



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: 715 Mosby St

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):

The proposed project is a 3-story, 22-unit multifamily building with ground floor commercial space. The primary cladding will be lap siding. See enclosed application packet for further details.

Applicant/Contact Person: Lisa Clark

Company: SMBW, PLLC

Mailing Address: 111 Virginia St. Suite 111

City: Richmond

State: VA

Zip Code: 23219

Telephone: (571) 431-8784

Email: lclark@smbw.com

Billing Contact? No Applicant Type (owner, architect, etc.): Architect

Property Owner: Sam Tuttle

If Business Entity, name and title of authorized signer: Streetcar Properties

Mailing Address: 615 N. 25th St

City: Richmond

State: VA

Zip Code: 23223

Telephone: (757) 903-6669

Email: sam.tuttle@gmail.com

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.

Property Owner Signature: Samuel Tuttle Digitally signed by Samuel Tuttle
Date: 2025.05.30 09:24:46 -04'00'

Date: 5/30/25



smbw

715 Mosby

Commission of Architectural Review
Revised Application / 05.30.25

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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 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”

Based on the Staff Report and Commissioner comments from the conceptual review of the project at the April 22, 2025 CAR meeting, the following changes have been made to the design:

1. Massing

- a. Projecting ‘bays’ along the Mosby façade create a stronger vertical orientation, typical of other residential buildings in Union Hill. The building reads as less as a wide mass and better reflects the scale and rhythm of the nearby historic row houses.
- b. A one-story projection at the retail space helps the building relate to the one-story structure (707 Mosby) located across the alley.

2. Material & Color Differentiation

- a. The cladding material will remain predominantly white lap siding (color TBD).
- b. At recessed balconies and lobbies, a darker painted cementitious siding (Color TBD) will break up the white siding masses and enhance the depth of the recesses.
- c. Window and door trim in a color that contrasts slightly with the white siding will highlight openings.
- d. Exterior cornice along the roof line and cornice banding at level two will match the color of the window trim.
- e. The first-floor wood-paneled retail space will be painted a contrasting color to differentiate it from the residential area. (Color TBD)
- f. The restrained palette enhances the building’s character and relates to the color palettes found in Union Hill.

3. Windows

- a. Fenestration has been revised to feature consistent sizing, regular spacing, and vertical alignment, all compatible with patterns established in the district.

Continued on next page

715 Mosby St.

Project Description

4. Storefront Design

- a. The storefront at the ground floor commercial space adjacent to the alley has been revised. Simple, regular pilasters, large storefront windows, a cornice and a signage band wrap around the alley corner and relate to nearby historic storefronts in the district.

5. Human Scale Elements

- a. Cornices have been added at the roof and 2nd floor levels. The roof cornice wraps the entire building while the 2nd floor cornice banding wraps only the Mosby-Facing portion of the building, leaving the rear face of the building simpler and with less ornament, similar to other residential structures in the district. The cornices help to break the building into three parts – base, middle and top.
- b. Front steps from the Mosby sidewalk to residential lobbies have been maintained in this latest design update. These residential lobby entries with balconies above will be a source of activity and will enhance the Mosby streetscape.
- c. Individual units have been articulated along the Mosby façade with the projecting bays. These bays reflect the function of the unit interior. Living areas will project, while bedrooms will be slightly recessed.

6. Documentation

- a. Additional detail and contextual drawings have been included

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Existing Photos

The Site



VIEW FROM MOSBY ST.



VIEW FROM MOSBY ST.



VIEW FROM ALLEY



VIEW FROM ALLEY

Existing Photos

Neighboring Buildings



707 & 701 MOSBY ST



809, 807, 805 MOSBY ST



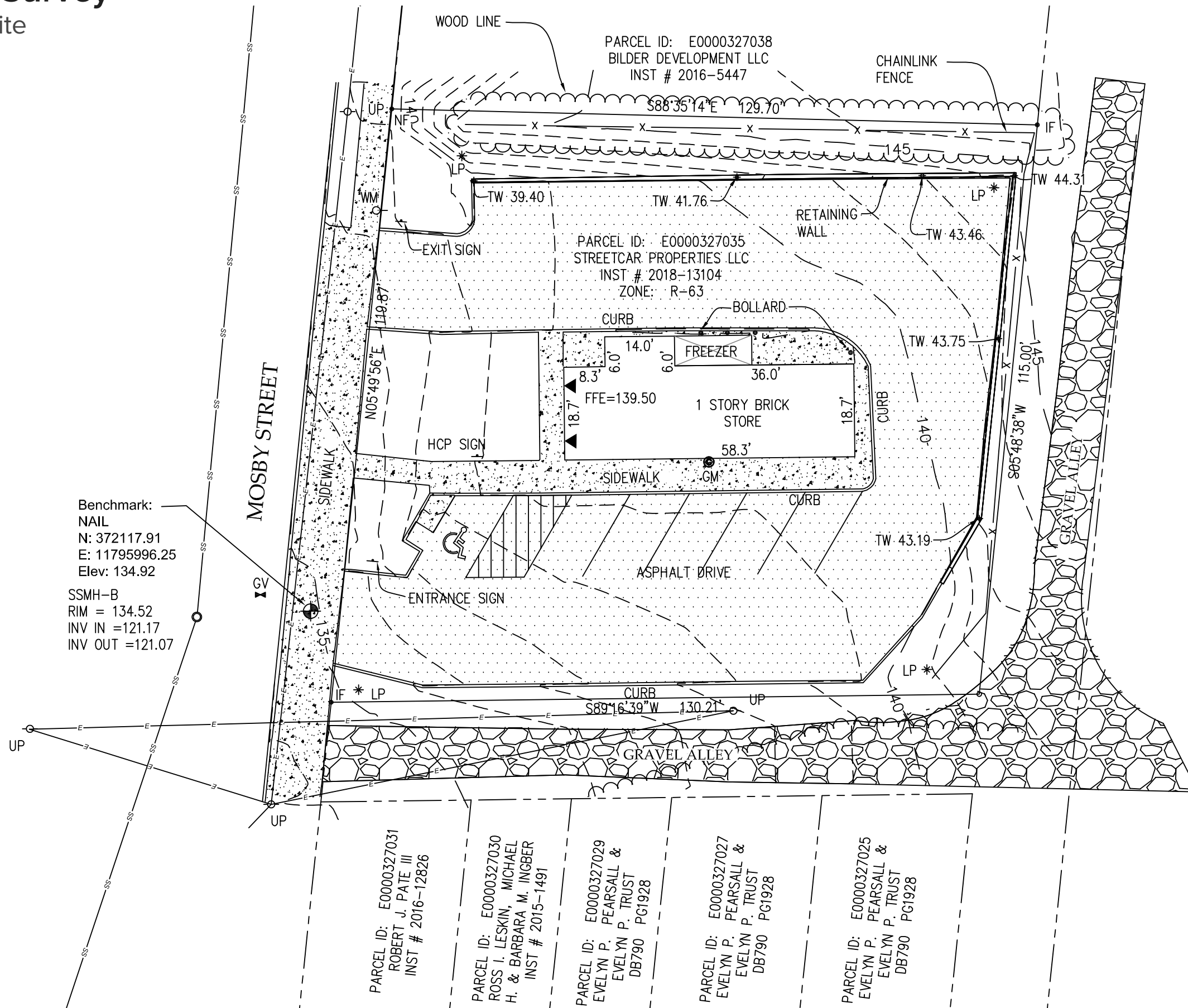
JEFFERSON TOWNHOUSES - MOSBY ST



808 & 810 N. 21 ST ST - 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.

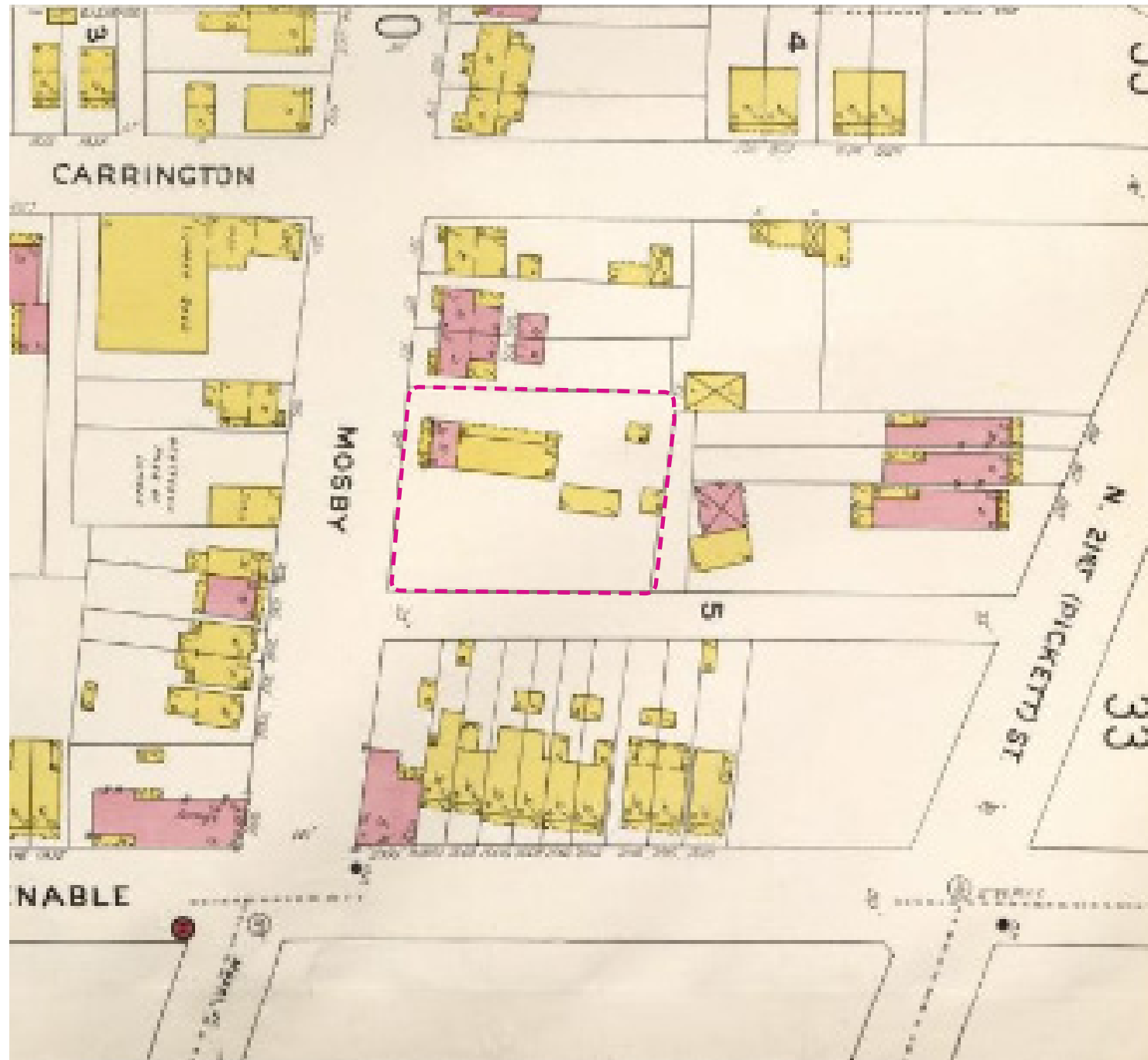
VERTICAL DATUM: NAVD88

HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH GPS OBSERVED POINTS.

UTILITIES SHOWN ARE BASED ON FIELD LOCATED EVID

Historic Maps

The Site



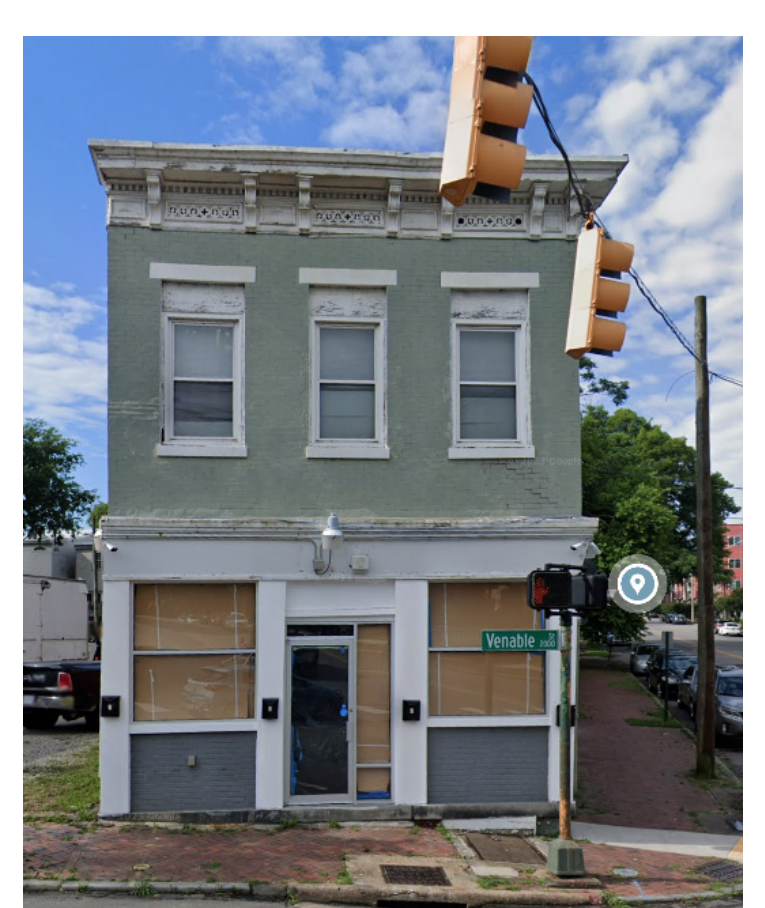
Sanborn Map
1905



Sanborn Map
1925

Union Hill

Historic Storefront Precedent



Union Hill

Residential Precedent



Existing Aerial

The Site

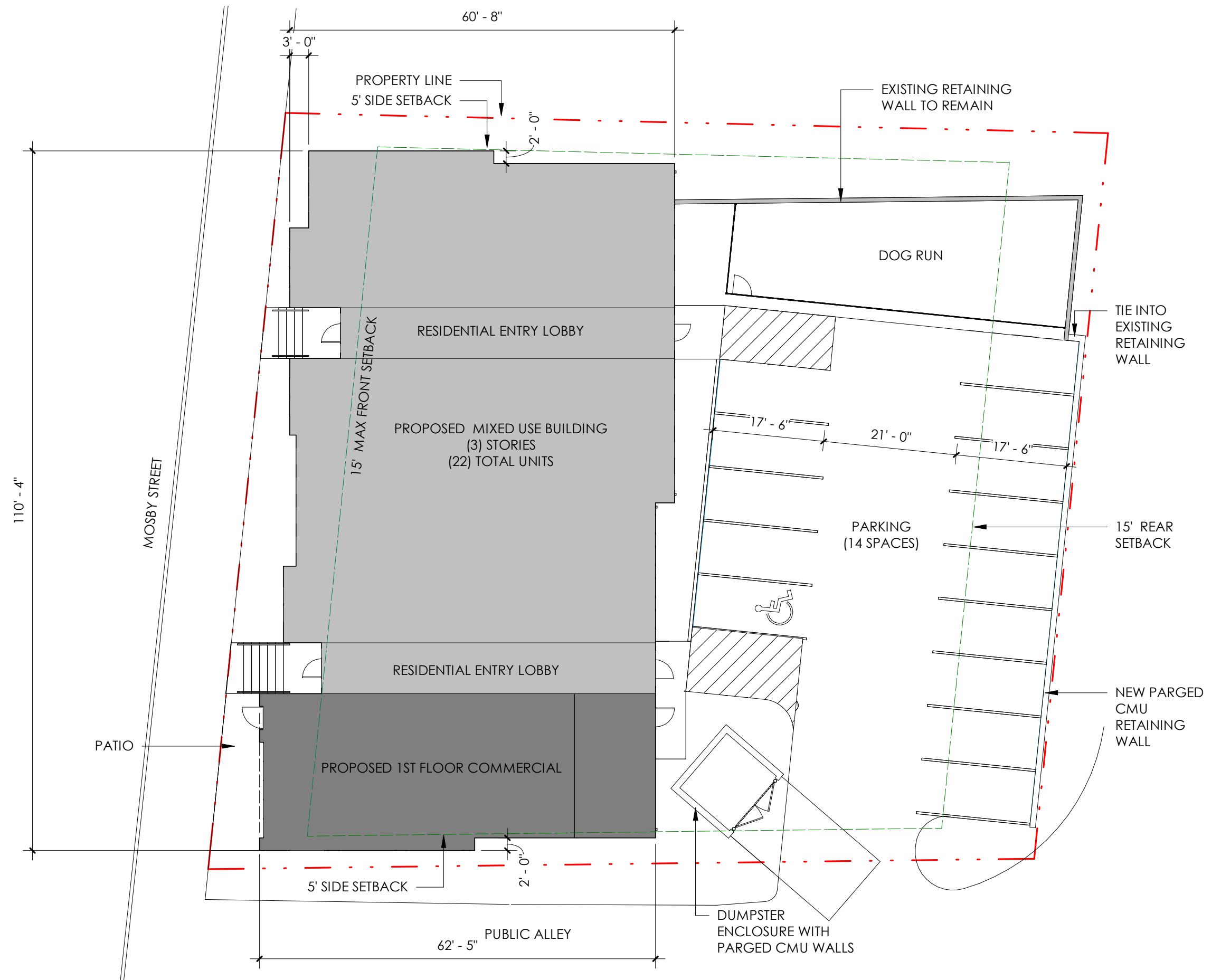


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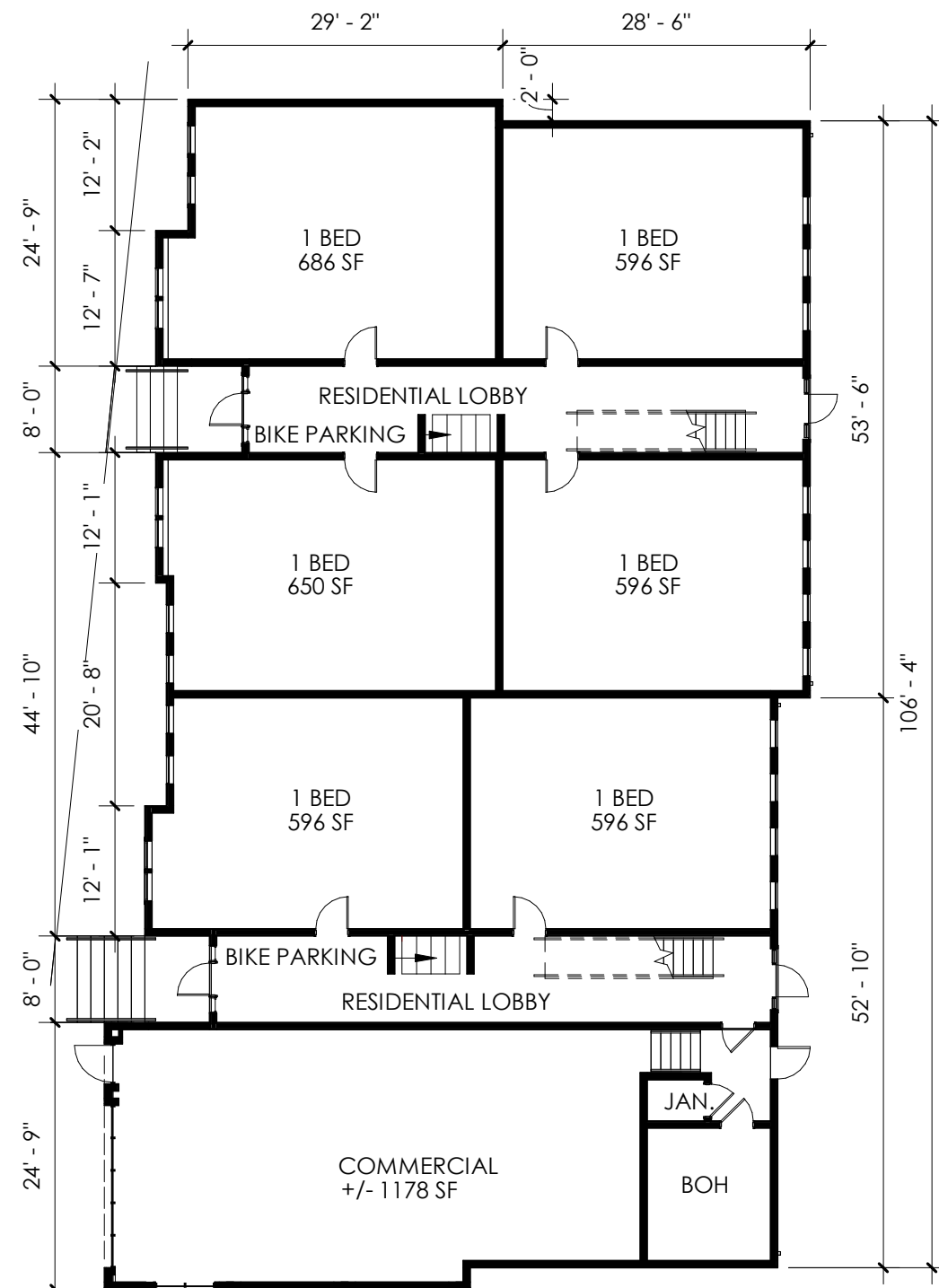
Site Plan

Proposed Design Approach

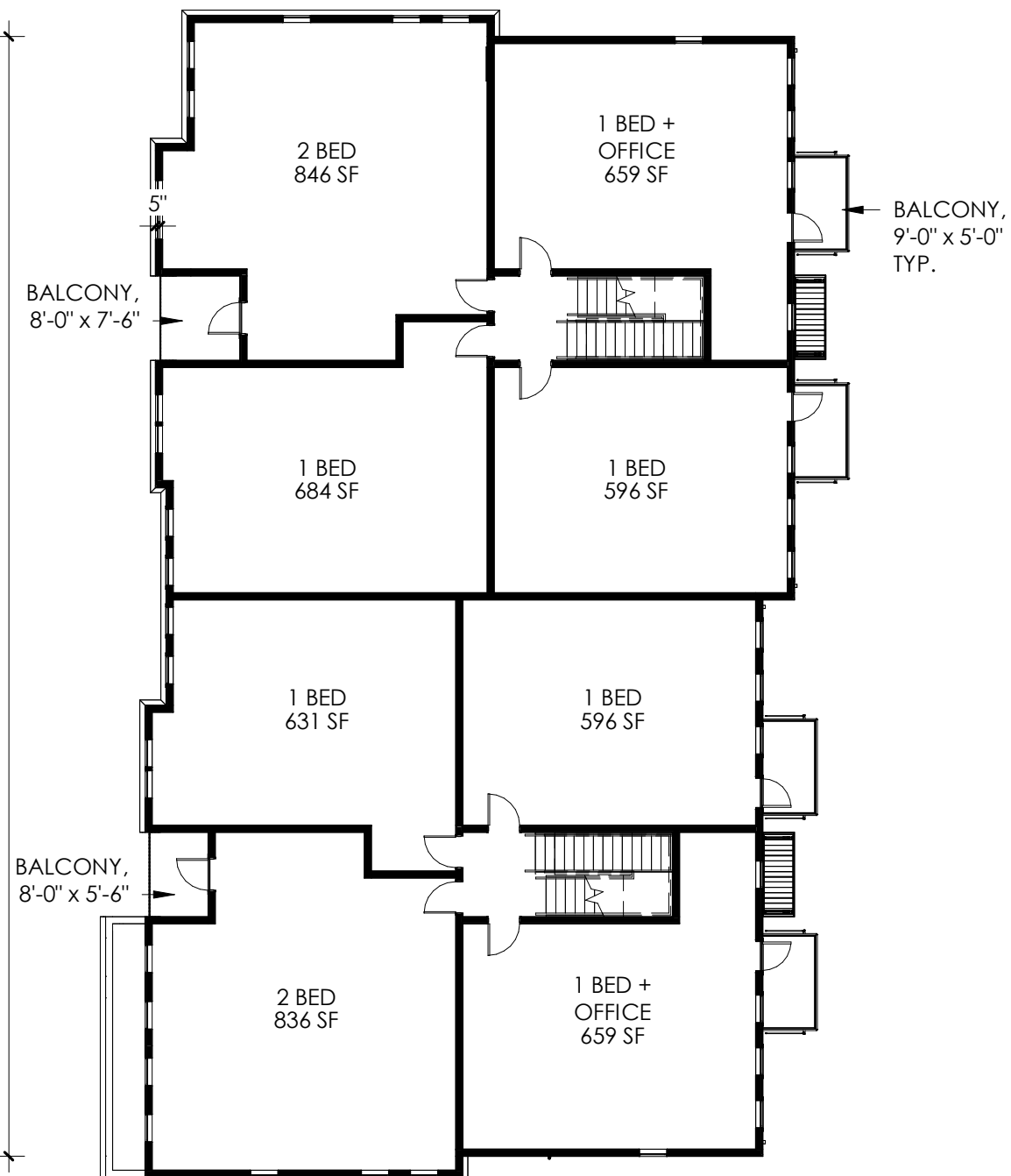


Plans

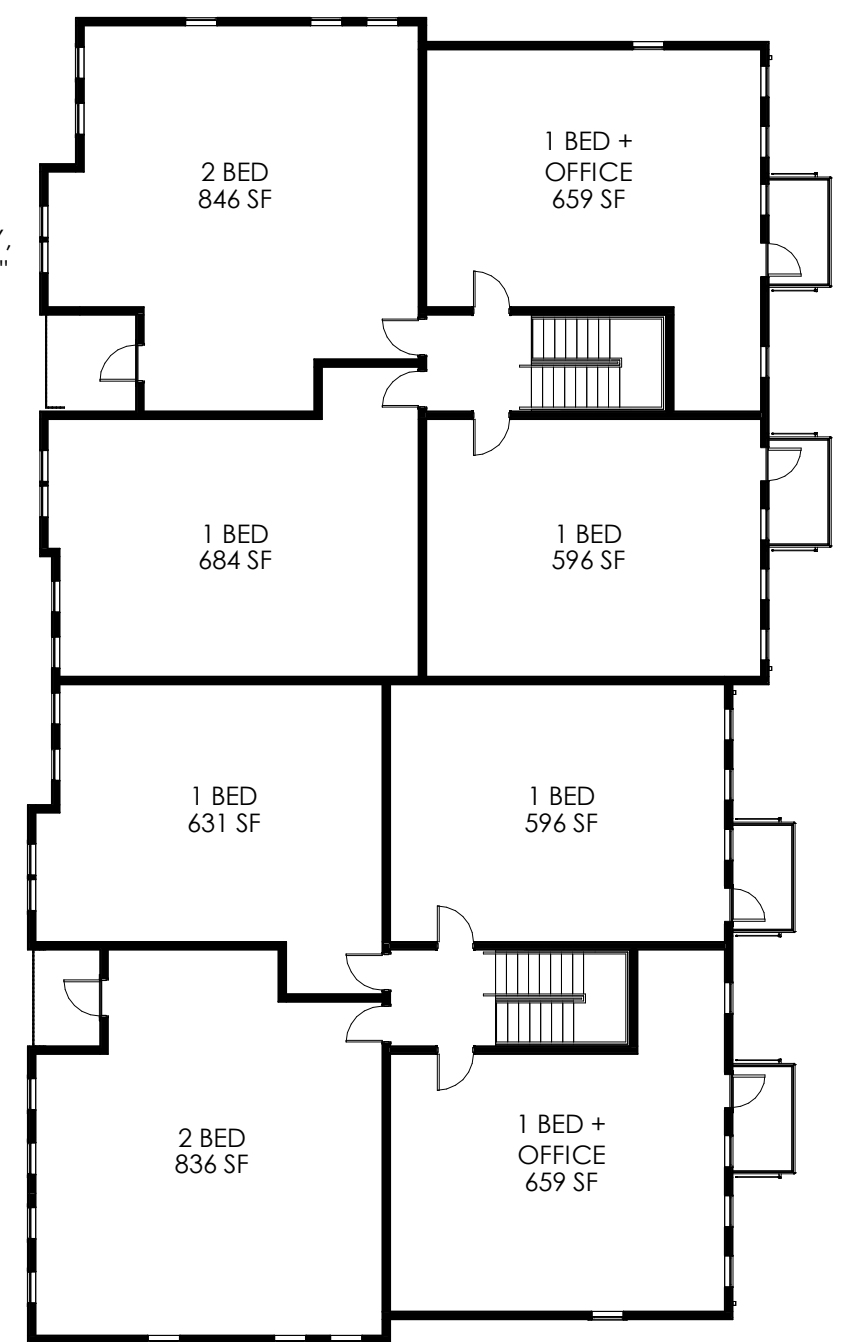
Proposed Design Approach



01 - FIRST / GROUND FLOOR PLAN



02 - SECOND FLOOR PLAN



03 - THIRD FLOOR PLAN

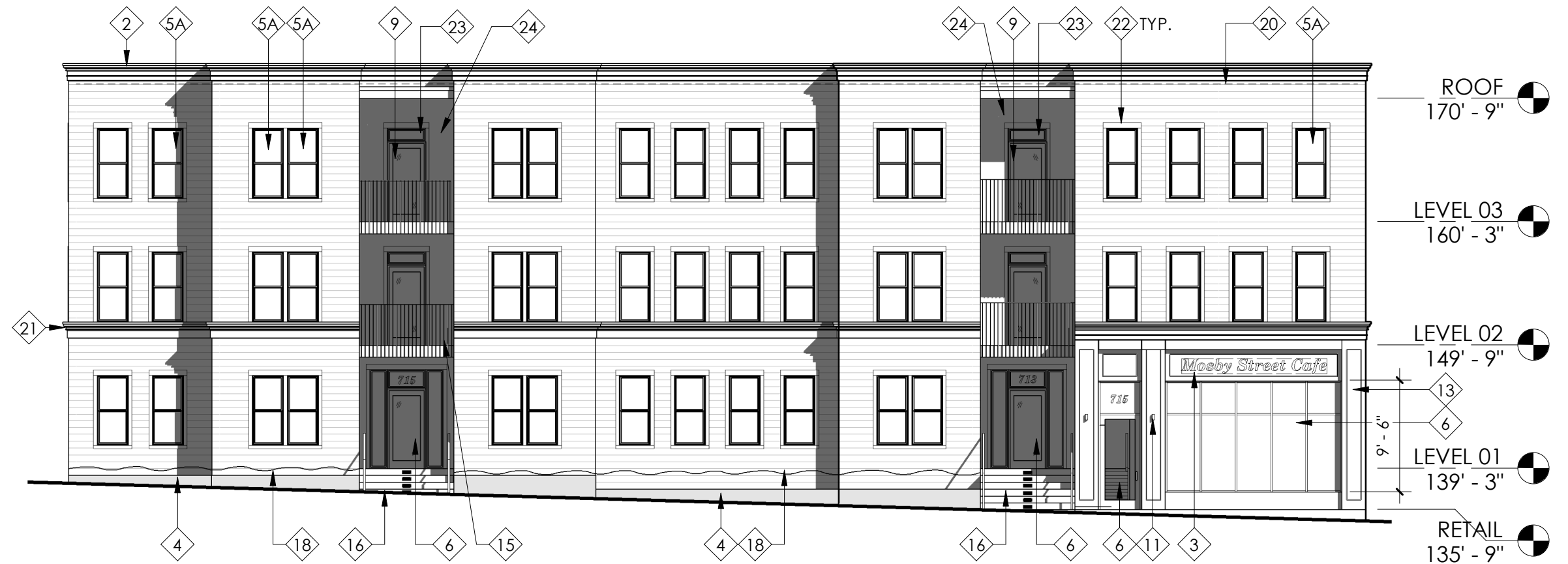
Building Elevations

Proposed Design Approach

- 1 FIBER CEMENT LAP SIDING - WHITE PAINT COLOR TBD
- 2 CORNICE A - SEE DETAIL
- 3 SIGNAGE BY FUTURE TENANT TBD <16 SF
- 4 PARGED FOUNDATION WALL
- 5A SINGLE HUNG WINDOW (2'-8" X 6'-0")
- 5B SINGLE HUNG WINDOW (2'-8" X 5'-6")
- 6 STOREFRONT ASSEMBLY
- 7 BOLT-ON BALCONY ASSEMBLY
- 8 CONDUCTOR BOX & DOWNSPOUT
- 9 PATIO DOOR
- 10 HOLLOW METAL DOOR, PAINTED
- 11 EXTERIOR WALL SCONCE
- 12 DUMPSTER ENCLOSURE SHOWN DASHED FOR CLARITY. PARGED CMU WALLS
- 13 WOOD PANEL WITH APPLIED TRIM MOLDING, PAINT COLOR TBD
- 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
- 21 CORNICE B - SEE DETAIL
- 22 WINDOW TRIM
- 23 TRANSOM WINDOW
- 24 PAINTED CEMENTITIOUS SIDING



A - NORTH ELEVATION



B - EAST / MOSBY ELEVATION

Building Elevations

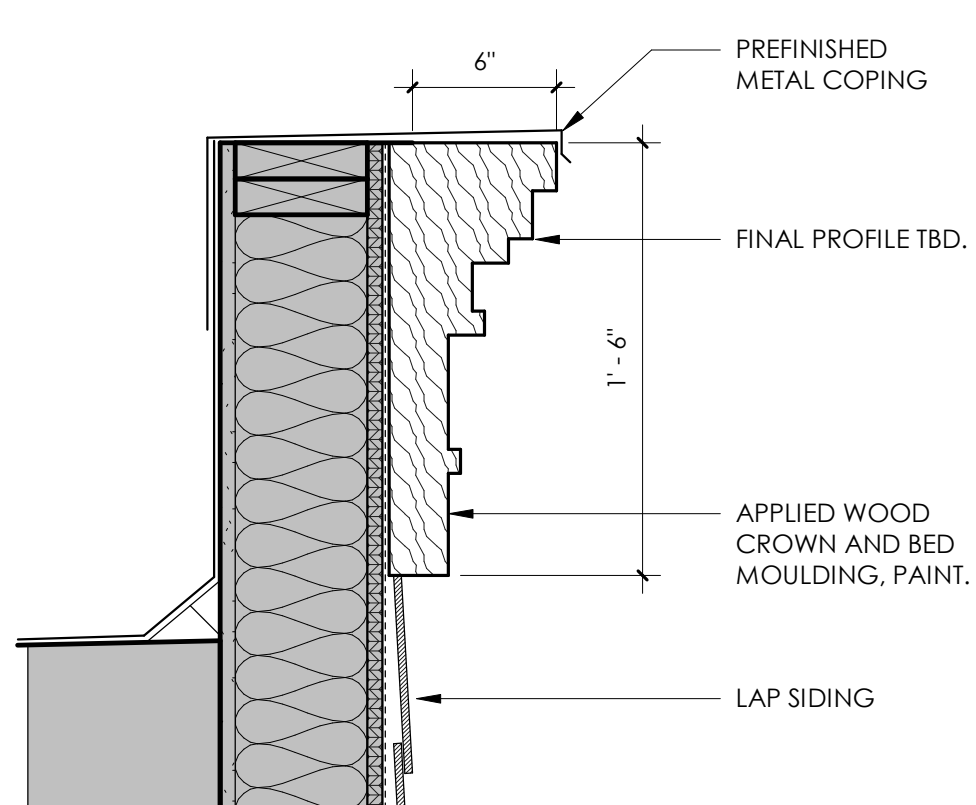
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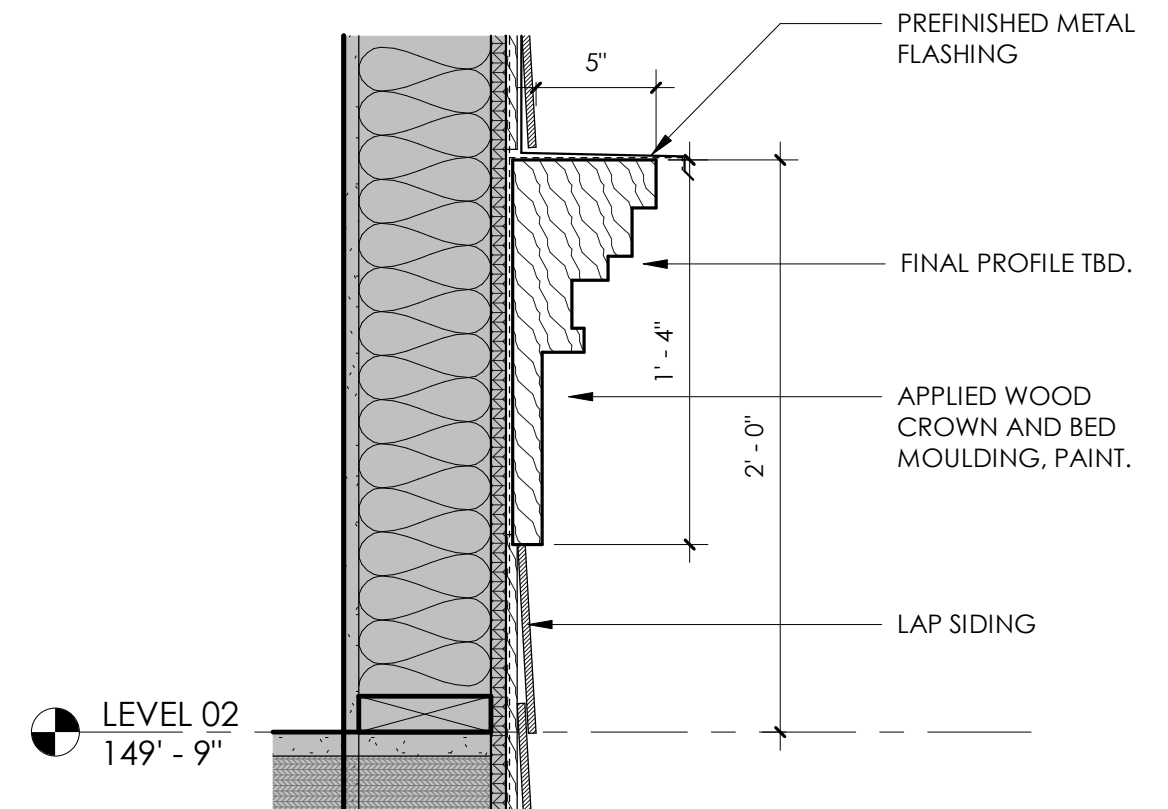


Details & Mosby St. Elevation

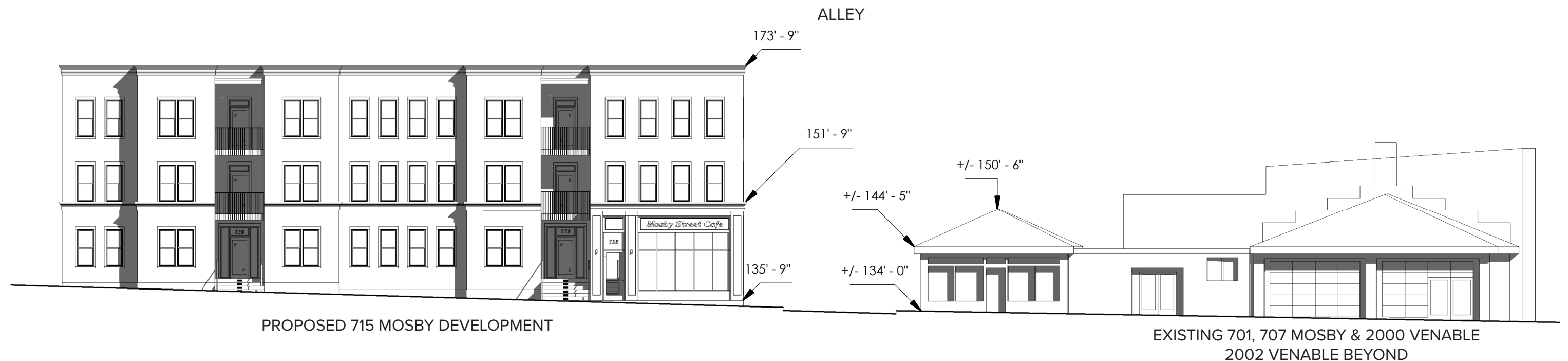
Proposed Design Approach



CORNICE A - ROOF
SCALE 1 1/2" = 1'



CORNICE B - LEVEL 2
SCALE 1 1/2" = 1'



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Perspectives

View From Mosby & Alley



Perspectives

View from Mosby



Perspectives

View down Alley



Perspectives

Mosby Commercial Corner View



Perspectives

Rear View

