



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**Commission of Architectural Review
Certificate of Appropriateness Application**

900 E. Broad Street, Room 510

Richmond, VA 23219

804-646-6569

Property (location of work)

Property Address: 4213 Hermitage Road

Current Zoning: R-1

Historic District: Hermitage Road Historic District

Application is submitted for: (check one)

☐ Alteration

☐ Demolition

☒ New Construction

Project Description (attach additional sheets if needed):

Construction of a new two-story academic building located at 4213 Hermitage Road. Please see attached sheets for more information, including photographs of the existing context.

Applicant/Contact Person: Patrick McClane, AIA

Company: Smith + McClane Architects

Mailing Address: 1 [REDACTED]

City: Richmond

State: VA

Zip Code: 23219

Telephone: ([REDACTED])

Email: [REDACTED]

Billing Contact? No

Applicant Type (owner, architect, etc.): architect

Property Owner: The New Community School

If Business Entity, name and title of authorized signee: Nancy Foy, Head of School

Mailing Address [REDACTED]

City: Richmond

State: VA

Zip Code: 23227

Telephone: ([REDACTED])

Email: [REDACTED]

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.

Property Owner Signature: Nancy L Foy

Date: 6/18/20e

THE NEW COMMUNITY SCHOOL

REQUEST FOR CONCEPTUAL APPROVAL

Mission of the School

For more than half a century, The New Community School (TNCS) has transformed the lives of thousands of students with dyslexia and related learning differences. At TNCS, students discover how they learn best in a community that empowers them to recognize their strengths, nurture their talents, and realize their potential. Students are taught through customized instruction and meaningful relationships with teachers who help them build confidence, advocate for themselves, and create their own successful path forward. Families find not only support and understanding, but a school where their children are truly known and inspired.

A Transformative Space: The New Academic Building

TNCS has grown from a few borrowed classrooms in a church basement to serving more than 200 students annually on a vibrant 14-acre campus with over a dozen buildings. TNCS seeks to enhance its intentional, student-centered program with a new academic building. Current classrooms are primarily in renovated dwellings with only one purposed-built academic building on campus. A new academic building will provide a needed expansion of space with intentionally designed instructional environments where students can learn in the specialized, collaborative ways that support their education.

The new 20,000-square-foot, two-story academic building will include 16 modern, flexible classrooms designed for student-centered instruction. These spaces will integrate technology, accessibility, creativity, and innovation. Plans include modern chemistry and science classrooms, learning fundamental (LF) classrooms, and support spaces that respond to the critical needs of the students.

Context and Architectural Character

As part of the proposed site development, the project will shape the adjacent green space (Figure 1) into an organized quad with large trees, outdoor gathering spaces, and an improved pick-up zone for students. The project will also result in a safer and more efficient system of vehicular circulation. The new building will strengthen the western edge of the quad and will be connected to the adjacent buildings by a series of walkways.

The proposed building will be two stories in height and will have characteristics similar to adjacent buildings such as Massey Hall and Founder's Hall. Massey Hall (Figure 2) is a large two-story Italian Renaissance style house, which currently contains the school's executive offices and some classrooms. Founder's Hall (Figure 3), completed in 2016, is a two-story building that serves as a central hub with assembly spaces, classrooms and offices. The proposed academic building (Attachments 4, 5, 6, 7 & 8) will have traditional forms and materials similar to these buildings to create a more consistent character



Fig. 1 – View of Greenspace from Southwest

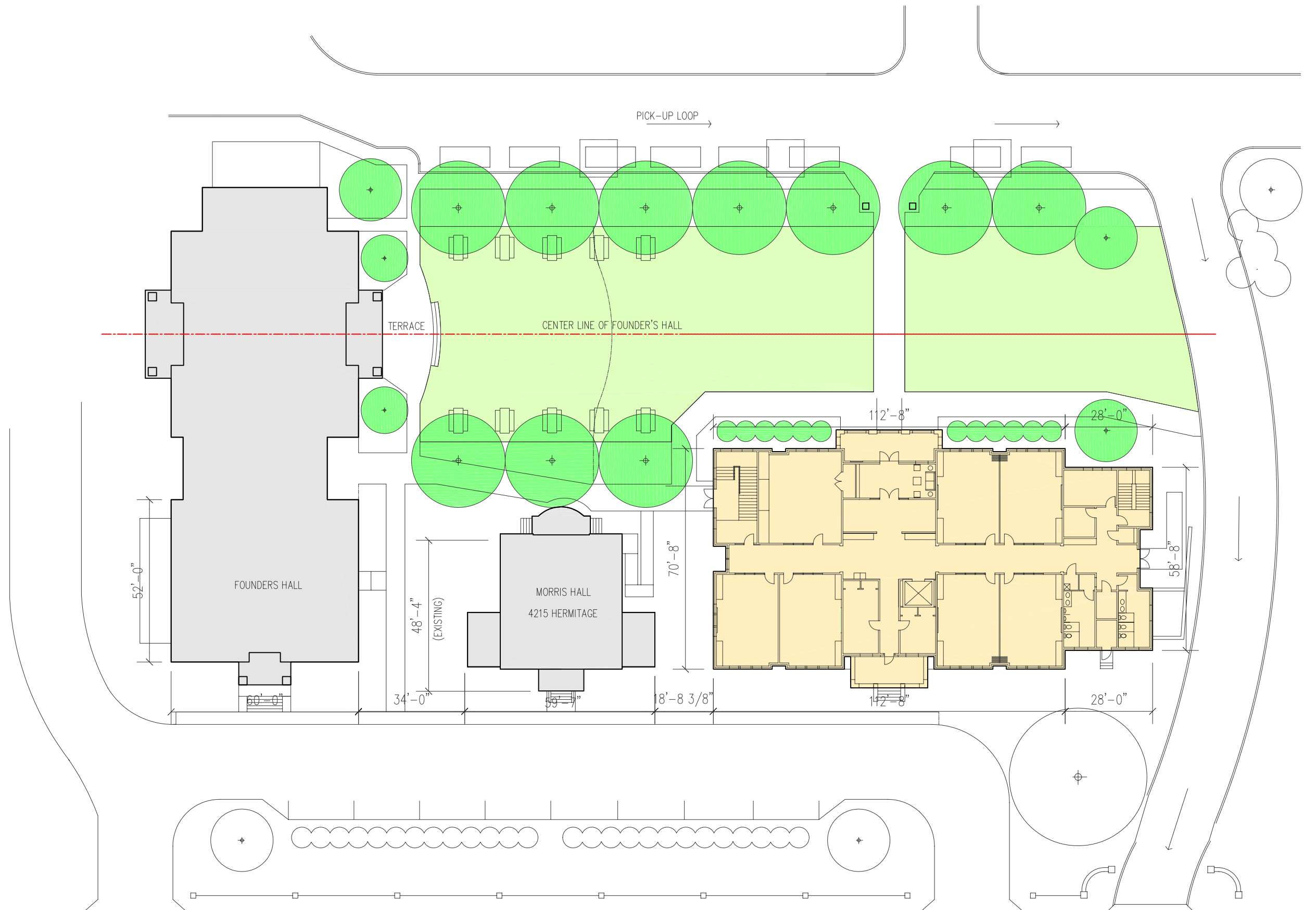


Fig. 2 – Massey Hall



Fig. 3 – Founder's Hall

for the campus. It will feature forms with sloped roofs, yellow brick, cast stone, and sash windows. The building will be broken into a series of forms with hipped and gable roofs with large overhangs. Massing, form and scale will be complementary to the existing buildings and will provide much needed visual cohesion on the campus.



CONCEPT DIAGRAM – CENTRAL QUAD

1/32" = 1'-0"

6/16/26

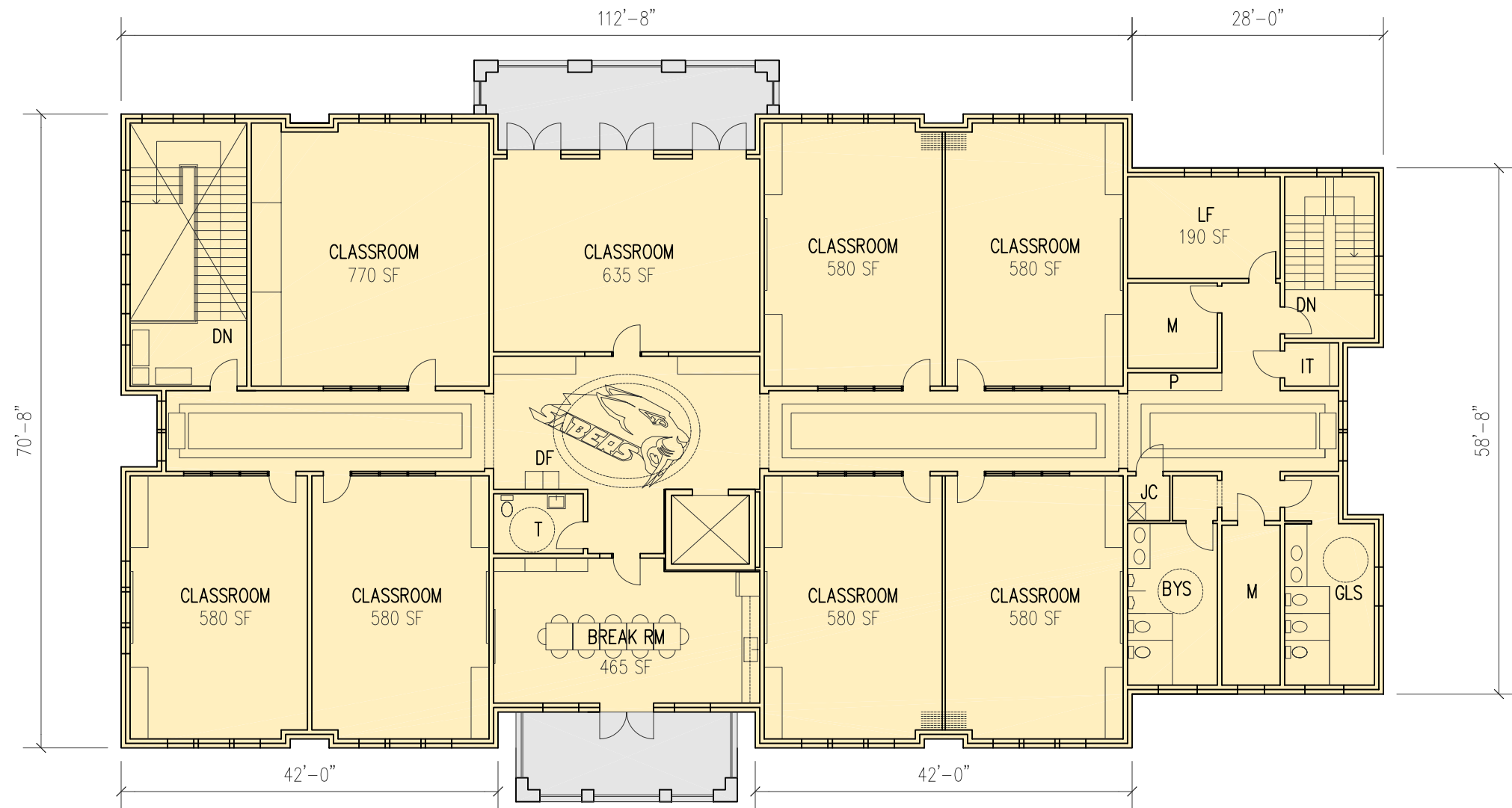


FIRST FLOOR PLAN

1/16" = 1'-0"

6/16/26

19,630 SF TOTAL
2-STORIES, 9,251 SF EACH FLOOR
PORCHES - 1,128 SF TOTAL



SECOND FLOOR PLAN

1/16" = 1'-0"

6/16/26

19,630 SF TOTAL
2-STORIES, 9,251 SF EACH FLOOR
PORCHES - 1,128 SF TOTAL

Smith + McClane Architects
architecture design planning



WEST ELEVATION

$\frac{3}{32}" = 1'-0"$



NORTH ELEVATION

$\frac{1}{16}" = 1'-0"$



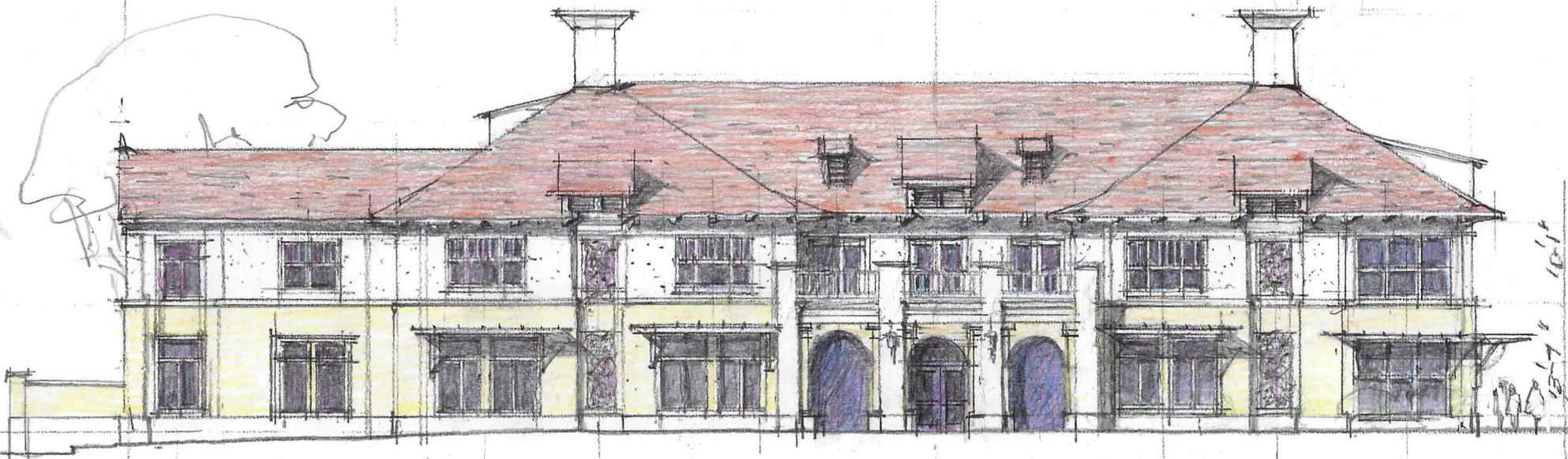
EAST ELEVATION

$\frac{3}{32}" = 1'-0"$



SOUTH ELEVATION

$\frac{3}{32}" = 1'-0"$



East Elevation



HERMITAGE ROAD ELEVATIONS
3/24" = 1'-0"

1629 WESTBROOK AVENUE
THE NEW COMMUNITY
SCHOOL FOUNDATION
INST. 97-10131
PARCEL N0170178012

1631 WESTBROOK AVENUE
THE NEW COMMUNITY
SCHOOL FOUNDATION
INST. 26-6771
PARCEL N0170178011

4219 HERMITAGE ROAD
THE NEW COMMUNITY
SCHOOL FOUNDATION
INST. 15-23148
PARCEL N0170178010

4217 HERMITAGE ROAD
THE NEW COMMUNITY
SCHOOL FOUNDATION
D.B.245, PG. 2226
PARCEL N0170178009

4211 HERMITAGE ROAD
THE NEW COMMUNITY
SCHOOL FOUNDATION
D.B. 780, PG. 1586
PARCEL N0170178006

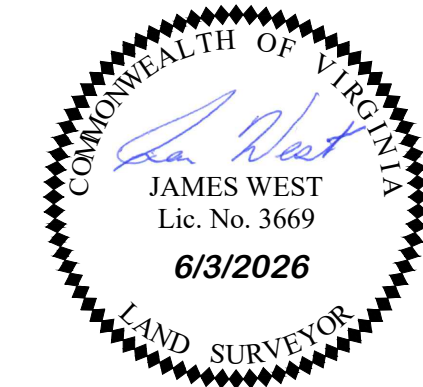
- LEGEND**
- IRF SURVEY CONTROL POINT
 - IRF FINISHED FLOOR ELEVATION
 - IRF IRON ROD FOUND
 - MF MONUMENT FOUND
 - SCO SANITARY SEWER CLEANOUT
 - SCO SANITARY SEWER MANHOLE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN MANHOLE
 - SD STORM DRAIN LINE
 - WM WATER METER
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - W- WATER LINE
 - GM GAS METER
 - GV GAS VALVE
 - GM GAS LINE MARKER
 - ELECTRIC METER
 - ELECTRIC BOX
 - ELECTRIC HANDHOLE
 - BURIED ELECTRIC LINE
 - SITE LIGHTING
 - OVERHEAD UTILITY POLE
 - GUY
 - OVERHEAD ELECTRIC/UTILITY LINE
 - TELECOMM. PEDESTAL
 - TELECOMM. LINE MARKER
 - HEAT PUMP
 - GRAVEL
 - CONCRETE
 - ASPHALT
 - BUILDING LINE
 - FENCE
 - SIGN
 - ROOF OVERHANG
 - EDGE OF VEGETATION
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - FLAGPOLE

NOTES:

1. THIS TOPOGRAPHIC SURVEY IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF JAMES WEST FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND DATA WAS OBTAINED BETWEEN 5/15/2026 AND 5/26/2026; AND THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
2. VERTICAL DATUM: NAVD88; HORIZONTAL DATUM NAD83 VA SOUTH ZONE.
3. SITE CONTROL WAS REFERENCED HORIZONTALLY TO THE CURRENT REALIZATION OF THE NORTH AMERICAN DATUM 1983(2011) US STATE PLANE COORDINATE SYSTEM (SPC) ZONE VIRGINIA SOUTH (4502). VERTICAL COMPONENTS WERE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) UTILIZING RTK GNSS OBSERVATIONS REDUCED TO ORTHOMETRIC HEIGHTS BY APPLYING THE GEOID18 GRAVIMETRIC MODEL. BOTH HORIZONTAL AND VERTICAL COORDINATES ARE EXPRESSED IN US SURVEY FEET.
4. UTILITIES SHOWN ARE FROM FIELD LOCATED EVIDENCE OF SURFACE UTILITIES, CITY GIS MAPPING AND INFRAMAP CORP. PAINT MARKING. UTILITY LOCATIONS ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS SURVEY.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND RIGHT-OF-WAY CHANGES MAY EXIST THAT ARE NOT SHOWN.
6. LIMITED BOUNDARY FIELDWORK OR RESEARCH WAS PERFORMED IN THE PREPARATION OF THIS MAP.
7. THIS MAP WAS PREPARED FOR:
NITSCH ENGINEERING
1700 SUMMIT AVENUE
RICHMOND, VA 23230

SANITARY STRUCTURE TABLE			
STR. #	DESCRIPTION	RIM EL.	INVERTS
①	MANHOLE	189.76	8" TC SW=181.65 6" PVC W=184.59 8" TC NW=181.37 8" TC SE=181.30
②	MANHOLE	163.20	8" TC WITH PVC LINER NW=158.54 8" PVC SE=158.49

STORM STRUCTURE TABLE			
STR. #	DESCRIPTION	RIM EL.	INVERTS
①	GRATE-TOP INLET	MEAN=184.58	12" RCP=182.88
②	GRATE-TOP INLET	MEAN=188.61	12" RCP SE=182.38 12" RCP SW=182.35
③	MANHOLE	190.18	12" RCP NE=181.98 12" RCP SW=180.78
④	MANHOLE	186.96	12" RCP NE=180.29 12" HDPE W=180.21
⑤	MANHOLE	183.33	12" HDPE E=179.68 8" HDPE NE=179.80 (GIS) 15" HDPE SW=178.65
⑥	CURB INLET	182.64	15" HDPE NE=177.38 15" RCP SW=177.28
⑦	MANHOLE	182.13	15" RCP NE=174 (GIS) 15" RCP SE=173.68 (GIS)
⑧	CURB INLET	177.04	12" RCP SW=171.20
⑨	MANHOLE	176.77	15" RCP F/L=168.23 (GIS)
⑩	CURB INLET	172.72	15" RCP=167.45
⑪	ROOF DRAIN OUTFALL		6" PVC=178.42
⑫	ROOF DRAIN OUTFALL		6" PVC=177.69
⑬	MANHOLE	173.37	15" RCP F/L=164.82 (GIS)



DATE:	6/3/2026
JOB NUMBER:	26049
SCALE:	1"=20'
DRAWN BY:	JRW

TOPOGRAPHIC SURVEY FOR
A PORTION OF THE NEW
COMMUNITY SCHOOL
CITY OF RICHMOND, VA