



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: 2908 E Franklin St DATE: May 27, 2016

OWNER'S NAME: RVA Sugar, LLC TEL NO.: 804-525-0246

AND ADDRESS: 1704 Avondale Ave EMAIL: casey@greenleafs

CITY, STATE AND ZIPCODE: Richmond, VA 23227

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.)

Proposed new single-family detached residence on existing vacant parcel. The structure is considered to be informed by the neighborhood context which is suggested to be extended from more developed sections of Church Hill around Libby Hill to this unique location at the base of E Franklin Street. It also has been developed in accordance with the Design Review Guidelines pertaining to massing, proportion of volume and fenestration and adaptive characteristic features of it's facade and side elevations.

Signature of Owner or Authorized Agent: X [Signature]

Name of Owner or Authorized Agent (please print legibly): M. A. Sugar

(Space below for stamp only)

Received by Commission Secretary 4:37
DATE MAY 27 2016

APPLICATION NO. _____

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 27, 2016

2908 E FRANKLIN STREET

'SUGAR BOTTOM'
2908 E Franklin St
Richmond, VA 23223
ST JOHN'S CHURCH
OLD AND HISTORIC DISTRICT

prepared by:
ARCHITECTURE | DESIGN | OFFICE
105 E Broad St, Richmond, VA 23219
(804) 343-1212
www.ado.design/



page 1

Contents

Page 1	[Current] Project Context / Aerial Site Plan
Page 2	Project Overview And Description
Page 3	Site Plan
Page 4	Floor Plans
Pages 5 to 7	Scaled Graphic Building Elevations
Page 8	Neighborhood Context Elevation
Page 9	Building Profile and Materials

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 FOUNDATION AND ENTRY STEPS

Redland Brick / Lawrenceville Brick
'4-310 Cranberry Red'

LAP SIDING

HardiePlank Prefinish Monterey Taupe

EXTERIOR TRIM AND PORCH COMPONENTS

Design Guideline (1), SW2844/Roycroft Mist Gray

CORNICE

Design Guideline (36), SW7020/Black Fox

WINDOWS

Manufacturer standard color: 'Moonstone'

ENTRY DOOR

Design Guideline (32), SW0048/Bunglehouse Blue

MAIN ROOF

Membrane behind parapet, not visible

STANDING SEAM MANSARD

Dark Bronze, prefinished metal panels and components

FLAT SEAM PORCH ROOF

Dark Bronze, prefinished metal panels and components

GUTTERS AND DOWNSPOUTS

Dark Bronze, prefinished metal panels and components

EXTERIOR MATERIALS

1/ PRIMARY MATERIAL - LAP SIDING:

The main building walls on all sides are proposed to be horizontal lap siding. This material is called out to be cementitious plank with 6" exposure on all levels. Fields of siding are shown to be framed by vertical corner boards, projecting sill base, and decorative projecting cornice and fascia as well as window trim described below.

2/ STREET FACADE DETAIL:

The three-story front elevation is characteristically narrow and so the eminent verticality is proposed to be accentuated by grouping 2nd and 3rd level windows while allowing the first, living, level to feature a large bank of windows grouped with the street-facing entry door. The front facade to be mainly lap siding with a painted wood cornice and bracket detail below a mansard style metal roof with two dormer windows.

3/ WINDOWS:

Windows are proposed to be wood exterior 2-over-2 double hung units in single or double-mulled configuration with matching painted wood moulding surround and sill.

4/ EXTERIOR DOORS:

The single exterior entry door visible from the public right-of-way is proposed to be a painted solid wood three paneled door with transom above.

5/ SITE FEATURES AND FENCING:

Entries from sidewalk are proposed to be stamped concrete walking surface set in grade to the main entry porch. Entry steps and stoop are proposed to be framed wood, painted finish with painted wood railing. Open site areas visible from the public right-of-way are proposed to be seeded as lawn and landscape area.

PROJECT DESCRIPTION

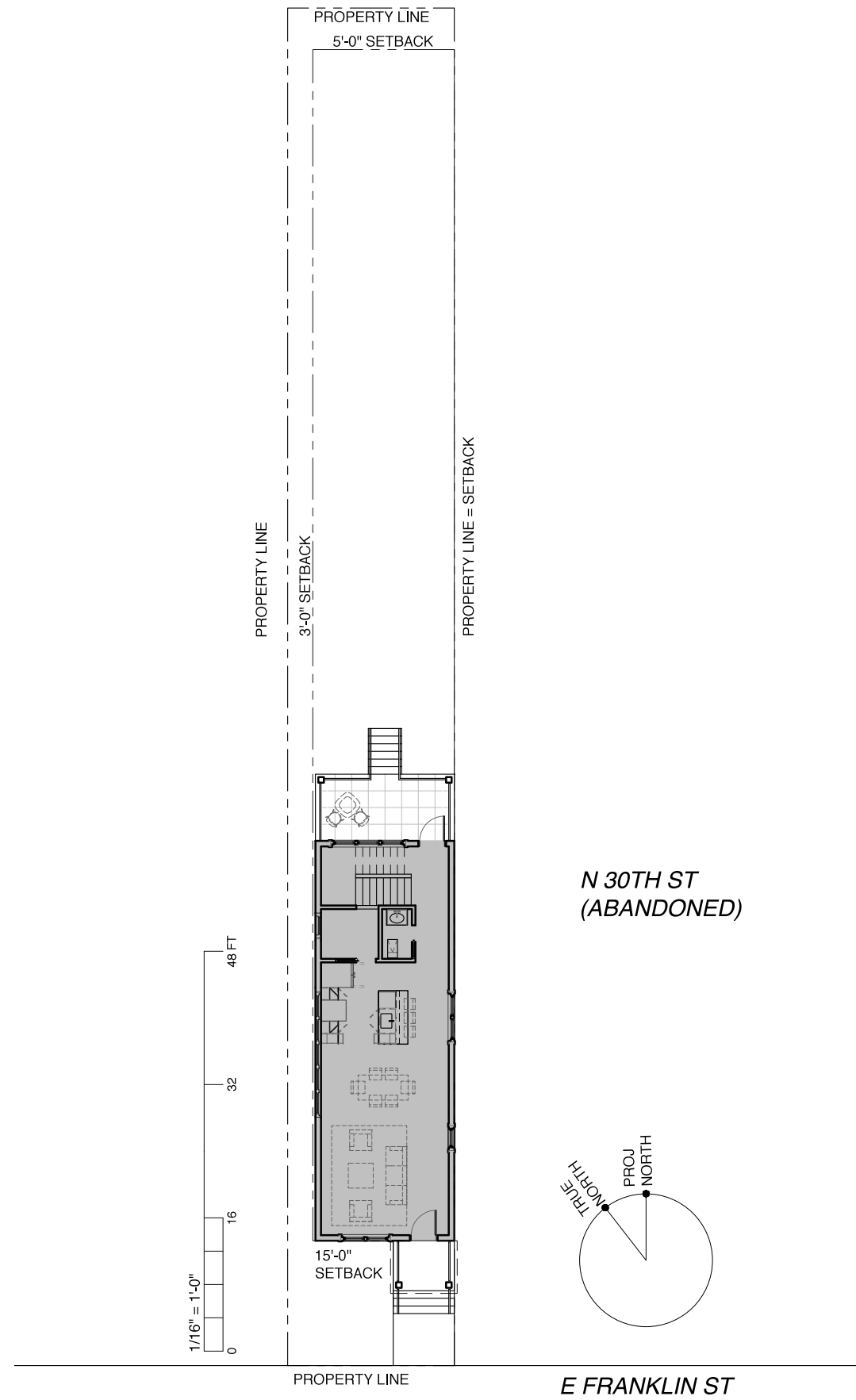
The proposed project is for a single family detached residence to be constructed on an existing vacant building parcel at the intersection of E Franklin and N 30th Streets. At this location, known as 'Sugar Bottom' to local residents, N 30th Street exists only on paper, being interrupted by topography and Libby Park from the upper lane of Libby Terrace to north of Broad Street. The building parcel is 20 feet wide and current zoning requires 5' sideyard setbacks. For that reason, the project as envisioned requires BZA approval for non-conforming but buildable parcel, which places the house on the west 3' sideyard setback line and the east wall directly on the east property line, accomodating a 16'-8" wide structure. Because N 30th Street is abandoned in this location and has no practical way to be reinstated, it is felt the open area preserved by its easement duplicates the required sideyard clearances and spacing of single family detached housing in the neighborhood. The proposed residence is +/-2,200 square feet in size and is planned to have 3 bedrooms and 2 1/2 baths. This size and configuration of home is prevalent in the neighborhood. It is noted that this project has been conceptualized in conjunction with another new residential structure on the adjacent vacant parcels to the east as well as new residences already approved by the CAR on existing vacant parcels further to the east at the terminus of E Franklin Street. In addition, the owners of this project own and intend to refurbish an existng 8-unit apartment building directly across E Franklin Street with a combined goal of preserving and reinstating the viability of this distinct residential zone at the base of E Franklin Street.

The house's massing and materials are considered to be a contemporary adaptation of historic types in the neighborhood characterized by simple massing, front false mansard with standing seam metal above lap siding, vertically oriented double-hung windows and similar components and features organized to distinctly convey the structure's construction in an historic context.

Work outlined in this proposal requires also Special Use zoning approval to allow elimination of the east property setback line which, as currently imposed, renders the site unbuildable.

Project Overview and Description

Site Plan

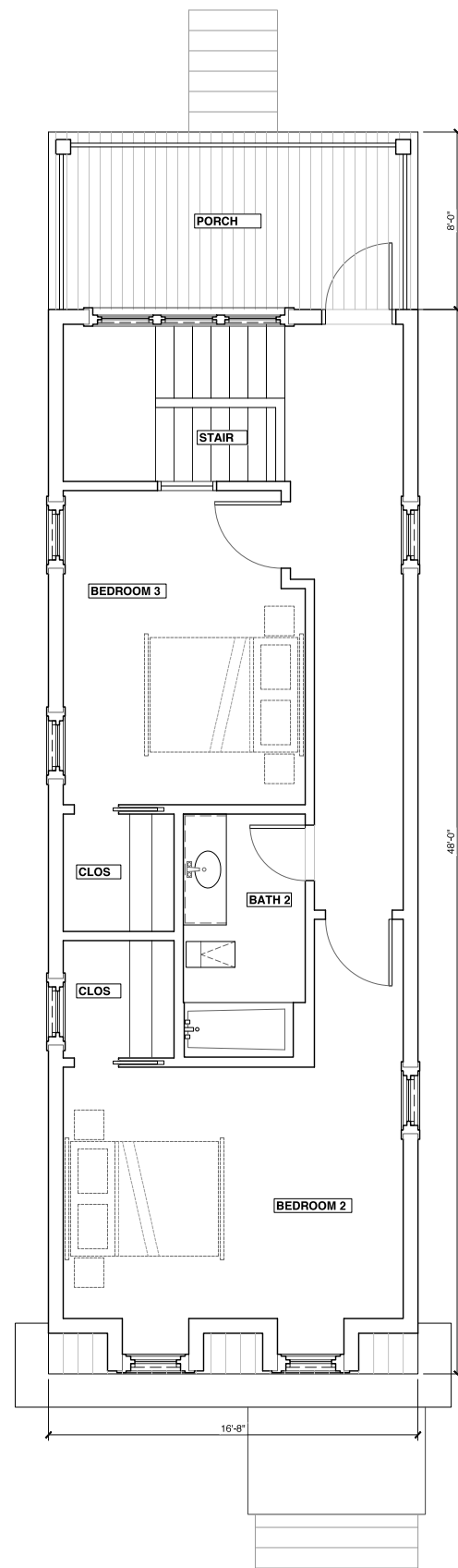


COMMISSION OF ARCHITECTURAL REVIEW - SUBMITTAL

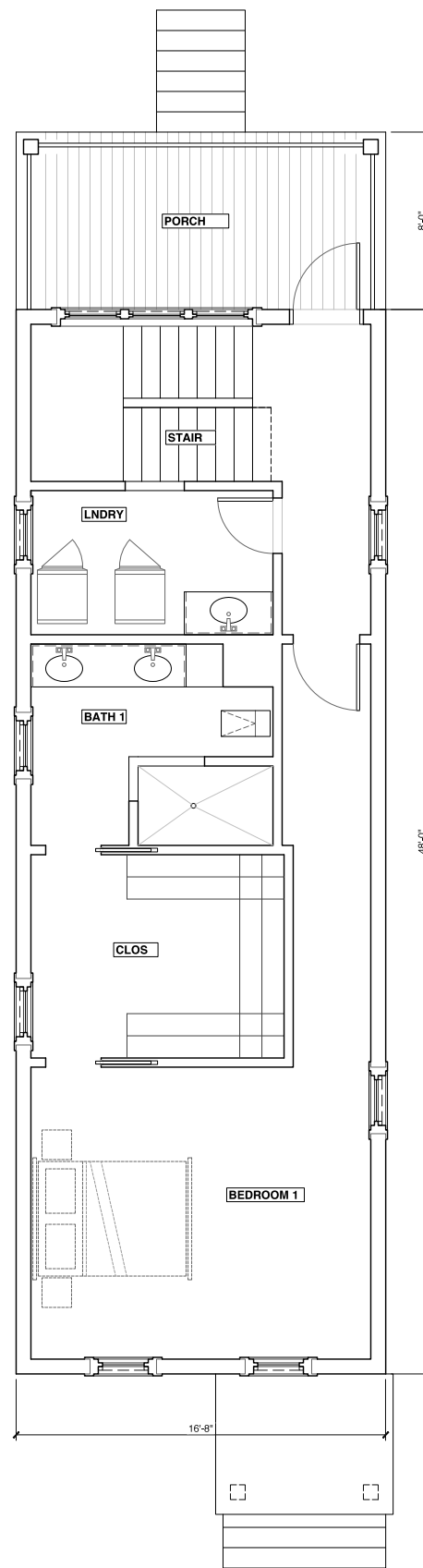
address: 2908 E Franklin Street

submitted on: 27 may 2016

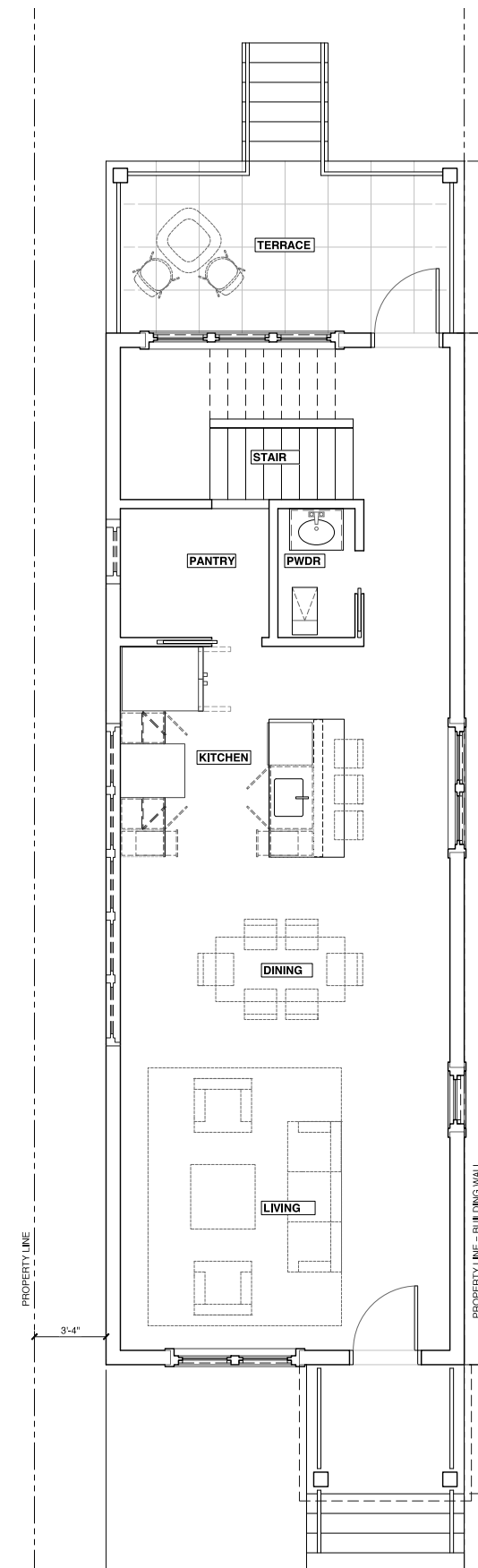
Floor Plans



03 3RD LEVEL
A101
1/4" = 1'-0"

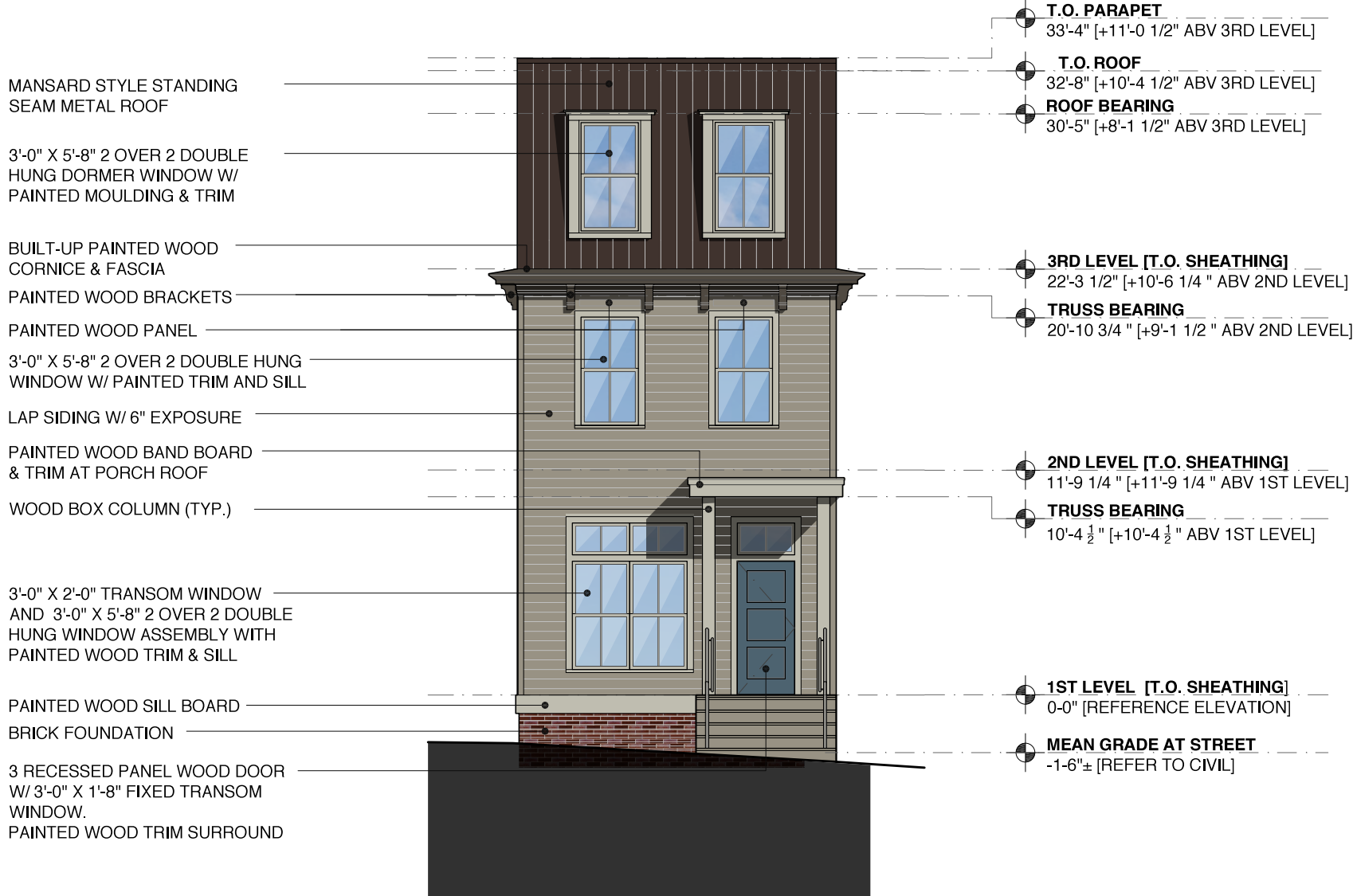


02 2ND LEVEL
A101
1/4" = 1'-0"



01 1ST LEVEL
A101
1/4" = 1'-0"

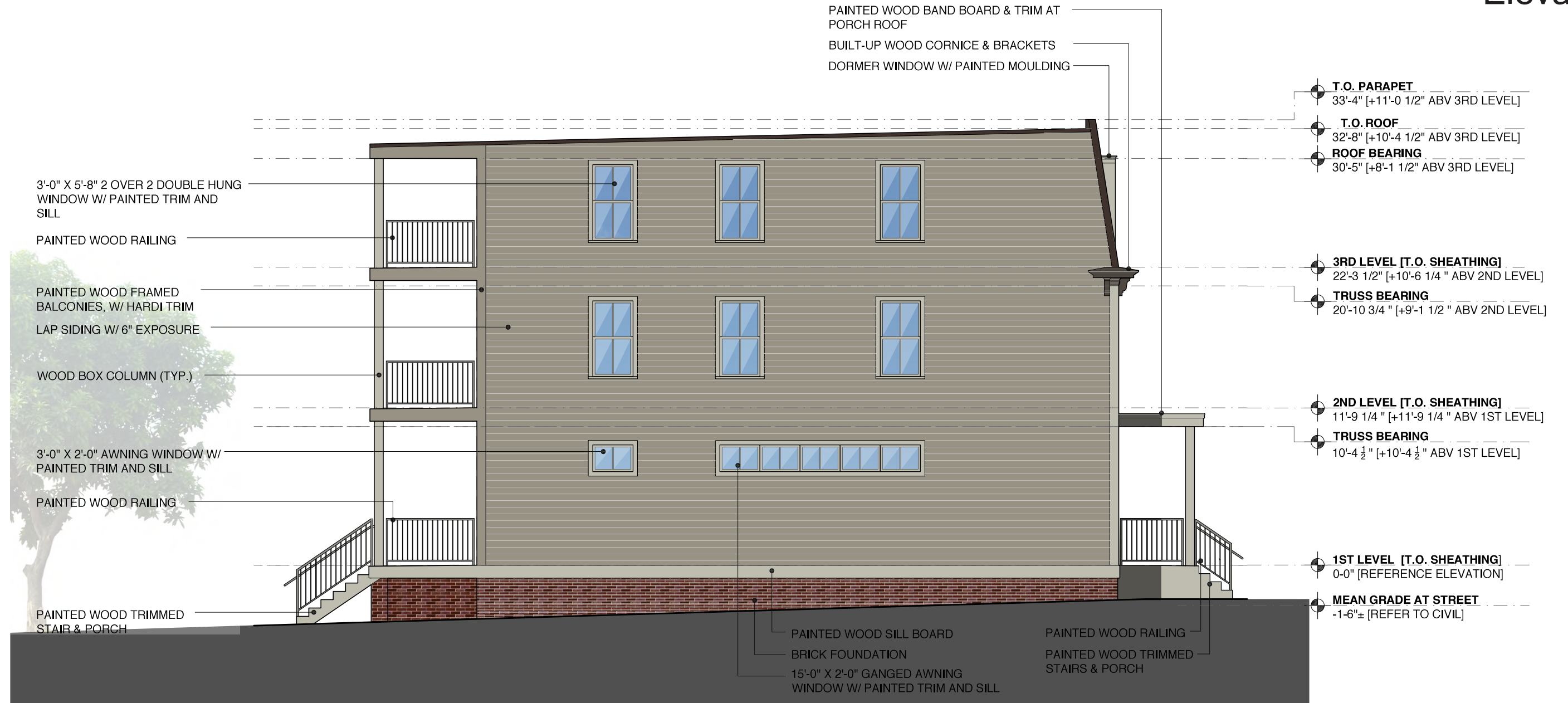
E Franklin / South Elevation



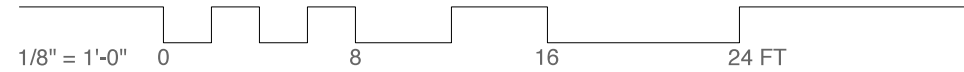
SOUTH / E. FRANKLIN ST ELEVATION



East / Side Elevation



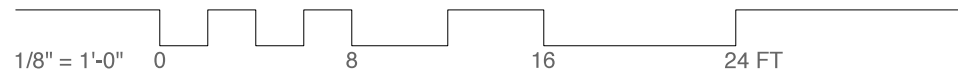
WEST / SIDE ELEVATION



West / Side Elevation

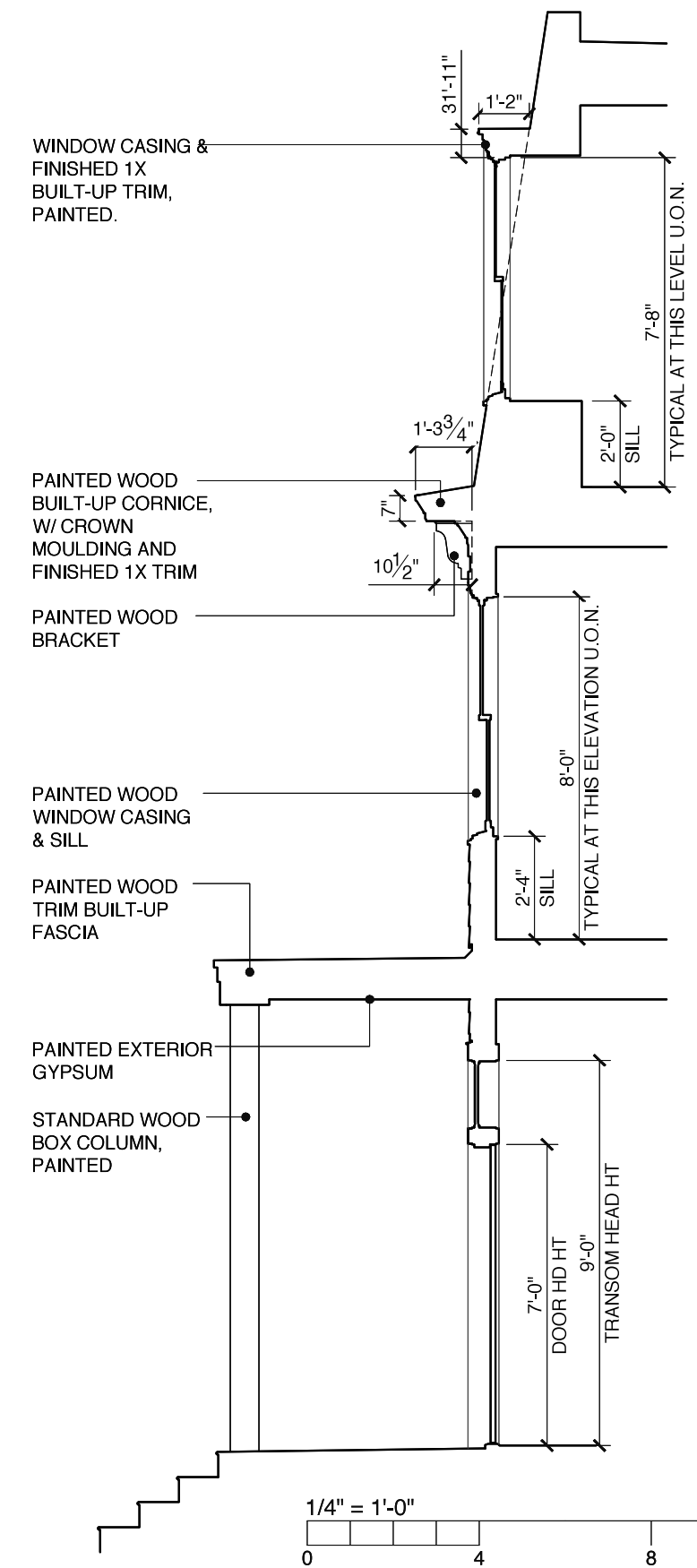
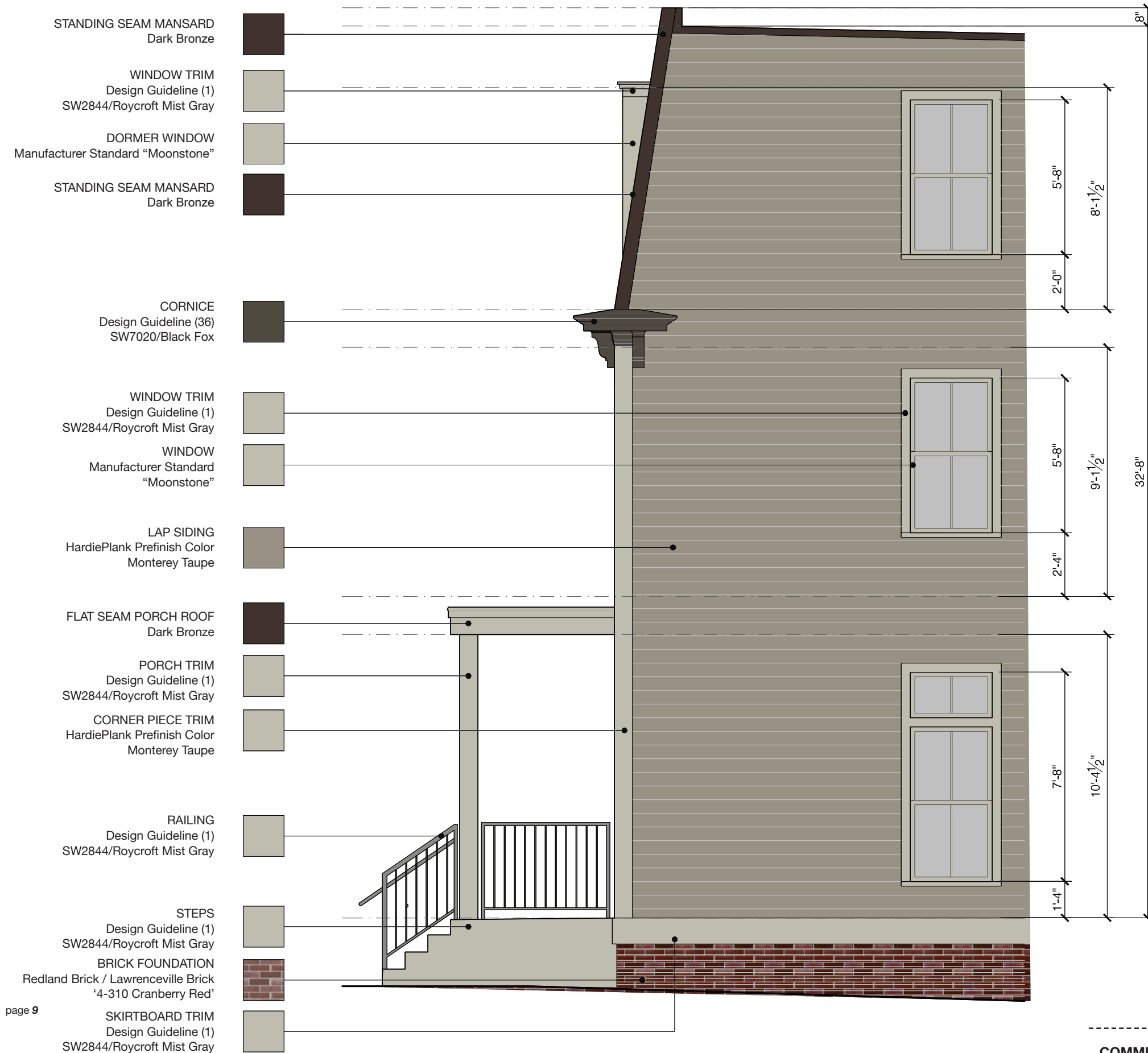


EAST / SIDE ELEVATION



Context Elevations





Building Profile