



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 _____



815-821 MOSBY STREET

MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
Richmond, VA 23223
UNION HILL OLD AND HISTORIC DISTRICT
R-63 Zoning

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Project Description

The project proposed herein occupies three combined vacant parcels near the intersection of Mosby and E Leigh/O St. The parcels have a combined area totalling just over 9,500 sf and form a triangular shape, wider along Mosby and with a narrow connection to a mid-block alley. The Mosby block the project joins is characterized by a variety of structures including a large 3-story 19th century residence mid-block, a contemporary 2-story apartment block on the adjacent site to the south, and an historic mixed-use 2-story storefront in neglected condition on the corner to the north. The site itself is characterized by a steep rise along Mosby that rounds the north corner and tapers along its northern edge and slopes gradually back to the alley. As such, the existing building on the corner sits 5-6 feet lower than the level section of this site, proving a unique challenge to tuck in a new building of any size without overwhelming the corner structure.

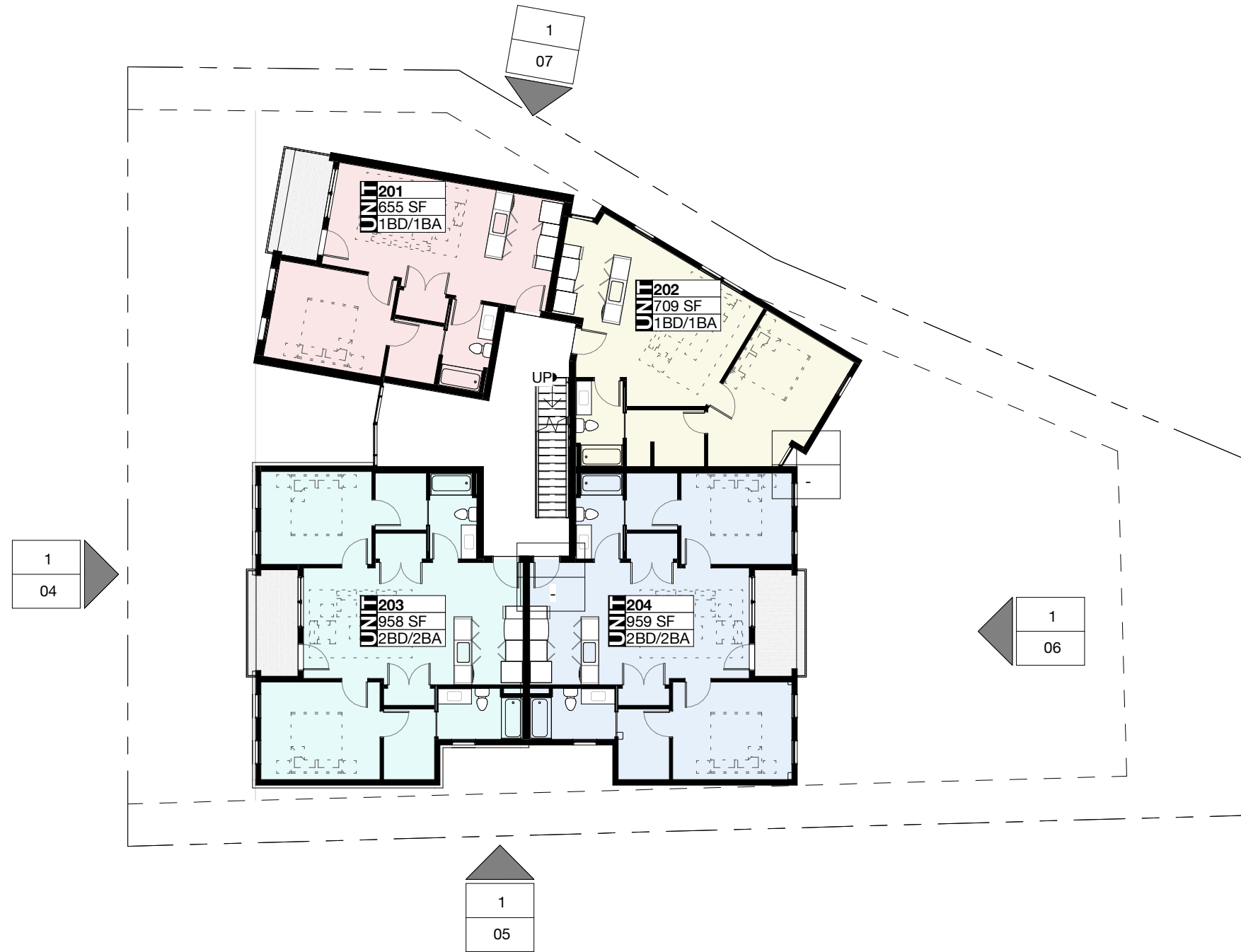
The multi-family building proposed contains nine apartment units, the maximum allowed on this site in the R-63 zone. The majority of apartments, five of the nine are 2-bedroom/2-bathroom. Nine required parking spaces served via the mid-block alley are situated behind the building along the eastern section of the site. The massing represents the project's goal to provide much needed residential density in the neighborhood with a form that is decomposed and articulated to appear as two distinct structures materially and volumetrically. The massing strategy places a larger 3-story volume against the contemporary apartment block to the south and a reduced 2-story volume that steps the project's composition down the site's slope to meet the smaller-scale corner building. The building's form takes contextual clues from the surrounding neighborhood's historic inventory while also weaving in elements and materials suitable for contemporary residential occupancy. Midway along the site's Mosby frontage, a new walk and stair connect the building's recessed main entry and 1st floor apartment entries to the neighborhood.





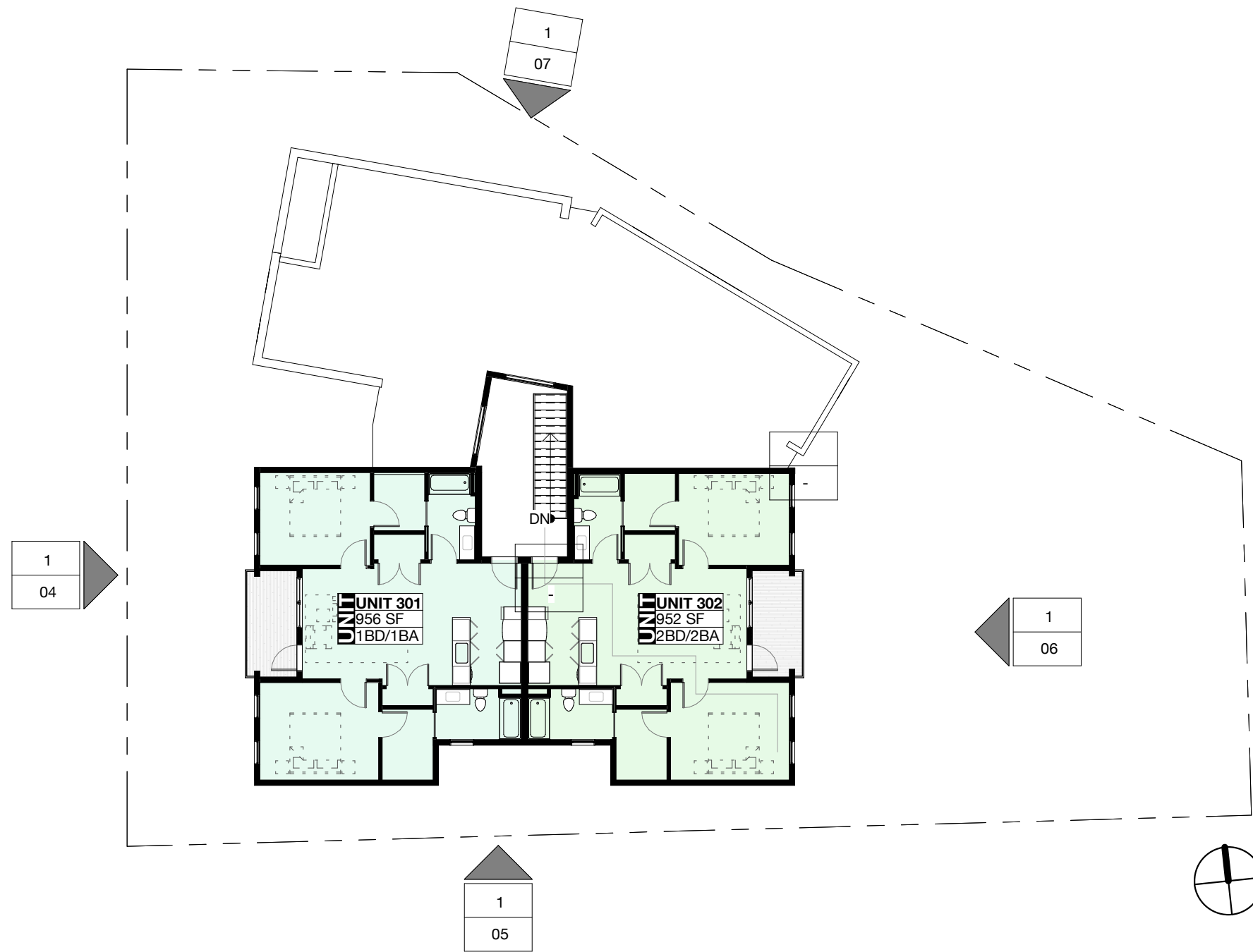
EXISTING CONTEXT -





1
02 2ND LEVEL FLOOR PLAN
1/16" = 1'-0" 0 8 16 24 FT





1
03 3RD LEVEL FLOOR PLAN
1/16" = 1'-0" 0 8 16 24 FT

KEYNOTES - BUILDING ELEVATIONS



MARK	DESCRIPTION
01	PREFINISHED FIBER CEMENT LAP SIDING, COLOR TBD
02	RUNNING BOND BRICK VENEER, COLOR TBD
03	METAL CLAD FULL LITE DOOR, COLOR TBD
04	METAL RAILING, COLOR TBD
05	WOOD FRAMED DECK, STAINED AND SEALED
06	TPO MEMBRANCE ROOF
07	PAINTED COMPOSITE PORCH FASCIA
08	COMPOSITE OR FIBER CEMENT CORNICE, PAINTED TO MATCH LAP SIDING WITH PREFINISHED METAL PARAPET CAP
09	METAL STOREFRONT OR CURTAIN WALL SYSTEM WITH SPANDREL PANEL AT FLOOR PLATES
10	METAL CLAD DOUBLE HUNG WINDOW, COLOR TBD
11	PAINTED STRUCTURAL COLUMN, COLOR TBD
12	ASPHALT PAVED PARKING

WEST / MOSBY ST ELEVATION

KEYNOTES - BUILDING ELEVATIONS

MARK	DESCRIPTION
01	PREFINISHED FIBER CEMENT LAP SIDING, COLOR TBD
02	RUNNING BOND BRICK VENEER, COLOR TBD
03	METAL CLAD FULL LITE DOOR, COLOR TBD
04	METAL RAILING, COLOR TBD
05	WOOD FRAMED DECK, STAINED AND SEALED
06	TPO MEMBRANCE ROOF
07	PAINTED COMPOSITE PORCH FASCIA
08	COMPOSITE OR FIBER CEMENT CORNICE, PAINTED TO MATCH LAP SIDING WITH PREFINISHED METAL PARAPET CAP
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NORTH ELEVATION

KEYNOTES - BUILDING ELEVATIONS

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VIEW - ELEVATION IN CONTEXT ON MOSBY ST



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