



COMMISSION OF ARCHITECTURAL REVIEW APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 1131 & 1137 West Grace Street

Historic District West Grace Street

PROPOSED ACTION

- Alteration (including paint colors) Rehabilitation Demolition
- Addition New Construction (Conceptual Review required)
- Conceptual Review Final Review

OWNER

Name Robert Osborn & Elisabeth Burnette

Company Saint John's United Church of Christ

Mailing Address 503 Stuart Circle
Richmond, Virginia 23220

Phone 804-218-4382

Email Rob-Helena@comcast.net & elisabeth

Signature *Robert Osborn & Elisabeth Burnette*

Date 08/25/2017

APPLICANT (if other than owner)

Name Lory Markham

Company Markham Planning

Mailing Address 2314 West Main Street
Richmond, Virginia 23220

Phone 804-248-2561

Email lory@markhamplanning.com

Signature _____

Date 08/25/2017

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

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.

(Space below for staff use only)

Application received:

Date/Time _____

By _____

Complete Yes No



CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION 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 in the office or on site.

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

NEW BUILDING TYPE

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

DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties



August 25, 2017

Ms. Marianne Pitts, Secretary
Commission of Architectural Review
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Marianne.Pitts@richmondgov.com

RE: Applicant's Report for Conceptual Review of New Construction at 1131 & 1137 West Grace Street

Dear Ms. Pitts,

Please accept this letter as the Written Description for the application for Conceptual Review of proposed new construction of a multi-family building at 1131 & 1137 West Grace Street. We are seeking conceptual review of the siting, form, height, width, proportion and massing as described in Section 30.930.7(c) of the City Code and the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. We anticipate that once these items have been conceptually agreed to, the final application would contain much more detail related to these items as well as materials, color and porch details.

Site

The proposal is located on two parcels totaling 0.826 acres at the corner of North Lombardy Street and West Grace Street. The property is currently improved with a paved surface parking area. The proposed development consists of new construction of a multi-family building with up to 105 dwelling units. The proposal will include approximately 130 parking spaces in two levels of parking accessed from the existing alley, one level of which will be located below grade. The level of parking located above grade will have occupied space fronting on West Grace Street and will not be visible to the pedestrian. An additional 16 surface parking spaces will be located behind the building and also accessed from the existing alley. There will be five-stories of residential units above the parking levels.

Zoning Regulations

The property is currently located in the R-73 Multi-Family Residential Zoning District. The proposal is a by-right development and will comply with all the requirements of the R-73 district. This district allows for high density multifamily uses and limited commercial uses, including offices, hospitals and day nurseries. The R-73 district requires front, side and rear yards with a depth of 15 feet for multifamily uses. There is a 2.0 floor area ratio requirement and a 0.25 useable open space requirement that will be met. The maximum height allowed by the R-73 district is 150 feet with further restrictions based on incline planes drawn from the centerline of the adjacent streets. The proposal does not take advantage of the full height permitted by the existing zoning district.

Richmond Old and Historic Districts Handbook and Design Review Guidelines

In addition to being located in the R-73 Multi-Family Residential Zoning District, the site is also located in the West Grace Street Old & Historic District overlay. The standards for approval of the proposal under this district are outlined in Section 30.930.7(c) of the City Code and the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The table below outlines how the conceptual proposal complies with the applicable standards. We acknowledge that additional standards requiring more detail will have to be met for final approval.

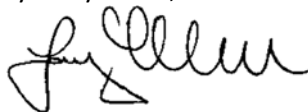
Category	Standard	1131 W Grace St
Section 30.930.7(c) of the City Code		
The commission of architectural review shall approve new construction which it deems to be compatible with the design, scale, materials, color, height, setback, and other pertinent features of the old and historic district in which it is located.		The application seeks conceptual approval of the siting, form, height, width, proportion and massing of the proposed multi-family building. The plans submitted show the proposal's consistency with the surrounding historical development.
Richmond Old and Historic Districts Handbook and Design Review Guidelines		
<i>Siting- pg. 50</i>		
The context for review begins with the building and its immediate neighbors, but also expands to include the surrounding buildings on the block face and across the street (within the historic district).		The subject property is surrounded by a myriad of building forms, height and types. The proposal's form and height is consistent with the proposed building type and takes cues from the surrounding properties to the south, east and north. The subject property is located at a prominent corner in the West Grace Street Old & Historic District where the District begins to transition from larger scale multifamily and institutional type buildings to the smaller scale single- and two-family houses to the west. This transition is clearly demarcated by the large stone columns just to the west of the subject property indicating that the scale and form appropriate for the site should come more from the properties to the east and south.
New commercial infill construction should respect the prevailing front and side yard development patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall. In cases where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block.		The proposed front and side yard setbacks are 15 feet and are consistent with the district, the zoning requirements and the surrounding block.
New commercial buildings should face the most prominent street bordering the site.		The proposed building predominantly fronts on West Grace and includes the main entrance at the prominent corner of West Grace and Lombardy.

<p>For large-scale commercial parking, parking within the building is strongly encouraged. If a building includes parking within it, vehicle entry doors should be located on non-primary elevations.</p>	<p>The majority of the parking to serve the building is located within a two-level parking structure accessed from the alley. There will be no parking visible from West Grace Street and the vehicle entry doors will be on the alley elevation.</p>
<p><i>Form - pg. 50</i></p>	
<p>New commercial construction should use a building form compatible with that found elsewhere in the immediate area. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Building form is greatly influenced by the architectural style of a given structure.</p>	<p>The proposed H-shape configuration of the building creates courtyards on the north and south. These courtyards serve as open space for the residents and reduce the width of the building at the street front. This technique is typical of many historic Fan apartment buildings, fitting into the context of the area. The proposed flat roof is also typical of surrounding buildings and buildings found in the district.</p>
<p>New commercial construction should maintain the existing human scale of nearby historic commercial buildings in the district. New commercial construction should incorporate human-scale elements at the pedestrian level.</p>	<p>The proposal will have amenity space and apartments that front on to West Grace Street providing active uses along the sidewalk to engage the pedestrian. Doors, windows and entrances will face the street providing human-scale elements at the pedestrian level. All the vehicular entrances, trash and other nonhuman-scale elements will be accessed from the alley out of sight from the pedestrians along West Grace and Lombardy.</p>
<p><i>Height, Width, Proportion & Massing - pg. 51</i></p>	
<p>New commercial construction should respect the typical height of surrounding buildings, both residential and commercial.</p>	<p>The proposal is consistent in height with the adjacent church building and lower than the church steeple. The height steps down in the rear towards the church to respect its height. Additionally, this site is on a prominent corner in the West Grace Street Old & Historic District and is adjacent to the Monument Avenue Historic District. There are several examples of taller buildings on corners located in these districts, particularly on North Lombardy and in the next block on North Allen, where there are six-story buildings on both Grace and Monument. Diagonally across from this subject property is the Stuart Court Apartment building, which is eleven stories in height. At six-stories with one level of underground parking, the proposal will respect the height of these surrounding buildings and its prominent location on the corner of West Grace and North Lombardy.</p>

<p>New commercial construction should respect the vertical orientation typical of commercial buildings in Richmond’s historic districts. New designs that call for wide massing should look to the project’s local district for precedent. When designing new commercial buildings that occupy more than one third of a block face, the design should still employ bays as an organizational device, but the new building should read as a single piece of architecture.</p>	<p>The proposed structure occupies less than a quarter of the block face and employs an H-shaped with two bays and a recess in the middle to organize the building and provide varying setbacks and interest to the property. Only the H-shape will be five-stories with the front portion being six-stories.</p>
<p>The cornice height should be compatible with that of adjacent historic buildings.</p>	<p>The proposed cornice height will be compatible with the adjacent historic church to the south and significantly lower than the historic multi-family building to the west.</p>

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures



Subject property view from West Grace Street



Subject property view from North Lombardy Street



Adjacent property to the west across North Lombardy



Adjacent property to the west across North Lombardy Street



Adjacent property to the south across the alley, view from Stuart Circle



Adjacent property to the south across the alley, view from North Lombardy Street



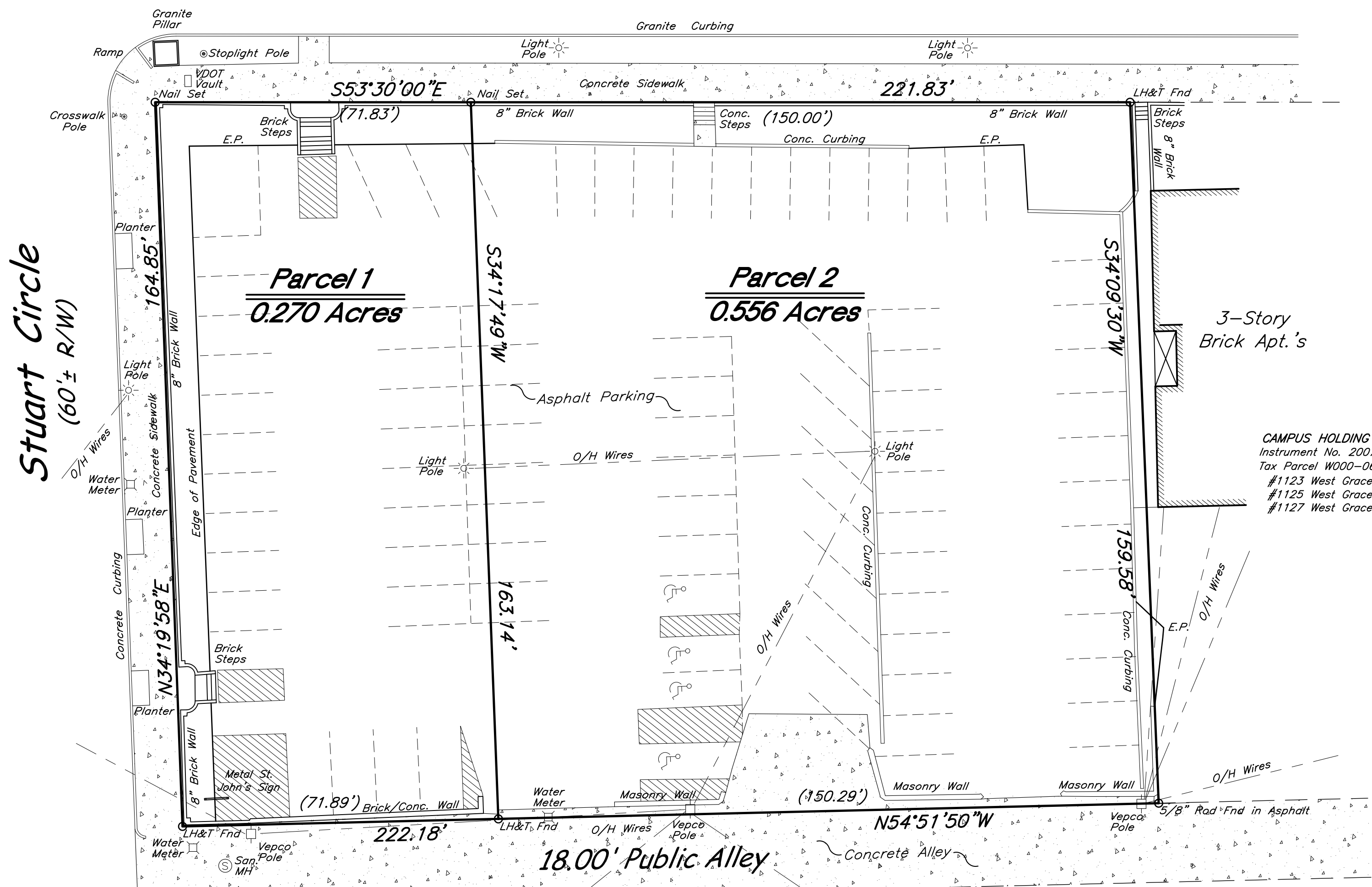
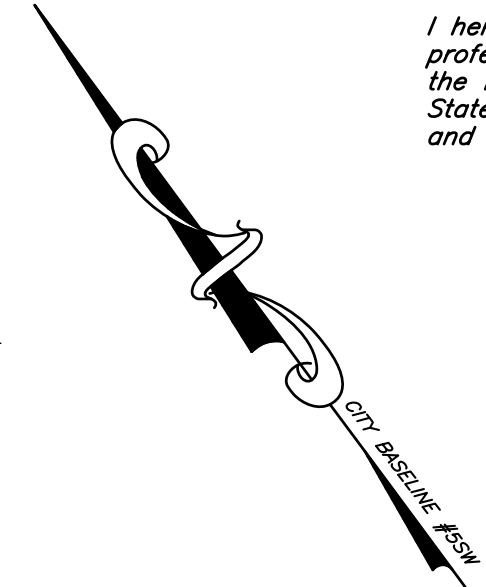
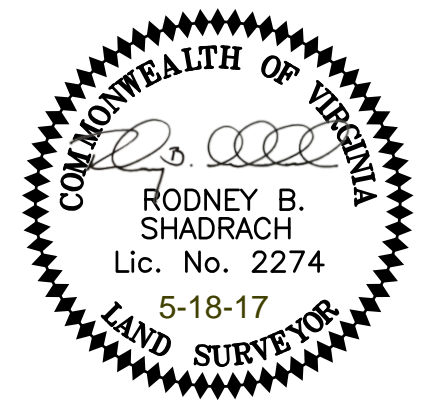
Adjacent property to the north across West Grace Street



Adjacent property to the east

West Grace Street (71'± R/W)

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



LEGAL REFERENCES:

PARCEL 1:
 Trustees of Saint John's United Church of Christ
 Deed Book 640B, Page 205
 Tax Parcel W000-0614/001
 #1137 West Grace Street

PARCEL 2:
 Trustees of Saint John's United Church of Christ
 Tax Parcel W000-0614/002
 #1131 West Grace Street

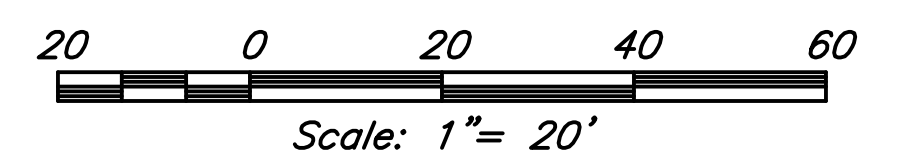
CAMPUS HOLDING 3, LLC
 Instrument No. 2007-34114
 Tax Parcel W000-0614/008
 #1123 West Grace Street
 #1125 West Grace Street
 #1127 West Grace Street

Saint John's
 United Church of Christ

TRUSTEES SAINT JOHNS
 UNITED CHURCH OF CHRIST
 Tax Parcel W000-0614/036
 #503 Stuart Circle

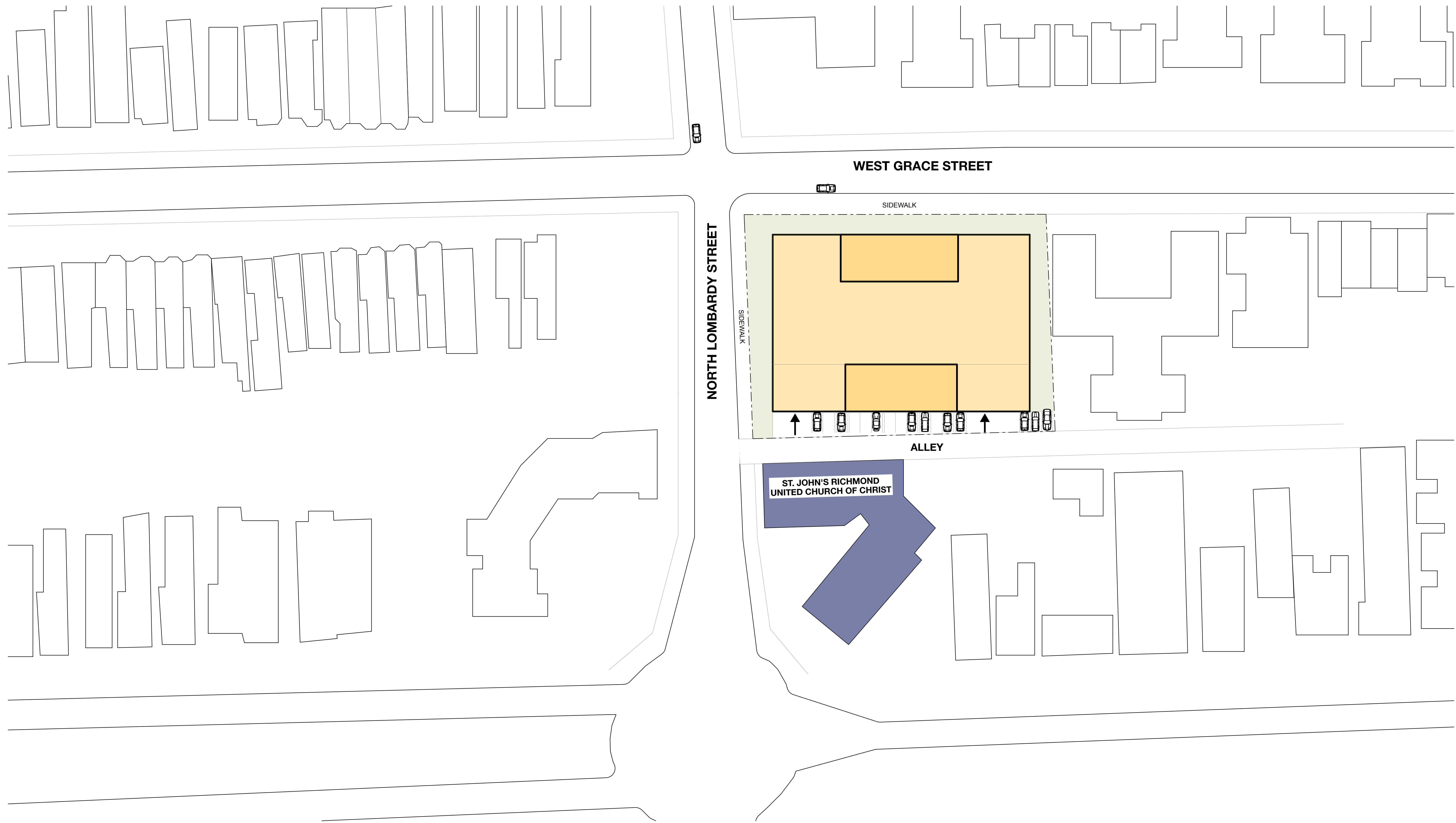
- Notes:**
- The subject property is not located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0037-D, effective date: April 2, 2009 (Zone (X)).
 - This survey plat represents a current and accurate field transit survey of the premises shown hereon.
 Date of last physical survey: May 8, 2017
 - This survey was made without the benefit of a Title Report and therefore there may be encumbrances which are not reflected hereon.

BOUNDARY SURVEY
 SHOWING EXISTING IMPROVEMENTS
 TO #1131 & #1137 W. GRACE STREET
 CITY OF RICHMOND, VIRGINIA
 DATE: MAY 18, 2017



Shadrach & Associates LLC
 LAND SURVEYING

430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
 Phone: (804)379-9300 • Email: rod@shadrachsveys.com



Grace and Lombardy
1137 W Grace St Stuart Circle Richmond Va

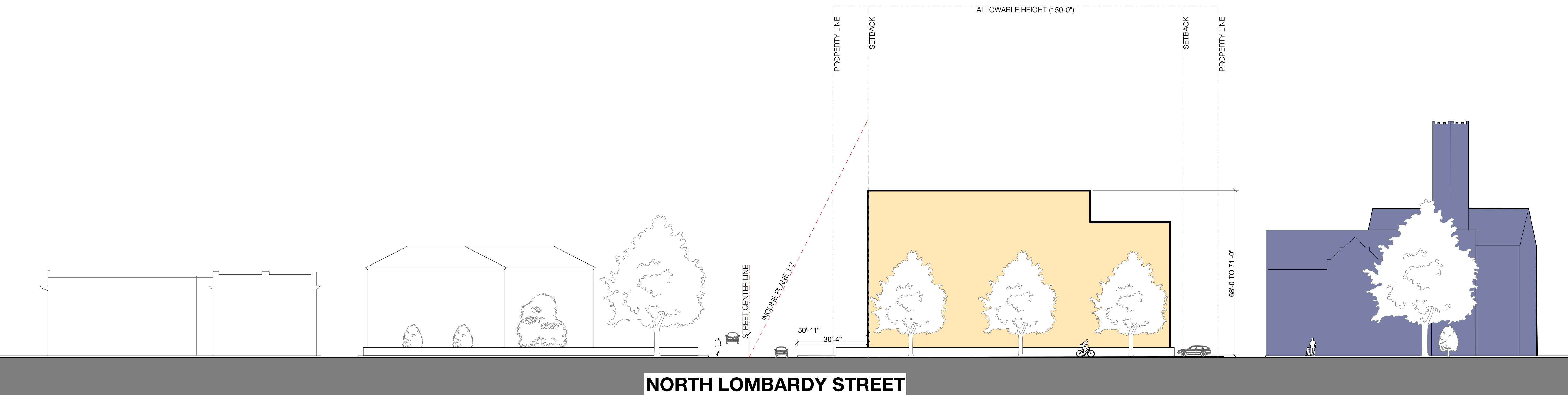
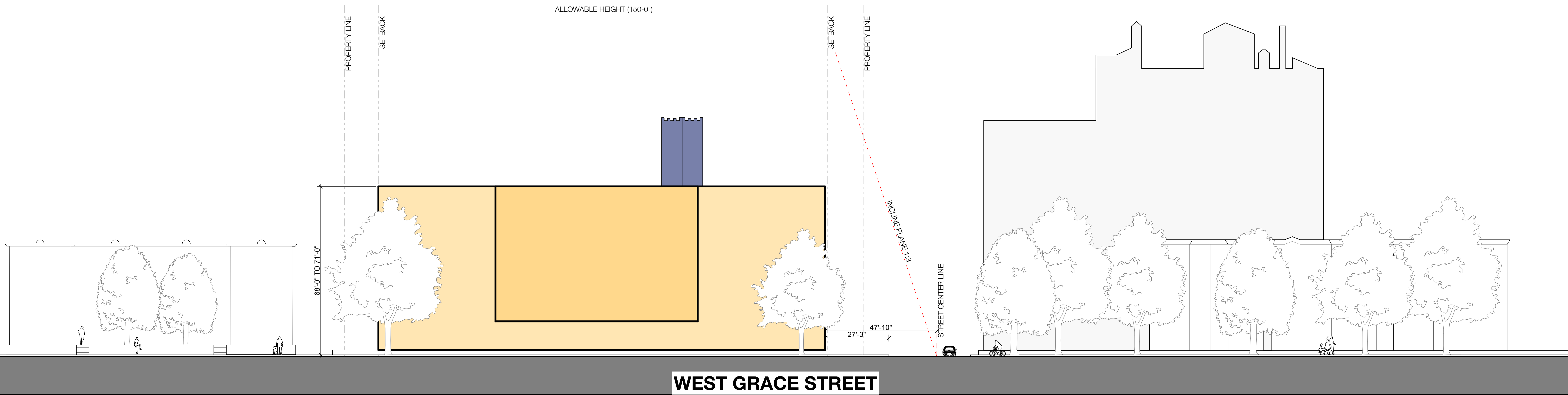
project #: 17.28
date: 8/24/17

SITE PLAN

A.1

313 N. Adams Street
Richmond, VA 23220
1 804.644.4761
1 804.644.4763

walterPARKS
ARCHITECT



Grace and Lombardy
1137 W Grace St Stuart Circle Richmond Va

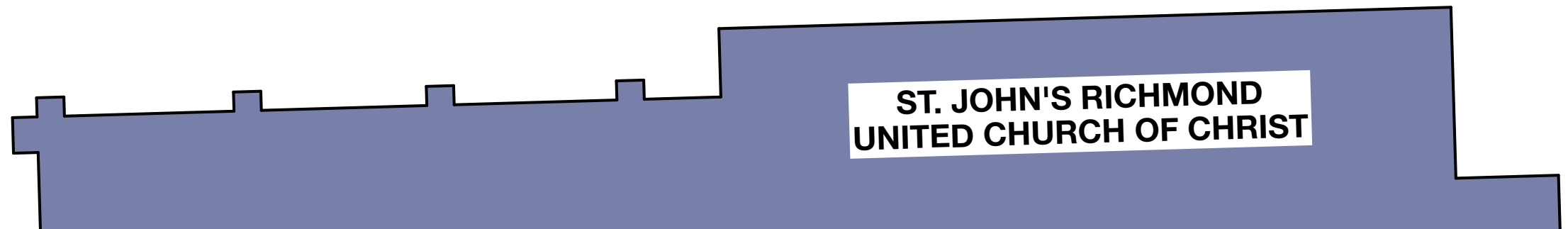
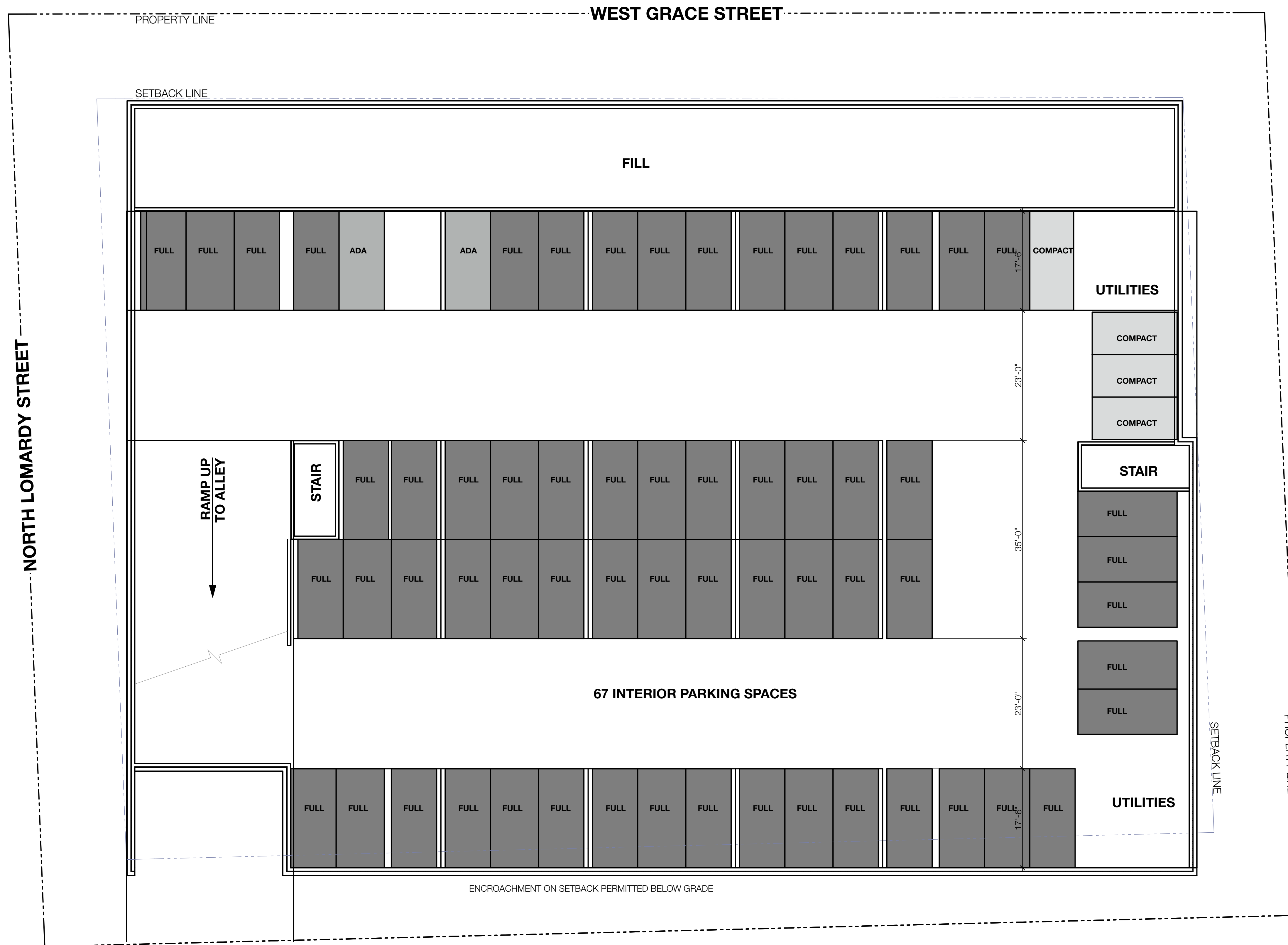
project #: 17.28
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STREET ELEVATIONS

A.2

313 N. Adams Street
Richmond, VA 23220
1 804.644.4761
1 804.644.4763

walterPARKS
ARCHITECT



Grace and Lombardy
 1137 W Grace St Stuart Circle Richmond Va

project #: 17.28
 date: 8/24/17

BASEMENT LAYOUT

A.3

313 N. Adams Street
 Richmond, VA 23220
 1 804.644.4761
 1 804.644.4763
walterPARKS
 ARCHITECT



PARKING SUMMARY	
TYPE	QUANTITY
ADA	4
COMPACT	41
FULL	100
	145

Grace and Lombardy
 1137 W Grace St Stuart Circle Richmond Va

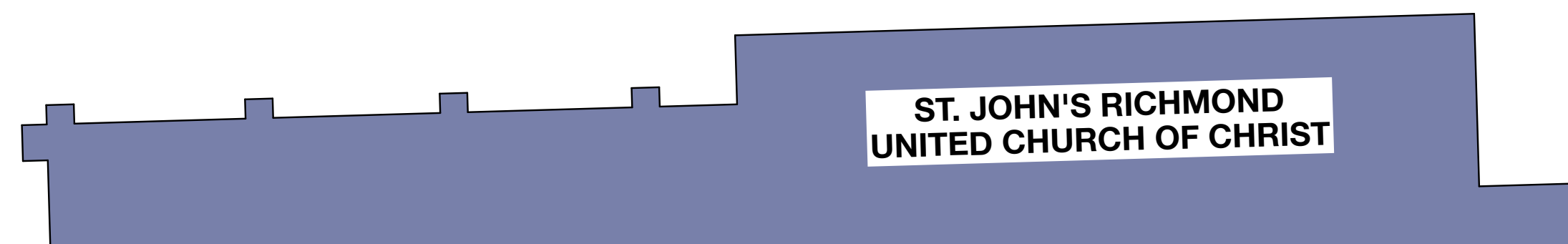
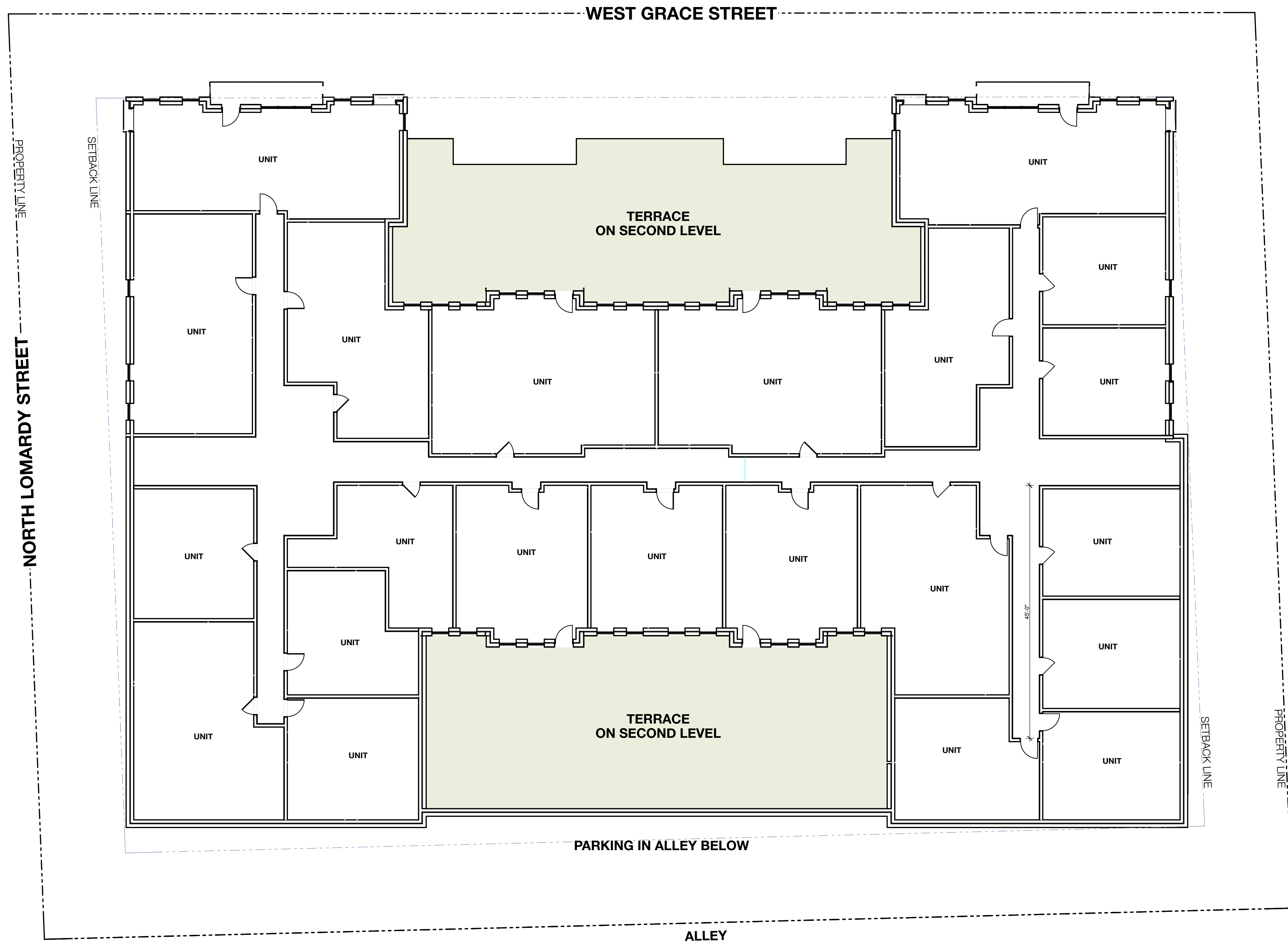
project #: 17.28
 date: 8/24/17

FIRST FLOOR LAYOUT

A.4

313 N. Adams Street
 Richmond, VA 23220
 1 804.644.4761
 1 804.644.4763

walterPARKS
 ARCHITECT



Grace and Lombardy
 1137 W Grace St Stuart Circle Richmond Va

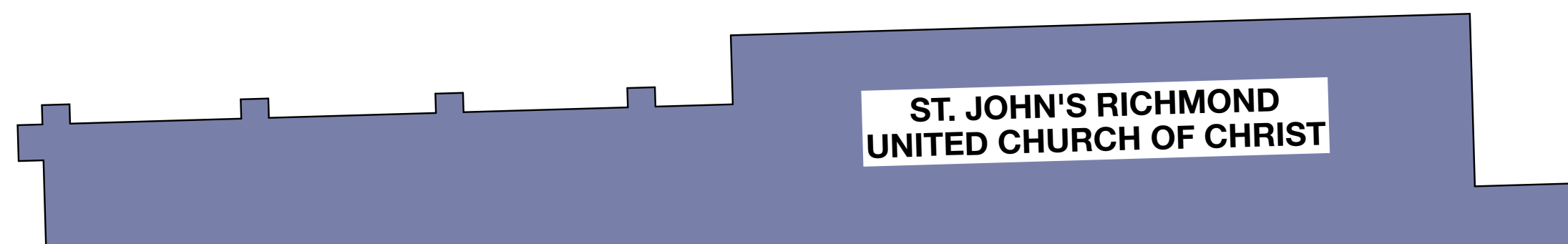
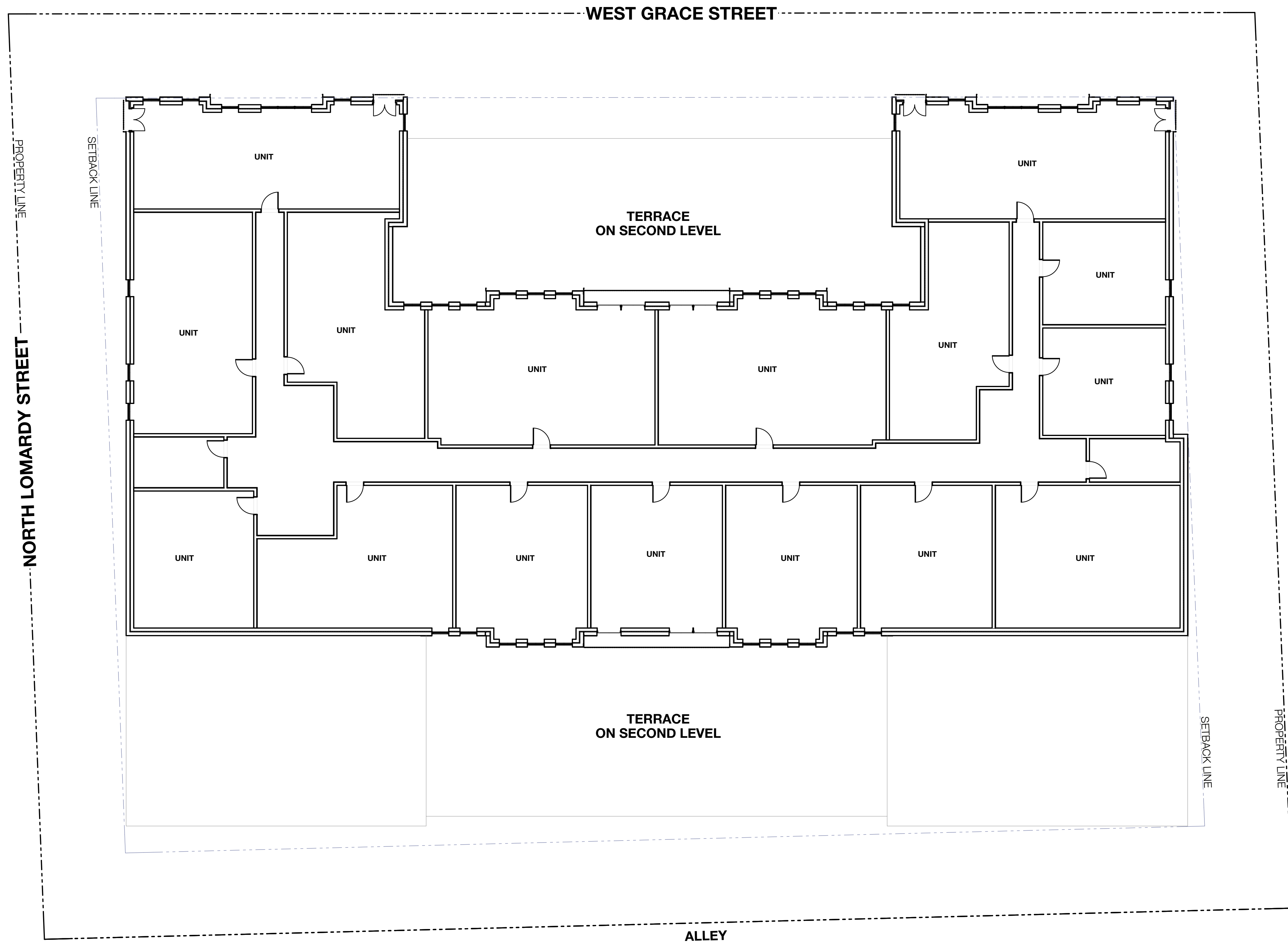
project #: 17.28
 date: 8/24/17

SECOND TO FIFTH FLOOR LAYOUT

A.5

313 N. Adams Street
 Richmond, VA 23220
 1 804.644.4761
 1 804.644.4763

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Grace and Lombardy
1137 W Grace St Stuart Circle Richmond Va

project #: 17.28
date: 8/24/17

SIXTH FLOOR LAYOUT

A.6

313 N. Adams Street
Richmond, VA 23220
1 804.644.4761
1 804.644.4763

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ARCHITECT