

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: 320 N 32ND ST.	DATE: Dec 19, 2º 14
owner's NAME: <u>Progress Realty</u> AND ADDRESS: <u>409 E Main St.</u>	TEL NO.: 804/212-6515 EMAIL: 2bezcheurbancoceva
CITY, STATE AND ZIPCODE Richmond, VA 23219	com
ARCHITECT/CONTRACTOR'S NAME: <u>ADO</u> AND ADDRESS: <u>105 E Bcoad St</u> - CITY, STATE AND ZIPCODE <u>Richmond</u> , VA 23219 Would you like to receive your staff report via email? Yes <u>No</u>	TEL. NO. <u>804/343-1212</u> EMAIL: <u>todd@tolado.com</u>
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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.*)

(refer to attached sheets)

Signature of Owner or Authorized Agent: Name of Owner or Authorized Agent (please print legib (Space below for staff use only)		sslorn	- For APE	>`
Received by Commission Secretary	APPLICATION NO.			
DATE 12/19/2014 4:45	SCHEDULED FOR			

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

EXTERIOR MATERIALS

BRICK: 1/

The mixed use, 2-story portion of the building on the corner is conceived to be clad in running bond red brick veneer, Old Virginia or similar. The brick material is delineated and accented by a continuous recessed soldier course at the roof line and corbelled parapets at raised panels. Projecting metal balconies at the 2nd floor are cantilevered on the Marshall Street wall. The balcony floor frame and rails are shown in painted or powder-coated steel and are intended to be perceived as a component system that provides another level of scale to this wall while providing a relevant amenity to the upper level apartments.

2/ SIDING:

The 2-story residential townhouse unit is conceived along the lines of the adjacent residential structures and is proposed to have a parged cmu foundation below horizontal lap siding. The recessed residential unit entry at the south edge of the 32nd Street side of the structure and the majority of the south elevation are also proposed to have a parged cmu foundation below horizontal lap siding. Siding is proposed to be 'Hardiplank' cementitious board installed with 6" exposure and smooth side out.

3/ ROOF:

The roof of the entire structure is low-sloped and not visible from grade. Roof drainage is proposed to be into a gutter and rain leader system along the least visible, south elevation. Gutters and downspouts are proposed to be prefinished metal to be coordinated with the CAR approved colors chosen for the siding and trim.

PORCH AND BALCONIES: 4/

The front porch at the western townhouse unit and the small entry stoop on the south edge of the 32nd Street elevation are proposed to have brick foundation walls and steps. The front porch is shown with painted wood components (including decking) and simple Richmond style rails. The porch roof and stoop awning are proposed to be low-sloped membrane roofing and not visible from grade. The top of the wall is shown with a continuous running frieze in painted wood or composite trim.

5/ WINDOWS AND DOORS:

Windows within apartments are proposed to be MW Jefferson 300 series 2-over-2 double hung units in single or doublemulled configuration. The windows on the second level of the brick portion of the structure are proposed to have a transom above the double-hung windows. The two balcony accesses are proposed to have double full-lite doors with transom and sidelites to match the adjacent windows. The commercial level of the 2-story structure is shown with aluminum storefront window framing on the two prominent sides. The north side, along Marshall Street, features two recessed door areas as an extension of the storefront system.

6/ COLORS:

Brick color is described above as red brick, Old Virginia or similar. Aluminum storefront is proposed to be dark bronze or black. Siding, porch components, and decorative trim is to be painted a color from the CAR list of approved colors.

SITE FEATURES AND FENCING: 7/

The site is proposed to be a grass planted zone along the south property line for the required side yard setbacks (5 feet at the commercial portion of the structure and 3 feet at the residential portion) and an asphalt paved parking area at the rear (west) edge of the lot abutting the alley. A fenced trash enclosure, with a 6' tall painted wood privacy fence is proposed in the northwest corner of the lot, shielding the parking area, as well as the trash from pedestrian and vehicular traffic along Marshall Street. The fencing will be painted a color from the CAR list of approved colors.

PROJECT DESCRIPTION

The proposed project is situated at the intersection of N 32nd and Marshall Streets in Richmond's St John's Church Old and Historic Neighborhood. The site is currently vacant and is bordered along N 32nd St by large and stately brick masonry homes, some of which have been converted to multi-family, and along Marshall St by smaller, wood framed residences. The corner on the opposite side of Marshall St is occupied by a two-story brick masonry building that houses commercial space on the first level with, it appears, residential space above. The property is bordered on the west, rear line by a narrow alley.

The project proposal envisions a single structure on the available open land. The structure is shown as a two-story volume mirroring it's neighbor across Marshall St in program with commercial area on the first floor and two residential apartments above as well as third, townhouse-style two story residential apartment at the rear (west end of the site). This structure is intended to front both N 32nd and Marshall Streets and is conceived with a heightened decorative parapet on the corner and recessed entries along Marshall Street to the commercial area.

Parking is suggested to be provided at the far west end of the property accessed via the existing alley and its curb-cut.

PROJECT CONCEPTS

1/ ANCHOR THE INTERSECTION OF N 32ND AND MARSHALL STREETS:

Given the site's exposure and situation on the corner, the building's mass is conceptualized to further enhance recent improvements along the N32nd and Marshall St corridors and anchor additional historic rehabilitation and in-fill development on the surrounding blocks.

2/ COMPACT MASSING:

The two-story structure is designed to address the adjacent massing of the existing structures both the the north and south along 32nd Street as well as to the west along Marshall Street.

3/ SIMPLE PLAN WITH WELL-LIT AND COMFORTABLE RESIDENTIAL SPACES:

Proposed upper level residential spaces in the brick portion of the structure are conceived to be open and well-lit with views that take advantage of the corner site and surrounding neighborhood. At the west end the two story townhouse unit is designed to tie the new structure into the existing residential fabric of the western portion of the block.

Commission for Architectural Review SUBMITTAL submitted: December 19, 2014

32ND & MARSHALL STREETS

320 N 32nd Street, Richmond, VA 23223 ST JOHN'S CHURCH OLD AND HISTORIC DISTRICT

> ARCHITECTURE | DESIGN | OFFICE 105 E Broad St, Richmond, VA 23219 (804) 343-1212 www.tdado.com

PROJECT **OVERVIEW**







PROPOSED FLOOR PLANS

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METAL HANDRAIL @ 36" ABOVE WALKLINE, -PAINT FINISH

WOOD-TRIMMED AWNING WITH 60 MIL GREY -TPO ROOF AND PAINTED T&G WOOD CEILING



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EAST & WEST ELEVATIONS

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N 32ND ST (NTS)



E MARSHALL ST (NTS)

CONTEXT STREET VIEWS

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32ND & MARSHALL STREETS

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PAINT FINISH

BRICK STOOP AND STEPS -

02 EAST/ 32ND ST ELEVATION A201 1/4" = 1'-0" 0 4 8 12 FT

WALL AND ASSOCIATED LIGHTS ARE LOCATED 25 FEET FROM WEST PROPERTY LINE. NO POLE MOUNTED LIGHTING FIXTURES ARE PROPOSED AND NO LIGHTING FIXTURES ARE PROPOSED ON THE SOUTH WALL FACING THE ADJACENT RESIDENTIAL PROPERTY.

4. THIS PROJECT REQUIRES APPROVAL BY THE COMMISSION OF ARCHITECTURAL REVIEW (CAR). ALL EXTERIOR MATERIALS, COLORS, WINDOWS, AND DOORS TO BE COORDINATED WITH THE CAR APPROVAL PROCESS.

PROGRESS REALTY **GROUP**, LLC

AT: 320 N 32ND STREET **RICHMOND, VIRGINIA**

PROPOSED BUILDING ELEVATIONS

PROJ NUMBER PUBLISH DATE 14.0320 15/01.16

AUTHOR(S) DRWG TYPE SOCIAL



+1ST LEVEL RESIDENTIAL FINISH FLOOR ELEVATION +2'-4" ARL

0'-0" REFERENCE LEVEL



NEW MIXED USE STRUCTURE

PROGRESS REALTY **GROUP**, LLC

320 N 32ND STREET **RICHMOND, VIRGINIA**

PROJ NUMBER PUBLISH DATE

