



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: 722 W 23RD ST DATE: 9/26/14

OWNER'S NAME: URBAN CORE DEVELOPMENTS TEL NO.: 804

AND ADDRESS: 409 E. MAIN ST, STE 100 EMAIL: ABEACH@URBANCOREVA.COM

CITY, STATE AND ZIPCODE: RICHMOND, VA 23219

ARCHITECT/CONTRACTOR'S NAME: TODD DYKSHORN TEL. NO.: 343-1212

AND ADDRESS: 105 E BROAD ST EMAIL: TODD@TODDO.COM

CITY, STATE AND ZIPCODE: 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.) SEE ATTACHED

Signature of Owner or Authorized Agent:

Name of Owner or Authorized Agent (please print legibly): CASEY SEAWIS

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE 9/26 2:30

SCHEDULED FOR _____

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

PROJECT CONCEPTS

1/ ANCHOR THE PROMINENT INTERSECTION OF N23RD AND JESSAMINE STREETS:

Given the site's exposure and situation as an island, the building's mass is conceptualized to further enhance recent improvements along the N23rd St corridor and anchor additional historic rehabilitation and in-fill development on the surrounding blocks. Reviewing alternate schemes for two and three-story structures, the three-story structure on the prominent corner is considered to be better suited to the site. In the spirit of the property's R-63 zoning, the ground floor of the three-story structure is programmed as commercial space.

2/ COMPACT MASSING DISTINGUISHED BY RECESSED AND PROJECTING FEATURES:

The three-story structure features recessed wall areas along both street-frontages intended, along with the compact floor plate, to further reduce the corner structure's scale on the sides facing existing and potential future structures fronting N23rd and Jessamine Streets. The two story structures are scaled and proportioned with exterior features emulating existing structures on this and adjacent blocks.

3/ MATERIALS AND EXTERIOR DETAILING APPROPRIATE FOR AND TIED TO SURROUNDING CONTEXT:

Although not yet fully determined in this conceptual review, exterior materials are conceived to be a combination of parged appearance masonry, horizontal siding, and divided-lite windows in keeping with available historic precedents and historic neighborhood guidelines.

4/ SIMPLE PLAN WITH WELL-LIT AND COMFORTABLE RESIDENTIAL SPACES:

Proposed upper level residential spaces in the three-story structure are conceived to be open and well-lit with views that take advantage of the corner site and surrounding neighborhood. Room arrangement can be efficient and compact owing to the limited number of units on each level served by a single stair. The two-story row-houses are likewise conceived to be open to suit contemporary living within the more traditional 2-story volume that situates living on the lower level and private rooms above.

PROJECT DESCRIPTION

The proposed project is situated at the intersection of N 23rd and Jessamine Streets in Richmond's Union Hill Old and Historic Neighborhood. The site is currently vacant and is adjacent to several existing single family homes that share the triangular, island bound by Cedar Street to the north. Adjacent blocks support a variety of structures including one and two-story residences and a large church.

After reviewing program and building massing concepts, the project proposal envisions two structures on the available open land. The primary structure is shown as a three-story volume anchoring the south intersection of N23rd and Jessamine and is programmed as commercial space only on the ground level with two upper levels with two residential apartments on each level. The commercial space is situated with it's public program areas on the corner to take advantage of the large open sidewalk area in the block's point and to offer a local resident and public draw when viewed looking north along the 23rd St corridor. Because it is deemed appropriate to limit the footprint of this three-story structure, two single-family attached row-houses are suggested on the remaining area of the property north of the corner structure and adjacent to the existing two-story row-houses on the block. Like these existing row-houses, the proposed in-fill structures are suggested to front on N23rd with back-yards on Jessamine Street. These additional rowhouses increase the property's density beyond that allowed in zoning district R-63, however, it is believed the scale and siting of the two structures in conjunction with each other, along with associated site improvements, maintain the scale and density of the neighborhood and contribute to the new structure's dialog with the existing context.

Parking for the commercial space and residences is being investigated on an existing mid-block parking lot immediately across Jessamine St from the property.

The project as conceived will require Special Use Permission to allow for expansion of the ground level commercial space and additional density on the site.

PROJECT OVERVIEW

Commission for Architectural Review
CONCEPTUAL REVIEW PACKAGE
submitted: September 26, 2014

23RD & JESSAMINE STREETS

722 N 23rd Street, Richmond, VA 23223
UNION HILL OLD AND HISTORIC DISTRICT

CONTEXT

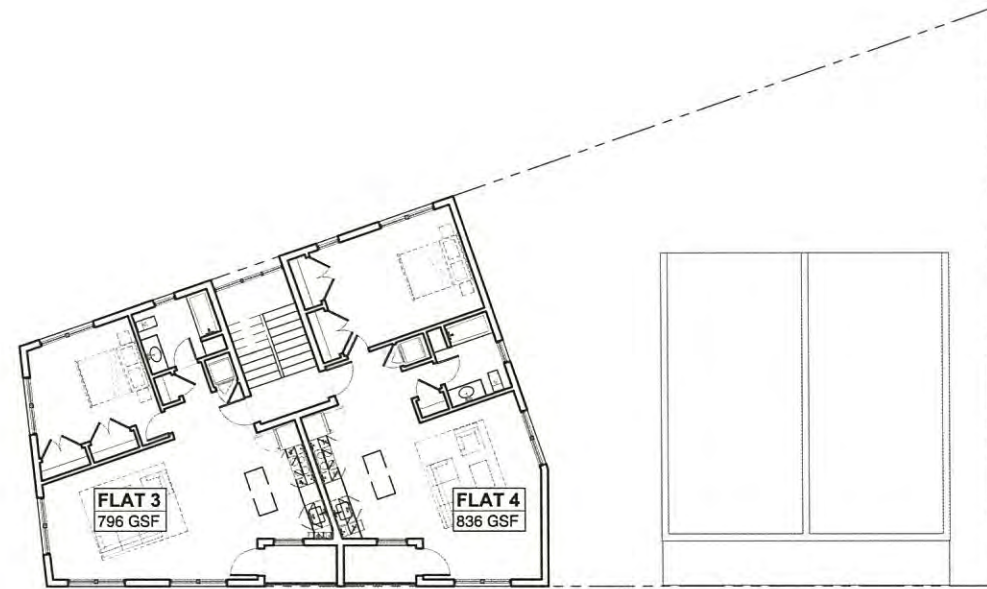


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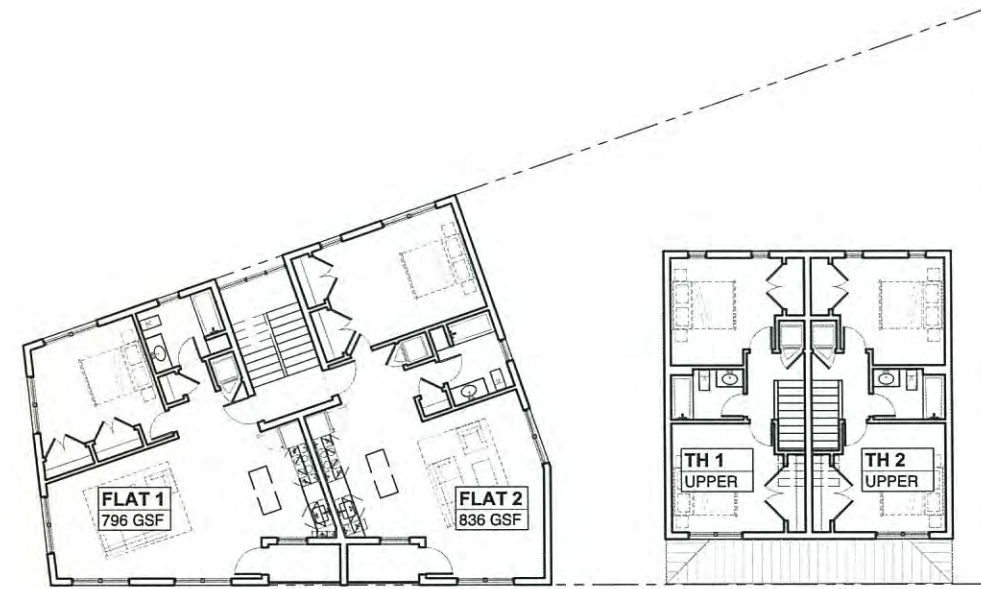
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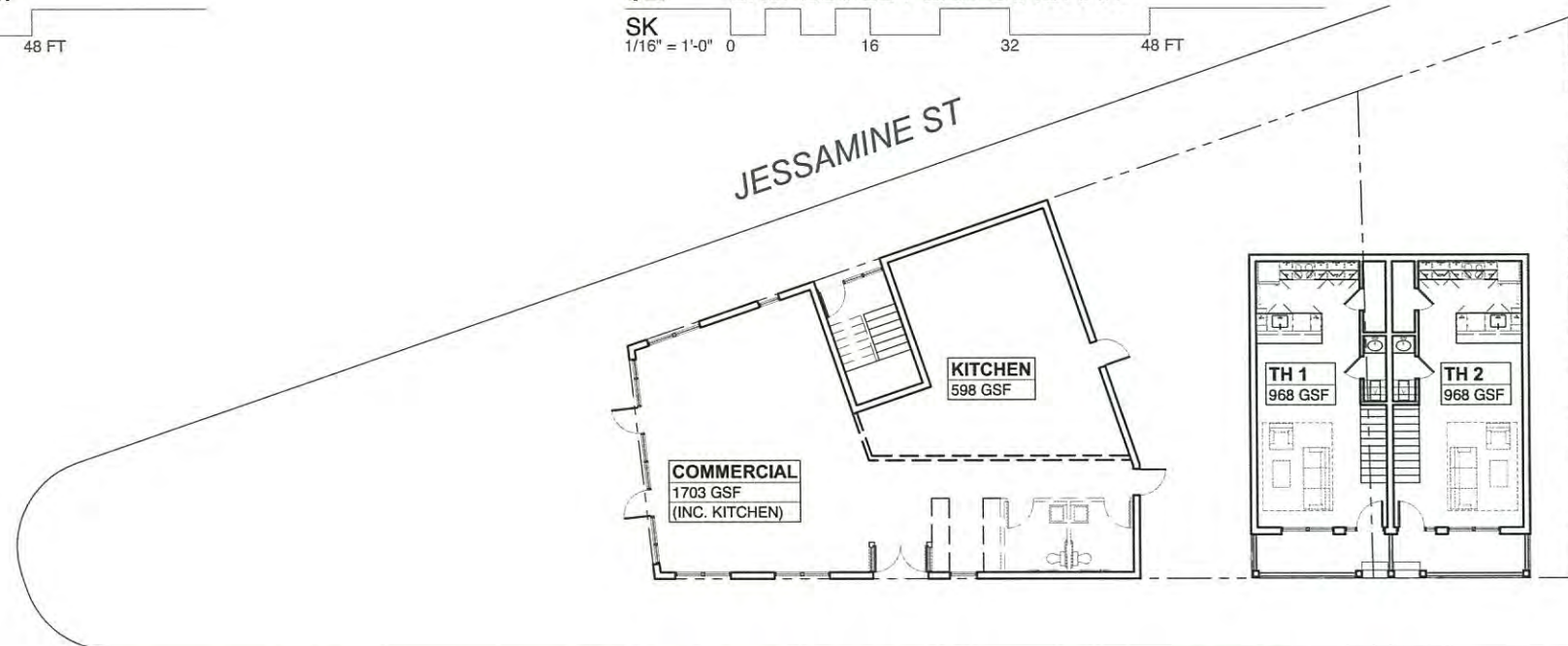
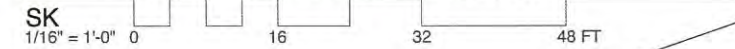
PROPOSED FLOOR PLANS



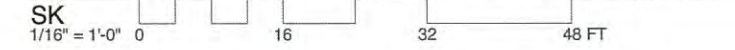
03 3RD LEVEL PLAN DIAGRAM



02 2ND LEVEL PLAN DIAGRAM



01 N 23RD ST SITE / MAIN LEVEL PLAN DIAGRAM

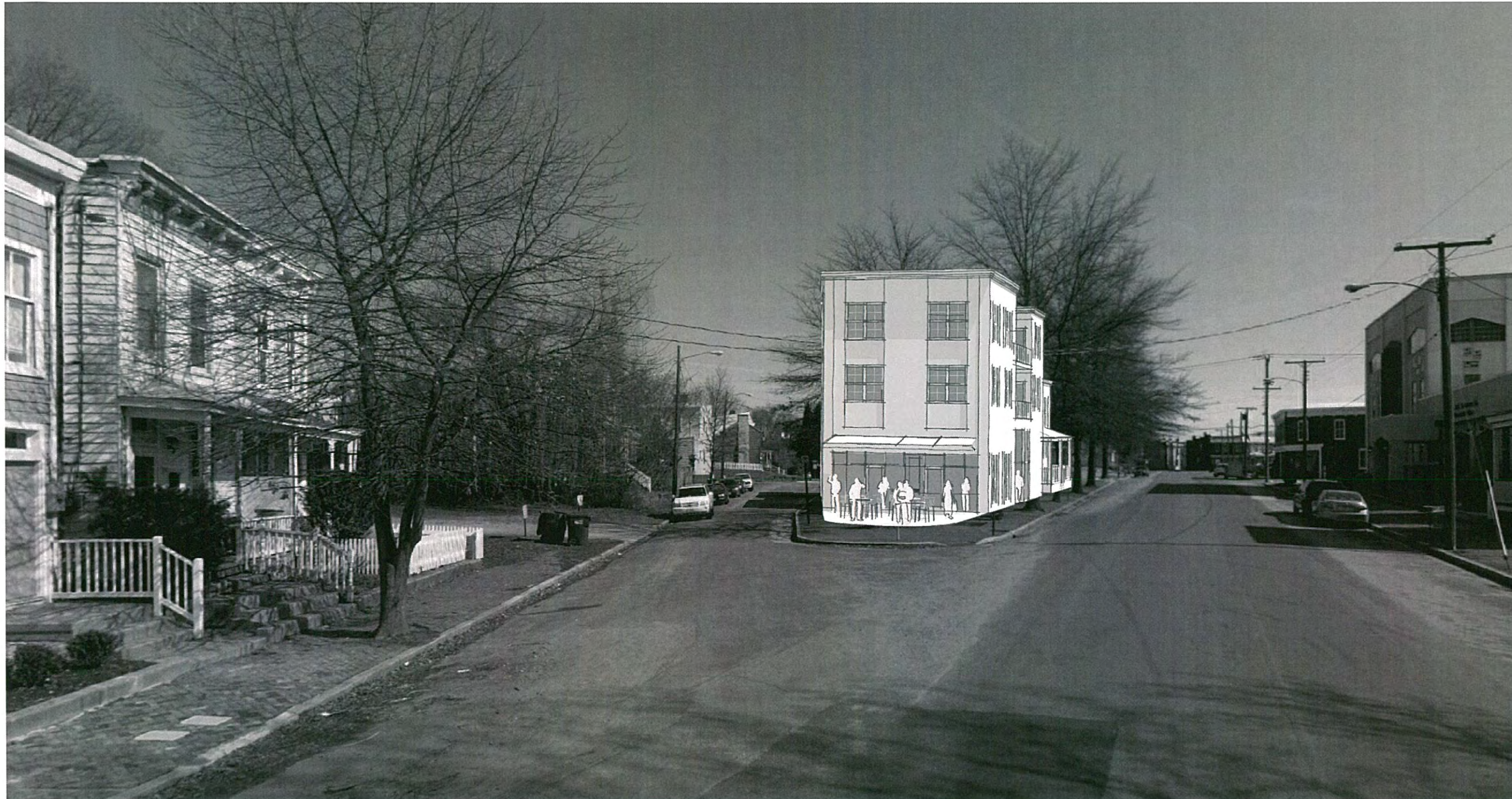


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SKETCH VIEW



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prepared by:
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