



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 304 N 21st Street

Historic district Shockoe Valley

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

Check if Billing Contact

Name Zachery R. Frederick

Phone 804-519-3425

Company Crescent Development

Email zac@crescent-development.com

Mailing Address 2601 W. Broad Street, Suite 201 Richmond, VA 23220

Applicant Type: Owner Agent

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Project Type:

Alteration

Demolition

New Construction

(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Conceptual review of new, attached row houses on a vacant portion of a corner lot. See attached narrative and renderings.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payment of the application fee. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner

Date

11.20.20

Conceptual Review: December 15, 2020
Infill at 304 N. 21st Street

The property at 304 N. 21st Street is located at the corner of North 21st and East Broad Streets in the Shockoe Valley Old and Historic District. The property includes a historic garage constructed in 1925. The applicant intends to pursue State rehabilitation tax credits for the garage building and construct new, attached row houses along 21st Street and at the corner of East Broad Street. At the October 27, 2020, Commission meeting, the applicant presented preliminary massing studies for new, attached row houses facing 21st Street. After receiving feedback from the public and members of the Commission encouraging additional development of the property in order to establish frontage along East Broad Street, the applicant has revised the plans so that the new construction extends to Broad.

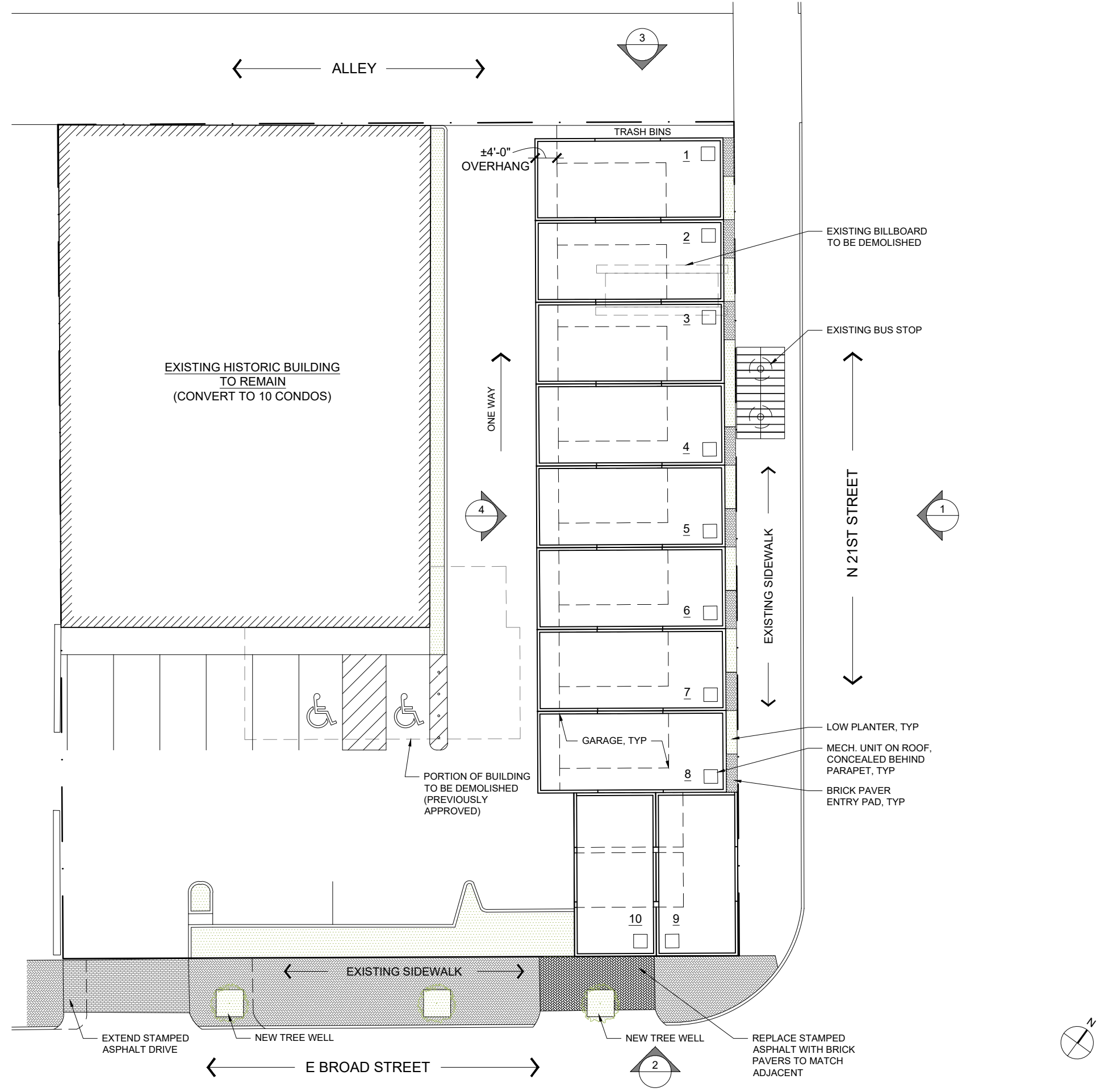
Perspectives of the revised new construction are enclosed, along with an updated site plan and a floor plan of a typical unit. The enclosed 1905 Sanborn Fire Insurance map documents the presence of an earlier two-story commercial building at the corner of Broad and 21st. Historically, much of the Broad Street side of the property remained open – first as a lumber yard, then as an early filling station.

The proposed building form and siting was guided by:

- The desire to maintain views of the historic garage building from Broad Street
- The precedent for buildings with no setback facing 21st Street
- The significant change in grade between the 21st Street sidewalk and the parcel
- The height and massing of existing dwellings on 21st Street

The row houses are three stories in height. The row houses facing 21st Street have recessed upper floors with walk-out balconies. All units have stacked, regular fenestration consistent with patterns established throughout the district. The lower level of each residence includes a small garage at the rear of the building. The buildings are compatible and contemporary, echoing characteristics of historic residences in the district without copying them.

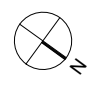
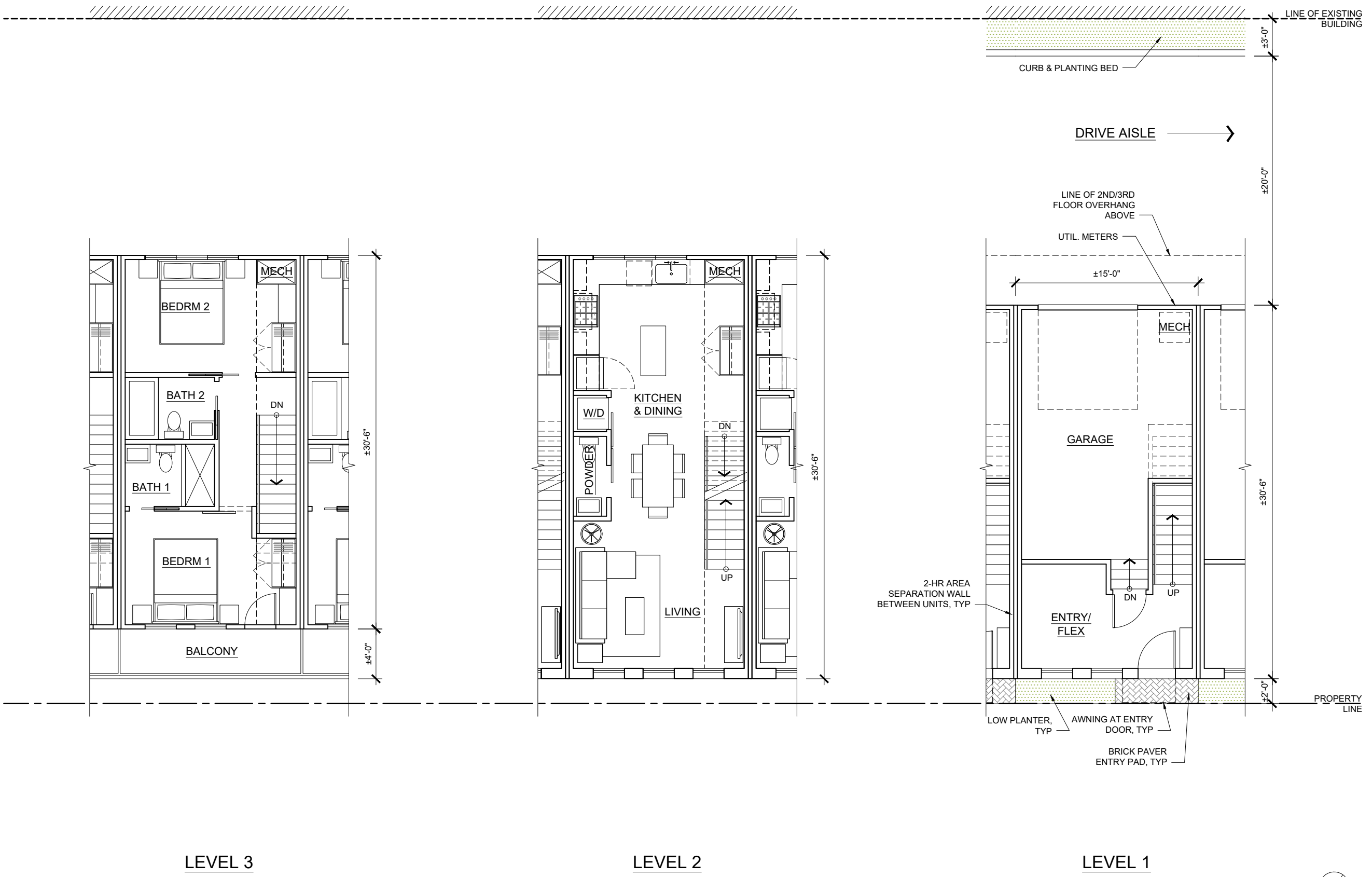
The applicant is pursuing State tax credits for the rehabilitation of the existing historic garage building and plans for the new row houses will be reviewed by the Virginia Department of Historic Resources (DHR). The applicant anticipates that DHR staff will not want primary views of the historic garage building to be blocked by new construction extending across the Broad Street side of the property.



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 N 21ST & E BROAD | CRESCENT DEVELOPMENT

ARCHITECTURAL SITE PLAN
 1" = 20'-0"

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EXTERIOR FINISH LEGEND



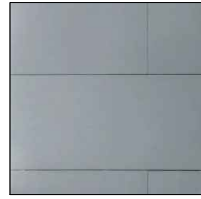
BRICK-1
RED BRICK
SIMILAR TO EXISTING BUILDING
TO REMAIN ON PROPERTY,
SIDE & REAR FACADES



BRICK-2
PAINTED BRICK (WHITE)
MATCH EXISTING BUILDING
TO REMAIN ON PROPERTY,
FRONT FACADE



FIBER-CEMENT LAP SIDING
±4" EXPOSURE, SMOOTH
FINISH IN DARK, NEUTRAL
COLOR - SELECTION TBD
HARDIE PLANK OR SIMILAR



FIBER-CEMENT PANEL
SMOOTH FINISH IN MEDIUM,
NEUTRAL COLOR -
SELECTION TBD
HARDIE PANEL OR SIMILAR



METAL GUARD
HORIZONTAL INFILL, DARK
BRONZE OR BLACK FINISH

GENERAL NOTE: HEIGHT VARIES WITH
SIDEWALK. HEIGHTS PROVIDED ARE
RELATIVE HEIGHT OF FIRST FLOOR LEVEL
TO TOP OF PARAPET. PROPOSED FIRST
FLOOR LEVEL IS PROPOSED TO BE
APPROXIMATELY 4" ABOVE SIDEWALK,
MAXIMUM, AT LOCATION OF ENTRY DOOR



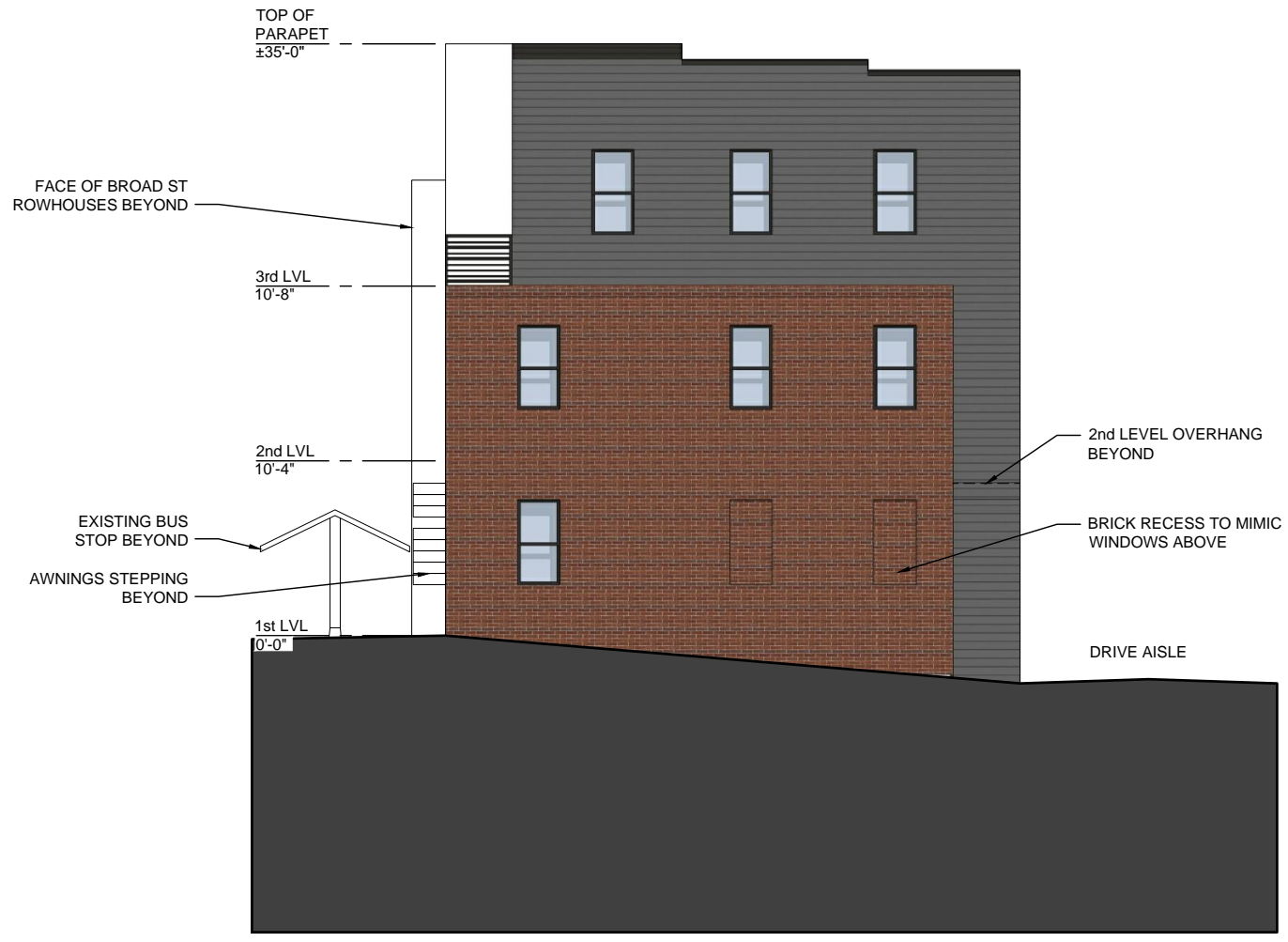
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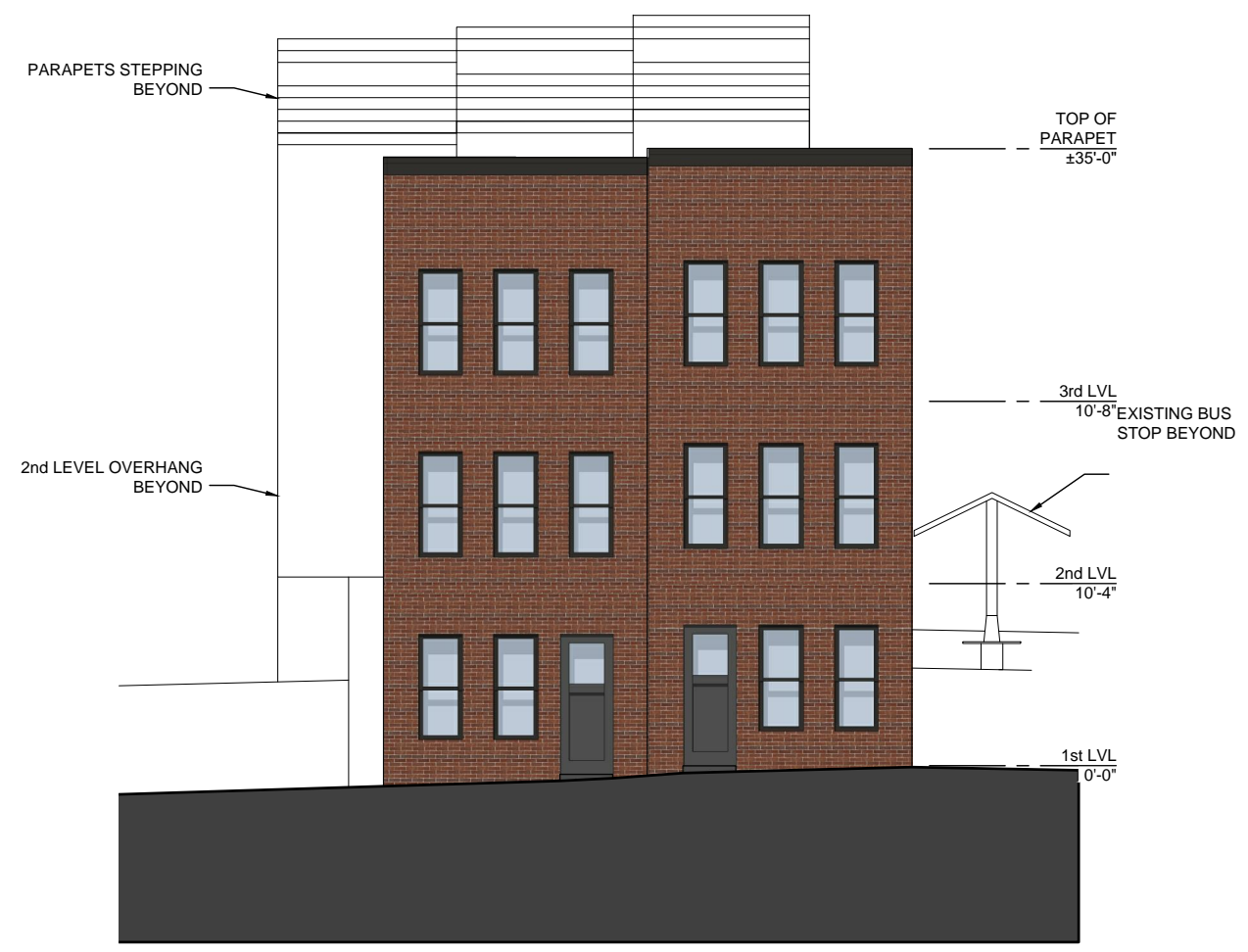
PROPOSED ELEVATION | EAST

3/32" = 1'-0"

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ALLEY | NORTH ELEVATION **3**



E BROAD STREET | SOUTH ELEVATION **2**





PROPOSED ELEVATION | WEST

3/32" = 1'-0"

DRIVE AISLE | WEST ELEVATION 4



CONCEPTUAL AERIAL VIEW

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CONCEPTUAL SOUTHEAST CORNER VIEW
FROM E BROAD ST

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CONCEPTUAL SOUTH VIEW BETWEEN BUILDINGS
FROM E BROAD ST

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CONCEPTUAL NORTHEAST CORNER VIEW
FROM ALLEY

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CONCEPTUAL SOUTHWEST CORNER VIEW
FROM N 21ST ST

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CONCEPTUAL NORTHWEST CORNER VIEW
FROM N 21ST ST

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N 21ST & E BROAD | CRESCENT DEVELOPMENT

