



Property (location of work)

Property Address: 815-821 Mosby Street

Current Zoning: R-63

Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
 Demolition
 New Construction

Project Description (attach additional sheets if needed):

This application is for the new construction of a nine-unit multifamily project. The structure will be three stories with a brick foundation, fiber cement siding, TPO roof, fiberglass single-hung windows, and fiberglass doors. Designs were reviewed by staff and adjusted to meet old and historic guidelines. Specs are included on plans.

Applicant/Contact Person: Matt Morgan

Company: projectHOMES

Mailing Address: 88 Camaron Street

City: Richmond

State: VA

Zip Code: 23225

Telephone: (804) 525-7661

Email: matthew.morgan@projecthomes.org

Billing Contact? Yes Applicant Type (owner, architect, etc.): Owner

Property Owner: Elderhomes Corp T/a Project Homes

If Business Entity, name and title of authorized signee: Matt Morgan, Director of Affordable Housing Development

Mailing Address: 88 Camaron Street

City: Richmond

State: VA

Zip Code: 23225

Telephone: (804) 525-7661

Email: matthew.morgan@projecthomes.org

Billing Contact? Yes

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

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. 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. Application materials should be prepared in compliance with zoning.

Matthew Morgan

Digitally signed by Matthew Morgan

Date: 2025.01.30 10:41:48 -05'00'

Property Owner Signature: _____

Date: 01/30/2025



April 4, 2025

City of Richmond Department of Planning and Development Review
Commission of Architectural Review
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Commission of Architectural Review: 815, 819 & 821 Mosby Street (E0000-370/028, E0000-370/030 & E0000-370/031)

Members of the Commission,

This memorandum shall serve as the applicant's statement for the final review of the application, which was conceptually reviewed on April 22, 2025 and is to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of a new three-story multifamily dwelling on the parcels known as 815, 819 & 821 Street (the "Property").

The Property is located on the eastern line of Mosby Street between O and Carrington Streets, is currently vacant, and lies in Richmond's Union Hill City Old and Historic District. Existing structures in the district are known for a variety of architectural styles and materials as well as a range of land uses. This block consists of a range of dwellings including single-family, two-family, multifamily and mixed-use buildings. Historic dwellings in the area tend to be of a range of forms and heights.

The Property owner is proposing to construct a three-story, multifamily dwelling on the Property. The dwelling would contain a total of nine dwellings and accessory parking located at the rear of the Property and accessible from the rear alley. The dwelling design recognizes the previously CAR approved plans at on the Property and would remain compatible with existing homes in the block and based on materials, design, and use.

Based on the Staff Report and Commissioner comments from the conceptual review of the project at the February 25, 2025 CAR meeting, the following changes were initially made to the design:

- The first-floor brick on the southern elevation has been extended towards the rear of the building, now extending past the rear-most window on that elevation.
- The Italianate trim along the top of the building has been altered to provide a gap between the trim and the third-floor windows and no longer extends around the rear of the building.
- Additional information on HVAC screening has been provided.
- Additional information regarding the screening around the parking area has been provided.

The above changes were submitted with the intention of the project being reviewed at the March 25 CAR meeting. However, upon receiving the Staff Report which suggested additional changes and a recommendation of “deferral” from Staff, the applicant chose to defer the case to the April meeting and make additional changes to the plans based on Staff’s comments. Those changes include:

- Adding front stairs to the three first-floor units fronting Mosby Street which will then connect via a common sidewalk on the parcel to the existing staircase which accesses the public sidewalk.
- Adding vertically aligned windows to the north elevation.
- Updating the height of the buildings (+/- 180’) to reflect the correct height of the buildings where the initial revision showed them at +/- 190’.
- The cornice line was extended the length of the entire southern elevation.
- Additional detailing was provided on the rear elevations and access to the rear of the building.
- The HVAC was specified as being located behind the building and screened from view of the ROW.
- Additional screening has been shown along the parking area. Further, the proposed project will be constructed by-right and would be subject to all underlying zoning requirements for parking screen as required by the zoning code.

The proposed design would be compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the existing structures on the block and reflects new construction recently reviewed and approved by the CAR within the block. The proposed dwelling is consistent with the fabric of the historic district while offering a variety of housing opportunities within the area. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Union Hill district.

I thank you for the care and assistance in reviewing this application. Should you have any questions after reviewing this request, please feel free to contact me at will@bakerdevelopmentresources.com or (864)377-9140.

Sincerely,

A handwritten signature in blue ink, appearing to read "Will Gillette". The signature is fluid and cursive, with the first name "Will" and last name "Gillette" clearly distinguishable.

Will Gillette, AICP

Baker Development Resources, LLC

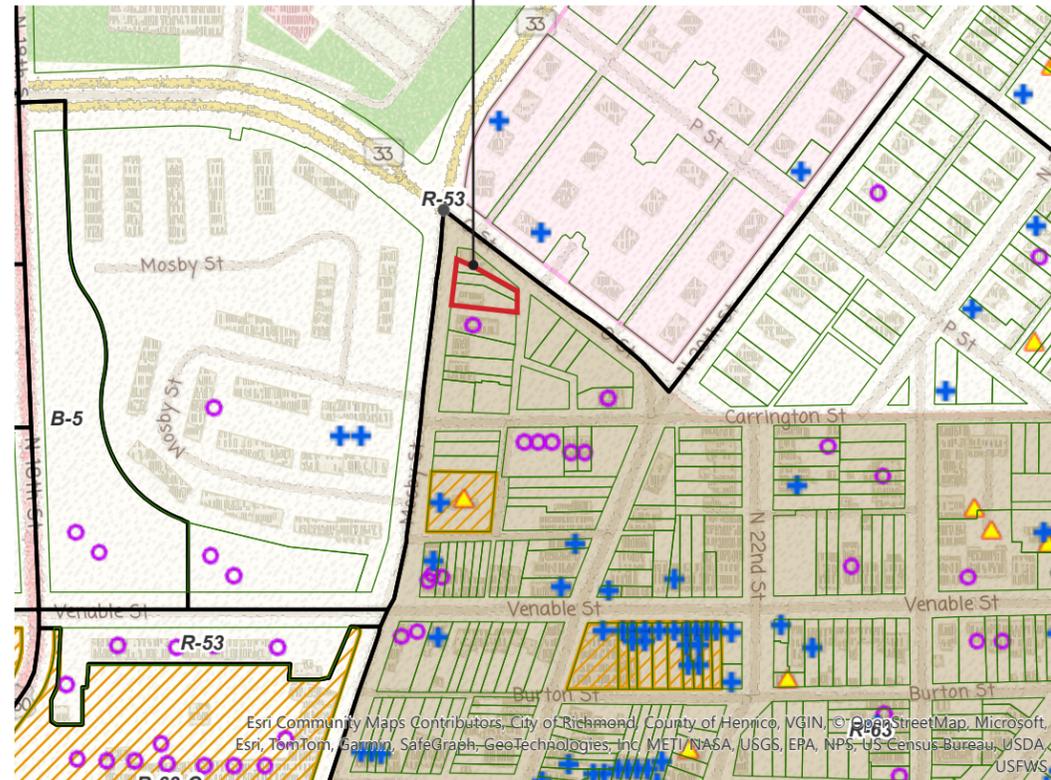
MOSBY STREET APARTMENTS

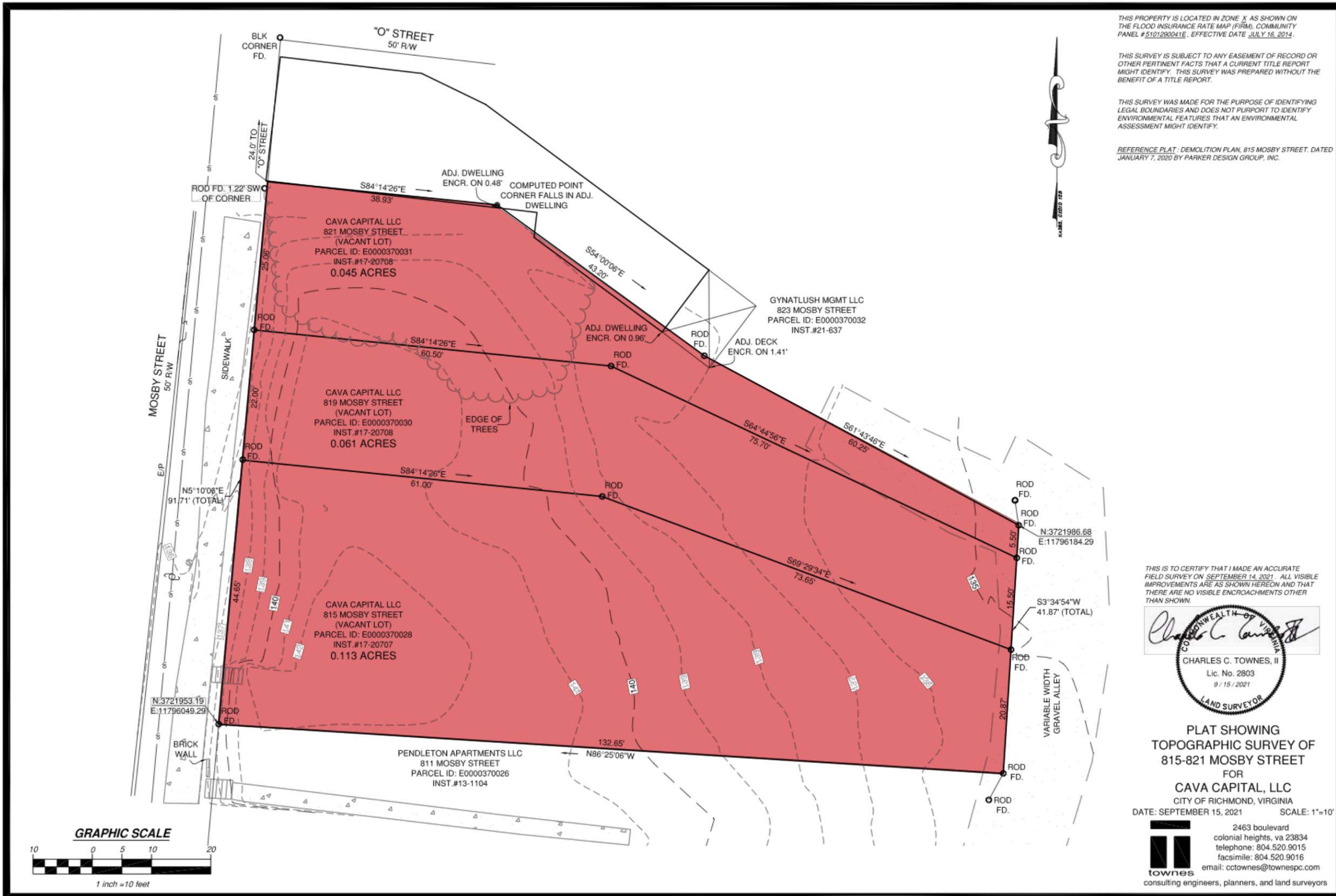
Committee for Architectural Review
1.29.2025
Revised 4.7.2025



PROJECT SITE

PROPOSED SITE
R-63 DISTRICT



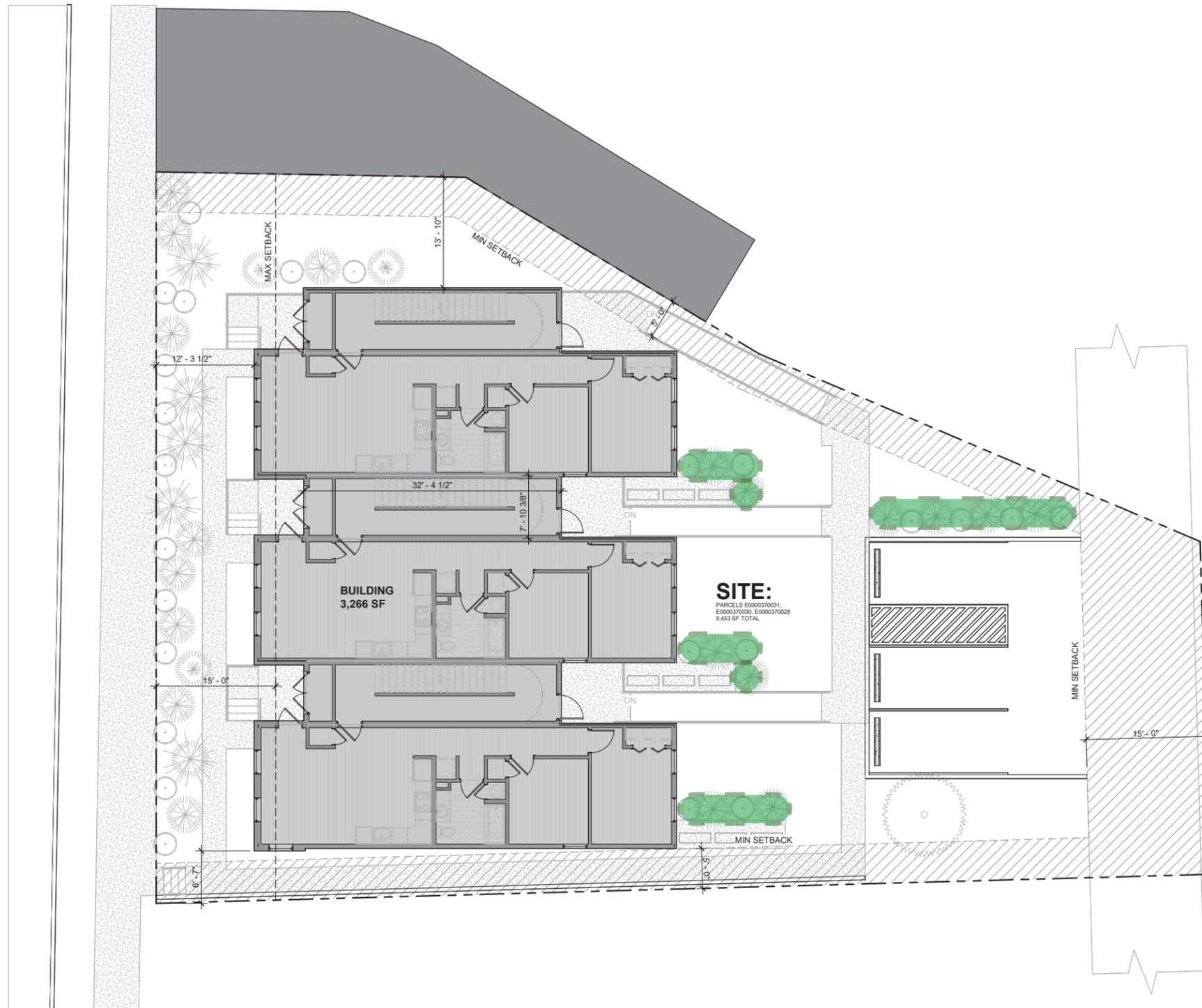


○ SURVEY - BY OTHERS

LEGEND



42" VEGETATED SCREENING



○ SITE PLAN
SCALE: 1/16" = 1'-0"



LEGEND



MECHANICAL UNIT ZONE
SCREENED PAD ON GRADE



ROOF (SITE) PLAN
SCALE: 1/16" = 1'-0"





MOSBY STREET PERSPECTIVE - SOUTH



MOSBY STREET PERSPECTIVE - NORTH



MOSBY STREET PERSPECTIVE - FRONT ELEVATION





PERSPECTIVE - BUILDING CORNER



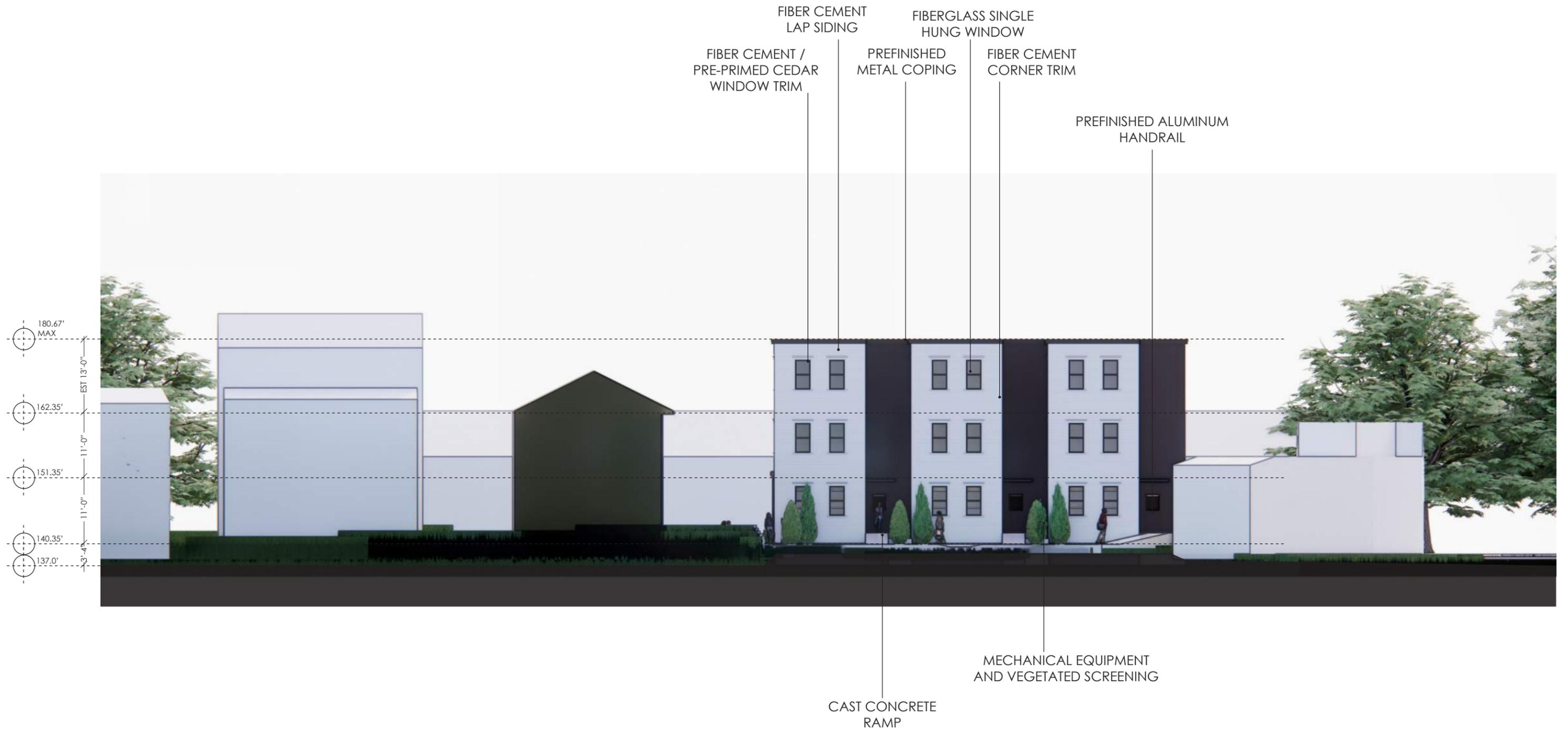


O STREET PERSPECTIVE - NORTH





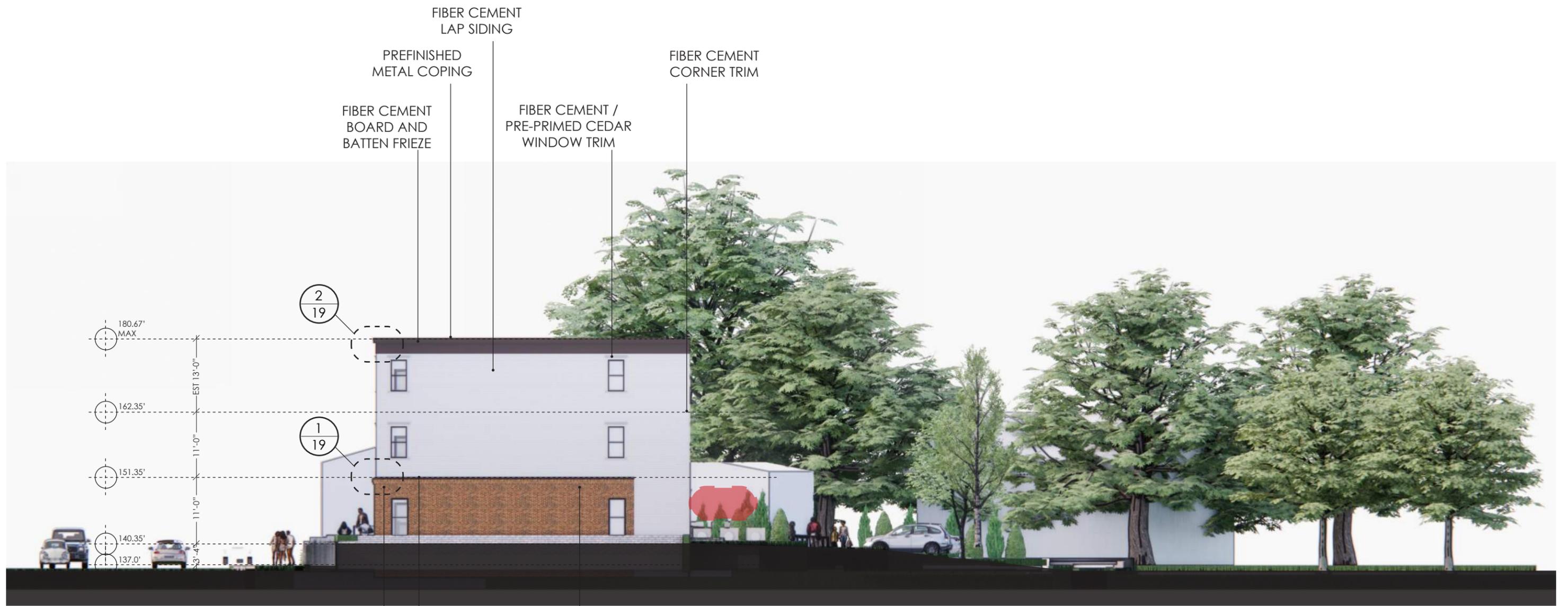
○ WEST ELEVATION
SCALE: 3/32" = 1'-0"



○ WEST ELEVATION
SCALE: 3/32" = 1'-0"



○ NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



STANDARD BRICK VENEER
 BRICK SOLDIER COURSE / WATER TABLE
 FIBERGLASS SINGLE HUNG WINDOW

LEGEND

 MECHANICAL UNIT ZONE - PAD-MOUNT BEHIND BUILDING

 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



PRECEDENTS AND MATERIALS

LIGHT LAP SIDING

BRICK BASE



809 MOSBY

DARK FRIEZE BOARD

CROWN MOULD
WINDOW TRIM



807 MOSBY

FRIEZE BOARD AND
PROJECTING COPING

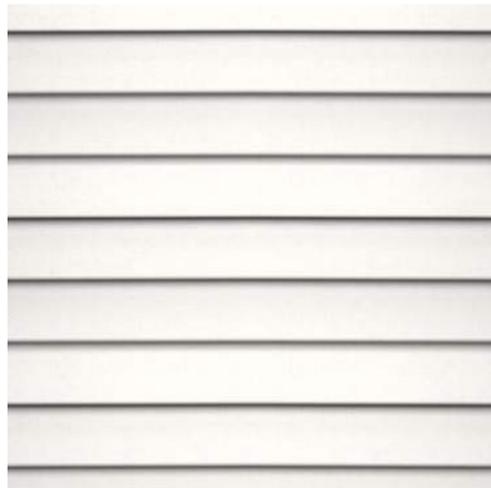


2009 VENABLE

RED BRICK



1903 VENABLE



LIGHT LAP SIDING, 5" EXPOSURE



DARK BOARD AND BATTEN (FRIEZE)



WINDOW TRIM - COMPOUND HEAD
TRIM / CROWN MOULD

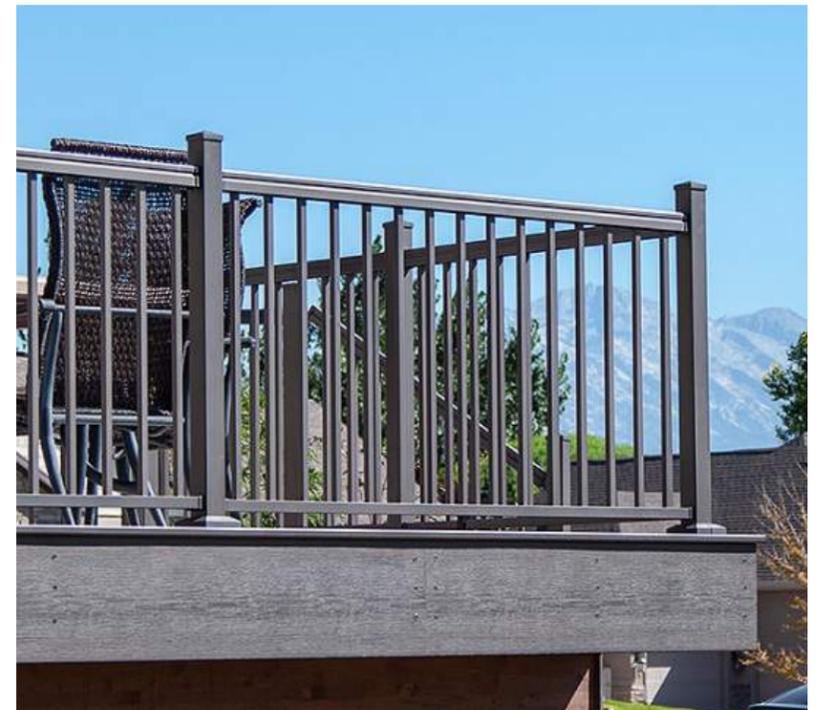


RED BRICK STANDARD SIZE / GRAY MORTAR



WINDOWS, DOORS AND RAILINGS

RAILING: RDI AVALON



REAR ENTRY DOOR:
THERMA-TRU FIBERGLASS
CLASSIC CRAFT FOUNDERS
COLLECTION
3-0 7-0

CLOSET DOOR:
THERMA-TRU FIBERGLASS
SMOOTH STAR
DOUBLE 2-6 6-8

BALCONY DOOR:
THERMA-TRU FIBERGLASS
CLASSIC CRAFT FOUNDERS
COLLECTION
3-0 6-8

GROUND FLOOR WINDOWS:
ANDERSON 100
SINGLE HUNG
3-0 6-8

2ND/3RD FLOOR WINDOWS:
ANDERSON 100
SINGLE HUNG
3-0 5-0



WINDOWS:
ANDERSON 100
SINGLE HUNG



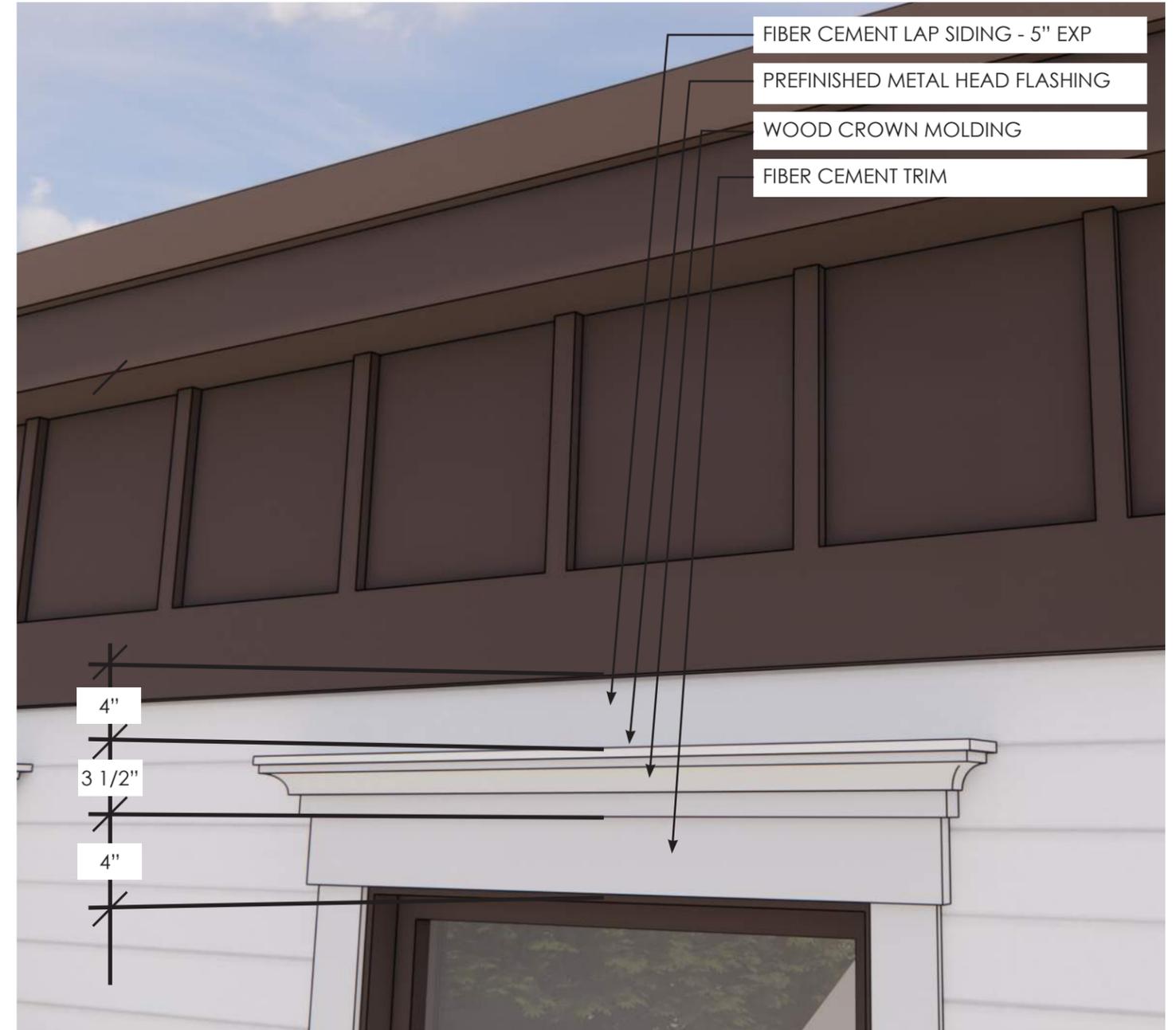
1 BRICK SOLDIER COURSE - DETAIL
SCALE: NTS



2 CORNICE - DETAIL
SCALE: NTS



1 WALL RETURN ABOVE DECK
 SCALE: NTS



2 WINDOW HEAD BELOW CORNICE - DETAIL
 SCALE: NTS