



# Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-7550  
[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



## Property (location of work)

Address: 618, 620 Chamberlayne Parkway, Richmond VA

Historic District: Jackson Ward

## Applicant Information Billing Contact

Name: Forrest Frazier

Email: forrest@twostreet.com

Phone: 646.285.7192

Company: Two Street Studio

Mailing Address: 311 N 2nd St, Richmond, VA 23219

Applicant Type:  Owner  Agent  Lessee

Architect  Contractor  Other (specify):

Architect

## Owner Information Billing Contact

Same as Applicant

Name: Alex Lugovoy

Email: alex@dobrinproperties.com

Phone: 917.301.6641

Company: 1309 Claiborne LLC

Mailing Address: 304 E Main St, Richmond, VA 23219

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

## Project Information

Project Type:  Alteration  Demolition  New Construction (Conceptual Review Required)

Description (attach additional sheets if needed):

## 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 an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner Alex Lugovoy Date 1/10/22

January 10, 2022

## Commission of Architectural Review

900 E. Broad St. Room 510  
Richmond, VA 23219  
804.646.7550

Re: 618, 620 Chamberlayne Parkway

Dear CAR Commissioners and Staff,

This memorandum is the applicant's written description as part of the application for the properties located at 618 and 620 Chamberlayne, to be reviewed by the Commission of Architectural Review (CAR) for the proposed construction of two new attached double houses on the properties known as 618 and 620 Chamberlayne Parkway ("Chamberlayne Row"). An application for this property was previously submitted by the applicant and reviewed by CAR in February 25, 2021. Since then, Two Street Studio initiated a new design for this application from scratch.

Chamberlayne Row is located on the east side of Chamberlayne Parkway subtending Jackson and Price Street in the Historic Jackson Ward. Jackson Ward is a neighborhood composed "[predominantly] of brick row houses" with "shallow set-backs, usually 10 feet or less" composed of "excellent examples of Federal, Greek Revival, Italianate and Queen Anne style houses throughout the District."<sup>1</sup> Although Jackson Ward remains "one of the least altered residential neighborhoods in the City,"<sup>2</sup> Chamberlayne Row is located in close proximity to Interstate I-95 / I-64 Richmond-Petersburg Turnpike, an interstate that razed and bisected the northern portion of Jackson Ward in the 1950s. The Site is adjacent to many vacant lots and a tattered urban fabric resulting from the construction of that Interstate.

The owner of the Site proposes constructing two attached double houses, three stories with the third floor set back 14' from the front facade. Each dwelling contains three bedrooms and four and half bathrooms in approximately 1,988 sf of finished floor area. The design of the homes is contemporary and contextual in its siting, materials, massing and form.

Jackson Ward is largely dominated by a rational, orthogonal grid that expands into several downtown Richmond neighborhoods. Only Brook Road and Chamberlayne Parkway intersect the grid at an incongruous angle, creating idiosyncratic lots. From this geometric disruption emerge some of the neighborhood's most dynamic and unique architecture. 618 and 620 Chamberlayne are highly irregular five sided lots that have a prominent side elevation atypical for a mid-block lot. The design of Chamberlayne addresses the primary and side elevations by contextually orienting the traditional "front" of the building within 3' of the front lot line<sup>3</sup> and carefully considering the side elevation. While the middle two dwelling units' front doors face Chamberlayne, the entry to the northern and southern most units is along the side elevation, adding ambiguity to the otherwise simple hierarchy of front and side facades.

---

<sup>1</sup> City of Richmond, Department of Planning and Development Review. *Old & Historic Districts of Richmond, Virginia: Handbook and Design Review Guidelines*. Published Online, October 2017,

[https://www.rva.gov/sites/default/files/Planning/PDFDocuments/PlanningPreservation/CAR/Old\\_Historic\\_District\\_Guidelines.pdf](https://www.rva.gov/sites/default/files/Planning/PDFDocuments/PlanningPreservation/CAR/Old_Historic_District_Guidelines.pdf), p 24.

<sup>2</sup> *Ibid*, p. 25.

<sup>3</sup> *Ibid*, p. 46.

The building's materials further this dialogue between the primary and side facades. The design proposes the front facade facing Chamberlayne be of a more machined brick similar to the pressed brick facades that dominate the neighborhood.<sup>4</sup> The side facade switches to a more handmade "common brick," typical of historic townhomes. Other masonry details pay homage to traditional construction methods while expressing the contemporary condition of masonry as a curtain wall or veneer. For example, header courses project from the face of the wall, creating relief and shadows, while tie-back bricks turn inside out and protrude from the facade.

The massing and form of the Chamberlayne Row are deliberately contextual yet expressive of its contemporary program. The two lots comprising Chamberlayne Row occupy just over one third of the lot. Modular bays delineate each residence, while the block of four dwelling units read as a singular work of architecture.<sup>5</sup> Although the lot to either side of Chamberlayne Row is vacant, a two story street wall with a similar height as its neighbors is employed along Chamberlayne.<sup>6</sup> The buildings face the most prominent street, Chamberlayne Parkway, and are human scale.<sup>7</sup> The contemporary layout of an open plan on the first floor with five bedrooms in the floors above creates a more atypical side elevation, with a brick volume anchoring and defining the setback third floor.

Exterior cladding, doors and windows, foundation and roofing are noted on the attached drawings. The selection of each is consistent with the *Old and Historic Districts of Richmond Virginia: Handbook and Design Review Guidelines* and nearby structures. A finish schedule including doors and windows is provided in the attached drawings.

Urban landscapes are often referred to as fabrics, but at Two Street Studio we take the analogy further, conceptualizing each neighborhood as a quilt. Chamberlayne Row would not only add a compatible patch to Jackson Ward, but would also in part mend a tattered edge. We welcome any additional discussion or recommendations from the Commissioners or Staff to that end.

#### REVISIONS FROM NOVEMBER MEETING OF CAR

The design has been revised such that the entry into each townhouse is now along the primary facade facing Chamberlayne Street. Furthermore, a porch further pronounces each entry and the proportion and arrangement of the windows along the primary facade are reconfigured. More detail has been provided on the facade brickwork (A2 & D13 on A301) and the common brick along the side elevations (H10 on A302). Furthermore, the HVAC units and trash enclosure have been screened along the rear facade.

#### REVISIONS FROM DECEMBER MEETING OF CAR

The design has been revised so that the entire of the facade facing Chamberlayne Ave is brick. The brick reveals have been revised such that 16" recessed brick divide each townhouse, and a 4" brick reveal runs the center of each townhouse. All windows on the facade are now single hung. The massing of the side elevations has been revised such that the center side bay no longer runs to the roof, but rather the 3rd floor, reducing the massing of the secondary side elevation.

Sincerely,

Forrest Frazier

---

<sup>4</sup> *Ibid*, p. 47.

<sup>5</sup> *Ibid*, p. 47.

<sup>6</sup> *Ibid*, p. 47.

<sup>7</sup> *Ibid*, p. 46.







PROJECT

## Chamberlayne Row

618, 620 Chamberlayne Parkway  
Richmond VA  
No. 2127

OWNER

Dobrin Properties

PROJECT TEAM

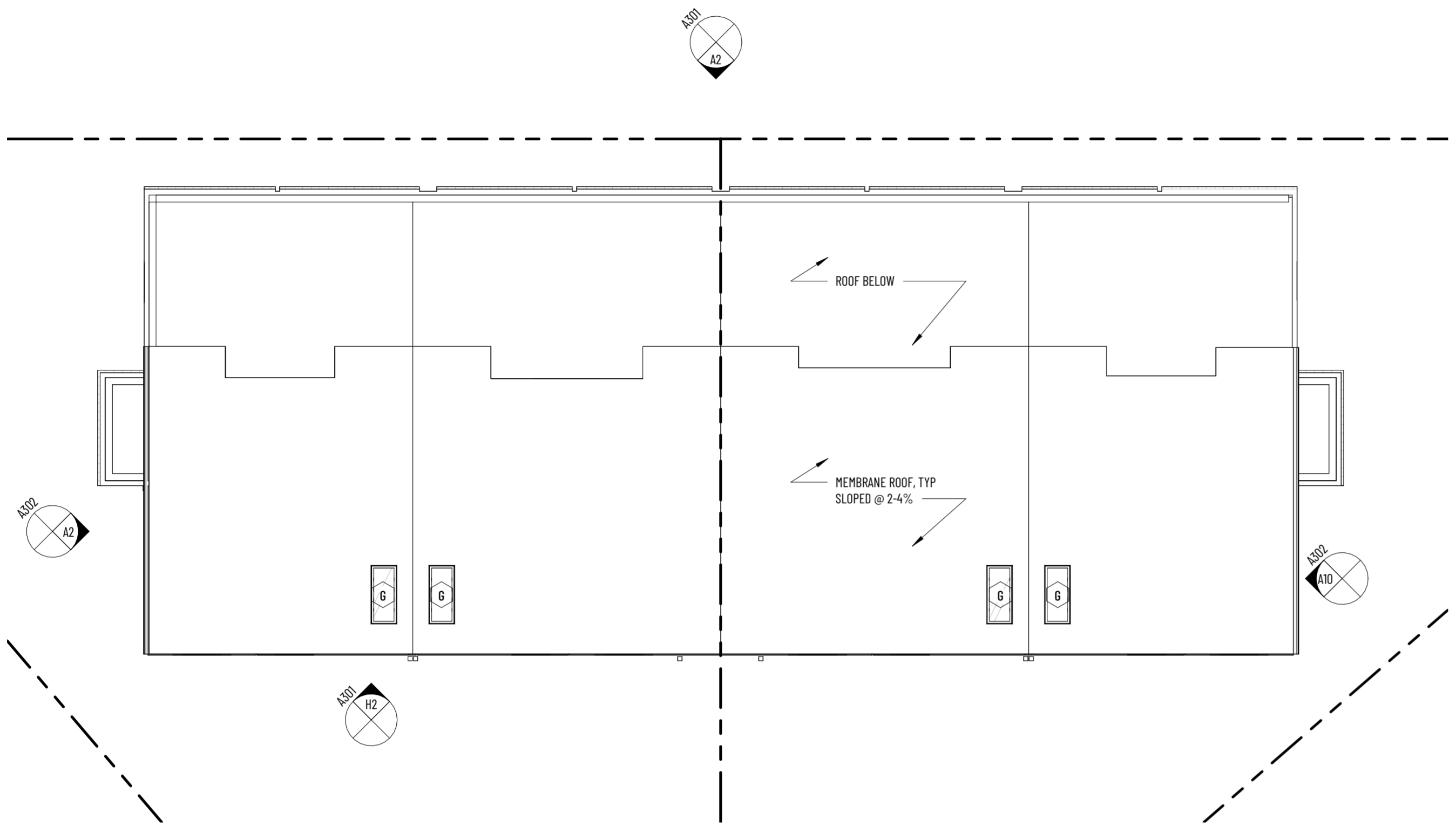
Architecture:  
Forrest Frazier, AIA  
Two Street Studio  
311 N 2nd St  
Richmond, VA 23219  
804.774.7180  
info@twostreet.com

### DOOR SCHEDULE

ID	Room	Width	Height	Door Type	Finishes		Comments
					Frame	Panel	
01	<varies>	3'-0"	7'-0"	SOLID CORE	<varies>	<varies>	<varies>

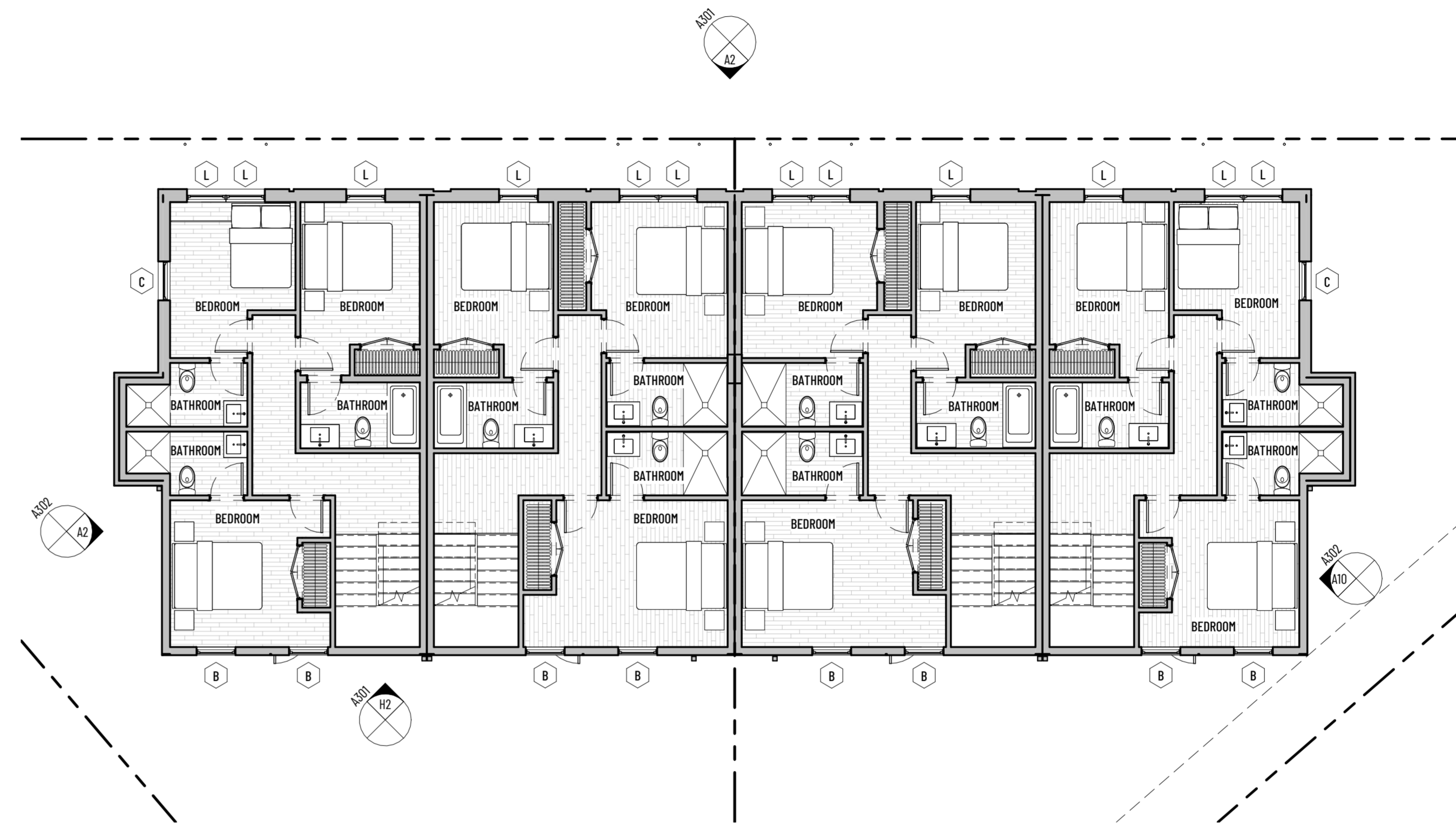
### WINDOW SCHEDULE

Type Mark	Manufacturer	Model	Height	Width	Operation	Type Comments
A	Pella	Lifestyle Series	5'-2"	3'-0"	Double Hung	Aluminum Clad Wood
B	Pella	Lifestyle Series	4'-6"	3'-0"	Double Hung	Aluminum Clad Wood
C	Pella	Lifestyle Series	4'-0"	3'-0"	Double Hung	Aluminum Clad Wood
D	Pella	Lifestyle Series	4'-7"	4'-6"	Double Hung	Aluminum Clad Wood
E	Pella	Lifestyle Series	4'-7"	5'-1"	Double Hung	Aluminum Clad Wood
G	VELUX A/S	Flat Roof Window - CFP	4'-6 1/4"	2'-0"	Fixed	Skylight
K	Pella	Lifestyle Series	7'-6"	3'-0"	Double Hung	Aluminum Clad Wood
L	Pella	Lifestyle Series	5'-0"	3'-0"	Double Hung	Aluminum Clad Wood



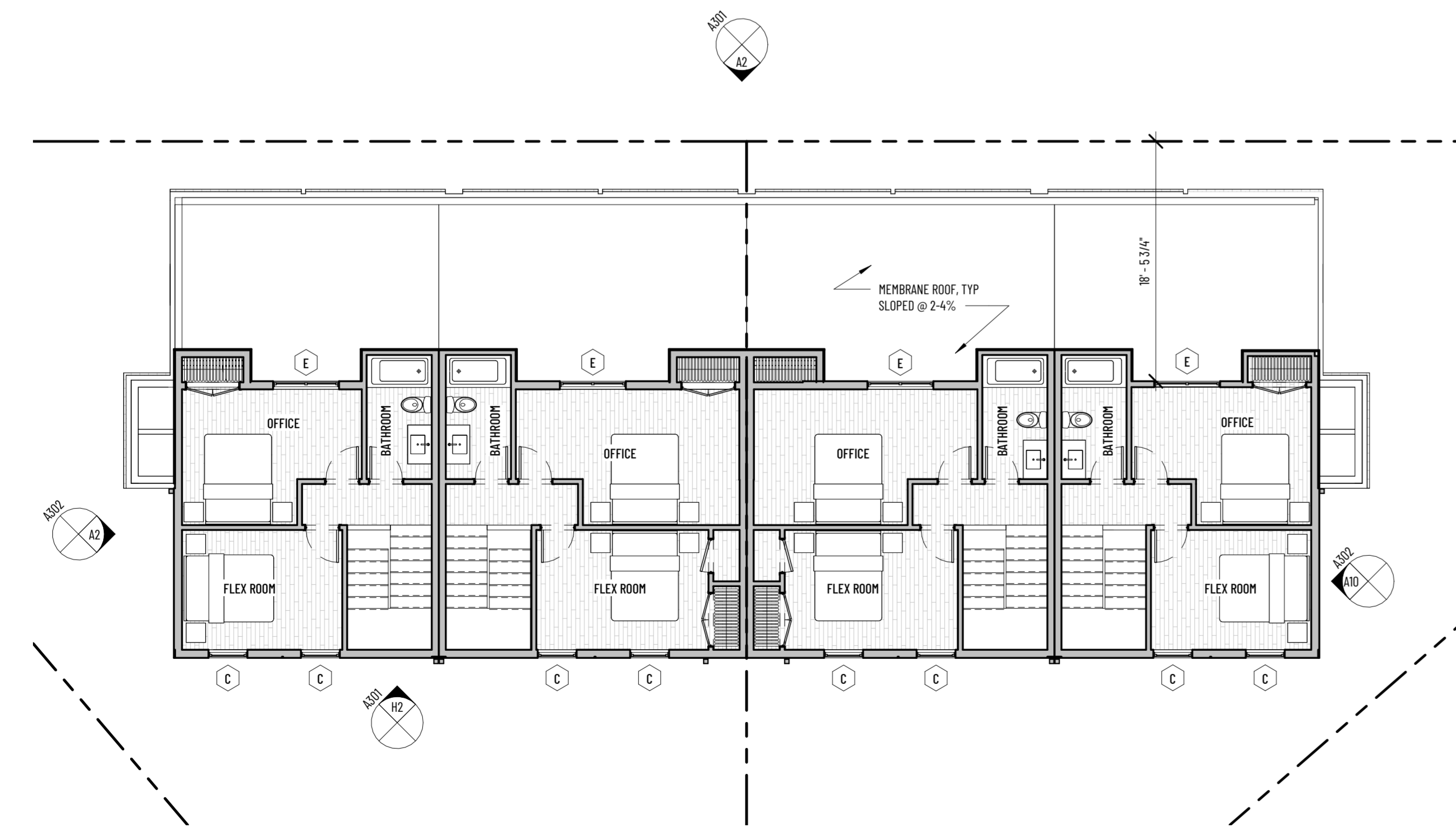
**G1** Plan - Roof

1/8" = 1'-0"



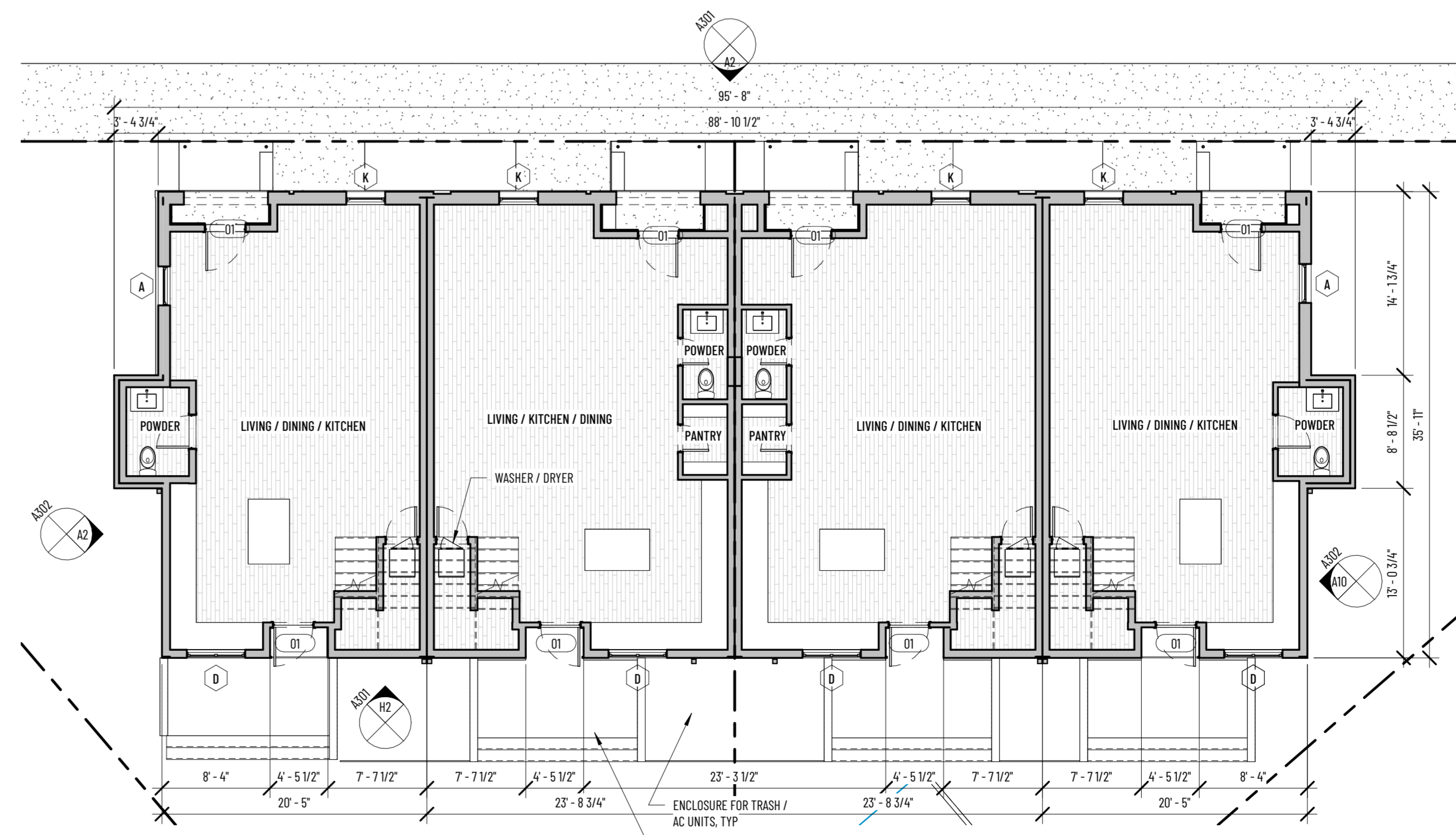
**G9** Plan - Second Floor

1/8" = 1'-0"



**A1** Plan - Third Floor

1/8" = 1'-0"



**A9** Plan - First Floor

1/8" = 1'-0"

NOTES

NOT FOR CONSTRUCTION

KEY PLAN

REVISIONS

NO	ISSUE	DATE

SHEET TITLE

**Floor Plans**

SHEET ID

**A201**

# TWO STREET STUDIO

PROJECT

## Chamberlayne Row

618, 620 Chamberlayne Parkway  
Richmond VA

No: 2127

OWNER

Dobrin Properties

PROJECT TEAM

Architecture:  
Forrest Frazier, AIA  
Two Street Studio  
311 N 2nd St  
Richmond, VA 23219  
804.774.7180  
info@twostreet.com

### MATERIAL NOTES

1. ALL MATERIALS MUST MEET GENERAL C.A.R. REQUIREMENTS
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
3. GRADES SHOWN ARE APPROXIMATE, VERIFY IN FIELD

### MATERIAL SCHEDULE

MARK	Description	Material Comments
M-1	RUNNING BOND	REDLAND "SHENANDOAH" FACE BRICK
M-2	COMMON BOND WITH SPECIAL FLEMISH HEADERS EVERY 6TH COURSE *SEE DETAIL	REDLAND "SHENANDOAH"
M-3	5' CEMENTITIOUS SIDING	AGED PEWTER - SMOOTH
M-4	PRESSURE TREATED WOOD	PAINTED, T&B



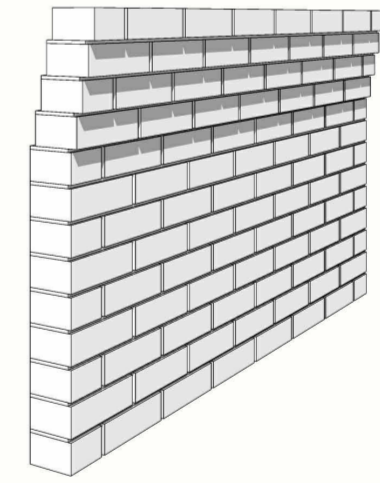
**H2** Elevation - Rear

3/16" = 1'-0"



**D13** Chamberlayne Facade Brick Cornice Dtl

1/12" = 1'-0"



**A2** Elevation - Chamberlayne Parkway

3/16" = 1'-0"

NOTES

NOT FOR CONSTRUCTION

KEY PLAN

REVISIONS

NO. ISSUE: DATE:

SHEET TITLE

Elevations

SHEET ID

A301

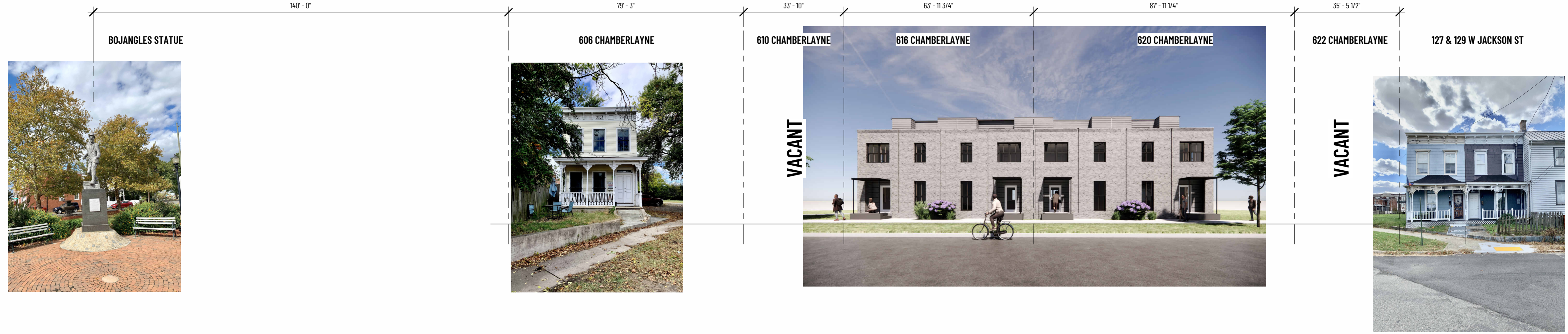


# TWO STREET STUDIO

**PROJECT**  
**Chamberlayne Row**  
 618, 620 Chamberlayne Parkway  
 Richmond VA  
 No: 2127

**OWNER**  
 Dobrin Properties

**PROJECT TEAM**  
**Architecture:**  
 Forrest Frazier, AIA  
 Two Street Studio  
 311 N 2nd St  
 Richmond, VA 23219  
 804.774.7180  
 info@twostreet.com



## L2 Site Elevations

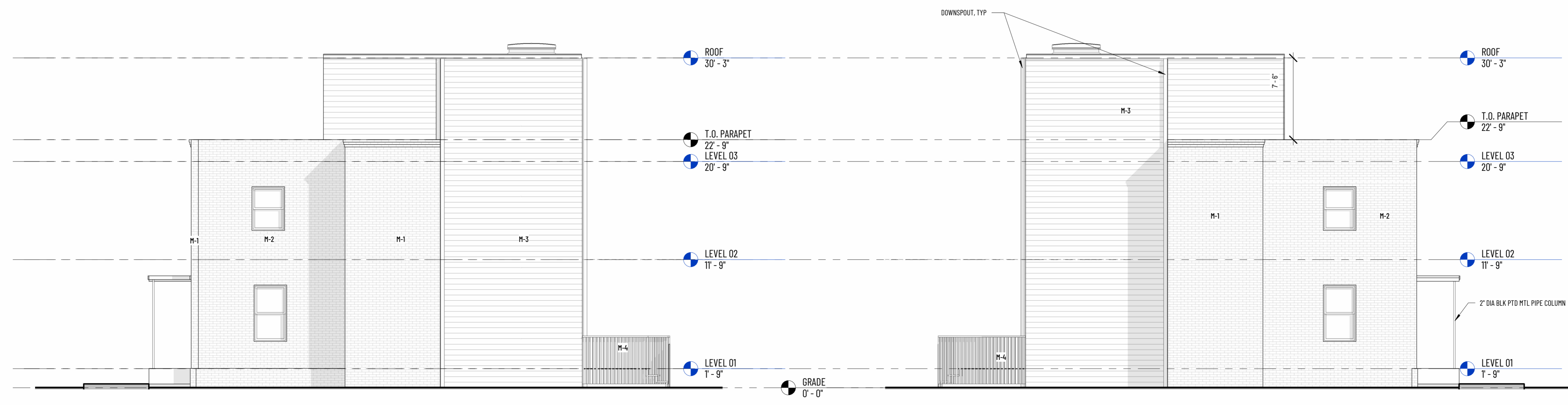
T = 20'-0"

### MATERIAL NOTES

1. ALL MATERIALS MUST MEET GENERAL C.A.B. REQUIREMENTS
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS U.N.O.
3. GRADES SHOWN ARE APPROXIMATE. VERIFY IN FIELD

### MATERIAL SCHEDULE

MARK	Description	Material Comments
M-1	RUNNING BOND	REDLAND "SHEMANDOAH" FACE BRICK
M-2	COMMON BOND WITH SPECIAL FLEMISH HEADERS EVERY 6TH COURSE *SEE DETAIL	REDLAND "SHEMANDOAH"
M-3	6" CEMENTITIOUS SIDING	AGED PEWTER - SMOOTH
M-4	PRESSURE TREATED WOOD	PAINTED, TBD



**A2 North Elevation - Side**

3/16" = 1'-0"

**A10 South Elevation - Side**

3/16" = 1'-0"

NOT FOR CONSTRUCTION

KEY PLAN

REVISIONS  
 NO ISSUE: DATE:

SHEET TITLE

Elevations

GRADE

A302

1/10/2022 12:31:46 PM



# TWO STREET STUDIO

**PROJECT**

## Chamberlayne Row

618, 620 Chamberlayne Parkway  
Richmond VA

No: 2127

**OWNER**

Dobrin Properties

**PROJECT TEAM**

**Architecture:**  
Forrest Frazier, AIA  
Two Street Studio  
311 N 2nd St  
Richmond, VA 23219  
804.774.7180  
info@twostreet.com



**G9** Front Elevation

6" = 1'-0"



**A10** Rendering from Street Looking North

1 1/2" = 1'-0"

**NOTES**

NOT FOR CONSTRUCTION

**KEY PLAN**

**REVISIONS**

NO	ISSUE:	DATE:
----	--------	-------

**SHEET TITLE**

Perspectives

**SHEET ID**

A800