



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: 2 West Main Street

DATE: March 3, 2015

OWNER'S NAME: YMCA of Greater Richmond

TEL NO.: 804-474-4317

AND ADDRESS: 2 W. Franklin Street

EMAIL: DEHOFFJ@YMCARICHMOND.ORG

CITY, STATE AND ZIPCODE Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: Parker Design Group

TEL. NO. 804-358-2947

AND ADDRESS: 1915 W. Cary St.

EMAIL: CGROGAN@PARKERDG.COM

CITY, STATE AND ZIPCODE Richmond, VA 23220

Would you like to receive your staff report via email? Yes No

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.*)

Please see attached Description and Documentation

Signature of Owner or Authorized Agent: 

Name of Owner or Authorized Agent (please print legibly): Jeff DeHoff, Vice President of Property and Facilities

~~(Space below for staff use only)~~

Received by Commission Secretary

DATE MAR 03 2015

APPLICATION NO. _____

SCHEDULED FOR _____

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

Commission of Architectural Review

City of Richmond

Submission Application

March 3, 2015

Property Address: 2 West Main Street

DETAILED DESCRIPTION OF PROPOSED WORK

The YMCA of Greater Richmond intends to extend an existing parking lot onto land that we own at 2 W. Main Street. The project requires the demolition of an abandoned building. We discovered the property is within an Historic District, and therefore the project requires review by the Commission of Architectural Review.

The building was constructed sometime during or since the late 1960's. We cannot find any record of the original construction in YMCA files. The YMCA renovated the interior to the current configuration in 1987/88. The approximately 3,440 square foot one-story building was last used by the YMCA as a day care center. That operation was closed in the summer of 2014, and the building has been stripped of all salvageable items in preparation for demolition. A contractor, S.B.Cox, Inc was engaged for the demolition work and they applied to the City of Richmond for a demolition permit. Permit #D1412801 is currently on hold pending review by the CAR.

The building has no known historic value or character. We believe the relevant points for this review include the following. Documentation is attached to support this position.

1. The building has no potential use for our operations. We have adequate square footage within our main building at 2 W. Franklin Street for any planned future operations.
2. We discussed selling the property to three potential users as a day care or social services facility. None were interested in continuing the conversation due to high cost of renovation. We met with:
 - VCU Child Development Center
 - Capital Childcare
 - Emergency Shelter, Inc (Home Again)
3. The property was appraised and the report indicates the building is of no value and states, "the underlying land value is given sole consideration herein". The appraisal provides a cost model evaluation and states "...the property would be worth more as a vacant lot". As a commercial property, the building is a liability because of the high cost to renovate to a modern office facility.
4. The highest and best use of the property to the YMCA of Greater Richmond is to provide additional off-street parking for our members and staff.
5. The parking lot will meet all zoning requirements for landscaping, lighting, and fencing.
6. The biggest value and improvement to the Historic District is the view will be opened from Main Street to the historically significant Second Baptist Church and Jefferson Hotel.

We believe the Proposed Work conforms to the Old and Historic District Review Guidelines by virtue of the fact that the building is *not a contributing part of the historic character of an Old and Historic District*.

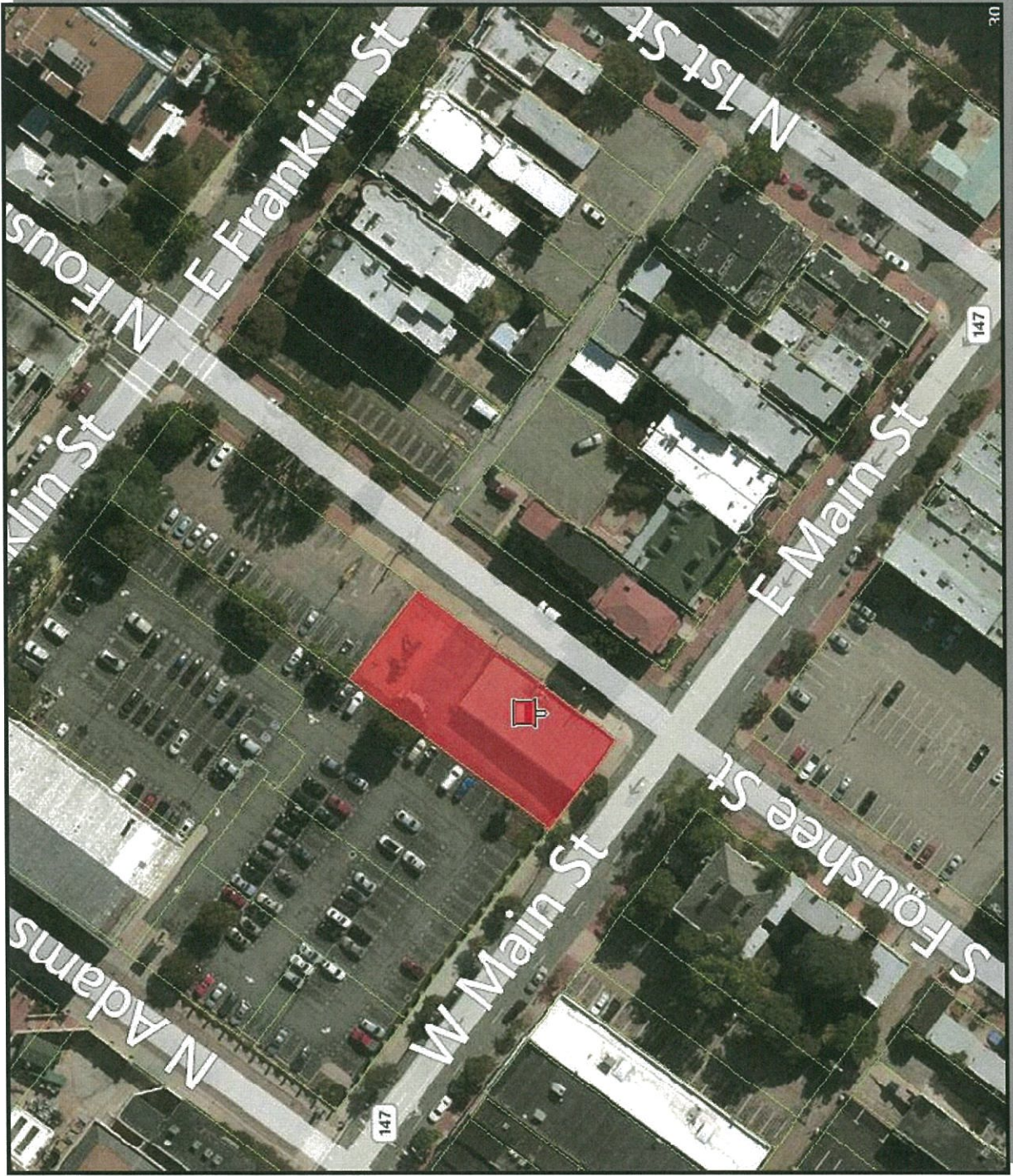
- The existing building is not from the same periods as the buildings on the surrounding blocks between Franklin Street and Main Street that define the character of the district.
- The building lacks any particularly attractive character and it is built on the extreme corner of the property with no "set back" -- it severely forces itself onto the corner of Main and Foushee.

The intent of the Proposed Work is to create 25 new parking spaces as an extension of an existing YMCA parking lot (corner of Franklin Street and Foushee Street). These spaces will have ample set-back, landscaping, lighting and decorative fence. As previously stated, we believe the biggest value and improvement to the Historic District is the view will be opened from Main Street to the historically significant Second Baptist Church and Jefferson Hotel.

Supporting Documents Attached:

1. Four sheets from property appraisal prepared by Lester Barber and Associates (May 2, 2014):
 - a. Aerial photo
 - b. Property Data (two sheets)
 - c. Street view photos
2. Sheets C03 and L02 from Preliminary Construction Documents prepared by Parker Design Group indicating extent of proposed new parking with landscaping (February, 2015).
3. Sheet 1 and 2 from building renovation drawings prepared by Beamon & Associates Engineers (December, 1987 and August, 1988).

SUBJECT AERIAL



SUBJECT DATA

Location

Property ID	23962	State	Virginia
Property Name	YMCA Early Learning Center	Zip Code	23220
Address	2 West Main Street	MSA	Richmond-Petersburg
City/Municipality	Richmond	Property Use	Day Care Facility / Nursery
County	Richmond City		

Land

Tax Parcel Number	W0000103015		
Land Acres	0.21900	Zoning Code	B-3
Land Sq Ft	9,540	Zoning Description	General Business
Land to Building Ratio	2.77		
Zoning Comments	The subject use is permitted in the B-3 zoning district.		
Conformity Conclusion	The subject building is almost certainly an under-utilization of the site. Furthermore, a daycare/classroom does not effectively complement the surrounding properties.		
Access	One driveway from Foushee Street and one from Main Street	Parcel Type	Corner
		Flood Zone	X
Shape	Rectangular	Flood Map Number	5101290037D
Topography	Level	Flood Map Effective Date	04-02-2009
Dimensions	65' x 147'	Utilities Description	All available
Grade	At street grade		
Visibility	Good		
Site Improvements	The northern 2,100 square feet of the subject site are used as a playground. The building footprint occupies 3,440 square feet, which leaves 4,000 square feet of asphalt-paved surface area. An alternate property use would most likely utilize that space for parking, but it currently serves as a recreation blacktop.		

Taxes

Tax Parcel(s)	Year	Market Value	Assess. Ratio	Assessed Value	Taxable Value	Tax Rate	Tax Amount	Taxes Total
Property	2014	\$561,000	100.00%	\$561,000	\$561,000	1.20000	\$6,732	\$6,732.00

Building

GBA	3,440	Year Built	1960
GBA Source	Field measurements	Number of Stories	1
Rentable Area	3,440		

Building Finish

Construction Quality	Average	Roof Material	Built-up and EPDM
Construction Class	C - Masonry and Steel	Heating Type	Gas
Building Condition	Average	Air Conditioning Type	Central air conditioning
Exterior Walls	Brick and concrete block	Electrical Supply	Sufficient electrical service was observed
Interior Wall Type	Painted drywall	Floor Cover	Carpet and vinyl tile
Building Frame	Masonry and steel	Window Type	Double hung with aluminum frames
Foundation Type	Concrete slab	Lighting	Recessed fluorescent fixtures
Basement Type	None	Number Of Restrooms	3.0
Roof Type	Flat		

Additional Building Info The building is configured with two large classrooms, one small classroom, a utility room, a small kitchen, three restrooms, a private office, and a front reception area.

Scope of Work

Market Analysis

The subject property is located on the extreme southwest periphery of downtown Richmond and 5 blocks west of the Financial District which is generally defined as the area from Fourteenth Street on the east to Fifth Street on the west, Franklin Street on the north, and the James River on the south. On a larger scale, the subject neighborhood is part of the Central Business District (CBD) which is contained within the boundaries of the James River to the south, Belvidere Street to the west, and Interstate 95 to the north and east. The immediate neighborhood is commonly known as Monroe Ward. Defining characteristics of the Monroe Ward neighborhood are high-rise apartment buildings, Victorian mansions, and the 5-star Jefferson Hotel. The neighborhood features many historic homes which have been converted to Class 'C' office space for law and financial firms. Richmond Newspapers (Media General) corporate headquarters is located at Third and Franklin streets. Ethyl Corporation has a major research and development complex on the former prison site at Third and Byrd Streets and the Downtown Expressway.

Virginia Commonwealth University is Virginia's largest 4-year state-funded university, with a Fall 2013 total enrollment of approximately 32,000 students. Continuously expanding, the VCU campus now has a strong presence east of Belvidere Street. The most recent activity in the immediate subject area includes the adaptive reuse of buildings such as Jernigan Hall 36 apartments (\$3.6 million), Corley Lofts at 214 East Grace Street 24 apartments, 3 commercial spaces (\$3.65 million), and the renovation of the former Landmark Theater (\$50 million) renamed Altria Theater in October 2013. Four blocks southeast of the subject, local development duo Monument Construction and Sensei Development are close to breaking ground on a 70-unit, \$11 million apartment building.

To summarize, the outlook for the subject neighborhood in the immediately foreseeable future is one of continued development as a result of VCU's planned expansion and ongoing acquisition program, and associated private development.

Remarks

Property Remarks

This 1-story brick building comprises the northwest corner of Foushee and Main streets, immediately east of the Jefferson Hotel.



SOUTHEAST ELEVATION



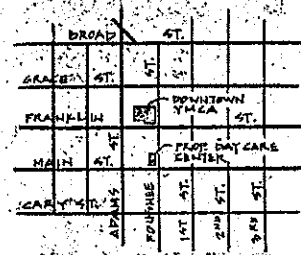
NORTH ELEVATION



**VIEW LOOKING EAST ON MAIN STREET;
SUBJECT TO LEFT IN BACKGROUND**

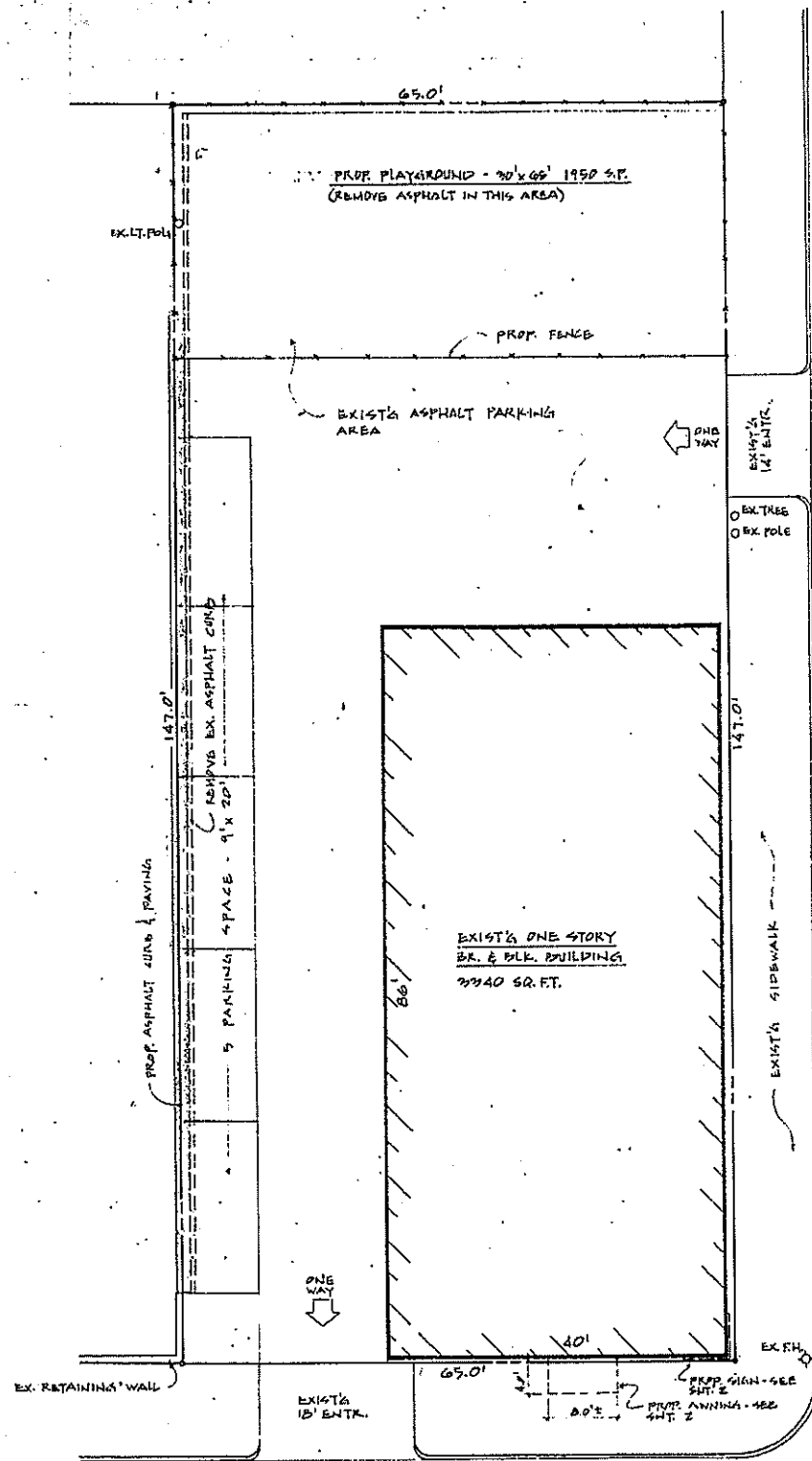


VIEW LOOKING WEST ON MAIN STREET FROM FOUSHEE STREET



VICINITY MAP

1" = 800'



FOUSHEE STREET

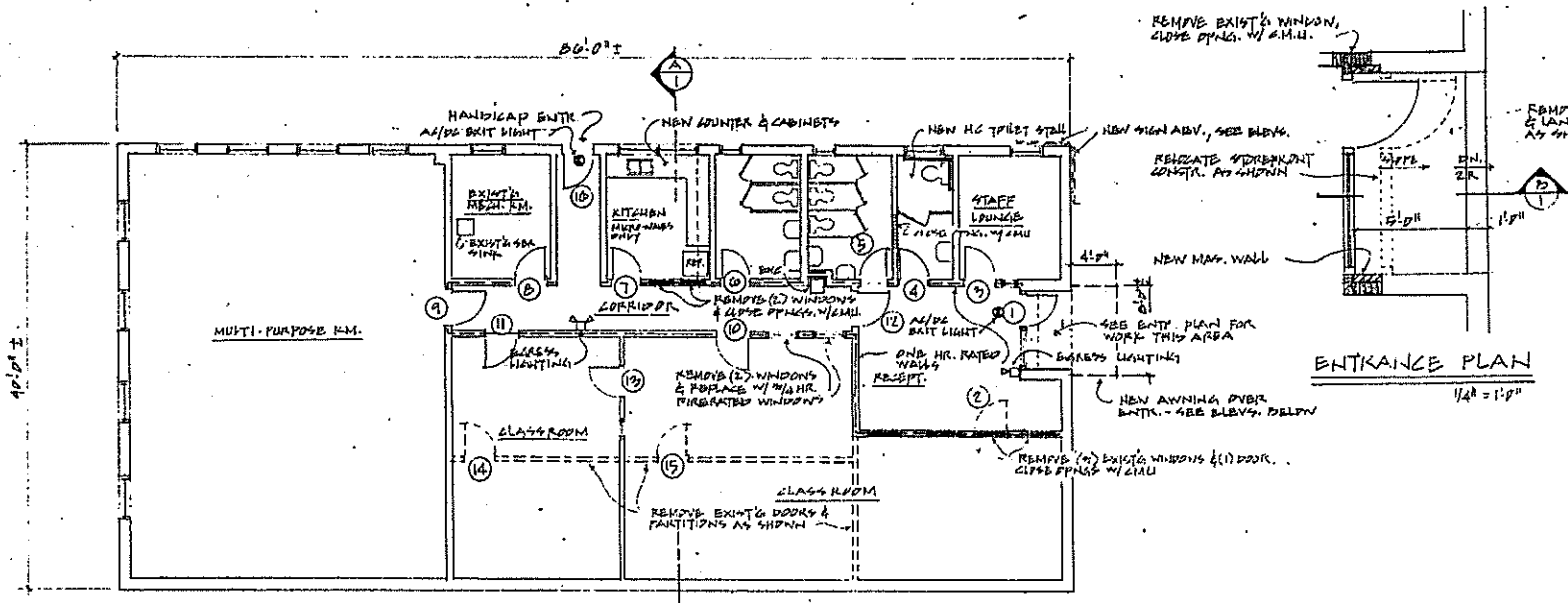
MAIN STREET

SITE PLAN

1" = 10'

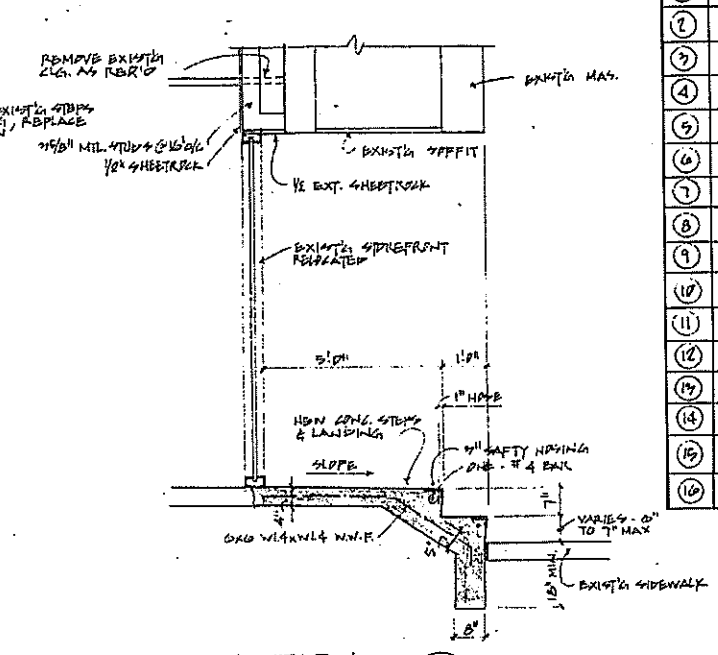


SITE PLAN			
PROPOSED DAY CARE CENTER DOWNTOWN BRANCH - Y.M.C.A. MAIN & FOUSHEE ST. RICHMOND, VIRGINIA			
REVISIONS	BEAMON & ASSOCIATES, P.C. CONSULTING ENGINEERS		SHEET NO.
12/10/07	PHONE (804) 218-8200		1
12/28/06	2083 DABNEY ROAD RICHMOND, VA. 23230		
1	FILE	JOB # 1901 C	DATE 12/11/07



FLOOR PLAN
1/8" = 1'-0"

LEGEND
 CONGR. TO REMAIN
 CONGR. TO BE REMOVED
 NEW CONGR.
 FIRE WALL (ONE WAY)

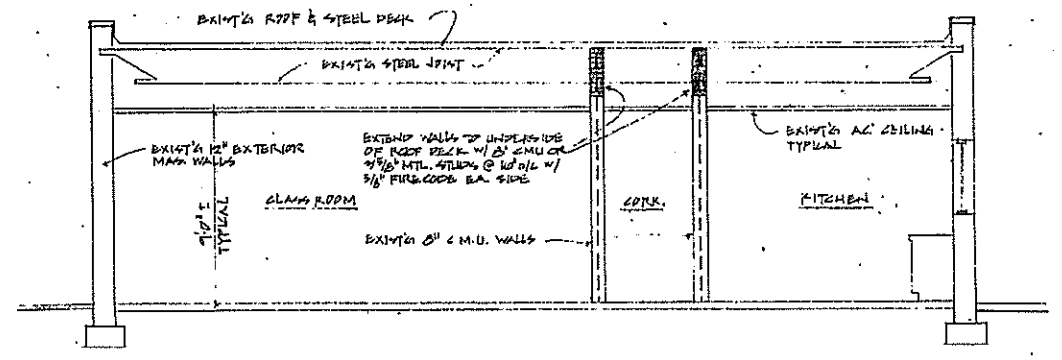


SECTION
1/2" = 1'-0"

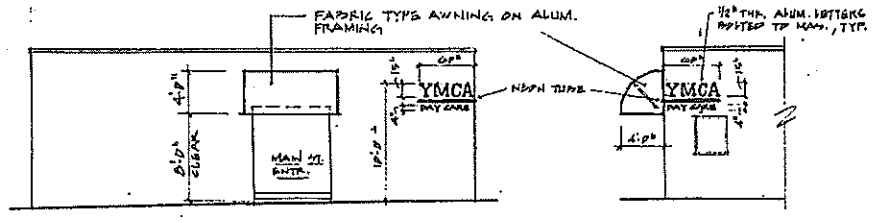
MARK	SIZE	FRAME	REMARKS	QTY
1			EXIST' GLASS/ALUM.	
2			EXIST' TO BE REMOVED	
3		PTD METAL	REPLACE EXIST' DOOR W/ FLUSH S.C. WOOD - 1/2" LABEL	#1
4	2' x 6'8" x 1 1/8"		NEW FLUSH S.C. WOOD - 1/2" LABEL	#2
5			REPLACE EXIST' DOOR W/ FLUSH S.C. WOOD - 1/2" LABEL	#3
6				#3
7				#1
8				#1
9				#4
10			REPLACE EXIST' DOOR W/ FLUSH S.C. WOOD - 1/2" LABEL	#4
11	2' x 6'8" x 1 1/8"	PTD METAL	NEW FLUSH S.C. WOOD - 1/2" LABEL	#4
12			EXIST' TO REMAIN	
13			EXIST' TO REMAIN	
14			EXIST' TO BE REMOVED	
15			EXIST' TO BE REMOVED	
16			EXIST' TO REMAIN	

HARDWARE SETS

SET #1	SET #2	SET #3	SET #4
BUTTS	BUTTS	BUTTS	BUTTS
CLOSER	CLOSER	CLOSER	CLOSER
LOCKSET	PRIVACY SET	PUSH-PULL	PASSAGE SET
		LICK PLATES	12"x12" WIRE GL. VISION PANEL



BUILDING SECTION
1/4" = 1'-0"



FRONT SIDE
SIGN & AWNING ELEVATIONS
1/8" = 1'-0"

- NOTES:
- BUILDING CONSTRUCTION TYPE 2C, USE GROUP B. MAXIMUM OCCUPANCY 90 CHILDREN. (DOCA BY CODE)
 - FIRE RESISTANCE RATING OF BUILDING COMPONENTS ARE AS FOLLOWS: EXTERIOR WALLS (0); CORRIDOR WALLS (1); OTHER PARTITIONS (0); ROOF (0).
 - ALL FIRE RATED WALLS SHALL RUN TIGHT TO UNDERSIDE OF ROOF DECK.
 - CONCRETE STRENGTH SHALL BE 3000 PSI AT 28 DAYS.
 - REINFORCING STEEL SHALL BE ASTM 615, GRADE 60.
 - DESIGN LOADS: 20 PSF LIVE, 15 PSF WIND



FLOOR PLAN - SECTIONS

PROPOSED DAY CARE CENTER
 DOWNTOWN BRANCH - YMCA
 MAIN & PUSHEE ST. RICHMOND, VIRGINIA

REVISIONS	DATE	BY
0/16/05		
0/25/05		

BEAMON & ASSOCIATES, P.C.
 CONSULTING ENGINEERS
 PHONE (804) 355-2388
 2082 GABNEY ROAD RICHMOND, VA. 23220

FILE DATE 5/10/05

SHEET NO. 2