



# 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: 2900 E. FRANKLIN ST.

DATE: 12/14/15

OWNER'S NAME: DAVID W. KAPELWA

TEL NO.: 919 656 1373

AND ADDRESS: 3826 CASEY LANE

EMAIL: DWKAPELWA@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: TAYLOR@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

Name of Owner or Authorized Agent (please print legibly): TAYLOR MEDINA

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. \_\_\_\_\_

DATE 12/18/15

SCHEDULED FOR \_\_\_\_\_

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



December 14, 2015

**DETAILED DESCRIPTION OF PROPOSED WORK**

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

**Review Type:**

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 Standards for New Construction in The Old & Historic Districts Handbook and Design Review Guidelines state, "New structures *should* face the most prominent street bordering the site" (pg42). The property, as indicated above, is addressed to E. Franklin Street. There are several physical factors that make locating a house in close proximity to E. Franklin Street extraordinarily difficult. In addition, there are several other reasons, as suggested below, that support our proposal for locating the house at an alternative area on the property.

The final design of the residence will need approval by the Commission of Architectural Review in the form of a Certificate of Appropriateness, but at this time we are requesting a Conceptual Review, to obtain meaningful feedback from the Commission on the viability of locating the new residence on the northern end of the lot before proceeding with the substantial design development.

We ask you to consider the following when reviewing our proposal to locate the house on the northern side of the property adjoining N 24th. Street:

**Zoning:** The property is bordered by single family residences to the north, but is currently zoned M-1. M-1 does not permit single family residential construction. To accommodate their proposed use, the owners are proceeding with a rezoning application, requesting R-6. Sec. 114-412.7, under the R-6 division of the Richmond Zoning Ordinance mandates that "No driveway intersecting a street shall be permitted on a lot devoted to dwelling use when alley access is available to serve such a lot." A public alley exists on the northeastern end of the property and as such it would be required the driveway access to be from the northeast, not E. Franklin Street. It would be logical then to situate the house on the northern side of the property.

**Hardship:** A steep grade consisting of a 30' rise over 50' exists on the southern side of the property adjoining E. Franklin Street. To locate a house on E. Franklin Street would require extensive and expensive site alteration and drainage solutions. This would make the feasibility of placing a house in this location very costly.

Detailed Description of Proposed Work continues on the next page

## OVERVIEW - 2400 E. FRANKLIN STREET

We ask you to consider the following when reviewing our proposal to locate the house on the northern side of the property adjoining N 24th. Street:

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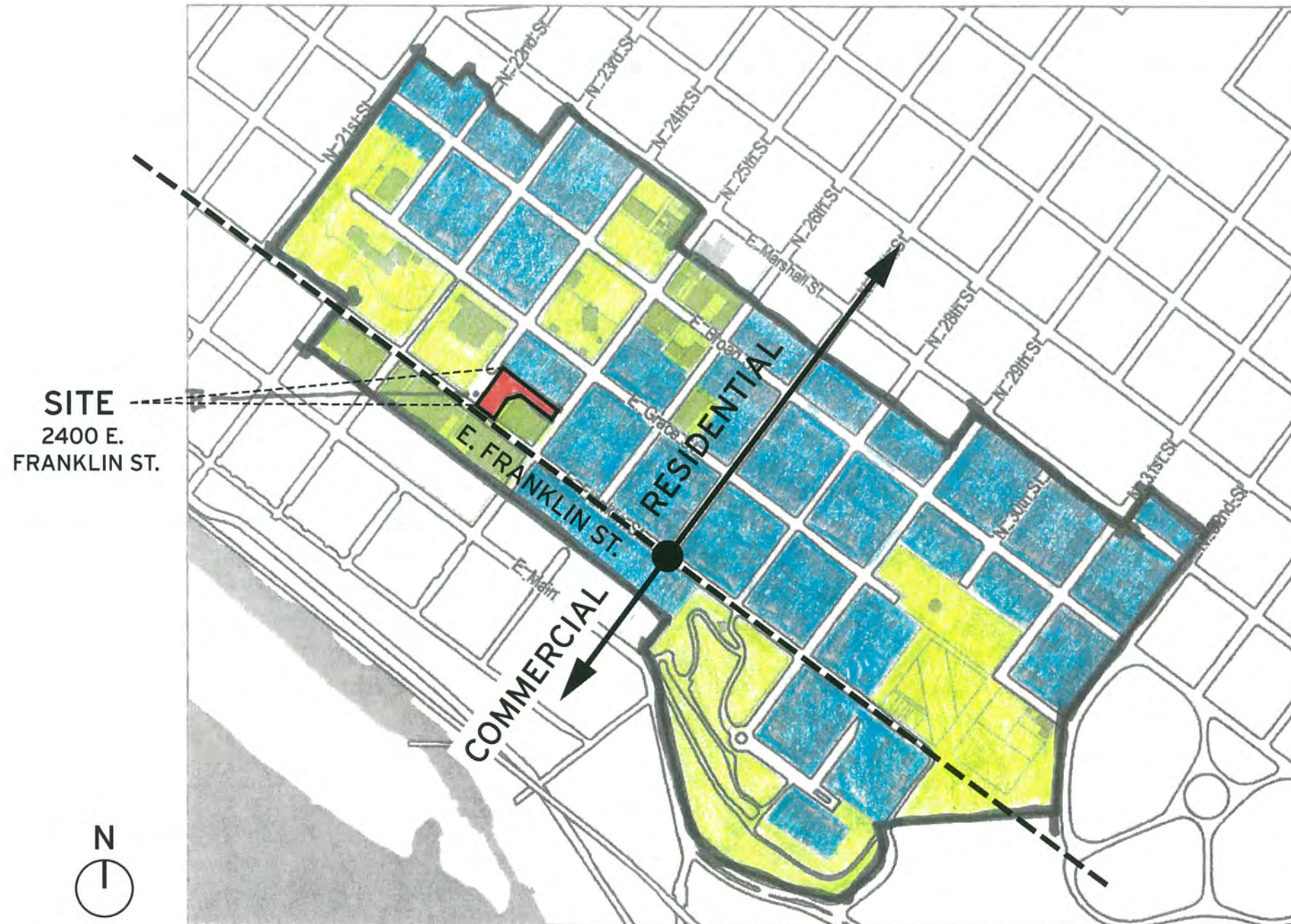
**Hardship:** A steep grade consisting of a 30' rise over 50' exists on the southern side of the property adjoining E. Franklin Street. To locate a house on E. Franklin Street would require extensive and expensive site alteration and drainage solutions. This would make the feasibility of placing a house in this location very costly.

Additionally, there is no access to public sewer system and gas utilities along E. Franklin Street. Locating a house along E. Franklin Street would require the extensive cost and public inconvenience of accessing public utilities along N 25th Street via the City of Richmond's right-of-way. Locating the residence closer to E. Franklin Street would necessitate grading and sanitary pumping the waste if accessing the public utilities along N. 25th Street. The grading and pumping would be extensive and expensive. Locating a house on the northern side of the property would allow simple, gravity-fed, utility access where the property adjoins N. 25th Street.

Furthermore, an existing easement allows the adjacent property to access three existing parking spaces on the southeastern corner of the property. These parking spaces reduce the buildable area along E. Franklin Street. Any relocation of the parking spaces and structure, would be at the full expense of David Kapella.

**Context:** There is no established historic (built) street front along the northern side of E. Franklin between 21st and 25th street. Based on our initial research, this section has historically been open greenspace, with a portion recognized as Taylor's Hill Park. The owners are committed to cleaning-up the front bank of the property along E. Franklin Street to reinforce the connection to the adjacent green space.

The property borders a developed commercial corridor to the southwest and an established residential neighborhood to the northeast. There is no residential context and scale on the E. Franklin Street side of the property. The intent is to locate the house on the north end of the site to connect to and relate to the scale and mass of the existing adjacent residential neighborhood.



### Distinctive Features of St. John's Church

- Impressive views of downtown Richmond and the James River.
- Large areas of public open space (in Chimborazo Park and Libby Hill Park) fronting the river bluffs.
- Well-established streetscapes with granite paving, mature trees and gaslights that provide a cohesive neighborhood with distinctive character.

- RESIDENTIAL
- COMMERCIAL/INSTITUTIONAL/RECREATIONAL

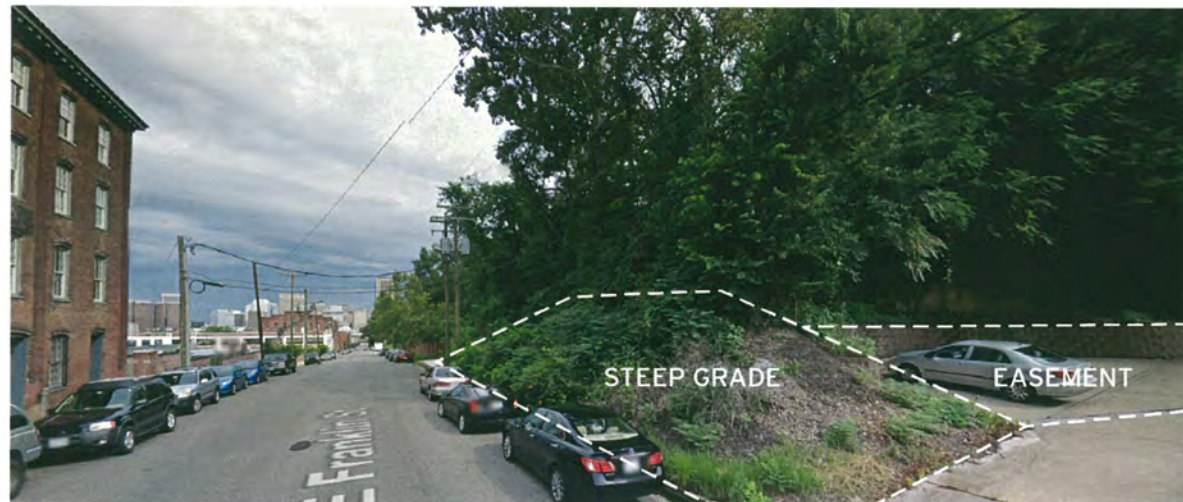
# SITE PHOTOGRAPHY - SITE



1 N. 24TH ST: LOOKING SOUTHEAST



1 N. 24TH ST: LOOKING SOUTHEAST - SITE



2 E. FRANKLIN ST: LOOKING NORTH



3 E. FRANKLIN ST: LOOKING EAST



# SITE PHOTOGRAPHY - STREET CONTEXT



4 E. FRANKLIN ST: LOOKING NORTHWEST



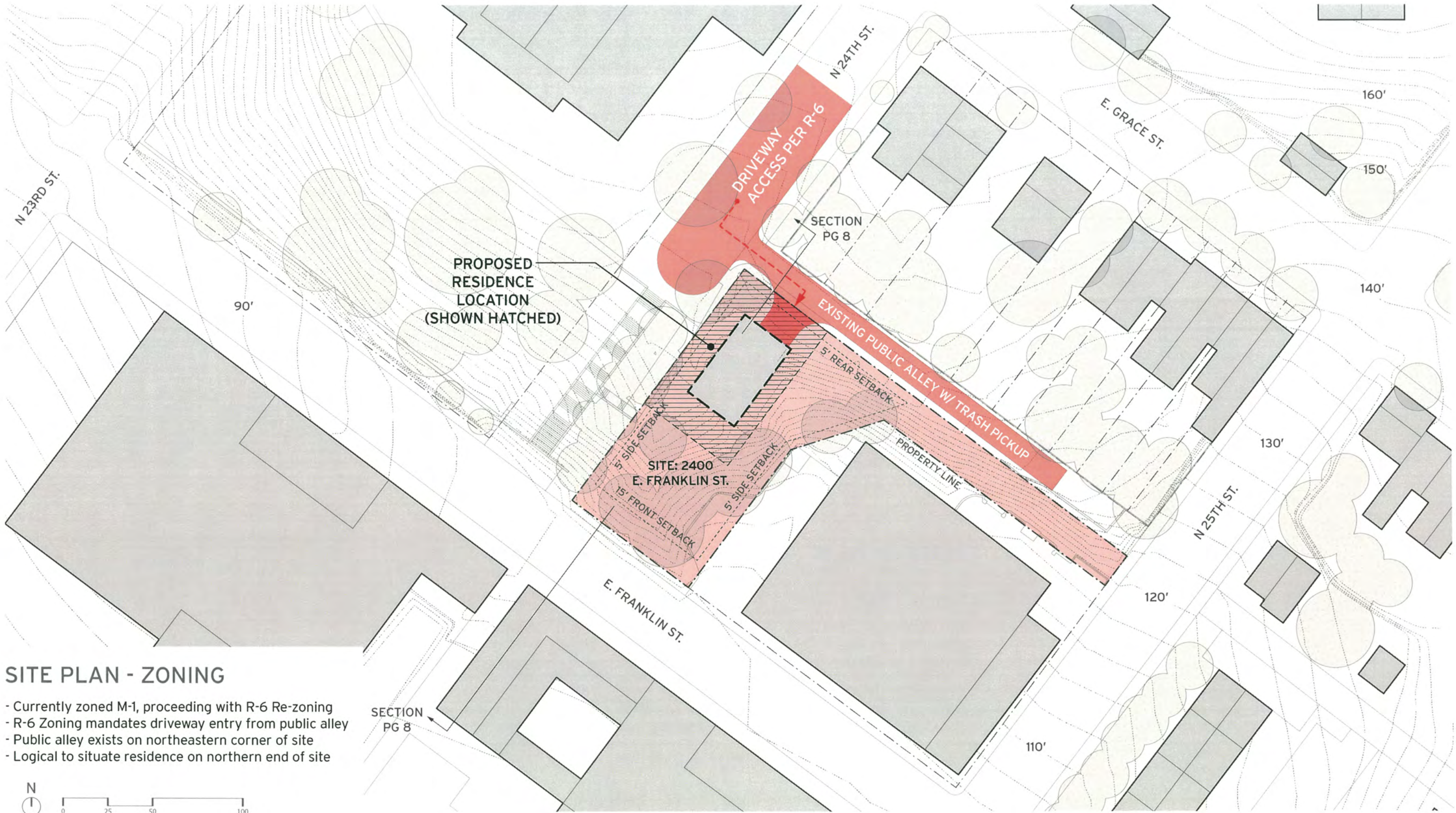
5 E. FRANKLIN ST: LOOKING SOUTHEAST



6 E. GRACE ST: LOOKING SOUTHWEST



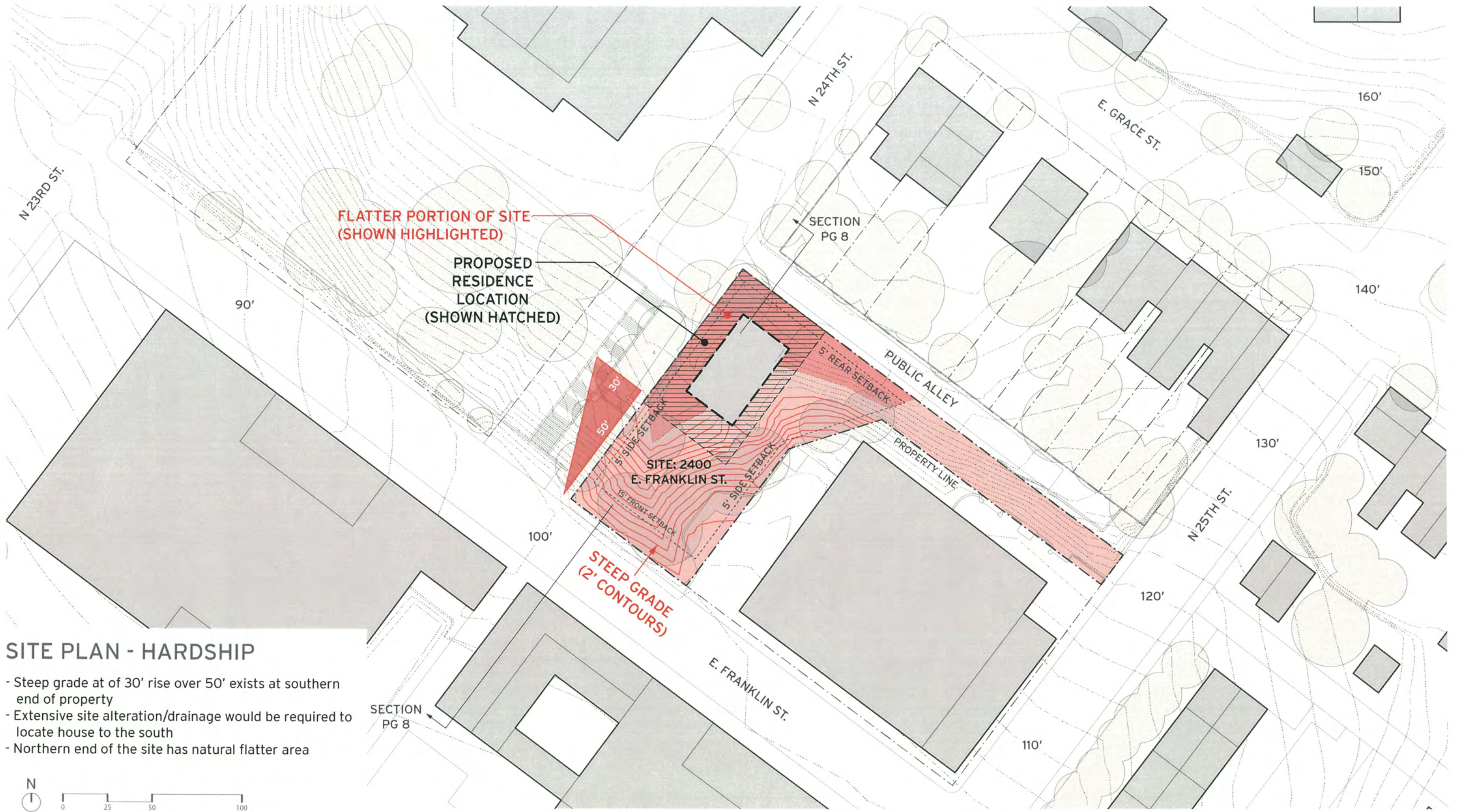
SITE PLAN



**SITE PLAN - ZONING**

- Currently zoned M-1, proceeding with R-6 Re-zoning
- R-6 Zoning mandates driveway entry from public alley
- Public alley exists on northeastern corner of site
- Logical to situate residence on northern end of site





**FLATTER PORTION OF SITE  
(SHOWN HIGHLIGHTED)**

**PROPOSED  
RESIDENCE  
LOCATION  
(SHOWN HATCHED)**

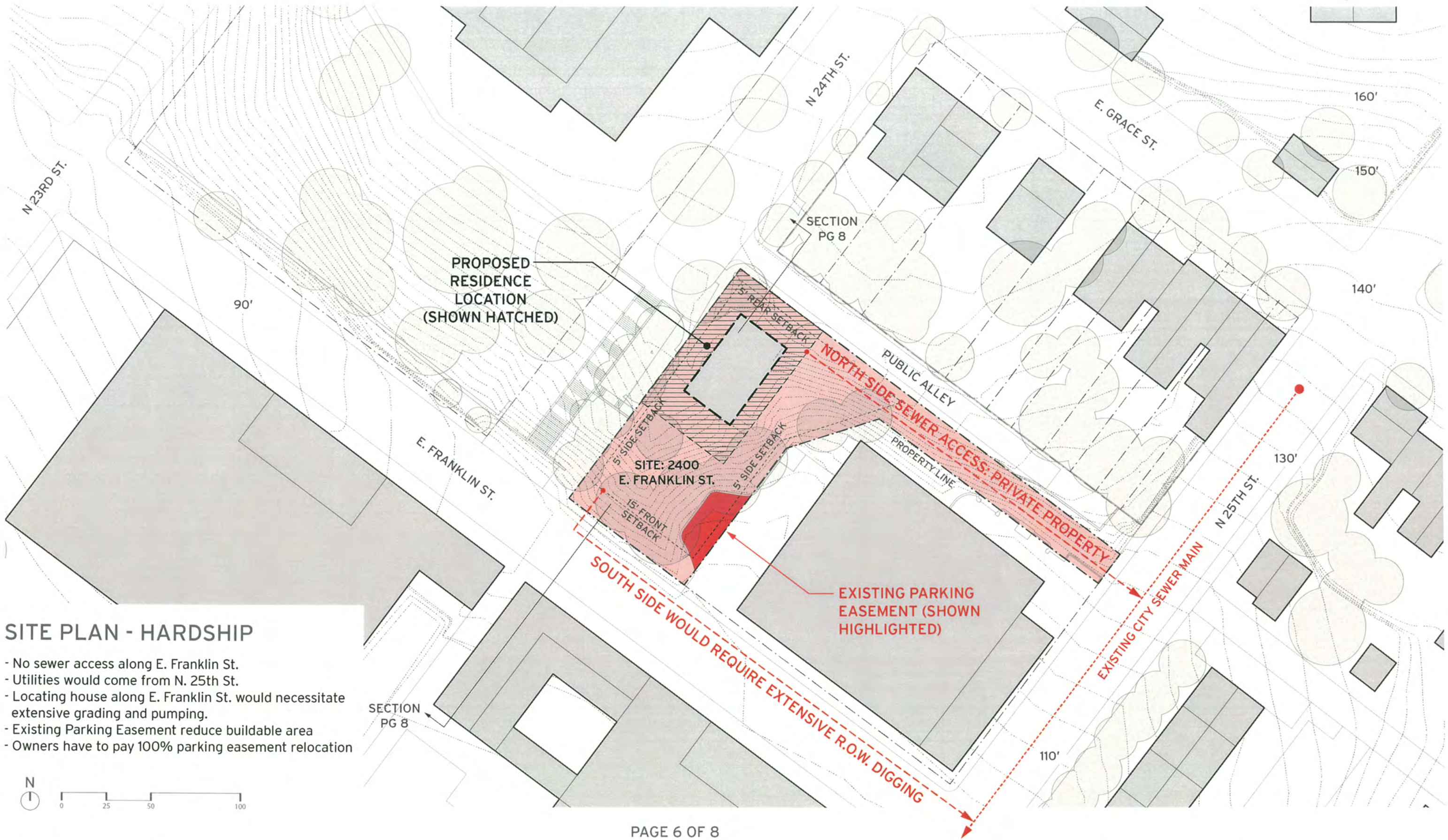
**SITE: 2400  
E. FRANKLIN ST.**

**STEEP GRADE  
(2' CONTOURS)**

**SITE PLAN - HARDSHIP**

- Steep grade at of 30' rise over 50' exists at southern end of property
- Extensive site alteration/drainage would be required to locate house to the south
- Northern end of the site has natural flatter area





**SITE PLAN - HARDSHIP**

- No sewer access along E. Franklin St.
- Utilities would come from N. 25th St.
- Locating house along E. Franklin St. would necessitate extensive grading and pumping.
- Existing Parking Easement reduce buildable area
- Owners have to pay 100% parking easement relocation





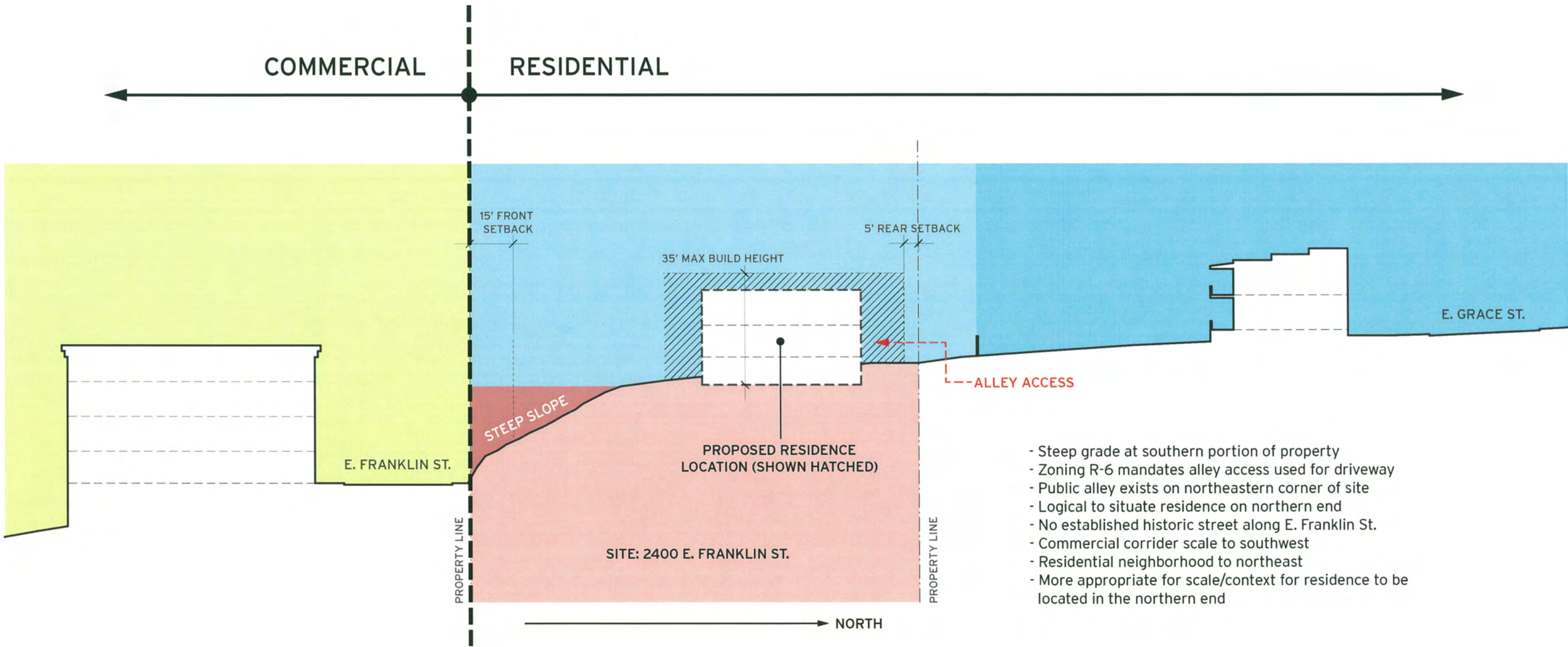


**SITE PLAN - CONTEXT**

- No established historic street along E. Franklin St.
- Commercial scale corridor to southwest
- Residential neighborhood to northeast
- More appropriate for scale/context for residence to be located in the northern end



SITE SECTION DIAGRAM



- Steep grade at southern portion of property
- Zoning R-6 mandates alley access used for driveway
- Public alley exists on northeastern corner of site
- Logical to situate residence on northern end
- No established historic street along E. Franklin St.
- Commercial corridor scale to southwest
- Residential neighborhood to northeast
- More appropriate for scale/context for residence to be located in the northern end