



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

RECEIVED

NOV 27 2017

12:30

PROPERTY (Location of Work)

Address 3020 E Franklin Street

Historic District _____

PROPOSED ACTION

- ☐ Alteration (including paint colors) ☐ Rehabilitation ☐ Demolition
☐ Addition ☒ New Construction (Conceptual Review required)
☒ Conceptual Review ☐ Final Review

OWNER

Name Cheney Creek LLC
Company Cheney Creek LLC
Mailing Address 6710 Stuart Avenue
Richmond, VA 23226
Phone 804-580-7377
Email Zach@upwardbuilders.com
Signature [Signature]
Date 11/27/17

APPLICANT (if other than owner)

Name Zach Kennedy
Company Cheney Creek LLC
Mailing Address _____
Phone _____
Email _____
Signature _____
Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

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.

(Space below for staff use only)

Application received:

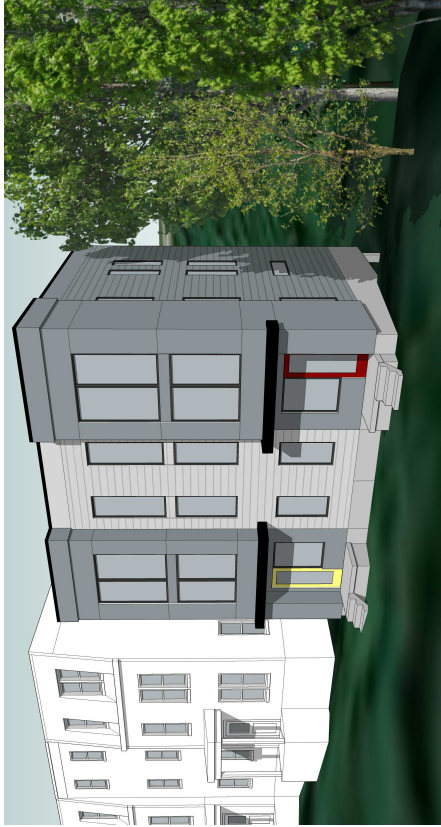
Date/Time _____

By _____

Complete ☐ Yes ☐ No

COA-027040-2017

Created 7/2016



STREET PERSPECTIVE



VIEW FROM EAST UP EAST FRANKLIN STREET



EXTERIOR COLORS USED (SMOOTH FINISH ONLY, NOT PICTURED)



VIEW FROM WEST DOWN EAST FRANKLIN STREET

UPWARD BUILDERS

DRAWING TITLE:

PERSPECTIVE IMAGES AND COLORS

PROJECT:

SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR

CONCEPTUAL REVIEW

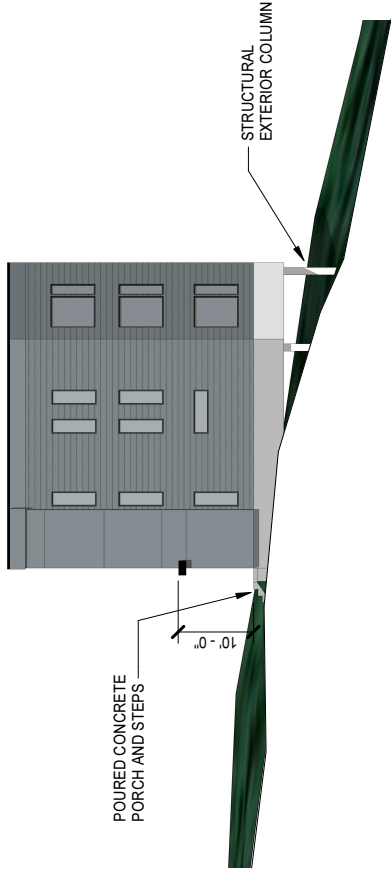
DATE: 11/09/17

PROJECT NO:

3020

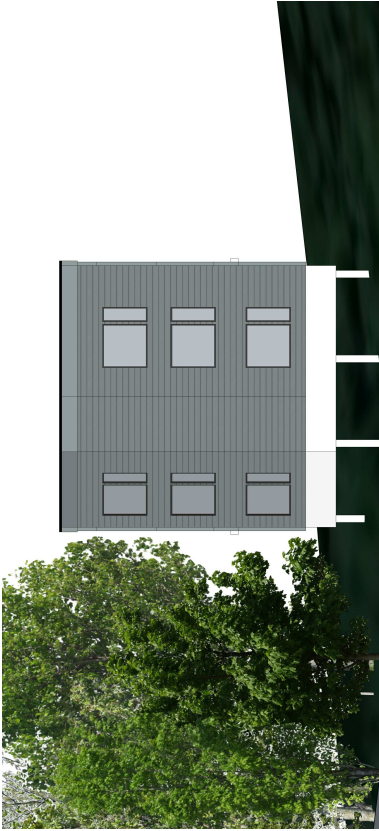
DRAWING:

A103



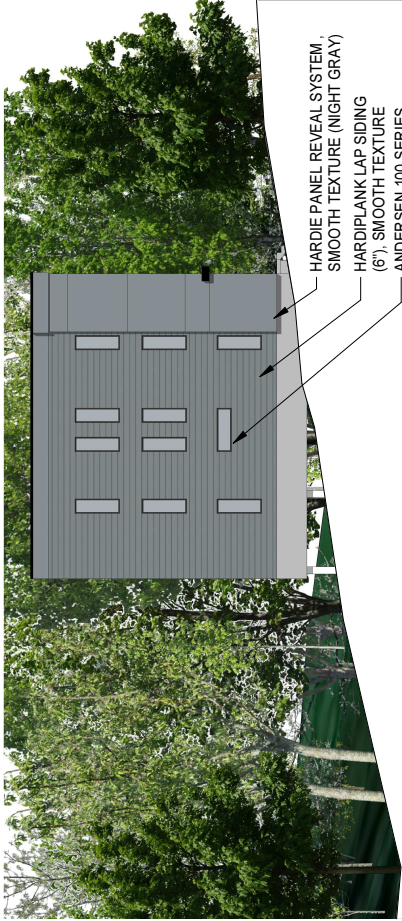
SOUTH ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"

UPWARD BUILDERS

DRAWING TITLE:

BUILDING ELEVATIONS

PROJECT:

SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR

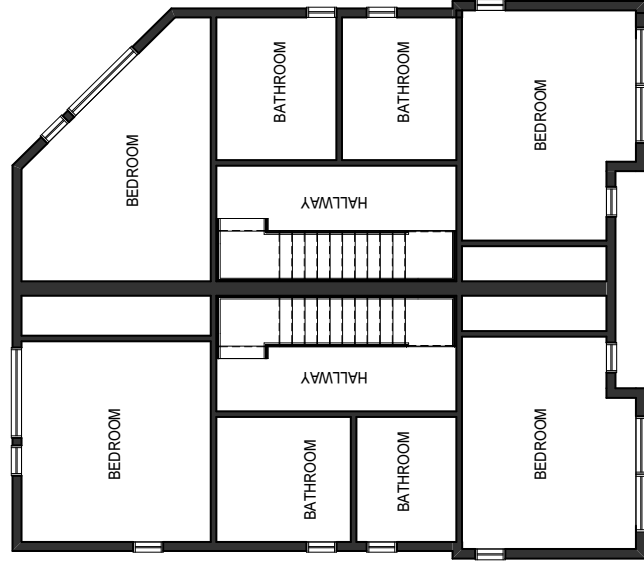
CONCEPTUAL REVIEW

DATE: 11/09/17

PROJECT NO: 3020

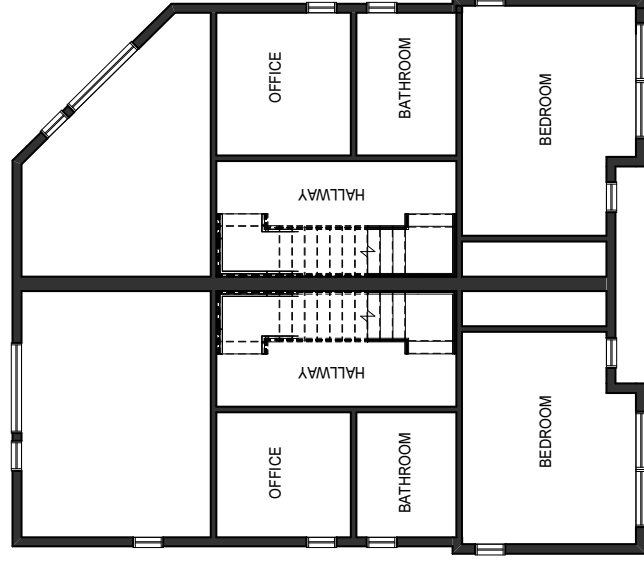
DRAWING:

A102



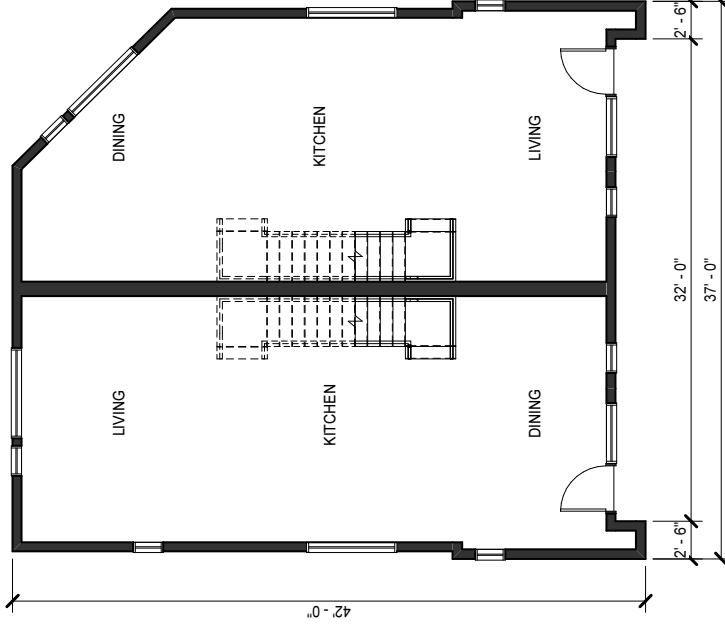
THIRD FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

UPWARD BUILDERS

DRAWING TITLE:
FLOOR PLANS

PROJECT:
SUGAR BOTTOM HOMES
3020 E FRANKLIN STREET, RICHMOND, VA 23223

CAR
CONCEPTUAL REVIEW
DATE: 11/09/17
PROJECT NO: 3020

DRAWING:
A104

I hereby certify that an accurate survey of the property was made on June 22, 2017 and that any encroachments are noted hereon. This survey was made without benefit of a title report and there may be encumbrances present that are not shown.

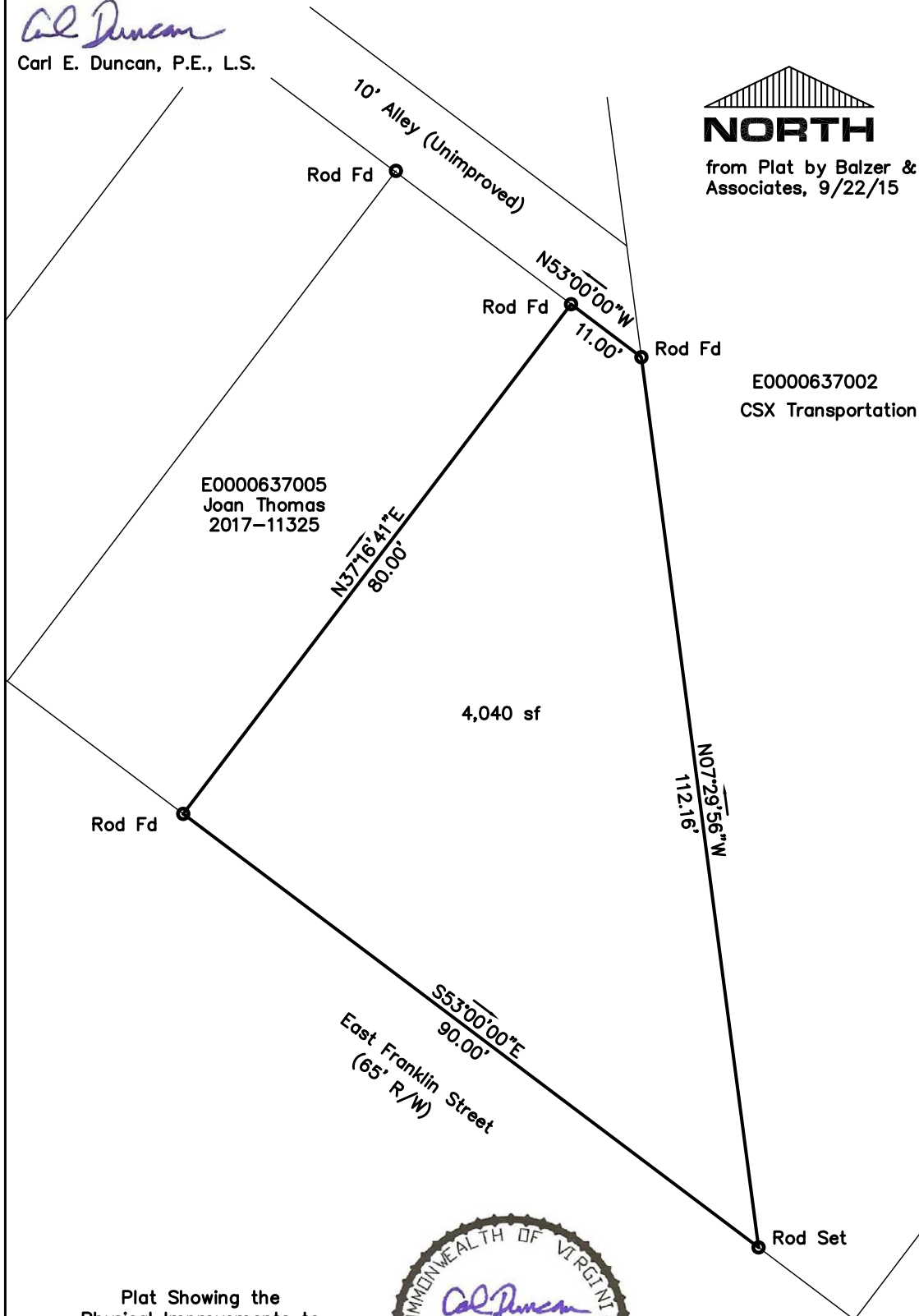
Carl E. Duncan

Carl E. Duncan, P.E., L.S.



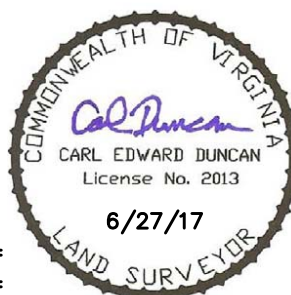
NORTH

from Plat by Balzer &
Associates, 9/22/15

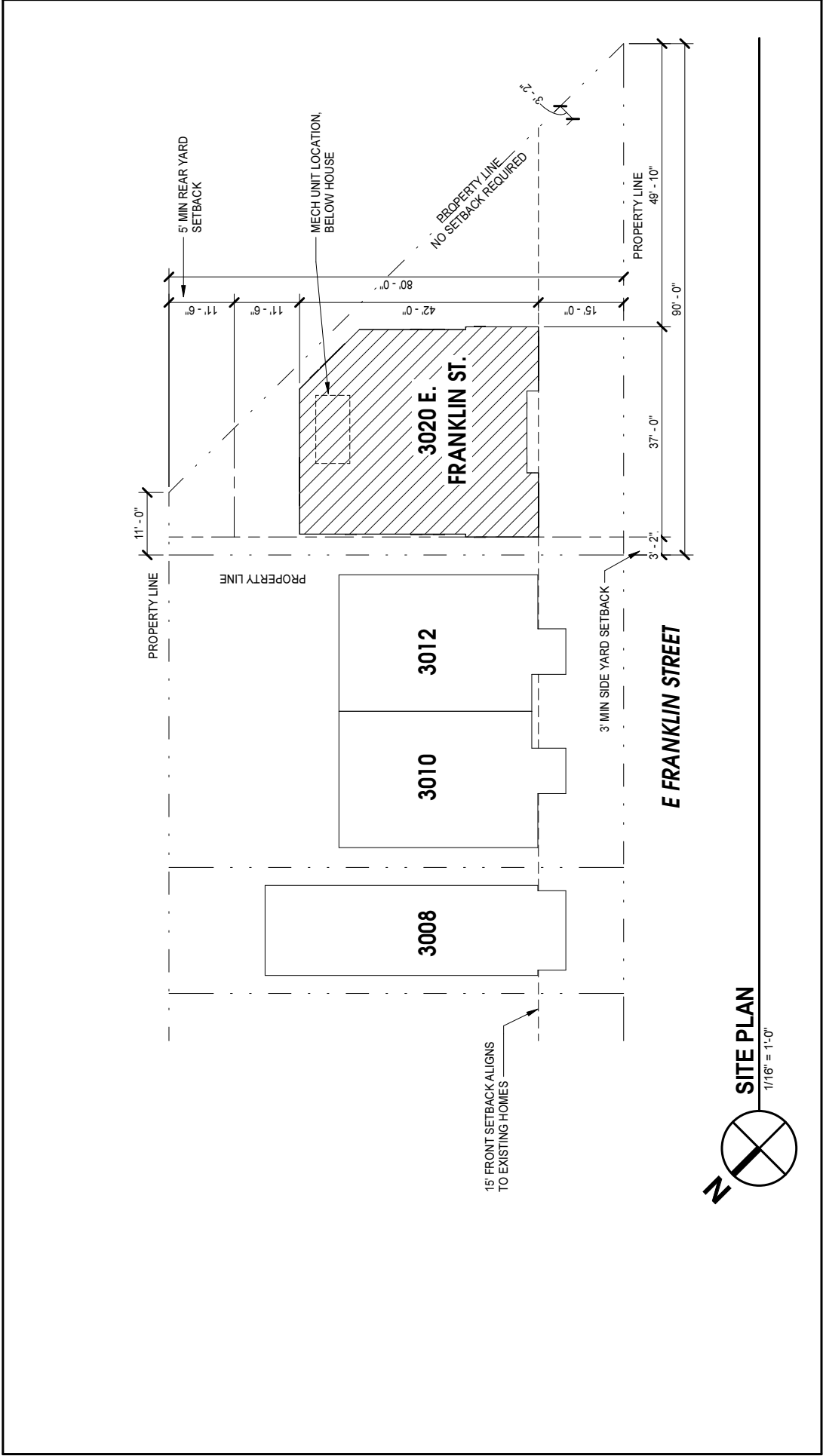


Plat Showing the
Physical Improvements to
E0000637003
3020 East Franklin Street
Upward Builders

7th District
City of Richmond



C. E. Duncan & Associates, Inc.	
2609 Rocky Oak Road	
POWHATAN, VIRGINIA 23139	
(804) 598-8240 Fax (804) 598-9240	
DATE: 6/22/17	SCALE: 1"=15'
DRAWN BY: CED JOB NO.: 17-1096	



DRAWING TITLE: SITE PLAN	PROJECT: SUGAR BOTTOM HOMES 3020 E FRANKLIN STREET, RICHMOND, VA 23223		CAR	DRAWING: A101	
	CONCEPTUAL REVIEW	PROJECT NO.: 3020	DATE: 11/09/17		

DETAILED DESCRIPTION OF PROPOSED WORK

The proposed two single family attached homes shall be located on the vacant lot of 3020 East Franklin Street in Richmond's historic St. John's Church Neighborhood. As stated in the handbook, the goal of this design is that it shall be compatible with surroundings structures, while still representing the modern time in which it will be constructed. The inside corner lot at the bottom of Libby Hill Park is secluded and neighbored only by 4 newly constructed homes. These homes were studied and have greatly influenced the design of the proposed home. It is our goal to construct a new home on the vacant lot that references materials, features, proportions and massing of the surrounding historic homes.

SITING

According to page 44 of the Old & Historic Districts of Richmond, Virginia: Handbook and Design Review Guidelines, "New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block." The home is planned to align with the front yard setbacks of the other homes on East Franklin Street. The Handbook also suggests that, "New buildings should face the most prominent street bordering the site." The proposed homes will face East Franklin Street.

FORM

The Handbook states that, "New construction should use a building form compatible with that found elsewhere in the historic district." The massing, size, symmetry, proportions, projections and roof shapes follow that of other homes in the historic neighborhood. The windows, the front door and the covered entry on the prominent street follow the same size and proportions of the neighbors on East Franklin Street. The proposed three story attached homes are similar to historic homes found in the neighborhood, as well as the other 4 new homes on the neighboring lots. The rear of the homes will be supported by structural columns as the site dips down into the steeply sloping ravine. As this area backs up to a heavily wooded area owned by CSX, it will not be heavily visible to the street or neighboring properties.

HEIGHT, WIDTH, PROPORTION + MASSING

According to page 45 of the Handbook, "New residential construction should respect the typical height of surrounding residential buildings." The height of the proposed building does not exceed that of surrounding homes and commercial buildings. The front facade shall respect the neighbors on East Franklin Street with the cornice height closely aligning to the existing structures.

MATERIALS + COLORS

The Handbook states that, "Materials used in new residential construction should be visually compatible with original materials used throughout the district." The materials proposed include a white membrane roof as well as Hardie board siding and panels. The proposed colors are gray and white, such as Arctic White, Pearl Gray, and Night Gray as found in the James Hardie product catalogue. The neighboring three story homes have been constructed with same and/or similar colors. The doors to the homes shall be painted red or yellow.

DOORS + WINDOWS

The Handbook states that, “The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.” The windows and doors of the proposed home are compatible with those of the other homes on East Franklin Street. The door to the west house shall be painted yellow, and the door to east house shall be painted red.

PORCHES + PORCH DETAILS

According to page 46 of the Handbook, “New porch railing designs, compatible with the overall design of the building, will also be considered,” and, “Porch roofs are encouraged to utilize standing-or flat-lock metal seam roofs that are hand-seamed, or closely approximate hand-seaming.” The porches shall be constructed at height to not require railings, similar to the existing houses on the street.

NEIGHBORHOOD EXAMPLES | STREET VIEWS OF E FRANKLIN



View of neighboring houses | East Franklin Street

NEIGHBORHOOD EXAMPLES | STREET VIEWS OF E FRANKLIN



Views of site



View of East Franklin Street

NEIGHBORHOOD EXAMPLES | STREET VIEWS OF E FRANKLIN



View across from 3020 East Franklin Street



View across from 3018 East Franklin Street

NEIGHBORHOOD EXAMPLES | PROPORTION STUDIES



3020 East Franklin Street | St. John's Church District, RVA | conceptual review