



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2411 M St

Historic district Union Hill

Date/time rec'd: 7-11-18 4:20 pm
Rec'd by: AM
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Todd Dykshorn/architect owner's rep

Company Architecture Design Office, PLLC

Mailing Address 105 E Broad St
Richmond, VA 23219

Phone 804-343-1212

Email todd@ado.design

Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name 2416 Jefferson Ave, LLC

Mailing Address 409 E Main St # 204
Richmond, VA 23219

Company /same/

Phone 804-991-4111

Email dvk5f@yahoo.com

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Application for review of project that has been revised from earlier project, on same property, which was previously approved for Certificate of Appropriateness. Project description is further outlined within package materials.

ACKNOWLEDGEMENT OF RESPONSIBILITY

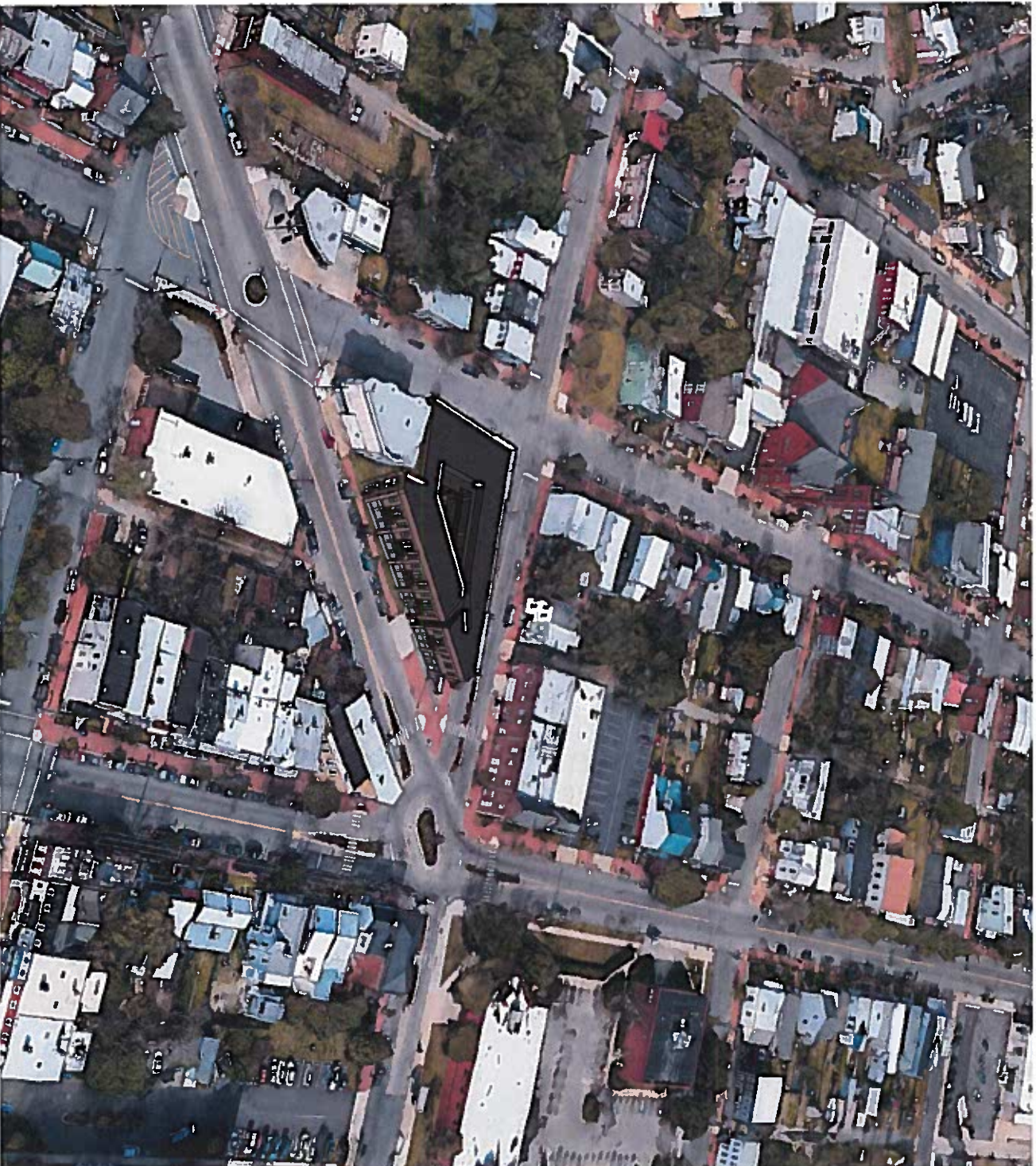
Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended 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 Todd Dykshorn
as owner's rep of for ADO, PLLC.

Date 7-11-2018



Project Description

This request for Certificate of Appropriateness review of a proposed Infill structure in the Union Hill National and City Historic District replaces a previously approved COA for a 3-story structure with rooftop amenity on the same block and property. The new proposal follows construction cost estimating in which the previous scheme was determined to be inefficient to construct. Also, as with the previous submittal, this request accompanies a separate but associated and previously approved application for demolition of the non-historic and non-contributing 1-story structure at 2416 Jefferson Ave. The structure described in this application is intended to replace the non-historic structure which is under the same ownership. The project in totality encompasses the majority of the triangular block and comprises a significant redevelopment of urban street wall at this vital location.

The project outlined in this application is a new 2-story mixed-use building which is configured to meet current UB zoning at the property. As such, the revised scheme provides street-level commercial space along Jefferson Ave and at the prominent triangular end of the site which continues onto and down M Street for approximately 1/3 of the block. From this point and continuing to the corner of 24th and M Streets and along 24th St, residential apartments are situated at the ground level and mirror the residential character of each block across the street. The interior of the block is proposed to be an open court onto which 1st and 2nd level residences are accessed and which becomes an open-air space available to both residential and commercial tenants.

Contents

page 1	[current] Project Description, Aerial View of Model, and Table of Application Contents
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page 9	Aerial View
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page 12	View of Proposed Structure - from corner of 24th and M Streets

Primary Concepts Informing the structure relative to the Design Guidelines Standards for New Commercial Construction

Siting

The structure will enhance the historic district by reinstating it's prominent Jefferson Ave perimeter and re-establishing the 24th and M Street corner. Due to the project's surrounding urban context and the unique property configuration, the building creates street wall along the entire property with a conspicuous opening on the Jefferson St front that provides resident access to the open-air courtyard at the interior of the site. Siting at the prominent intersection of Jefferson Ave, 25th Street and M Street, the property has differing personalities and the opportunity to create a frontispiece and gateway to the historic district along Jefferson Ave as well as an intrinsic community corner at the intersection of 24th and M Streets. In response to the prominent corner at Jefferson, 25th and M St, the building is held back in order to create an open, sidewalk-level terrace with entries to the commercial retail or office spaces fronting the traffic circle.

Form

The conceptual intent of the revised building's massing maintains compatibility with the surrounding predominantly 2-story historic context. As described further in Materials and Colors below, the form is clad to match larger and more significant nodal structures within the Union Hill Historic District.

Height, Width, Proportion and Massing

The 2-story walls are suggested to be articulated by a bay spacing of 18-24 feet represented by brick piers framing large openings at the 1st/sidewalk level and that continue as raised pilasters in the 2nd-story. The 2nd-story wall set between these pilasters is brick panel interrupted by both recessed open balconies and large windows which are, in turn, anchored within the panels by horizontal bands of recessed brick. Additionally, the primary bays on the longer Jefferson Ave and M St facades are separated by recessed sections that are separated by an opening to the site's interior courtyard that reduces the length and horizontality of the Jefferson Street wall while creating obvious points of entry and visual interest along Jefferson Ave. The masonry walls extend to parapets approximately 3 1/2' above the roof surface and act as visual barriers to rooftop mounted mechanical equipment.

Materials and Colors

Materials and colors, working within the proportional bays and groupings described, are intended to reference the historic setting while being clearly discernable from older structures. The predominant exterior material characterizing 2-story walls is brick masonry interrupted by glass storefront and windows and panelized by metallic canopies, upper level balcony rails and miscellaneous decorative features. The brick field color is to be determined but is being conceptualized as a slightly gray/red tone that blends with the traditional reds found throughout the district while also distinguishing the structure as contemporary within the context. To achieve large expanses of glass, window framing is likely to be aluminum and will be selected in darker colors that complement the surrounding brick and metallic components.

Storefront Facades

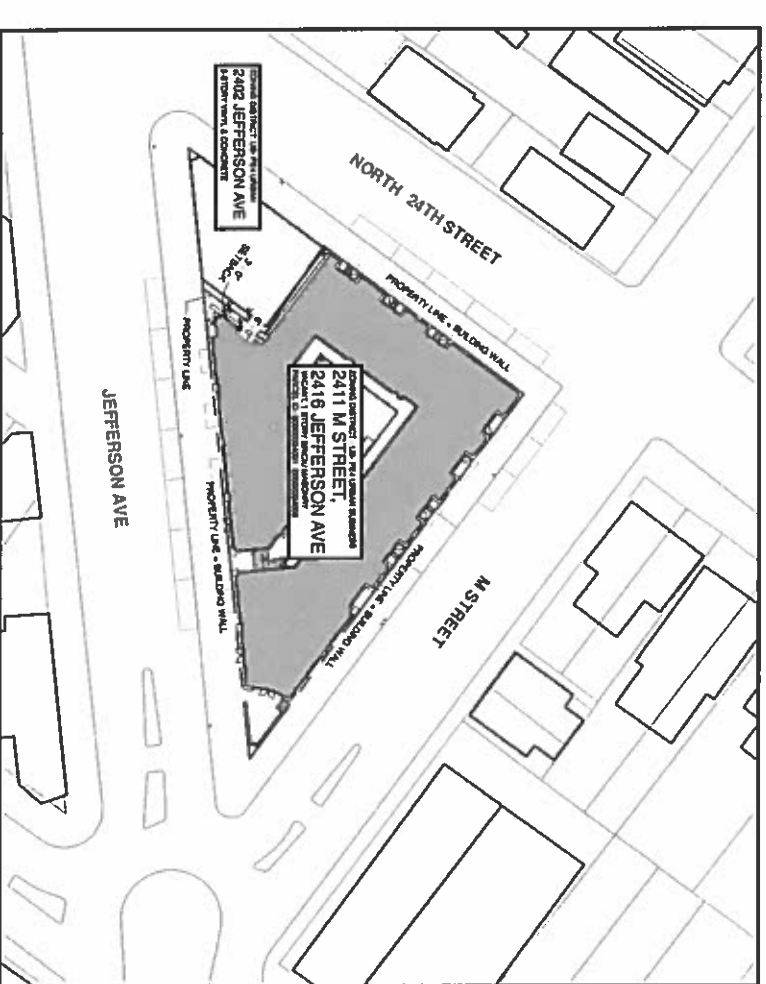
Intrinsic to the character along the primary Jefferson St facade at the 1st/sidewalk level are large expanses of storefront windows and entries. The building's programming is reinforced by this level's openness and connection to its surrounding context. As described above, expansive glass and entry openings are framed by wide brick piers and decorative lintels that are thought to be either recessed brick soldiering painted trim concealing the structural lintels. Storefront panels that are horizontal in overall proportion are suggested to incorporate framing members that produce vertically oriented light divisions within the panels and relate to door opening widths and other features scaled to pedestrian activity on the sidewalk.

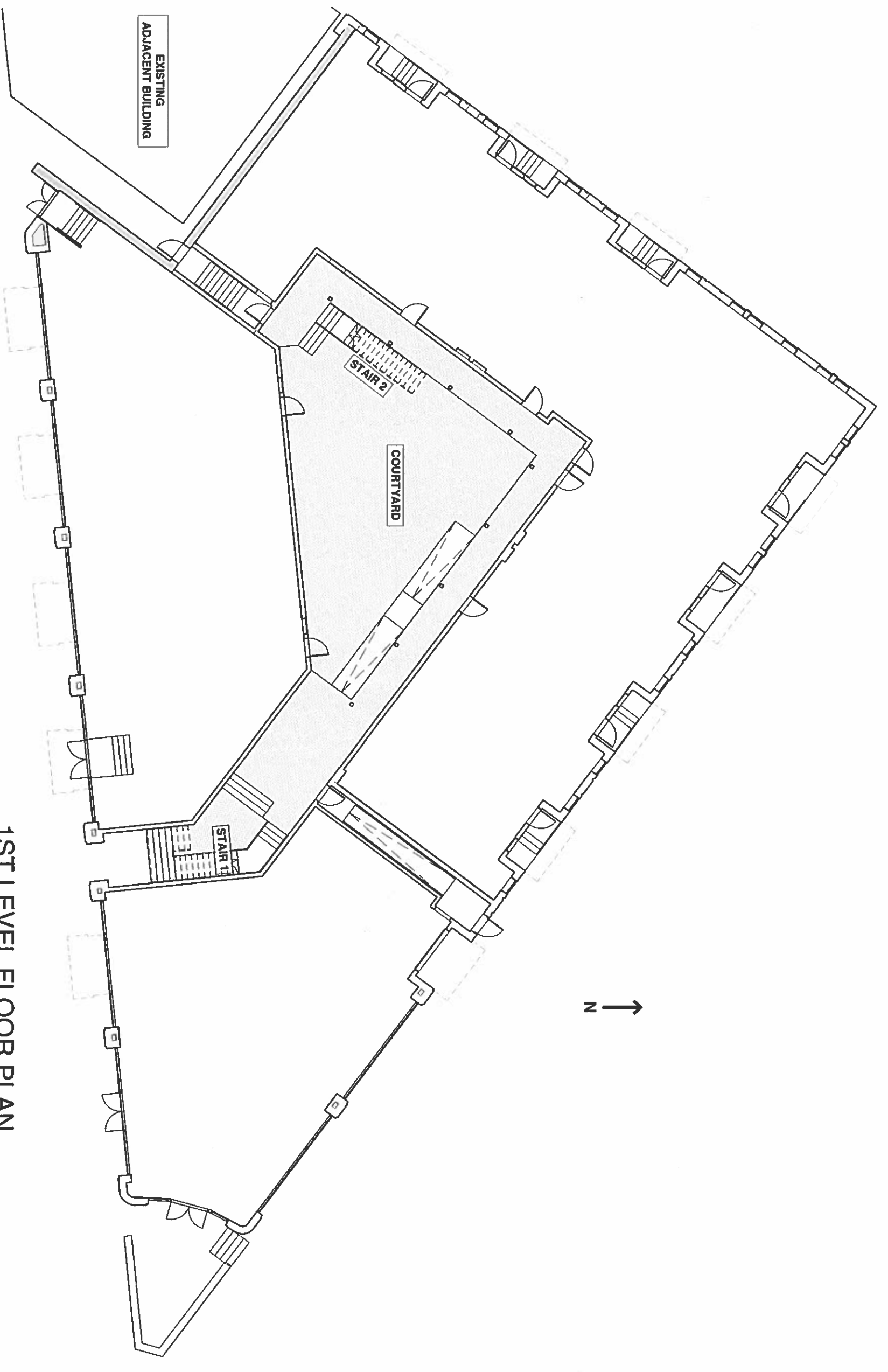
Doors and Windows

There are three primary types of doors visible on exterior, publicly viewed, facades: commercial storefront entries and private dwelling entries on the ground level and terrace doors opening onto balconies on the 2nd/upper level. Commercial storefront doors are intended to be aluminum in dark colors as described under Storefront Facades. Private dwelling entries on the ground level are shown as half-lite painted or pre-finished clad wood or metal doors with upper level terrace doors matching except that 2nd level doors are shown to be full-lite. To these primary types, there is a single overhead coiling type door providing access to an enclosed trash room facing M St and two metal security doors, one facing M St and one facing Jefferson Ave although this door is recessed approximately 30' from the sidewalk along an egress easement shared with the adjacent property. Windows that are not aluminum storefront are proposed to be pre-finished metal clad operable and fixed units in sizes and configurations shown on the building drawings with the majority being 1-over-1 double-hung types. In some areas, two double hung windows are proposed to be mullied together in a larger masonry opening. Where this occurs, a strong dividing vertical will be incorporated to maintain each window's vertical proportion.

Residential Stoops and Balconies

1st-level residential entries on M and 24th Streets are generally set higher than the sidewalk and feature concrete steps and landings set within recessed niches along the sidewalk. These steps and landings require railings which are proposed to be simple metal accessories with paint-finish as shown in the building elevations. 2nd-level balconies are proposed to extend beyond the building walls, more so along the wider Jefferson Ave sidewalk than the 24th and M St sidewalks. All balconies are proposed to feature consistent detailing with cantilevered floor structure surrounded by paint-finished metal panel rails. Rails are shown to begin approximately 1' below the balcony floor structure, over the floor depth and to required 3'-6" rail height and to be comprised of metal mesh set within steel angle frames.



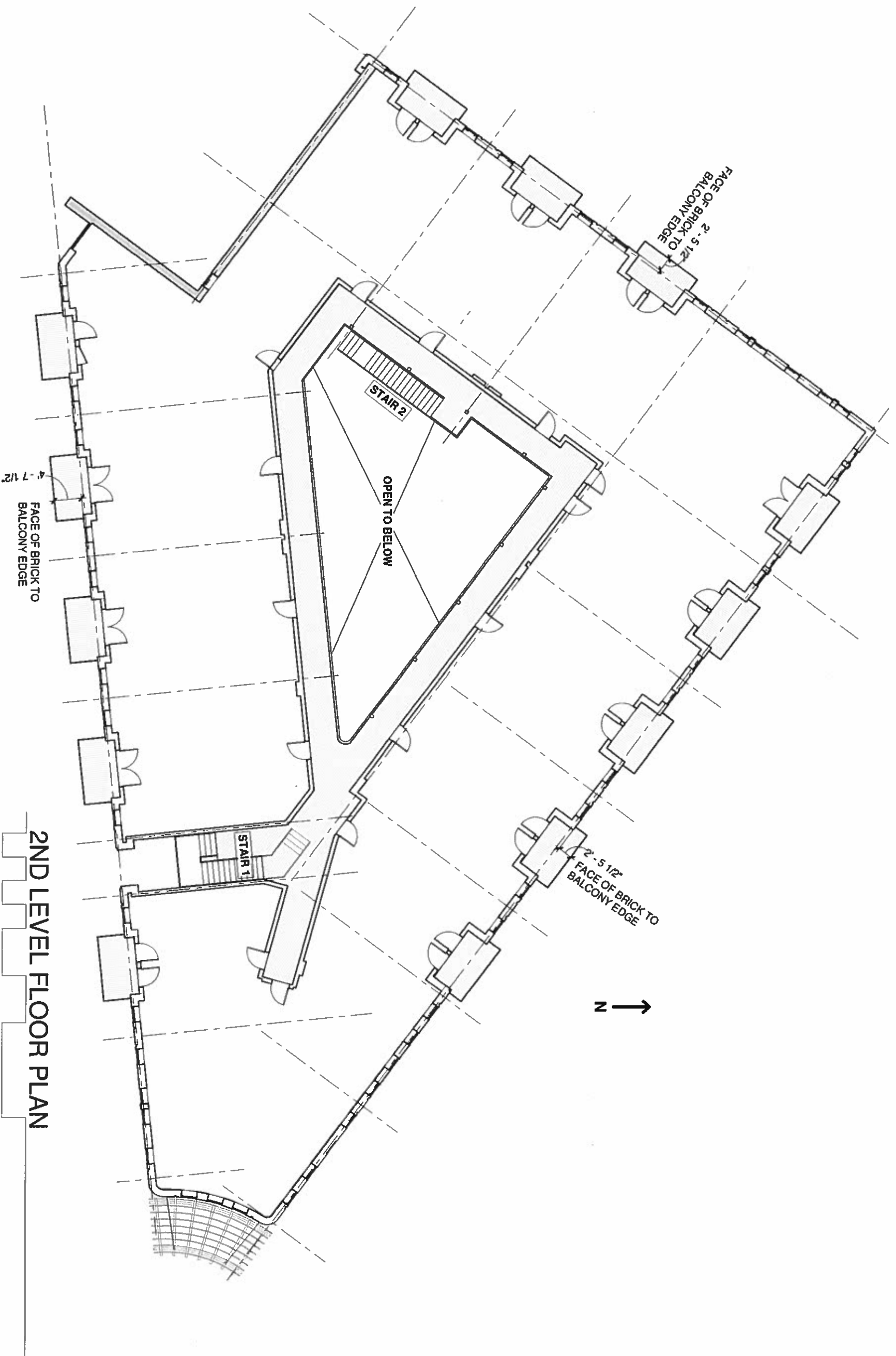


1ST LEVEL FLOOR PLAN

1/16" = 1'-0" 0 16 32 48 FT

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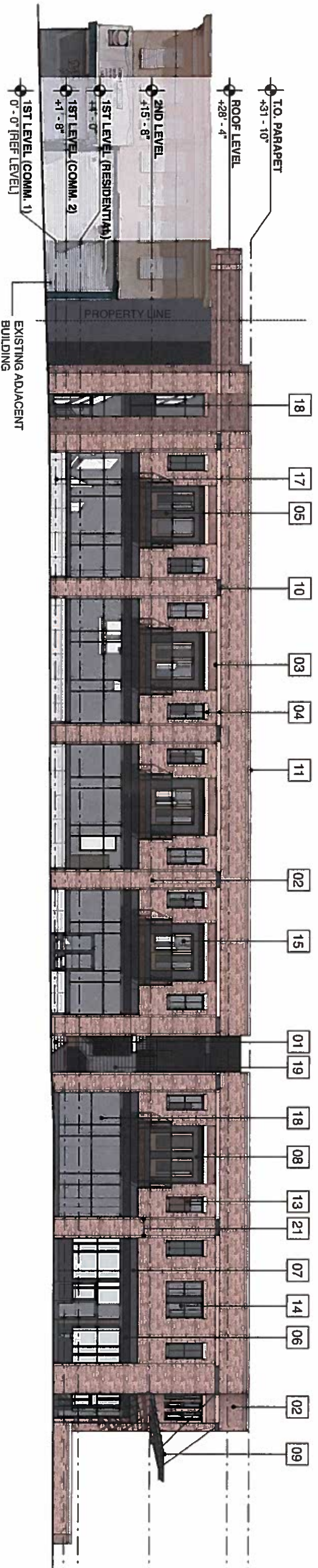


2ND LEVEL FLOOR PLAN

1/16" = 1'-0" 0 16 32 48 FT

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SOUTH/ JEFFERSON AVE ELEVATION

MATERIAL KEYNOTES

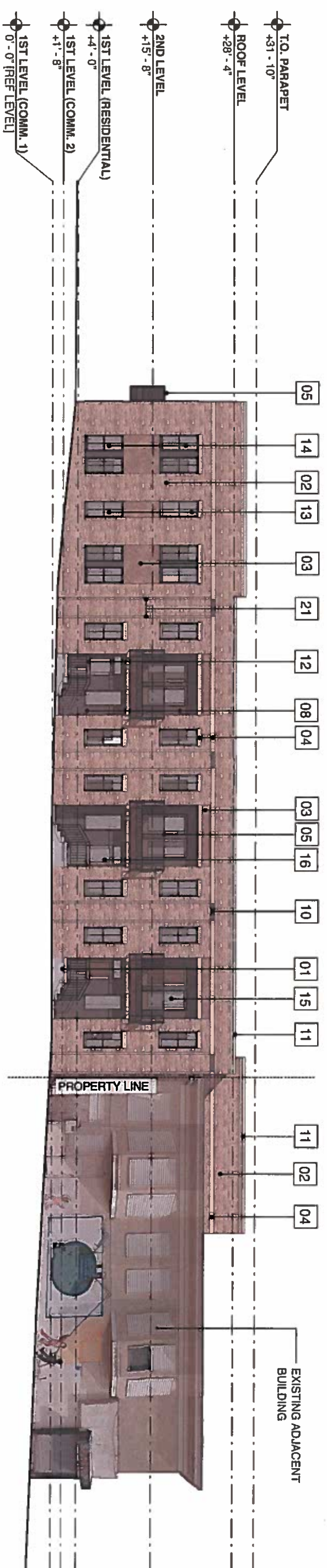
- 01** 033000 - STB CAST IN PLACE CONCRETE STEP
- 02** 042613 - BRK1 INSET BRICK VENEER, COLOR: TBD, RUNNING BOND
- 03** 042613 - BRK2 BRICK VENEER, COLOR: TBD, HERRINGBONE BOND
- 04** 042613 - BRK2 BRICK SOLDIER COURSE, COLOR: TBD
- 05** 055213 - WM1 WIRE MESH & TUBE RAILING, SHOP PRIMED AND FIELD PAINTED, COLOR TBD, TYPICAL AT BALCONIES
- 06** SPANDREL PANEL
- 07** PAINTED TRIM CONCEALING STRUCTURAL LINTEL
- 08** 024646 - PNL1 FIBER-CEMENT PANEL - PAINT FINISH W/ 074456 - FCP ACCESSORIES, REFER TO ELEVATIONS AND DETAILS FOR PATTERN AND REVEAL TRIMS
- 09** SUSPENDED METAL CANOPY WITH CLEAR ANODIZED FINISH
- 10** DECORATIVE METAL INSET PANEL
- 11** CONCRETE SILL CAP
- 12** 055213 - BL PIPE AND TUBE RAILING, SHOP PRIMED AND FIELD COATED, COLOR TBD
- 13** 1 OVER 1 DOUBLE HUNG WINDOW
- 14** (2) 1 OVER 1 DOUBLE HUNG WINDOW
- 15** EXTERIOR FULL-LITE PRE-FINISHED ALUMINUM CLAD WOOD DOOR, TYP. AT BALCONIES
- 16** EXTERIOR HALF-LITE PRE-FINISHED ALUMINUM CLAD WOOD DOOR, TYP. AT GROUND LEVEL RESIDENT ENTRIES
- 17** 033000 - WAL CAST IN PLACE CONCRETE WALL
- 18** 084113 - ALUMINUM STOREFRONTS WITH CLEAR ANODIZED FINISH
- 19** PAINTED METAL STAIR BEYOND
- 20** EXTERIOR HOLLOW METAL DOOR
- 21** 4" BRICK REVEAL



MATERIAL KEYNOTES

- 01 033000 - STR CAST IN PLACE CONCRETE STEP
- 02 042613 - BRK1 BRICK VENEER, COLOR: TBD, RUNNING BOND
- 03 042613 - BRK2 INSET BRICK VENEER, COLOR: TBD, HERRINGBONE BOND
- 04 042613 - BRK2 BRICK SOLDIER COURSE, COLOR: TBD
- 05 055213 - WM1 WIRE MESH & TUBE RAILING, SHOP PRIMED AND FIELD PAINTED, COLOR TBD, TYPICAL AT BALCONIES
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- 12 055213 - RL PIPE AND TUBE RAILING, SHOP PRIMED AND FIELD COATED, COLOR TBD
- 13 1 OVER 1 DOUBLE HUNG WINDOW
- 14 (2) 1 OVER 1 DOUBLE HUNG WINDOW
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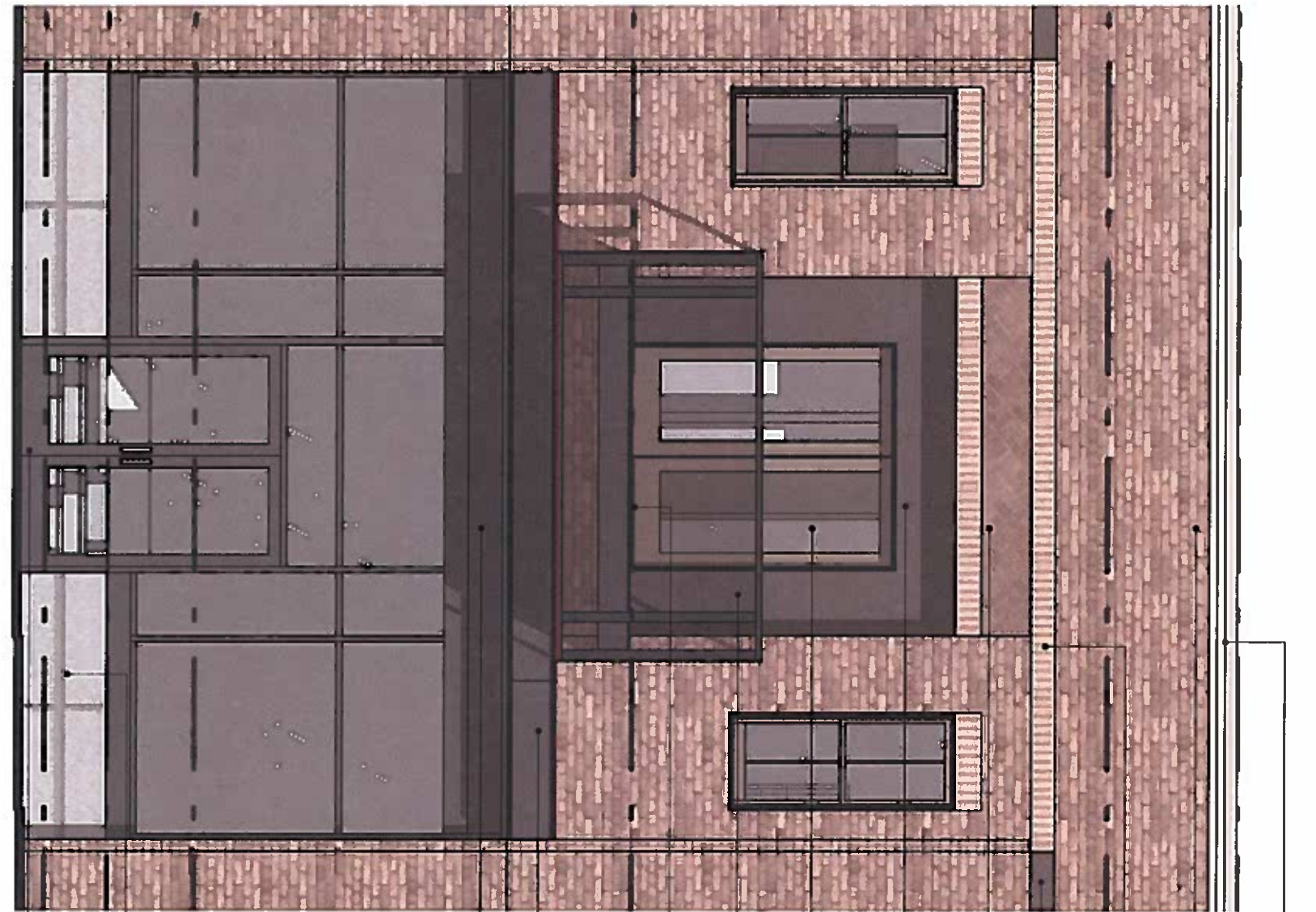





















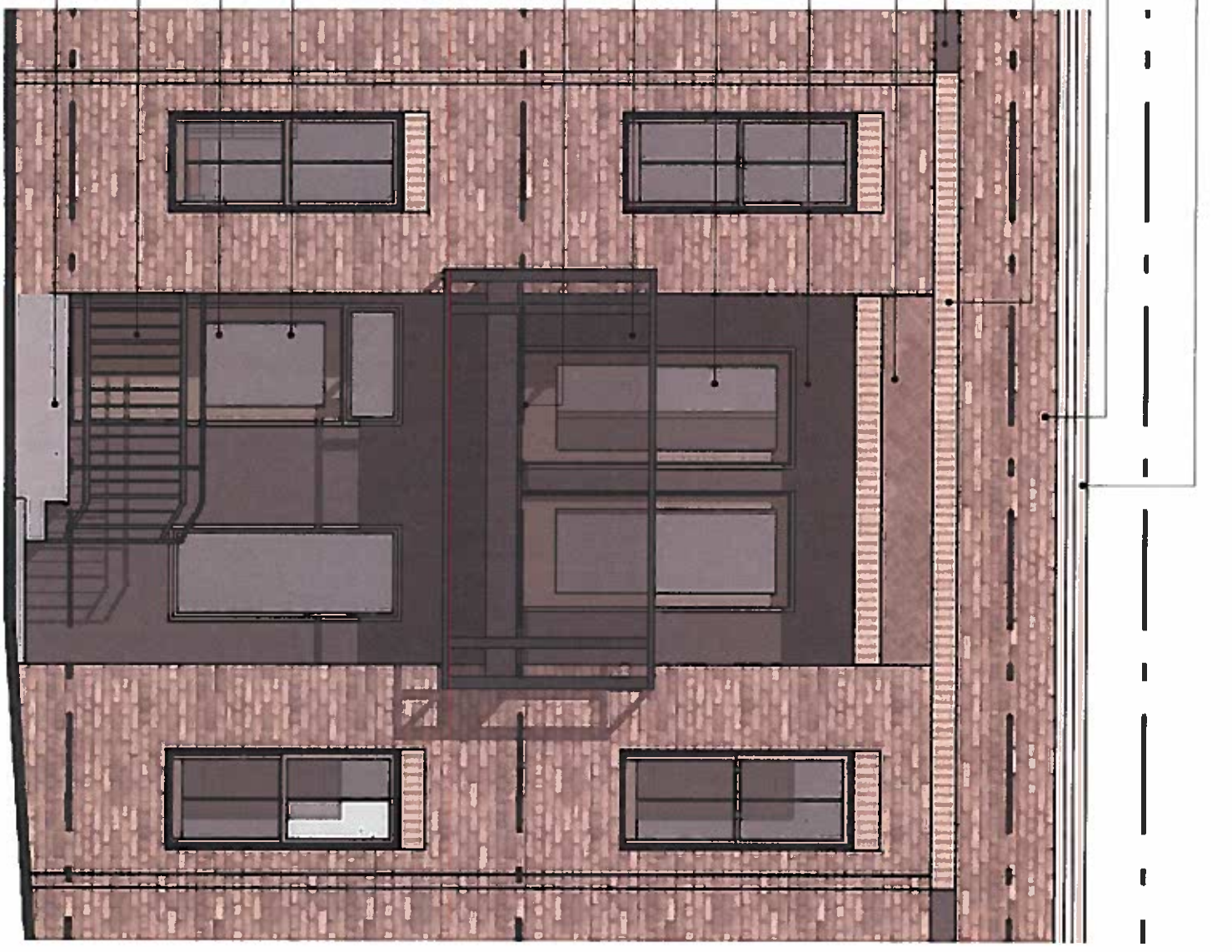
WEST/ 24TH ST ELEVATION

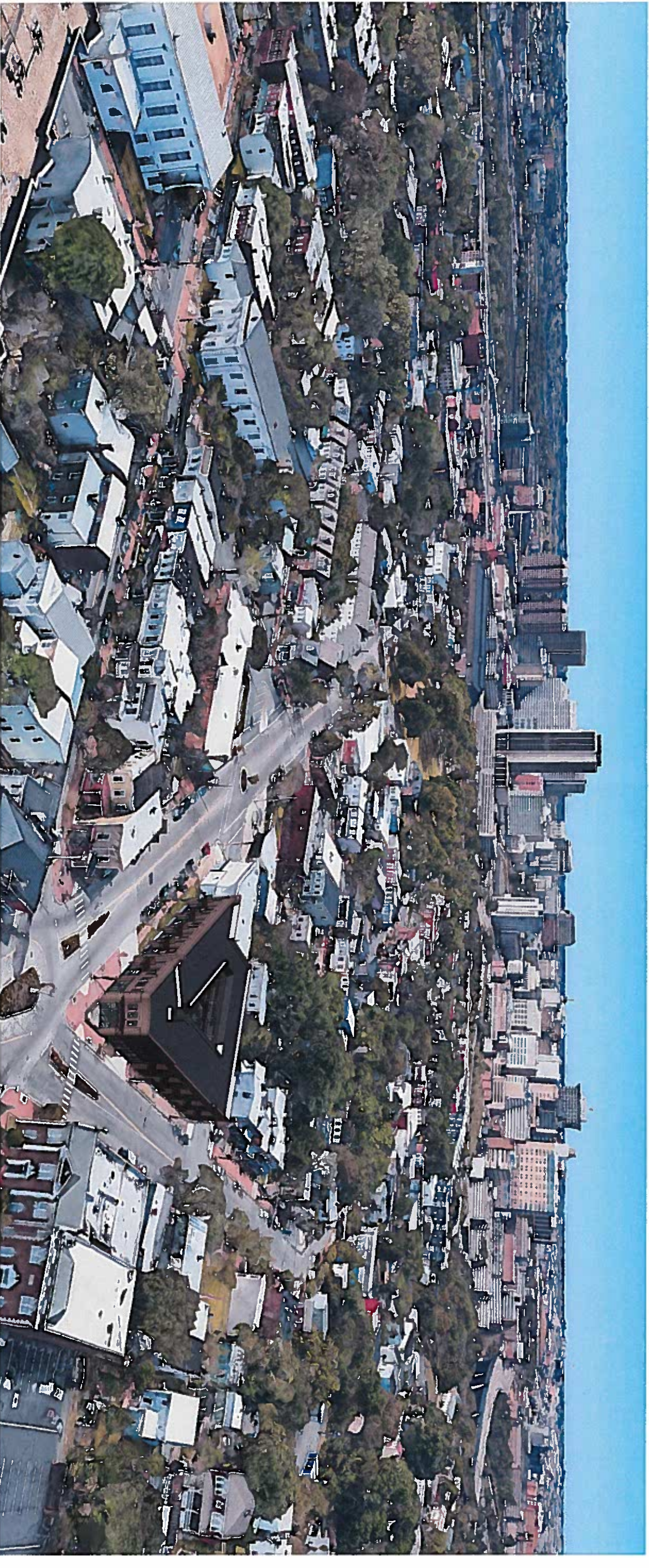
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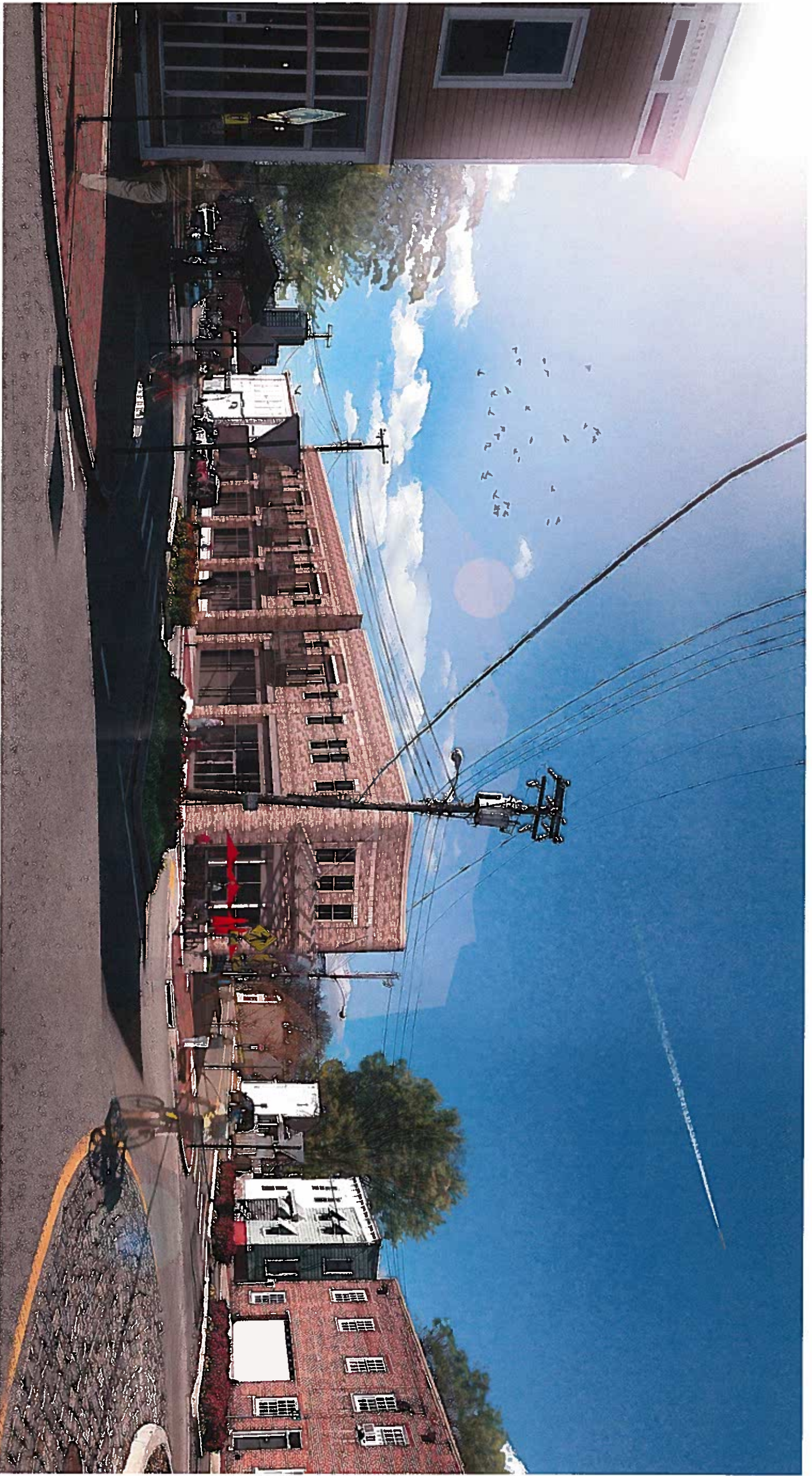
-  PREFINISHED CONCRETE
PARAPET CAP
-  BRICK VENEER, RUNNING
BOND. COLOR TBD WITH
ADMINISTRATIVE APPROVAL
-  BRICK SOLDIER COURSE.
COLOR TBD WITH
ADMINISTRATIVE APPROVAL
-  DECORATIVE METAL INSET
PANEL
-  BRICK VENEER, HERRINGBONE
BOND. COLOR TBD WITH
ADMINISTRATIVE APPROVAL
-  PREFINISHED HARDI-PANEL
PAINT FINISH:
WESTCHESTER GRAY
-  PRE-FINISHED FULL-LITE
ALUMINUM CLAD WOOD
DOOR
-  2X2 WIRE MESH &
ALUMINUM FRAME RAILING
PAINT FINISH: CLASSIC
FRENCH GRAY
-  T&G IPE WOOD DECKING
-  PAINTED TRIM CONCEALING
STRUCTURAL LINTEL
-  SPANDELR PANEL
-  1 OVER 1 DOUBLE HUNG
WINDOW
-  PRE-FINISHED HALF-LITE
ALUMINUM CLAD WOOD
DOOR WITH TRANSOM
-  PIPE AND TUBE RAILING,
COLOR TBD
-  CAST IN PLACE CONCRETE
STEPS/ ENTRY LANDING
-  CAST IN PLACE CONCRETE
WALL
-  CLEAR ANODIZED
ALUMINUM STOREFRONT





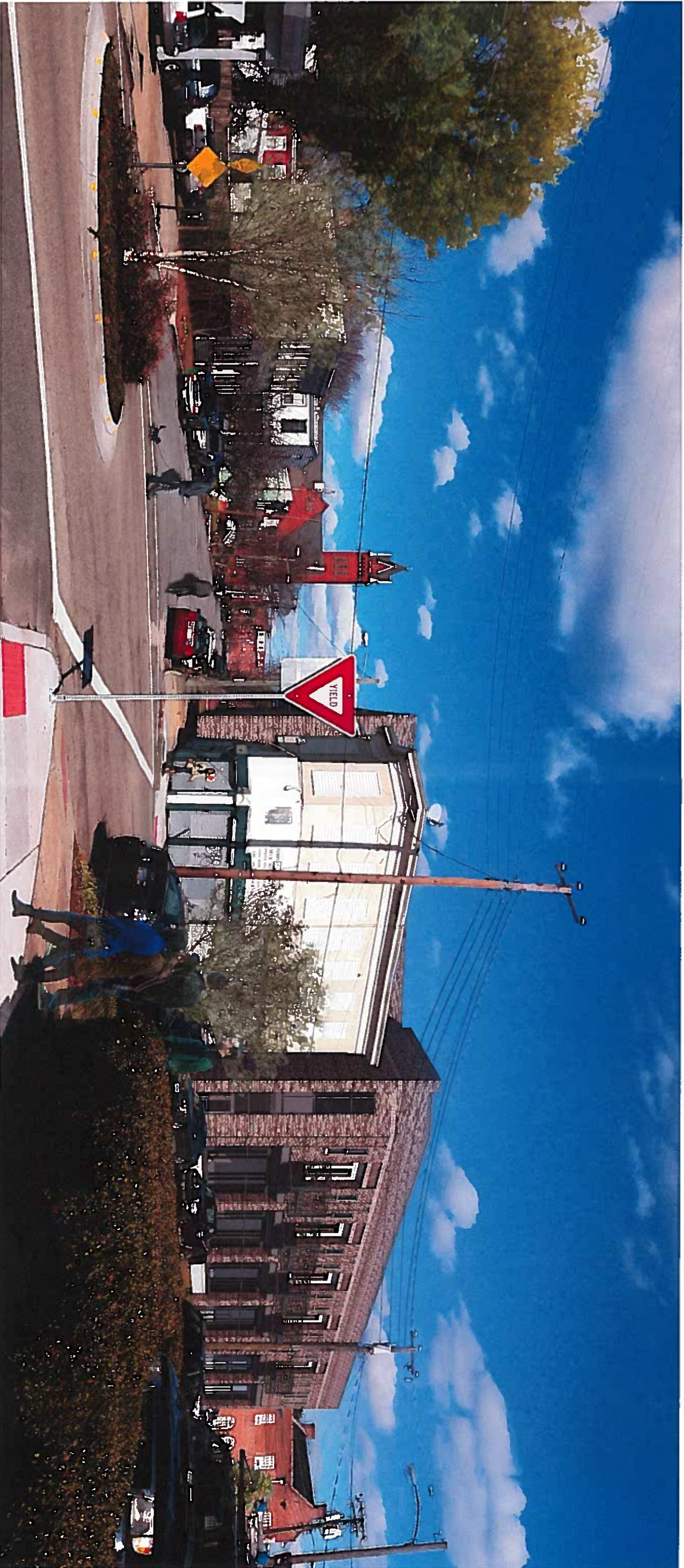
Aerial view from rotary at Jefferson Ave, M and 25th Streets

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ALTERNATE CONCEPT:
View from rotary at Jefferson Ave, M and 25th Streets

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View from corner of Jefferson Ave and 24th Street

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