

12. COA-076913-2020

PUBLIC HEARING DATE

August 25, 2020

PROPERTY ADDRESS

425 North 25th Street

DISTRICT

Church Hill North

Commission of Architectural Review

STAFF REPORT



APPLICANT

J. Bilder

STAFF CONTACT

Carey L. Jones

PROJECT DESCRIPTION

Rehabilitate two buildings and construct a new multi-use building.

PROJECT DETAILS

- The applicant proposes to rehabilitate two buildings: 419 North 25th Street and 2505 East Clay Street.
- The applicant is also proposing to construct a new mixed-use, multi-family residential and commercial building on 421-425 N. 25th Street and behind 419 N. 25th Street.
- Parking spaces will be provided in the rear of the property and accessed using an existing alley.
- The new construction on the corner will be four stories in height with ground floor commercial space.
- The two sections at 421 and 423 N. 25th Street will be three stories in height with a fourth story setback. The setbacks will be a staggered distance, 30-feet and 18-feet respectively, from the front lot line. They will also have a rear section that overhangs the parking spaces, and a commercial space in the basement.
- The residential sections of all three buildings employ a traditional three-bay form. The corner commercial units will also have large glass windows and doors recessed in a corner cut-bay configuration.



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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

The Commission has not previously reviewed this application, though the applicant has met with staff and other members of Planning and Development Review, including the Director.

SURROUNDING CONTEXT

The lots immediately adjacent to the subject property are developed with two-story frame single-family dwellings

with one-story, full-width front porches. The subject property was also historically developed with two-story frame dwellings with raised basements. There are brick and frame two-story mixed-use buildings on the north and east corners of North 25th and East Clay Streets. Across North 25th Street is a restored theater building as well as a mix of residential and commercial buildings and vacant lots. A three-story brick commercial building constructed in 1917 is on the east corner of North 25th and East Marshall Streets. The surrounding neighborhood is developed with primarily two-story brick and frame dwellings. North 25th Street is a primary corridor developed with a variety of commercial and mixed-use buildings.

STAFF COMMENTS

- staff recommends a subtle reference to a cornice line that wraps around the corner be incorporated
- a complete application and checklist be submitted for review by the Commission

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<p>2. <i>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.</i></p>	<p>For the new construction at 425 N. 25th Street and the corner of E. Clay Street, the applicant proposes to construct a building to the front and side lot line. Staff finds this is typical for corner properties on N. 25th Street. For the new building at 421 and 423 N. 25th Street, the applicant proposes an eight-foot setback from the lot line, which is approximately midpoint between the lot line and the setback for the historic house at 419 N. 25th Street.</p>
	<p>3. <i>New buildings should face the most prominent street bordering the site.</i></p>	<p>The three new buildings will face N. 25th Street and staff finds this is in keeping with the historic development patterns for this section of N. 25th Street.</p>
Form, pg. 46 #s1-3	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p>	<p>For the new construction at 421 and 423 N. 25th Street, the applicant proposes two three-story buildings, with a fourth-floor setback. These buildings will have aligned windows and one-story, full-width porches. Staff finds that, though they are over a full story taller than the adjacent historic buildings, they are generally in keeping with the form of the residential buildings in the surrounding area. The building on the corner at 425 N. 25th Street is a full four stories, and staff finds the extra height is in keeping with other corner buildings which tend to be taller. Staff notes that the floor plans indicate a separation between the historic house at 2505 East Clay Street and the first two floors of the new construction. Staff further notes this separation is not shown on the third and fourth floors.</p>
	<p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p>	<p>The applicant proposes one-story, full-width front porches for the new construction at 421 and 423 N. 25th Street, and aligned windows on the upper stories. For the new construction on the corner, the applicant proposes large storefront windows on the ground floor and aligned windows on the upper stories. Staff finds these designs maintain the human scale of the surrounding area.</p>

3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.

Staff notes the presence of a roof overhang at 421 and 423 N. 25th which appears to reference the cornice line of the adjacent residential properties. Staff notes the corner building does not have a cornice line or decorative detail and, while staff appreciates the modern design, staff recommends a subtle reference to a cornice line that wraps around the corner be incorporated.

Height, Width, Proportion, & Massing, pg. 47, #s1-3

1. New residential construction should respect the typical height of surrounding residential buildings.

The applicant did not include building heights in the application; however, staff notes the buildings will be three stories with a fourth floor setback and on the corner the applicant proposes a full four stories.

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.

Staff notes the applicant proposed vertically aligned windows on all the street-facing elevations.

3. The cornice height should be compatible with that of adjacent historic buildings.

Based on the rendering submitted by the applicant it appears the cornice line of the buildings at 421 and 423 N 25th Street will be a half-story taller than the adjacent construction. The corner building will be at least a story taller.

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.
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.

Based on the rendering submitted by the applicant it appears that the side elevation, facing E. Clay Street, maintains the massing and fenestration found on the N. 25th Street elevation.

Mechanical Equipment, pg. 68

The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.

The applicant proposes an interior mechanical room.

FIGURES

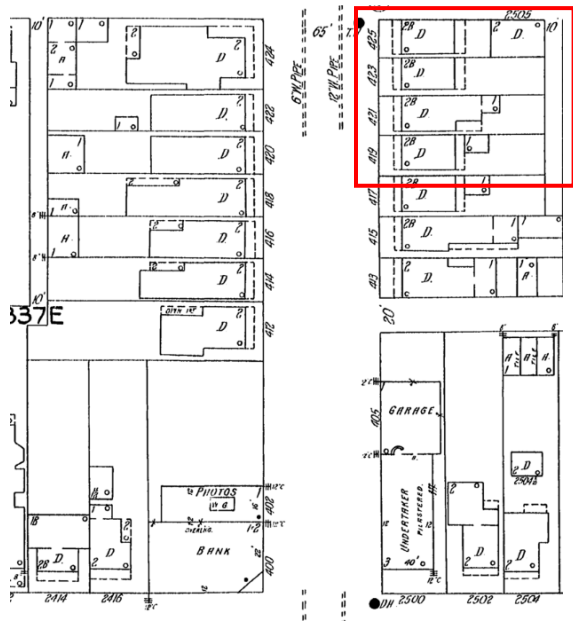


Figure 1. 1925 Sanborn map of the subject block.



Figure 2. 2505 East Clay Street



Figure 3. 421-425 North 25th Street



Figure 4. 415-419 North 25th Street.



Figure 5. Commercial building on the east corner of North 25th and East Marshall Streets.



Figure 6. Mixed use building on the north corner of North 25th and East Clay Streets.