

17. COA-079736-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

304 N. 21<sup>st</sup> Street

DISTRICT

Shockoe Valley

APPLICANT

Crescent Development

STAFF CONTACT

Carey L. Jones

Commission of Architectural Review

STAFF REPORT



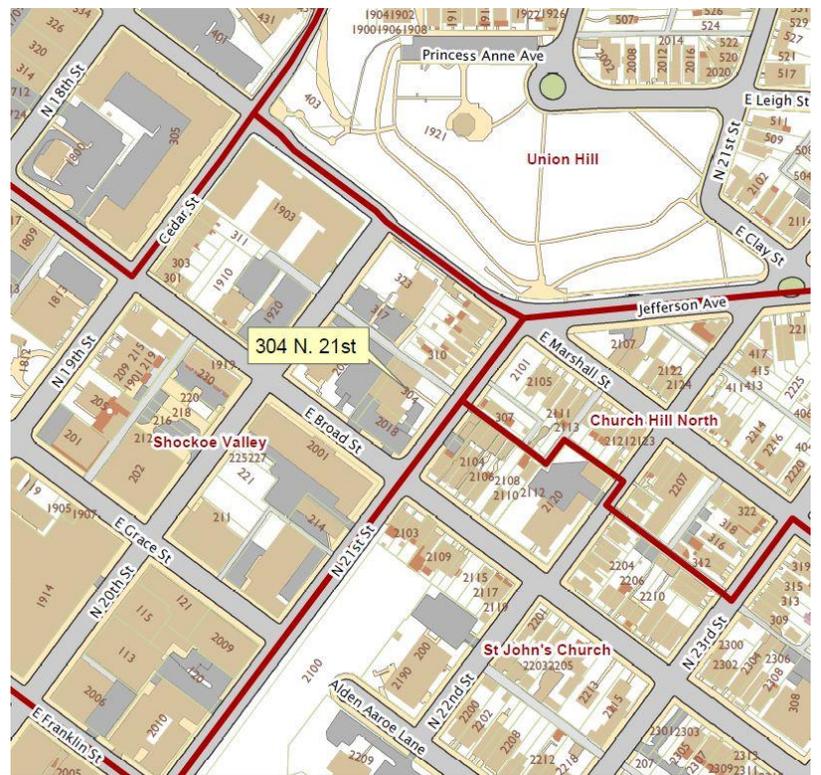
PROJECT DESCRIPTION

Construct six, two-story row houses.

PROJECT DETAILS

- The applicant proposes to construct six, two-story row houses on a vacant portion of an existing corner lot.
- The property is already developed with an existing garage, ca. 1930, surrounded by a paved parking area. The applicant intends to use state historic rehabilitation tax credits to convert the existing garage to a new use.
- The proposed new construction is two stories in height and sited to the rear of the lot with the buildings facing North 21<sup>st</sup> Street.

Staff has consulted with members of the land use administration division; the property is zoned M-1. A preliminary review indicates that additional approvals from either the Zoning Department or Land Use Administration will be necessary. Staff recommends that the applicant schedule a meeting with Planning and Preservation, Zoning, and Land Use Administration staff prior to developing the plans further.



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CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction" on pages 44, and 46-56 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

At the May 22, 2018 meeting the Commission reviewed a plan to rehabilitate and demolish the front portion of the existing commercial building, 2018 East Broad Street. The Commission approved the application at this meeting.

SURROUNDING CONTEXT

The subject block of North 21<sup>st</sup> Street is developed with 2-story 3-bay frame Italianate buildings with full-façade porches and decorative cornices. The north side of the 2000 block of East Broad Street is vacant, with the

exception of the building on the subject property and the New Light Baptist Church. The south side of East Broad Street is developed with a building constructed in 2011. The building is 3 stories tall with a recessed 4<sup>th</sup> story, and resembles brick row houses.

**STAFF COMMENTS**

- The applicant meet with Planning and Preservation, Zoning, and Land Use Administration staff prior to developing the plans further to ensure consistency with existing zoning and land use plans
- The applicant consider including a porch in the design
- The applicant consider the architectural treatment and materials of the south elevation

**STAFF ANALYSIS**

Siting, pg. 46,  
#s2-3

*2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.*

Based on the massing studies submitted by the applicant, it appears the buildings will be constructed at the side walk. Staff notes that the majority of houses on the lot have a consistent setback. While the lot was previously developed with a group of buildings to the lot line, they do not appear to have been residential buildings and they were demolished prior to 1925. Staff notes that later Sanborn maps indicate there were residential buildings facing onto E. Broad Street.

*3. New buildings should face the most prominent street bordering the site.*

This is a corner property and staff finds that East Broad Street is the more prominent street.

Form, pg. 46  
#s1-3

*1. New construction should use a building form compatible with that found elsewhere in the historic district.*

The applicant proposes a group of two-story buildings with a full basement. Due to the slope of the lot, the basement will be a rear walk-out basement. Staff notes the predominant style for residential buildings is two stories in height with a one-story, full-width porch. Staff recommends the applicant consider including a porch in the design.

*2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.*

Staff finds the two-story height maintains the existing human scale of the surrounding district.

New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48

*1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district.*  
*2. The material used in the primary elevation should be continued along the second, corner elevation.*  
*4. Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.*

Staff notes that this is a corner and recommends the applicant consider the architectural treatment and materials of the south elevation.

**FIGURES**

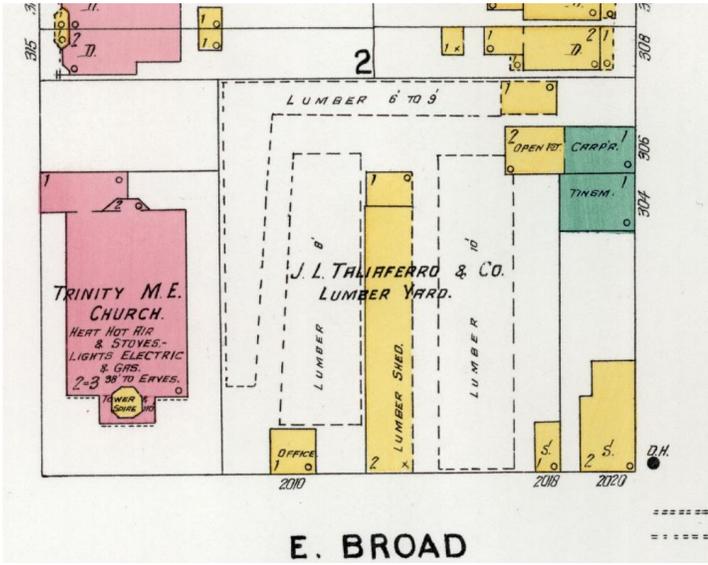


Figure 1. Sanborn Map, 1905.

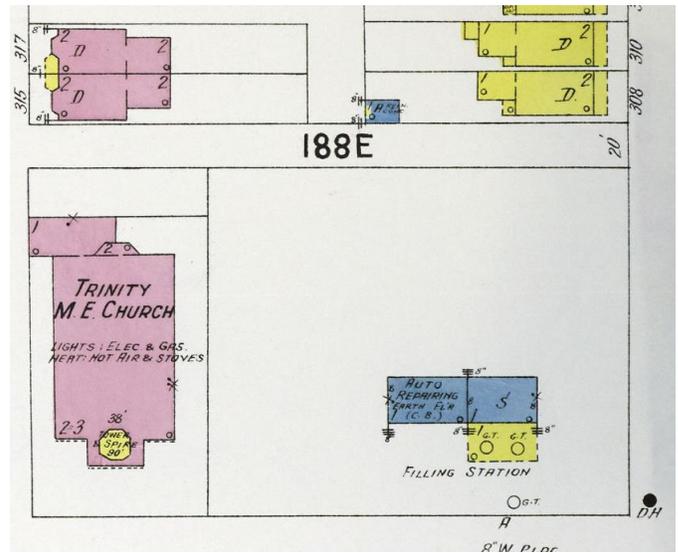


Figure 2. Sanborn Map, 1925.



Figure 3. 304 North 21st Street from 21st Street



Figure 4. 300 block North 21st Street, even side north of subject lot



Figure 5. 2016-2018 East Broad Street



Figure 6. 300 block North 21st Street, odd side