



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: 815-821 Mosby Street

Current Zoning: R-63

Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

This application is for the new construction of a nine-unit multifamily project. The structure will be three stories with a brick foundation, fiber cement siding, TPO roof, fiberglass single-hung windows, and fiberglass doors. Designs were reviewed by staff and adjusted to meet old and historic guidelines. Specs are included on plans. +

Applicant/Contact Person: Matt Morgan

Company: ProjectHOMES

Mailing Address: 88 Carnation Street

City: Richmond

State: VA

Zip Code: 23225

Telephone: (804) 525-7651

Email: matthew.morgan@projecthomes.org

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

Property Owner: Elderhomes Corp T/a Project Homes

If Business Entity, name and title of authorized signee: Matt Morgan, Director of Affordable Housing Development

Mailing Address: 88 Carnation Street

City: Richmond

State: VA

Zip Code: 23225

Telephone: (804) 525-7651

Email: matthew.morgan@projecthomes.org

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.

Matthew Morgan

Property Owner Signature: Matthew Morgan

Digitally signed by Matthew
Morgan
Date: 2025.01.30 10:41:48 -05'00'

Date: 01/30/2025



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: 815-821 Mosby Street

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 1/2 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









ADDRESS: 815, 819 & 821 MOSBY
PARCEL: E0000370028, E0000370030, E0000370031
ZONED: R-63

LOT SIZE: 4220 SQ. FT.

AREA OF DISTURBANCE: 4366 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE
IS TO BE PERMANENTLY SEDED.

CITY BASELINE
ASSUMED



— — — LIMITS OF DISTURBANCE

VAR. WIDTH
PUBLIC ALLEY

ROD(F) ROD(F) 26.50' S 08°05'19" W S 24.10' 1/28/25
LAND SURVEYOR

21.00'

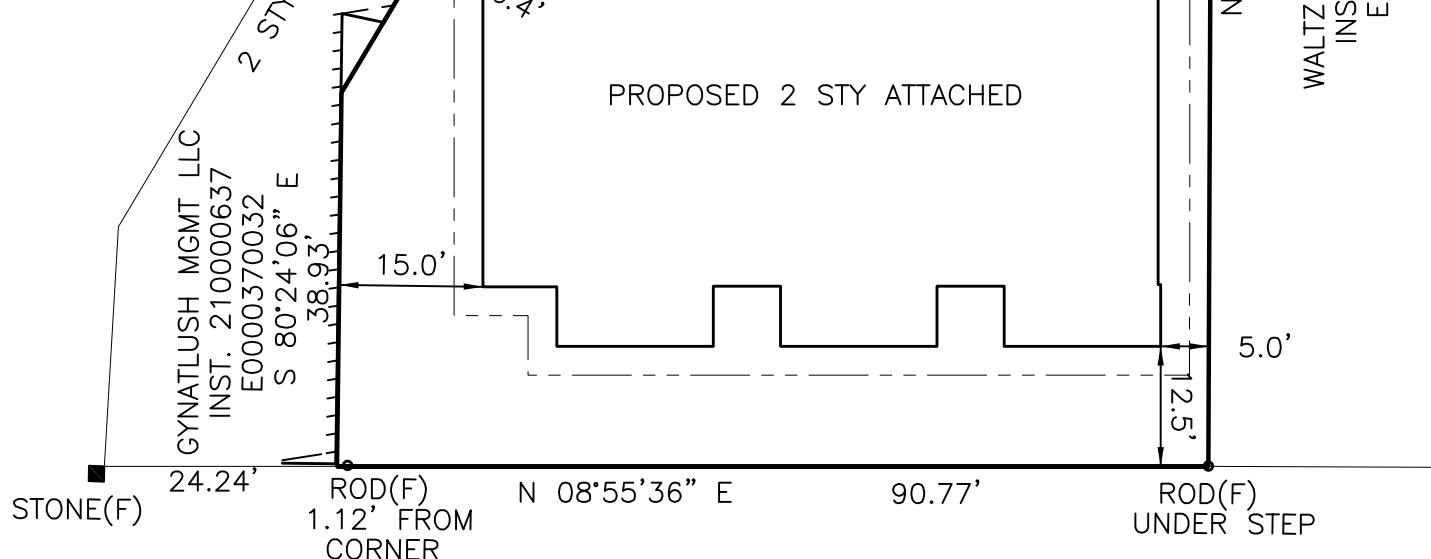
W

S 08°11'15" W

ROD(F)

PROPOSED TRASH/
RECYCLE W/SCREENING

O STREET
66' + PUBLIC R/W



MOSBY STREET
VAR. PUBLIC R/W

SITE PLAN
#821, 819 & 815
MOSBY STREET

LONG SURVEYING, LLC
4650 FACTORY MILL ROAD
MAIDENS, VA 23012
804-314-5620

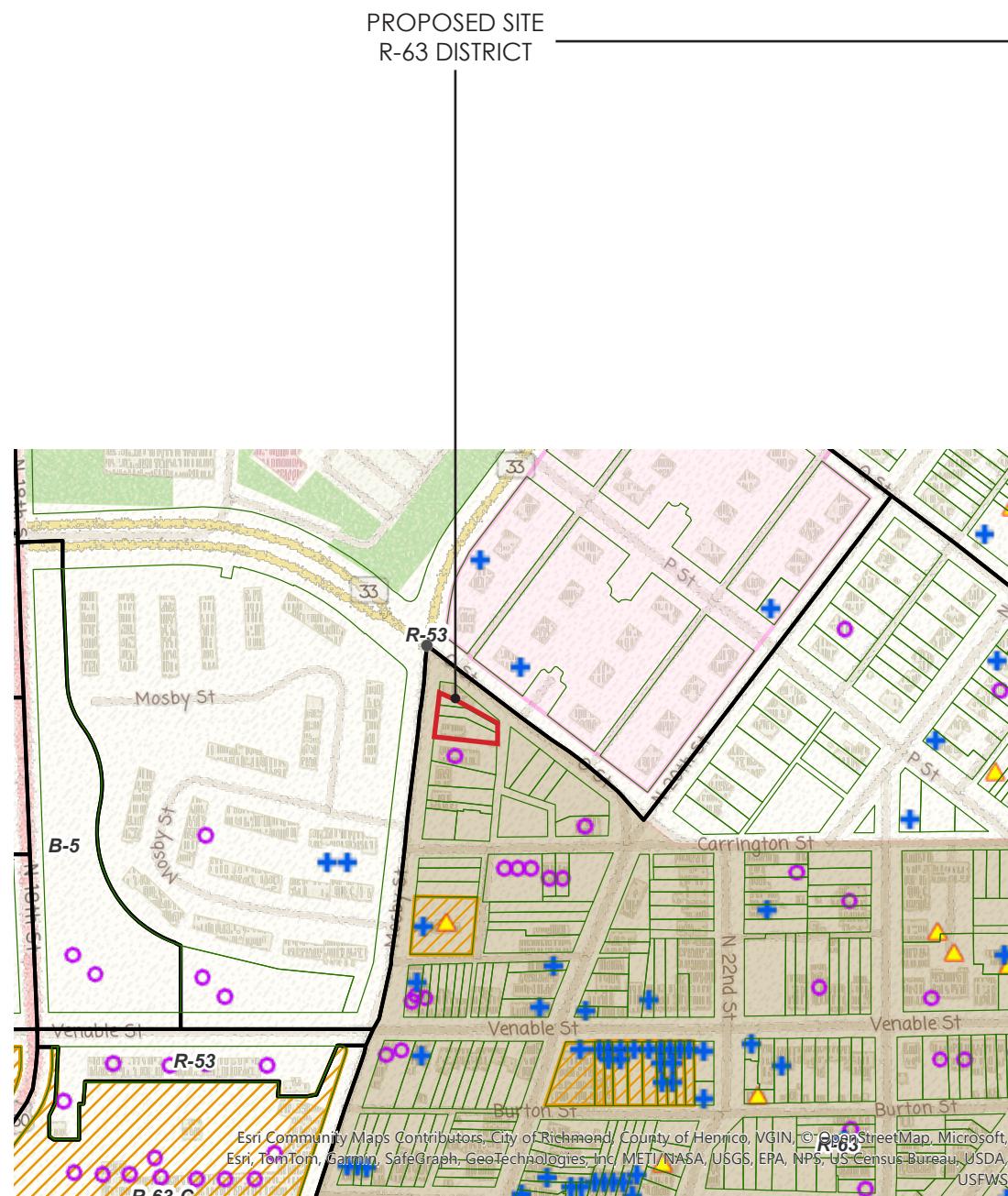
CITY OF RICHMOND
VIRGINIA
JAN. 28, 2025
SCALE: 1"=20'

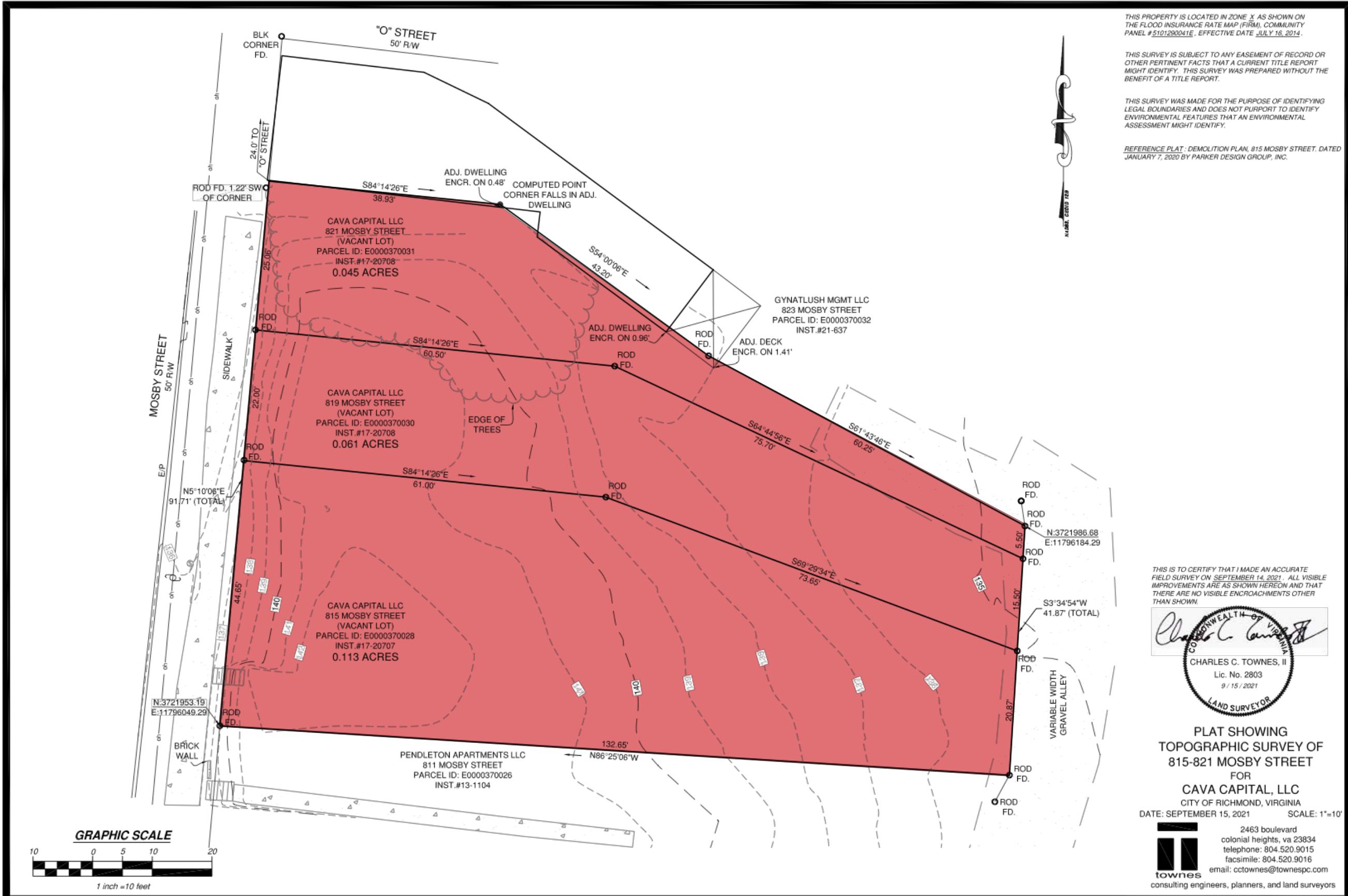
MOSBY STREET APARTMENTS

Committee for Architectural Review
1.29.2025

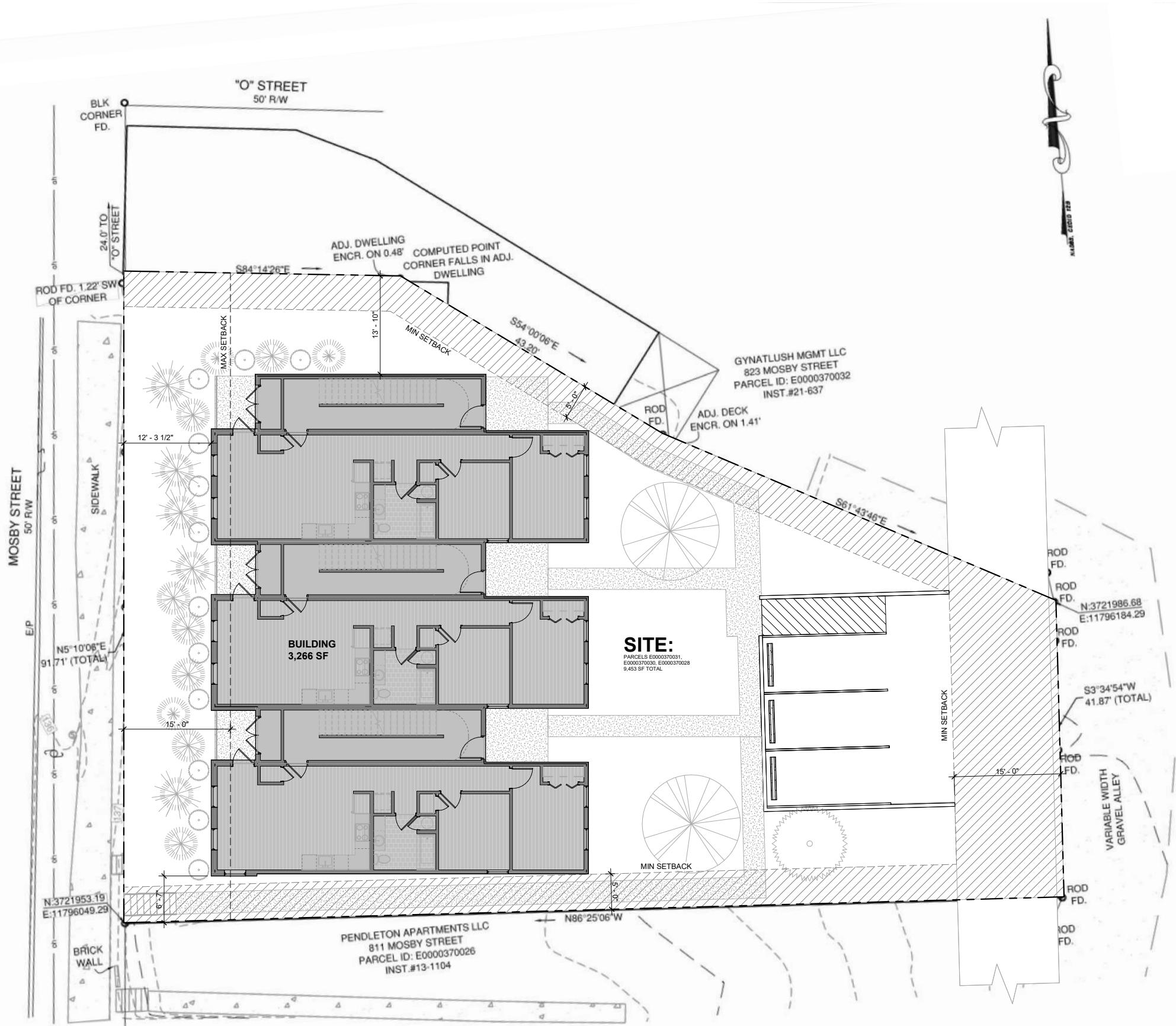


PROJECT SITE





SURVEY - BY OTHERS



SITE PLAN
SCALE: 1/16'

SCALE: 1/16" = 1'-0"



 ROOF PLAN
SCALE: 1/16" = 1'-0"

AERIAL AXONOMETRIC





STREET PERSPECTIVE - SOUTH

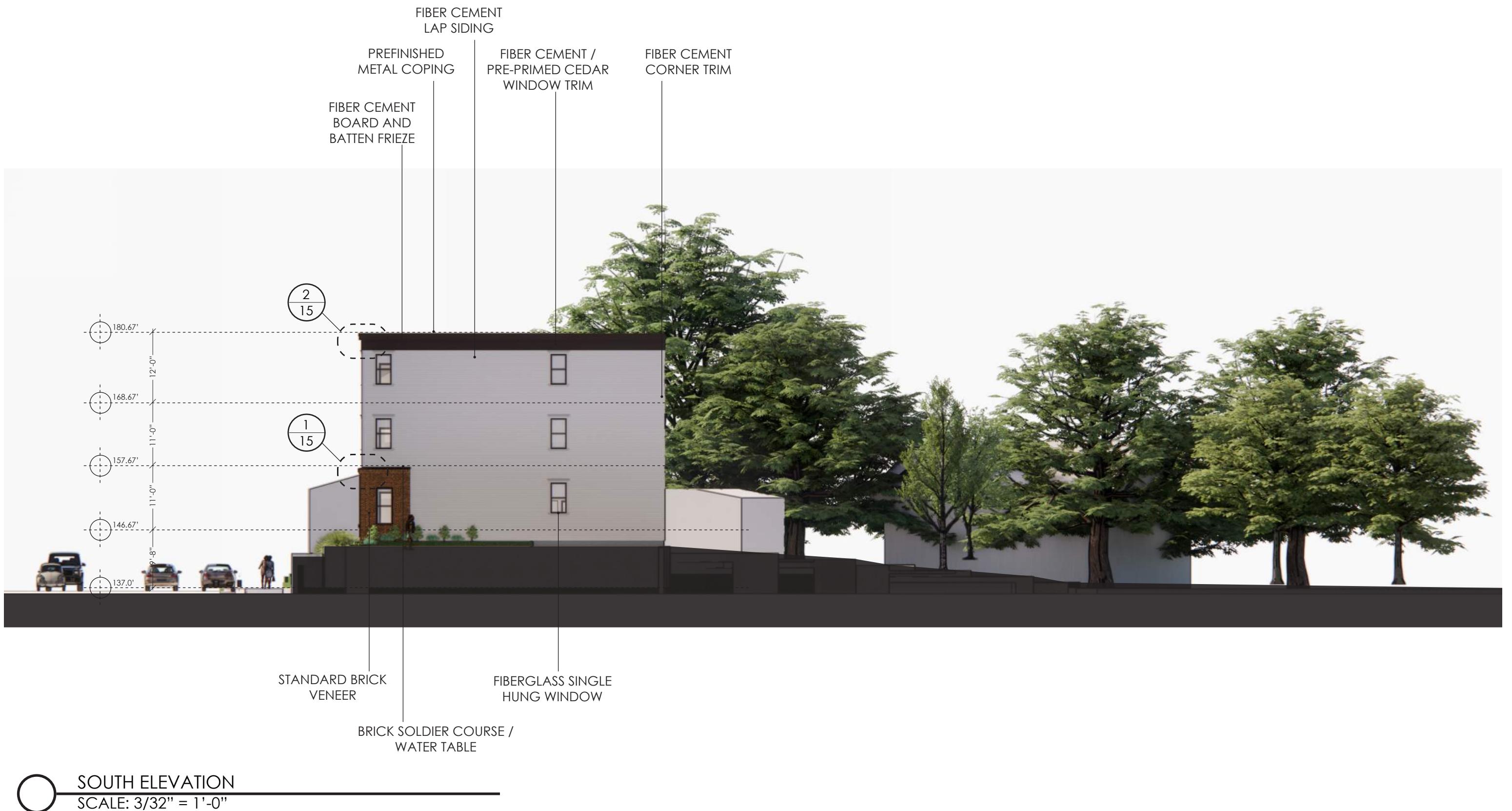




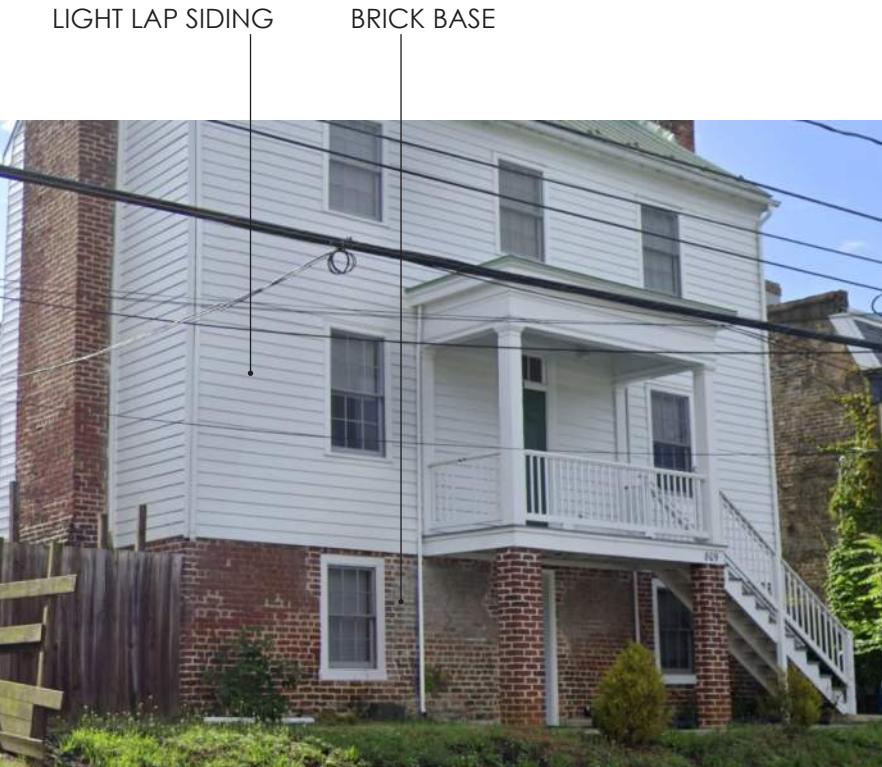




 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



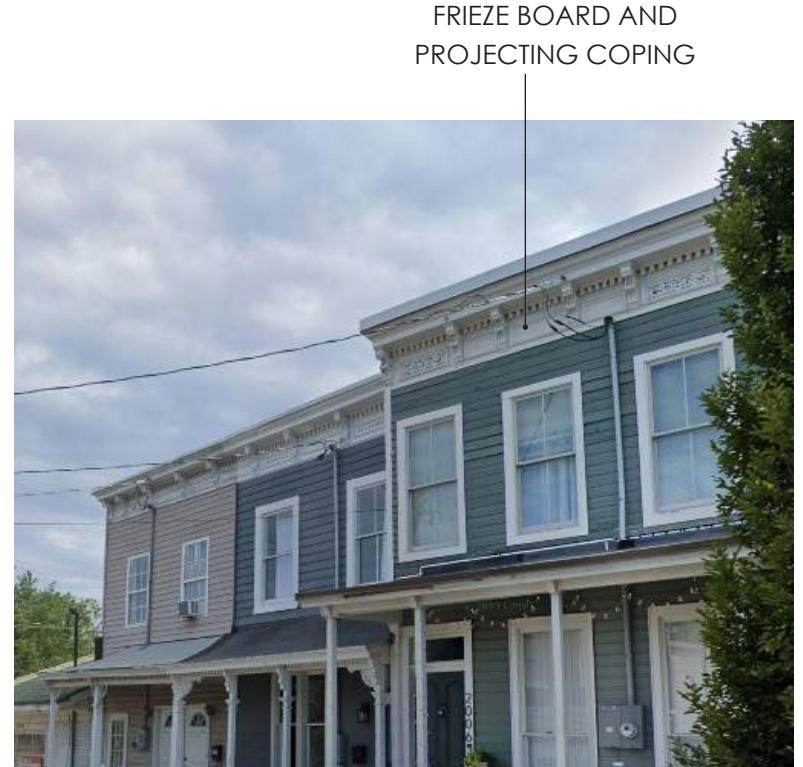
PRECEDENTS AND MATERIALS



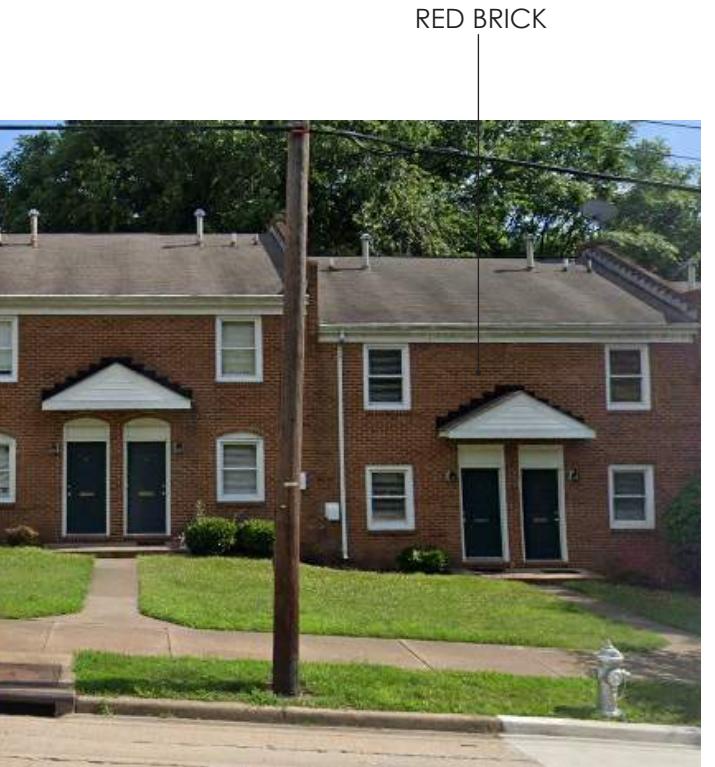
809 MOSBY



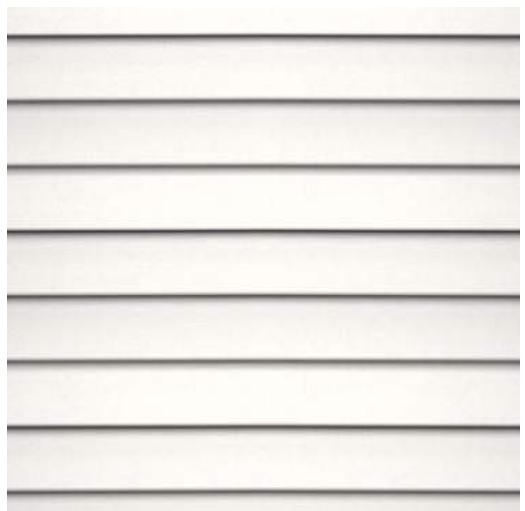
807 MOSBY



2009 VENABLE



1903 VENABLE



LIGHT LAP SIDING, 5" EXPOSURE

DARK BOARD AND BATTEN (FRIEZE)

WINDOW TRIM - COMPOUND HEAD
TRIM / CROWN MOULD

RED BRICK STANDARD SIZE / GRAY MORTAR

WINDOWS, DOORS AND RAILINGS

RAILING: RDI AVALON



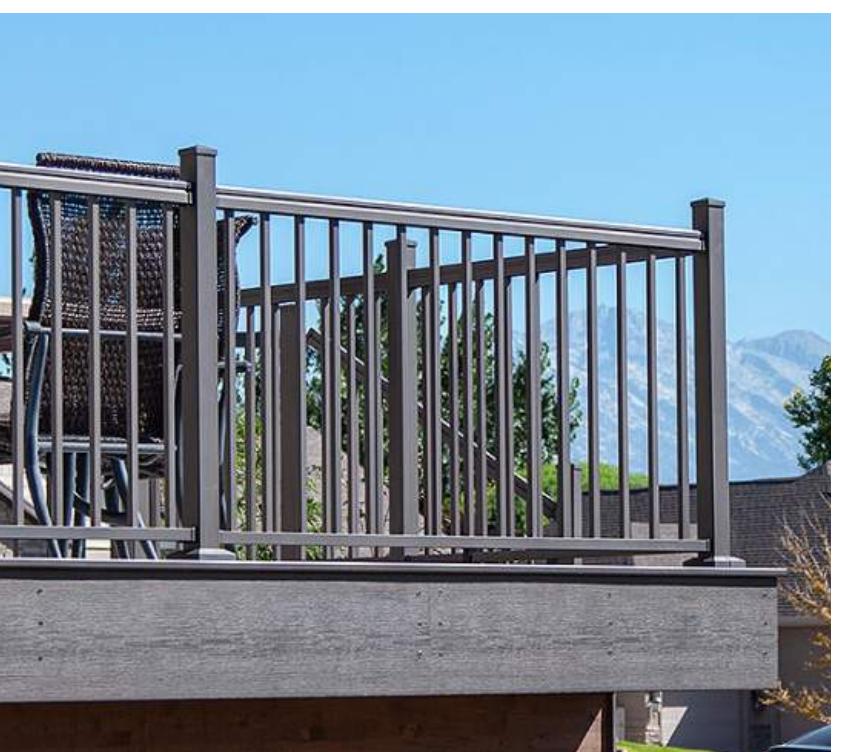
REAR ENTRY DOOR:
THERMA-TRU FIBERGLASS
CLASSIC CRAFT FOUNDERS
COLLECTION
3-0 7-0

CLOSET DOOR:
THERMA-TRU FIBERGLASS
SMOOTH STAR
DOUBLE 2-6 6-8

BALCONY DOOR:
THERMA-TRU FIBERGLASS
CLASSIC CRAFT FOUNDERS
COLLECTION
3-0 6-8

GROUND FLOOR WINDOWS: 2ND/3RD FLOOR WINDOWS:
ANDERSON 100 ANDERSON 100
SINGLE HUNG SINGLE HUNG
3-0 6-8 3-0 5-0

WINDOWS:
ANDERSON 100
SINGLE HUNG





1 BRICK SOLDIER COURSE - DETAIL
SCALE: NTS



2 CORNICE - DETAIL
SCALE: NTS