



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 912 Tulip Street
Historic District: Union Hill

Applicant Information Billing Contact

Name: Katie Harrigan
Email: kharrigan@3north.com
Phone: 804-232-8900
Company: 3North
Mailing Address: 4015 Fitzhugh Ave
Richmond, VA 23230

Applicant Type: Owner Agent Lessee
 Architect Contractor
Other (specify): _____

Owner Information Billing Contact

Same as Applicant
Name: Chris Bishop
Email: chris@kaizenDevelop.com
Phone: 804-677-1419
Company: Tulip Street, LLC
Mailing Address: _____
2602 Deepwater Terminal Rd
Richmond, VA 23234

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

Project Information

Project Type: Alteration Demolition New Construction (Conceptual Review Required)
Project Description (attach additional sheets if needed):

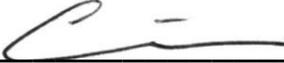
Existing one story commercial building will be retained and renovated. A new construction, multifamily building will be constructed around and over top of the existing 1 story structure.

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 an application materials should be prepared in compliance with zoning.

Signature of Owner  Date 10/3/2022

Certificate of Appropriateness Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review

Staff Contact: (804)-646-6569 | alex.dandrige@rva.gov | alyson.oliver@rva.gov

Submission Instructions

Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

Fees

- **Full Demolition:** \$1,500
- **New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments:** \$500
- **New construction/addition to a single- or two-family dwelling, or accessory building:** \$250
- **Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans:** \$150
- **Extension of a certificate of appropriateness (COA):** \$25

912 TULIP STREET

CAR CONCEPTUAL APPLICATION

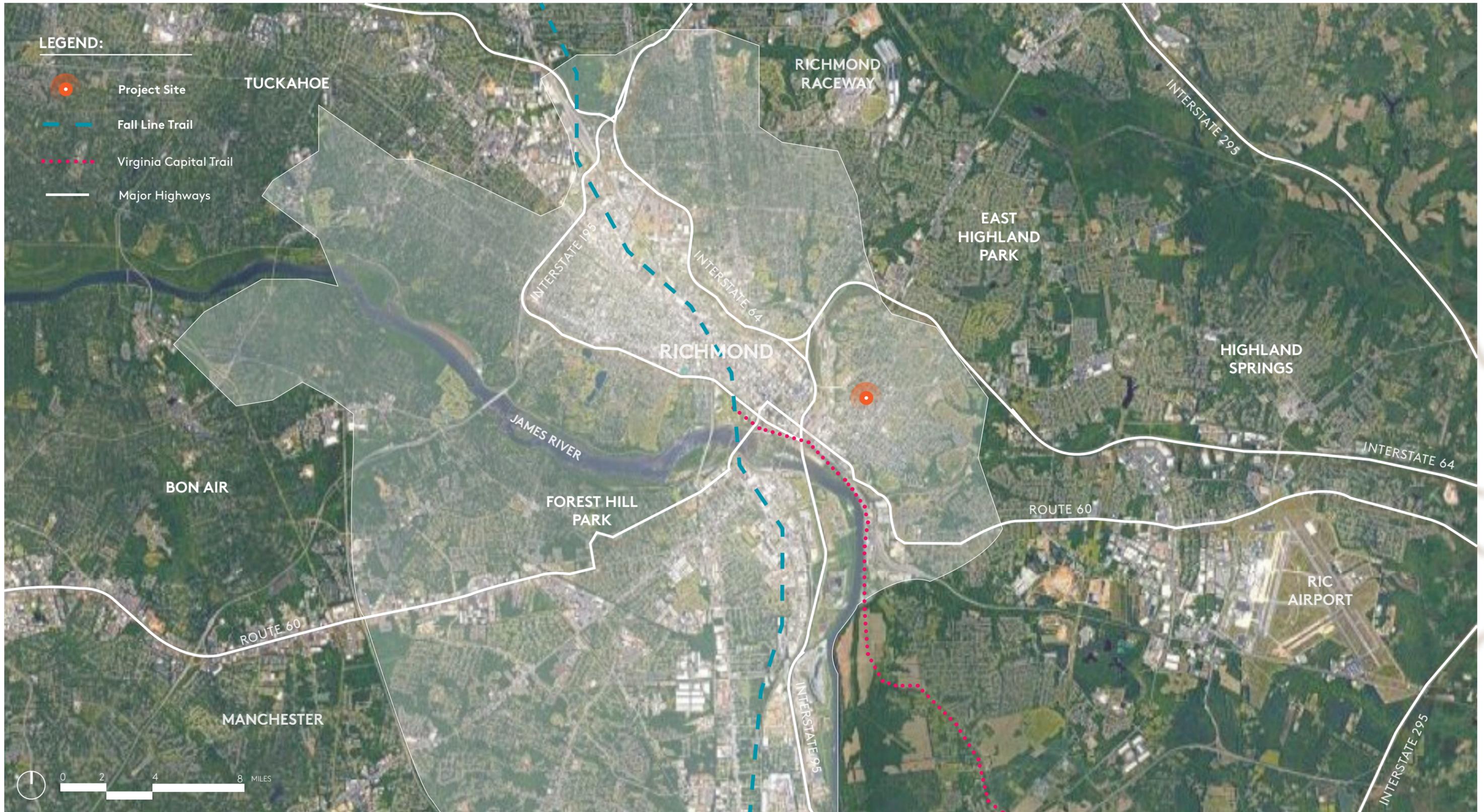
SITE ANALYSIS 03

CONCEPTS 13

TABLE OF CONTENTS

SITE ANALYSIS





AERIAL MAP

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LEGEND:

-  Secondary Roads Leading to Site
-  Major Thoroughfare
-  Site Property Line
-  Buildable Area

NOTES:

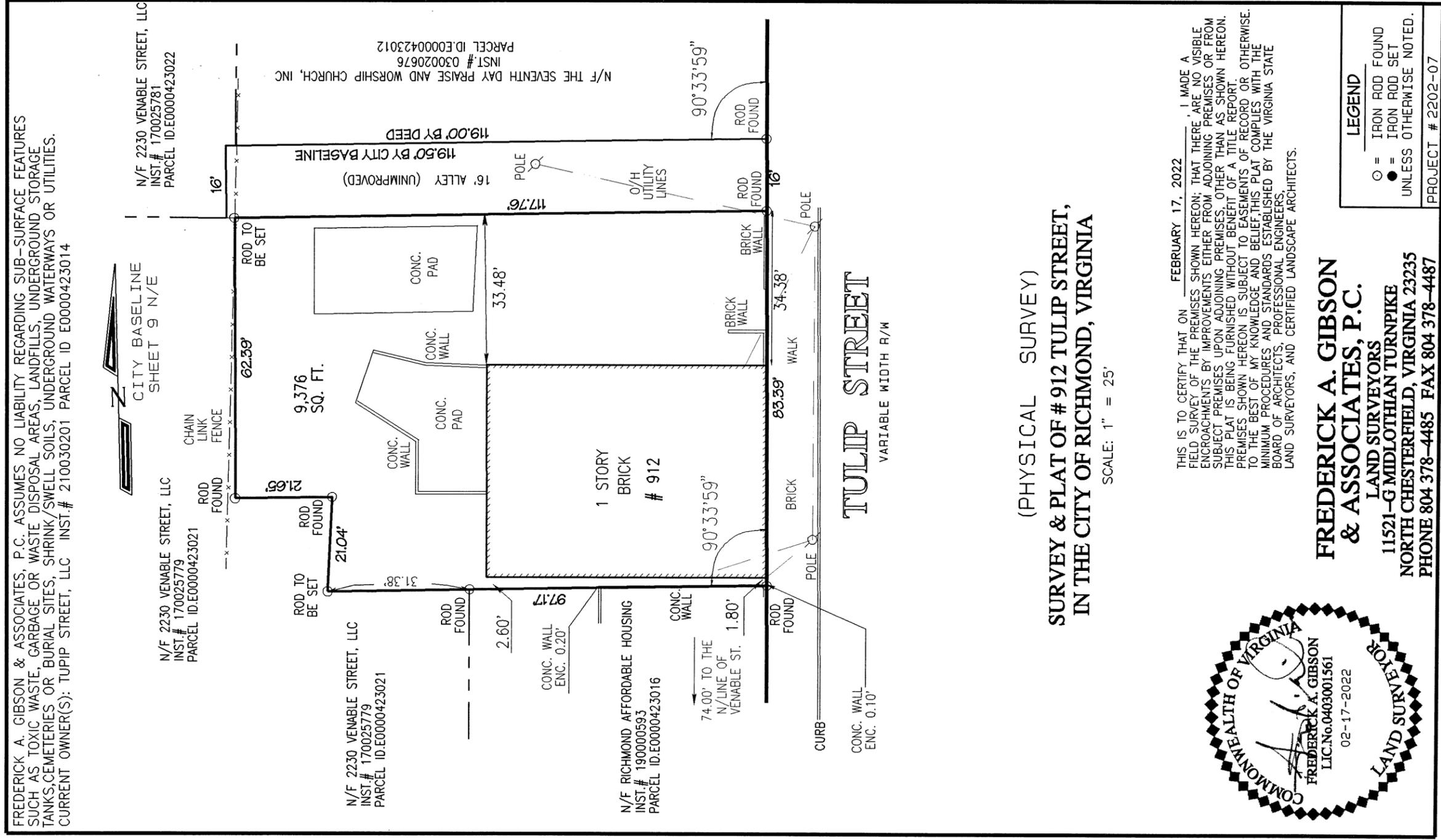
-  01 Property
-  02 Apartments
-  03 Single Family Housing
-  04 Central Montessori School
-  05 Church
-  06 Jefferson Park
-  07 Fat Rabbit
-  08 Kahlos Taqueria & Bar
-  09 Metzgar Bar and Butchery
-  10 Alamo BBQ
-  11 Union Market
-  12 Pizza Bones RVA
-  13 North End Juice Company
-  14 Sub Rosa Bakery



AMENITIES + CONNECTIVITY

SITE SURVEY

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LEGEND:

-  Property Boundary
-  Buildable Area
-  Sun Path of Travel
-  Sunrise
-  Sunset



MAGNETIC DECLINATION

3° 52' W ± 0° 22' changing by 0.4° W per year

*calculated based on the current World Magnetic Model
 Latitude: 37° 24' 49" N
 Longitude: 79° 54' 44" W
 Source: www.ngdc.noaa.gov/geomag-web/#declination



SOLAR ORIENTATION

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LEGEND:

- Site Property Line
- - - - - Buildable Area
- 📍 Key Views

NOTES:

- 01 Project site
- 02 Primary access to site
- 03 View SW
- 05 View W



PROJECT SITE

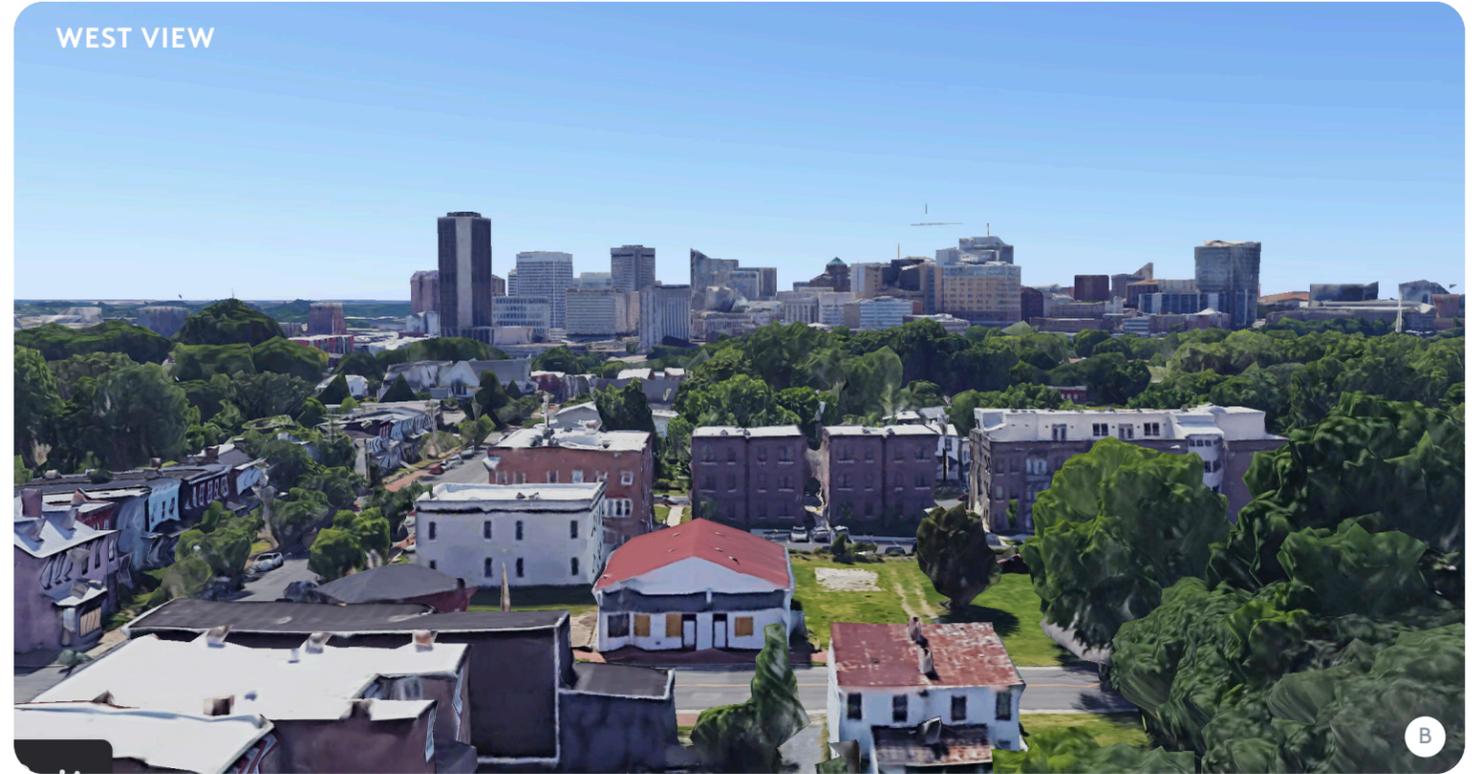
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SOUTHWEST VIEW



WEST VIEW



NORTHWEST VIEW



NORTHEAST VIEW



ADDITIONAL VIEWS

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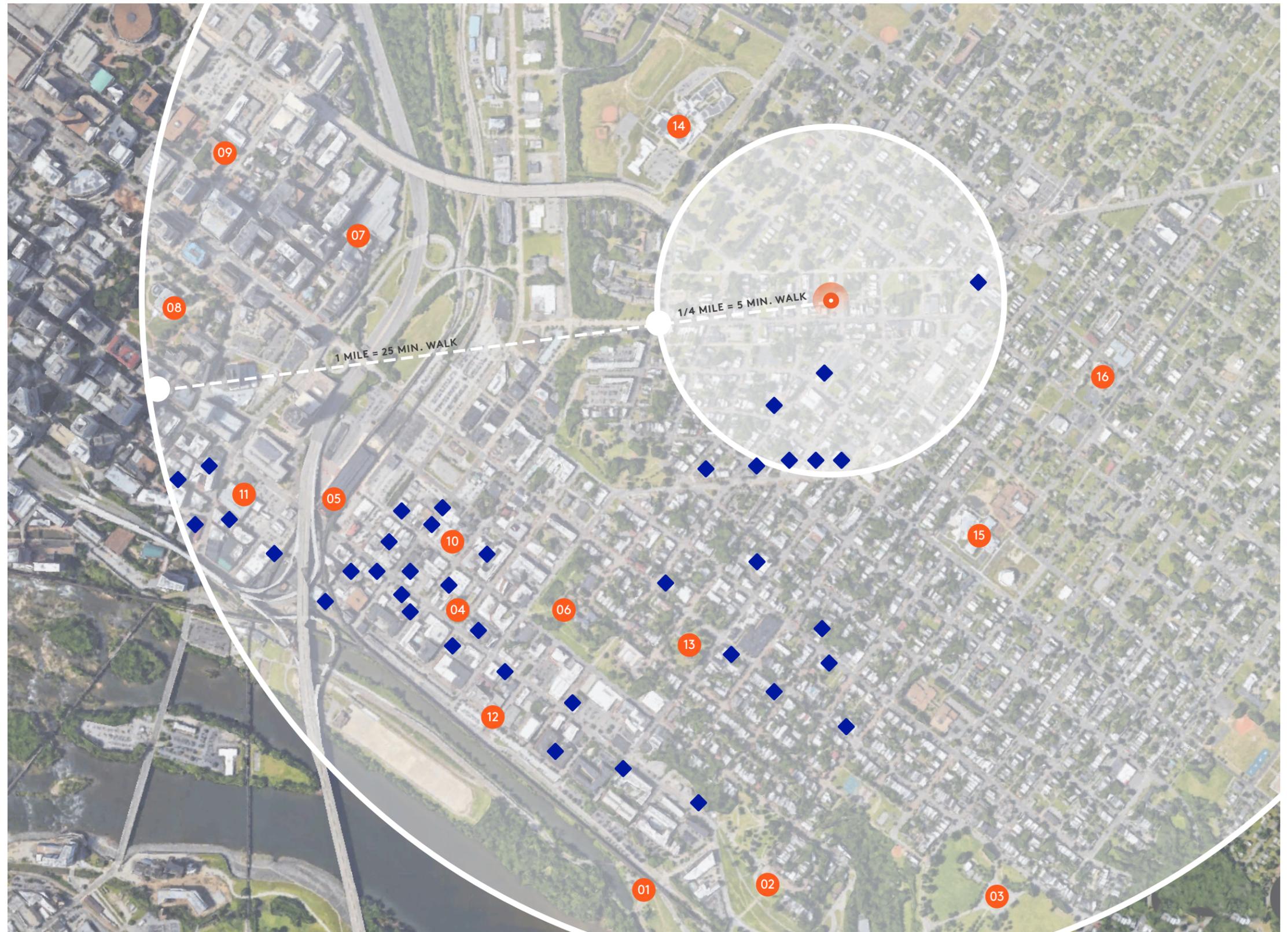


LEGEND:



NOTES:

- 01 Great Shiplock Park
- 02 Libby Hill Park
- 03 Chimborazo Park
- 04 The Poe Museum
- 05 Main Street Station
- 06 Church Hill Overlook
- 07 VCU Medical Center Main Hospital
- 08 Virginia State Capitol
- 09 The Valentine Museum
- 10 Shockoe Bottom
- 11 Shockoe Slip
- 12 Tobacco Row
- 13 Historic St. John's Church
- 14 Martin Luther King Jr. Middle School
- 15 Henry L. Marsh III Elementary School
- 16 Robinson Theater Community Arts Center
- ◆ Restaurant



VICINITY MAP

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UNIQUE GRID PATTERN



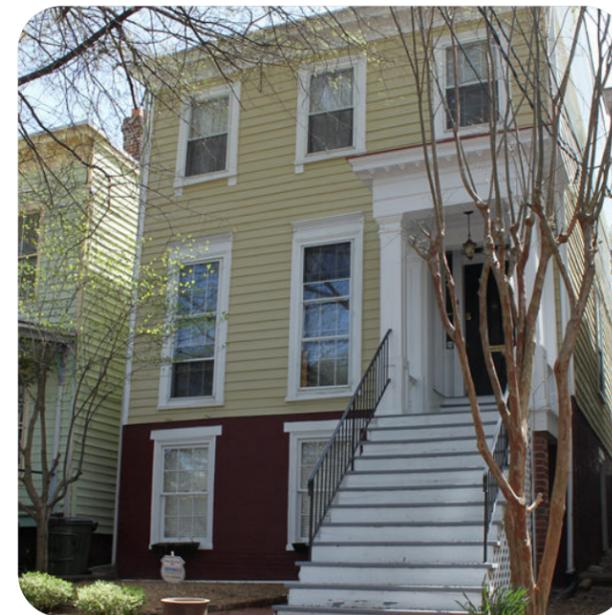
SERVICE STATIONS



JEFFERSON PARK



"SKIED" FAR AWAY PORCHES



GREEK REVIVAL

HISTORICAL RESEARCH



1905



1950

Showing Drycleaners on the site

SANBORN MAPS

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718 N 23rd St



2109 Carrington St



2321 Venable St

This period ...World War I and World War II (1917-1945)... also saw the increased commercialization of Union Hill, especially along the major arteries of North 25th Street, Venable Street and Jefferson Avenue. A trend, mainly on Venable Street was to convert residential buildings to commercial use by adding a storefront on the first story. The upper stories still served as residences. Rows of one-story Colonial Revival-style stores were also constructed on North 25th Street near its intersection with Venable.

INFILL PRECEDENT

912 TULIP STREET MIXED USE | 30 SEPTEMBER 2022

CONCEPTS

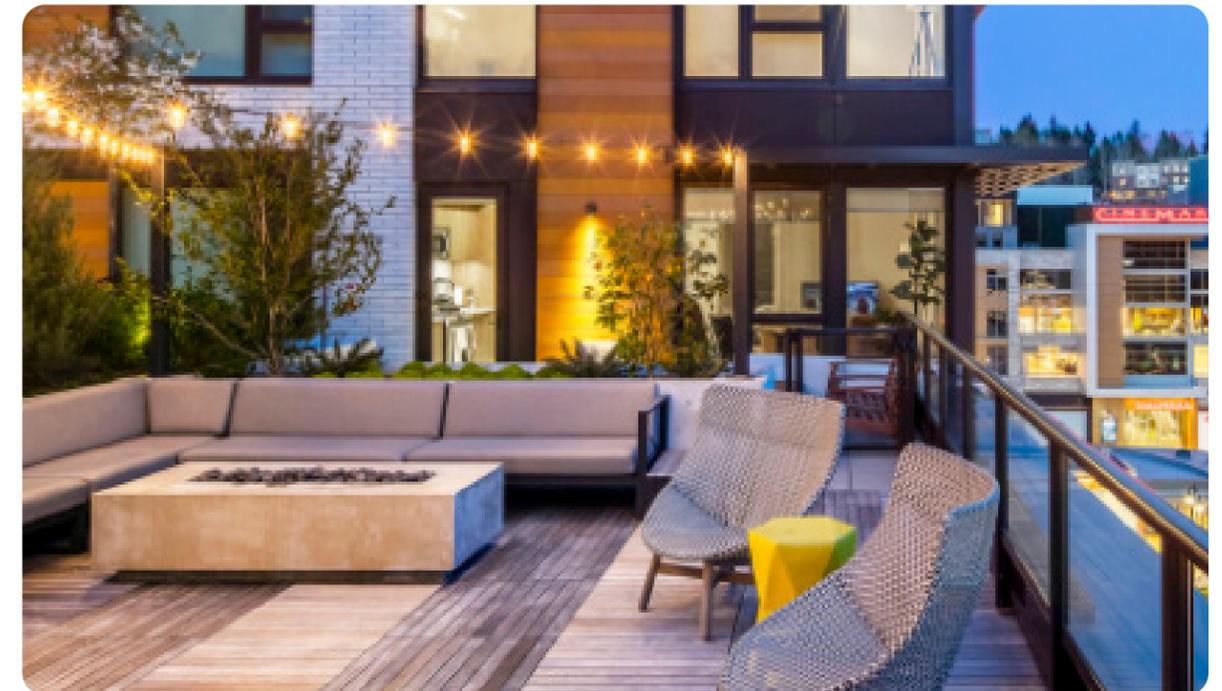
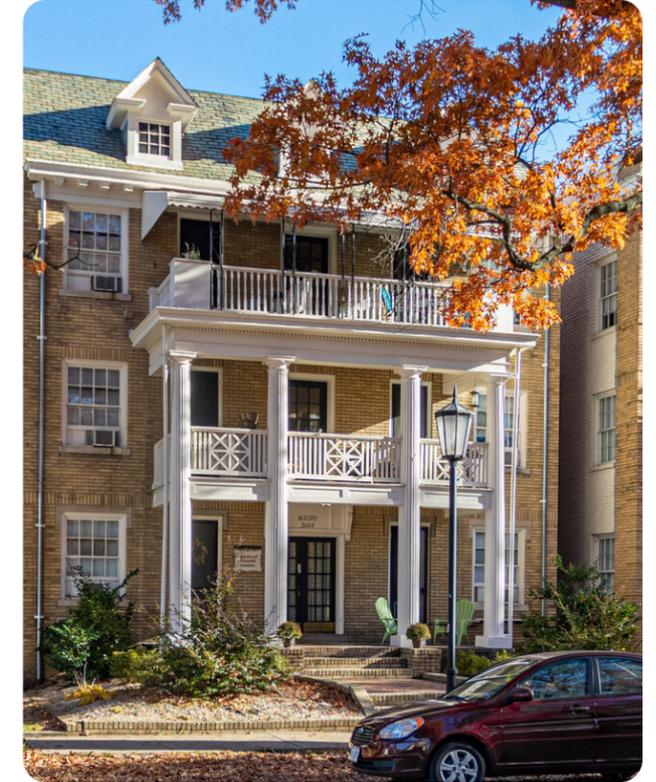
PROJECT DESCRIPTION

The development at 912 Tulip Street will consist of new construction and preservation in the Union Hill Historic District. The 1 story brick building, built circa 1950's, is a one story shop front that has continuously operated with a variety commercial tenants. The building will be preserved in present form with two separate commercial uses, with at least one being slated for a food service operator. The new construction building will consist of 13 multifamily apartments, with a mix of studio, 1 bedroom and 2 bedroom units.

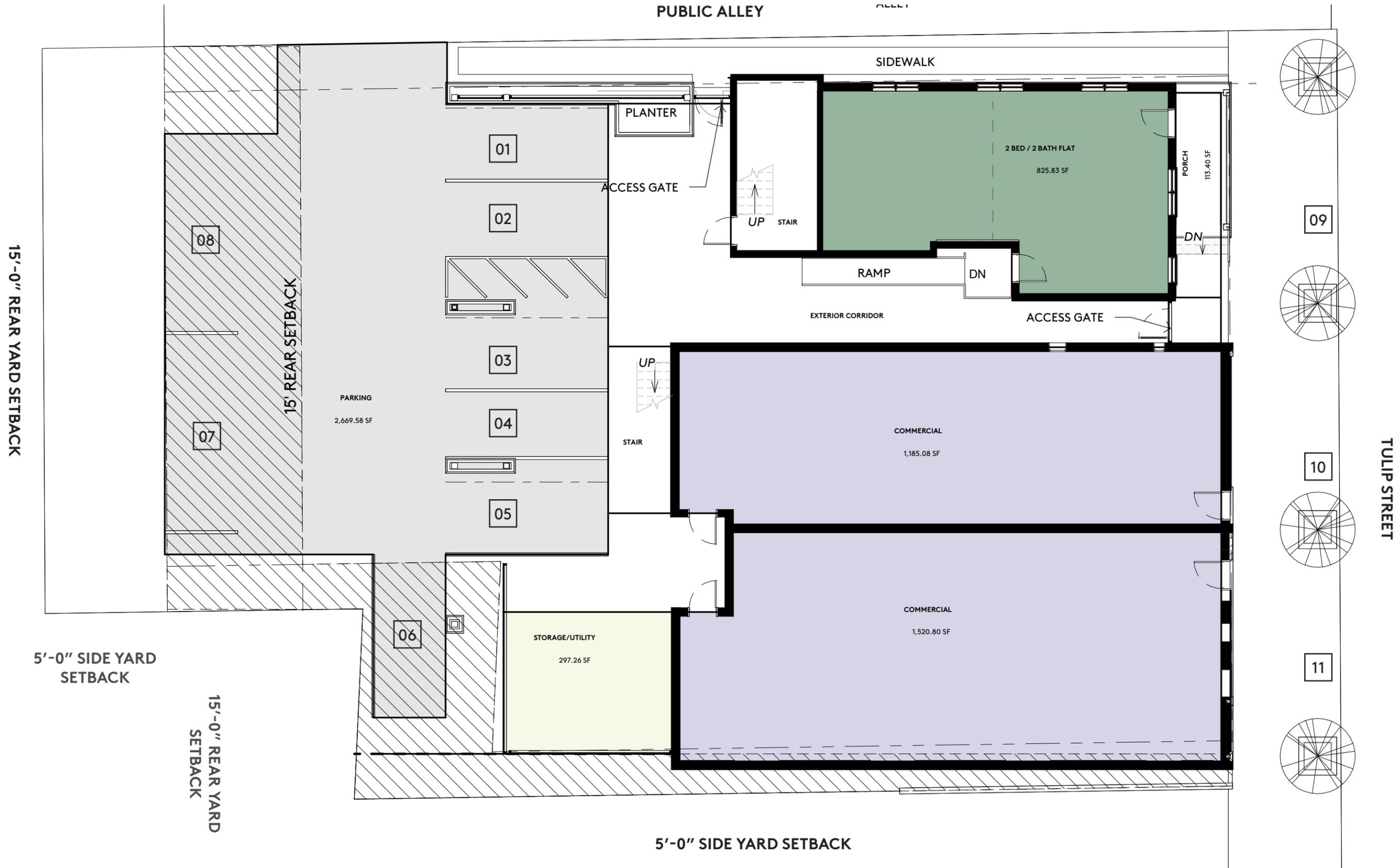
The new construction multifamily building will wrap the existing 1 story building, with a gradation of height to the rear, to respect the height and scale of the existing building. The design of the front façade (East) takes cues from the surrounding neighborhood with a substantial painted wood balcony, residential style windows and brick veneer. The upper floors of the main façade are limited to 3 stories, set back the depth of the balconies from the existing building.

The remainder of the multifamily building will be set back from Tulip Street and consists of 4 stories. The lower levels will use a vertical Hardie-panel cladding as a modern interpretation of clapboard siding. The fourth, "attic" story, consists of lighter material with a smaller scale pattern to lessen the visual appearance from the street. The use of modern scaled siding materials will help to differentiate the new construction while complementing materials used in the surrounding neighborhood.

The overall development aims to bring a vibrant yet complementary use to the neighborhood, in a scale and density consistent with adjacent recent interventions. We hope you'll find this application consistent with the values and requirements of the Commission of Architectural review

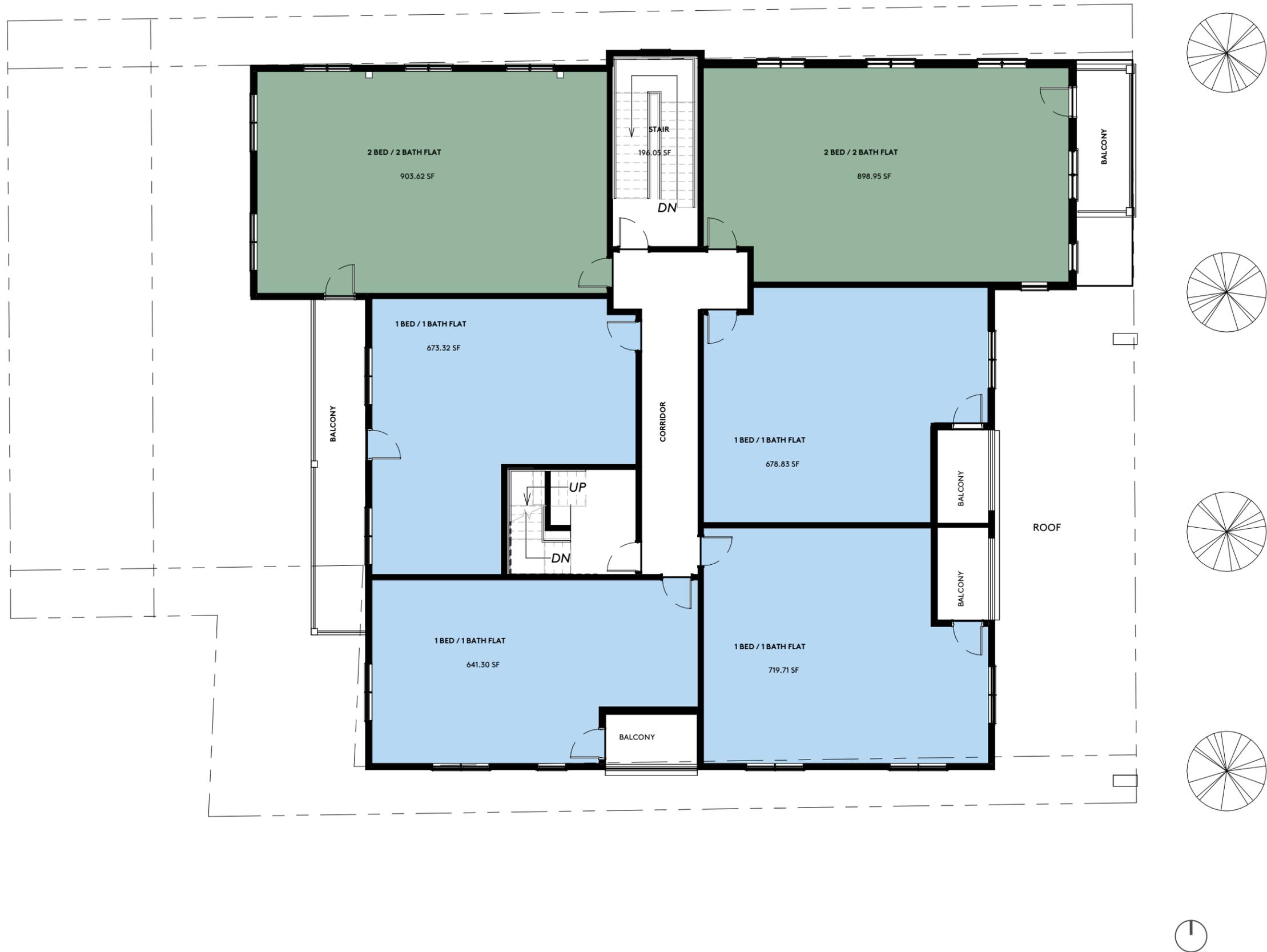


DESCRIPTION AND PRECEDENT



FLOOR PLAN LEVEL 1





FLOOR PLAN LEVEL 2

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FLOOR PLAN LEVEL 3

912 TULIP STREET MIXED USE | 30 SEPTEMBER 2022



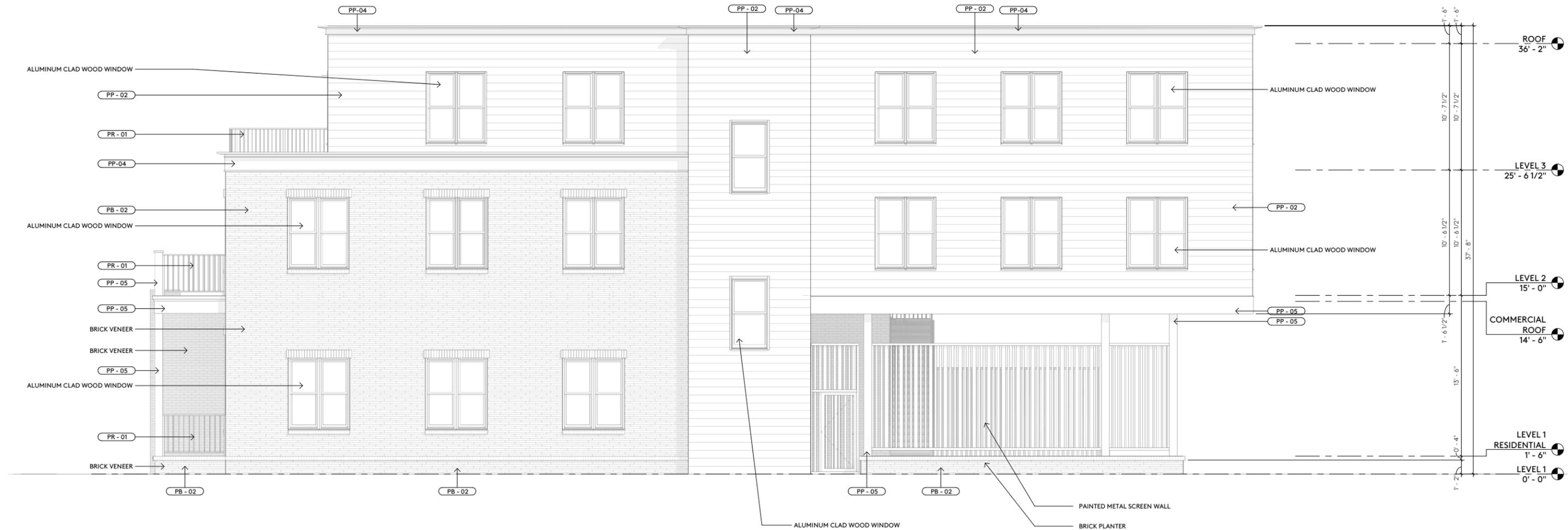


FINISH NOTES

- PB - 01** EXISTING PAINTED BRICK, REPOINT AND REPAINT, WHITE.
- PB - 02** WATSONTOWN BRICK COMPANY, CENTRAL PARK, KT TEXTURE.
- PB - 06** SOLDIER COURSE MATCH FIELD BRICK
- PP - 02** HARDI LAP SIDING SMOOTH, PEARL GRAY
- PP - 04** HARDI TRIM SMOOTH , ARCTIC WHITE
- PP - 05** HARDI TRIM SMOOTH , IRON GREY
- PR - 01** PAINTED STEEL RAIL, BLACK

TULIP ST ELEVATION (EAST)





FINISH NOTES

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- PR - 01 PAINTED STEEL RAIL, BLACK

NORTH ELEVATION



FINISH NOTES

- PB - 01 EXISTING PAINTED BRICK, REPOINT AND REPAINT, WHITE.
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- PP - 05 HARDI TRIM SMOOTH , IRON GREY
- PR - 01 PAINTED STEEL RAIL, BLACK

SOUTH ELEVATION



FINISH NOTES

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WEST ELEVATION

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CONCEPTUAL AXON

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23 of 25



CONCEPTUAL AXON

912 TULIP STREET MIXED USE | 30 SEPTEMBER 2022



24 of 25

8" LAP SIDING

JAMES HARDIE (FIBER CEMENT)
SMOOTH, PEARL GRAY



TRIM BOARDS

JAMES HARDIE - FIBER CEMENT
5/4 NT3 SMOOTH
ARTIC WHITE/IRON GRAY



BRICK VENEER

WATSONTOWN BRICK COMPANY
(CENTRAL PARK, KT TEXTURE)



WINDOWS AND DOORS

ALUMINUM CLAD WOOD
BLACK



EAST ELEVATION

MATERIALS: ELEVATIONS