



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: _____ Current **Zoning**: _____

Historic District: _____

Application is submitted for: (check one)

- ☐ **Alteration**
☐ **Demolition**
☐ **New Construction**

Project Description (attach additional sheets if needed):

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____

Email: _____

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

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____

Email: _____

Billing Contact?

****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: _____ **Date:** _____

Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.

Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.



smbw

715 Mosby

Commission of Architectural Review

Application for Certificate of Appropriateness - Conceptual Review / 03.28.25

Contents

01 Project Description

02 The Site

03 Drawings

04 Perspectives

PROPOSED DEVELOPMENT

The proposed development, located at 715 Mosby St. in the Union Hill Historic District, is a three-story, 22-unit multifamily structure with approximately 1,100 SF ground floor commercial space. The design presents as a modern piece of architecture that does not replicate the historic architecture of Union Hill, but rather reinterprets and compliments it.

The project is largely compliant with R-63 Zoning requirements; however the project team will work with the Zoning Department through the SUP process to make the following requests:

- Increased Unit Density: 22 proposed vs. 15 by right
- Include ground floor commercial at a non-corner lot
- Encroach into southern / alley side yard setback by roughly 2'-8"
- Reduce drive aisle from 23'-0" to 21'-0"

Building construction will be as follows:

- Structure: Wood framing on slab on grade with an exposed, parged foundation wall
- Roof: Low slope membrane. A parapet wall on all sides of the building will conceal the roof and rooftop mechanical equipment from view
- Cladding: The primary exterior cladding will be fiber cement lap siding. The majority of the siding will be painted white. An accent color will be used at the inset balconies. Exact colors are to be determined. Renderings show design intent.
- Residential Balcony Doors: Glazed swing doors. Mosby-facing balcony doors will have a transom. Rear-facing balcony doors will have a fixed sidelite.
- Residential Windows: Operable vinyl windows. Dimensions are noted on elevations
- Commercial & Ground Floor Lobby Entrance Doors and Windows: Storefront
- Balconies: Rear-facing balconies will be prefabricated bolt-on balconies with black metal railings. Mosby St. facing balconies will be wood-framed with metal railings
- Metal Canopy – Retail entrance canopy shall be metal panel-clad. The rear-facing canopies will be metal bolt-on assemblies
- Site Steps – Steps shall be cast-in-place concrete

715 Mosby St.

Project Description

KEY DESIGN REVIEW GUIDELINES INFORMING THE DESIGN

The project design was informed by the Chapter 3 Standards for New Construction (Including Additions): Commercial. Outlined below are ways in which the project specifically addresses each guideline section:

SITING: The development is sited to respect and enhance the existing character of Mosby St. The project is oriented toward Mosby St. with window and door openings along the street frontage. Front and rear porches and elevated ground floors enhance the neighborhood feel and provide a sense of privacy for tenants. Rooftop mechanical equipment is shielded from public view, located behind a parapet wall. Parking and garbage collection are also largely shielded from view, located behind the building with access from the alley. The proposed building will respect zoning-prescribed setbacks on the north, east and west sides. On the south / alley side, the building will extend roughly 2'-8" beyond the 5' setback. The project team will work through this request with the zoning department through the SUP process.

FORM: The proposed design takes its cues from Union Hill's historic architecture. The project, a modern interpretation of the post-war attached and detached row houses in the district, employs a shallow pitched roof and simple forms hyphenated by front porches. The proposed project maintains the existing human scale of nearby residential construction in the district with street-facing steps, a communal 'front porch' entry into residential lobbies and street-facing balconies on the floors above. A canopy at the ground floor commercial space announces the entry as non-residential and invites the neighborhood in.

HEIGHT, WIDTH, PROPORTION & MASSING: The proposed design, while taller than its immediate neighbors, is designed to read less like a multifamily development and more like a series of attached row houses. Due to the building's wide mass, architectural bays are employed and the building is broken up into two masses that step in response to the angle of Mosby street. These two masses are further subdivided by ground level residential lobbies that connects the front to the rear of the building and recessed balconies above these entries.

MATERIALS & COLORS: The primary cladding material, smooth fiber cement lap siding painted in a light/white shade, was chosen to complement the existing painted wood siding present within the Union Hill district. Lap siding will wrap the entire building. Accents of metal canopies and railings introduce modern building materials that complement the traditional cladding selection. Final paint color selections will be determined at a later date, however the attached renderings depict design intent. Rooftop equipment will be concealed from view by a parapet wall.

Contents

01 Project Description

02 The Site

03 Drawings

04 Perspectives

Existing Photos

The Site



VIEW FROM MOSBY ST.



VIEW FROM MOSBY ST.



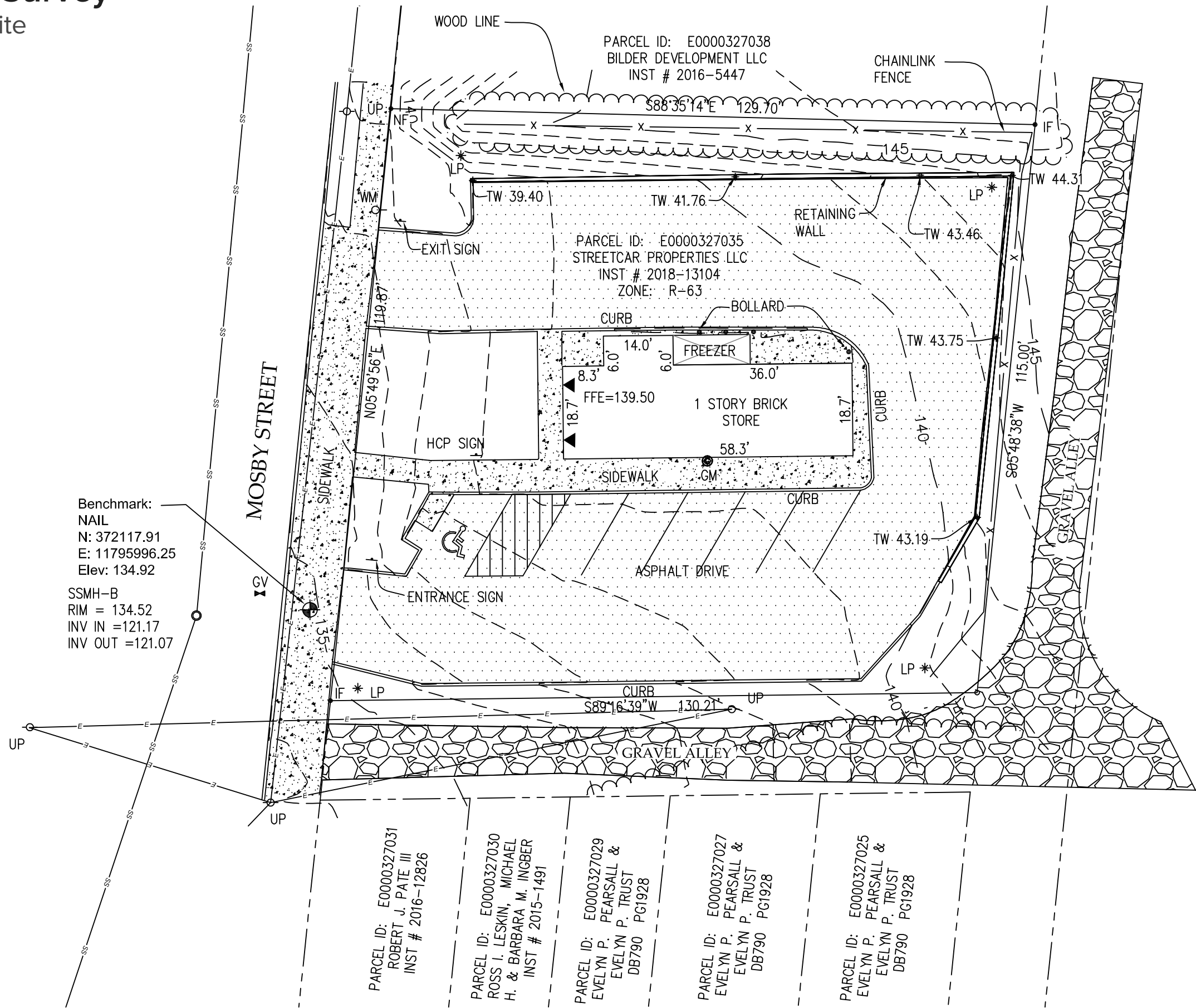
VIEW FROM ALLEY



VIEW FROM ALLEY

Site Survey

The Site



LEGEND

- P.O.B. = POINT OF BEGINNING
- * = LIGHT POLE
- IF = IRON FOUND
- IS = IRON SET
- MF = MONUMENT FOUND
- = PARCEL LINE
- = BOLLARD
- ⊗ = GAS VALVE
- ⊙ = GAS METER
- = OVERHEAD UTILITY LINE
- = UTILITY POLE
- Y = GUY
- WM = WATER METER
- FFE = FINISHED FLOOR ELEVATION
- ▨ = CONCRETE
- ▨ = ASPHALT
- ▨ = BUILDING
- ▨ = GRAVEL
- x — = FENCE LINE
- ⊗ = TREE/SHRUB (TO SCALE)
- = EDGE OF LANDSCAPED AREA/TR
- = BUILDING OVERHANG
- ⊗ = HEAT PUMP
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- - - W - - - = WATER LINE
- SD — = STORM SEWER PIPE
- ⊕ = STORM SEWER MANHOLE
- SS — = SANITARY SEWER PIPE
- ⊕ = SANITARY SEWER MANHOLE
- GAS — = GAS LINE

THIS TOPOGRAPHIC SURVEY FOR A PROPOSED SITE D 715 MOSBY STREET IN THE CITY OF RICHMOND, VA., COMPLETED UNDER THE DIRECT SUPERVISION AND RE-CHARGE OF TIMOTHY MILLER, FROM AN ACTUAL GROU MADE UNDER MY SUPERVISION; THE IMAGERY AND DA OBTAINED ON 08/12/2019; AND THAT THIS MAP MEE ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

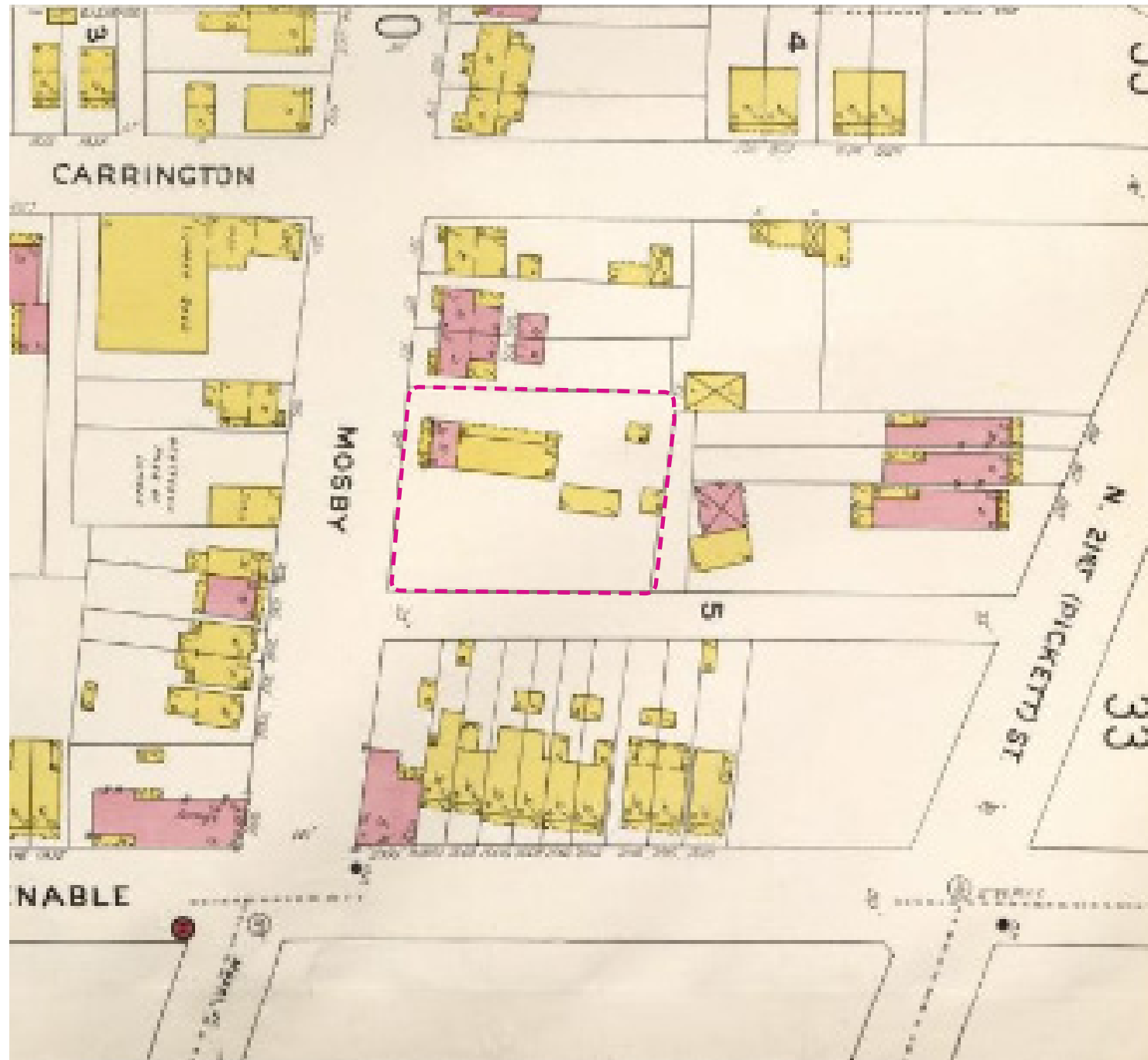
VERTICAL DATUM: NAVD88

HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH GPS OBSERVED POINTS.

UTILITIES SHOWN ARE BASED ON FIELD LOCATED EVID

Historic Maps

The Site



Sanborn Map
1905



Sanborn Map
1925

Existing Aerial

The Site



Contents

- 01 Project Description
- 02 The Site
- 03 Drawings**
- 04 Perspectives

Site Plan

Proposed Design Approach

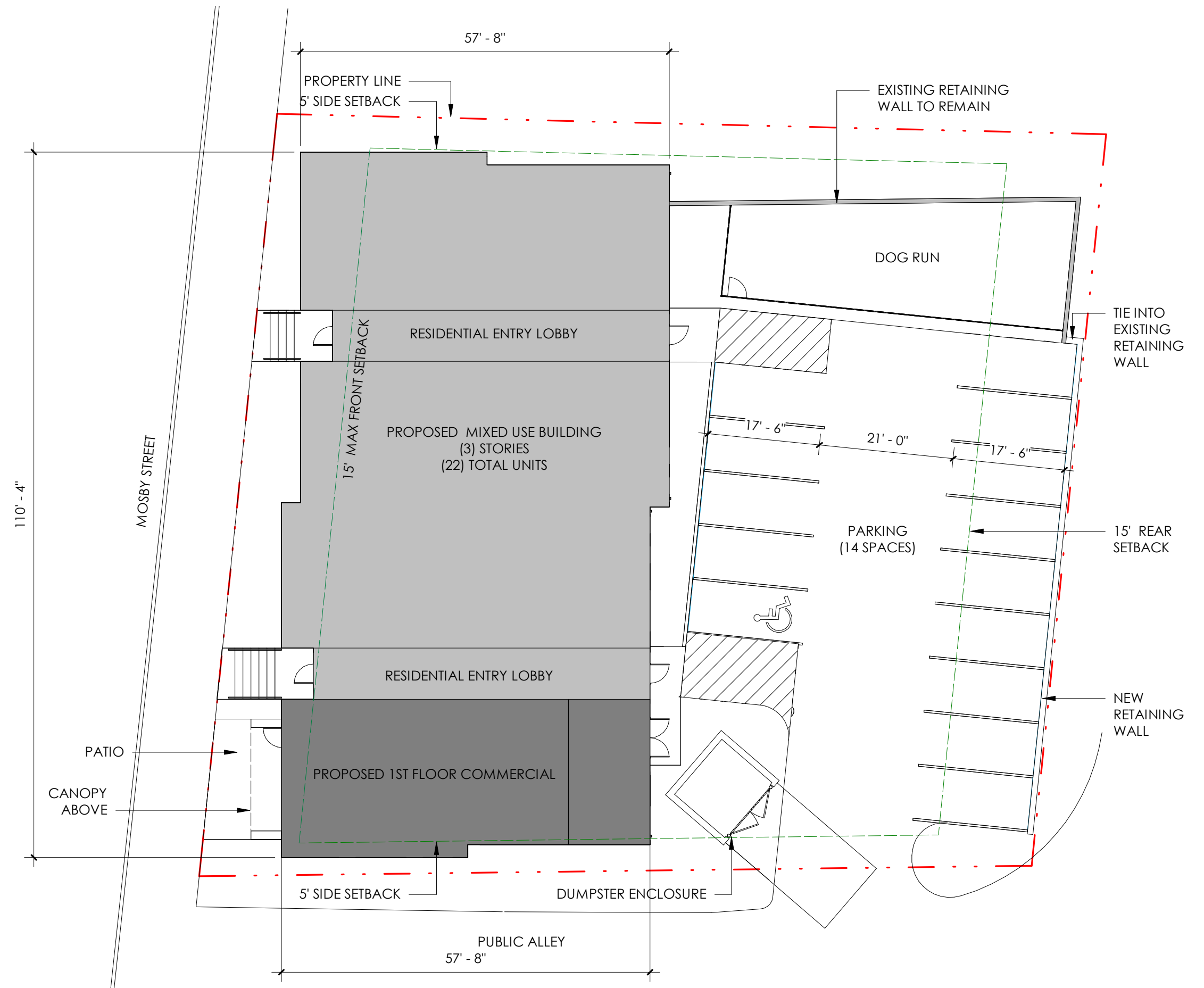
PARCEL SIZE: 15,364 SF

USABLE OPEN SPACE:

+/- 4,544 SF AT GRADE

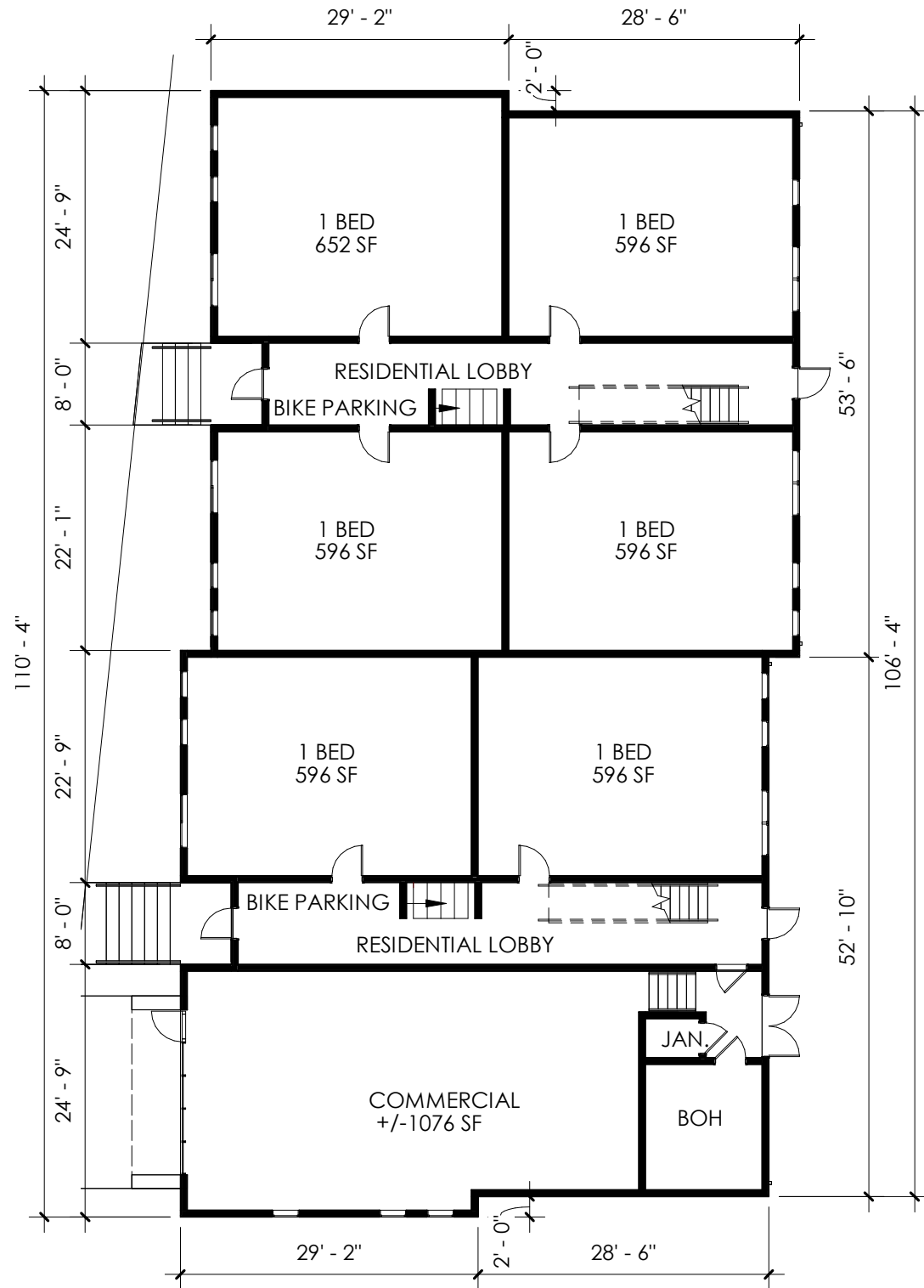
+/- 500 SF BALCONIES (FL. 2&3)

5,044 SF TOTAL (+/- 33% // 30% REQ.)

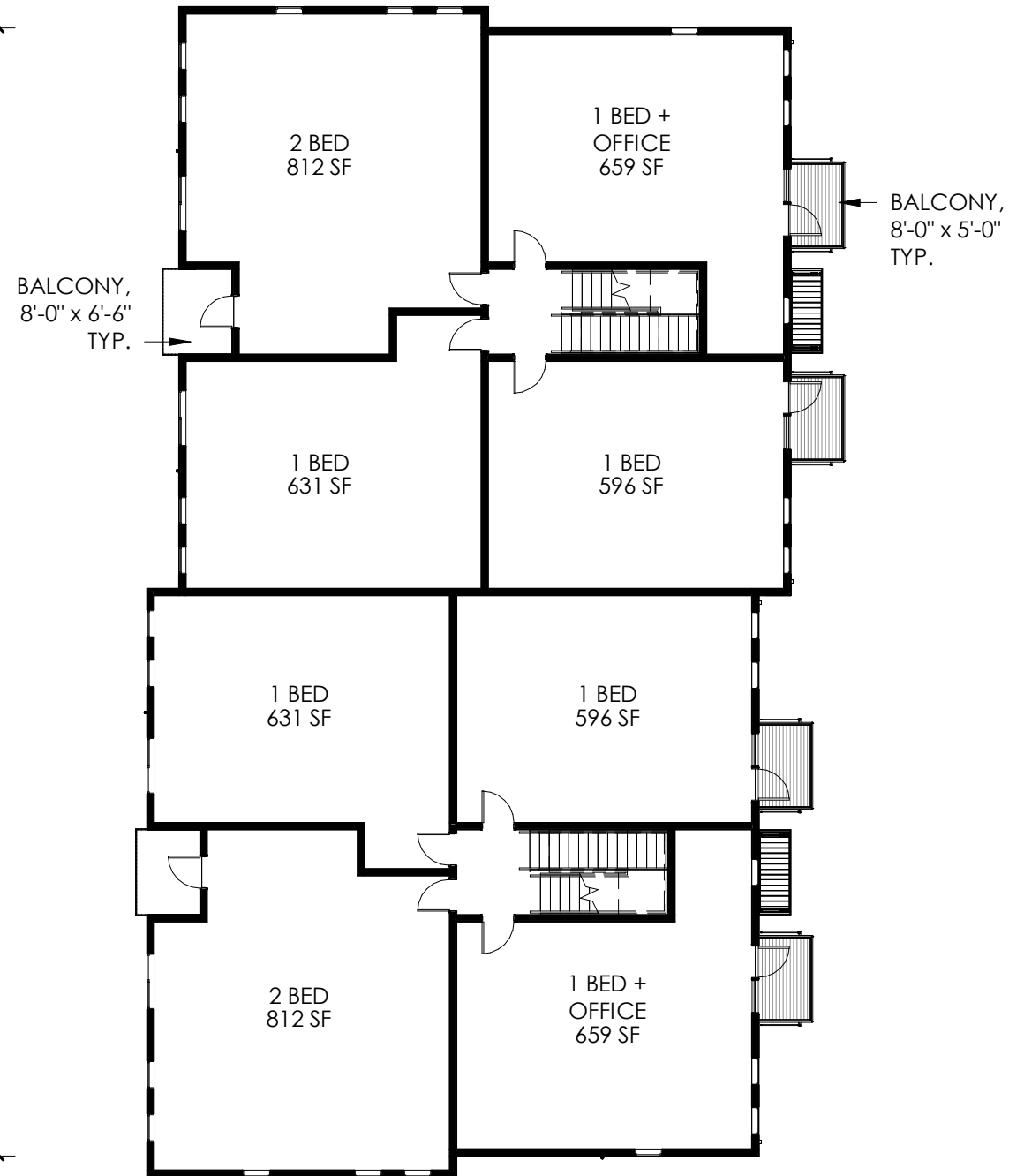


Plans

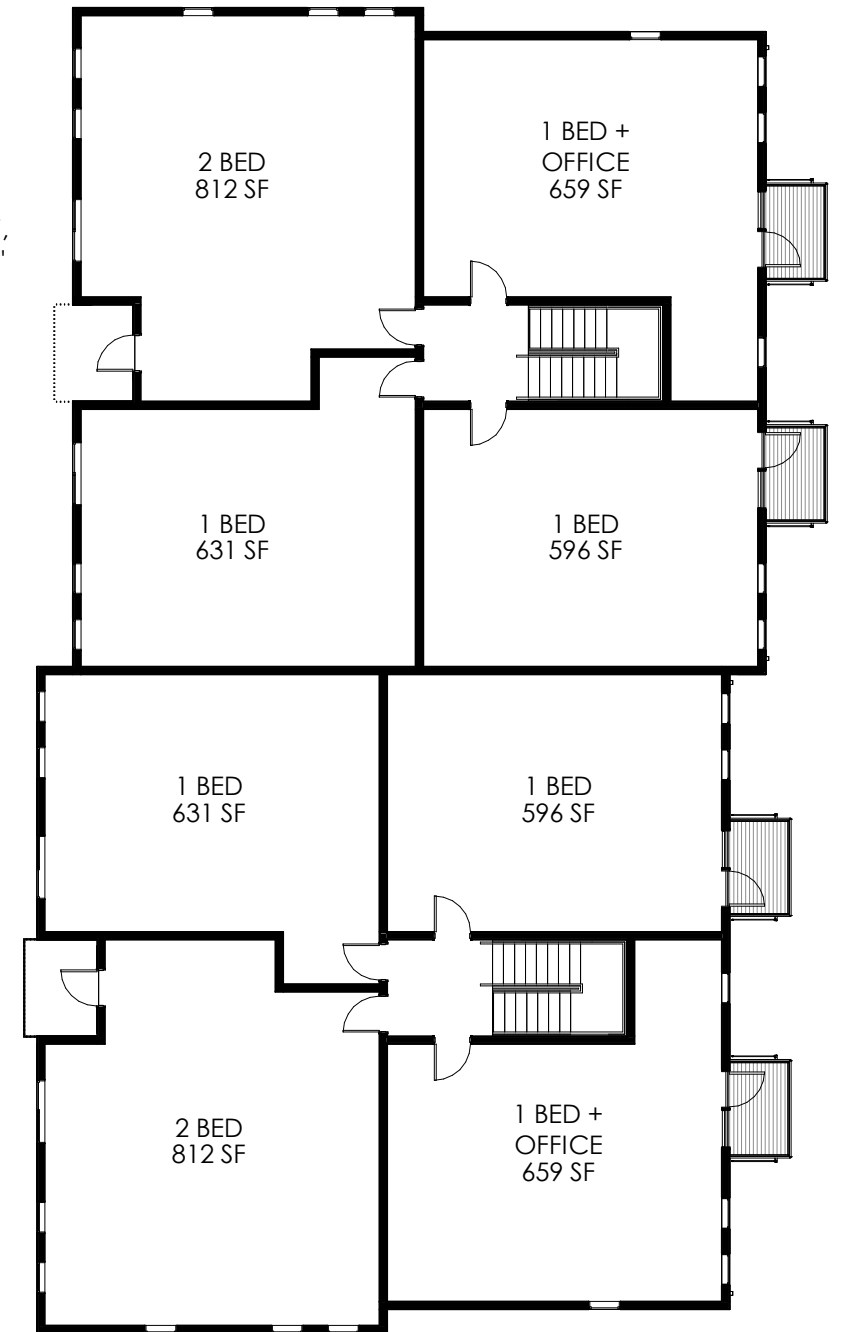
Proposed Design Approach



01 - FIRST / GROUND FLOOR PLAN



02 - SECOND FLOOR PLAN

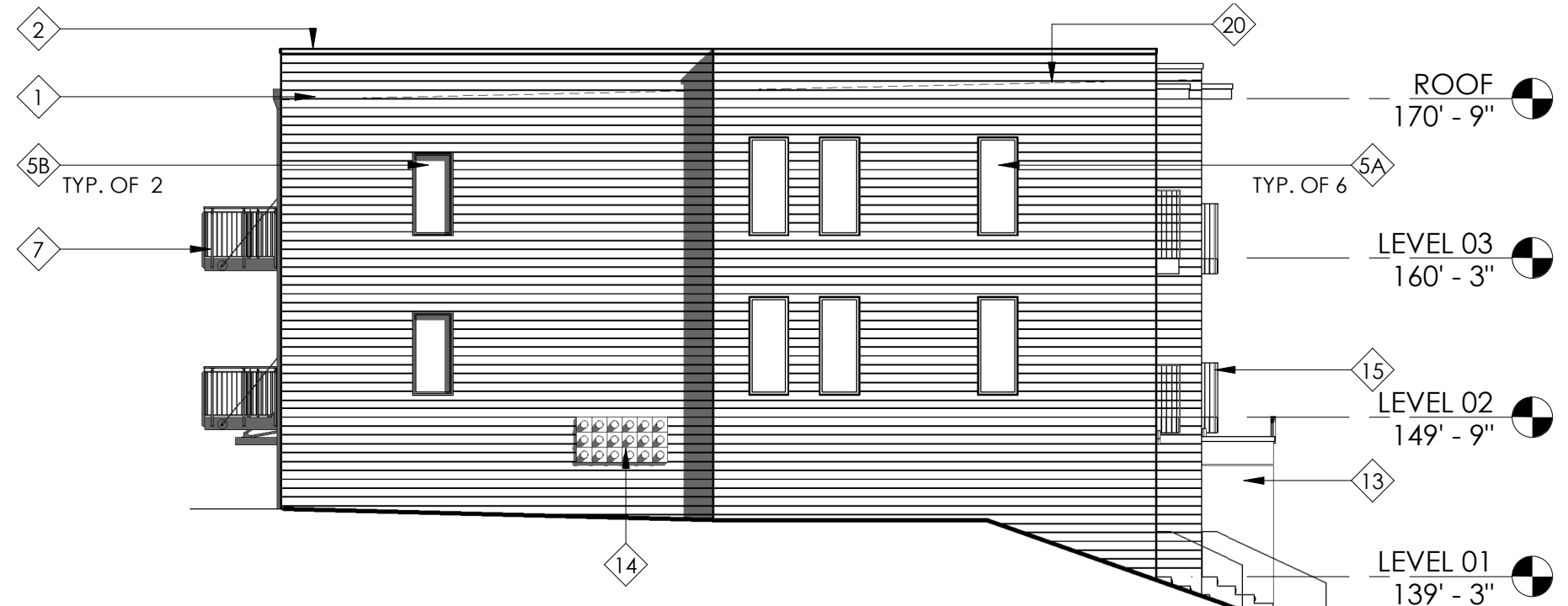


03 - THIRD FLOOR PLAN

Building Elevations

Proposed Design Approach

- 1 FIBER CEMENT LAP SIDING - WHITE PAINT COLOR TBD
- 2 METAL COPING
- 3 SIGNAGE BY FUTURE TENANT TBD <16 SF
- 4 PARGED FOUNDATION WALL
- 5A OPERABLE VINYL WINDOW (2'-8" X 6'-6")
- 5B OPERABLE VINYL WINDOW (2'-8" X 5'-6")
- 5C OPERABLE VINYL WINDOW (5'-4" X 6'-6")
- 5D OPERABLE VINYL WINDOW (6'-6" X 4'-6")
- 5E OPERABLE VINYL WINDOW (2'-8" X 4'-6")
- 6 STOREFRONT ASSEMBLY
- 7 BOLT-ON BALCONY ASSEMBLY
- 8 CONDUCTOR BOX & DOWNSPOUT
- 9 PATIO DOOR & SIDELITE
- 10 HOLLOW METAL DOOR, PAINTED
- 11 EXTERIOR WALL SCONCE
- 12 DUMPSTER ENCLOSURE SHOWN DASHED FOR CLARITY
- 13 METAL PANEL
- 14 ELECTRICAL METER BANK - FINAL LAYOUT TO BE COORDINATED WITH DOMINION
- 15 WOOD FRAMED BALCONY W/ METAL RAILING
- 16 CAST IN PLACE CONCRETE STEPS W/ STEP LIGHT
- 17 METAL CANOPY ASSEMBLY
- 18 LANDSCAPING
- 20 ROOF PLANE BEYOND SHOWN DASHED



A - NORTH ELEVATION

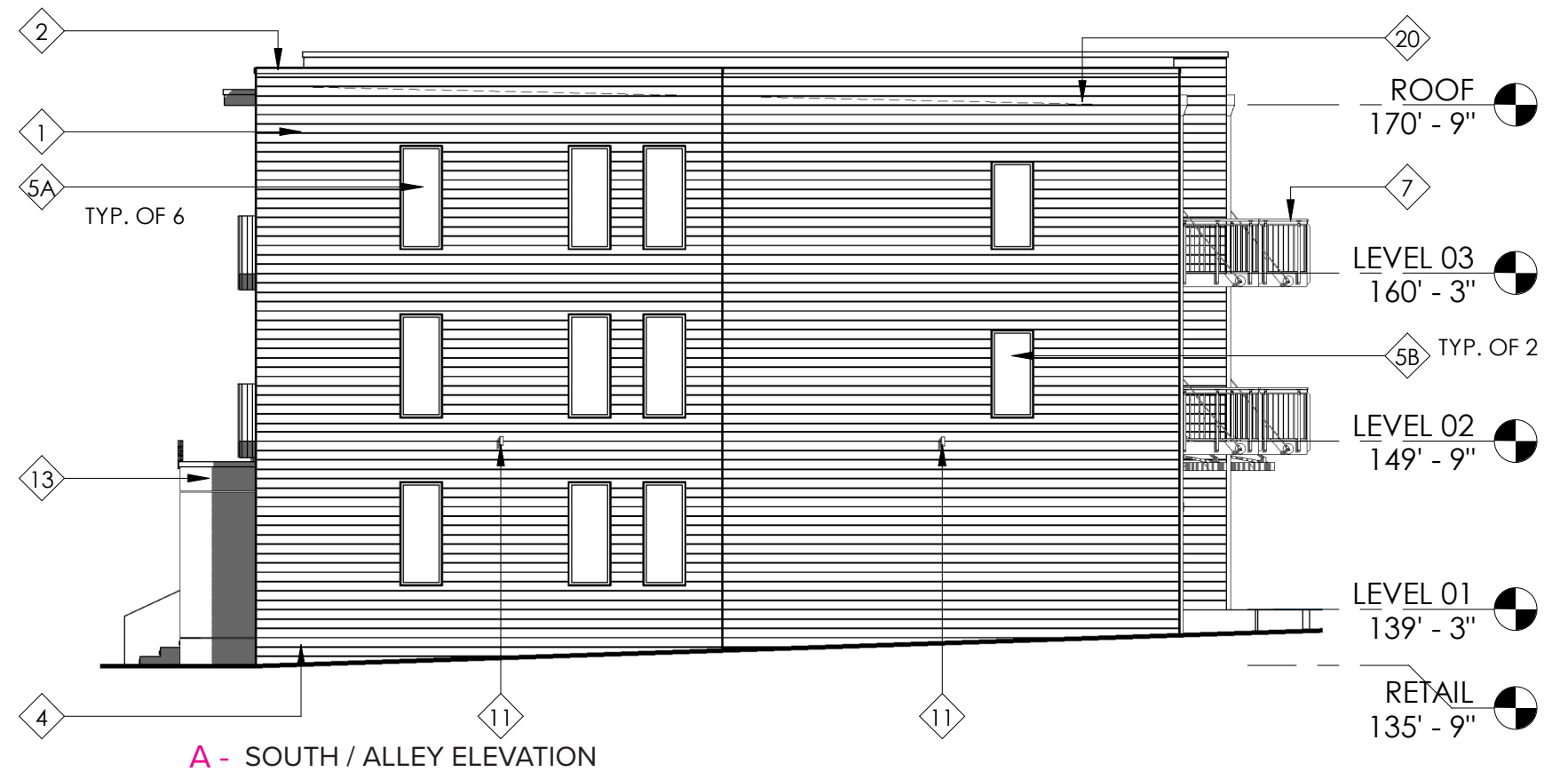


B - EAST / MOSBY ELEVATION

Building Elevations

Proposed Design Approach

- 1 FIBER CEMENT LAP SIDING - WHITE PAINT COLOR TBD
- 2 METAL COPING
- 3 SIGNAGE BY FUTURE TENANT TBD <16 SF
- 4 PARGED FOUNDATION WALL
- 5A OPERABLE VINYL WINDOW (2'-8" X 6'-6")
- 5B OPERABLE VINYL WINDOW (2'-8" X 5'-6")
- 5C OPERABLE VINYL WINDOW (5'-4" X 6'-6")
- 5D OPERABLE VINYL WINDOW (6'-6" X 4'-6")
- 5E OPERABLE VINYL WINDOW (2'-8" X 4'-6")
- 6 STOREFRONT ASSEMBLY
- 7 BOLT-ON BALCONY ASSEMBLY
- 8 CONDUCTOR BOX & DOWNSPOUT
- 9 PATIO DOOR & SIDELITE
- 10 HOLLOW METAL DOOR, PAINTED
- 11 EXTERIOR WALL SCONCE
- 12 DUMPSTER ENCLOSURE SHOWN DASHED FOR CLARITY
- 13 METAL PANEL
- 14 ELECTRICAL METER BANK - FINAL LAYOUT TO BE COORDINATED WITH DOMINION
- 15 WOOD FRAMED BALCONY W/ METAL RAILING
- 16 CAST IN PLACE CONCRETE STEPS W/ STEP LIGHT
- 17 METAL CANOPY ASSEMBLY
- 18 LANDSCAPING
- 20 ROOF PLANE BEYOND SHOWN DASHED



Mosby St. Elevation

Proposed Design Approach



Contents

01 Project Description

02 The Site

03 Drawings

04 Perspectives

Perspectives

View From Mosby & Alley



Perspectives

View from Mosby



Perspectives

Rear View

