



# 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: 1903 East Marshall Street DATE: April 25, 2014

OWNER'S NAME: GTR Cedar LLC TEL NO.: (804) 780-9067 x112  
AND ADDRESS: c/o Marcellus Wright Cox Architects EMAIL: bcox@mwcarchitects.com  
CITY, STATE AND ZIP CODE 7818 Shradar Road Richmond, Va. 23294

ARCHITECT/CONTRACTOR'S NAME: Marcellus Wright Cox Architects. TEL. NO. (804) 780-9067 x112  
AND ADDRESS: 7818 Shradar Road EMAIL: bcox@mwcarchitects.com  
CITY, STATE AND ZIP CODE Richmond, Virginia, 23294

Would you like to receive your staff report via email? Yes  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

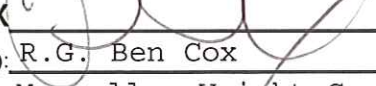
I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

## 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.)

Please refer to the GTR Cedar, LLC Apartments detailed description of the proposed work dated April 25, 2014. Additional documents include a site survey (sealed), site elevations indicating relationship to adjacent hill and park (across Marshall St.). Additional background information on the history of the zoning (public record) is available from the Secretary of the Commission.

Signature of Owner or Authorized Agent:    
Name of Owner or Authorized Agent (please print legibly): R.G. Ben Cox  
Marcellus Wright Cox Architects, P.C.

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. \_\_\_\_\_

DATE \_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_

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

Revised 04-16-2013

## PROPOSED GTR CEDAR LLC APARTMENTS

April 25, 2014

DETAILED DESCRIPTION OF THE PROPOSED WORK REQUIRED: Statement of How the Design Review Guidelines inform the Design of the Work Proposed

### Description of Proposed Work:

The proposed apartment project will be sited on the northern half of the city block bounded by Marshall Street, 20<sup>th</sup> Street, Cedar Street, and Broad Street. The proposed project's southern boundary is a private alley. The site slopes considerably (28 feet) from the high point at the corner of Marshall and 20<sup>th</sup> Streets toward the low point at the southwest corner. This slope creates the opportunity for below ground level parking, accommodating the occupants and relieving pressure on street parking.

Attached pre-civil war row houses are located along Cedar (19<sup>th</sup>) Street on the adjacent property to the south. These three duplex row houses are two story structures plus slopping roofs above English basements. They continue stepping down the adjacent half block (refer to elevation) on the sloped site south to Broad Street. Also a large multi-story recent building with connected tower is situated on this block on Broad Street facing south. These buildings are the only structures on this block (19<sup>th</sup> to 20<sup>th</sup>, Marshall to Broad separated by a 20' wide private common alley and an 8.5' setback). The block east of 20<sup>th</sup> Street, Marshall to Broad contains a recent adaptive residential glass structure with a large attached metal/masonry building housing a private school. Adjacent to this is a massive church (over 100 years old, and 60 feet in height to the base of the missing steeple). Directly across Broad Street is a 4 to 5 story apartment building with some first floor commercial space, constructed in 2011, all within the City historic district. The entire City block west of the applicant's site (and facing the adjacent site described herein) across 19<sup>th</sup> (Cedar) Street is a 4-6 story apartment building completed in 2011, but not in the historic district and employing special use zoning. A number of historic tax credit warehouse structures recently converted to apartments are located west and north and are significantly taller than the proposed GTR Cedar application.

We have respected the scale of these existing row houses, which do not face the proposed GTR Cedar project and are separated by an alleyway. The height is configured so that a portion of the proposed GTR Cedar building, adjacent to these row houses, is scaled down in height to visually maintain the rhythm of the row houses, as they step up the slope along Cedar Street towards GTR Cedar.

The street elevations of the project are articulated to appear to be a number of smaller buildings not exceeding 4 stories above the required zoning base and height, all well below the crest of the park on the hill. Buildings of this scale are found frequently in the City's historic districts along with single family dwellings and apartment houses punctuated by larger structures; churches, schools, even high rises. They are all neighbors within the various historic districts found in and around the area. The predominant exterior material is brick masonry which is also the predominant material in the area. Glass and metal materials are incorporated into the design to visually relate to a residential scale within the proposed building height. These materials are also used at the pedestrian entrances to define their locations.

The use of punched windows is of a proportion similar to windows found in the area and appropriately scaled to the spaces in which they are located.

Project Background:

Refer to Part III – 4, Construction of an altogether new building.

In 2006, per the above, the owners proposed to the city and civic organizations and citizens in general a change from M-1 (Industrial) to B-5 which would allow residential development as well as commercial use. In addition, they offered a parking space on site for every residential unit.

After discussion and review the Department of Community Development, Land Use Administration urged us to use this newly developed zoning district; B-6 of mixed use residential and business. B-6 was also designed to promote enhancement of the character of development along principal corridors and in other areas, to safeguard the character of adjacent properties and to encourage appropriate infill development and this would also to ensure adequate and accessible parking and safe vehicular and pedestrian traffic. It would develop a zoning district that would provide the same variety of uses as B-5, without the greater deregulation of parking and which provide more specific forms to meet the historic design standards for new construction guidelines.

Since all the area surrounding this property was M-1 or B-5 or was rezoned by the City Conditional B-5, (recently has approved special use) and the property is at the boundary edge of an historic district of the City, and the owners have been and are enthusiastic supporters of the restoration of the City's historic structure, this project appeared to be a special opportunity to provide a new, but sympathetic project to a transitional development area. It would also prevent the development of new totally unrelated industrial uses if it remained in M-1 which would be incompatible in form and use to the restoration of existing and adjacent blocks of on-going restoration and infill structures.

As a result the owners with strong support from the community, readily agreed to request City Council to change the property from M-1 to B-6 and develop a viable aesthetic, economic building envelop for this property. The surrounding M-1 and B-5 zoned historic structures are allowed either a 45' (with variances depending on set back) or 60' height respectively. The proposed B-6 zoning for the proposed new structure allows a 50' height (60' in certain circumstances). To the north of the proposed project, across Marshall Street, is a hill that slopes significantly higher in elevation than the 50' permitted in B-6 zoning. Any residential property to the north and east will still maintain unrestricted views of the City and River.

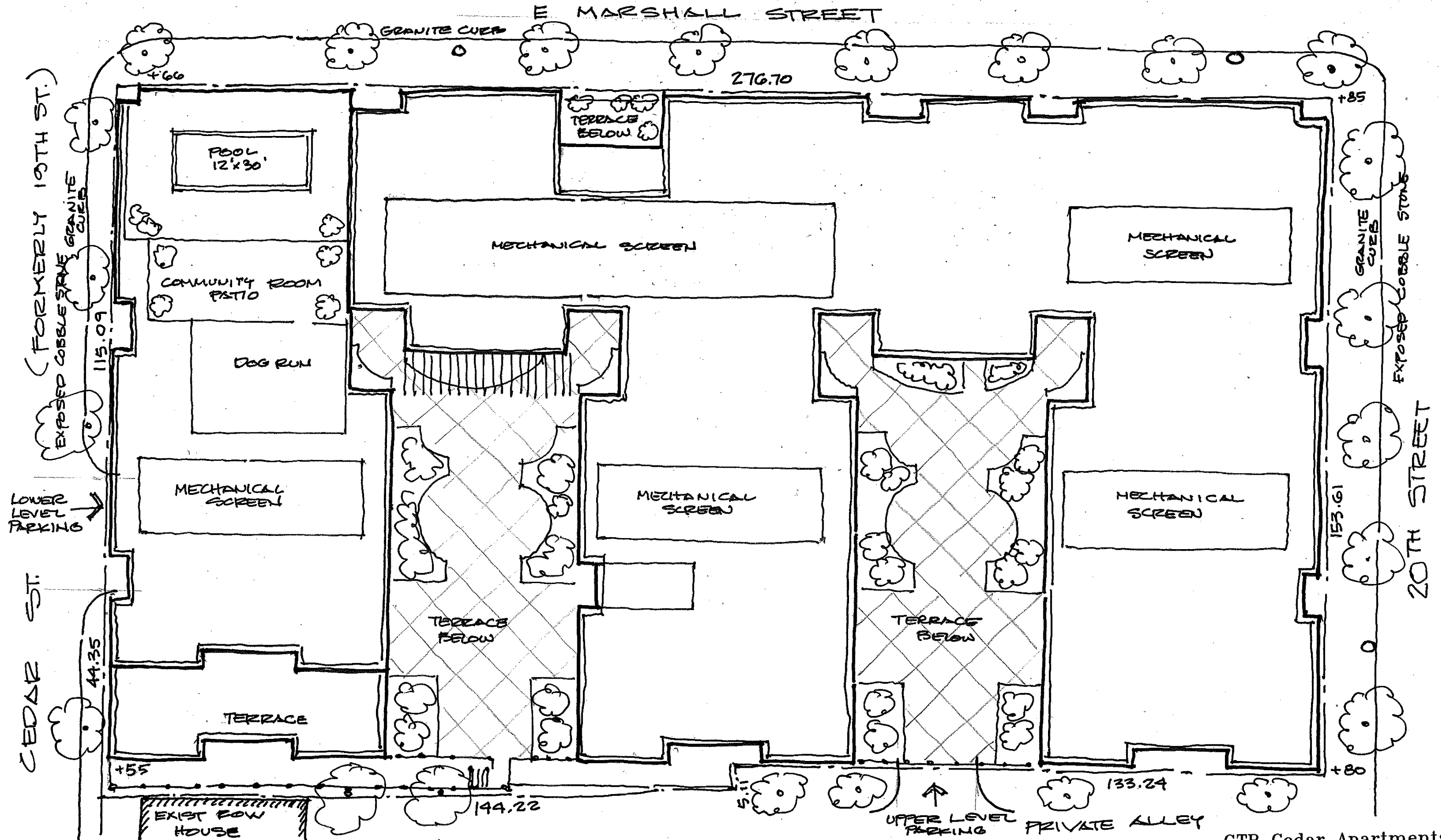
It should be noted that if the property had remained in M-1 it would allow a base height of 45', plus 2 feet of additional height for every one foot set back from the principal street, i.e., on a lot of this size (1 acre) a 20' set back would allow an additional 40' to the 45 foot base height for a total of 85' in height or approximately 170 feet above sea level. The edge of the hill is approximately 144'.

The above allows a reasonable positive and compatible relationship in volume and height between the proposed new structure, the adjacent early 19<sup>th</sup> century structures on Cedar, the existing church and newer structures on Broad Street and below this site.

- A. Site Plan attached
- B. N/A

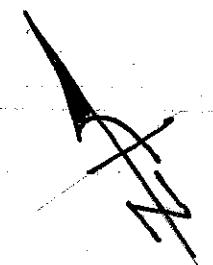
- C. The street elevations on Cedar, Marshall and 20th streets attached. The Private alley and adjacent property to the south are also attached for information.
- D. The street elevations indicate the details and placement of elements visible from the public right away.
- E. All exterior elements visible per request are as indicated and noted on elevations: windows, doors, foundations, floor levels, roof height, cornice height and grade height.
- F. Materials – notes on elevations. Actual samples and color chips will be provided at the Commission meeting.
- G. Part III -1
  - 1. Paint Chips (Provided at Commission meeting)
  - 2. Drawings w/notes
  - 3. Cut-sheets

Attached are documents (with seal) provided by a certified Land Surveyor, indicating elevations of the site and adjacent hill and park. Also included are pertinent elevations for the existing church and, recently completed, Cedar Broad Project provided by the architect of that project. Available to the Secretary of the Commission is additional background information describing the M-1 to B-6 rezoning process and the building envelop approved by City Council.



**SITE PLAN**

1" = 20'-0"  
 0 5 10 30



**GTR Cedar Apartments**  
 1903 EAST MARSHALL STREET  
 Richmond, Virginia  
**MARCELLUS WRIGHT COX**  
 ARCHITECTS

A Professional Corporation  
 7818 SHRADER ROAD  
 Richmond, Virginia 23294  
 804 - 780 - 3067  
 804 - 780 - 2825 (FAX)

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CEDAR STREET ELEVATION

1" = 20'-0"  
 0 5 10 20 30



20TH STREET ELEVATION

1" = 20'-0"  
 0 5 10 20 30

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NORTH ELEVATION (MARSHALL STREET)

1" = 20'-0"



SOUTH ELEVATION

4/15/14

- 6 (115)
- 5 (105)
- 4 (95)
- 3 (85)
- 2 (73)

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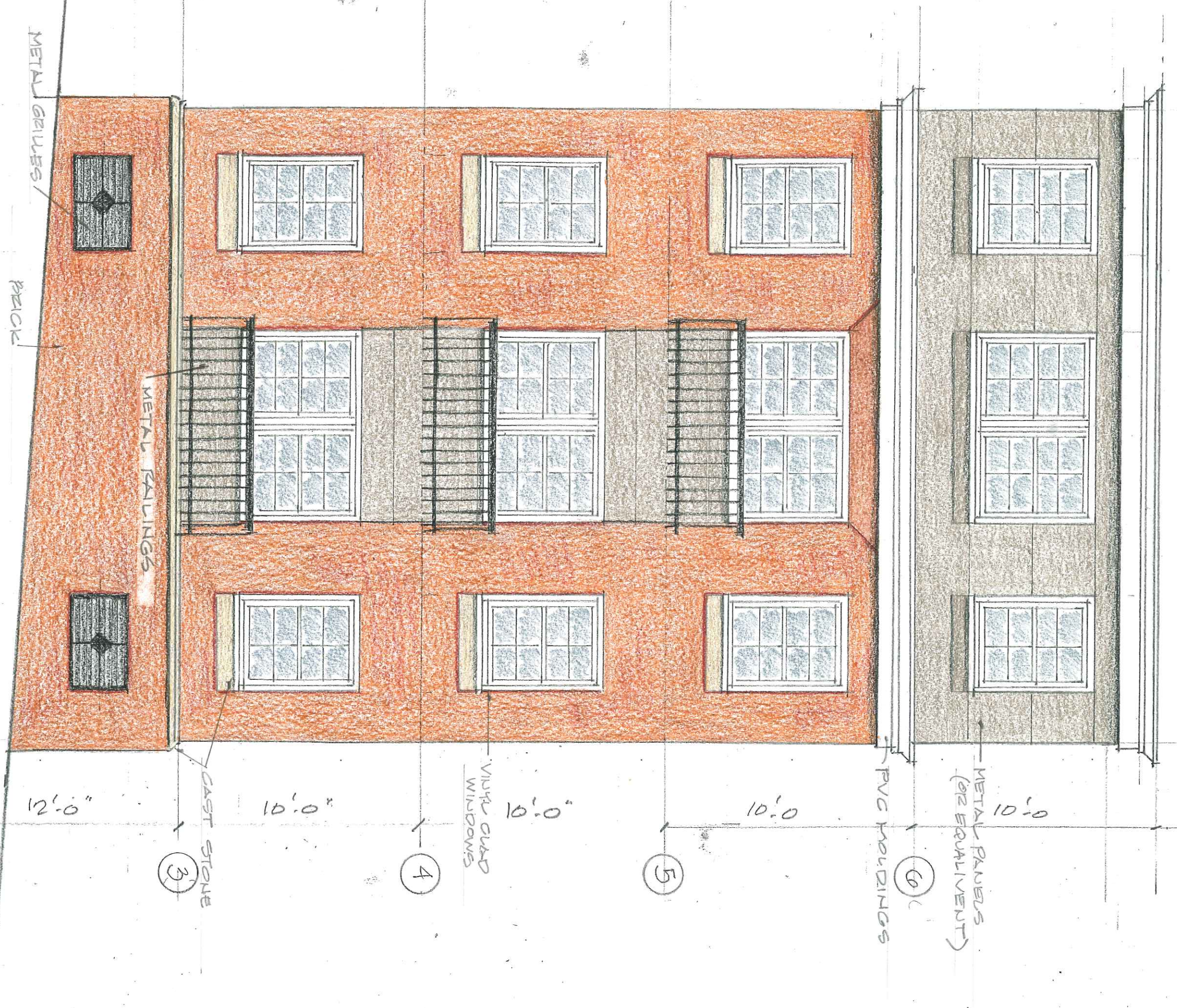
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TYPICAL ELEVATION  
 (SECOND FLY - NORTH ELEVATION)  
 14' = 11.0"

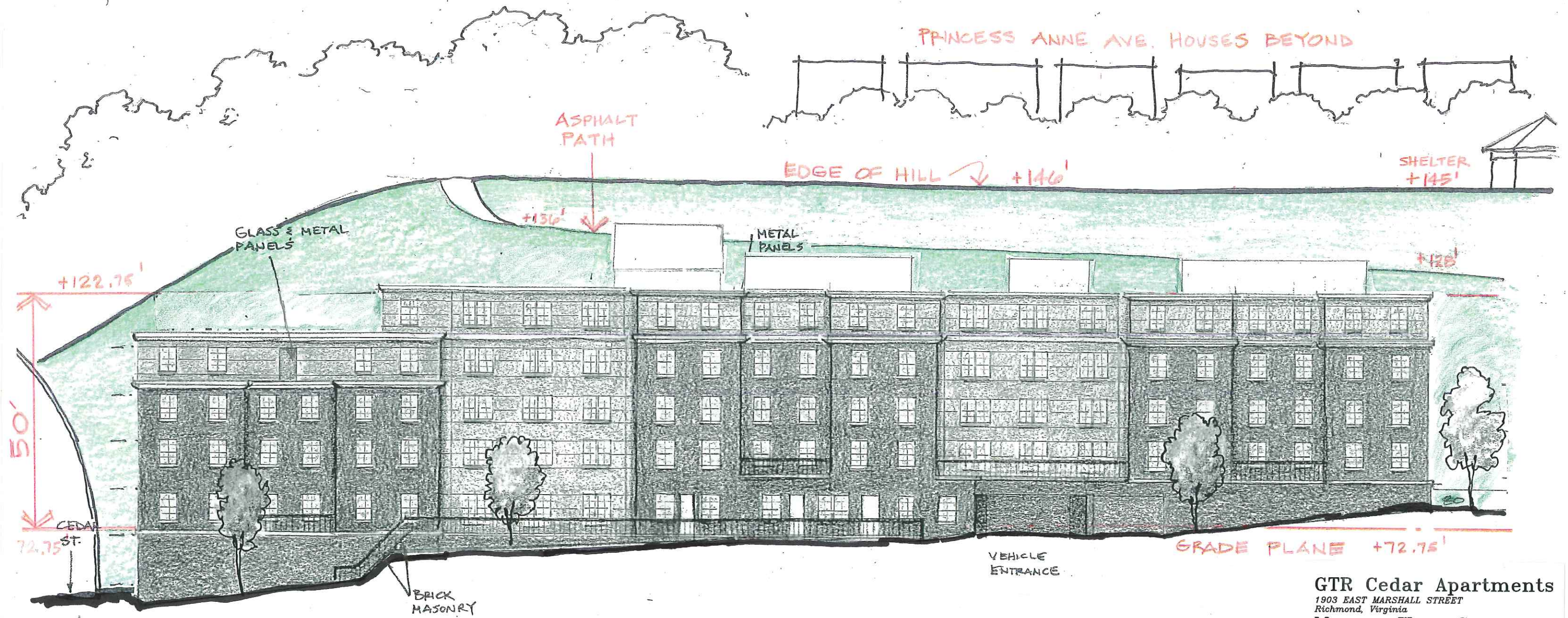


GTR Cedar Apartments  
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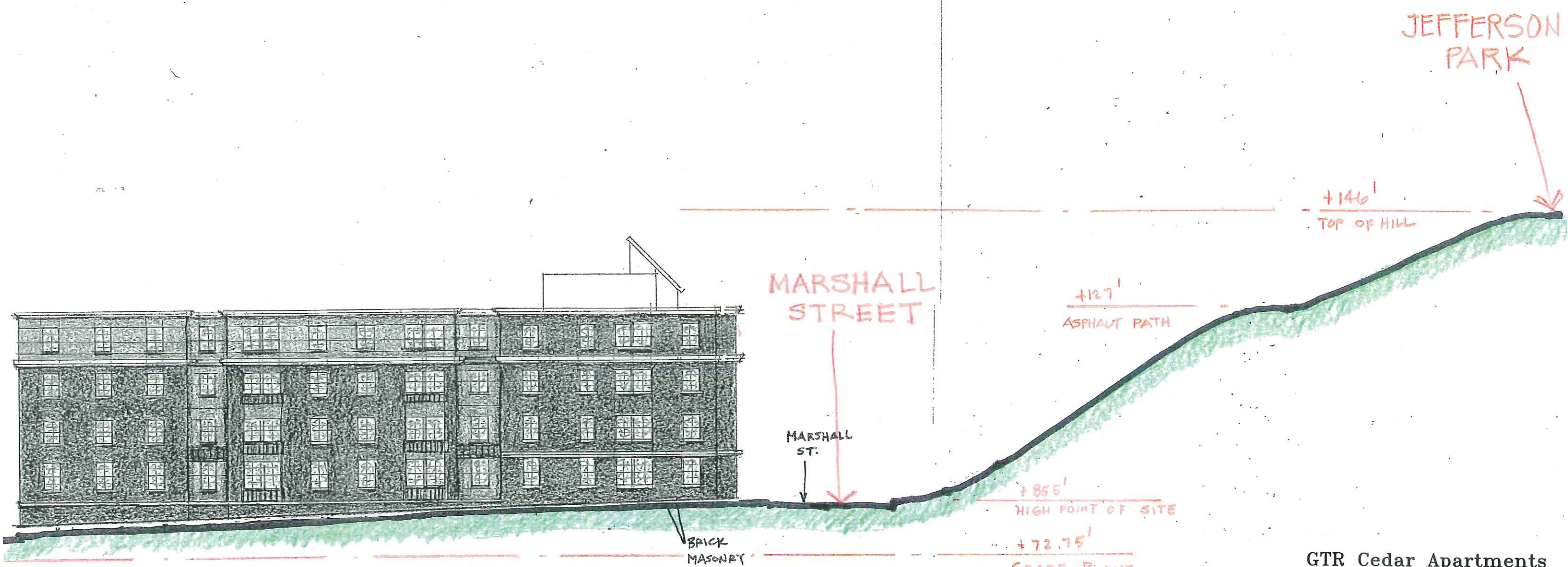
SOUTH ELEVATION

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Proposal GTR Cedar LLC Apartments  
April 25, 2014

Attached are copies of Survey documents

Site Survey – Land Surveyor

Diagram indicating locations of spot elevations (from sea level)

List of Elevation Surveys (from sea level)

Topographic Survey

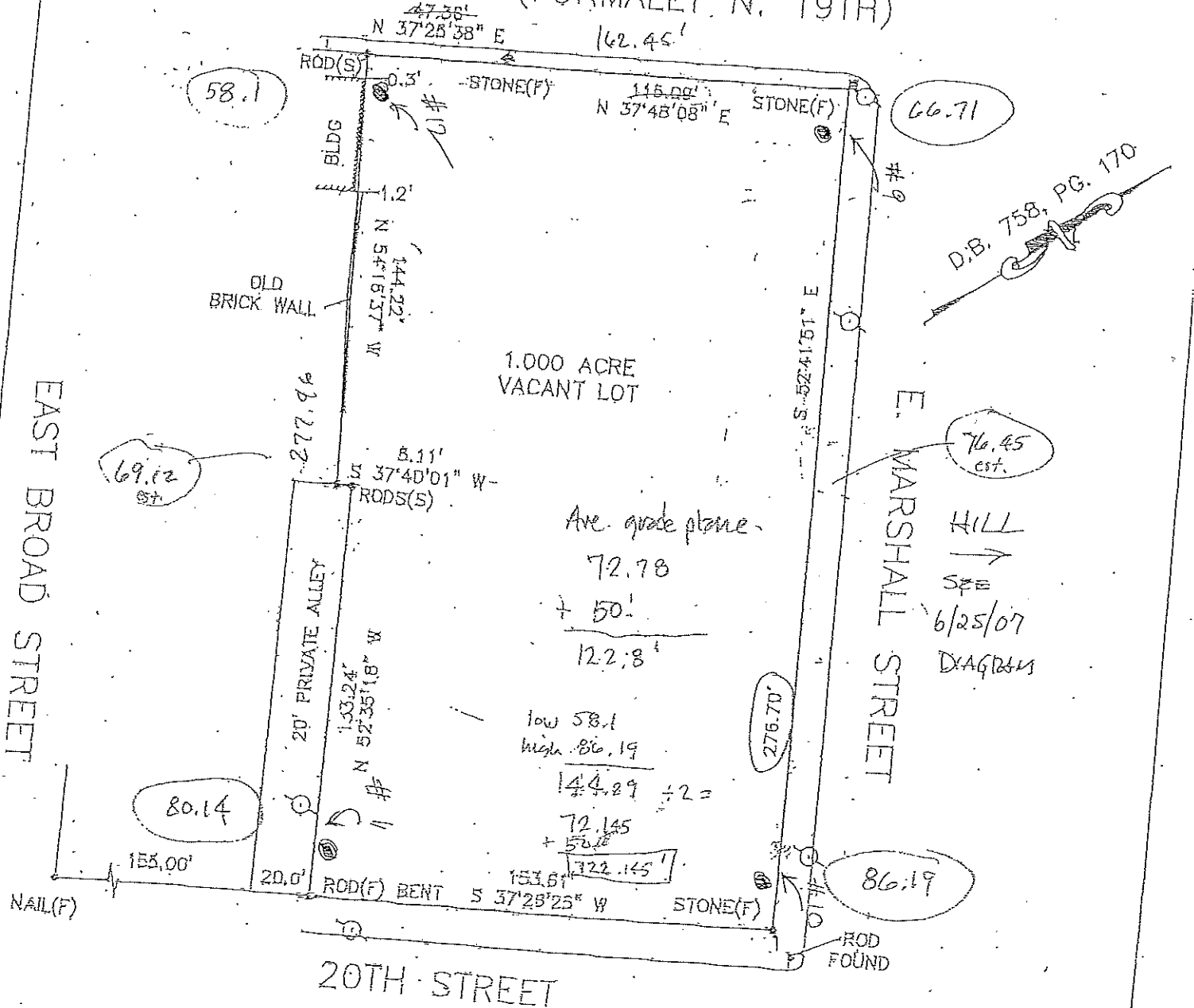


THIS IS TO CERTIFY THAT ON MAY 15, 2004 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN



- 1) THIS PARCEL IS IN ZONE X AS SHOWN ON F.I.R.M. COMMUNITY PANEL # 510129 0010, JUNE 20, 1998 AREA PROTECTED BY FLOOD WALL
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN

CEDAR ST (FORMALLY N. 19TH)





DC COPY



DIAGRAM no scale  
LOCATION & SPOT ELEVATION  
OF SITE & HILL



List Points Report

File> c:\Carlson2007\DATA\MARSHALL ELEV.crd

6/28/2007 14:49

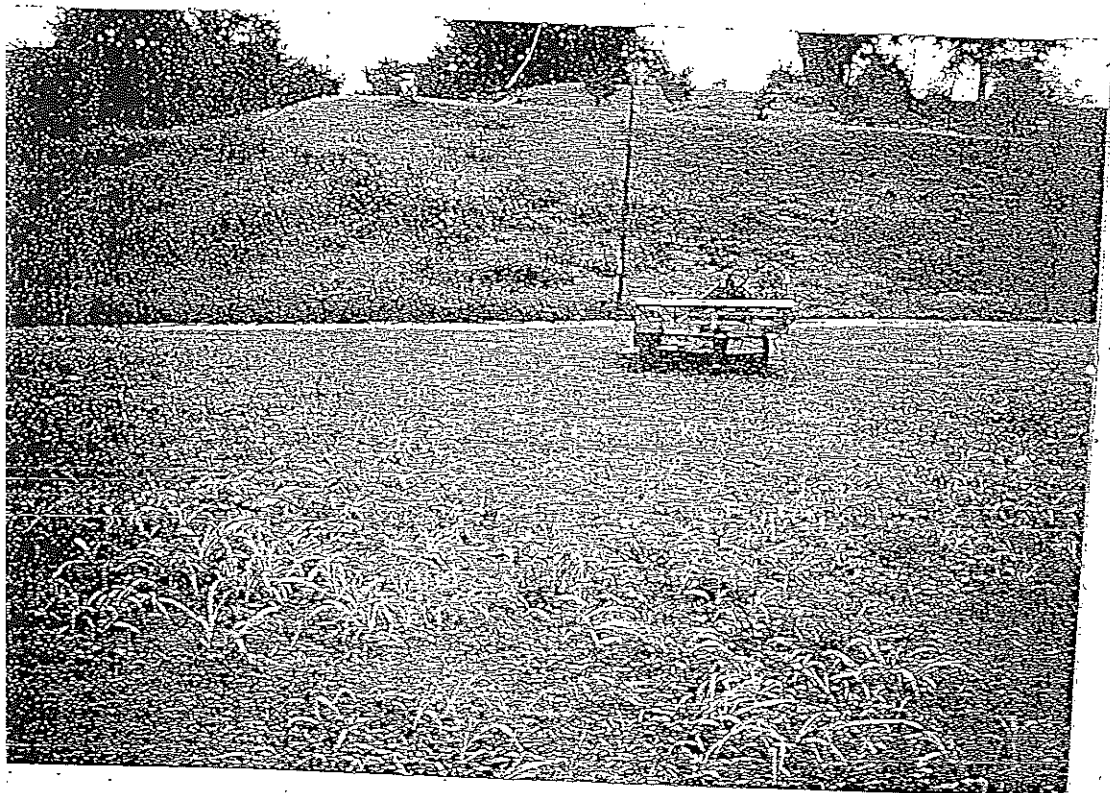
Job Description>

Job Number> 0.000

Job Date> 2007.0628

PointNo.	Northing (Y)	Easting (X)	Elev (Z)	Description
3720573	420	11795366.670	146.800	EL1
3720562	020	11795583.520	148.830	EL2
3720460	320	11795302.950	136.130	EL3
3720475	270	11795351.470	146.550	EL4
3720369	200	11795446.590	144.670	EL5
3720361	660	11795388.960	145.820	EL6
3720272	480	11795498.580	144.330	EL7
3720311	210	11795368.550	127.530	EL8
3720389	690	11795073.860	66.710	EL9
3720264	100	11794980.330	58.100	EL12
3720089	870	11795193.550	80.140	EL11
3720221	590	11795301.180	86.190	EL10

Number of points listed> 12





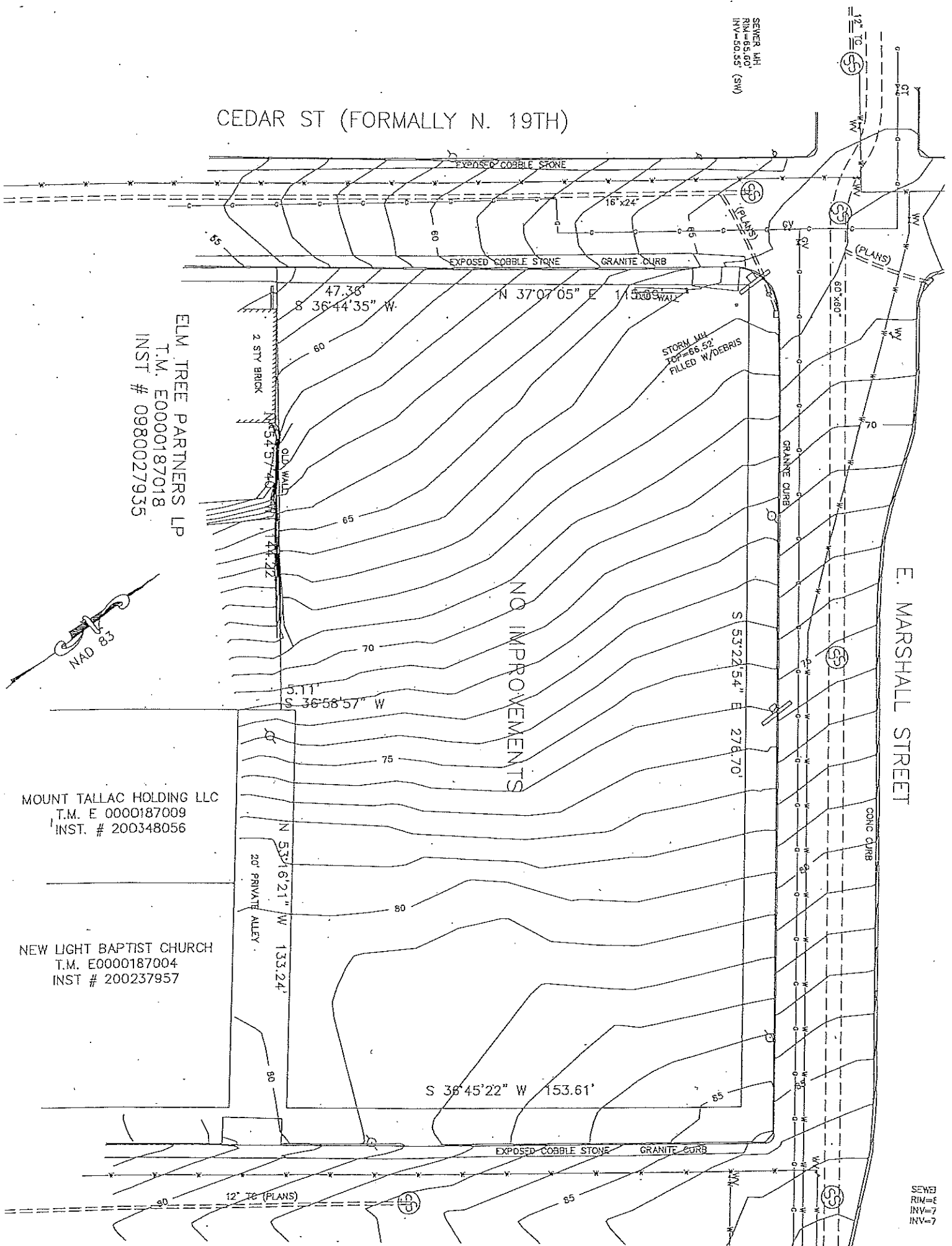
CEDAR ST (FORMALLY N. 19TH)

SEWER MH  
RIM=65.00'  
INV=50.55' (SW)

ELM TREE PARTNERS LP  
T.M. E0000187018  
INST # 0980027935

MOUNT TALLAC HOLDING LLC  
T.M. E 0000187009  
INST. # 200348056

NEW LIGHT BAPTIST CHURCH  
T.M. E0000187004  
INST # 200237957



SEW3  
RIM=E  
INV=7  
INV=7