

# Commission for Architectural Review

## Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-7550

[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



### Property (location of work)

Address: 2511 E Franklin Street

Historic District: St. John's Church

### Applicant Information ☒ Billing Contact

Name: Will Gillette / Mark Baker

Email: markbaker@bakerdevelopmentresources.com

Phone: 804-874-6275

Company: Baker Development Resources

Mailing Address: 530 East Main St, Suite 730

Richmond, VA 23219

Applicant Type: ☐ Owner ☒ Agent ☐ Lessee

☐ Architect ☐ Contractor ☐ Other (specify):

### Owner Information ☐ Billing Contact

☐ Same as Applicant

Name: KC Enterprises of VA

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: 1800 GROVE AVE

RICHMOND, VA 23220

**\*\*Owner must sign at the bottom of this page\*\***

### Project Information

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

Description (attach additional sheets if needed):

Additions at the rear of the existing dwellings known as 2511, 2513, and 2515 E Franklin Street

### Acknowledgement of Responsibility

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of 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 and payment of associated fee.

**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission 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

Keith Carter

5/26/2022 7:43:57 PM EDT

05/26/2022

Date



May 27<sup>th</sup>, 2022

City of Richmond Department of Planning and Development Review  
Commission of Architectural Review  
City Hall, 900 East Broad Street  
Richmond, VA 23219

**RE: Commission of Architectural Review: 2511 E Franklin Street (E000-0388/002)**

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed renovation and addition at the rear of the single-family attached dwellings on the property known as 2511 E Franklin Street (the "Property").

The Property is located on the southern line of E Franklin Street between N 25<sup>th</sup> and N 26<sup>th</sup> Streets and lies in Richmond's St. John's Church City Old and Historic District. Existing structures in the district are noted for their well-established streetscapes and cohesive neighborhood character. The 2500 Block of E Franklin Street consists primarily of historic two-story, single-family attached historic dwellings. These dwellings generally consist of masonry structures of an Italianate design. The attached nature of these dwellings, along with the 83 foot depth of the adjacent property at 2521 E Franklin, numerous old-growth street trees, and general topography of the area, creates a unified street wall on both frontages of E Franklin Street and severely limits visibility from the street to the rear of the dwellings where the exterior improvements are proposed.

The Property owner is proposing to renovate the existing dwellings (with the addresses 2511, 2513, and 2515 E Franklin Street) and to construct a two-story addition, along with a

basement, at the rear of each of the dwellings. The proposed renovation will allow for the historic dwellings to meet the needs of the modern market without removing their historic features and charm. The additions will add roughly 1,000 square feet of living area to each dwelling over three floors. The renovated dwellings will contain three bedrooms and three-and-one-half bathrooms. A finished basement and open first floor are proposed. The second floor will contain two bedrooms, including a Master Suite with walk-in closets and en suite bath. Each floor of the addition will include a roughly 60 square foot deck, located at the rear of the dwelling, to provide additional outdoor living space for future inhabitants.

### Siting:

The Property is approximately 49 feet in width and contains roughly 4,950 square feet of lot area. The Property contains three (3) attached two-story dwellings on a lot with significant decrease in topography at the rear. The existing dwellings show as two-stories from the street but contain finished basements which are visible at the rear of the Property. No changes would be made to the front of the existing dwellings while the siting and of the new additions at the rear of the dwellings would reflect both the topography of the Property and all relevant City zoning requirements.

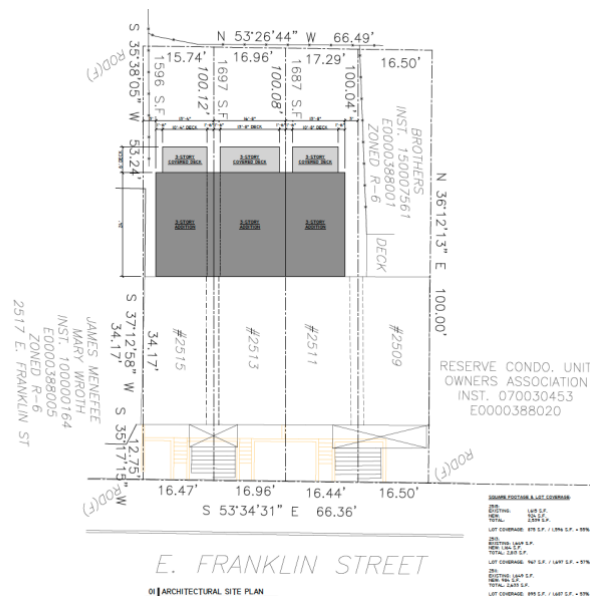


Figure 1: Site layout of the proposed additions



**Form:**

The proposed additions have been designed to recognize the topography of the site. The unified street wall of attached structures along E Franklin and N 25<sup>th</sup> Street, along with the large number of trees located to the rear of the dwellings mean that the proposed dwellings will be visible from an extremely limited number of locations.



*Figure 2: Google Street-View of the Property from Main Street (Aug. 2021)*

**Scale:**

As noted above, the proposed design of the new addition is consistent with the scale and character of the existing dwellings on the Property and will not be visible from street level

along E Franklin Street. The proposed additions will increase the overall livability of the existing dwellings by allowing for the inclusion of features that are desired by the modern homebuyer including open floorplan living areas, en suite baths, and outdoor living space. The proposed additions will allow for these historic dwellings to be renovated, without changing the existing streetscape of the St. John's Church Old and Historic District.

### **Height, Width, Proportion, & Massing**

Existing residential structures within the block are predominantly two stories and constructed with masonry exteriors. As no changes will be made to the height or width of the dwellings, they will retain their historic nature and compatibility with the surrounding properties.

### **Exterior Cladding/Doors and Windows/Materials**

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. Cementitious siding was chosen as this addition for its durability and desirable aesthetics. Materials were selected to be consistent with CAR requirements and with other dwellings within the St. John's Church Old and Historic District. All proposed exterior improvements will be visible from an extremely limited number of nearby viewpoints. A finish schedule including doors and windows is provided for the dwelling.

We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at [markbaker@bakerdevelopmentresources.com](mailto:markbaker@bakerdevelopmentresources.com) or (804)874-6275.

Sincerely,



Mark R. Baker

Baker Development Resources, LLC



PROJECT CONTACTS:

DEVELOPER:  
KEITH CARTER  
K.C. ENTERPRISES OF VA LLC  
804-938-7000

ARCHITECT:  
CHRISTOPHER WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

ADDITION & RENOVATION TO THREE 3-STORY, SINGLE-FAMILY  
ATTACHED HOUSES IN RICHMOND'S SHOCKOE BOTTOM NEIGHBORHOOD

2511-2515 E. FRANKLIN ST.

2511-2515 E. FRANKLIN STREET  
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
XI.I	SITE PHOTOS
CI.I	ARCHITECTURAL SITE PLAN
DI.I	AS-BUILT/DEMO PLANS
AI.0	BASEMENT PLANS
AI.1	FIRST FLOOR PLANS
AI.2	SECOND FLOOR PLANS
A2.1	REAR EXTERIOR ELEVATION & EXTERIOR FINISH SCHEDULE
A2.2	LEFT SIDE EXTERIOR ELEVATION
A2.3	RIGHT SIDE EXTERIOR ELEVATION

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NOT FOR  
CONSTRUCTION

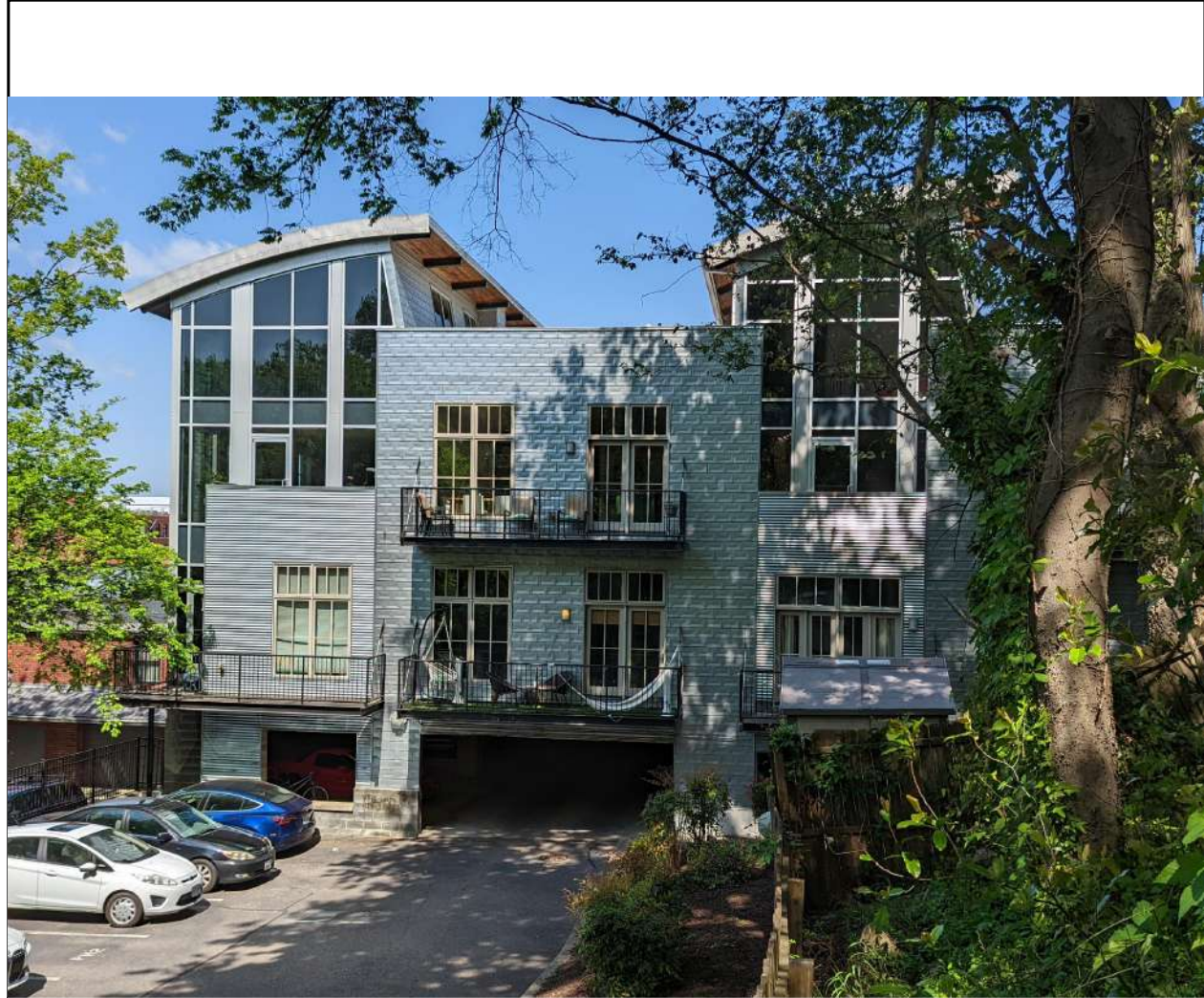
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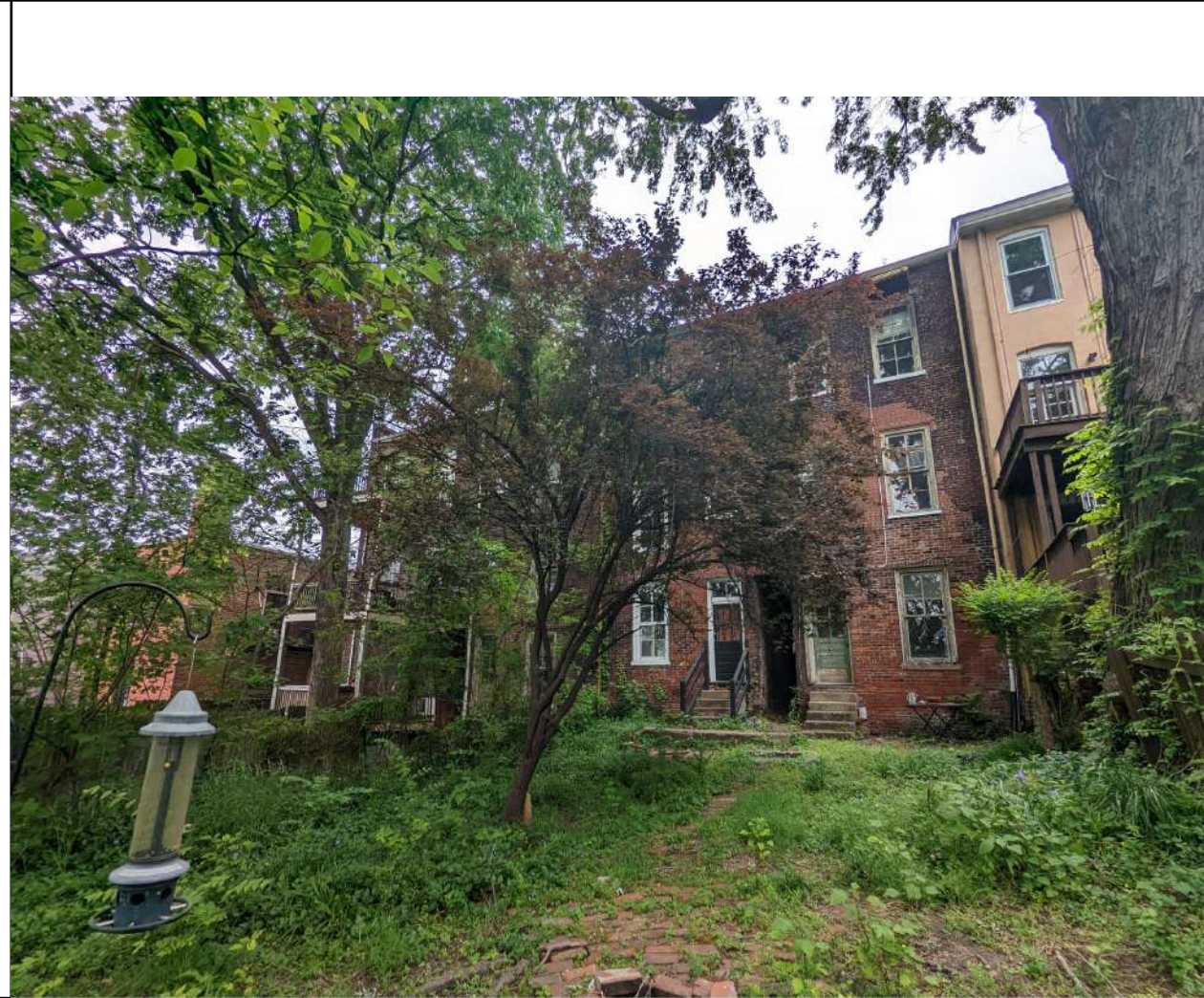
COVER SHEET

CS

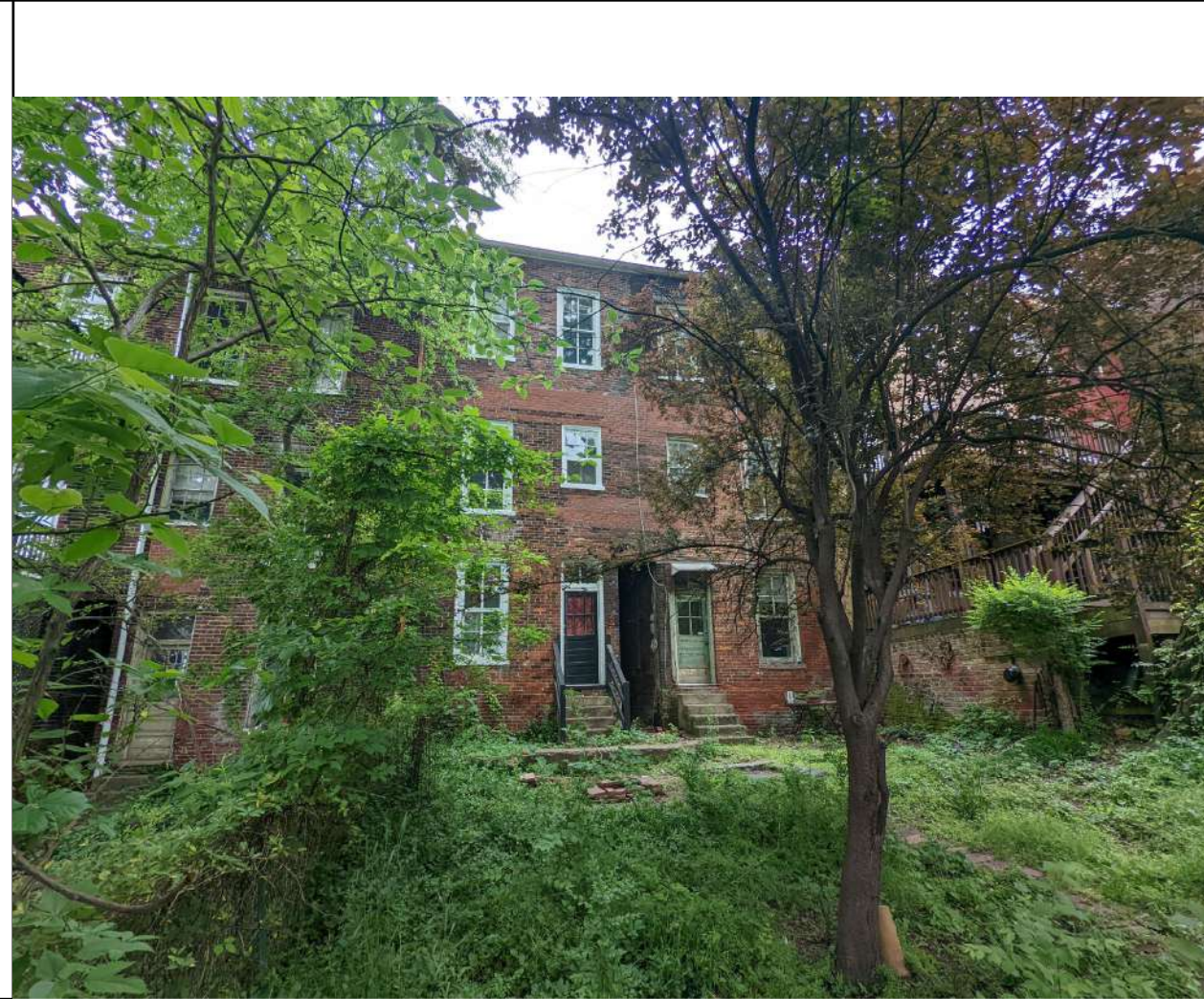




CONDOS VISIBLE FROM BACK YARD



REAR VIEW OF PROJECT HOUSES



REAR VIEW OF PROJECT HOUSES



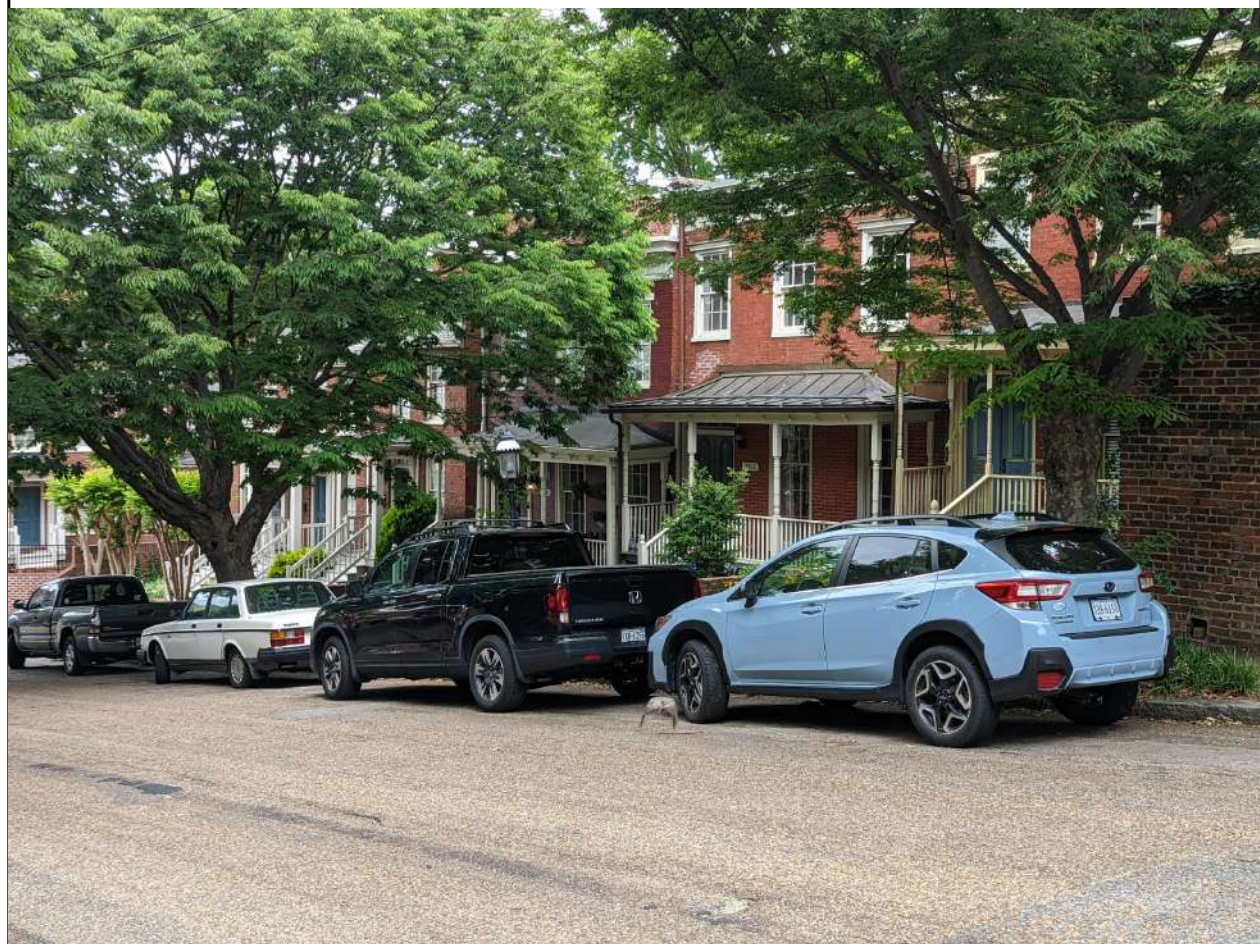
FRONT VIEW OF PROJECT HOUSES



FRONT VIEW OF PROJECT HOUSES



FRONT PORCH TO BE REPAIRED



VIEW ACROSS STREET FROM PROJECT



VIEW ACROSS STREET FROM PROJECT



NEIGHBOR (LEFT) OF PROJECT HOUSES

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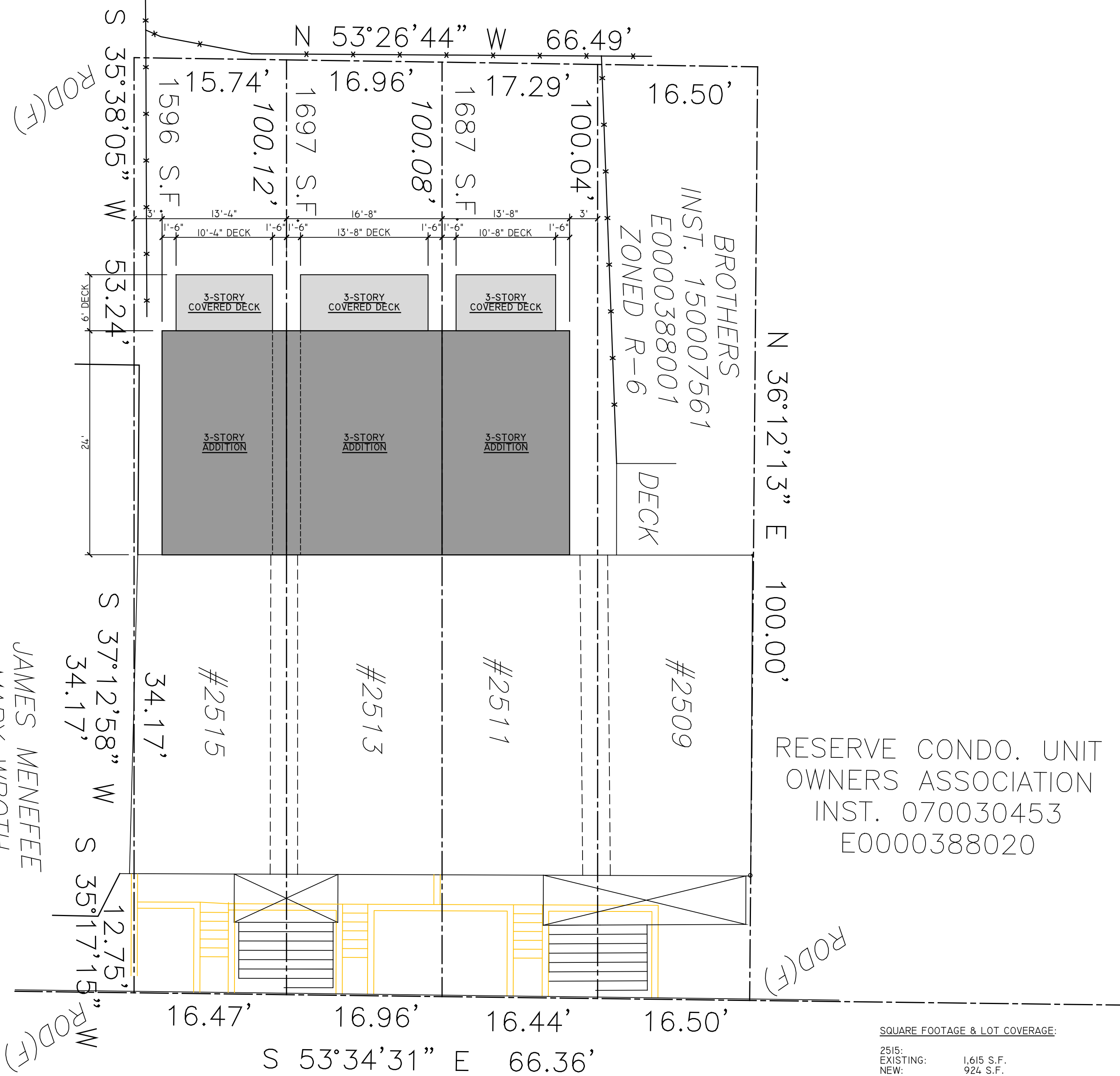
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AREA PHOTOS

**XI.1**





JAMES MENEFEE  
MARY WROTH  
INST. 100000164  
E0000388005  
ZONED R-6  
2517 E. FRANKLIN ST

RESERVE CONDO. UNIT  
OWNERS ASSOCIATION  
INST. 070030453  
E0000388020

SQUARE FOOTAGE & LOT COVERAGE:

2515:	
EXISTING:	1,615 S.F.
NEW:	924 S.F.
TOTAL:	2,539 S.F.
LOT COVERAGE:	875 S.F. / 1,596 S.F. = 55%
2513:	
EXISTING:	1,649 S.F.
NEW:	1,164 S.F.
TOTAL:	2,813 S.F.
LOT COVERAGE:	967 S.F. / 1,697 S.F. = 57%
2511:	
EXISTING:	1,649 S.F.
NEW:	984 S.F.
TOTAL:	2,633 S.F.
LOT COVERAGE:	895 S.F. / 1,687 S.F. = 53%

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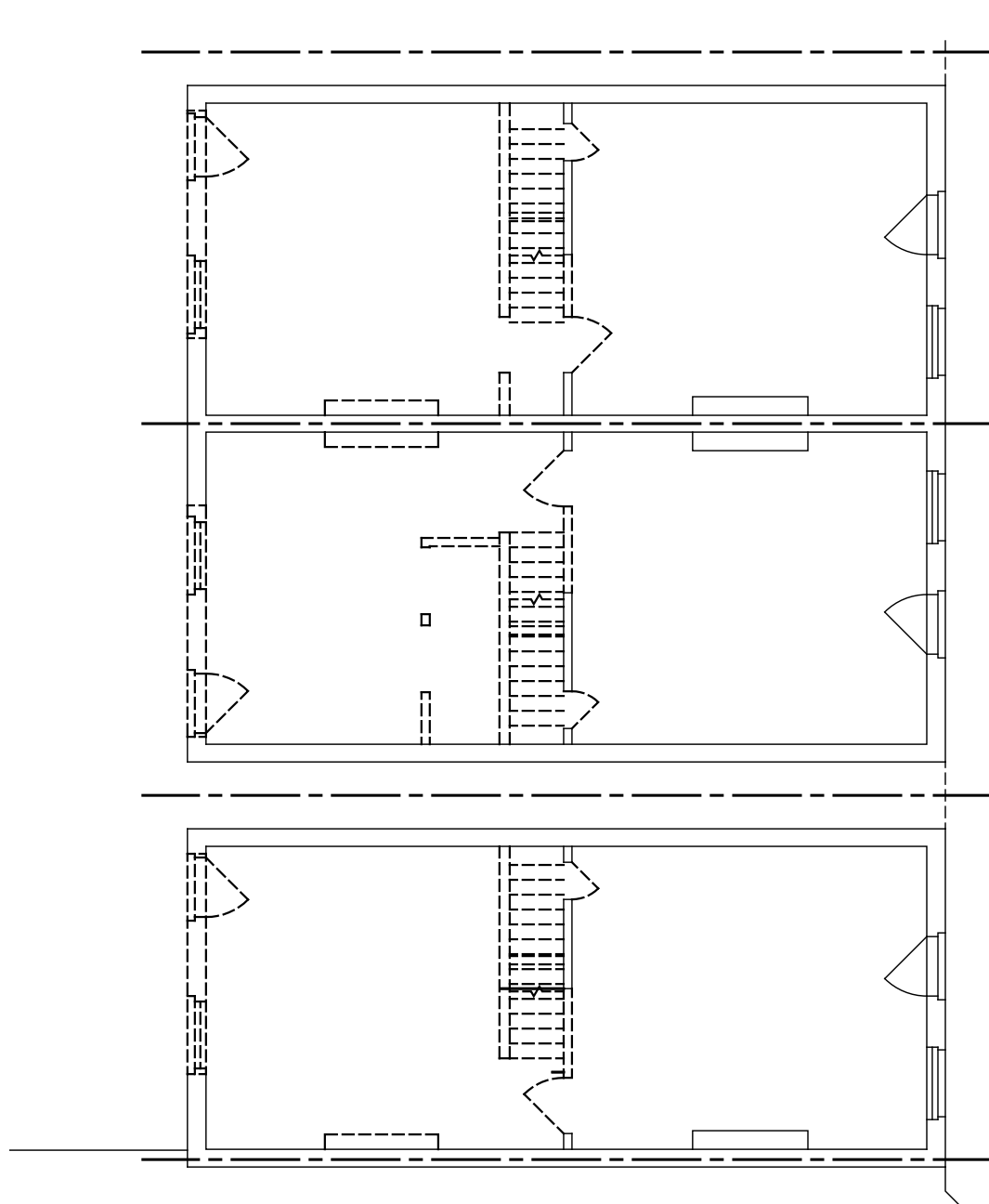
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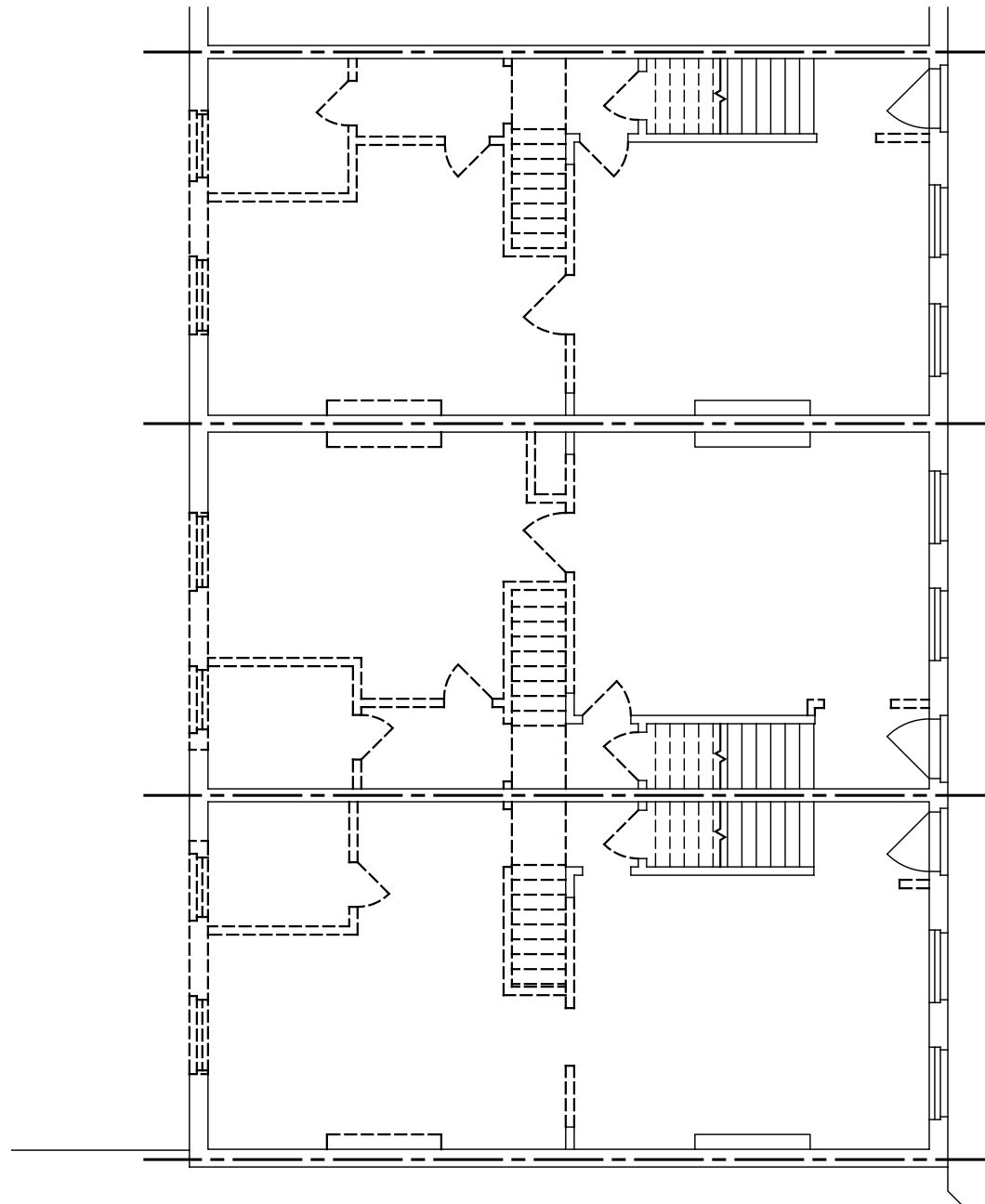
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ARCHITECTURAL  
SITE PLAN  
**CI.1**

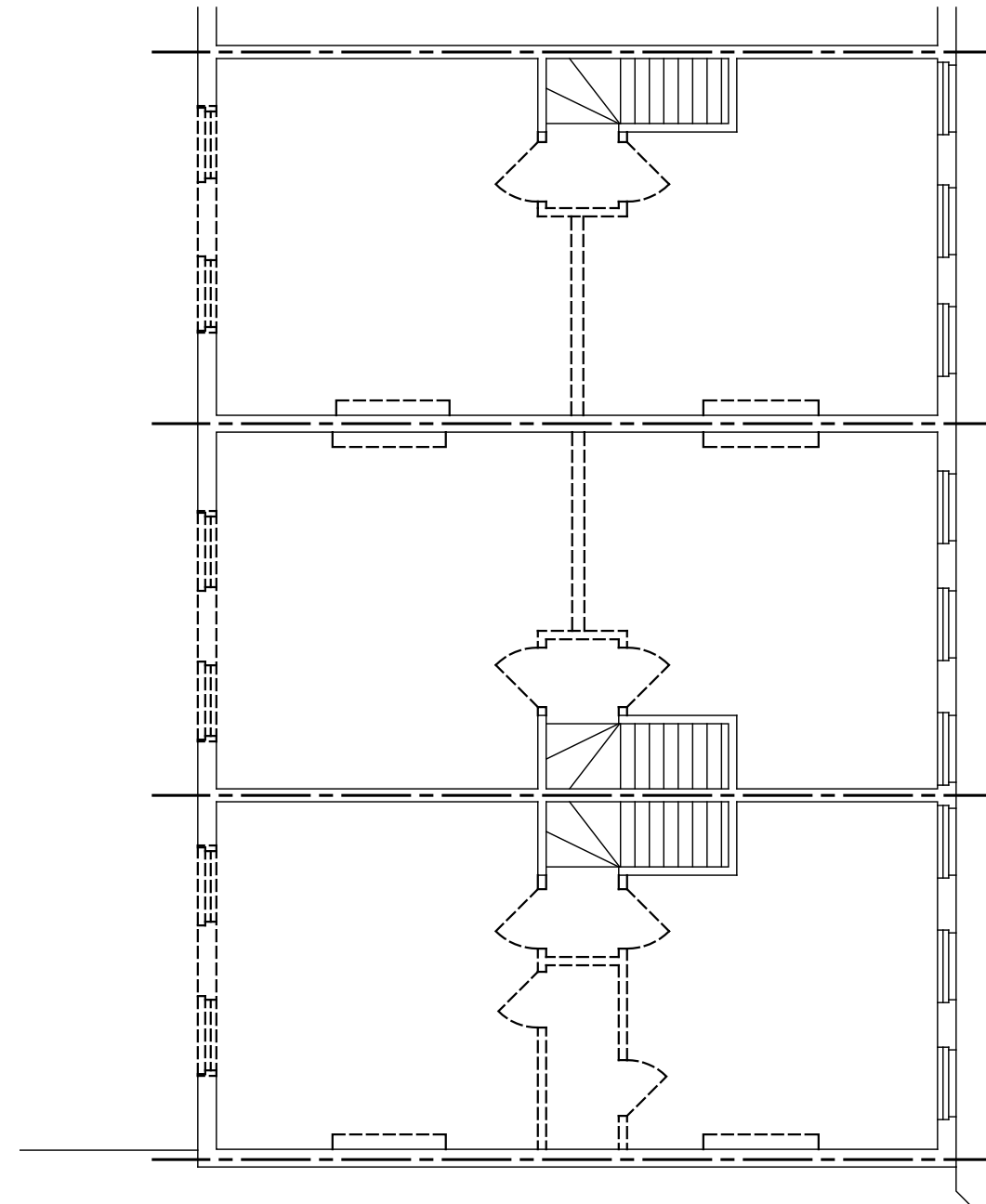




00 | AS-BUILT/DEMO BASEMENT PLAN  
1/8" = 1'



01 | AS-BUILT/DEMO FIRST FLOOR PLAN  
1/8" = 1'



02 | AS-BUILT/DEMO SECOND FLOOR PLAN  
1/8" = 1'

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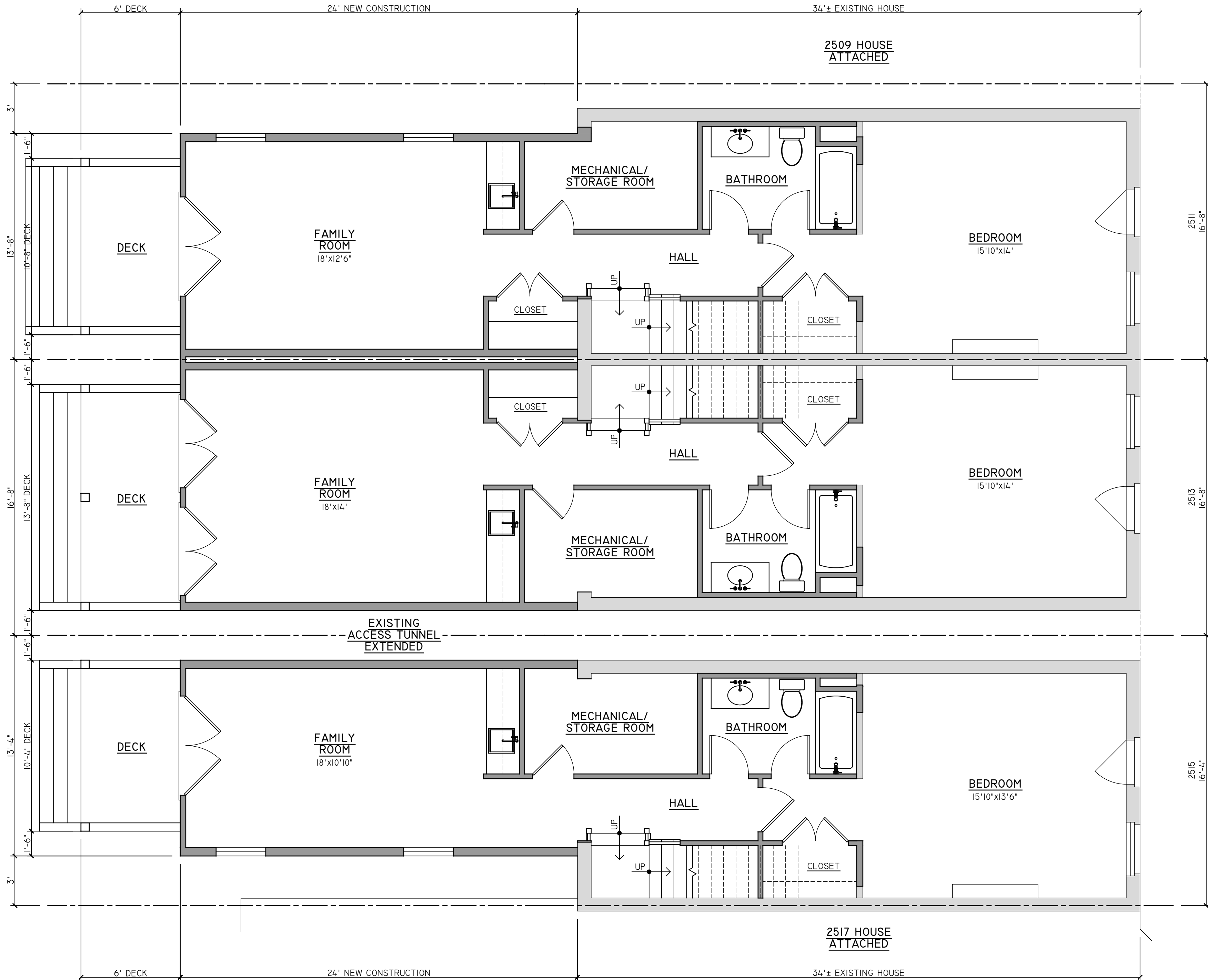
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AS-BUILT/DEMO PLANS

DI.1





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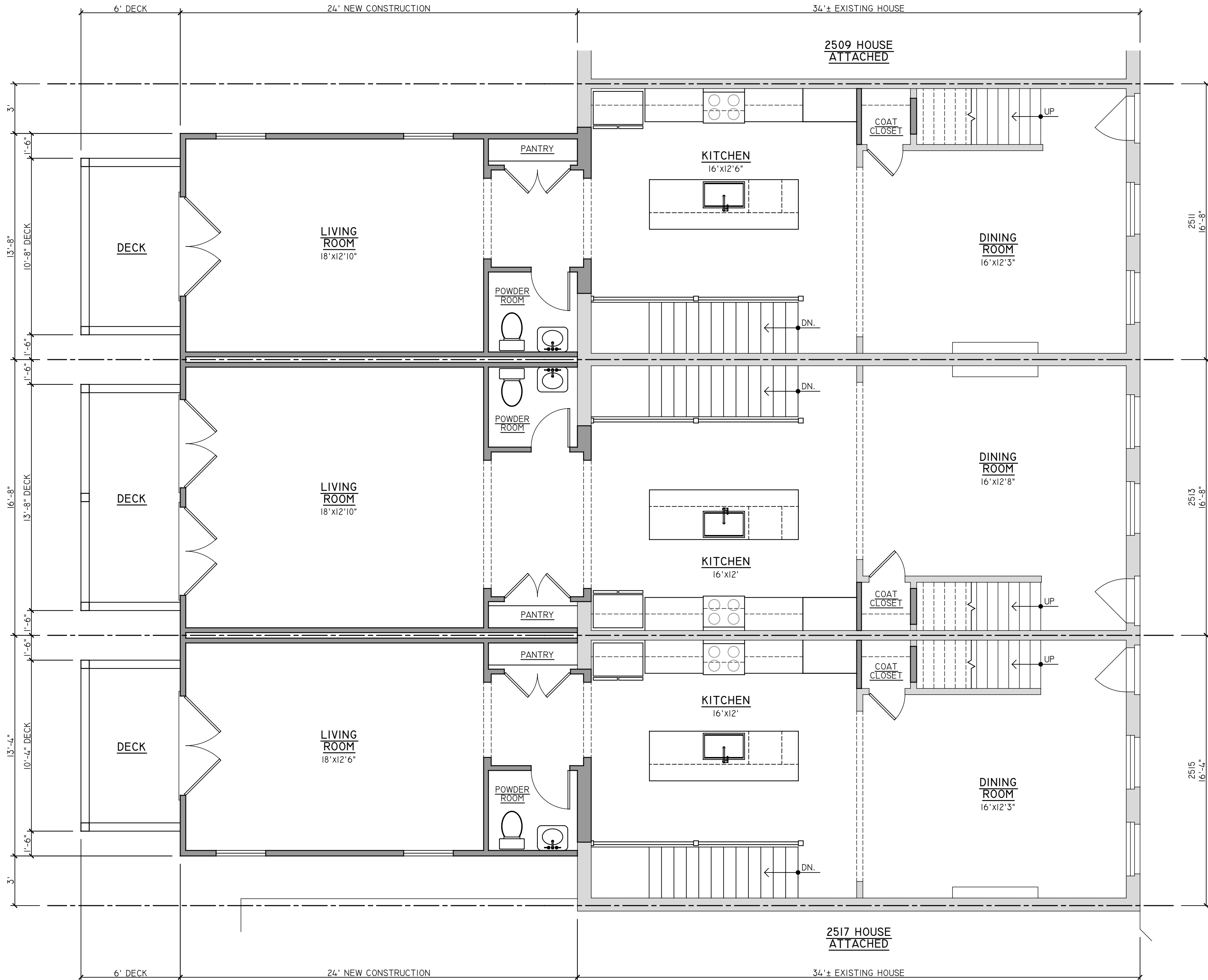
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BASEMENT PLANS

AI.0





01 | FIRST FLOOR PLANS

1/4" = 1'

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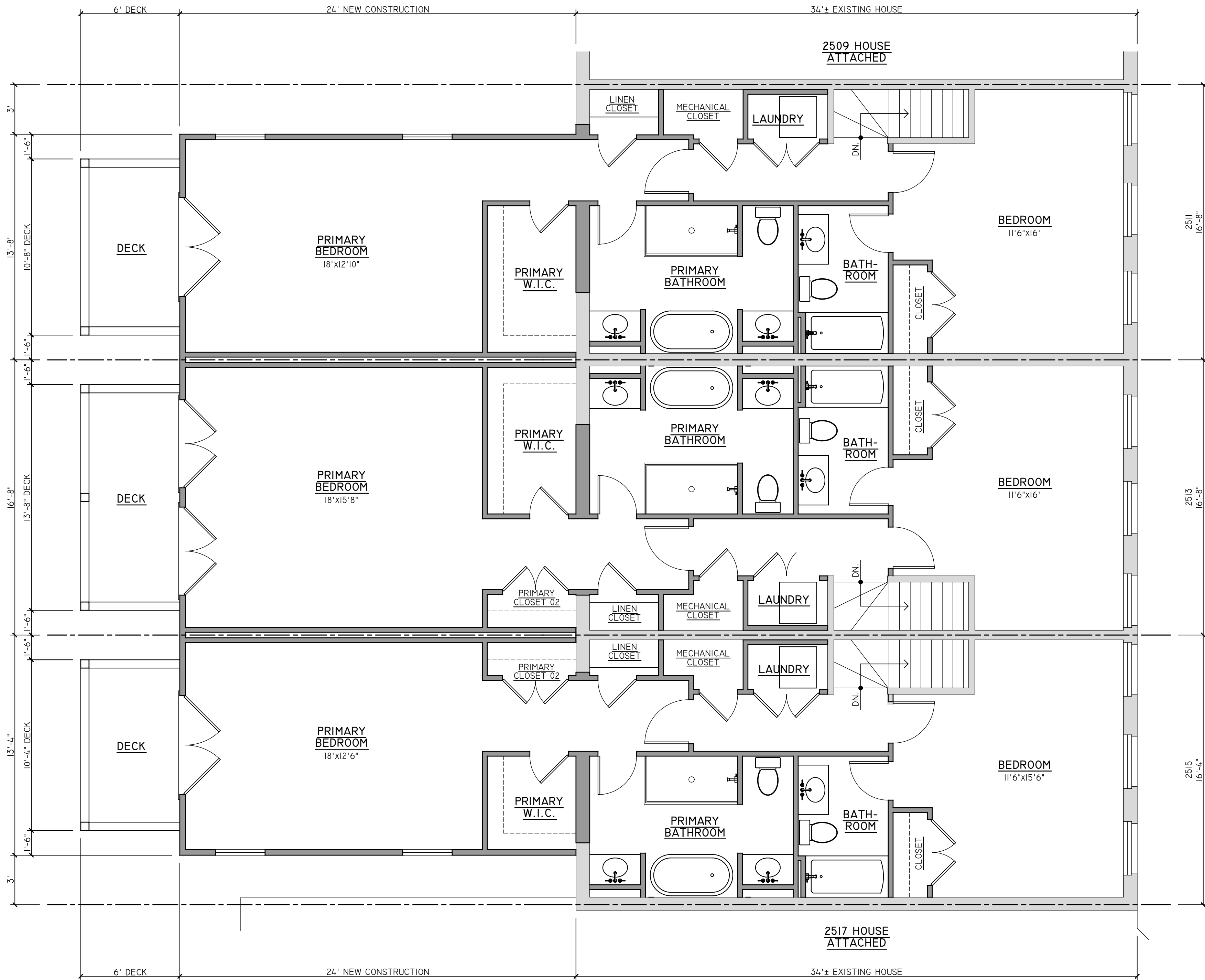
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FIRST FLOOR PLANS

AI.1





01 | SECOND FLOOR PLANS  
1/4" = 1'

PROJECT CONTACTS:  
DEVELOPER:  
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ARCHITECT:  
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SECOND FLOOR PLANS  
**AI.2**





01 REAR ELEVATION  
1/4" = 1'

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	TAN/GRAY
02	HARDIEPLANK LAP SIDING	TBD
03	HARDIE/COMP. TRIM	PAINTED WHITE
04	MAIN ROOF - TPO	FACTORY WHITE
05	NEW FRONT PORCH ROOF - EPDM MEMBRANE	FACTORY BLACK
06	SOLID WOOD DOORS	PAINTED- COLOR TBD
07	WINDOWS	CLAD WOOD, PREFINISHED WHITE
08	FRONT PORCH CONSTRUCTION- WHERE DAMAGED,	REPAIR/REPLACE WITH MATERIALS/FINISHES TO MATCH ORIGINAL
09	REAR PORCH P.T. FRAMING & DECKING	NATURAL TREATED WOOD
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

EXTERIOR FINISH NOTES:  
1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.  
2. GRADES SHOWN APPROXIMATE. V.I.F.  
3. EXISTING HOUSE UNHATCHED. NEW ADDITION HATCHED.  
4. ALL EXTERIOR MATERIALS SHALL BE C.A.R. COMPLIANT & FINAL SELECTIONS SHALL BE APPROVED BY C.A.R..

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REAR EXTERIOR  
ELEVATION  
**A2.1**





01 | LEFT SIDE ELEVATION  
1/4" = 1'

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LEFT SIDE  
EXTERIOR ELEVATION

A2.2





01 | RIGHT SIDE ELEVATION  
1/4" = 1"

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RIGHT SIDE  
EXTERIOR ELEVATION

A2.3