



# 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: 03/23/16

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

AND ADDRESS: 3826 CASEY LANE EMAIL: DWKAPPELLA@gmail.com

CITY, STATE AND ZIPCODE: RALEIGH NC 27612

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

AND ADDRESS: 502 S. WEST ST. SUITE 100 EMAIL: TANORE@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.)

(SEE ATTACHED ADDITIONAL SHEETS)

Signature of Owner or Authorized Agent: X David Kappella

Name of Owner or Authorized Agent (please print legibly): DAVID KAPPELLA

(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.



March 22, 2015

## **DETAILED DESCRIPTION OF PROPOSED WORK**

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

### **Review Type:**

2<sup>nd</sup> Conceptual Review, Commission of Architectural Review, City of Richmond

The lot owned by David Kapella at 2400 E. Franklin Street, Richmond is located in the St. John's Church Historic District. It is Mr. Kapella's desire to build one detached single family residence on the vacant lot.

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 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 its demand for a unique architectural response. During the review the commission encouraged that the presenters work closely with the CAR and community throughout the design process. Our goal for the CAR meeting on 04/26 is provide more information related to the design direction for height, width, and massing for the residence at 2400 E. Franklin St.

### **HEIGHT**

The residence is proposed to be a three story structure sited on the property on the north side within required setbacks. According to page 43 of the *Old & Historic Districts of Richmond, Virginia: Handbook and Design Review Guidelines*, "New construction should respect the typical height of surrounding houses and commercial structures," and "New structures should have the same number of stories as the majority of structures on the block." The proposed residence sits on a block composed of 2 & 3 story structures while adjoining a large 3-story elementary school to the northwest and a 4 story mixed use building to the southwest. In fitting with the neighborhood and the surrounding context, a 3 story house is proposed on the site at a height compliant with the proposed R-6 zoning.

### **WIDTH**

The footprint of the building is proposed to be minimal, both to keep within the character of the surrounding neighborhood and minimize the amount of grading that will be necessary on the steep site. A house footprint of approximately 36 feet x 36 feet is currently being studied, with similar houses on the blocks having widths up to 33 feet and lengths up to 65 feet+. It is useful to note that a single family residence is being proposed to keep within the scale and feel of the neighborhood. Past projects have considered placing large multi-family housing on the lot, which would have had a detrimental impact on the views from the houses to the northeast as well as the character of the community. In fact, depending on tree clearing necessary for construction and maintenance of the lot, the views of the houses on Grace Street that adjoin the lot will likely improve from seasonal to year-round. A single family residence on the site preserves substantial view corridors from the surrounding homes and appropriately fits within the scale of the Church Hill area.

## **MASSING**

The form and mass of the residence are still being studied, but the design direction will be to follow the guidelines related to massing on page 42 which state "Typical massing patterns throughout City historic districts are simple and block like; therefore, new structures should avoid the use of staggered setbacks, towers or elaborate balconies". Since the house will be free-standing, unlike many of the attached single family homes in the surrounding neighborhood, care will be taken to keep the exterior simple and square in form with minor articulations in the facade, in keeping with similarities with the corner and detached homes in the neighborhood. The proportioning of mass will seek to remain block-like and simple.

-----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](mailto:taylor@raleigh-architecture.com)

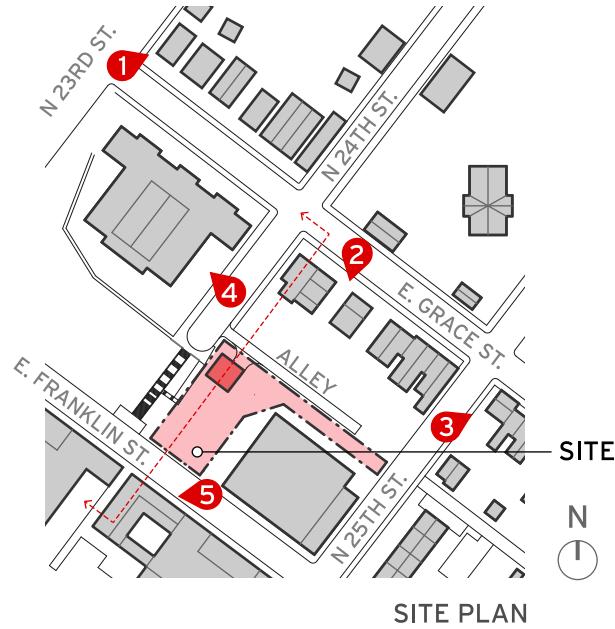
Sincerely,

The Raleigh Architecture Co.

Taylor Medlin

# HEIGHT

- 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



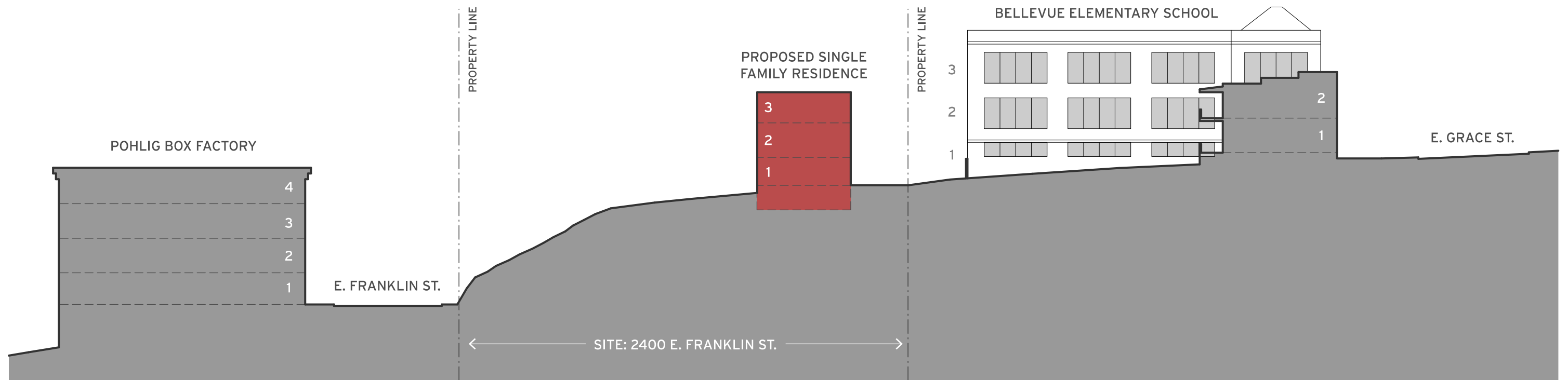
2 2407 E. GRACE ST



3 2501 E. GRACE ST

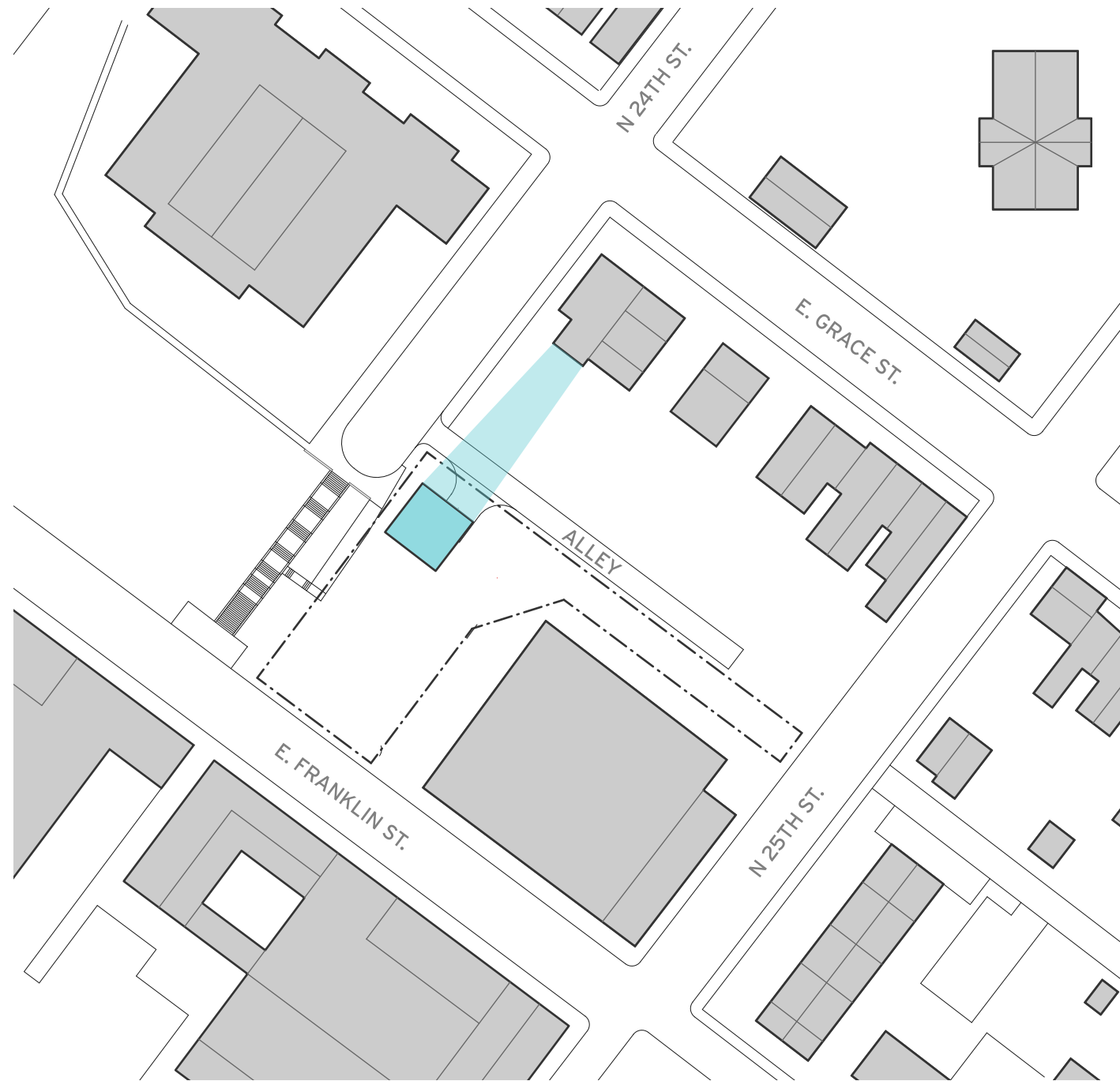


4 2301 E. GRACE ST - BELLEVUE ELEMENTARY SCHOOL

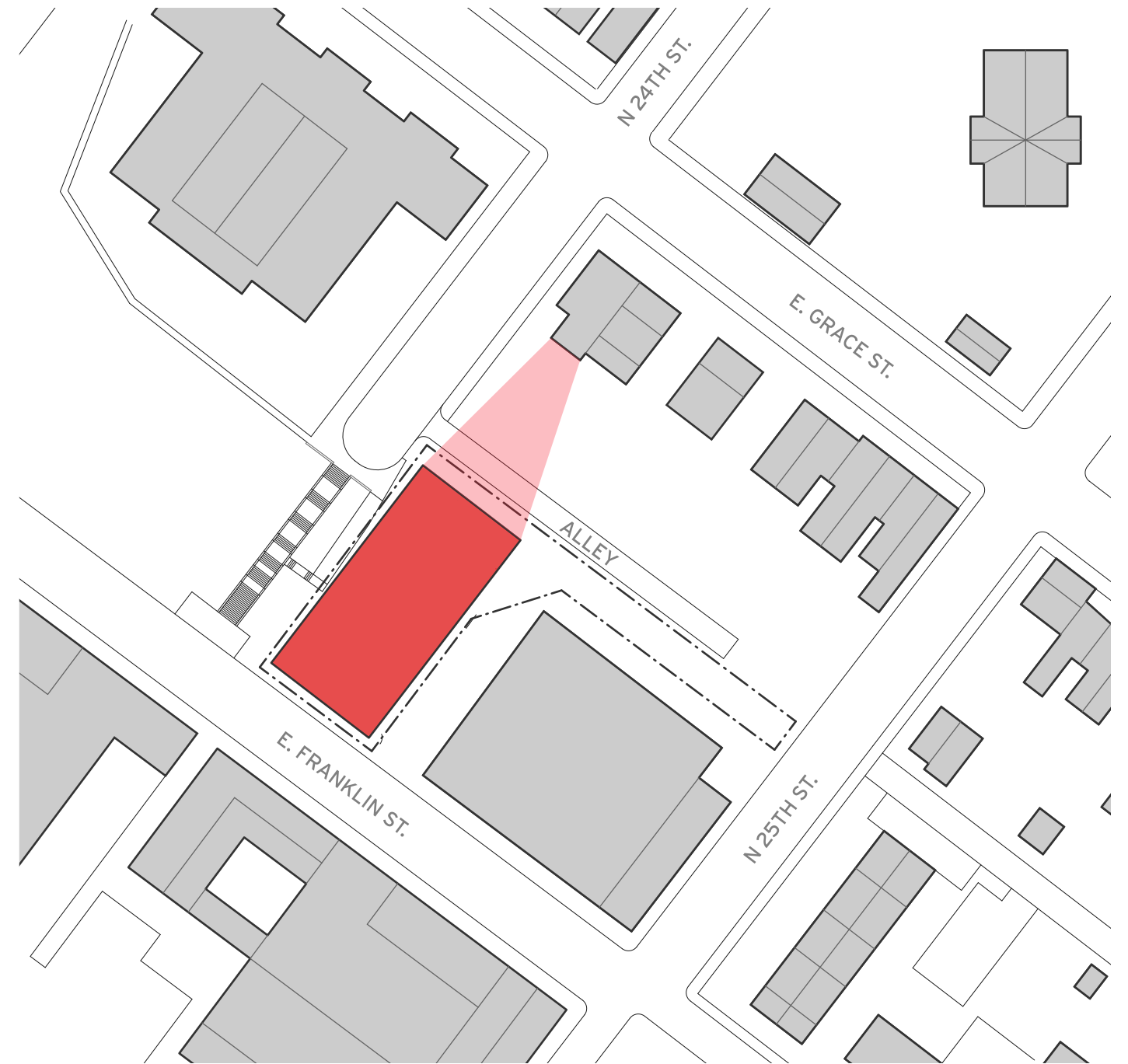


# WIDTH

- 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



ALTERNATIVE WOULD BE MULTIFAMILY - LARGE MASS

# MASSING

- Massing of house still being studied
- Will be "simple & blocklike" to keep with context
- Surrounding neighborhood has many similar precedents



2200 E. GRACE ST



2300 E. GRACE ST



2300 E. MARSHALL ST



2423 E. GRACE ST