



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: 2416 Jefferson Ave DATE: April 29, 2016

OWNER'S NAME: 2411 M St, LLC TEL NO.: 804-991-4111

AND ADDRESS: 611 N 26th St EMAIL: dvk5f@yahoo.com

CITY, STATE AND ZIP CODE: Richmond, VA 23223

ARCHITECT/CONTRACTOR'S NAME: ADO TEL. NO.: 804-343-1212

AND ADDRESS: 105 E Broad St EMAIL: todd@ado.design

CITY, STATE AND ZIP CODE: Richmond, VA 23219

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.)

This application requests demolition of an existing non-historic and non-contributing 1-story structure located in the Union Hill National and City Historic District. This application is being submitted in conjunction with a separate but associated application for conceptual review of a replacement structure. Demolition is being considered in reference to the Design Guidelines Standards for Demolition as outlined in the accompanying materials.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): Mr. Matt Jareau

(Space below for staff use only)

RECEIVED

Received by Commission Secretary

APR 23 2016

APPLICATION NO. _____

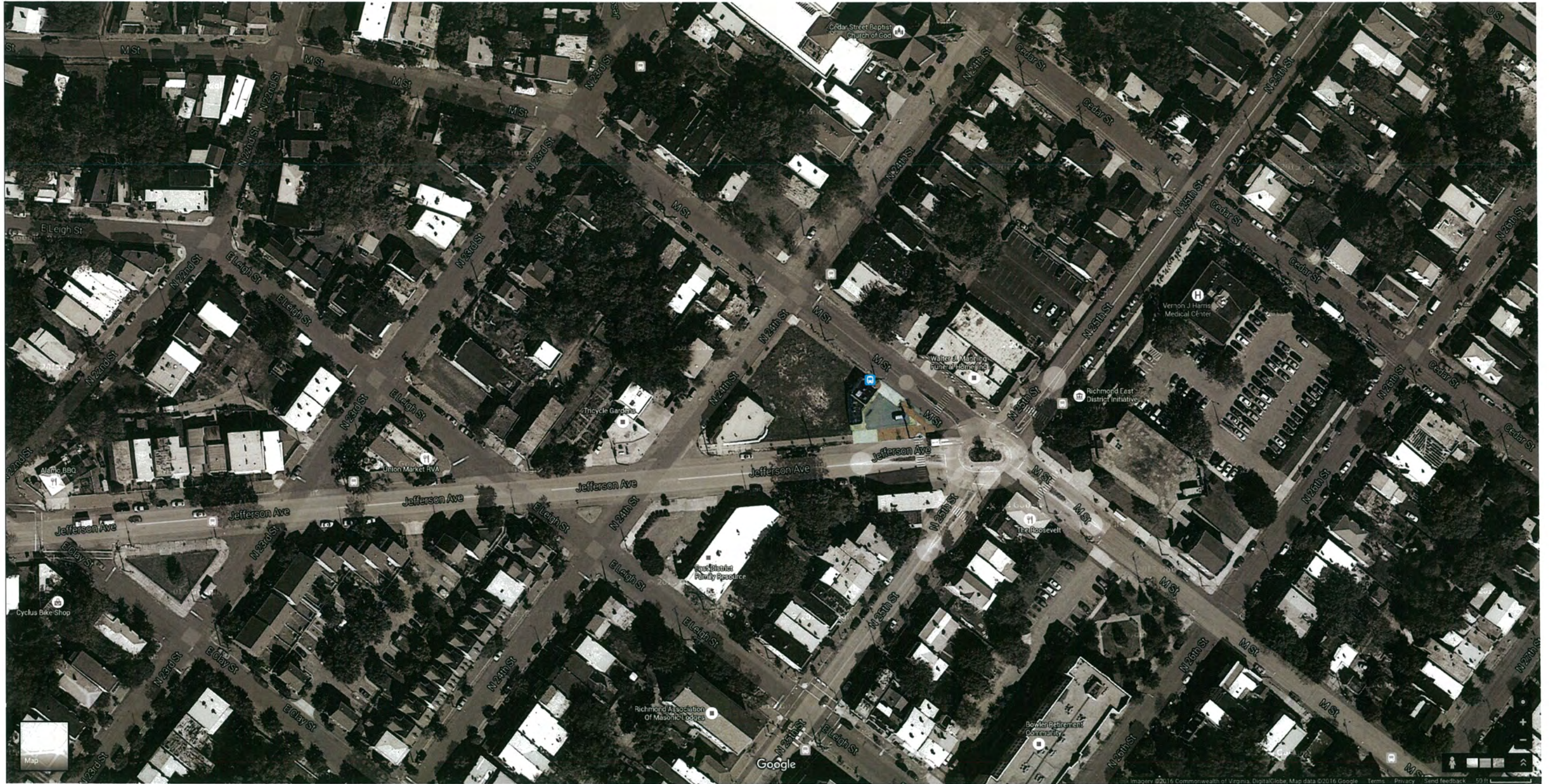
DATE _____

5:30

SCHEDULED FOR _____

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

Revised 10-02-2014



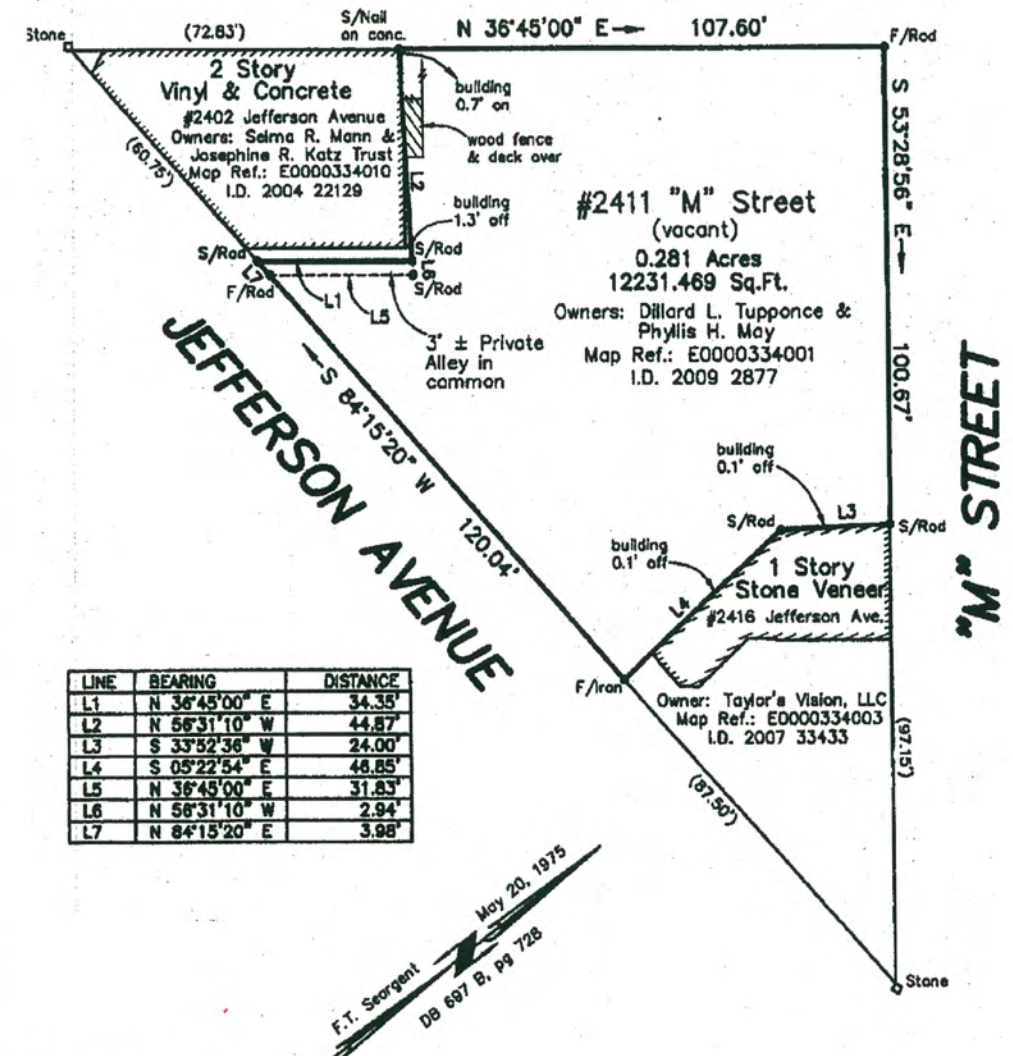
Conceptual Review of Proposed New Mixed-Use Infill Structure
View from corner of Jefferson Ave and 24th Street

Commission of Architectural Review - Request for Demolition of Structure
address: 2416 Jefferson Ave
submitted on: 29 april 2016



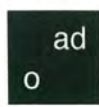
This submittal requesting demolition of an existing non-historic and non-contributing structure in the Union Hill National and City Historic District accompanies a separate but associated application for conceptual review of proposed new infill construction. The structure described in the associated application is intended to replace the non-historic structure as part of a larger redevelopment of this property and adjacent vacant parcels to the west that comprise the majority of the block. In response to statements that support the request for demolition outlined in this application, please refer also to that associated but separate application for a new structure.

N. 24th STREET



LINE	BEARING	DISTANCE
L1	N 36°45'00" E	34.35'
L2	N 56°31'10" W	44.87'
L3	S 33°52'36" W	24.00'
L4	S 05°22'54" E	48.85'
L5	N 36°45'00" E	31.83'
L6	N 56°31'10" W	2.94'
L7	N 84°15'20" E	3.98'

- Contents**
- page 1 [previous] aerial view of the site
 - page 2 [current] project summary
 - page 3 Description of request and supporting information
 - page 4 Photos of existing 1-story structure
 - page 5 Photos of existing 1-story structure with key map



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 41

Union Hill (127-0815)
Richmond (Independent City), VA

Jefferson Avenue
2400 Block (Even)

2400 Late Victorian, 1915 ca., Commercial Building. This is a 2-story, 7-bay frame commercial structure with remnants of the original storefront visible on the east-end. The building is oddly shaped, with front and corner entrances and two 3-sided, 1-story projecting bays on the second story. The cornice is a continuous box cornice. (127-0815-0192)

2416 No Style Listed, 1940 ca, Commercial Building. Originally a service station, this structure has been turned into a law office. It is a 1-story, 6-bay brick structure with an aluminum and glass storefront and Permastone covering the brick. (127-0815-0193) **NC**

Jessamine Street
800 Block (Even)

806 Greek Revival, 1842 ca, Single Dwelling. This is a 2-story, 2-bay, gable-roofed frame dwelling with a box cornice. The flat roof porch has a box cornice, turned posts, and sawn brackets with unusual decorative design. (127-0815-0194)

808 Second Empire, 1915 ca., Single Dwelling. This 2-story, 2-bay, frame dwelling has a central pediment in the false mansard roof and a box cornice. The porch has modern iron posts, a spindle-work frieze and sawn brackets. (127-0815-0195)

810 Greek Revival, 1870 ca, Single Dwelling. This is a 2-story, 3-bay, gable-roofed frame dwelling with a box cornice. The present porch has tapered wood columns resting on brick piers. (127-0815-0196)

812 Greek Revival, 1870 ca, Single Dwelling. This is a 2-story, 3-bay, gable-roofed frame dwelling with a box cornice. The hip-roofed porch has Tuscan columns and turned balusters. (127-0815-0197)

814-816 Italianate, 1890 ca, Single Dwelling. This 2-story, 4-bay, frame dwelling has a cornice with sawn brackets and panels. The hip-roofed porch has a dentiled cornice, square columns and replaced balustrade. (127-0815-0198)

866 Italianate, 1915 ca., Single Dwelling. This 2-story, 3-bay, frame dwelling has a bracketed cornice with dentils and ventilator panels in frieze. The hip-roofed porch had turned posts. (127-0815-0199)

868 Italianate, 1890 ca, Single Dwelling. This 2-story, 3-bay, frame dwelling

excerpt from the National Register of Historic Places Union Hill Historic District inventory of structures

Primary Concepts informing the request for demolition from the Design Guidelines Standards for Demolition
3 features of the property described in relation to 4 factors involving proposed demolition

1/ The Historic and Architectural Value of the Building
The building is non-contributing to the historic district, as documented in the Union Hill National Historic District Inventory of Structures [see included excerpt]. The building's appearance has been severely altered and it no longer signifies its historic use or relationship to its setting. This is made all the more clear in contrast to the rehabilitated fuel-service station located one block to the west which is being occupied with a new use but maintains its historically relevant physical character and connection to its setting. In addition to loss of historic character, the structure is in poor condition with systems and components in severe deterioration. Feasible reuse of the structure in a way that regains its significance and contributing character would require substantive replacement of altered materials and features with contemporary copies that would neither reinstate the property's historic presence nor create a viable contributing community resource. In addition, as borne out with previous studies new construction on the adjacent vacant land to the west, the size of the structure prevents congruous development on this land with a structure or structures appropriately scaled to the block's significant position on a major avenue fronting two of the city's oldest historic districts.

2/ The Effect Demolition Will Have on the Surrounding Neighborhood as related to

3/ The Type and Quality of the Project that Will Replace the Demolished Building
Proposed construction intended to replace the existing building is being made under a separate but associated application for conceptual review submitted on the same date. Proposed new construction is being conceived to be compatible with the historic features that characterize the historic context of Union Hill, and also the adjacent historic Church Hill and are intended to enhance the historic district by providing retail, office and residential spaces that complement those activities housed in the surrounding community's historic structures. Given the property's importance in location and frontage, it is believed that a new structure on the site that relates to the corner, erects an appropriately-scaled urban street wall, and provides more service and amenity for the surrounding community far outweighs feasible alternatives to rehabilitate the existing 1-story structure.

4/ The Historic Preservation Goals Outlined in the Master Plan and Downtown Plan
The Downtown and City Master Plans envision reconstitution of the areas east of the CBD that comprise the historic core of Richmond and that include Union Hill and Church Hill. The subject property lies in the heart of this historic core which is enjoying rapid rejuvenation. The project conceived to replace the existing non-historic structure is believed to support and enhance the area's rejuvenation by creating additional retail and office space that is appropriately scaled for the site and community it serves as well as affordable residential apartments that complement, rather than compete with, typical residential types in the immediate and surrounding areas.

Community Support

The project outlined in both this application for demolition and the associated application for conceptual review of a new infill structure have been presented to the Union Hill Civic Association twice. Initial proposals for infill development were concerned only with the vacant land west of the structure under review, and retained the 1-story structure under review. These initial presentations were met with a mix of support and aesthetic criticism. Although it is not suggested that initial resistance owed exclusively to retention of the non-historic 1-story building, subsequent proposals presented to the Union Hill Civic Association that extend new infill construction onto the triangular parcel that is encumbered by the non-historic building met with a much higher degree of approval and with little to no representations that the 1-story structure is regarded as a viable community resource



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9

