



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 101 S. 15th St., Richmond, VA 23219

Historic district Shockoe Slip Old and Historic District

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

### APPLICANT INFORMATION

Name Jill Matthews

Phone 804-226-9555

Company Fulton Hill Properties

Email info@fultonhillproperties.com

Mailing Address 1000 Carlisle Ave.,  
Richmond, VA 23231

Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify):

### OWNER INFORMATION (if different from above)

Name

Company

Mailing Address

Phone

Email

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review

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

Project Description: (attach additional sheets if needed)

Attached

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants 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

Date

# CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

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 in the office or on-site. The Commission of Architectural Review website has additional project guidance and forms:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Division of Planning and Preservation    804.646.6335    Carey.Jones@Richmondgov.com

## SUBMISSION INSTRUCTIONS

Submit the following items to the Division of Planning and Preservation, Rm. 510, 900 E. Broad Street:

- One (1) signed and completed application – property owners signature required
- Eleven (11) copies of supporting documentation, as indicated on appropriate check-list, collated and stapled
- All plans and elevations should be printed **11x17** and all text easily legible
- One digital copy of the application and supporting documentation, depending on size emailed to staff or saved to a thumb drive or CD and delivered with the application materials.
- Applications are due by 12 PM (noon) on the deadline date (see table below).
- Exception: revisions to items deferred, denied or presented conceptually at the previous Commission meeting are due one week after the application due date. Please contact staff to confirm this date.
- **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 the agenda.
- 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 SCHEDULE AND DUE DATES

- Commission meetings start at 3:30 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.

2019 Commission Meeting Date	Application Deadline (Friday at noon unless otherwise noted)
January 22 <sup>nd</sup>	December 28 <sup>th</sup> , 2018
February 26 <sup>th</sup>	January 25 <sup>th</sup>
March 26 <sup>th</sup>	March 1 <sup>st</sup>
April 23 <sup>rd</sup>	March 29 <sup>th</sup>
May 28 <sup>th</sup>	April 26 <sup>th</sup>
June 25 <sup>th</sup>	May 31 <sup>st</sup>
July 23 <sup>rd</sup>	June 28 <sup>th</sup>
August 27 <sup>th</sup>	July 26 <sup>th</sup>
September 24 <sup>th</sup>	August 30 <sup>th</sup>
October 22 <sup>nd</sup>	September 27 <sup>th</sup>
November 26 <sup>th</sup>	October 25 <sup>th</sup>
December 17 <sup>th</sup>	November 22 <sup>nd</sup>

## Canal Crossing | 101/115 S. 1th Street, Richmond, VA 23219 | Project Description

Canal Crossing is located at 101/115 S. 15<sup>th</sup> Street, in the Shockoe Slip Old and Historic District. It is bounded by East Cary Street and Dock Street to the north and south, respectively, and by South 15<sup>th</sup> Street to the west. Along the east side of the building runs an alley between the building and a parking lot.

The proposed two-story residential addition was Conceptually Reviewed by the Commission of Architectural Review during the February 26<sup>th</sup> CAR meeting. Based on staff recommendations, and notes given by the board during the meeting, a revised plan was developed, reviewed twice by Staff and based upon these further comments submitted for Final Review.

In order to satisfy the need to tie the building aesthetically to the historic structure below, a color and material palette has been developed which references the historic tobacco warehouse more discernibly. Cues in the way of material and color were taken from the building below which include the introduction of corrugated aluminum siding along with a contrasting dark gray cementitious panel system. The rhythm of alternating materials, as well as the introduction of a base horizontal band of darker corrugated metal, will differentiate this new structure from the historic.

The corrugated aluminum siding, cable wire railing surrounding the perimeter of the new construction and the 4<sup>th</sup> story balconies, the industrial style windows on the addition's most important corner along with the corrugated metal awnings and prominent gutters and downspouts will associate the addition more closely with the industrial nature of the building below and the surrounding district. The design team plans on industrial style single light fixtures adjacent to each unit's balcony door, to be submitted for Staff approval.

Additional concern regarding the materials used in the windows along all sides of the addition have been addressed. These windows are no longer scheduled to be vinyl and will instead be metal. The large industrial windows on the corner will be custom built either metal or wood.

The prominent 15<sup>th</sup> Street and Cary Street corner, as well as the stair tower near the center of the 15<sup>th</sup> Street elevation, have been re-worked to break up the extensive frontage along 15<sup>th</sup> street while holding the roofline of all the intervening units at the same height reinforces the horizontality of the original building. The massing of the addition is broken up by the undulation of the units.

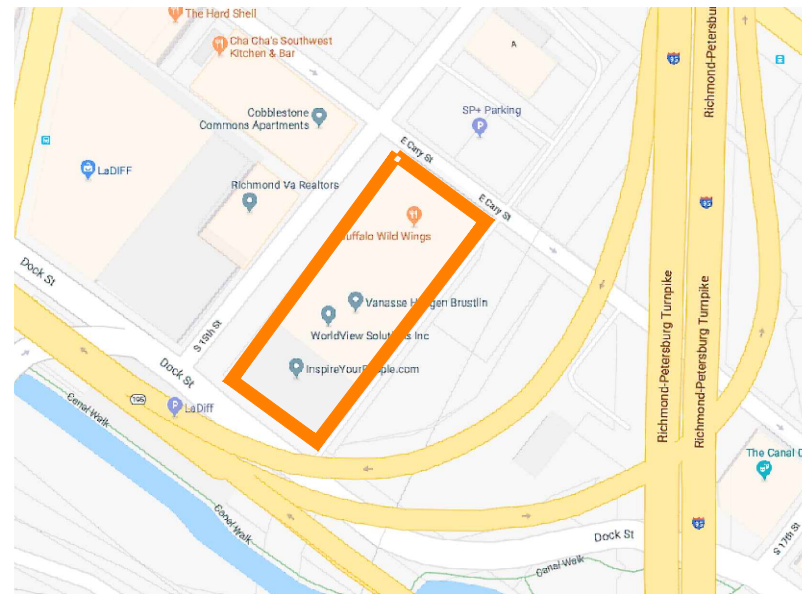
## Canal Crossing I 101/115 S. 1th Street, Richmond, VA 23219 I Project Description

The re-designed major corner adds a new focus of architectural interest for viewers approaching from either Cary Street or 15<sup>th</sup> Street, and further delineates this addition from the building below as a contemporary compatible addition. The industrial nature of the corrugated metal is softened in this residential application by the use of warm cedar wood colored cementitious siding (see Design Images).

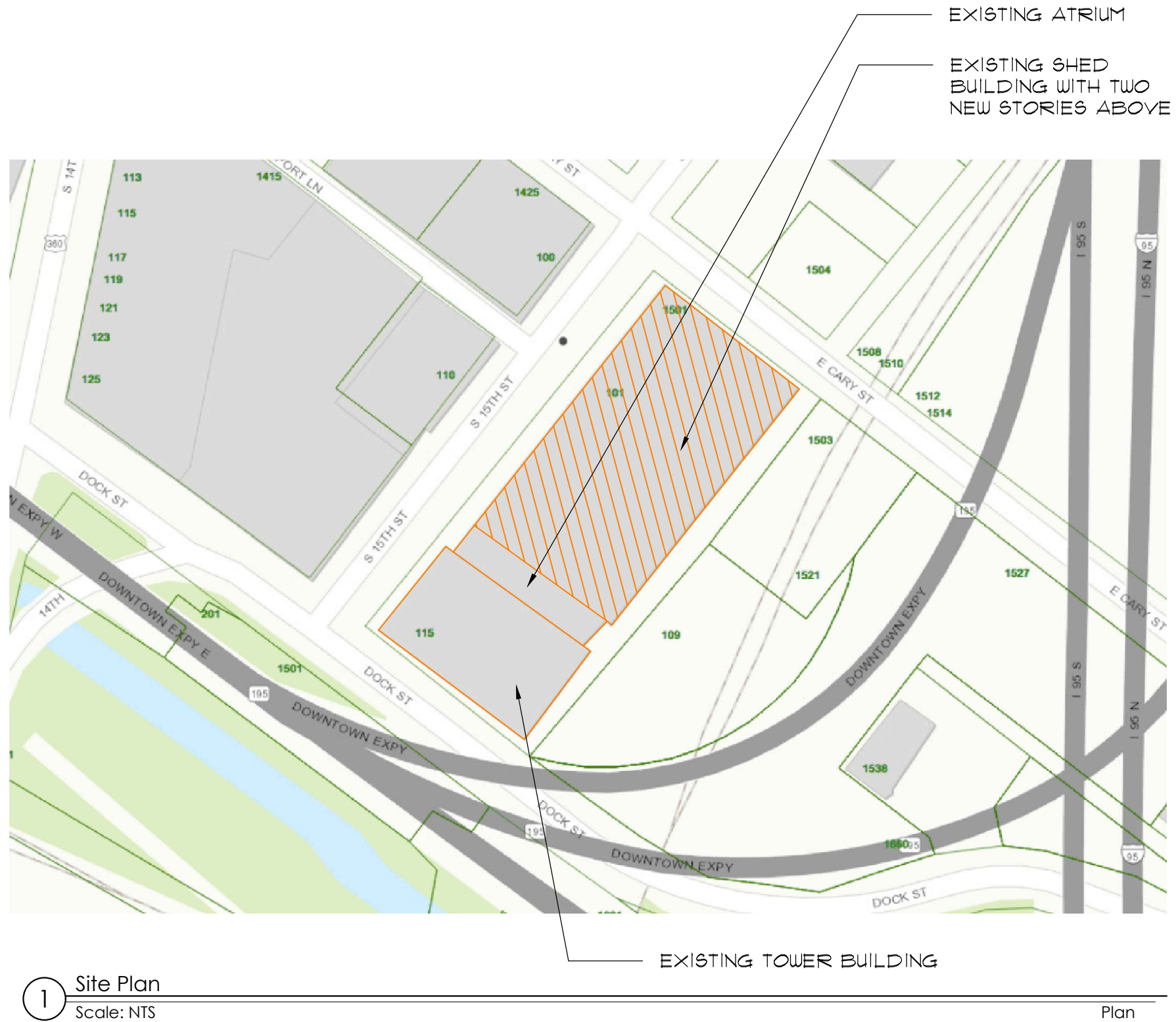
The intent of this design is to honor the industrial nature of the base building by creating a visually pleasing and inviting residential addition that through the use of colors and materials pays homage to the rich history of this historic tobacco warehouse.

22 DWELLING UNITS AT BOTTOM LEVEL  
 22 DWELLING UNITS AT TOP LEVEL  
 44 DWELLING UNITS TOTAL  
 AVERAGE GROSS SQUARE  
 FOOTAGE: 710 SF.QT.

3 Unit Mix  
 Scale: NTS  
 Plan

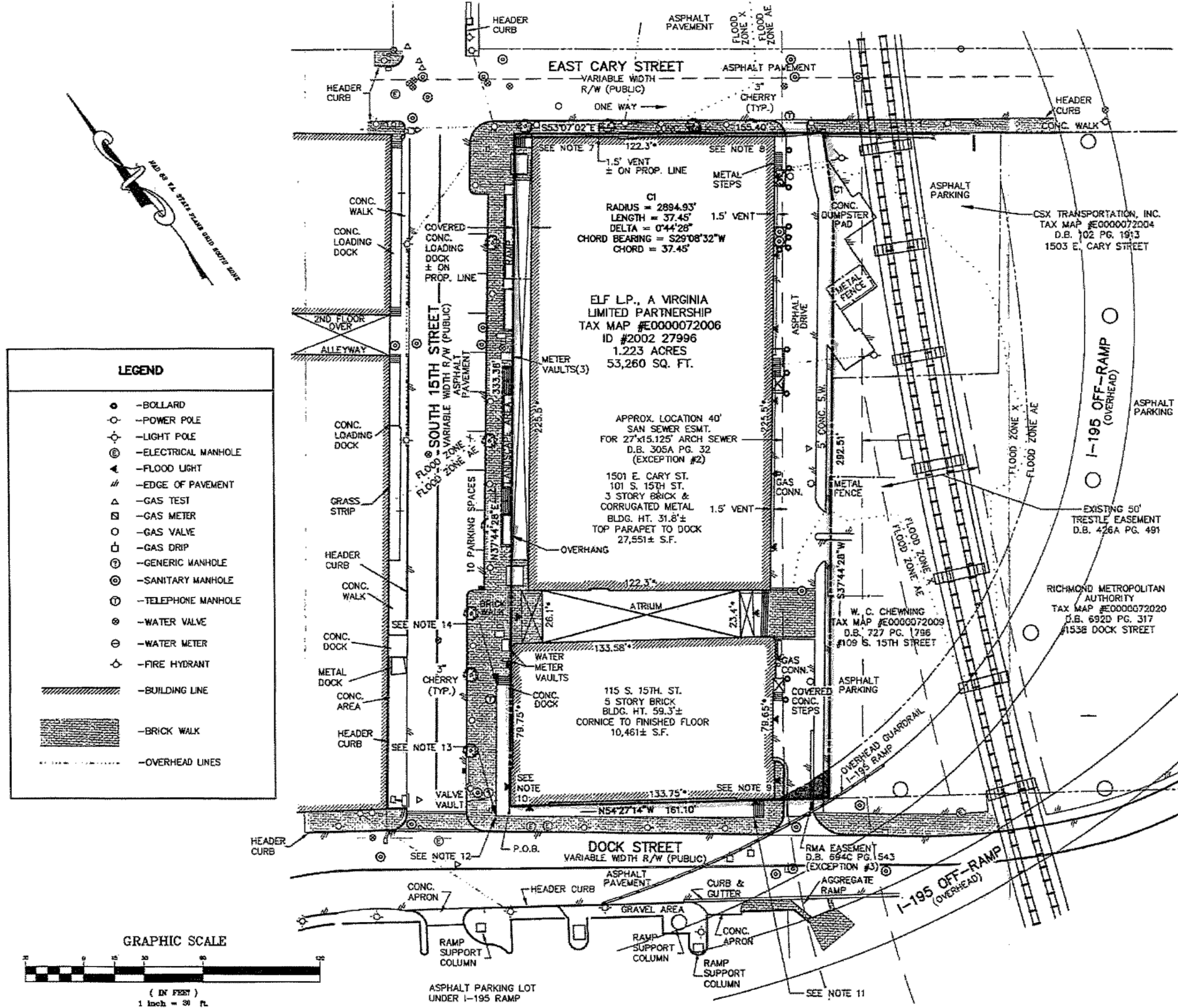



2 Vicinity Map  
 Scale: NTS  
 Plan



1 Site Plan  
 Scale: NTS  
 Plan





1 Current Alta Survey  
 Scale: 1"=60'

Plan



Fulton Hill Properties



6 Existing Building - East Carry Street and 15th Avenue



5 Existing Building - 15th Avenue



4 Existing Building - Dock Street and 15th Avenue



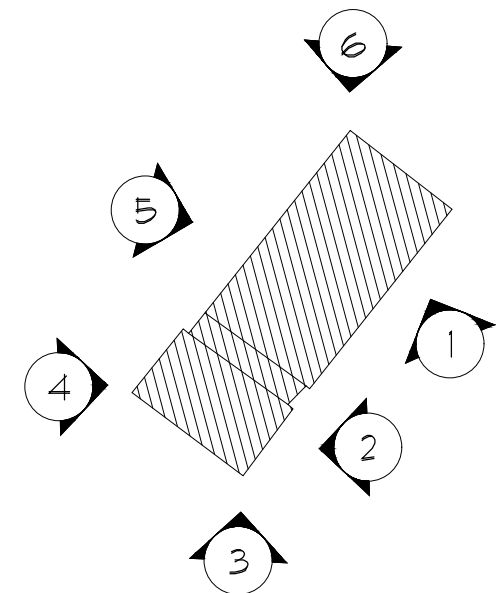
3 Existing Building - Dock Street and Drive Aisle



2 Existing Building - Drive Aisle



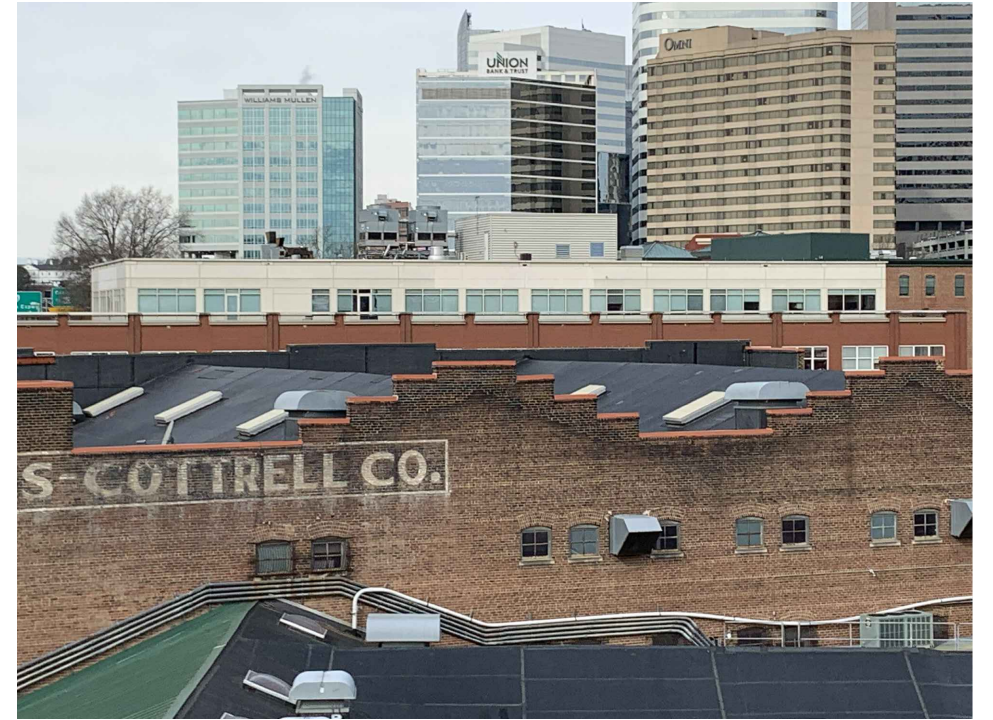
1 Existing Building - Drive Aisle



Canal Crossing



# Fulton Hill Properties



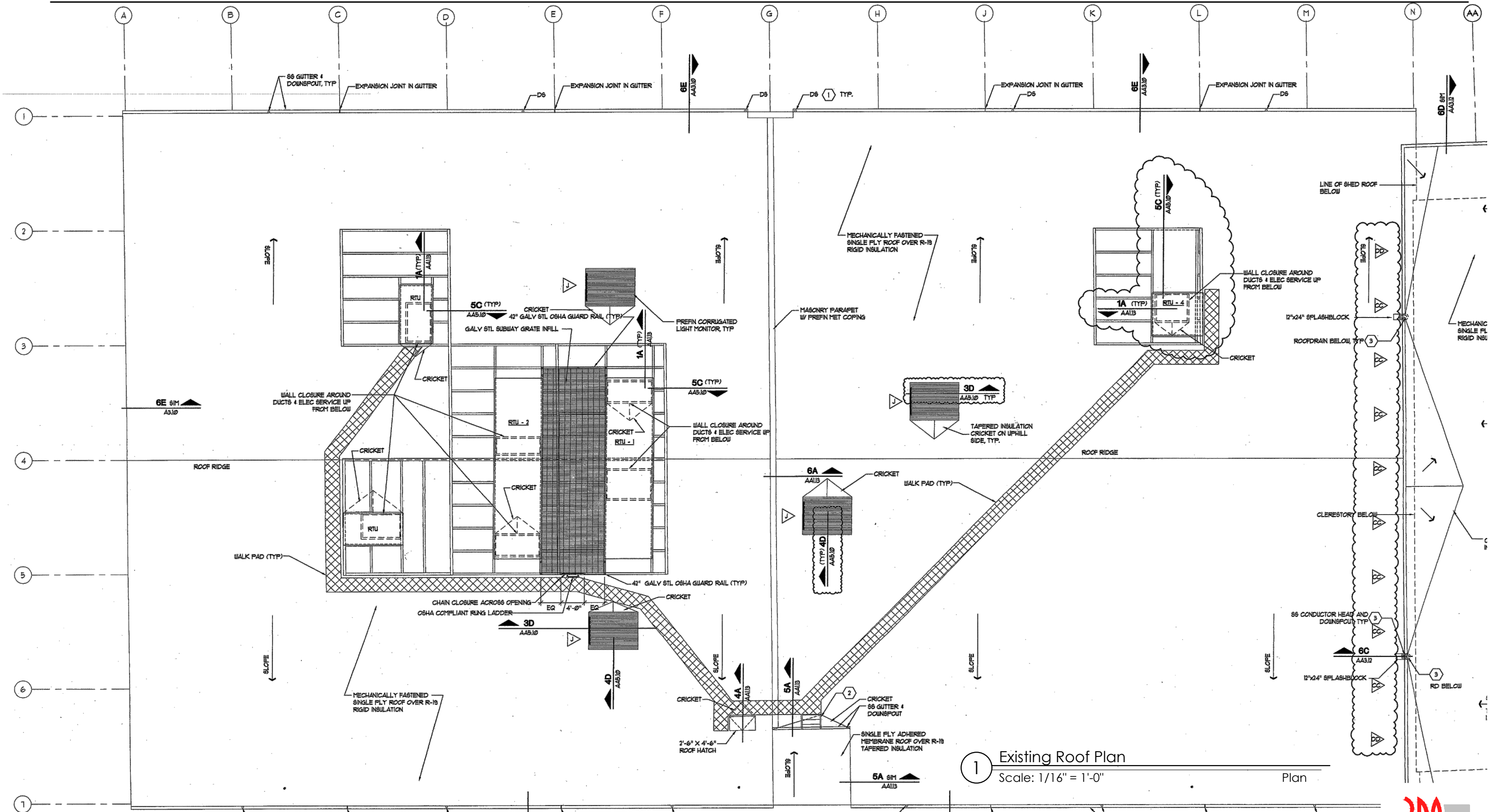
1 Context of the Surrounded Area and Existing Buildings  
Scale: NTS

## Canal Crossing





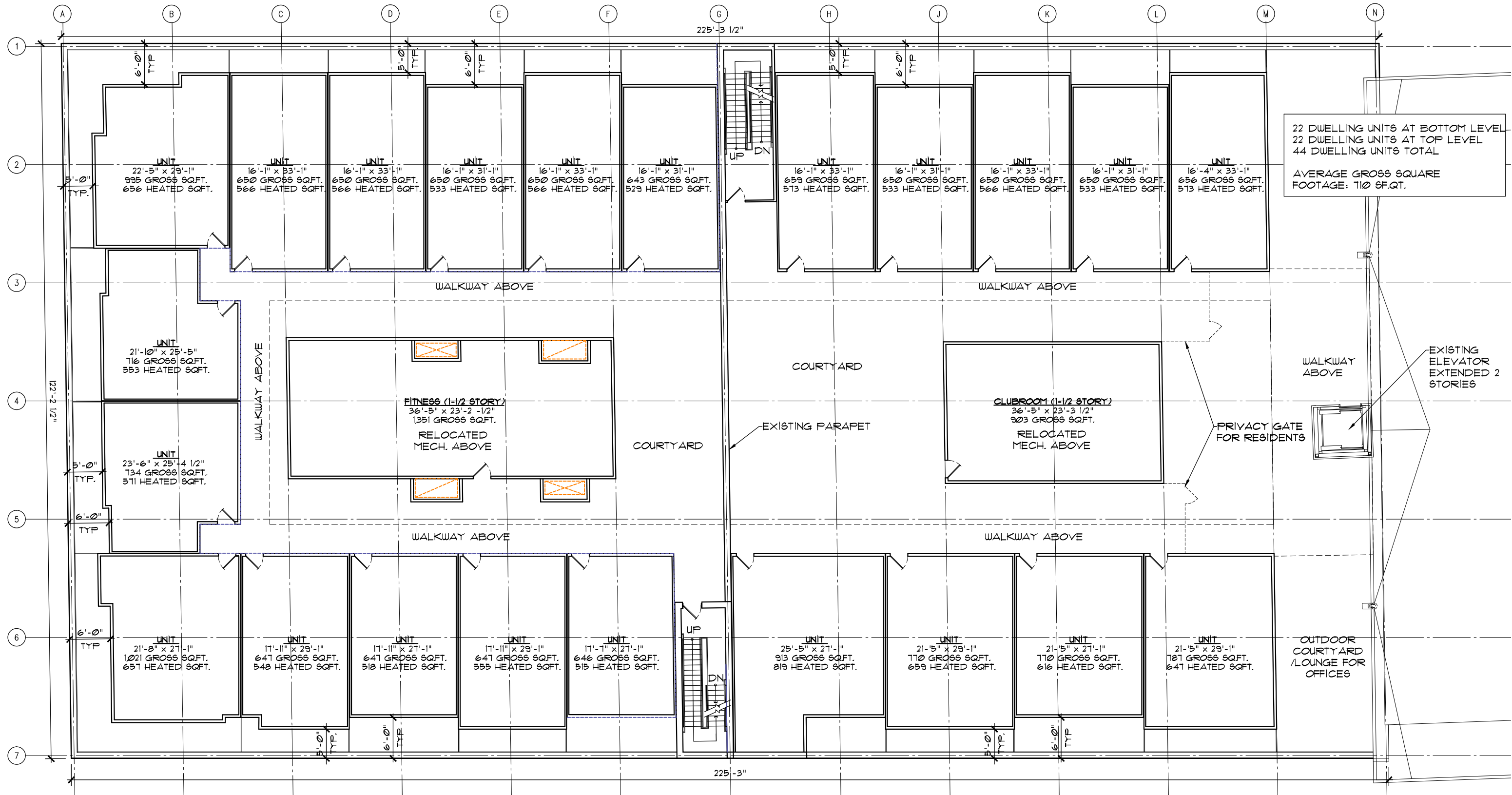
Fulton Hill Properties



1 Existing Roof Plan  
Scale: 1/16" = 1'-0"  
Plan

Canal Crossing





22 DWELLING UNITS AT BOTTOM LEVEL  
 22 DWELLING UNITS AT TOP LEVEL  
 44 DWELLING UNITS TOTAL  
 AVERAGE GROSS SQUARE FOOTAGE: 110 SF.QT.

1 Proposed Floor Plan - Bottom Level  
 Scale: 1/16" = 1'-0"

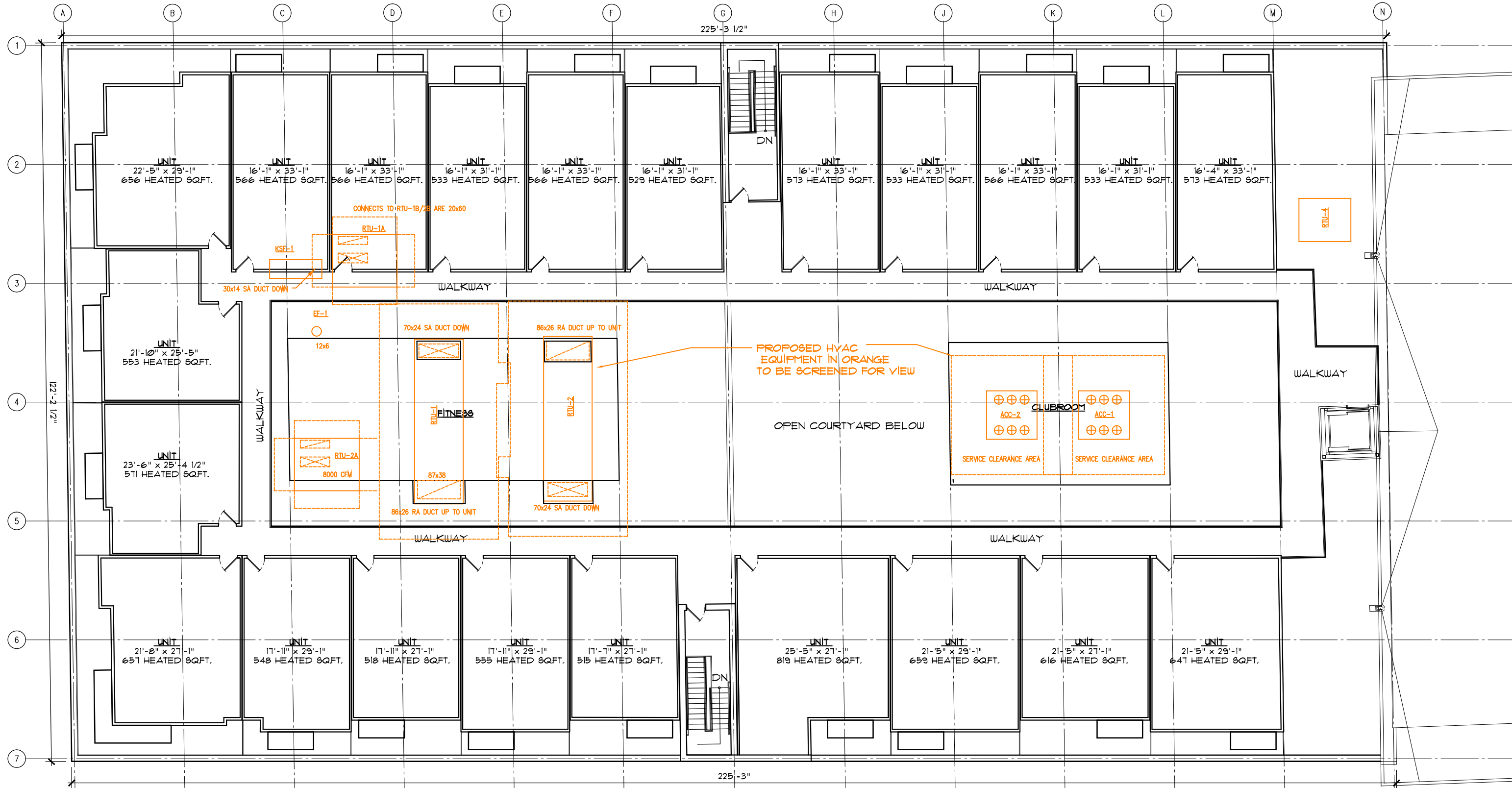




22 DWELLING UNITS AT BOTTOM LEVEL  
 22 DWELLING UNITS AT TOP LEVEL  
 44 DWELLING UNITS TOTAL  
 AVERAGE GROSS SQUARE FOOTAGE: 710 SF.QT.

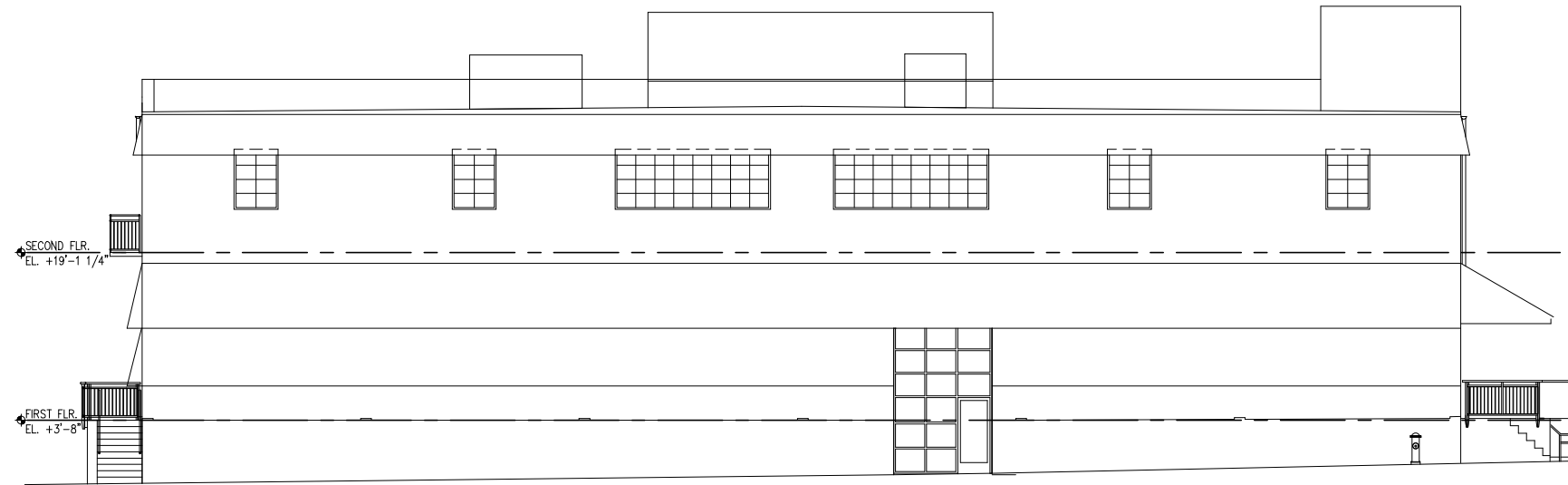
1 Proposed Floor Plan - Top Level  
 Scale: 1/16" = 1'-0"





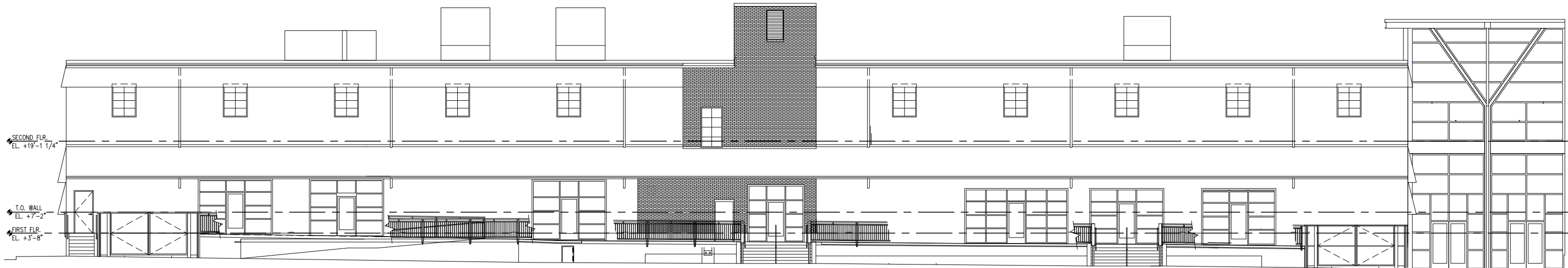
1 Proposed HVAC Equipment  
Scale: 1/16" = 1'-0"





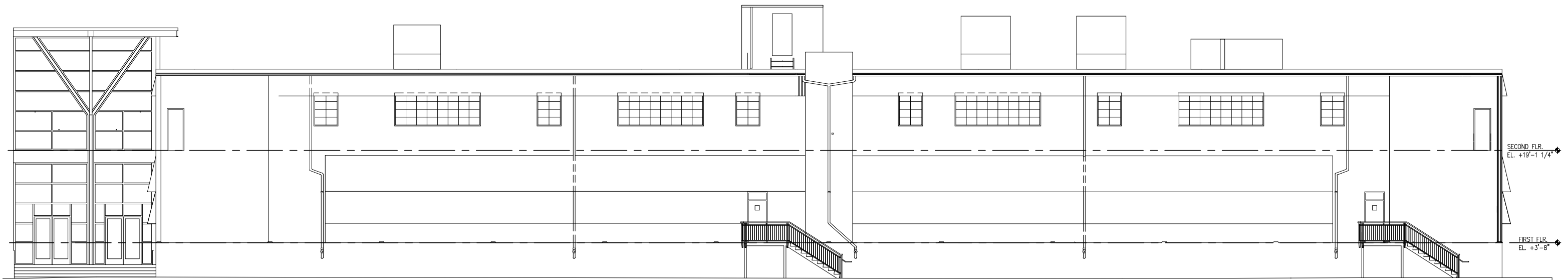
2 E. Cary Street - Existing Elevation  
Scale: 1/16" = 1'-0"

Elevation



1 15th Street - Existing Elevation  
Scale: 1/16" = 1'-0"

Elevation




1 Rear - Existing Elevation  
Scale: 1/16" = 1'-0"

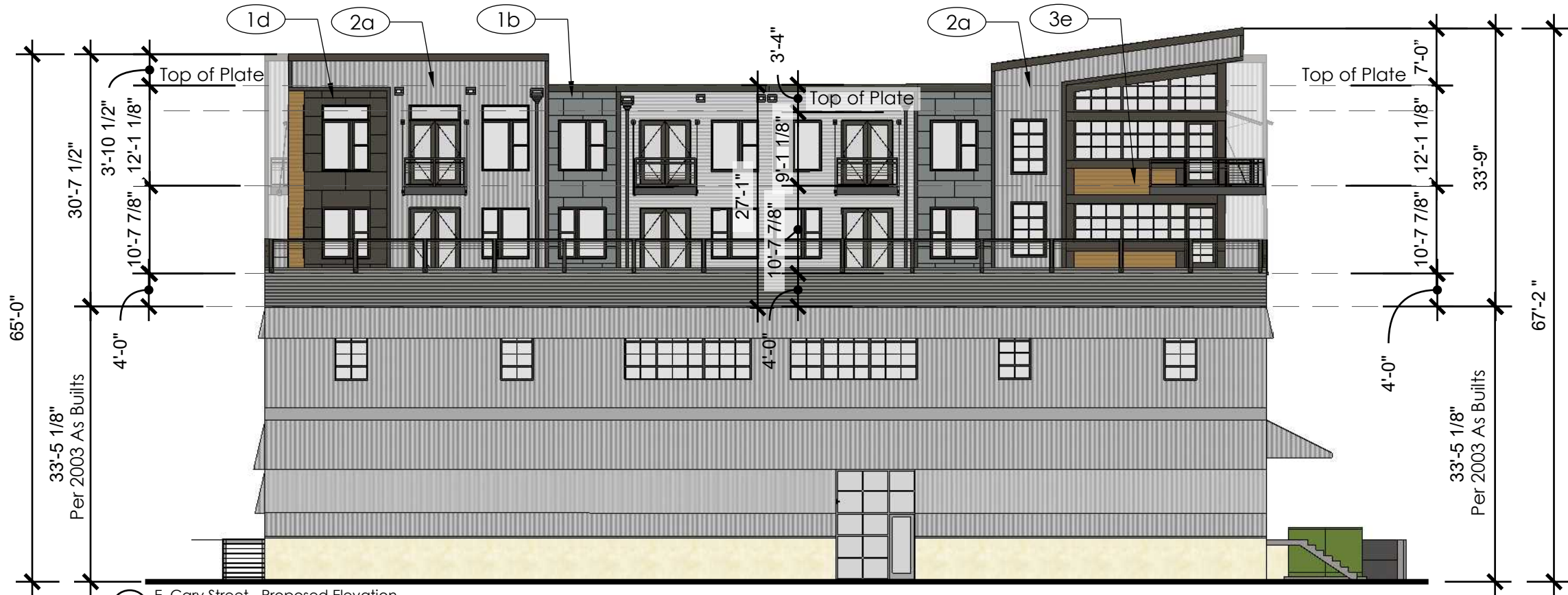
Elevation

**Canal Crossing**



-  Unpainted (a)
-  Software- SW 7074 (b)
-  Network Gray - SW 7073 (c)
-  Black Fox- SW 7020 (d)
-  Cedar (e)

Cementitious Panel	1
Corrugated Aluminum	2
Cementitious Siding	3




2 E. Cary Street - Proposed Elevation  
Scale: 1/16" = 1'-0"

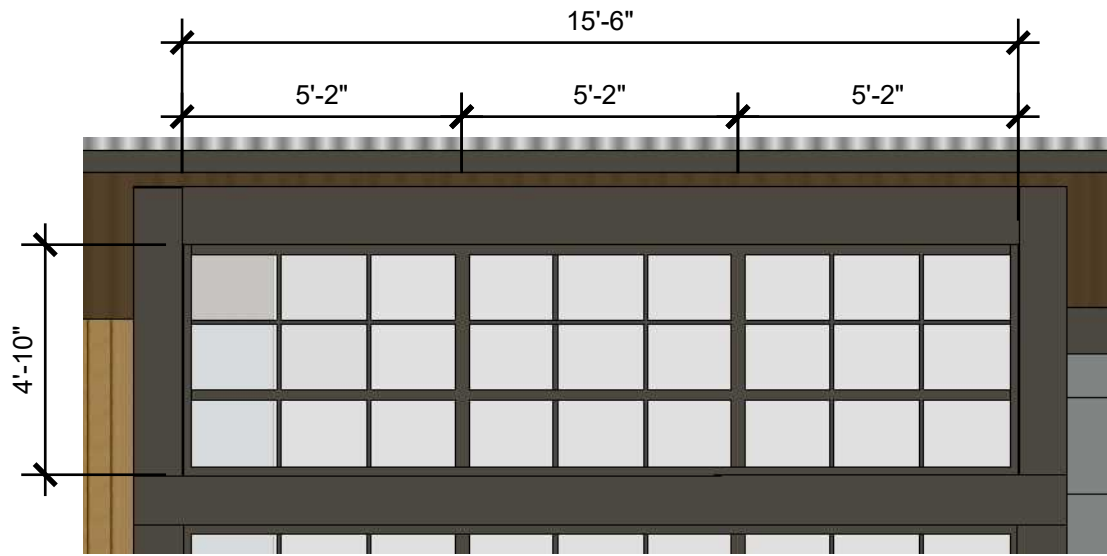


1 15th Street - Proposed Elevation  
Scale: 1/16" = 1'-0"

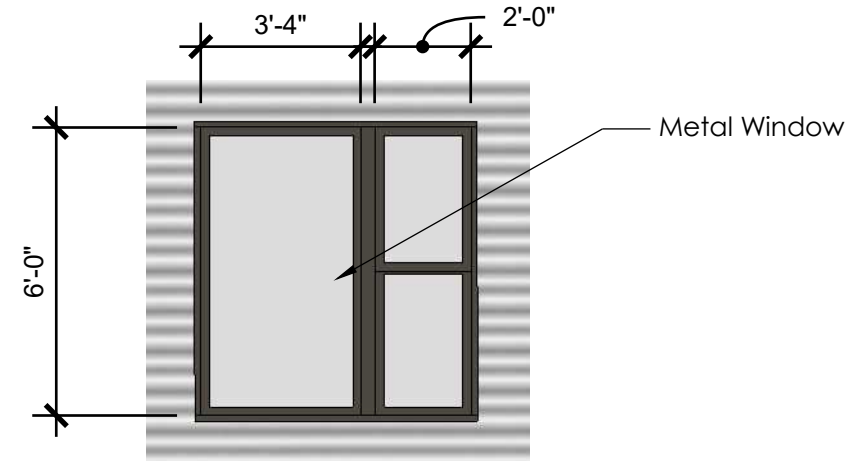


-  Unpainted (a)
-  Software- SW 7074 (b)
-  Network Gray - SW 7073 (c)
-  Black Fox- SW 7020 (d)
-  Cedar (e)

Cementitious Panel	1
Corrugated Aluminum	2
Cementitious Siding	3



3 Custom Metal or Wood Window  
Scale: 1/4" = 1'-0"  
Elevation



2 Single Hung W/ Fixed Window  
Scale: 1/4" = 1'-0"  
Elevation



1 Rear - Proposed Elevation  
Scale: 1/16" = 1'-0"  
Elevation







1 Perspective  
N.T.S.

Perspective



1 Sample Images  
Scale: N.T.S.

Perspective



1 Sample Images  
Scale: N.T.S.

Perspective

**Canal Crossing**



