



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: _____

Historic District: _____

Applicant Information

Billing Contact

Owner Information

Billing Contact

Name: _____

Same as Applicant

Email: _____

Name: _____

Phone: _____

Email: _____

Company: _____

Phone: _____

Mailing Address: _____

Company: _____

Mailing Address: _____

Applicant Type: Owner Agent Lessee

Architect Contractor Other (specify):

****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):

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 _____

Date _____

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)-646-7550 | Emily.Routman@richmondgov.com

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**

October 29th, 2021

Commission of Architectural Review

900 E. Broad St. Room 510
Richmond, VA 23219
804.646.7550

Re: 618, 620 Chamberlayne Parkway

Dear CAR Commissioners and Staff,

This memorandum is the applicant's written description as part of the application for the properties located at 618 and 620 Chamberlayne, to be reviewed by the Commission of Architectural Review (CAR) for the proposed construction of two new attached double houses on the properties known as 618 and 620 Chamberlayne Parkway ("Chamberlayne Row"). An application for this property was previously submitted by the applicant and reviewed by CAR in February 25, 2021. Since then, Two Street Studio initiated a new design for this application from scratch.

Chamberlayne Row is located on the east side of Chamberlayne Parkway subtending Jackson and Price Street in the Historic Jackson Ward. Jackson Ward is a neighborhood composed "[predominantly] of brick row houses" with "shallow set-backs, usually 10 feet or less" composed of "excellent examples of Federal, Greek Revival, Italianate and Queen Anne style houses throughout the District."¹ Although Jackson Ward remains "one of the least altered residential neighborhoods in the City,"² Chamberlayne Row is located in close proximity to Interstate I-95 / I-64 Richmond-Petersburg Turnpike, an interstate that razed and bisected the northern portion of Jackson Ward in the 1950s. The Site is adjacent to many vacant lots and a tattered urban fabric resulting from the construction of that Interstate.

The owner of the Site proposes constructing two attached double houses, three stories with the third floor set back 14' from the front facade. Each dwelling contains three bedrooms and four and half bathrooms in approximately 1,988 sf of finished floor area. The design of the homes is contemporary and contextual in its siting, materials, massing and form.

Jackson Ward is largely dominated by a rational, orthogonal grid that expands into several downtown Richmond neighborhoods. Only Brook Road and Chamberlayne Parkway intersect the grid at an incongruous angle, creating idiosyncratic lots. From this geometric disruption emerge some of the neighborhood's most dynamic and unique architecture. 618 and 620 Chamberlayne are highly irregular five sided lots that have a prominent side elevation atypical for a mid-block lot. The design of Chamberlayne addresses the primary and side elevations by contextually orienting the traditional "front" of the building within 3' of the front lot line³ and carefully considering the side elevation. While the middle two dwelling units' front doors face Chamberlayne, the entry to the northern and southern most units is along the side elevation, adding ambiguity to the otherwise simple hierarchy of front and side facades.

¹ City of Richmond, Department of Planning and Development Review. *Old & Historic Districts of Richmond, Virginia: Handbook and Design Review Guidelines*. Published Online, October 2017,

https://www.rva.gov/sites/default/files/Planning/PDFDocuments/PlanningPreservation/CAR/Old_Historic_District_Guidelines.pdf, p 24.

² *Ibid*, p. 25.

³ *Ibid*, p. 46.

The building's materials further this dialogue between the primary and side facades. The design proposes the front facade facing Chamberlayne be of a more machined brick similar to the pressed brick facades that dominate the neighborhood.⁴ The side facade switches to a more handmade "common brick," typical of historic townhomes. Other masonry details pay homage to traditional construction methods while expressing the contemporary condition of masonry as a curtain wall or veneer. For example, header courses project from the face of the wall, creating relief and shadows, while tie-back bricks turn inside out and protrude from the facade.

The massing and form of the Chamberlayne Row are deliberately contextual yet expressive of its contemporary program. The two lots comprising Chamberlayne Row occupy just over one third of the lot. Modular bays delineate each residence, while the block of four dwelling units read as a singular work of architecture.⁵ Although the lot to either side of Chamberlayne Row is vacant, a two story street wall with a similar height as its neighbors is employed along Chamberlayne.⁶ The buildings face the most prominent street, Chamberlayne Parkway, and are human scale.⁷ The contemporary layout of an open plan on the first floor with five bedrooms in the floors above creates a more atypical side elevation, with a brick volume anchoring and defining the setback third floor.

Exterior cladding, doors and windows, foundation and roofing are noted on the attached drawings. The selection of each is consistent with the *Old and Historic Districts of Richmond Virginia: Handbook and Design Review Guidelines* and nearby structures. A finish schedule including doors and windows is provided in the attached drawings.

Urban landscapes are often referred to as fabrics, but at Two Street Studio we take the analogy further, conceptualizing each neighborhood as a quilt. Chamberlayne Row would not only add a compatible patch to Jackson Ward, but would also in part mend a tattered edge. We welcome any additional discussion or recommendations from the Commissioners or Staff to that end.

Sincerely,

A handwritten signature in black ink, appearing to read "Forrest Frazier". The signature is fluid and cursive, with a large, stylized initial "F" and a long, sweeping underline.

Forrest Frazier

⁴ *Ibid*, p. 47.

⁵ *Ibid*, p. 47.

⁶ *Ibid*, p. 47.

⁷ *Ibid*, p. 46.

PHOTOGRAPHS



View of property looking northwest from southeast corner



View of property from northeast corner looking south.



Looking down alley (southeast lot corner) towards Chamberlayne



View of rear lots lines



606 Chamberlayne



610 Chamberlayne



622 Chamberlayne



127 and 129 W Jackson St

PROJECT

Chamberlayne Row

618, 620 Chamberlayne Parkway
Richmond VA
No: 2127

OWNER

Dobrin Properties

PROJECT TEAM

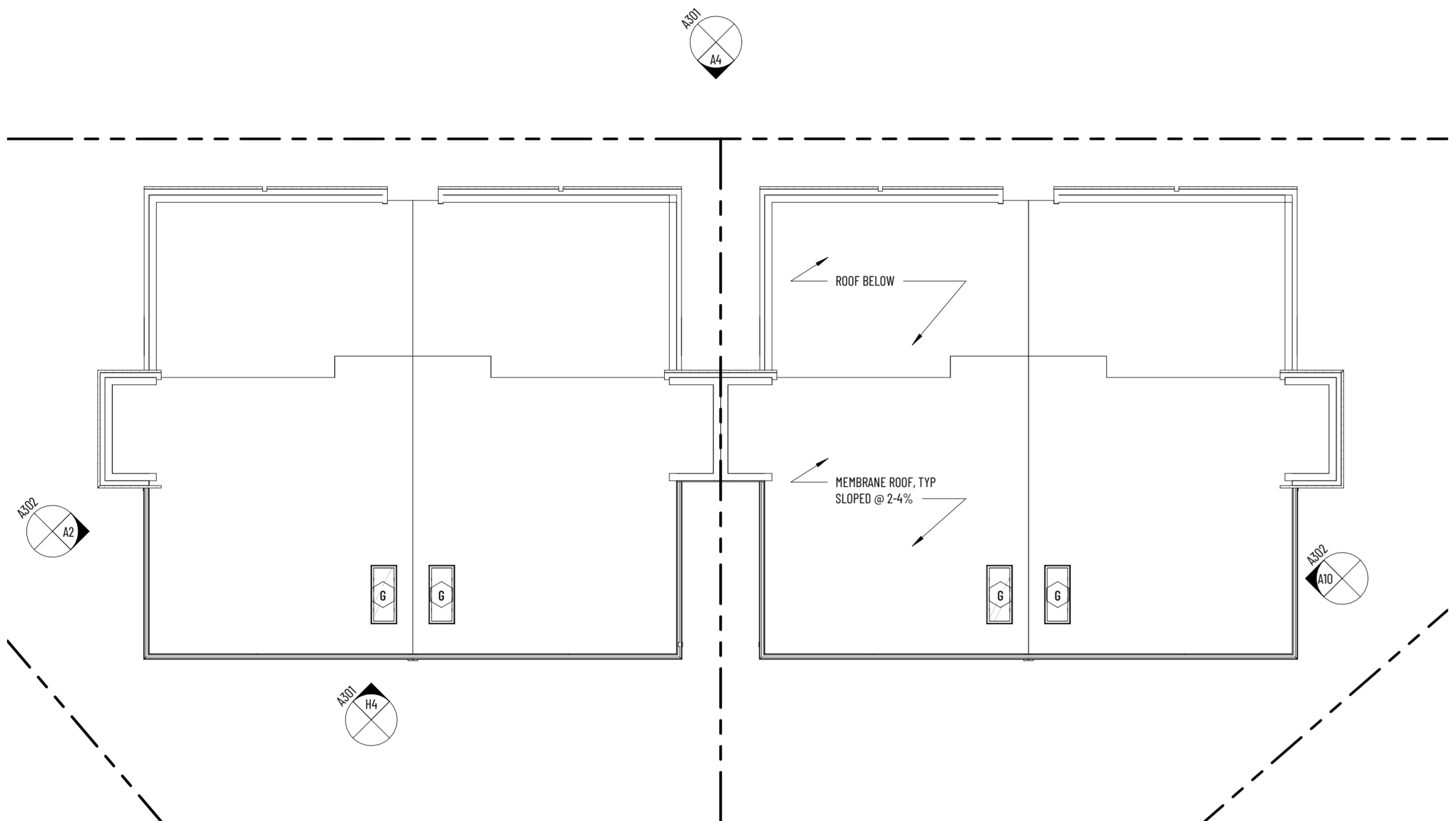
Architecture:
Forrest Frazier, AIA
Two Street Studio
311 N 2nd St
Richmond, VA 23219
804.774.7180
info@twostreet.com

DOOR SCHEDULE

ID	Room	Width	Height	Door Type	Frame	Finishes		Comments
						Panel		
01	LIVING / DINING / KITCHEN	3'-0"	7'-0"	SOLID CORE	PTD	PTD WD W/ GLASS LITE		TRIMLITE FRENCH DOOR

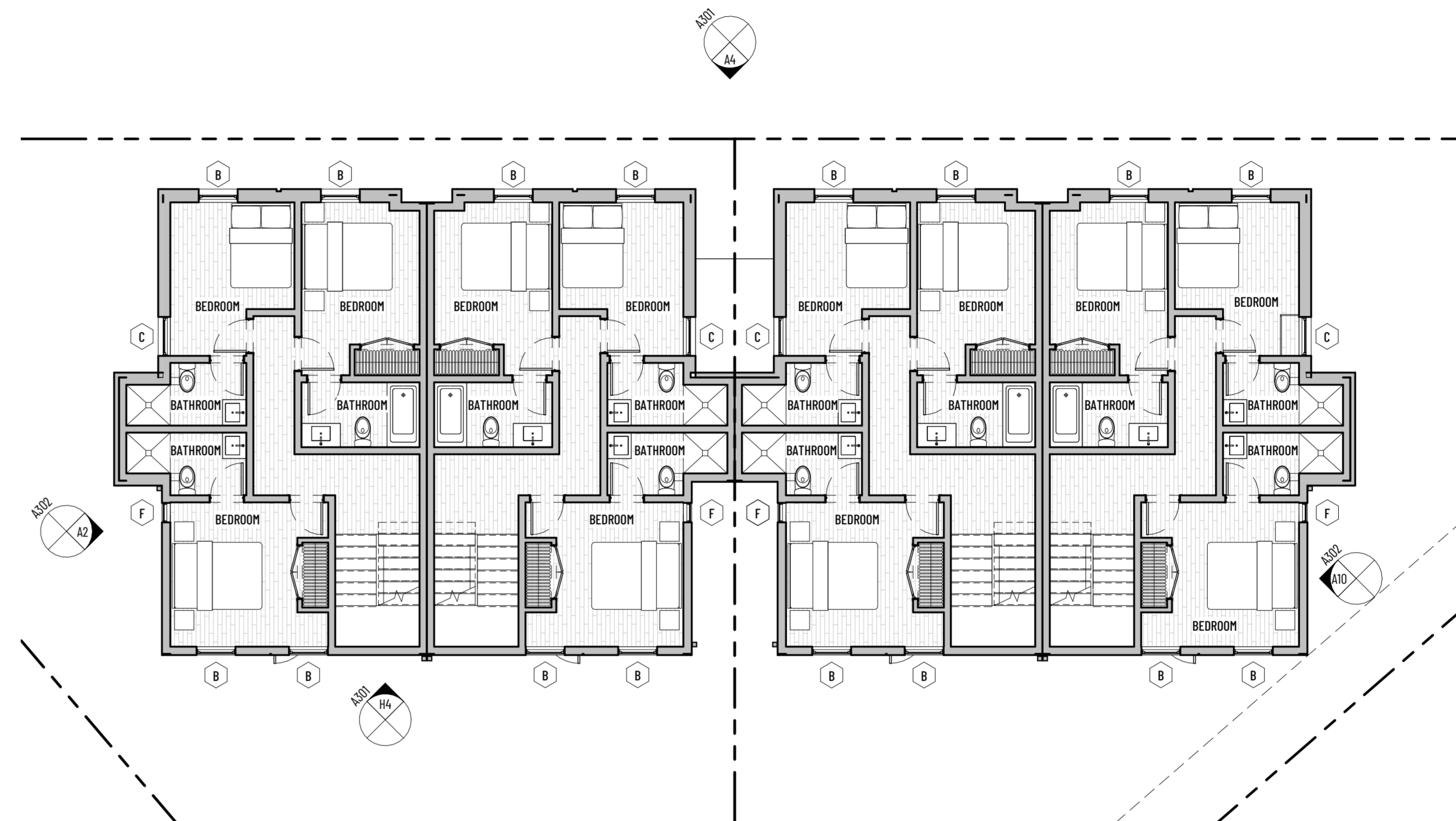
WINDOW SCHEDULE

Type Mark	Manufacturer	Model	Height	Width	Operation	Type Comments
A	Pella	Lifestyle Series	5'-2"	3'-0"	Double Hung	Aluminum Clad Wood
B	Pella	Lifestyle Series	4'-6"	3'-0"	Double Hung	Aluminum Clad Wood
C	Pella	Lifestyle Series	4'-0"	3'-0"	Double Hung	Aluminum Clad Wood
D	Pella	Lifestyle Series	4'-7"	4'-6"	Double Hung	Aluminum Clad Wood
E	Pella	Lifestyle Series	4'-7"	5'-1"	Double Hung	Aluminum Clad Wood
F	Pella	Lifestyle Series	5'-0"	1'-6"	Fixed	Aluminum Clad Wood
G	VELUX A/S	Flat Roof Window - CFP	4'-6"	2'-0"	Fixed	Skylight



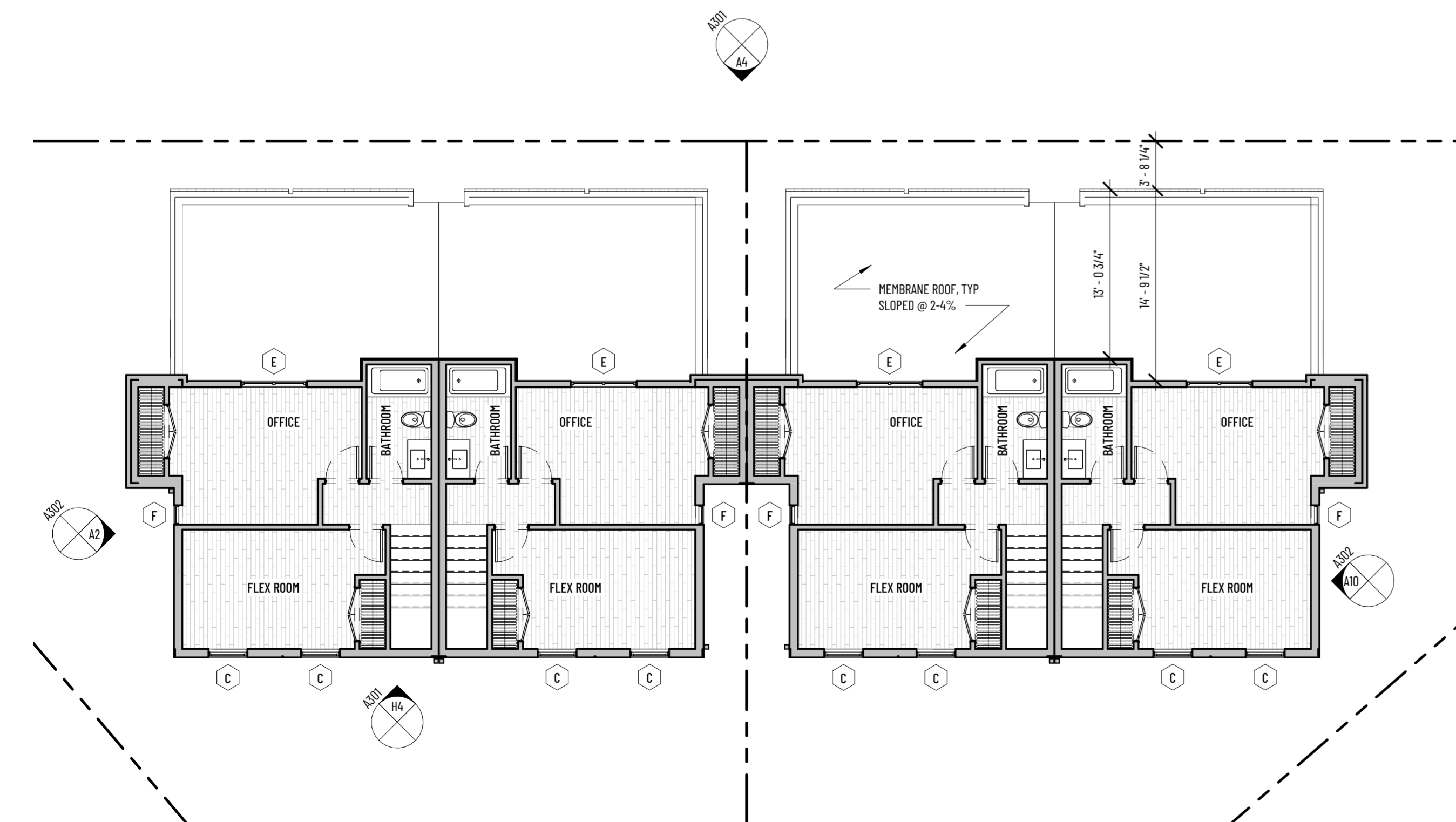
G1 Plan - Roof

1/8" = 1'-0"



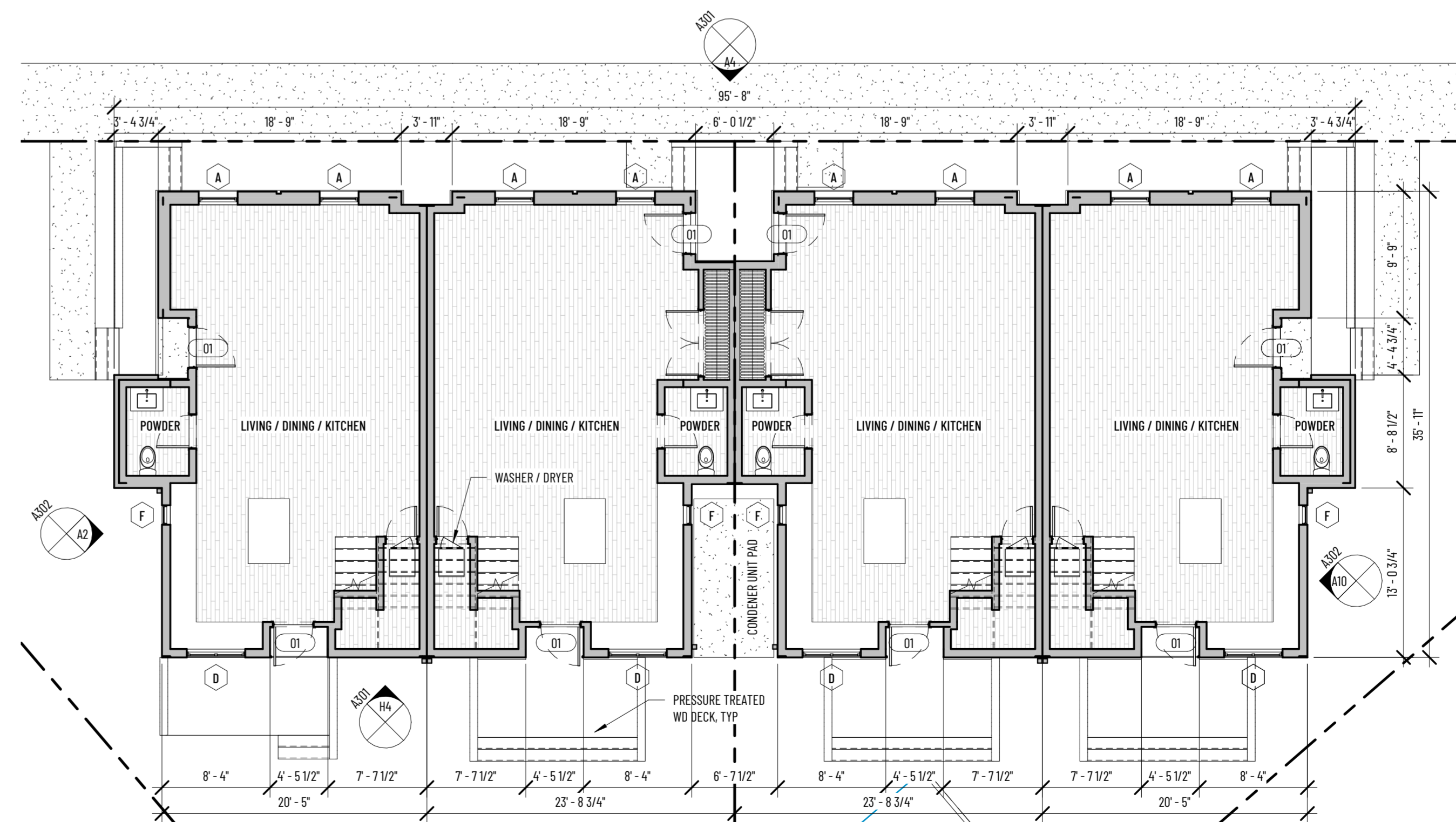
G9 Plan - Second Floor

1/8" = 1'-0"



A1 Plan - Third Floor

1/8" = 1'-0"



A9 Plan - First Floor

1/8" = 1'-0"

NOTES

NOT FOR CONSTRUCTION

KEY PLAN

REVISIONS

NO	ISSUE	DATE

SHEET TITLE

Floor Plans

SHEET ID

A201

TWO STREET STUDIO

PROJECT

Chamberlayne Row

618, 620 Chamberlayne Parkway
Richmond VA

No: 2127

OWNER

Dobrin Properties

PROJECT TEAM

Architecture:
Forrest Frazier, AIA
Two Street Studio
311 N 2nd St
Richmond, VA 23219
804.774.7180
info@twostreet.com

MATERIAL NOTES

1. ALL MATERIALS MUST MEET GENERAL C.A.R. REQUIREMENTS
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
3. GRADES SHOWN ARE APPROXIMATE, VERIFY IN FIELD

MATERIAL SCHEDULE

MARK	Description	Material: Comments
M-1	FACE BRICK	GREY, TBD
M-2	COMMON BRICK	GREY, TBD
M-3	6" CEMENTITIOUS SIDING	GREY, TBD
M-4	PRESSURE TREATED WOOD	PAINTED, TBD



H4 Elevation - Rear

3/16" = 1'-0"



A4 Elevation - Chamberlayne Parkway

3/16" = 1'-0"

NOTES

NOT FOR CONSTRUCTION

KEY PLAN

REVISIONS

NO. ISSUE: DATE:

SHEET TITLE

Elevations

SHEET ID

A301

PROJECT

Chamberlayne Row

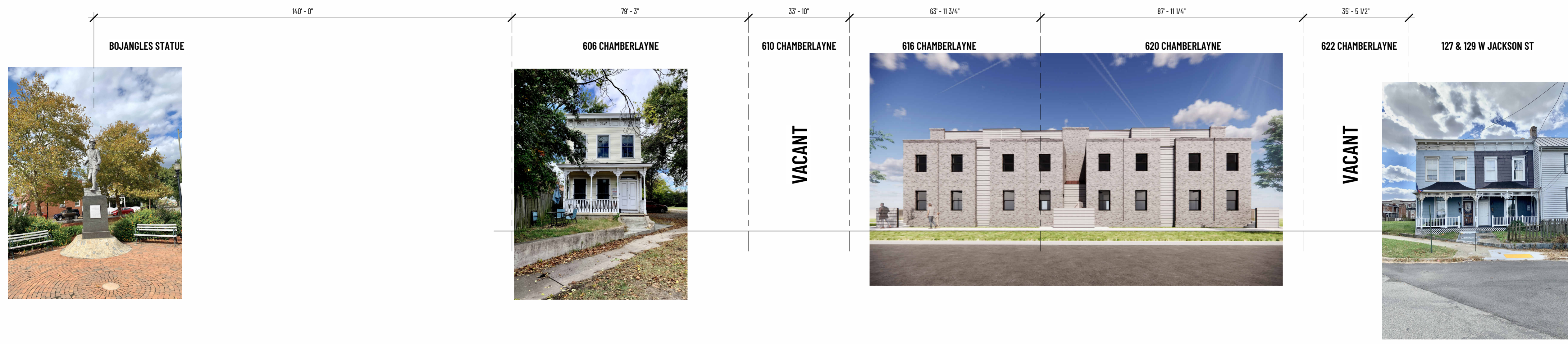
618, 620 Chamberlayne Parkway
Richmond VA
No. 2127

OWNER

Dobrin Properties

PROJECT TEAM

Architecture:
Forrest Frazier, AIA
Two Street Studio
311 N 2nd St
Richmond, VA 23219
804.774.7180
info@twostreet.com



K2 Site Elevations

1" = 20'-0"

MATERIAL NOTES

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MATERIAL SCHEDULE

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M-1	FACE BRICK	GREY, TBD
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M-3	6" CEMENTITIOUS SIDING	GREY, TBD
M-4	PRESSURE TREATED WOOD	PAINTED, TBD

NOTES

NOT FOR CONSTRUCTION

KEY PLAN

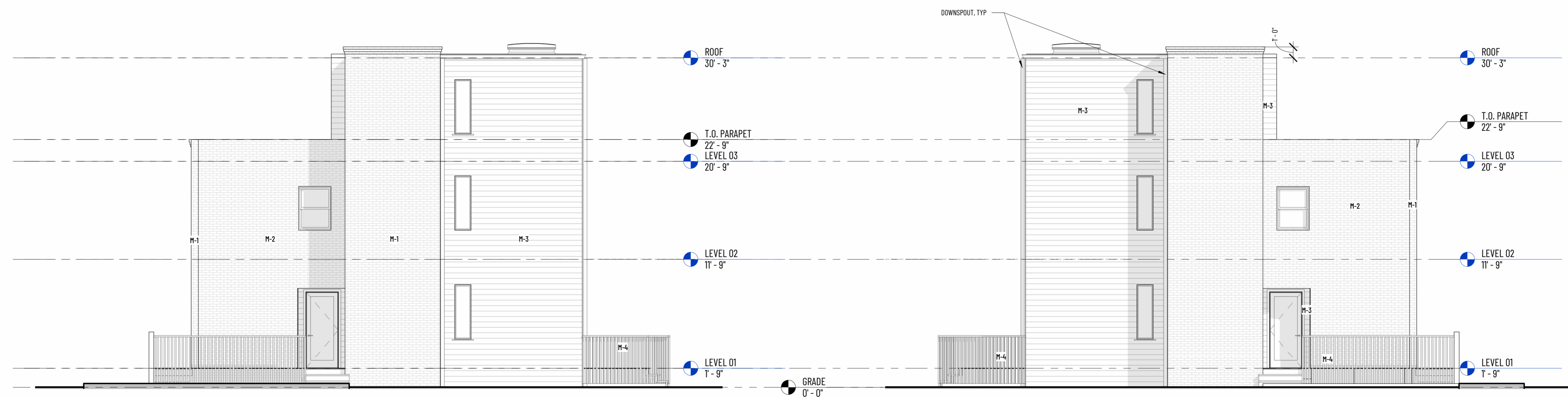
REVISIONS

NO ISSUE: DATE:

SHEET TITLE

Elevations

GRADE



A2 North Elevation - Side

3/16" = 1'-0"

A10 South Elevation - Side

3/16" = 1'-0"

A302

10/28/2021 4:35:25 PM

TWO STREET STUDIO

PROJECT

Chamberlayne Row

618, 620 Chamberlayne Parkway
Richmond VA
No. 2127

OWNER

Dobrin Properties

PROJECT TEAM

Architecture:
Forrest Frazier, AA
Two Street Studio
311 N 2nd St
Richmond, VA 23219
804.774.7180
info@twostreet.com

NOTES

NOT FOR CONSTRUCTION

KEY PLAN

REVISIONS

NO	ISSUE	DATE
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SHEET TITLE

Perspectives

SHEET ID

A800



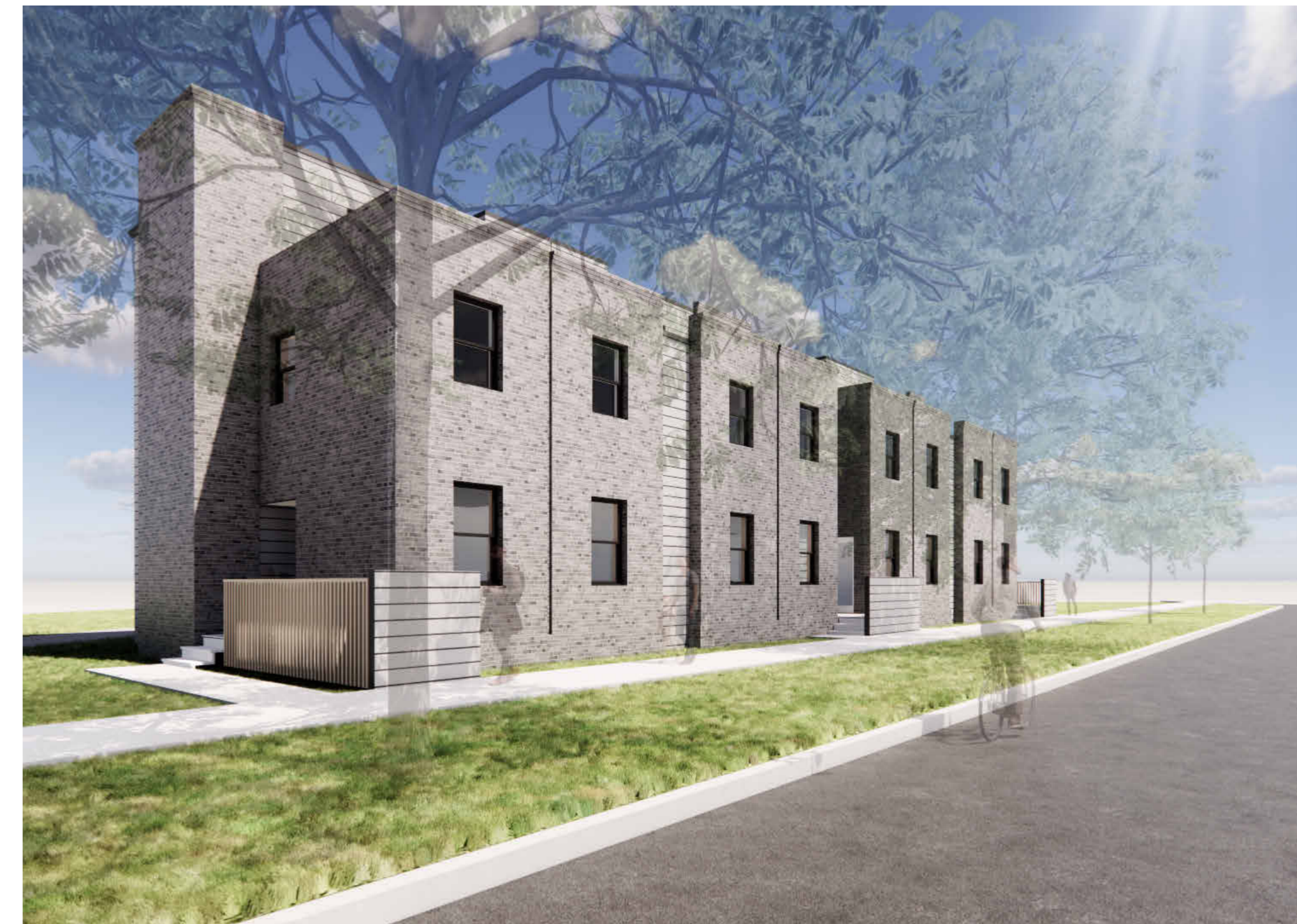
G9 Front Elevation

6" = 1'-0"



A4 Rendering from Street Looking South

6" = 1'-0"



A10 Rendering from Street Looking North

1 1/2" = 1'-0"