



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: 3005-3007 E Franklin St DATE: Sept 30, 2016

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

AND ADDRESS: 1704 Avondale Ave EMAIL: MattJarreau@h

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 renovations and additions to existing multi-family apartment building.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Todd Dykshorn, as project architect

(Space below for staff use only)

Received by Commission Secretary **RECEIVED**

4:38 pm

APPLICATION NO. _____

DATE SEP 30 2016

SCHEDULED FOR _____

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

Revised 10-02-2014

Project Context

Commission for Architectural Review
Request for Conceptual Review
of Proposed Structure
submitted: July 29, 2016

3005 E FRANKLIN STREET

'SUGAR BOTTOM'
3005 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/



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COLOR INDEX

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 VENEER

Brown/Red TBD in Running Bond Pattern with Soldier Coursing

SIDING

Prefinished Cementitious Siding
Hardie Panel Color 'Night Gray'

ENTRY DOORS

Full Lite Doors
Manufacturer Standard color to match windows

WINDOWS

[Based on Pella 450/Proline Series standard color] - Black

TRIM

Design Guideline (37), Caviar, SW #6990 or
Manufacturer Standard Black

ROOF_Restructured Low-Sloped Area visible from ROW

'Timberline, Natural Shadow, Slate'
Partially Visible from Northeast side along E Franklin St.

ROOF_Additiion Low-Soped Area

Light Gray Membrane Behind Parapet, Not Visible

DRIP EDGING, GUTTERS AND DOWNSPOUTS

Dark Bronze, prefinished metal panels and components

EXTERIOR MATERIALS

1/ PRIMARY MATERIALS - Brick and Painted Siding:

The existing exposed concrete block structure is proposed to be re-clad in cementitious siding with average 8" exposure and smooth side out. Siding is proposed to be set within a pattern of vertical reveal joints shown on the building elevations. These joints are aligned with plan divisions and are spaced to panelize the siding and avoid butt joints in the siding planks. The additions are proposed to be clad in brick on all facades facing E Franklin St and visible from the public right-of-way. The existing concrete block facade facing E Franklin St is also proposed to be clad in brick. Brick walls are proposed to have recessed sections that are intened to create a more vertical composton on walls facing E Franklin St. Brick wall sections are further delineated with recessed soldier coursing at water-table, decorative parapet panels and other features as shown on the building elevations. Paint colors are noted on the building elevations. It is requested to finalize the brick selection at a later date with CAR staff approval.

2/ PRIMARY MATERIALS - Porches

Wood framed porches are proposed both as compositional features on the E Franklin St front as well as within the private tenant's courtyard. These elements are shown to have simple square wood columns, fascias at the floor level, exposed stained joists at the 2nd floor level, wood decking and beaded wood ceilings at the roof level. The E Franklin St porches are proposed to have a roof with decorative built-up cornice and gutters while the courtyard porches are proposed to be open. Roofs are proposed to be flat with membrane roofing that is not seen from grade. Rails are proposed to be painted wood 'Richmond' style.

3/ WINDOWS:

Windows are proposed to be prefinished aluminum clad fixed, double-hung and casement types as shown on the building elevations. For the purposes of design, windows have been based on Pella, 450 or Proline Series with color noted on the building elevations. Windows within the existing apartment building are predominantly existing and are proposed to maintain existing head heights at 8' above finish floor and but to have sills lowered as shown in the building elevations. New windows in the additions are proposed to maintain the 8' above finish floor head heights on both 1st and 2nd levels and to be configured in patterns shown on the building elevations..

4/ EXTERIOR DOORS

Dwelling unit entry doors facing E Franklin St are proposed to be prefinished metal clad wood doors in colors to match window frames and sashes.

5/ SITE FEATURES AND FENCING:

As described in the Project Description, existing parking along the east side of the property is proposed to be retained, cleaned and paved with landscape screening along the east property line. The resident's court and lawn is visible from the public right-of-way only through the entry portico between the reconfigured existing building and proposed addition facing E Franklin St. Trash containers are will be located at the south end of the parking area, away from E Franklin St, in a wood, framed and clad enclosure with concealing gate doors.

PROJECT DESCRIPTION

The project outlined in this application entails the substantial renovation of an existing apartment building with front and rear additions intended to redefine the character of the building and site. The existing building is a rectangular 2-story, painted concrete block structure with gable roof set perpendicular to E Franklin St. The existing building, in proportion, massing and materials is not keeping with the historic context however its position on the available site appropriately separates existing and potential vehicular parking areas from potential and proposed resident outdoor areas and entries. Therefore, the goal of the project is to maintain the existng structure in order to utilize its effective siting but to establish a new architectural character for the property that is intended to be compatible in scale and material quality with the surrounding historic context and new development across the street from the site.

The property is distinguished and limited by a steep grade on its western approximate half that slopes up from the existing building toward 30th St at Libby Terrace. This slope contributes to the positioning and size of the proposed additions at each end of the existing structure that are intended to shape an internal lawn bordered on three sides by the building and the fourth, western side, by the hill and vegetation. As described in more detail on this sheet, it is proposed to insulate and clad the existing concrete block building with brick veneer on the north, E Franklin St front, transitioning to cementitious siding along its east and west elevations. New structures are proposed to be clad in brick veneer on sides that face E Franklin St and are visible from the public right-of-way. The space between these brick elements forms the resident's entry to a cental courtyard and lawn which serves as the primary entries for all but the E Franklin St-facing ground level apartments.

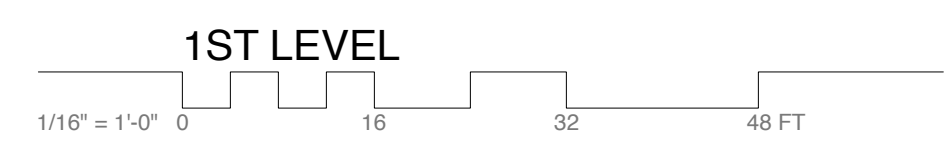
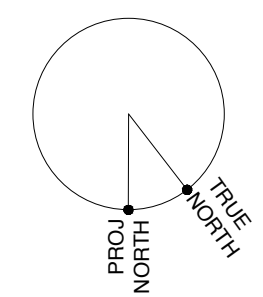
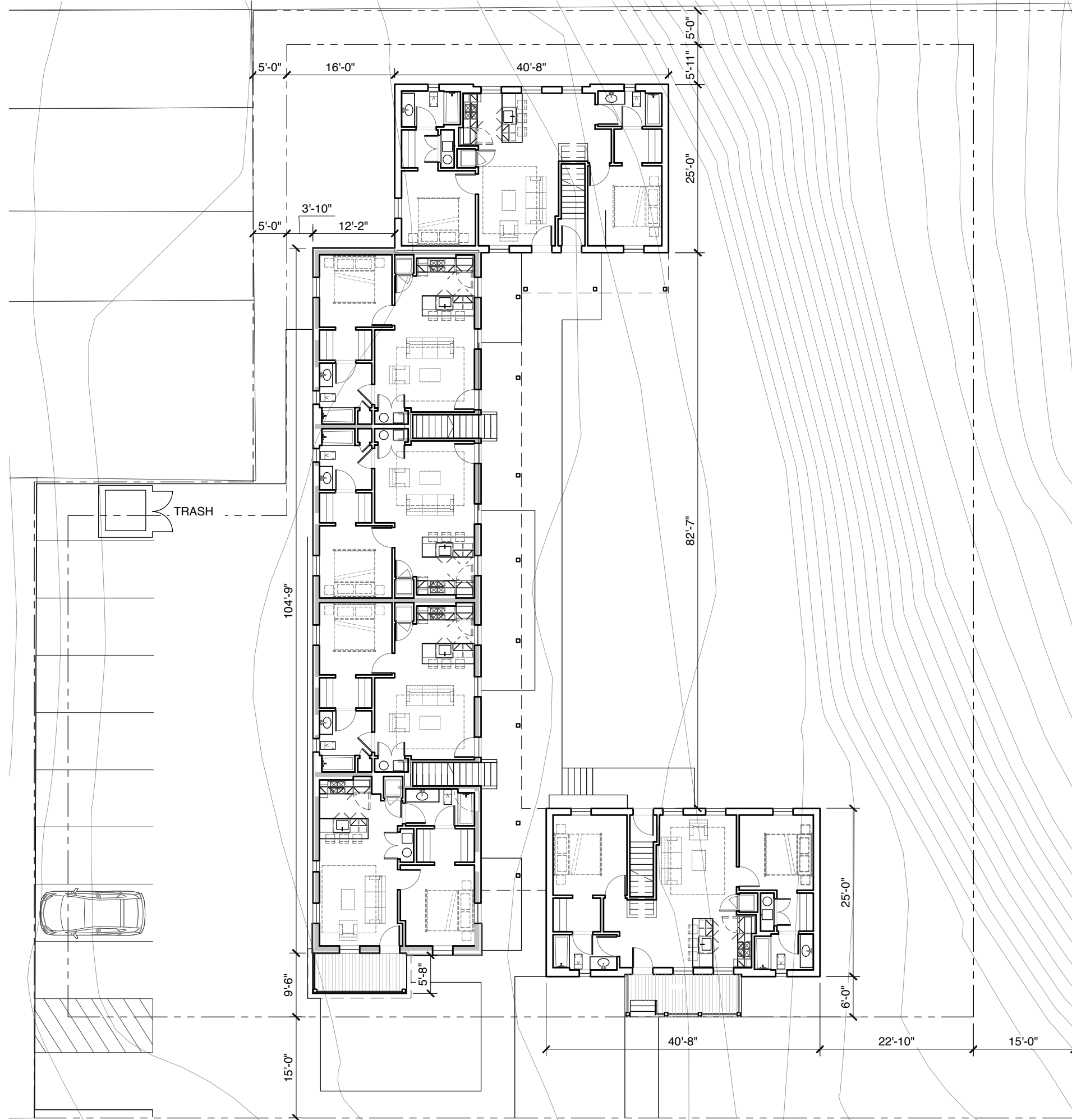
Project Overview and Description

Existing Building





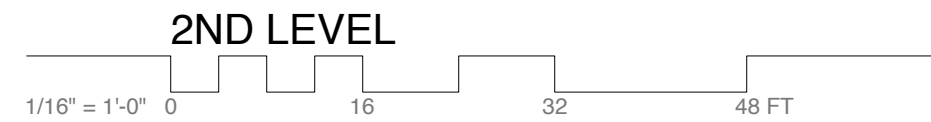
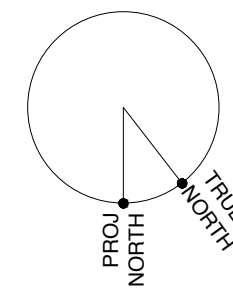
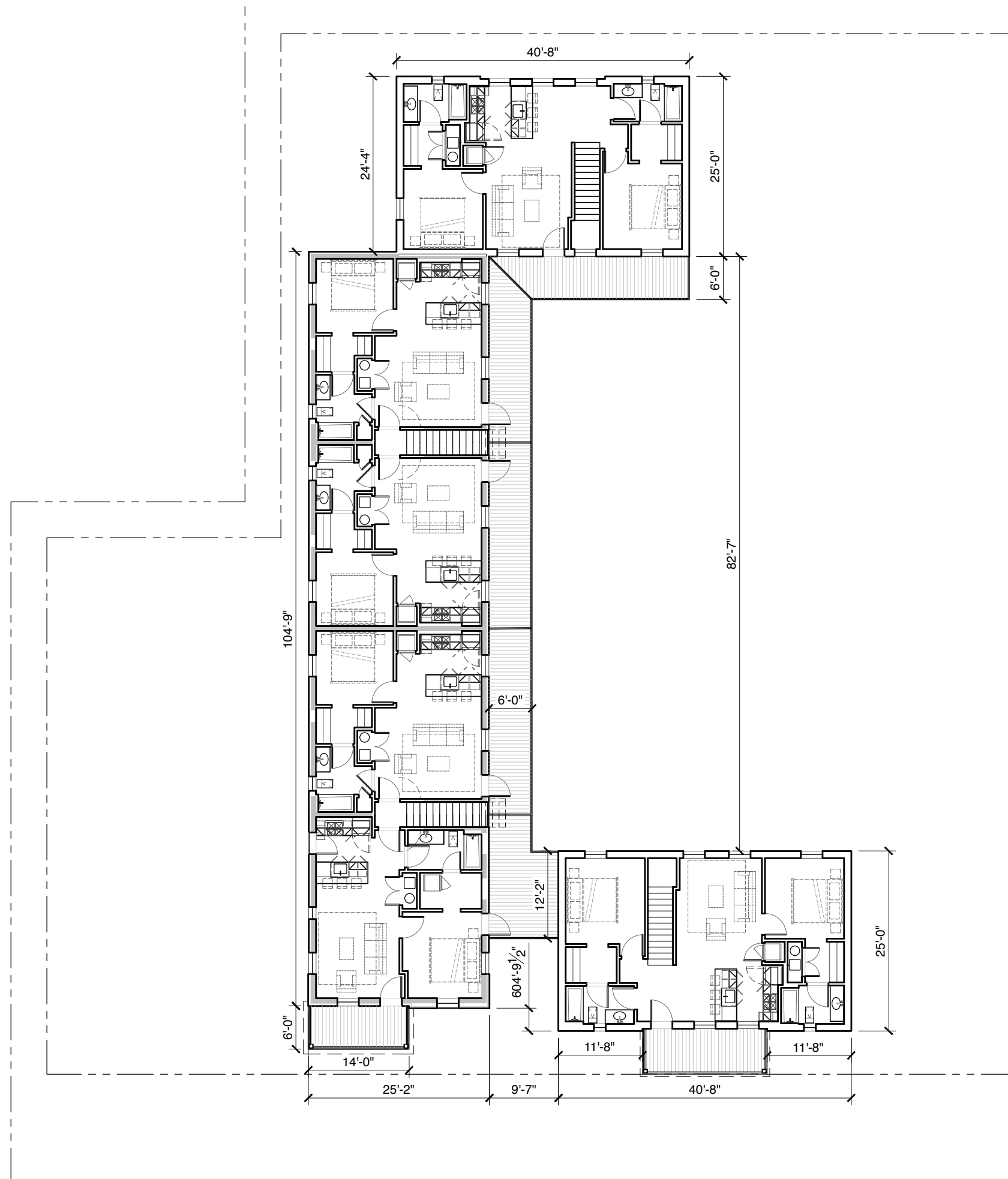
1st/Main Level Floor Plan



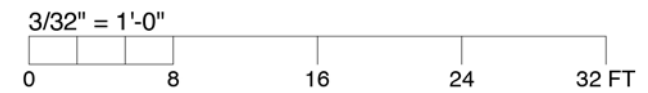
Commission of Architectural Review - Request for Certificate of Appropriateness
address: 3005 E Franklin Street
submitted on: 30 Sept 2016



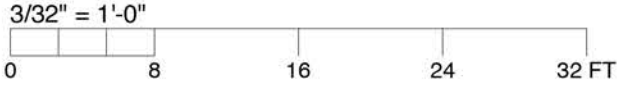
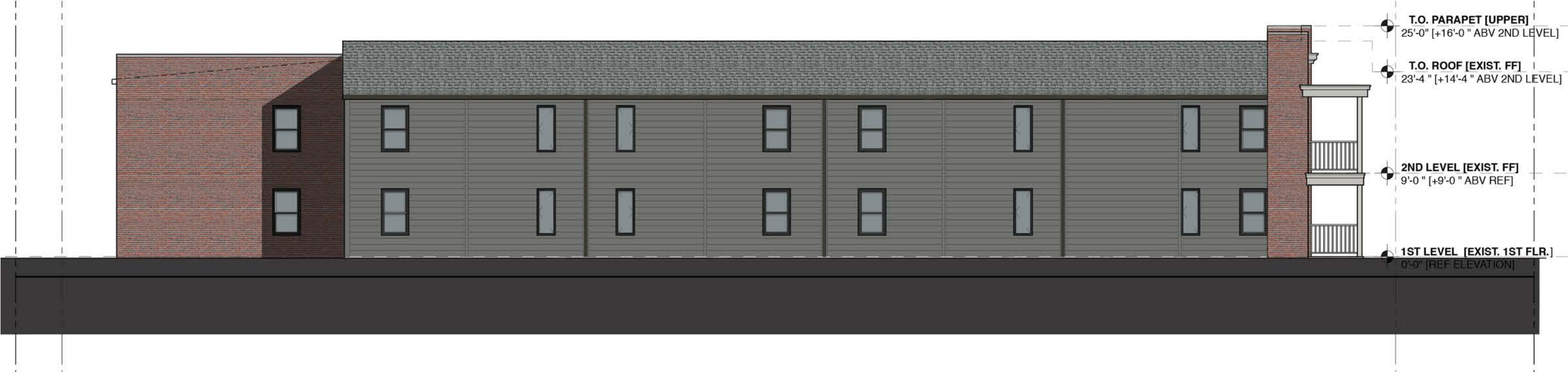
2nd Level Floor Plan



North/ E Franklin St Elevation



East/ Parking Elevation



West/ Courtyard Elevation



[ALL NEW ROOFING ON NEW CONSTRUCTED
AREAS TO BE LOW SLOPE MEMBRANE
CONCREAL FROM ALL FRONTAGES]

North/ E Franklin St Partial Elevation and Materials

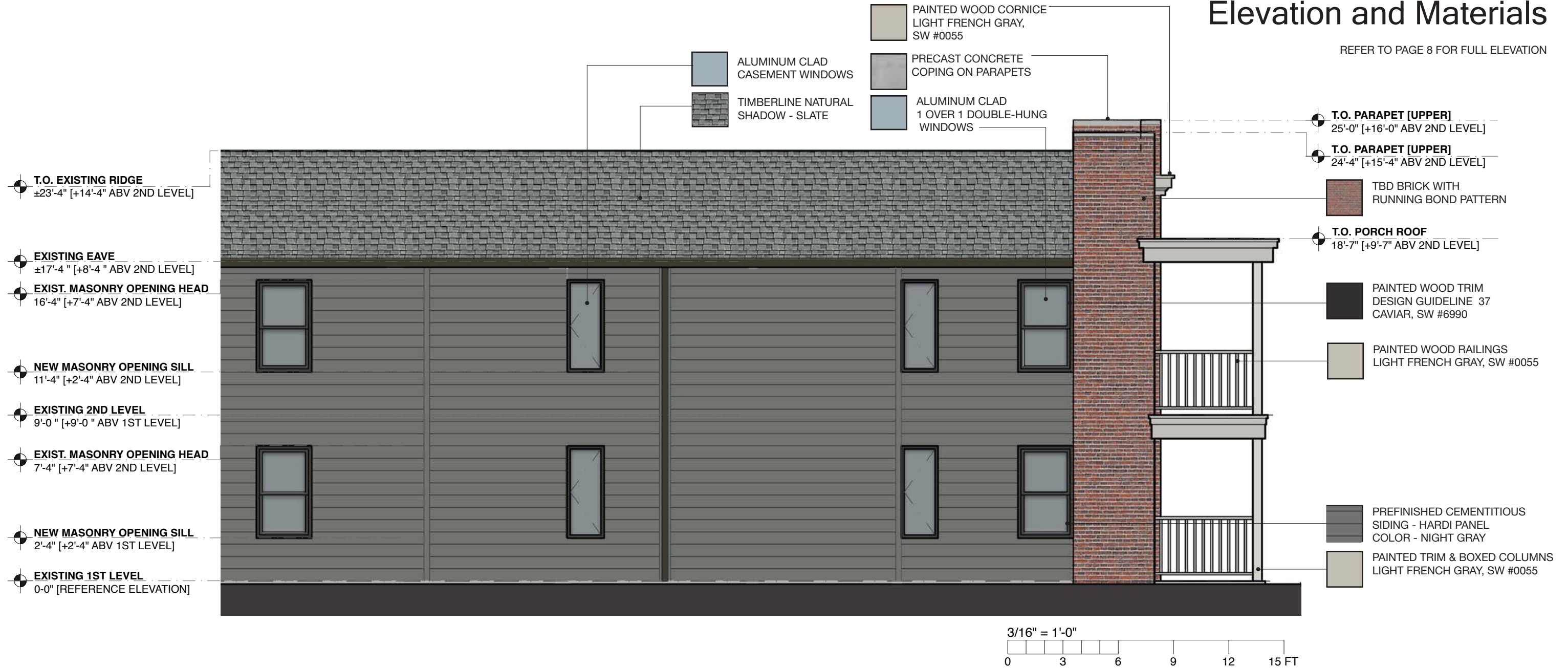
REFER TO PAGE 7 FOR FULL ELEVATION



[ALL NEW ROOFING ON NEW CONSTRUCTED AREAS TO BE LOW SLOPE MEMBRANE CONCREAL FROM ALL FRONTAGES]

East/ Parking Partial Elevation and Materials

REFER TO PAGE 8 FOR FULL ELEVATION



Context Elevations



PROPOSED PROJECT
3005 E Franklin

E FRANKLIN STREET

