



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 101 S. 15th Street  
Historic district Shockoe Slip

Date/time rec'd: \_\_\_\_\_  
Rec'd by: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Hearing date: \_\_\_\_\_

### APPLICANT INFORMATION

Name Margaret Freund  
Company Fulton Hill Properties  
Mailing Address 1000 Carlisle Ave  
Richmond, VA 23231

Phone 804-226-9555  
Email info@fultonhillproperties.com  
Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above)

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Company \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review  
Project Type:  Alteration  Demolition  New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Attached

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**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.

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants 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 5/13/19

# 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 in the office or on-site. The Commission of Architectural Review website has additional project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation    804.646.6335    Carey.Jones@Richmondgov.com

## SUBMISSION INSTRUCTIONS

Submit the following items to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street:

- One (1) signed and completed application – property owners signature required
- Eleven (11) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled
- All plans and elevations should be printed **11x17** and all text easily legible
- One digital copy of the application and supporting documentation, depending on size emailed to staff or saved to a thumb drive or CD and delivered with the application materials.
- Applications are due by 12 PM (noon) on the deadline date (see table below).
- Exception: revisions to items deferred, denied or presented conceptually at the previous Commission meeting are due one week after the application due date. Please contact staff to confirm this date.
- **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 the agenda.
- 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 DUE DATES

- Commission meetings start at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

2019 Commission Meeting Date	Application Deadline (Friday at noon unless otherwise noted)
January 22 <sup>nd</sup>	December 28 <sup>th</sup> , 2018
February 26 <sup>th</sup>	January 25 <sup>th</sup>
March 26 <sup>th</sup>	March 1 <sup>st</sup>
April 23 <sup>rd</sup>	March 29 <sup>th</sup>
May 28 <sup>th</sup>	April 26 <sup>th</sup>
June 25 <sup>th</sup>	May 31 <sup>st</sup>
July 23 <sup>rd</sup>	June 28 <sup>th</sup>
August 27 <sup>th</sup>	July 26 <sup>th</sup>
September 24 <sup>th</sup>	August 30 <sup>th</sup>
October 22 <sup>nd</sup>	September 27 <sup>th</sup>
November 26 <sup>th</sup>	October 25 <sup>th</sup>
December 17 <sup>th</sup>	November 22 <sup>nd</sup>



# CERTIFICATE OF APPROPRIATENESS

## ALTERATION AND ADDITION CHECKLIST

**Well in advance** of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

**PROPERTY ADDRESS:** 101 S. 15<sup>th</sup> Street

### BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

### ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

### WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

### PHOTOGRAPHS

 place on 8 1/2 x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

### DRAWINGS

 (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight

## Canal Crossing – 101 N. 29<sup>th</sup> Street – Project Description

Canal Crossing is located at 101/115 S. 15<sup>th</sup> Street, in the Shockoe Slip Old and Historic District. It is bounded by East Cary Street and Dock Street to the north and south, respectively, and by South 15<sup>th</sup> Street to the west. Along the east side of the building runs an alley between the building and a parking lot.

The proposed two-story residential addition was Conceptually Reviewed by the Commission of Architectural Review during the February 26<sup>th</sup> CAR meeting and was reviewed on the regular agenda during the April 23<sup>rd</sup> CAR meeting. Based on staff recommendations, and notes given by the board during each meeting, a revised plan has been developed and shared with Staff for early comments before submitting for Final Review.

During the April 23<sup>rd</sup> CAR meeting, the Commission suggested an additional setback of the interstitial space between the original building and the new residential levels. The setback of this interstitial space was considered, but after consulting with structural engineers this additional setback was deemed impossible. In order to provide the addition with the appropriate structure, members must bear between the exterior walls of the existing building, and the existing interior column grid. The interstitial space therefore not only conceals the HVAC ductwork for the existing commercial and new residential units, it is also covering the required structural members that will run to the exterior walls. Without structure extending to the perimeter of the building and obscured by the horizontal band of dark gray, the setback of the addition cannot be achieved.

In response to comments that the residential portion of the building looks too residential and that the two-color scheme emphasized the vertical elements too much, the color palette has been reduced to one color to appear more commercial.

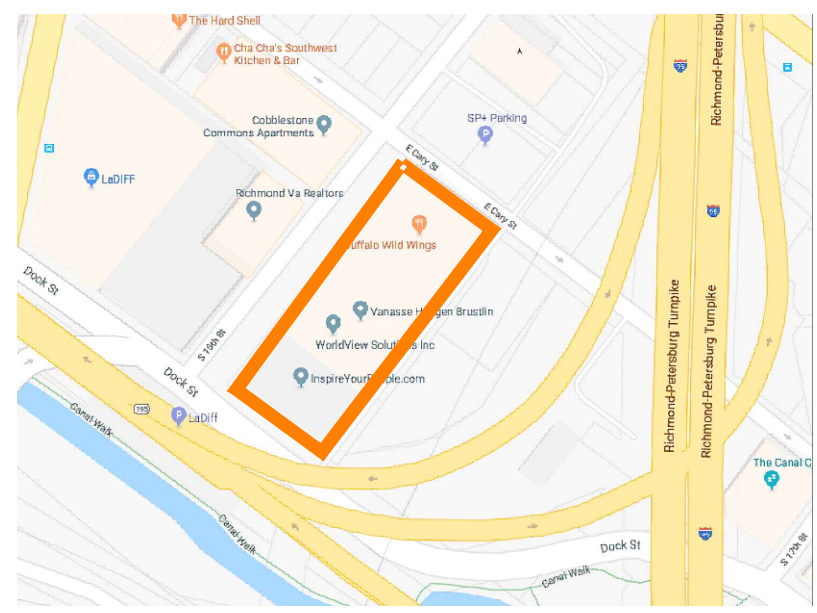
The updated elevation focuses attention on the historic building below due to its monochromatic color while also paying respect by referencing its color palette. Additional concern regarding the accent color of the prominent corner piece has been addressed. A red tone was selected to reference the historic tower section of the building, rather than the cedar color originally planned.

The intent of this design is to honor the history and industrial nature of the base building by having the units set back, and having both a simpler massing and color palette de-emphasize the residential nature of the addition. These changes reference and pay respect to the two-story industrial building below, as well as the five-story tower section to the south.

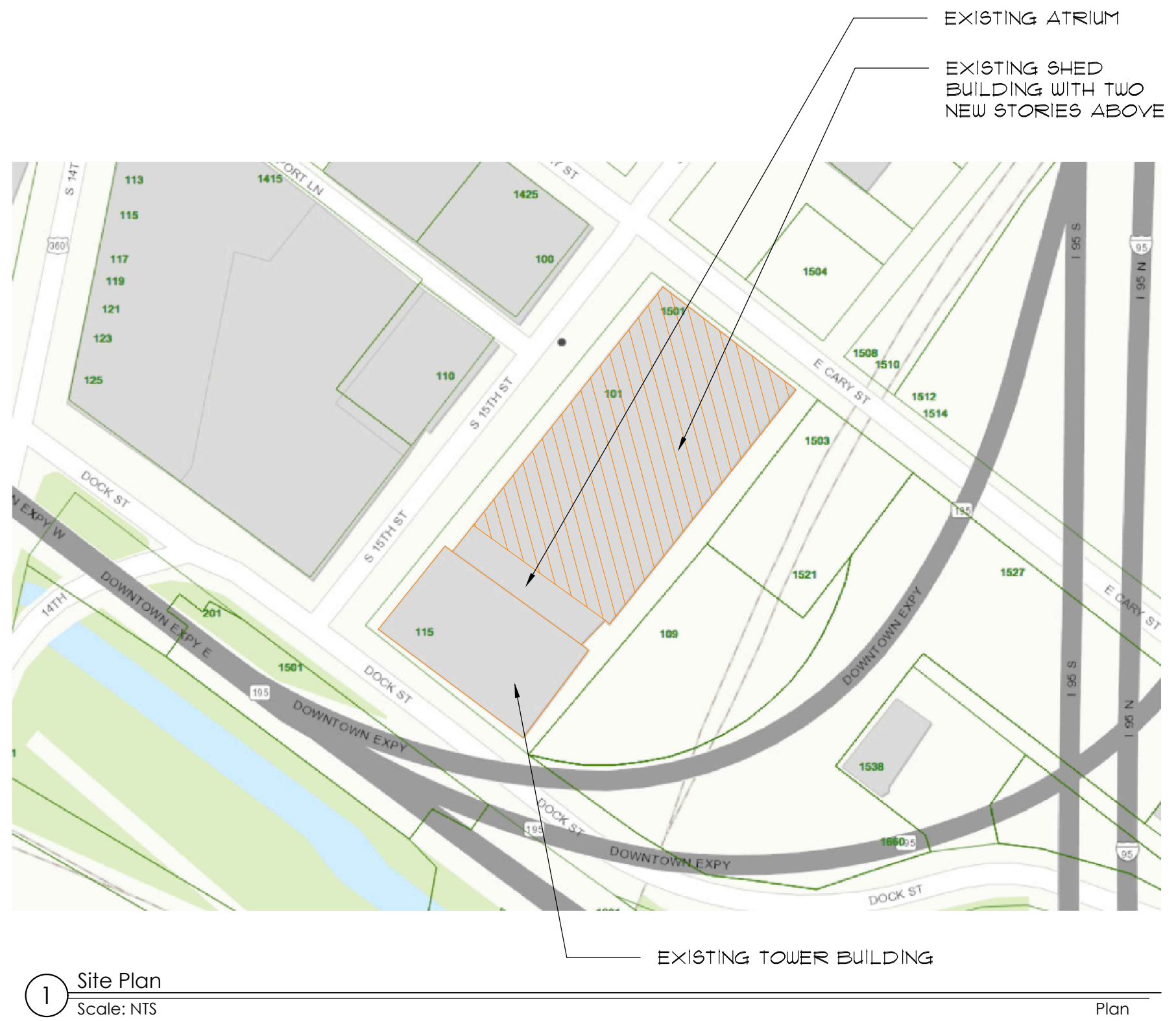


22 DWELLING UNITS AT BOTTOM LEVEL  
 22 DWELLING UNITS AT TOP LEVEL  
 44 DWELLING UNITS TOTAL  
 AVERAGE GROSS SQUARE  
 FOOTAGE: 110 SF.QT.

3 Unit Mix  
 Scale: NTS  
 Plan

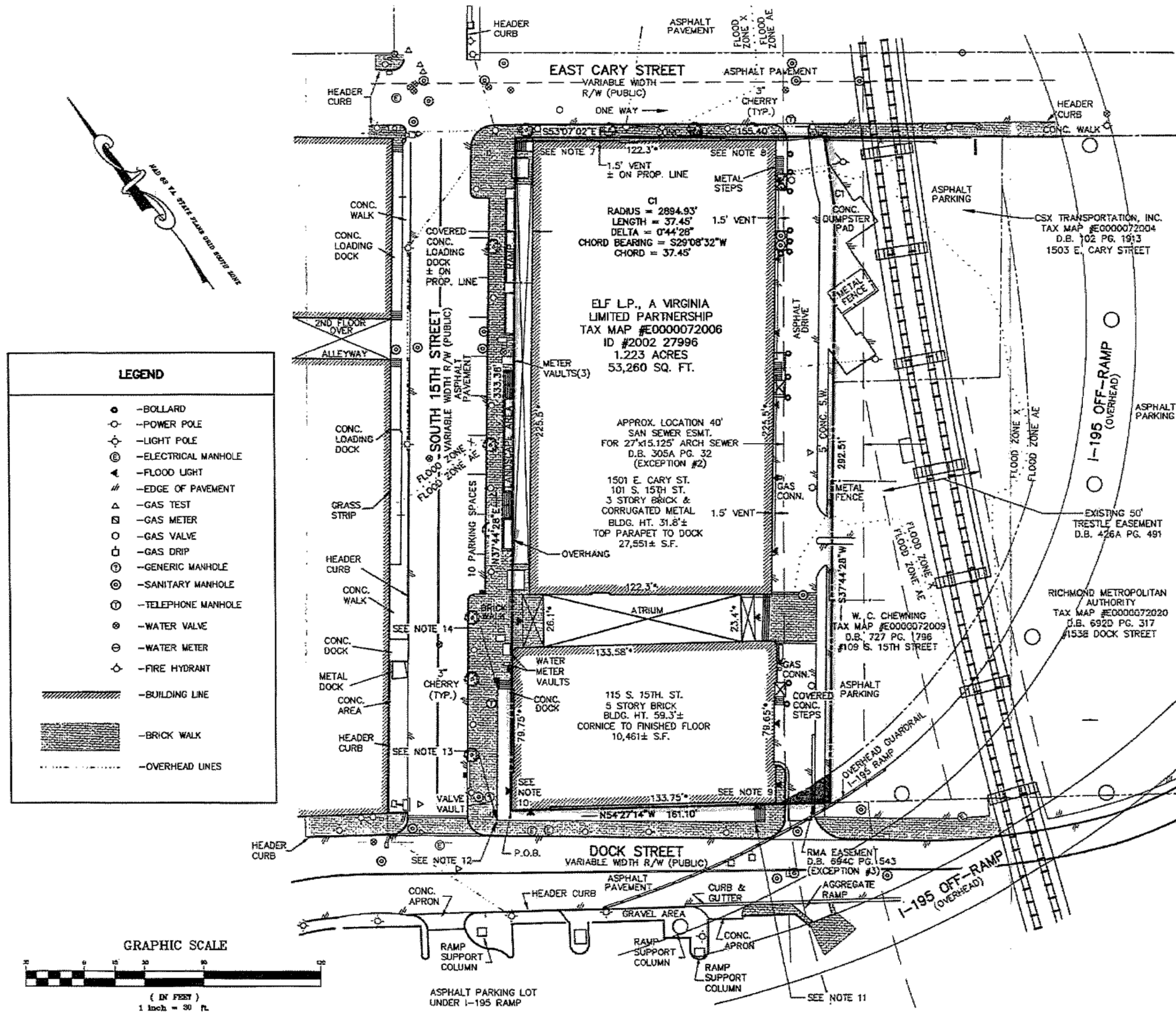



2 Vicinity Map  
 Scale: NTS  
 Plan



1 Site Plan  
 Scale: NTS  
 Plan





Canal Crossing





Fulton Hill Properties



6 Existing Building - East Carry Street and 15th Avenue



5 Existing Building - 15th Avenue



4 Existing Building - Dock Street and 15th Avenue



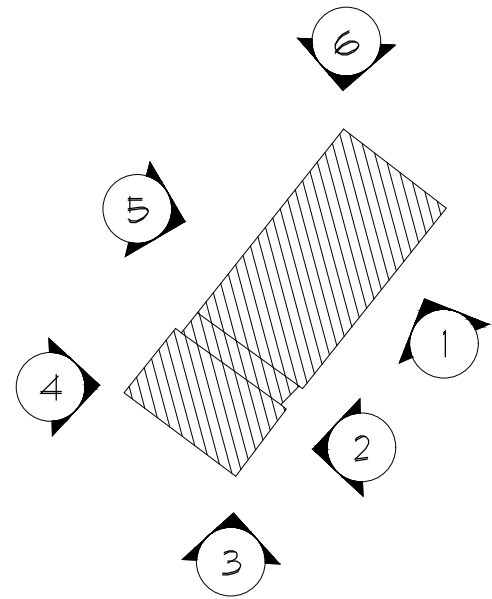
3 Existing Building - Dock Street and Drive Aisle



2 Existing Building - Drive Aisle



1 Existing Building - Drive Aisle

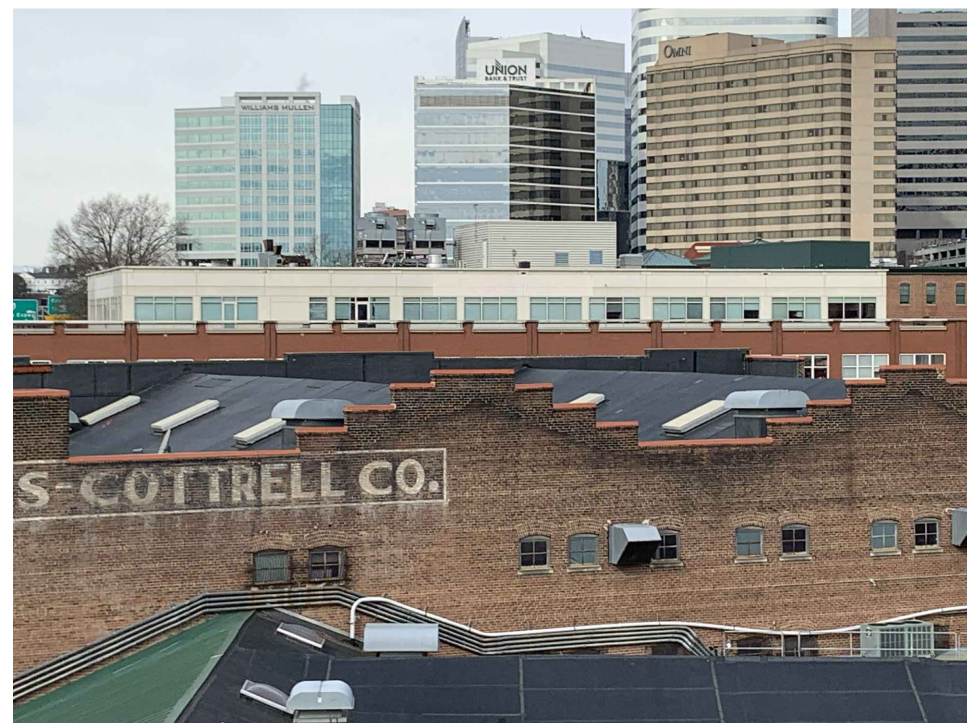


Canal Crossing





# Fulton Hill Properties



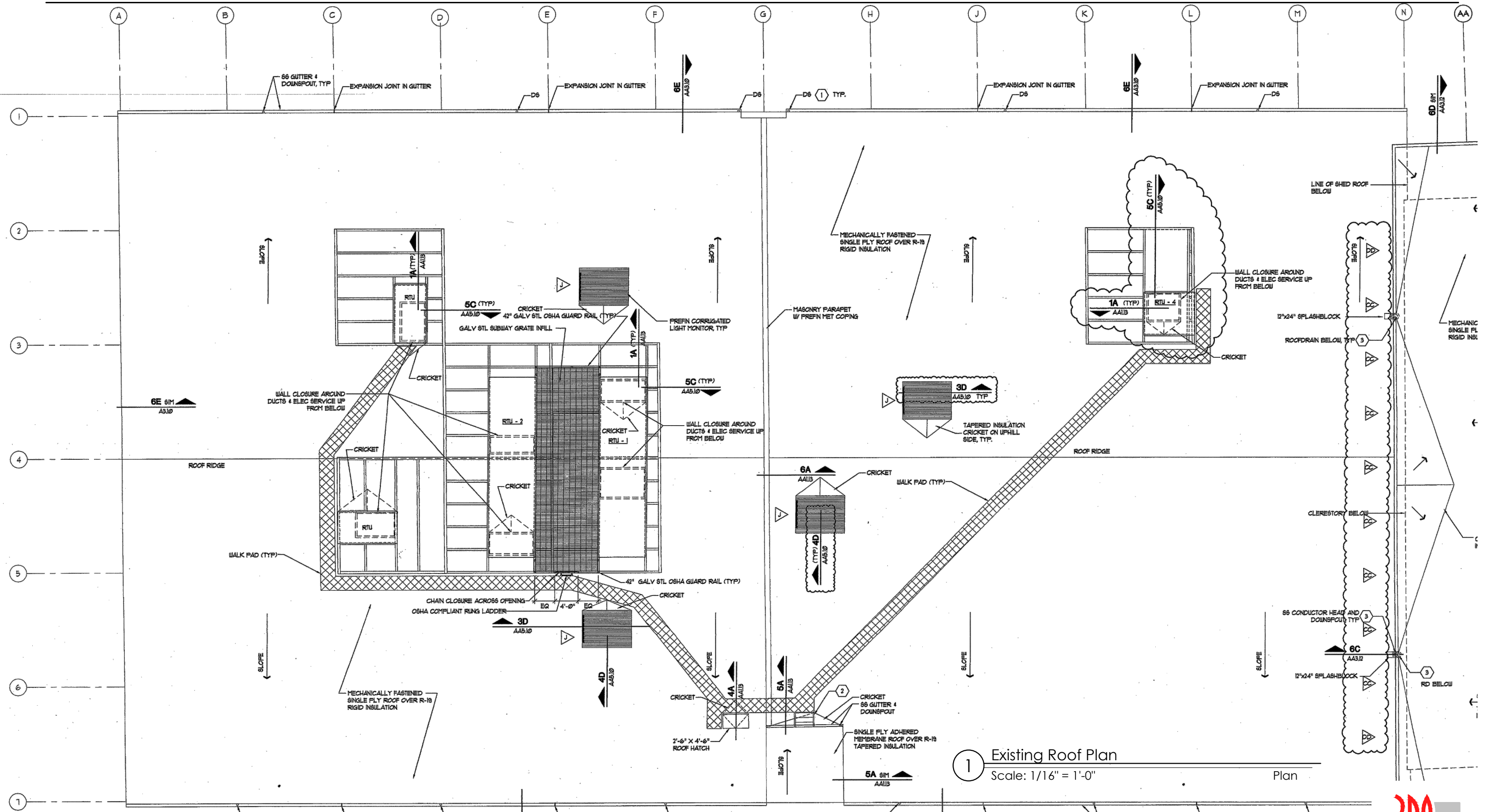
1 Context of the Surrounded Area and Existing Buildings  
Scale: NTS

## Canal Crossing





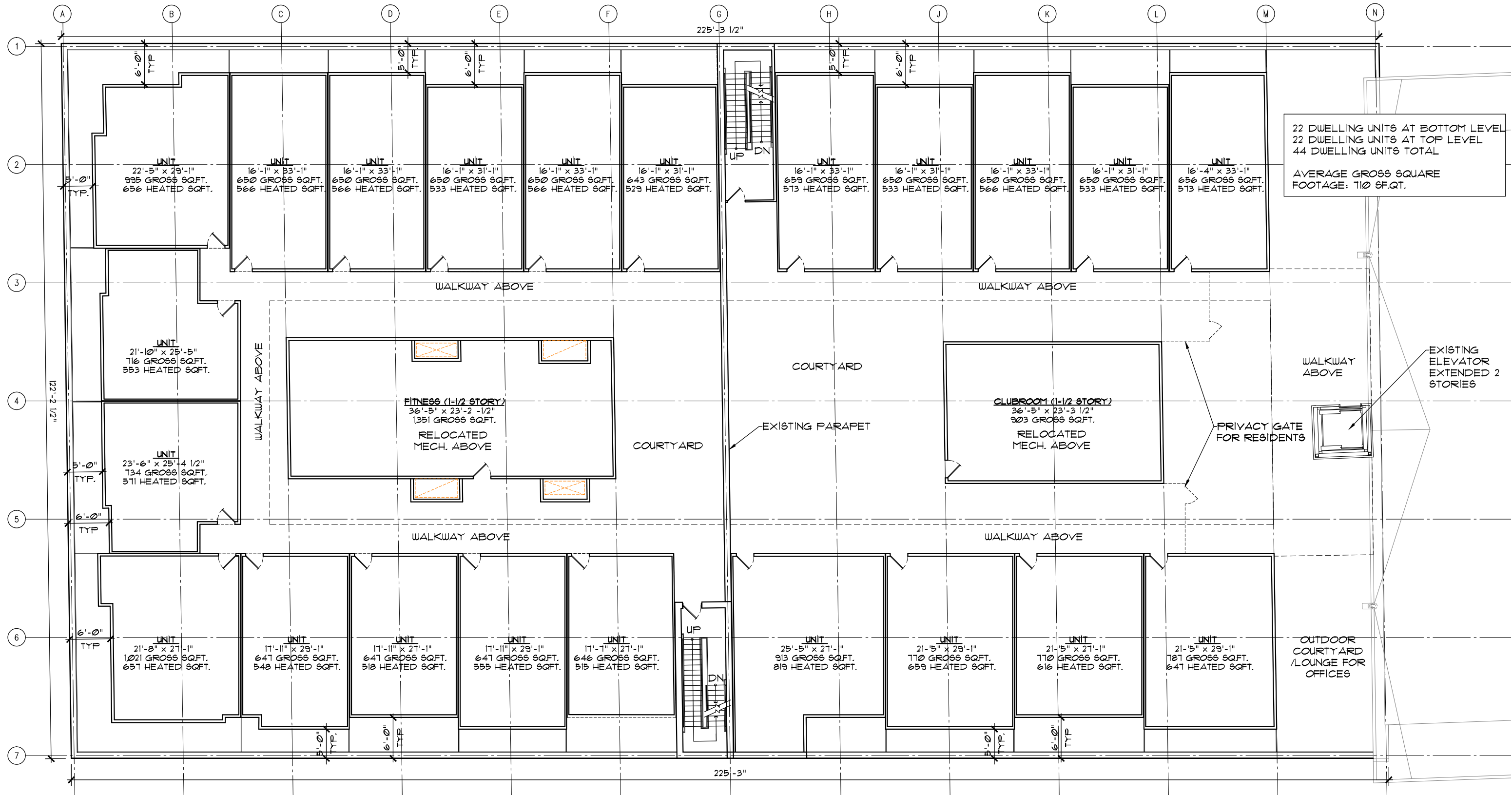
Fulton Hill Properties



1 Existing Roof Plan  
 Scale: 1/16" = 1'-0"  
 Plan

Canal Crossing





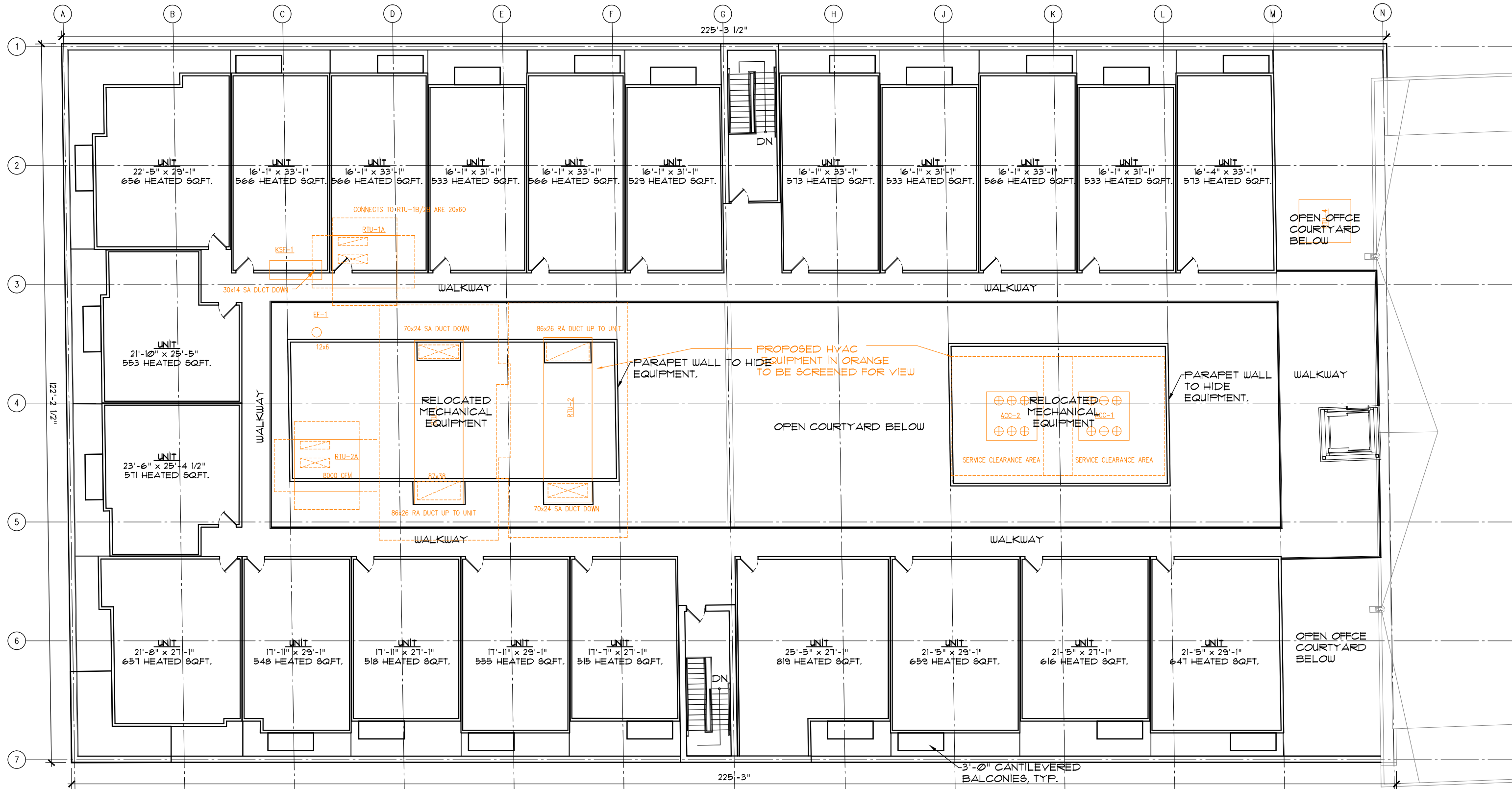
1 Proposed Floor Plan - Bottom Level  
 Scale: 1/16" = 1'-0"





1 Proposed Floor Plan - Top Level  
Scale: 1/16" = 1'-0"

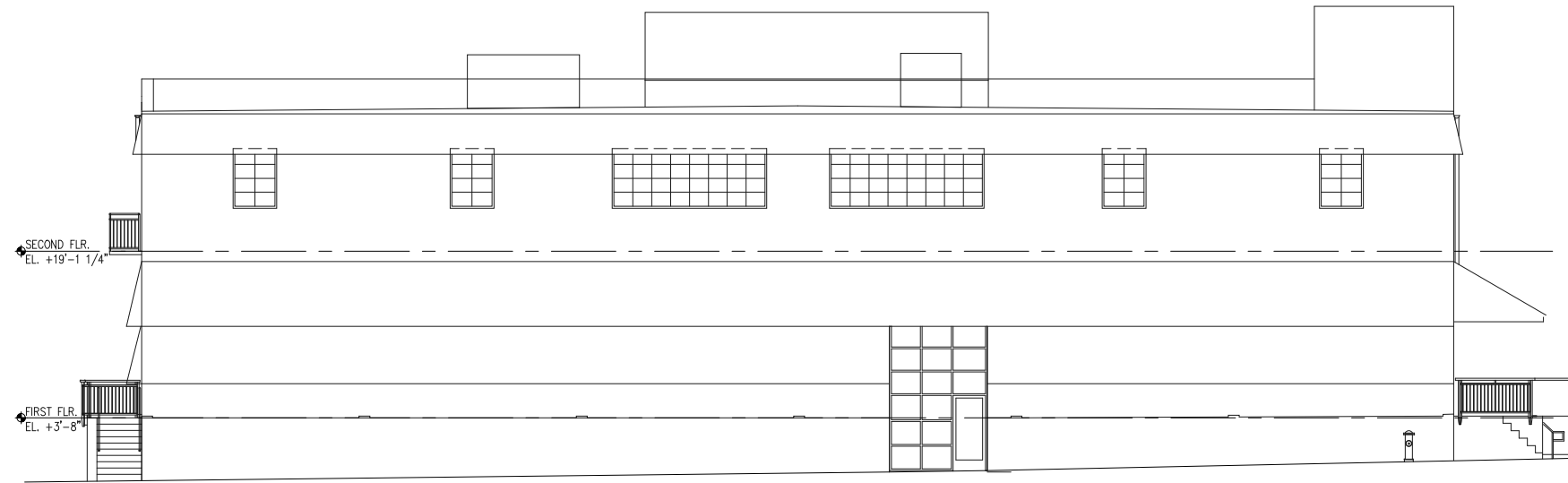




1 Proposed HVAC Equipment  
Scale: 1/16" = 1'-0"

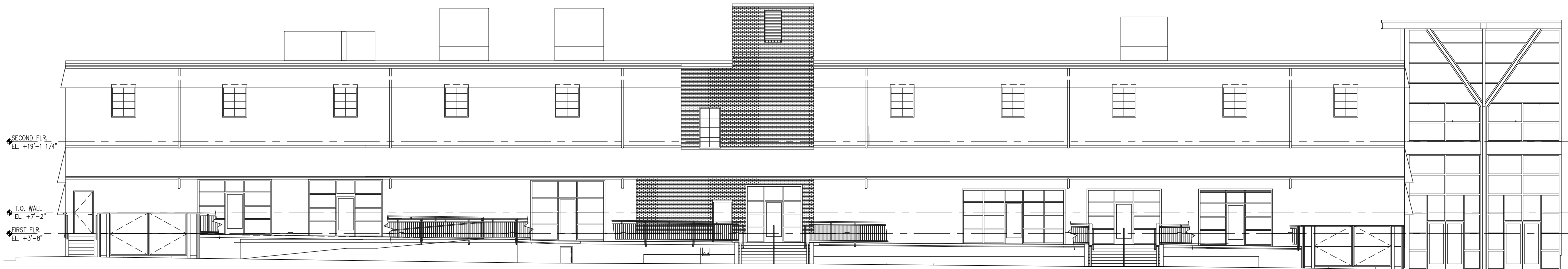






2 E. Cary Street - Existing Elevation  
Scale: 1/16" = 1'-0"

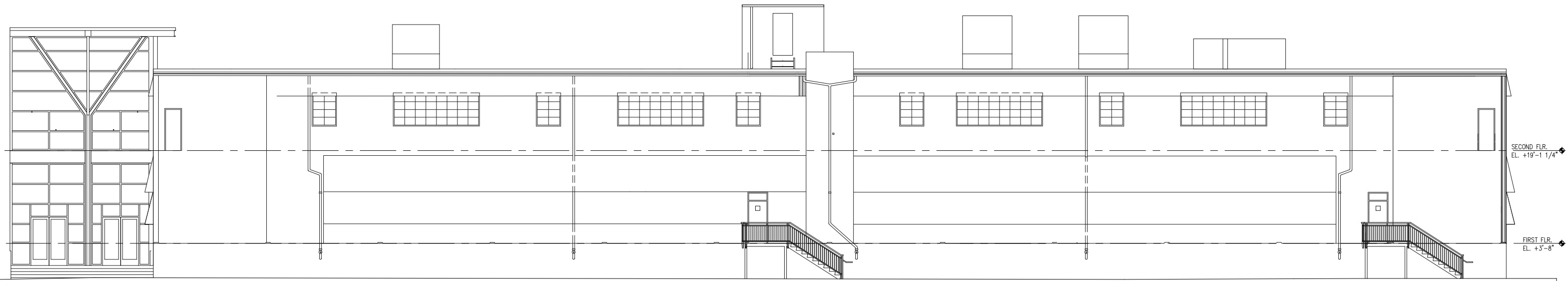
Elevation



1 15th Street - Existing Elevation  
Scale: 1/16" = 1'-0"

Elevation





1 Rear - Existing Elevation  
Scale: 1/16" = 1'-0"

Elevation

Canal Crossing



**Fulton Hill Properties**

Network Gray - SW 7073 (a)  
 Black Fox- SW 7020 (b)  
 Salute - SW 7582 (c)

Cementitious Panel	1
Corrugated Aluminum	2



2 E. Cary Street - Proposed Elevation - Option 2

Scale: 1/16" = 1'-0"

Elevation



1 15th Street - Proposed Elevation - Option 2

Scale: 1/16" = 1'-0"

Elevation



**Fulton Hill Properties**

- Network Gray - SW 7073 (a)
- Black Fox- SW 7020 (b)
- Salute - SW 7582 (c)

Cementitious Panel	1
Corrugated Aluminum	2



1 Rear - Proposed Elevation - Option 2  
Scale: 1/16" = 1'-0"

Elevation







1 Perspective - Option 2  
N.T.S.

Perspective





1 Sample Images  
Scale: N.T.S.

Perspective







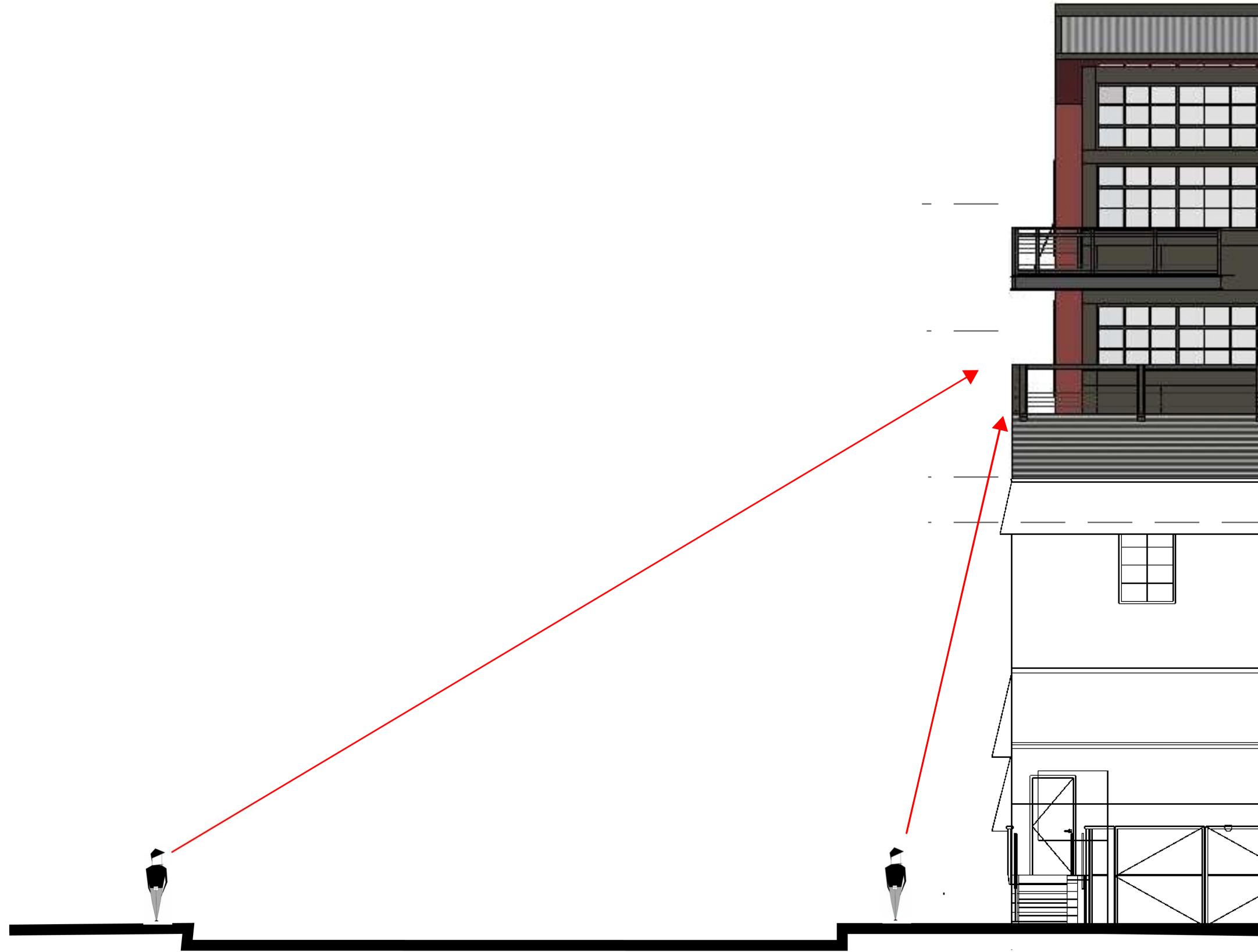
1 Sample Images  
Scale: N.T.S.

Perspective

**Canal Crossing**







① Street Views

Elevation