226

Phone 804-980-7377
Email zach@upwardbuildersva.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
Mailing Address _____

Company _____
Phone _____
Email _____

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. 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.

Signature of Owner

Date 3/29/18

CAR Certificate of Appropriateness Final Review

Attn: Secretary, CAR
Room 510, City Hall
900 East Broad Street
Richmond, VA

3020 East Franklin Street
St. John's Church Old & Historic District
Richmond, VA
Upward Builders
Zach Kennedy

DETAILED DESCRIPTION OF PROPOSED WORK

The proposed two single family attached homes shall be located on the vacant lot of 3020 East Franklin Street in Richmond's historic St. John's Church Neighborhood. As stated in the handbook, the goal of this design is that it shall be compatible with surrounding structures, while still representing the modern time in which it will be constructed. The inside corner lot at the bottom of Libby Hill Park is secluded and neighbored only by 3 newly constructed homes. These homes were studied and have greatly influenced the design of the proposed home. It is our goal to construct a new home on the vacant lot that references materials, features, proportions and massing of the surrounding historic homes.

The project was presented for Conceptual Review to the Commission of Architectural Review on Tuesday, December 19, 2017 for feedback on the proposed design. The project was well received by the commission and most were supportive of the contemporary design that respected the contextual surrounding buildings. Comments by the members were taken under consideration, and this final review is reflective of such comments.

Changes to the design include changing the form to read as two bay homes, rather than single bay homes with a two-bay connector. The two individual homes are now clearly defined. The porch roof now covers all the first floor windows, and the porch has been extended as such. Windows on the bay are now all the same size and all windows in the recess match the other windows on the house.

SITING

According to page 44 of the Old & Historic Districts of Richmond, Virginia: Handbook and Design Review Guidelines, "New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block." The home is planned to align with the front yard setbacks of the other homes on East Franklin Street. The Handbook also suggests that, "New buildings should face the most prominent street bordering the site." The proposed homes will face East Franklin Street.

FORM

The Handbook states that, "New construction should use a building form compatible with that found elsewhere in the historic district." The massing, size, symmetry, proportions, projections and roof shapes follow that of other homes in the historic neighborhood. The windows, the front door and the covered entry on the prominent street follow the same size and proportions of the neighbors on East Franklin Street. The proposed three story attached homes are similar to historic homes found in the neighborhood, as well as the other 3 new homes on the neighboring lots. The rear of the homes will be supported by structural columns as the site dips down into the steeply sloping ravine. As this area backs up to a heavily wooded area owned by CSX, it will not be heavily visible to the street or neighboring properties.

HEIGHT, WIDTH, PROPORTION + MASSING

According to page 45 of the Handbook, "New residential construction should respect the typical height of surrounding residential buildings." The height of the proposed building does not exceed that of surrounding homes and commercial buildings. The front facade shall

respect the neighbors on East Franklin Street with the cornice height closely aligning to the existing structures.

MATERIALS + COLORS

The Handbook states that, "Materials used in new residential construction should be visually compatible with original materials used throughout the district." The materials proposed include a white membrane roof as well as Hardie board siding and panels. The proposed colors are variations of gray Pearl Gray and Night Gray as found in the James Hardie product catalogue. The neighboring three story homes have been constructed with same and/or similar colors. The doors to the homes shall be painted red or yellow.

DOORS + WINDOWS

The Handbook states that, "The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district." The windows and doors of the proposed home are compatible with those of the other homes on East Franklin Street. The door to the west house shall be painted yellow, and the door to east house shall be painted red.

PORCHES + PORCH DETAILS

According to page 46 of the Handbook, "New porch railing designs, compatible with the overall design of the building, will also be considered," and, "Porch roofs are encouraged to utilize standing-or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming." The porches shall be constructed at height to not require railings, similar to the existing houses on the street. If railings shall be required by code, it is proposed that they will be built out of metal (black) and have a horizontal rail/picket layout.

NEIGHBORHOOD EXAMPLES | STREET VIEWS OF E FRANKLIN



View of neighboring houses | East Franklin Street

NEIGHBORHOOD EXAMPLES | STREET VIEWS OF E FRANKLIN



Views of site



View of East Franklin Street

NEIGHBORHOOD EXAMPLES | STREET VIEWS OF E FRANKLIN



View across from 3020 East Franklin Street



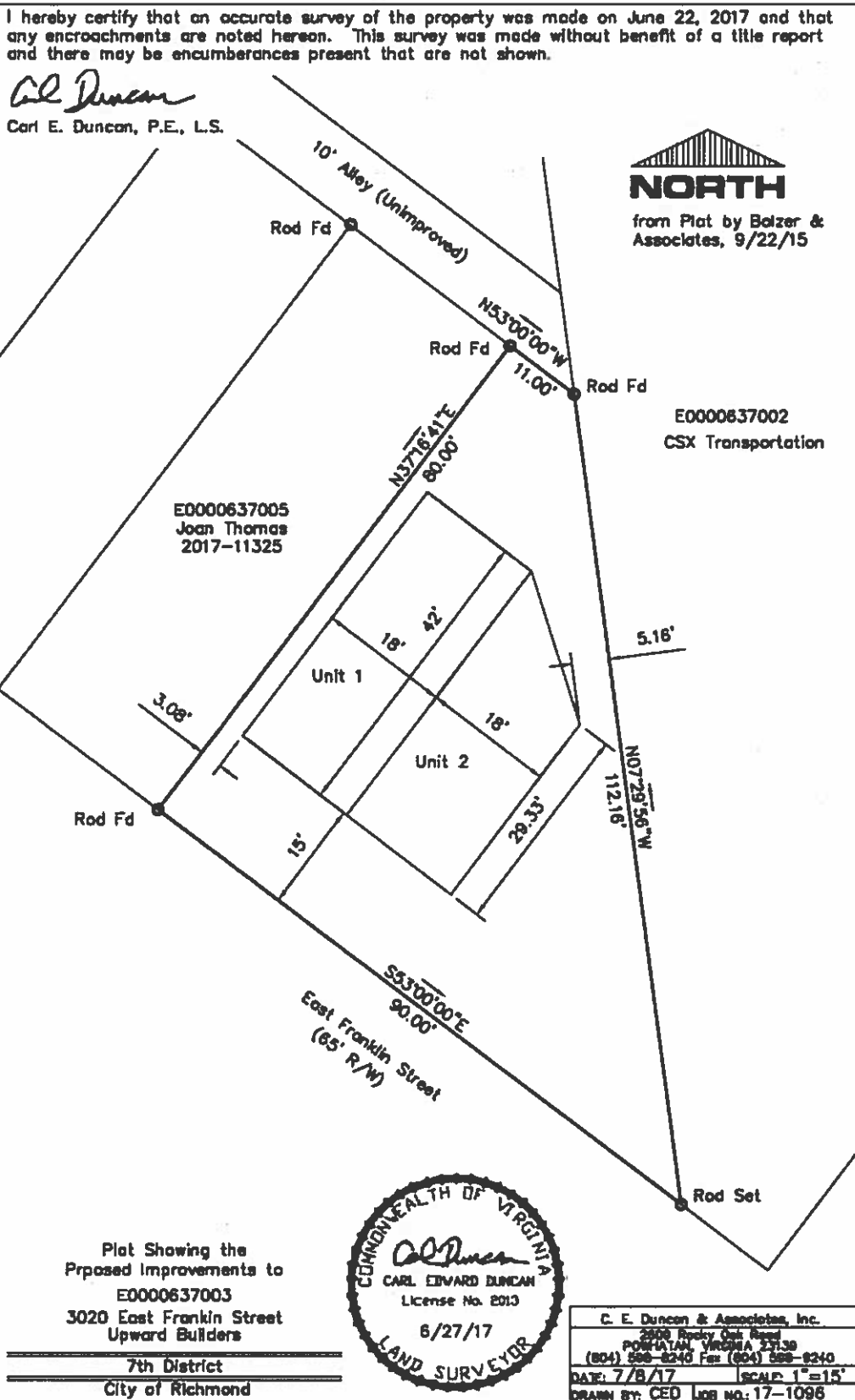
View across from 3018 East Franklin Street

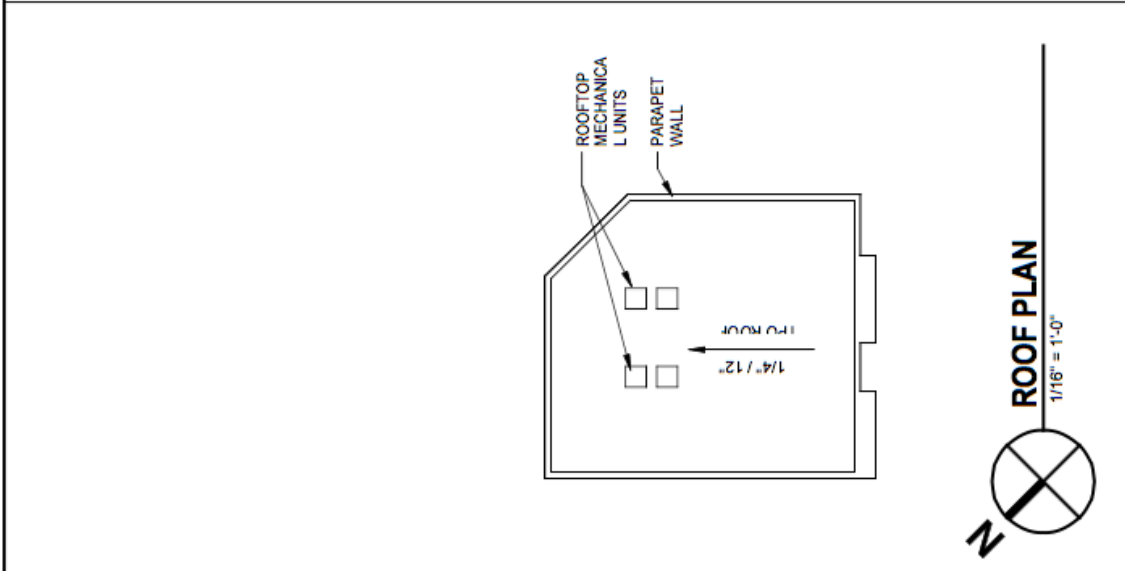
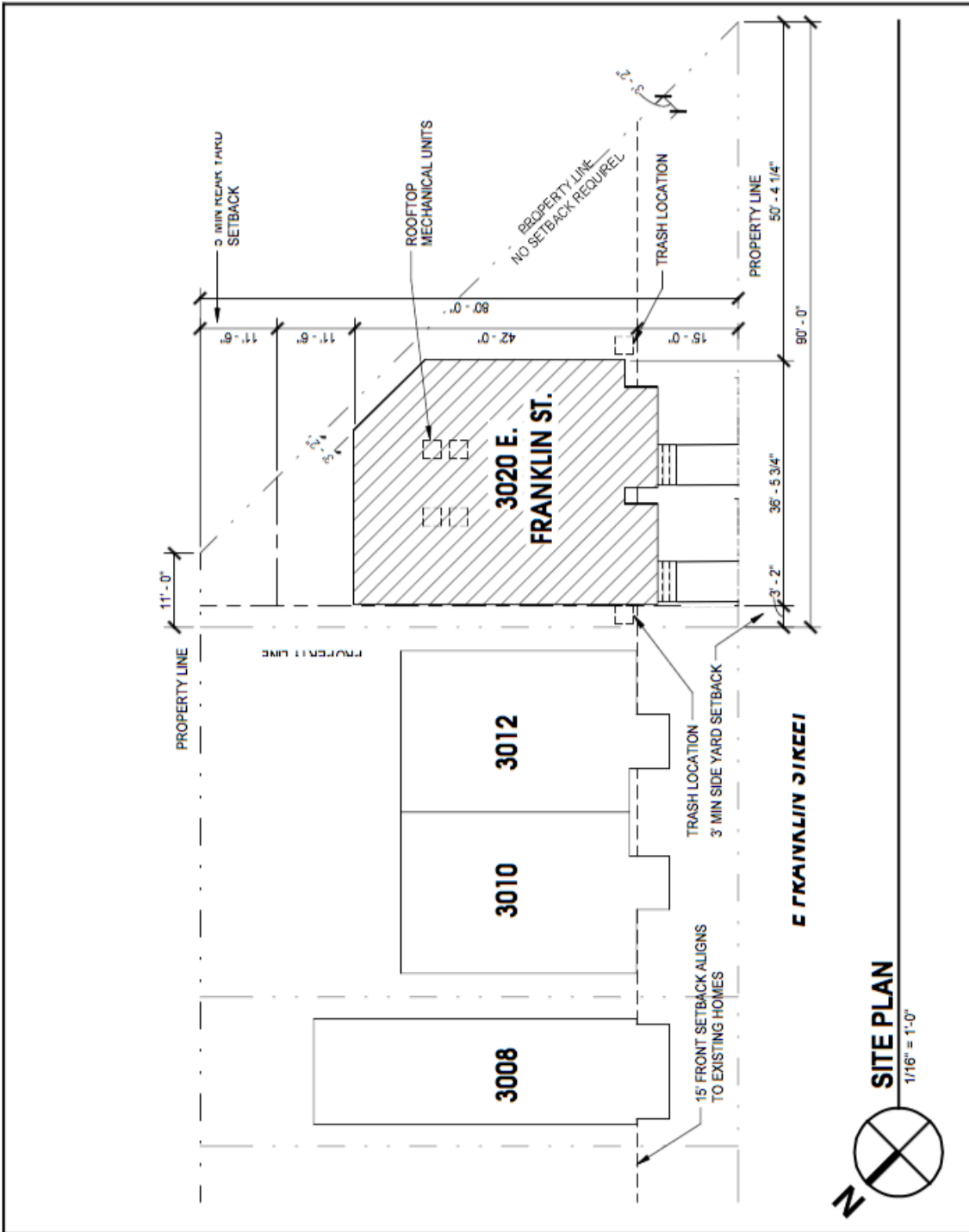
NEIGHBORHOOD EXAMPLES | PROPORTION STUDIES



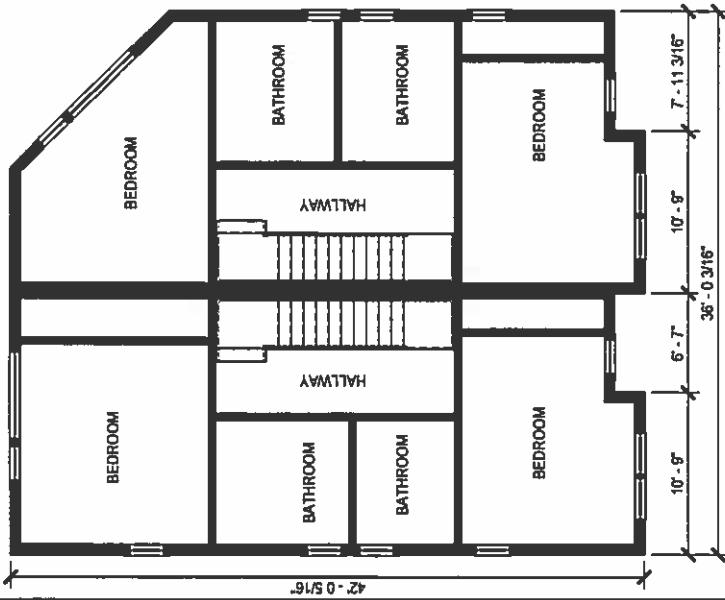
3020 East Franklin Street | St. John's Church District, RVA | conceptual review

EXISTING SITE PLAT

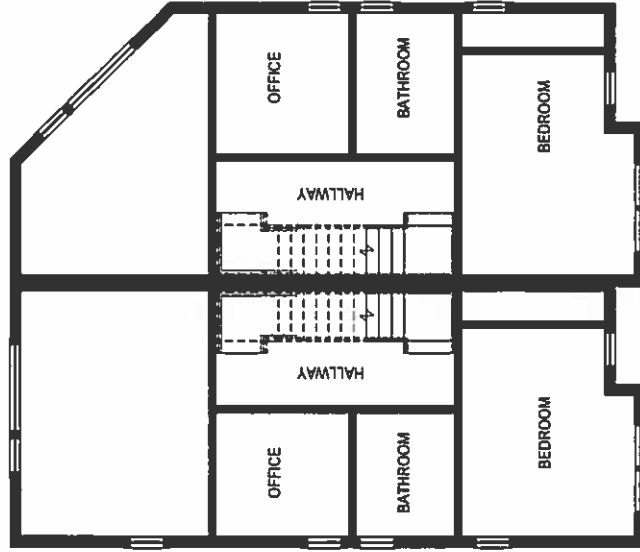




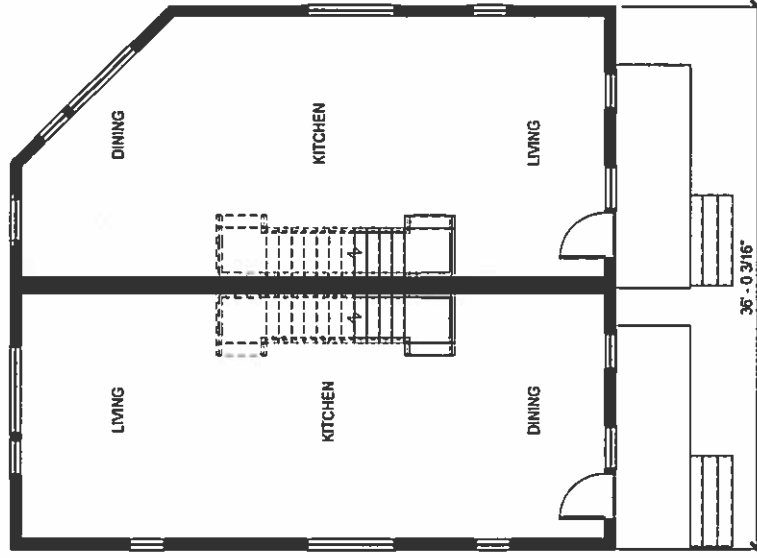
UPWARD BUILDERS	DRAWING TITLE: ROOF PLAN AND SITE PLAN		PROJECT: SUGAR BOTTOM HOMES 3020 E FRANKLIN STREET, RICHMOND, VA 23223	CAR	DRAWING:
	FINAL REVIEW	DATE	PROJECT NO:	03/30/18	3020
A101					



THIRD FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

DRAWING	A102	
	CAR	FINAL REVIEW
PROJECT	DATE: 03/30/18	PROJECT NO: 3020
DRAWING TITLE:	FLOOR PLANS	
UPWARD BUILDERS	SUGAR BOTTOM HOMES 3020 E FRANKLIN STREET, RICHMOND, VA 23223	

WINDOW SCHEDULE	
NUMBER	WINDOW TYPE AND SIZE
01	ANDERSEN - 100: 2'-6" X 6'-0"
26	
02	ANDERSEN - 100: 2'-6" X 6'-0" - NO TRIM
3	
03	ANDERSEN - 100: 3'-0" X 6'-0" - NO TRIM
10	
04	ANDERSEN - 100: 6'-0" X 6'-0"
8	
05	ANDERSEN - 100: 3'-0" X 6'-0"
1	



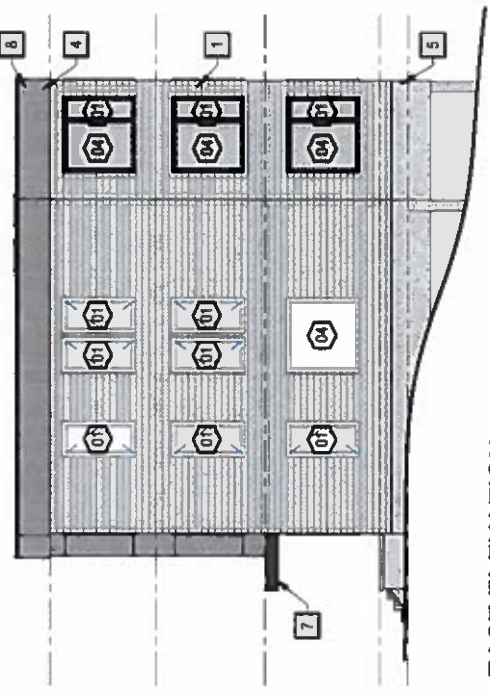
PEARL GRAY NIGHT GRAY ARCTIC WHITE
 EXTERIOR COLORS USED (SMOOTH FINISH ONLY, NOT PICTURED)

MATERIAL NOTES:

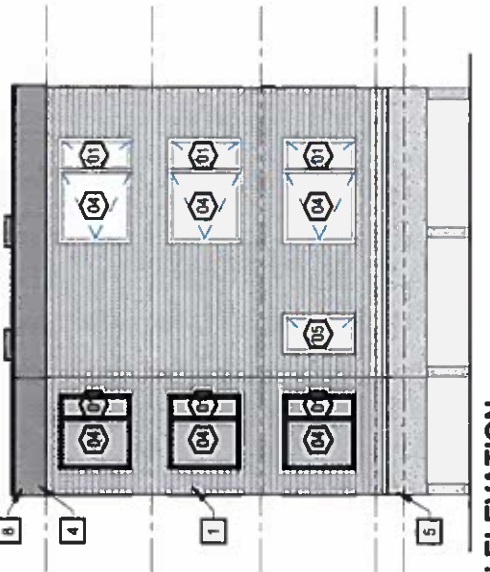
- WINDOW AND DOOR TRIM TO BE ANDERSEN 100 SERIES FIBREX COMPOSITE MATERIAL
- WINDOW TO BE BLACK CLAD (CAR SW 6258 OR SW 6990)
- ALL EXTERIOR DOORS TO BE PAINTED RED OR YELLOW DOOR TRIM TO MATCH SIDING COLOR
- HARDIE PANEL SYSTEM TO BE COLOR NIGHT GRAY (HARDIE COLOR OPTIONS COMPARABLE TO CAR SW 2821, SW 2844, OR SW 2846)
- SIDING MATERIAL TO BE HARDIE COLOR PLUS PEARL GRAY OR NIGHT GRAY (PAINTED OR HARDIE COLOR OPTIONS COMPARABLE TO CAR SW 2821, SW 2844, OR SW 2846)
- PARGE COAT FOUNDATION WALL
- TPO MEMBRANE COLOR
 1. ROOF - WHITE
 2. PORCH - BLACK
- FRONT PORCH DECK AND STAIR RISERS AND TREADS TO BE CONCRETE
- IF PORCH RAIL IS REQUIRED FOR CODE, IT SHALL BE BLACK HORIZONTAL METAL RAIL

BUILDING ELEVATION KEYNOTES	
REPRESENTED BY [D]	
APPLIES TO DRAWING A4 1	
1	HARDIEPLANK LAP SIDING (6"), SMOOTH TEXTURE
2	HARDIE REVEAL PANEL SYSTEM, SMOOTH TEXTURE
3	HARDIE PANEL 1/2" REVEAL JOINT
4	HARDIE BOARD CORNICE, PAINTED
5	PARGE COAT OVER CMU FOUNDATION WALL
6	3'-0" X 8'-0" FULL LITE ANDERSEN WOOD DOOR
7	BLACK BREAK METAL TRIM ON TPO MEMBRANE PORCH ROOF
8	4" METAL TRIM, BLACK
9	PARGE COAT OVER CMU FOUNDATION PORCH WALL WITH CONCRETE FLOOR CAP

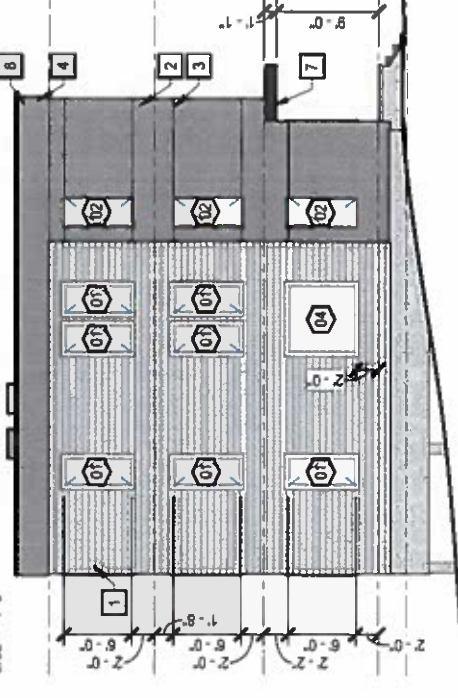
UPWARD BUILDERS	DRAWING TITLE: MATERIALS AND SCHEDULE	PROJECT: SUGAR BOTTOM HOMES 3020 E FRANKLIN STREET, RICHMOND, VA 23223	CAR FINAL REVIEW DATE: 03/30/18	DRAWING A103



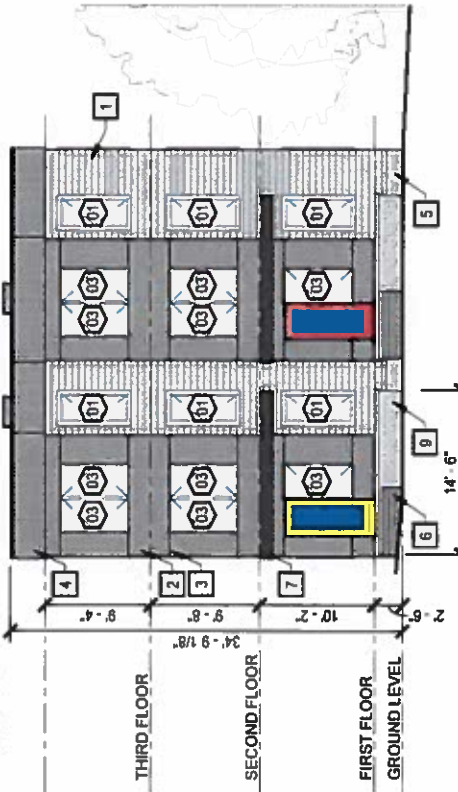
EAST ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
3/32" = 1'-0"

UPWARD BUILDERS

DRAWING TITLE:
BUILDING ELEVATIONS

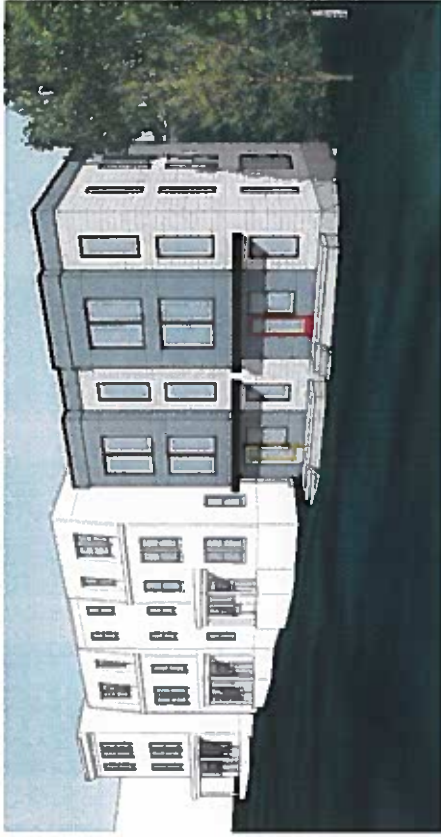
PROJECT:
SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR: FINAL REVIEW
DATE: 03/30/18
PROJECT NO.: 3020

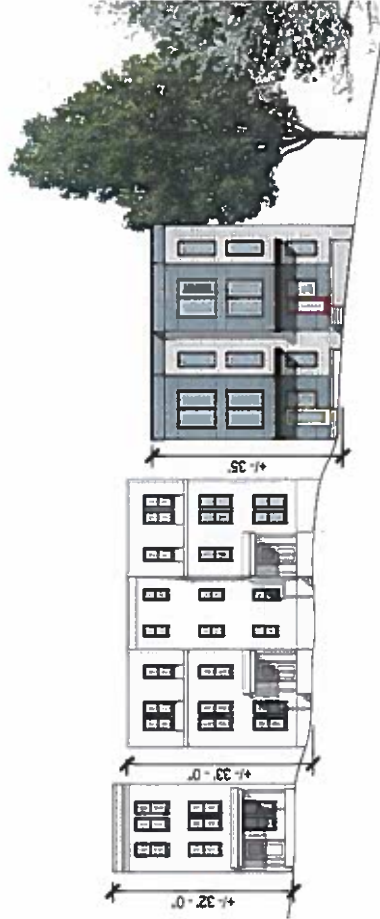
DRAWING: A104



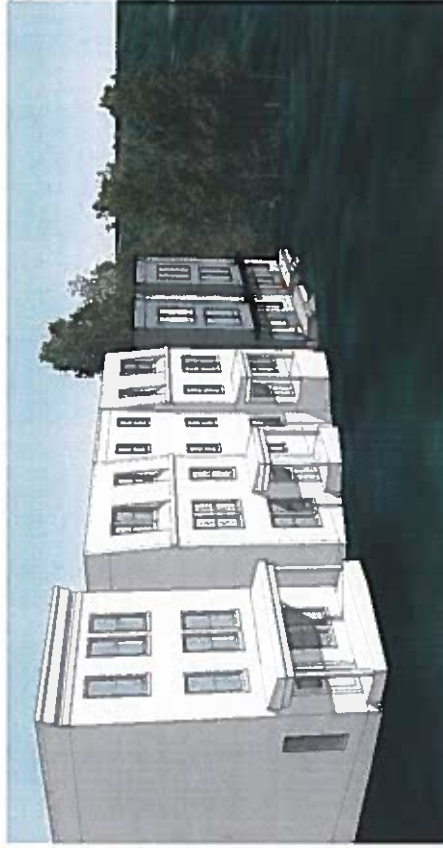
STREET PERSPECTIVE



VIEW FROM EAST UP EAST FRANKLIN STREET



CONTEXT ELEVATION



VIEW FROM WEST DOWN EAST FRANKLIN STREET

UPWARD BUILDERS

DRAWING TITLE
CONTEXT ELEVATION AND PERSPECTIVE IMAGES

PROJECT
SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR
FINAL REVIEW
DATE: 03/30/18
PROJECT NO.
3020

DRAWING:
A105