



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: 101 E Franklin St DATE: March 03, 2017

OWNER'S NAME: Ms. Margaret Freund TEL NO.: 8042269555

AND ADDRESS: 1000 Carlisle Ave, Suite 215 EMAIL: info@fultonhillpro

CITY, STATE AND ZIPCODE: Richmond, VA 23231-3213

ARCHITECT/CONTRACTOR'S NAME: ADO TEL. NO.: 804-343-1212

AND ADDRESS: 105 E Broad St EMAIL: todd@ado.design

CITY, STATE AND ZIPCODE: Richmond, VA 23219

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.)

This proposal for conceptual review is for a rehabilitation and addition to the existing historic single-family attached residence in the St John's Historic District. The description of the proposal in reference to the Design Guidelines Standards for New Commercial Construction is included in the attached application materials.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Todd Dykshorn

subject for owner
(Space below for staff use only)

Received by Commission Secretary ECE VED 4:32 pm APPLICATION NO. _____
DATE MAR 03 2017 SCHEDULED FOR _____

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

Project Context

Commission for Architectural Review
APPLICATION FOR
CONCEPTUAL REVIEW
submitted: March 03, 2017

101 N 29TH STREET

101 N 29th St
Richmond, VA 23223
ST JOHN'S CHURCH
OLD AND HISTORIC DISTRICT

prepared by:
ARCHITECTURE | DESIGN | OFFICE
105 E Broad St, Richmond, VA 23219
(804) 343-1212
www.ado.design/



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COLOR INDEX

All paint colors are coordinated with approved swatches outlined in Design Review Guidelines. Materials noted are intended to be examples for coloration, texture and other qualities and to be confirmed as directed by the CAR for approval of actual type of submitted substitute.

BRICK AT GARAGE ADDITION
tbd

WOOD PANELS AND TRIM AT MID-SECTION ADDITION
tbd

EXTERIOR TRIM AND CORNICE
tbd

EXISTING PORCH ROOF
Refurbish, color tbd

EXISTING WINDOWS
paint tbd

NEW WINDOWS
Aluminum Clad Wood
Manufacturer and Colors tbd

METAL WALL FRAMING SYSTEM
tbd

ROOF
Membrane replacement and new on new areas. No roof areas are visible from grade

RAISED TERRACE FLOORING AND RAILS
tbd

GUTTERS AND DOWNSPOUTS
tbd

EXTERIOR MATERIALS and COMPONENTS

1/ PRIMARY EXTERIOR MATERIALS

Front Section
Existing red brick masonry, No change

Mid Section [Current Rear Section]
Wood framed and clad wall with trim and window openings intended to approximate the character of the existing framed porches.

Rear Addition, 4-story section
Metal frame wall system with combination of insulated opaque and glass panels.

Rear Addition, 2-story Garage
Red brick masonry approximating size, color and texture of existing brick foundations facing E Franklin St.

2/ WINDOWS AND DOORS

Front Section
Existing wood double hung in masonry openings, No change
Wood historic entry doors - No change

Mid Section [Current Rear Section]
French casement type set in panels emulating existing openings above porch rails and between columns

Rear Addition, 4-story section
Fixed and casement operable units set in metal wall framing.
Full-light doors set in metal wall framing

Rear Addition, 2-story Garage
Minimal, currently showing a single casement type window on the rear, alley elevation at the upper level of this section
Wood or metal painted 2-bay overhead sectional garage door. Slab type with no panels or decorative features.

3/ SITE FEATURES AND FENCING:

Existing E Franklin St covered porch to remain and be refurbished.

Raised Terrace at roof level of proposed garage addition features sections of masonry parapet walls to rail height and metallic rails shown as horizontal cable type in metal vertical supports.

Upper level cantilevered balcony off proposed 4-story addition section. Wood floor decking on metal structure with horizontal cable-type rails.

PROJECT DESCRIPTION

The project outlined in this application proposes rehabilitation and addition to the existing historic single-family attached residence in the St John's Historic District. The house occupies the prominent corner of E Franklin and N 29th Sts overlooking the Northeast corner of Libby Hill Park. The existing structure exemplifies the massing and materials typified throughout the historic district and is characterized by a primary two-story front section with single-story porch facing N 29th St and narrow 2-story rear section that faces E Franklin St. E Franklin St descends dramatically from the corner with N 29th St and this feature of the property creates a unique elevation to the residence characterized by a nearly two-story masonry foundation wall exposed along E Franklin St beneath open porches that open to both of the occupied levels. At the back of the site, along an existing alley, brick masonry foundation walls provide evidence of what is assumed to have been a separate carriage house.

The primary goals of the project are to retain and rehabilitate the front 2-story section on the corner, to widen the existing rear section in a way that retains the current character, and to construct an addition connected to the east, rear of the structure. The addition is proposed in two distinct masses with a nearly 4-story section connected to the east, rear wall bracketed by a 2-story garage section positioned on the alley. Widening the existing rear section creates a new elevation facing E Franklin St that, conceptually, is intended to adopt the character and proportions of the existing wood framed balconies including the size and position of existing vertical elements, proportion of openings, and presence of rails and other components. The addition's taller section houses new stairs and an elevator that connect the proposed garage at alley level to the main and upper levels of the existing residence. This structure is intended to be contemporary and clearly differentiated from both the historic residence and the garage section. The garage is conceptualized as a foundational element that extends the existing masonry foundations to the alley and anchors the overall composition to the steeply graded site. The vertical dimensions of the site allow the roof of this element to be aligned with the existing main level floors and are thus programmed as an elevated terrace at that level.

Project Overview and Description

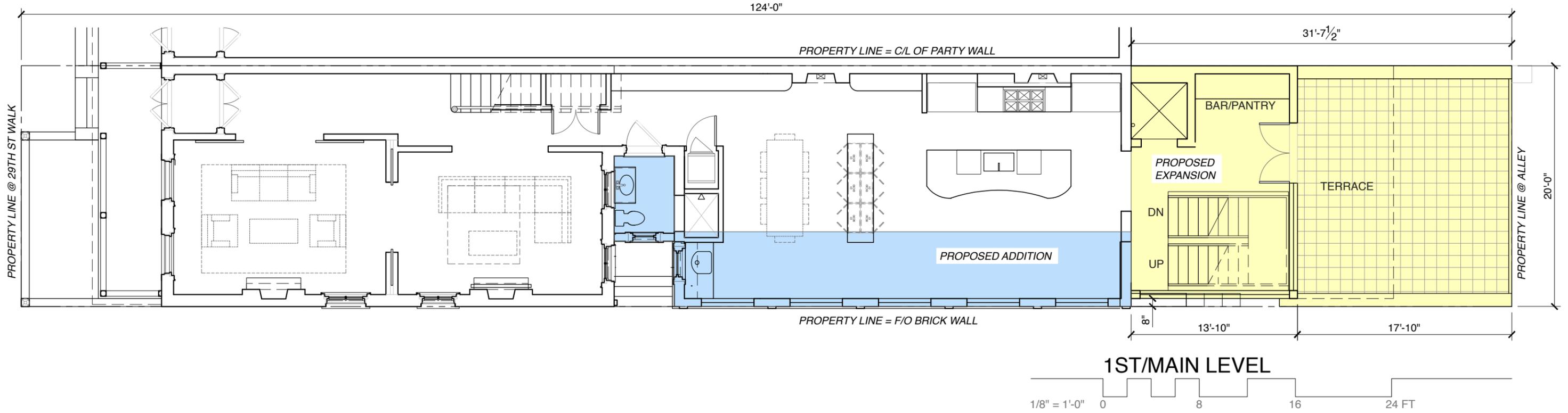
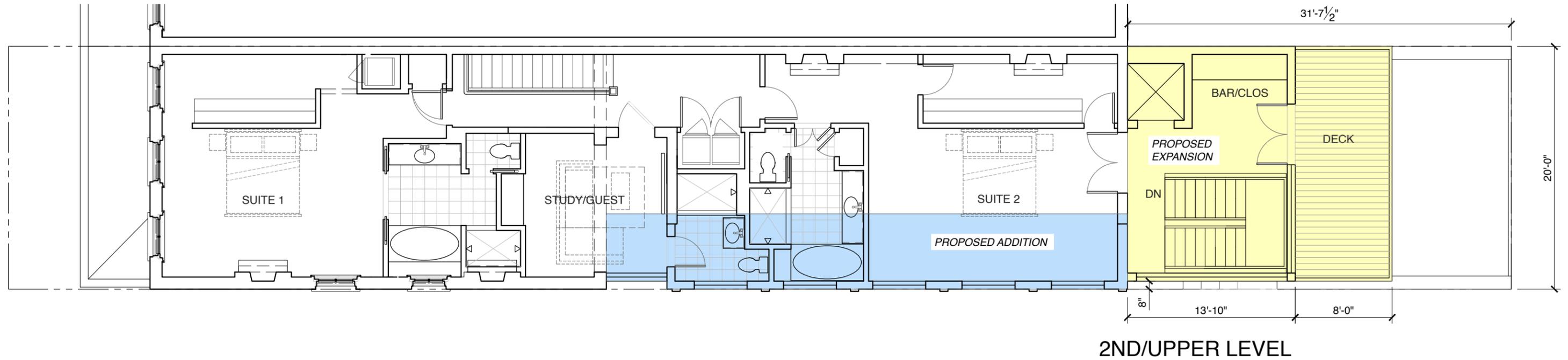


FRONT - View from Corner of N 29th and E Franklin Sts

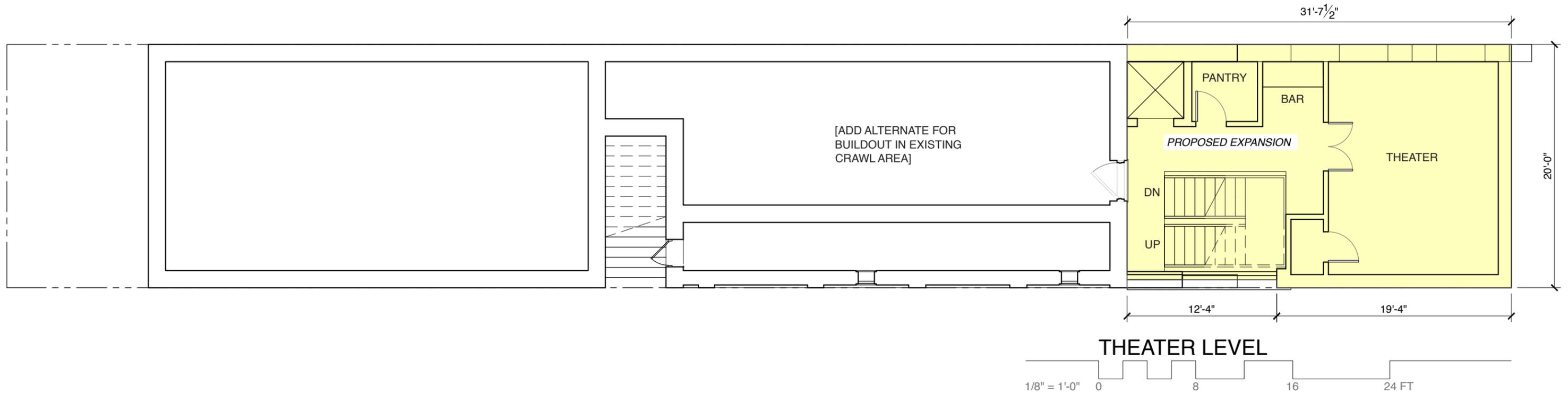


REAR - View Looking up E Franlin toward N 29th St.

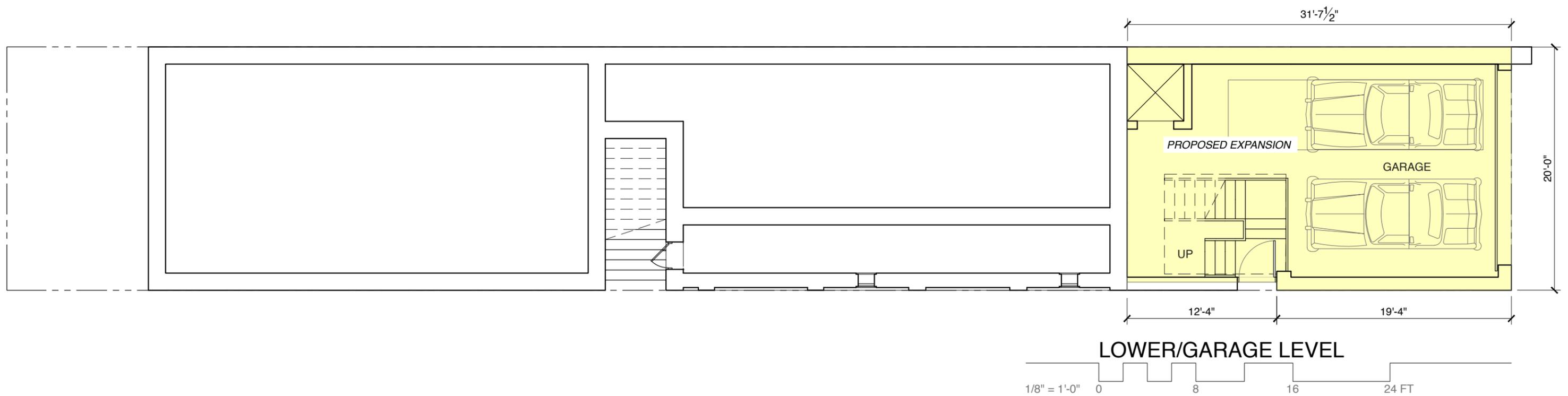
Floor Plans



Floor Plans



THEATER LEVEL



LOWER/GARAGE LEVEL

E Franklin / South Elevation



NEW METAL WALL SYSTEM WITH INSULATED OPAQUE AND GLASS PANELS

PAINTED WOOD VERTICAL TRIM.

PAINTED WOOD RECESSED PANELS.

NEW FRENCH CASEMENT WINDOWS WITH MOULD SURROUND AND 8" PAINTED WOOD SILL AT 2ND LEVEL

EXTEND AND EXPAND EXISTING SLOPED ROOF

NEW CONTINUOUS BOX GUTTER

NEW METAL WALL SYSTEM WITH INSULATED OPAQUE AND GLASS PANELS

NEW WOOD T&G DECKING WITH PAINTED WOOD FASCIA.

METAL HORIZONTAL CABLE RAILING.

NEW STAIR BEYOND.

NEW BRICK WALL, COLOR TO MATCH EXISTING, RUNNING BOND

NEW CIRCULAR WINDOW IN NEW paneled wall.

ENCLOSE EXISTING STAIRS WITH NEW BRICK PLANTER. COLOR TO MATCH EXISTING, RUNNING BOND.

NEW FRENCH CASEMENT WINDOWS AND TRANSOM WITH MOULD SURROUND & 8" PAINTED WOOD SILL AT MAIN LEVEL

NEW FULL-LIGHT ENTRY DOOR IN METAL WALL SYSTEM

PROPERTY LINE

2ND LEVEL [FF]
12'-1 1/2"
[12'-1 1/2"
ABV REF]

1ST/MAIN LEVEL [FF]
0'-0" [REF LEVEL]

THEATER LEVEL [FF]
-10'-5" [-10'-5" BLW REF LVL]

GARAGE LEVEL [FF]
-10'-9" [-21'-2" BLW REF LVL]

PROPERTY LINE



view from corner of E Franklin St and N 29th



view from E Franklin St looking toward N 29th

Context Elevations



PROPOSED PROJECT
101 N 29TH St