



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 320 N 32ND ST DATE: 9/26/14

OWNER'S NAME: URBAN CORE DEVELOPMENT TEL NO.: 212-6515

AND ADDRESS: 409 E. MAIN STREET, SUITE 100 EMAIL: ADBEACH@URBANCOREVA.COM

CITY, STATE AND ZIPCODE: RICHMOND, VA 23219

ARCHITECT/CONTRACTOR'S NAME: TODD DYKSHORN / ADO TEL. NO.: 343-1212

AND ADDRESS: 165 E. BROAD ST EMAIL: TODD@TODDO.COM

CITY, STATE AND ZIPCODE: RICHMOND, VA 23219

Would you like to receive your staff report via email? Yes X No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and **12 copies** of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

SEE ATTACHED

Signature of Owner or Authorized Agent: X [Signature]

Name of Owner or Authorized Agent (please print legibly): COSEY SERVIS

(Space below for staff use only)

Received by Commission Secretary
DATE 9/26 2:30

APPLICATION NO.
SCHEDULED FOR

Note: CAR reviews all applications on a case-by-case basis.

PROJECT CONCEPTS

1/ ESTABLISH A DIALOG WITH THE EXISTING CONTEXT TO EMPHASIZE THE CORNER AS A SAFE AND FRIENDLY NEIGHBORHOOD DESTINATION:

The project is conceived to expand recent development with ground level neighborhood amenity one block to the east and to encourage additional development serving existing and future residences along Broad, Marshall and Leigh Streets in this area of the St John's Church District. Taking cues from an existing two-story commercial/residential structure directly across Marshall Street, the structure encourages a dialog with this building to establish a public precinct on this corner and add weight to the corner as a public destination working in concert with the developing corner to the east.

2/ SUPPORT R-63 ZONING OBJECTIVES WITH WELL-LOCATED NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL SPACE:

The building's massing, in the spirit of R-63 neighborhood zoning, is intended to reinforce the corner site with available public and/or neighborhood resident space. Likewise, upper level residences and two-story townhouses provide evening and weekend activity and monitoring of the corner and block.

3/ MATERIALS AND EXTERIOR DETAILING APPROPRIATE FOR AND TIED TO SURROUNDING CONTEXT:

Although not yet fully determined in this conceptual review, exterior materials are conceived to be a combination of brick masonry and framed walls with painted siding. The two-story corner structure is seen as a weaving together of these two palettes with brick masonry anchoring the corner and again the projecting west end of the two story commercial structure. The two-story townhouses are conceptualized as framed and sided structure with one-story porches as directed by the existing context to the west along Marshall Street. This architectural language is then carried into the commercial building between the masonry anchored corner and end. Windows and doors will be divided lite, scaled and proportioned to those that predominantly characterize the district.

4/ SIMPLE PLAN WITH WELL-LIT AND COMFORTABLE RESIDENTIAL SPACES:

Proposed upper level residential spaces in the two-story structure are conceived to be open and well-lit with views that take advantage of the corner site and surrounding neighborhood. The two-story row-houses are likewise conceived to be open to suit contemporary living within the more traditional 2-story volume that situates living on the lower level and private rooms above.

PROJECT DESCRIPTION

The proposed project is situated at the intersection of N 32nd and Marshall Streets in Richmond's St John's Church Old and Historic Neighborhood. The site is currently vacant and is bordered along N 32nd St by large and stately brick masonry homes, some of which have been converted to multi-family, and along Marshall St by smaller, wood framed residences. The corner opposite Marshall St is occupied by a two-story brick masonry building that houses commercial space on the first level with, it appears, residential space above. The property is bordered on the west, rear line by a narrow alley.

The project proposal envisions two structures on the available open land. The primary structure is shown as a two-story volume mirroring it's neighbor across Marshall St in program with commercial area on the first floor and two residential apartments above. This structure is intended to front both N 32nd and Marshall Streets and, in the spirit of the property's R-63 zoning, is conceived with a heightened decorative parapet on the corner and recessed corner entry to the commercial area. To the west of this building, the remaining area of the site is proposed to support a two-family attached row-house fronting Marshall St. These additional row-houses increase the property's density beyond that allowed in zoning district R-63, however, it is believed the scale and siting of the two structures in conjunction with each other, along with associated site improvements, maintain the scale and density of the neighborhood and contribute to the new structure's dialog with the existing context.

Parking is suggested to be provided at the far west end of the property accessed via the existing alley and its curb-cut.

The project as conceived will require Special Use Permission to allow for expansion of the ground level commercial space and additional density on the site.

PROJECT OVERVIEW

Commission for Architectural Review
CONCEPTUAL REVIEW PACKAGE
submitted: September 26, 2014

32ND & MARSHALL STREETS

320 N 32nd Street, Richmond, VA 23223
ST JOHN'S CHURCH OLD AND
HISTORIC DISTRICT

prepared by:
ARCHITECTURE | DESIGN | OFFICE
105 E Broad St, Richmond, VA 23219
(804) 343-1212
www.tdado.com

CONTEXT



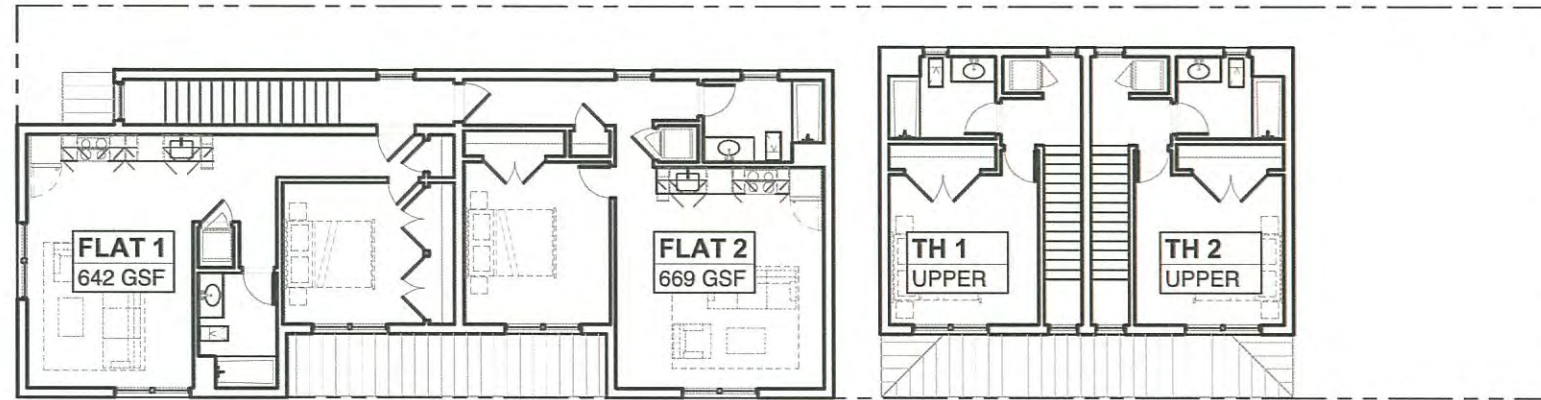
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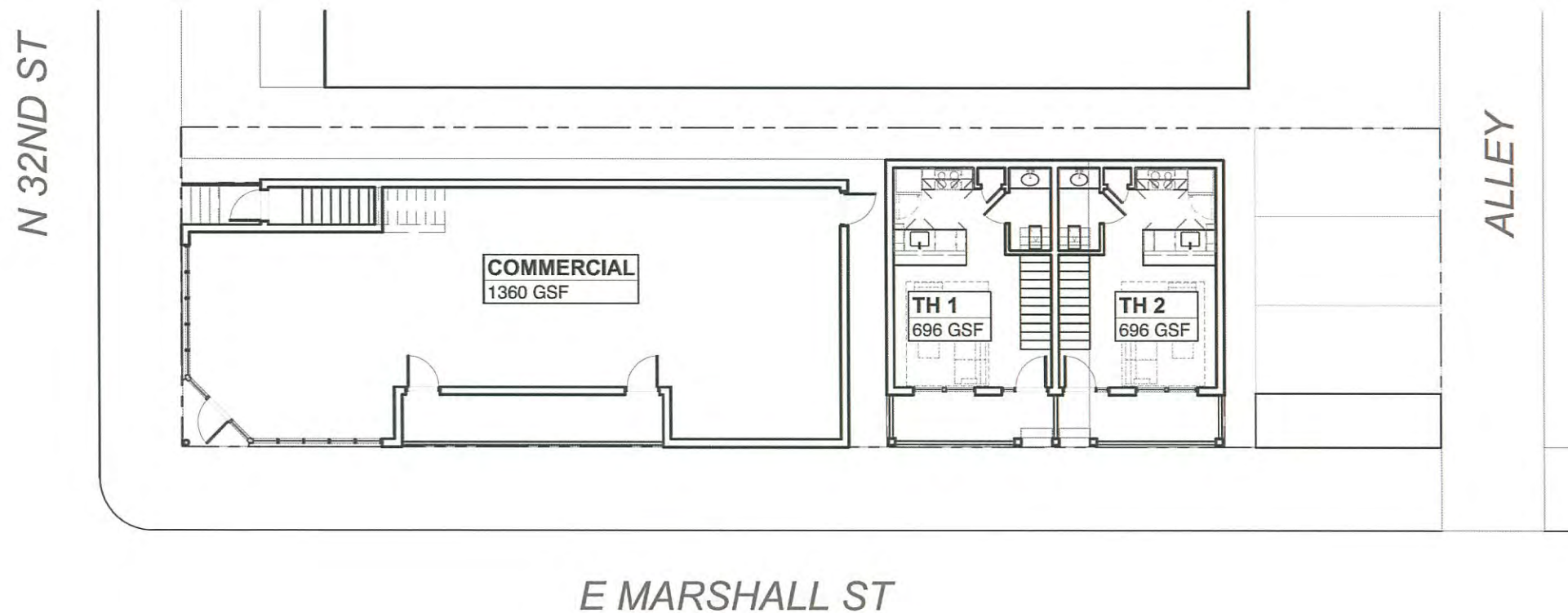
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PROPOSED FLOOR PLANS



02 UPPER LEVEL PLAN DIAGRAM

SK
1/16" = 1'-0" 0 16 32 48 FT



01 MAIN LEVEL PLAN DIAGRAM

SK
1/16" = 1'-0" 0 16 32 48 FT

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SKETCH VIEW



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