

**10. COA-057231-2019**

PUBLIC HEARING DATE

July 23, 2019

PROPERTY ADDRESS

715 Mosby Street

DISTRICT

Union Hill

APPLICANT

Streetcar Properties

STAFF CONTACT

C. Jones

Commission of  
Architectural Review

STAFF REPORT

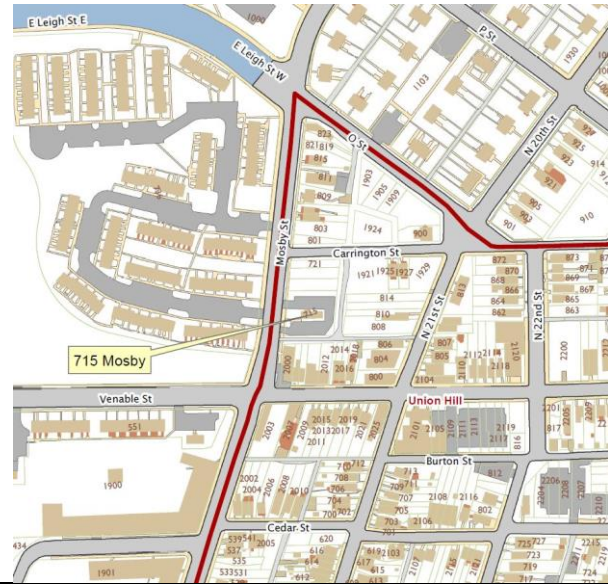


PROJECT DESCRIPTION

**Demolish a vacant, one-story, commercial building.**

PROJECT DETAILS

- The applicant requests permission to demolish the vacant commercial building on the site.



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STAFF RECOMMENDATION

**APPROVE**

PREVIOUS REVIEWS

The Commission has not previously reviewed a demolition application for this building. At the July 27, 2010 meeting, the Commission reviewed a plan for a mixed-use development at this site that included adaptive re-use of this building and the construction of an addition.

STAFF COMMENT

- None.

**STAFF ANALYSIS**

Standards for Demolition, Appendix

*According to Sec. 30-930.7(d) of the Historic Preservation Ordinance: The commission of architectural review shall not issue a certificate of appropriateness for demolition of any building or structure within an old and historic district unless the applicant can show that there are no feasible alternatives to demolition. The demolition of historic buildings and elements in old and historic districts is strongly discouraged. The demolition of any building deemed by the commission to not be a part of the historic character of an old and historic district shall be permitted. The demolition of any building that has deteriorated beyond the point of being feasibly rehabilitated is permissible, where the applicant can satisfy the commission as to the infeasibility of rehabilitation. The commission may adopt additional demolition standards for the review of certificates of appropriateness applications to supplement these standards.*

The building is located within the Union Hill City and Old Historic District. There are not nomination forms for the City and Old Historic Districts and in general, staff relies on the national register nomination forms for historic context and areas of significance. This block of Mosby Street to the alley on the east was excluded from the Union Hill National Register Historic District. In 2018, Virginia Department of Historic Resource's staff determined that 715 Mosby Street was not individually eligible for listing on the National Register and did not contribute to the adjacent Union Hill historic district. Commission staff has performed preliminary research and believes the current building dates to ca. 1976. Staff finds that this 20<sup>th</sup> century structure represents the intrusion of modern development at the edge of the District and is not a contributing part of the historic character of the Old and Historic District as it was not constructed during the period of significance for the District and is not of the architectural style of the historic structures in the district.

It is the assessment of staff that the application is consistent with the Standards for Demolition outlined in Section 30.930.7(d) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* adopted by the Commission for review of Certificates of Appropriateness under the same section of code.

## FIGURES



Figure 1. 715 Mosby Street, facade.



Figure 2. 715 Mosby Street, right elevation.



Figure 3. . 715 Mosby Street, rear elevation.



Figure 4. 715 Mosby Street, left elevation.