

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



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

Cambium Tree Experts
800 Ruthers Rd
N Chesterfield, VA 23235
(804)426-2037
Cambium@comcast.net
<http://Www.cambiumtree.net>



BILL TO
Keith Carter

ACTIVITY	QTY	RATE	AMOUNT
General Tree Work Consultation fee	1	100.00	100.00

The silver maple located on the back left-hand corner of the properties has reached a maturity level where it should be expected to decrease in size in the continuing years by eliminating large for sections of branches to compensate in its Enormous size. This will most likely become a hazard in the near future.



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

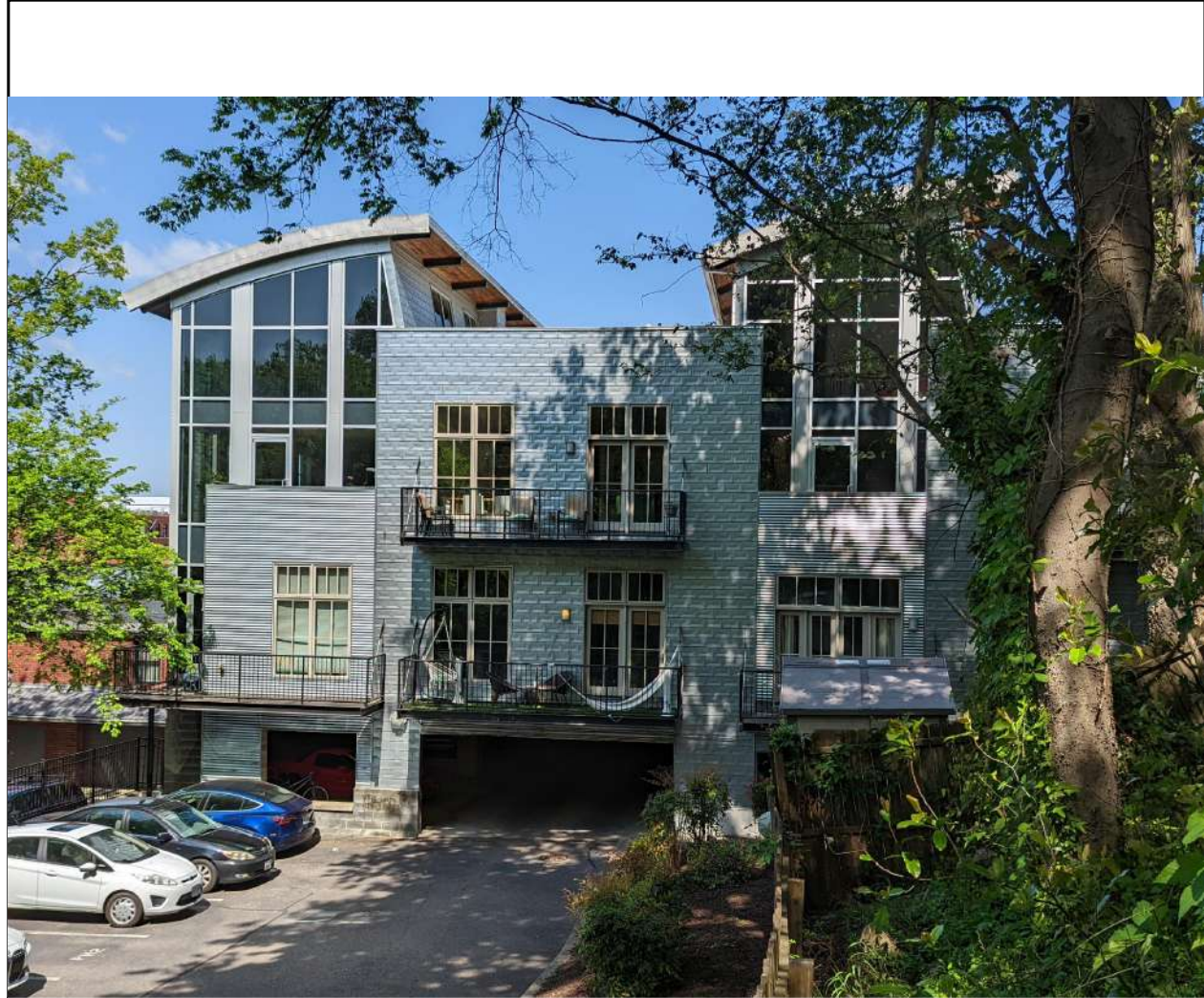
ADDITION & RENOVATION TO THREE 3-STORY, SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S SHOCKOE BOTTOM NEIGHBORHOOD
2511-2515 E. FRANKLIN ST.
2511-2515 E. FRANKLIN STREET
RICHMOND, VIRGINIA 23223

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

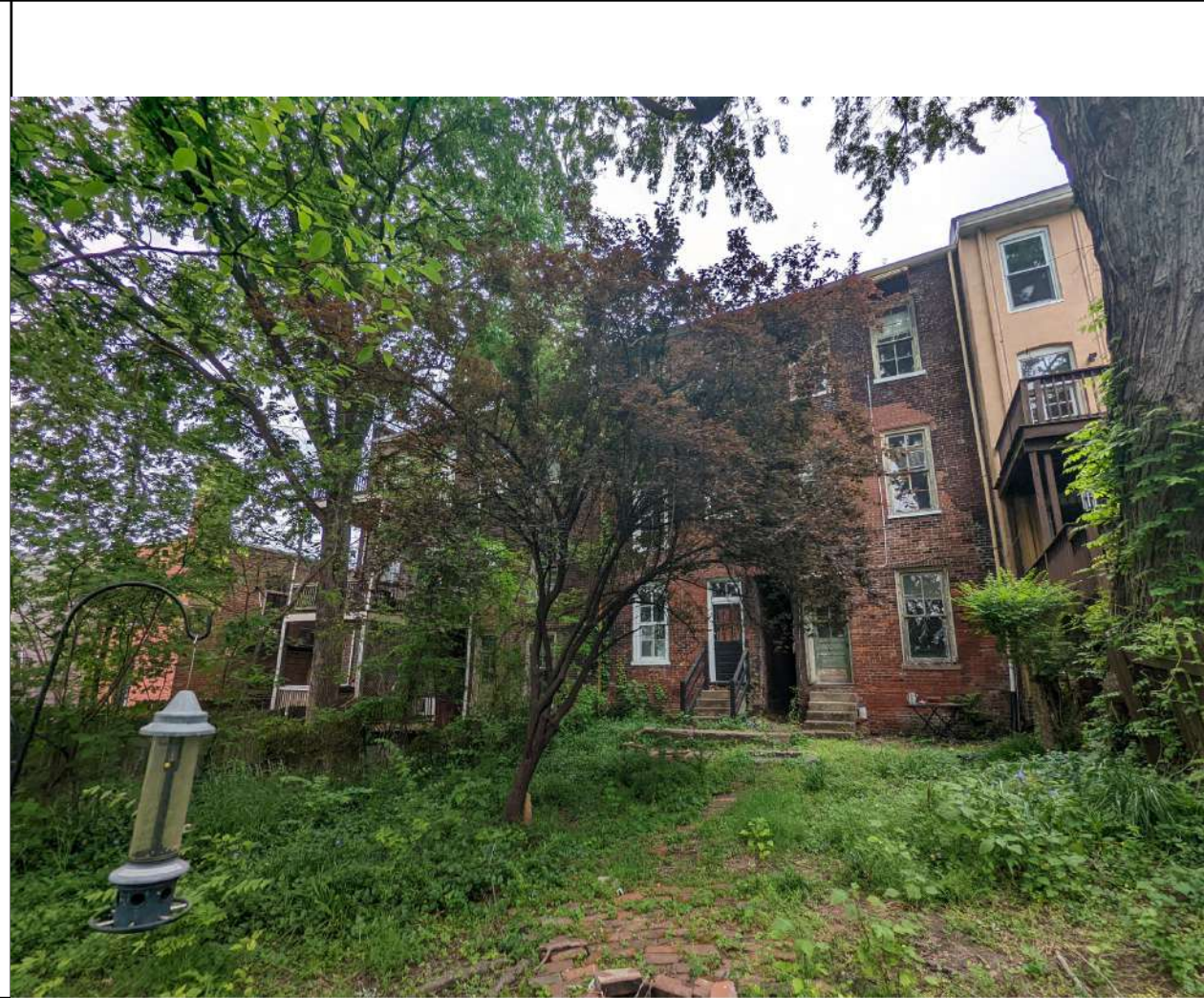
NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND
SUBMITTAL SET
DATE/MARK:
07.13.2022

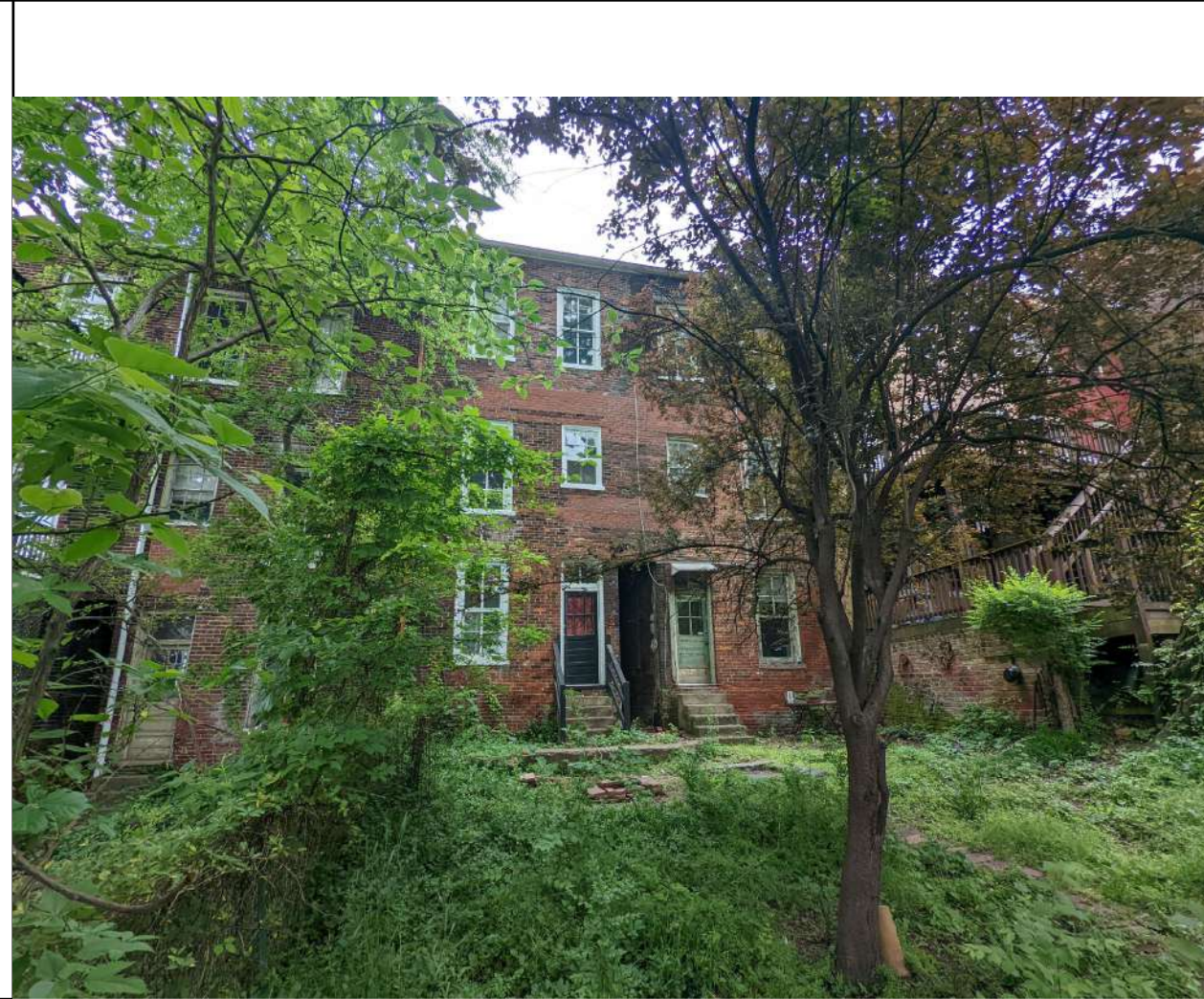
COVER SHEET
CS



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

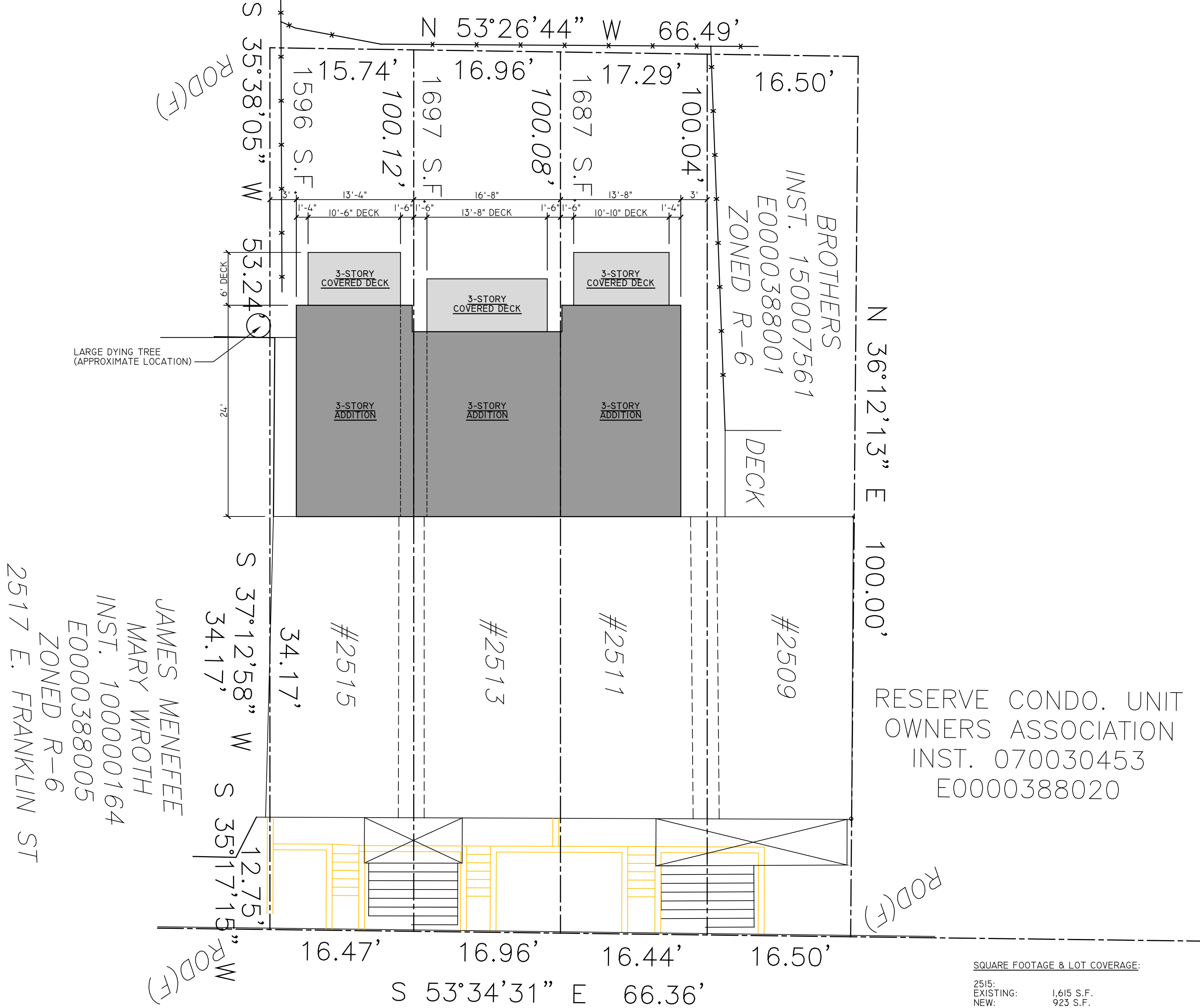
PROJECT CONTACTS:
DEVELOPER:
KEITH CARTER
K.C. ENTERPRISES OF VA LLC
804-938-7000
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

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

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND
SUBMITTAL SET
DATE/MARK:
07.13.2022

AREA PHOTOS
XI.1



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

S 35°38'05" W 53.24'
S 37°12'58" W 34.17'
S 35°17'15" W 12.75'
S 53°34'31" E 66.36'

N 53°26'44" W 66.49'
15.74' 16.96' 17.29' 16.50'
1596 S.F. 1697 S.F. 1687 S.F. 100.04'
100.12' 100.08'
13'-4" 16'-8" 13'-8" 1'-4"
10'-6" DECK 13'-8" DECK 10'-10" DECK
3-STORY COVERED DECK
3-STORY ADDITION
3-STORY COVERED DECK
3-STORY ADDITION
3-STORY COVERED DECK
3-STORY ADDITION
DECK

N 36°12'13" E 100.00'
BROTHERS
INST. 150007561
E0000388001
ZONED R-6
RESERVE CONDO. UNIT
OWNERS ASSOCIATION
INST. 070030453
E0000388020

SQUARE FOOTAGE & LOT COVERAGE:	
2515:	
EXISTING:	1,615 S.F.
NEW:	923 S.F.
TOTAL:	2,538 S.F.
LOT COVERAGE: 875 S.F. / 1,636 S.F. = 53.5%	
2513:	
EXISTING:	1,649 S.F.
NEW:	1,067 S.F.
TOTAL:	2,716 S.F.
LOT COVERAGE: 933 S.F. / 1,668 S.F. = 54.9%	
2511:	
EXISTING:	1,649 S.F.
NEW:	983 S.F.
TOTAL:	2,632 S.F.
LOT COVERAGE: 894 S.F. / 1,668 S.F. = 53.6%	

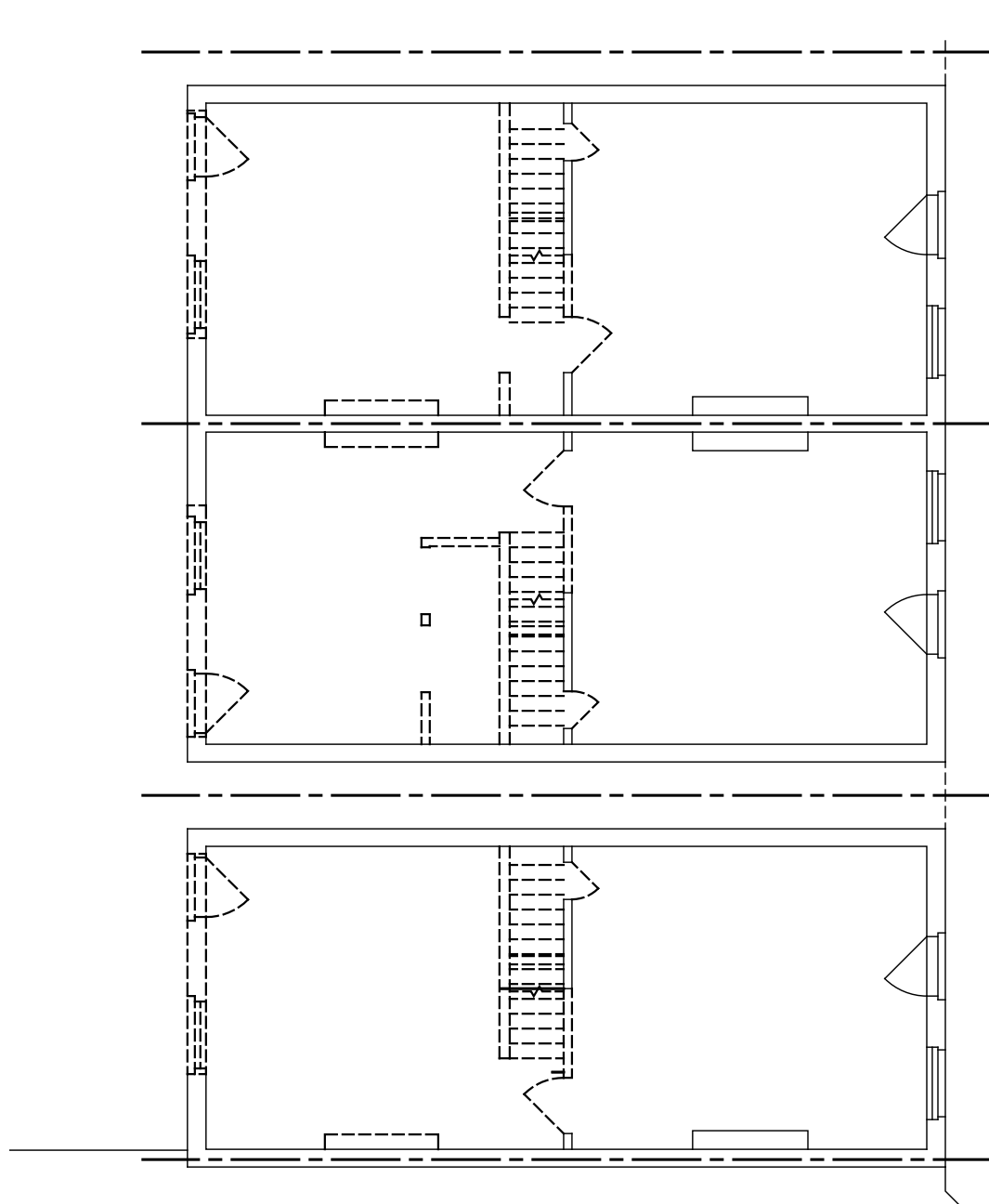
PROJECT CONTACTS:
DEVELOPER:
KEITH CARTER
K.C. ENTERPRISES OF VA LLC
804-938-7000
ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

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

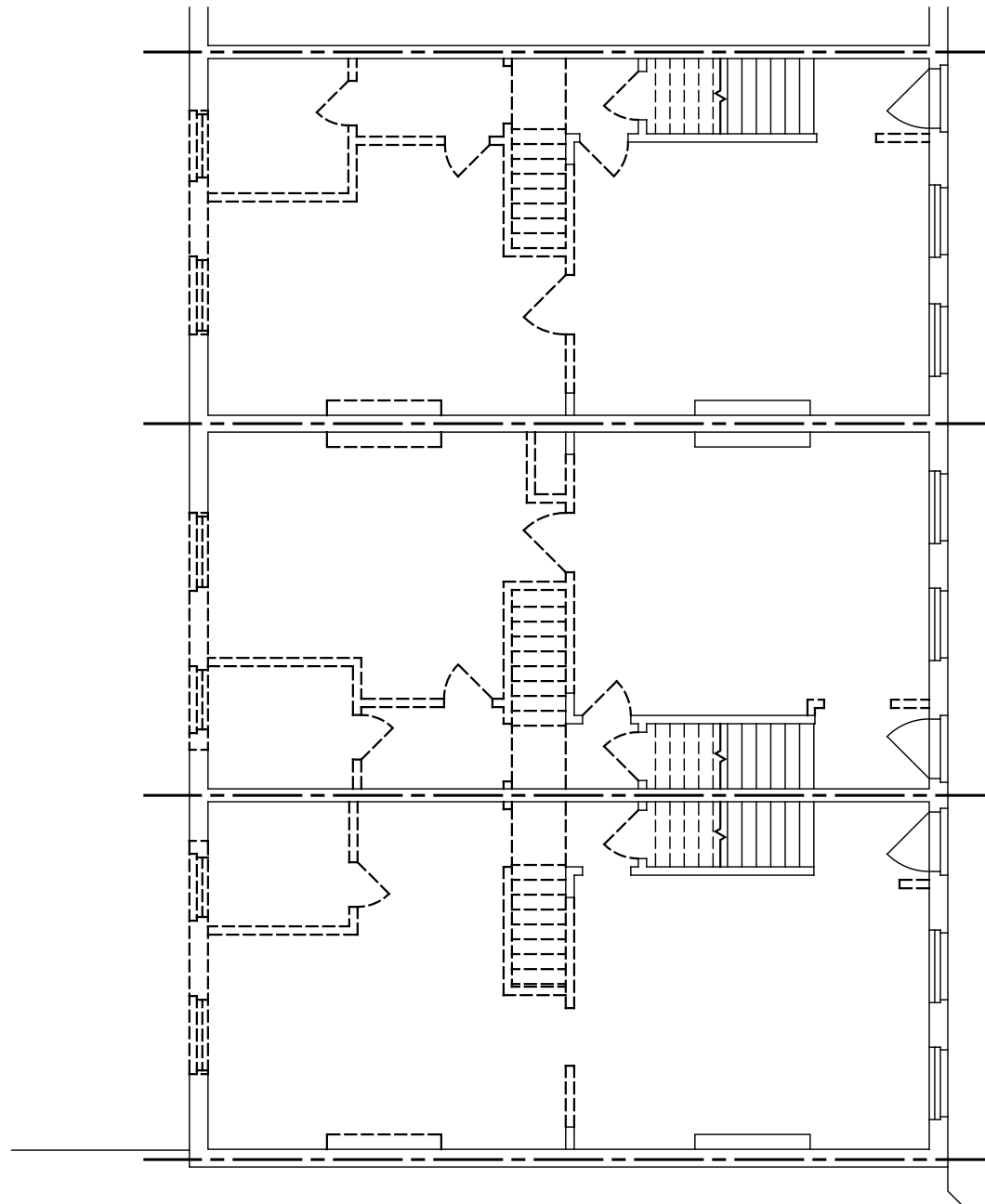
NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND
SUBMITTAL SET
DATE/MARK:
07.13.2022

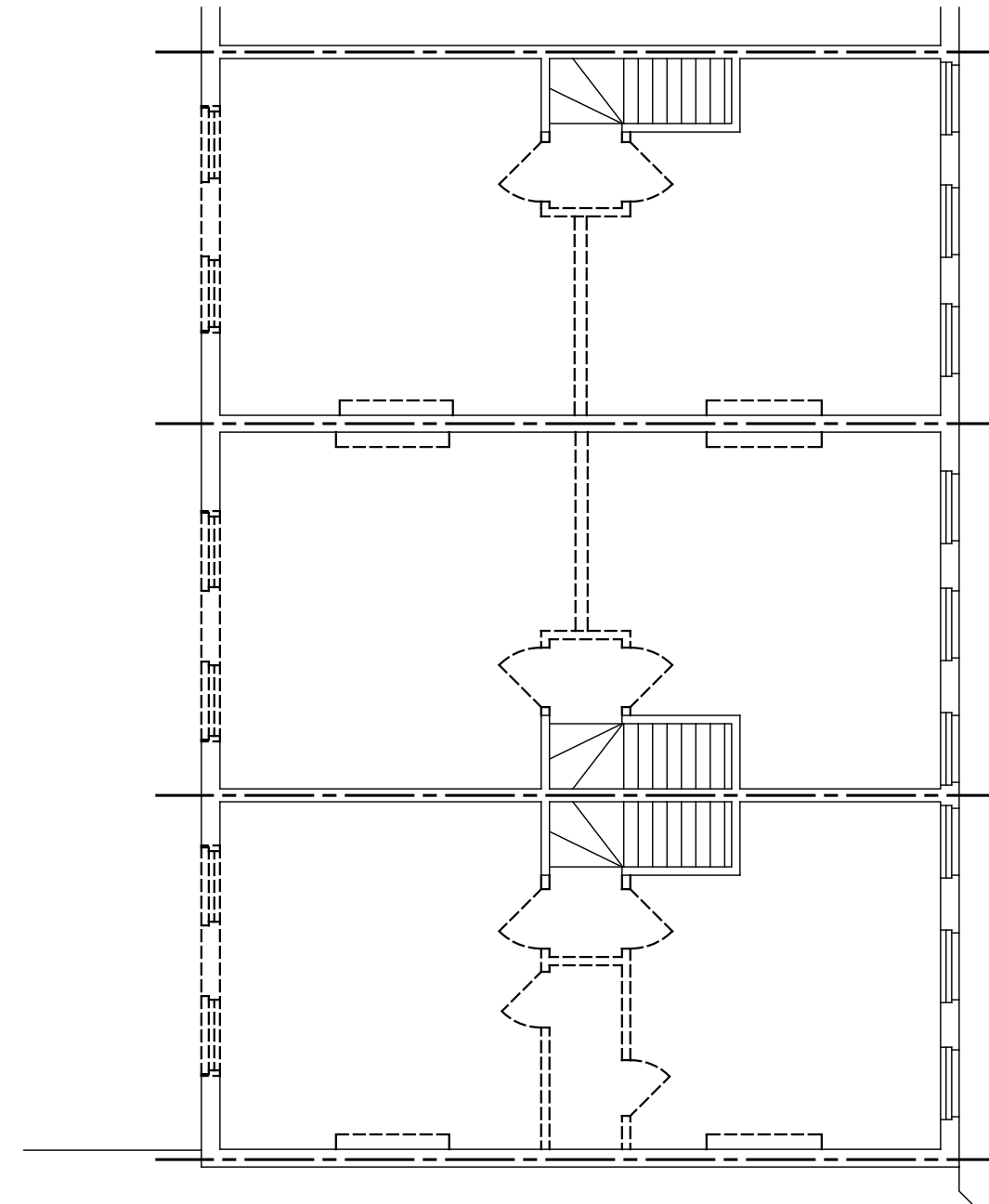
ARCHITECTURAL
SITE PLAN
CI.1



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'

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

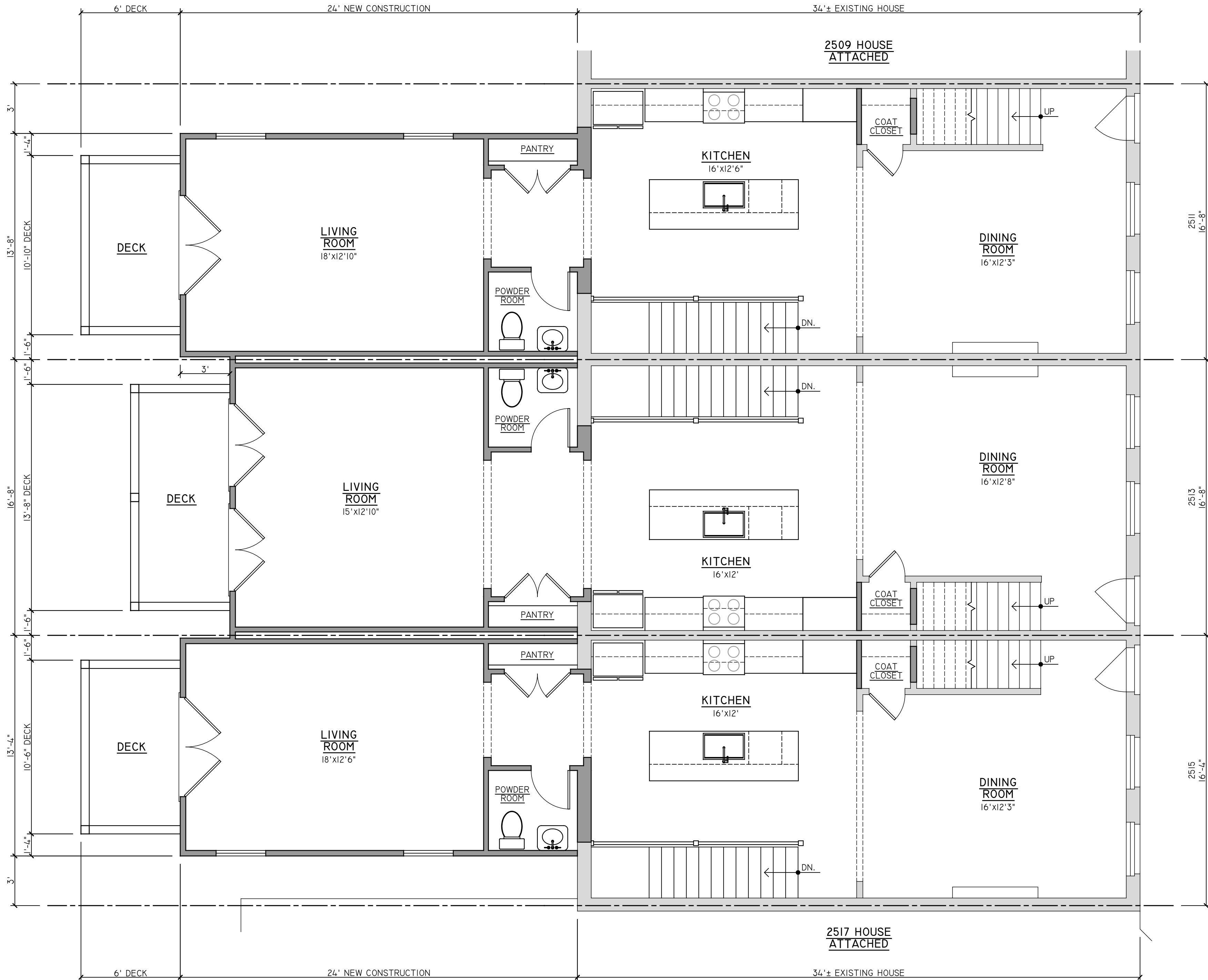
NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND
SUBMITTAL SET

DATE/MARK:
07.13.2022

AS-BUILT/DEMO PLANS

DI.1



01 | FIRST FLOOR PLANS

1/4" = 1'

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

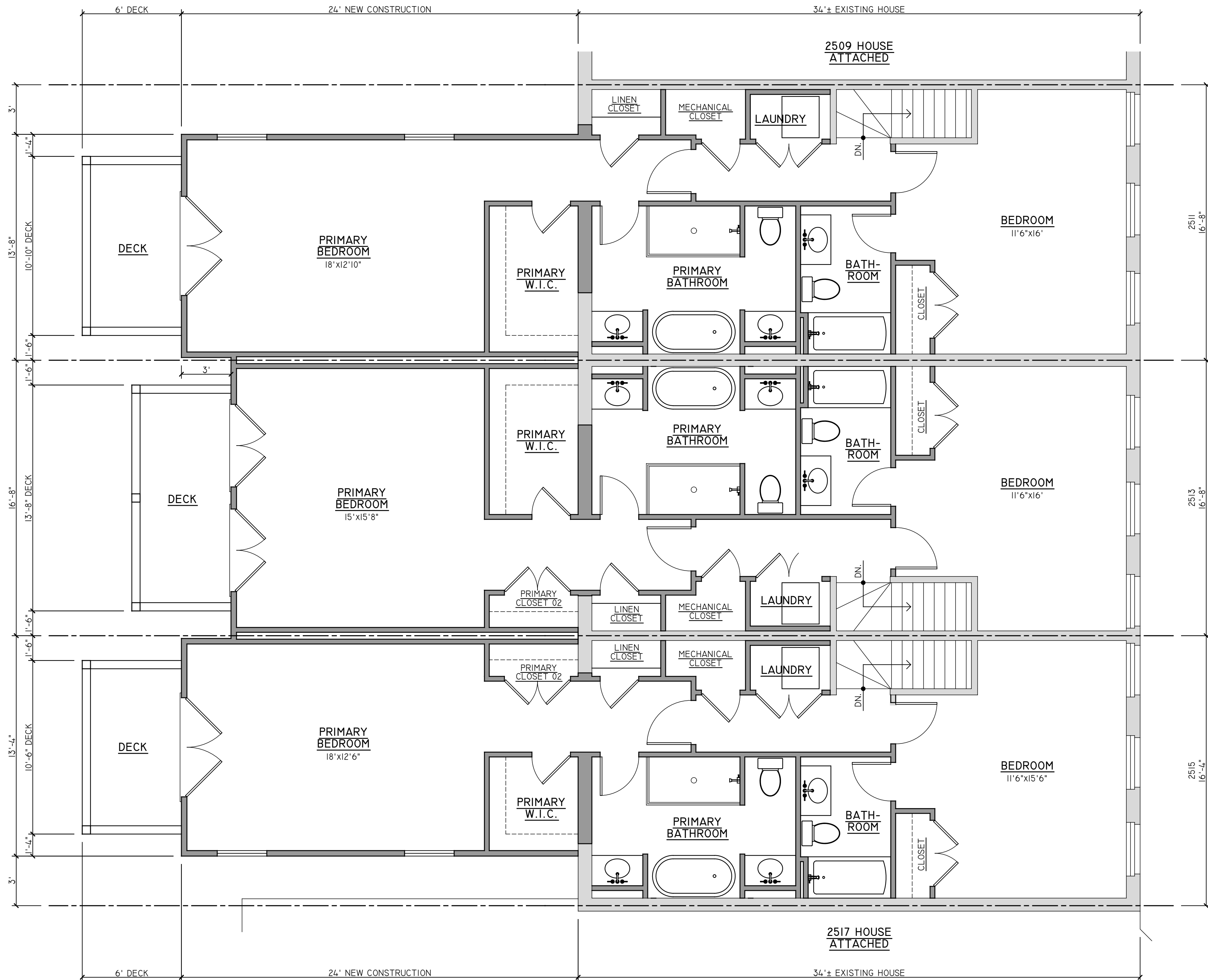
NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND
SUBMITTAL SET

DATE/MARK:
07.13.2022

FIRST FLOOR PLANS

AI.1



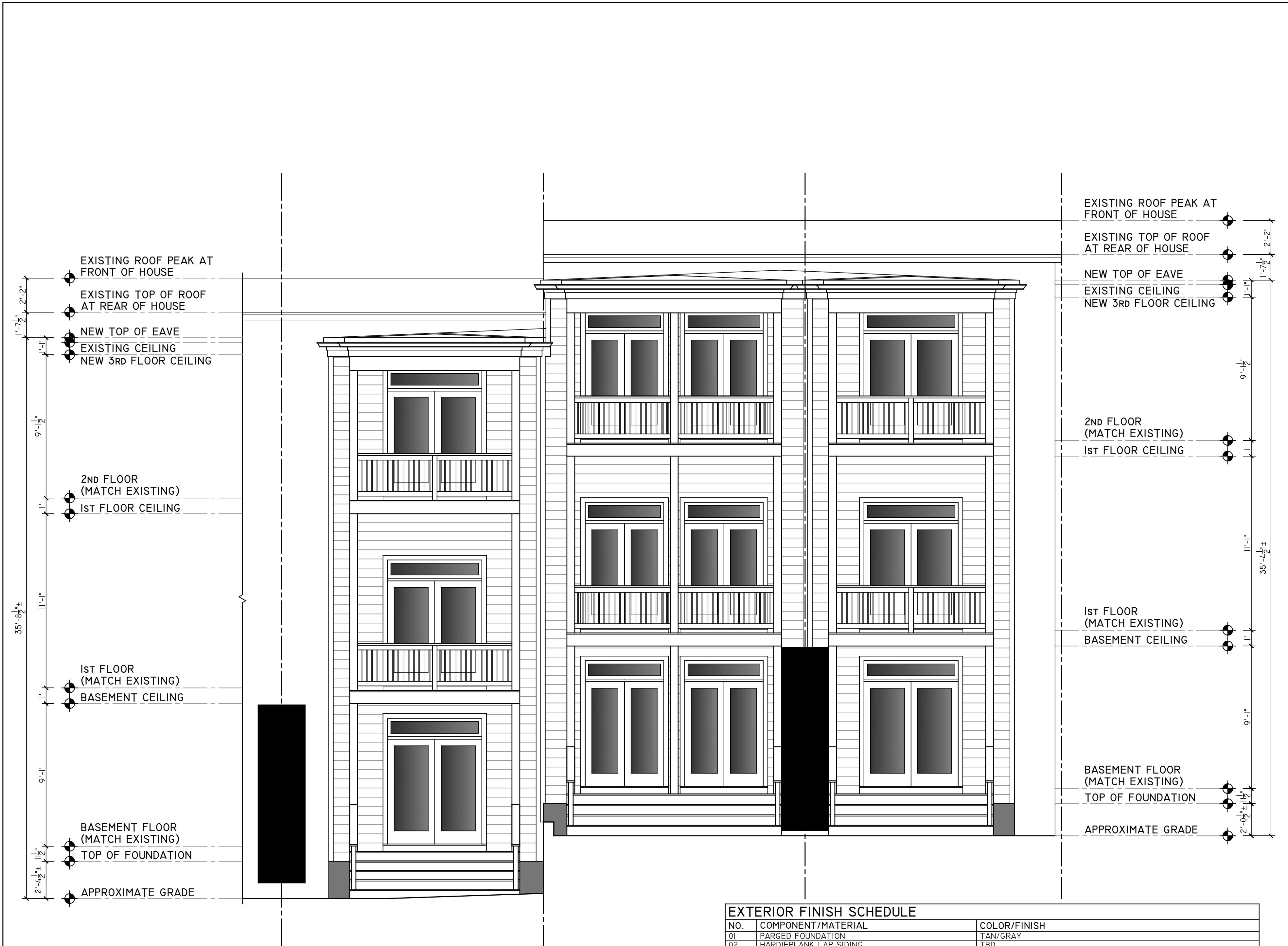
01 | SECOND FLOOR PLANS
1/4" = 1'

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

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND
SUBMITTAL SET
DATE/MARK:
07.13.2022



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..

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

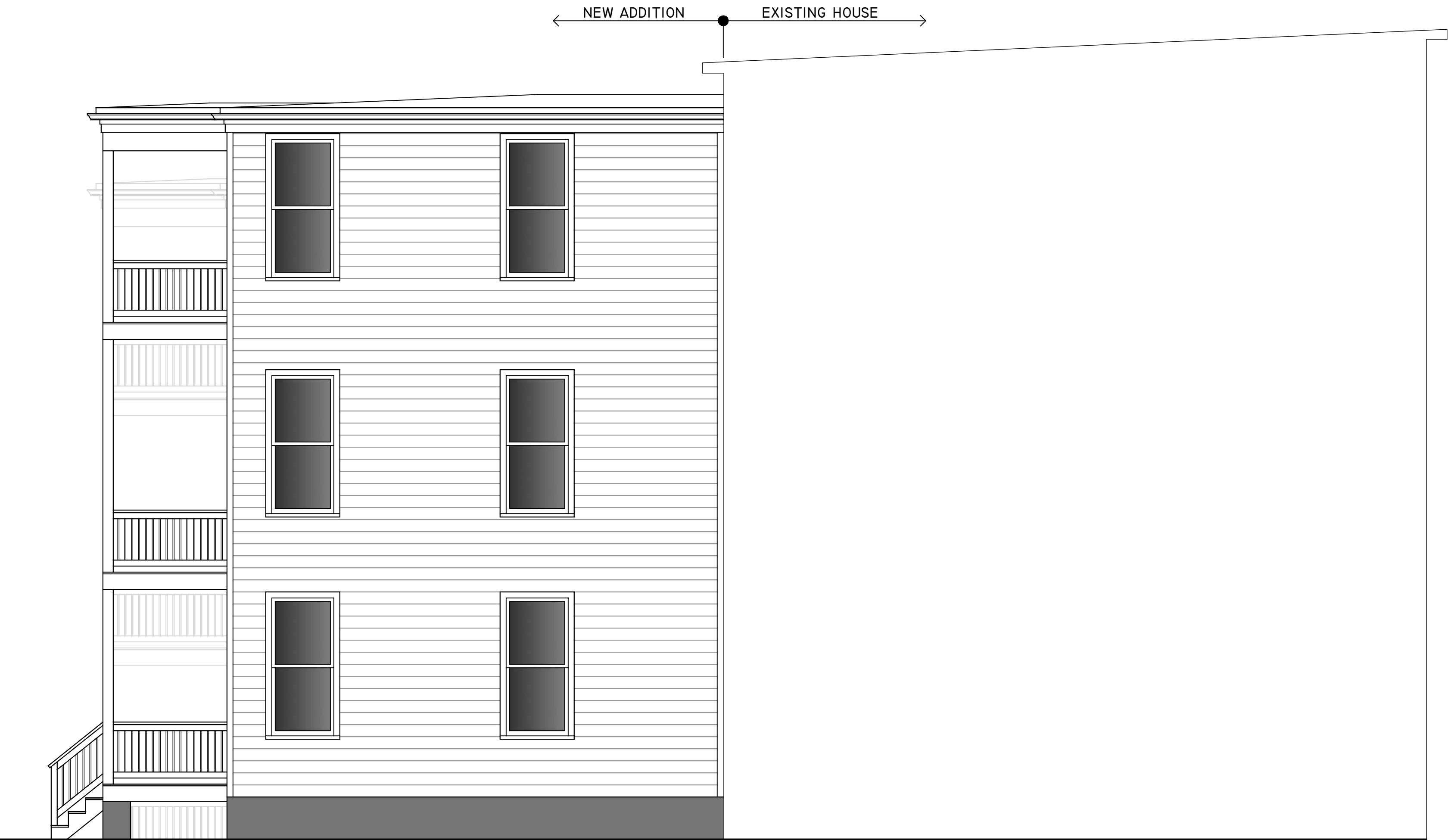
NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND
SUBMITTAL SET

DATE/MARK:
07.13.2022

REAR EXTERIOR
ELEVATION

A2.1



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

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

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND
SUBMITTAL SET

DATE/MARK:
07.13.2022

LEFT SIDE
EXTERIOR ELEVATION

A2.2



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

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

NOT FOR
CONSTRUCTION

SET/REVISION:
C.A.R. SECOND
SUBMITTAL SET

DATE/MARK:
07.13.2022

RIGHT SIDE
EXTERIOR ELEVATION

A2.3