



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 419, 421, 423, 425 N 25th st, 2505 E Clay St  
Church Hill North  
Historic district

Date/time rec'd: \_\_\_\_\_  
Rec'd by: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Hearing date: \_\_\_\_\_

### APPLICANT INFORMATION

Check if Billing Contact

Name Sebastian Quinn  
Company Sebastian Quinn Building Workshop  
Mailing Address 63 Flushing Ave, Unit # 352  
Brooklyn, NY 11205

Phone (917) 547-0634  
Email sq@sebastianquinn.com

Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify):

### OWNER INFORMATION (if different from above)

Check if Billing Contact

Name Josh Bilder  
Mailing Address 17 S Belmont Ave  
Richmond, VA 23221

Company Sterling Bilder LLC  
Phone (804) 306-3089  
Email josh.bilder@gmail.com

### PROJECT INFORMATION

Project Type:  Alteration  Demolition  New Construction  
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)  
Renovation of historic houses at 419 N 25th and 2505 E Clay. New commercial and multifamily development at 425, 423, 421 N 25th and at the rear yard of 419 N 25th. Parking provided off the existing alley.

### 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.

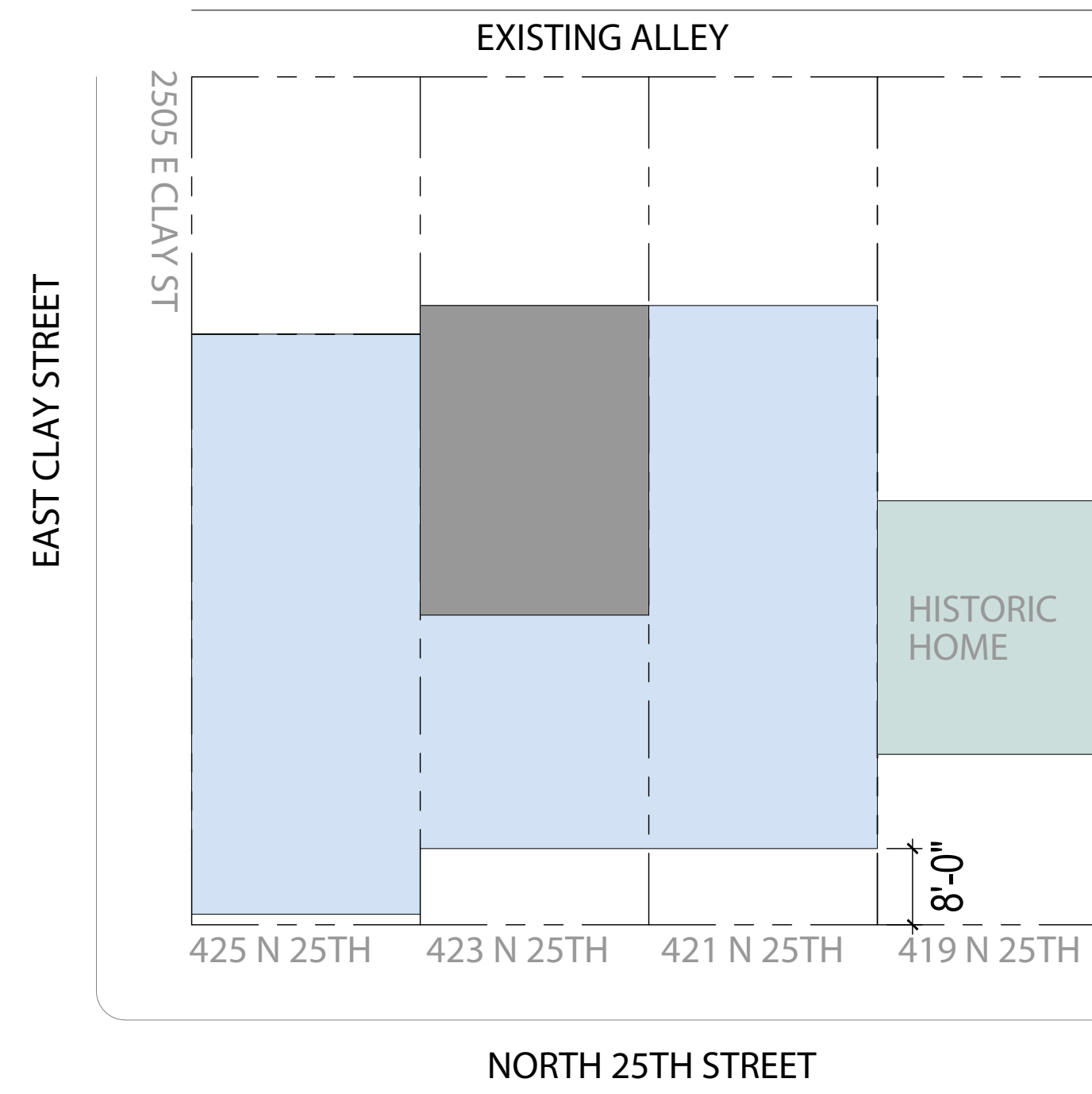
**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payment of the application fee. Applicants proposing major new construction, 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.

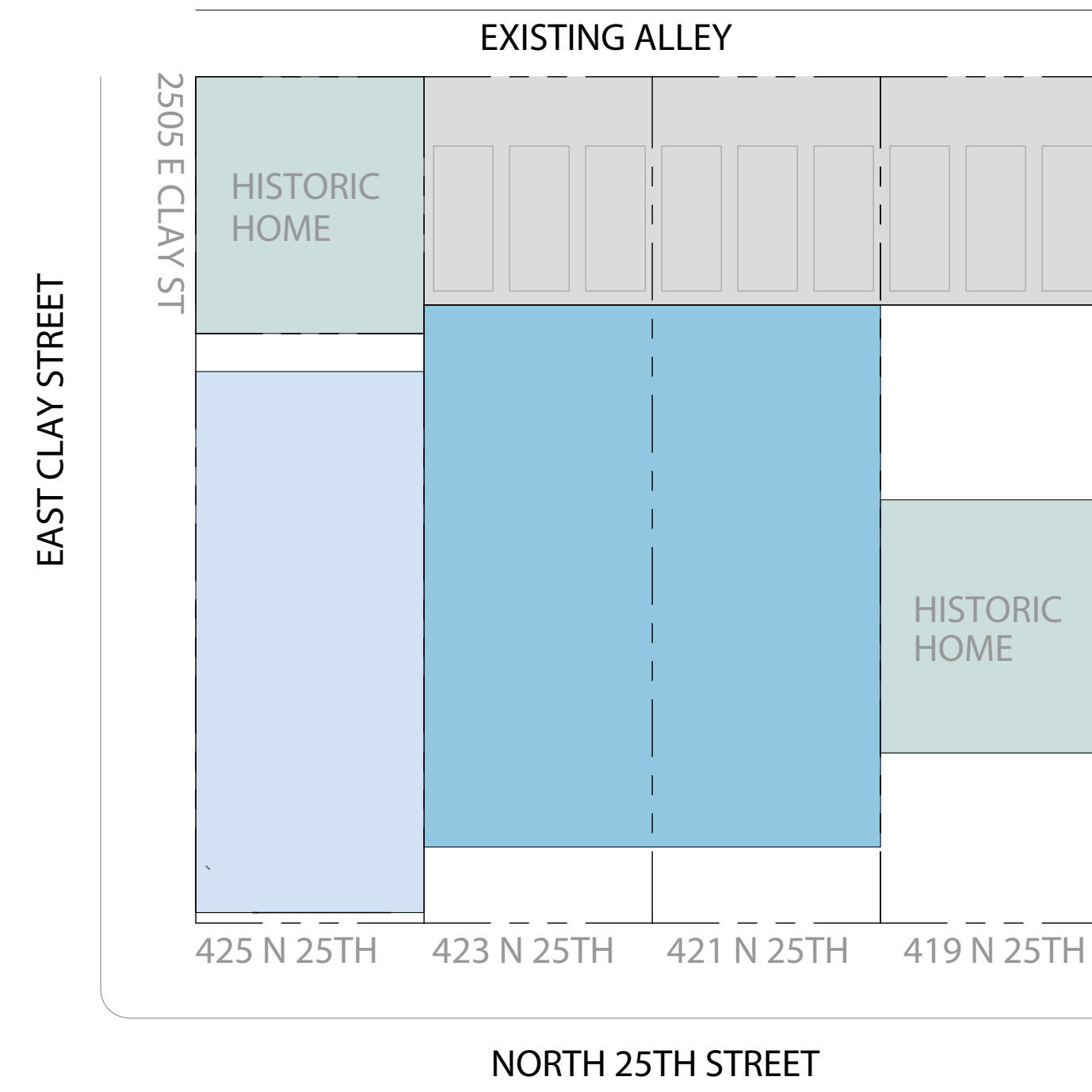
Signature of Owner Joshua Bilder

Date 7/30/2020

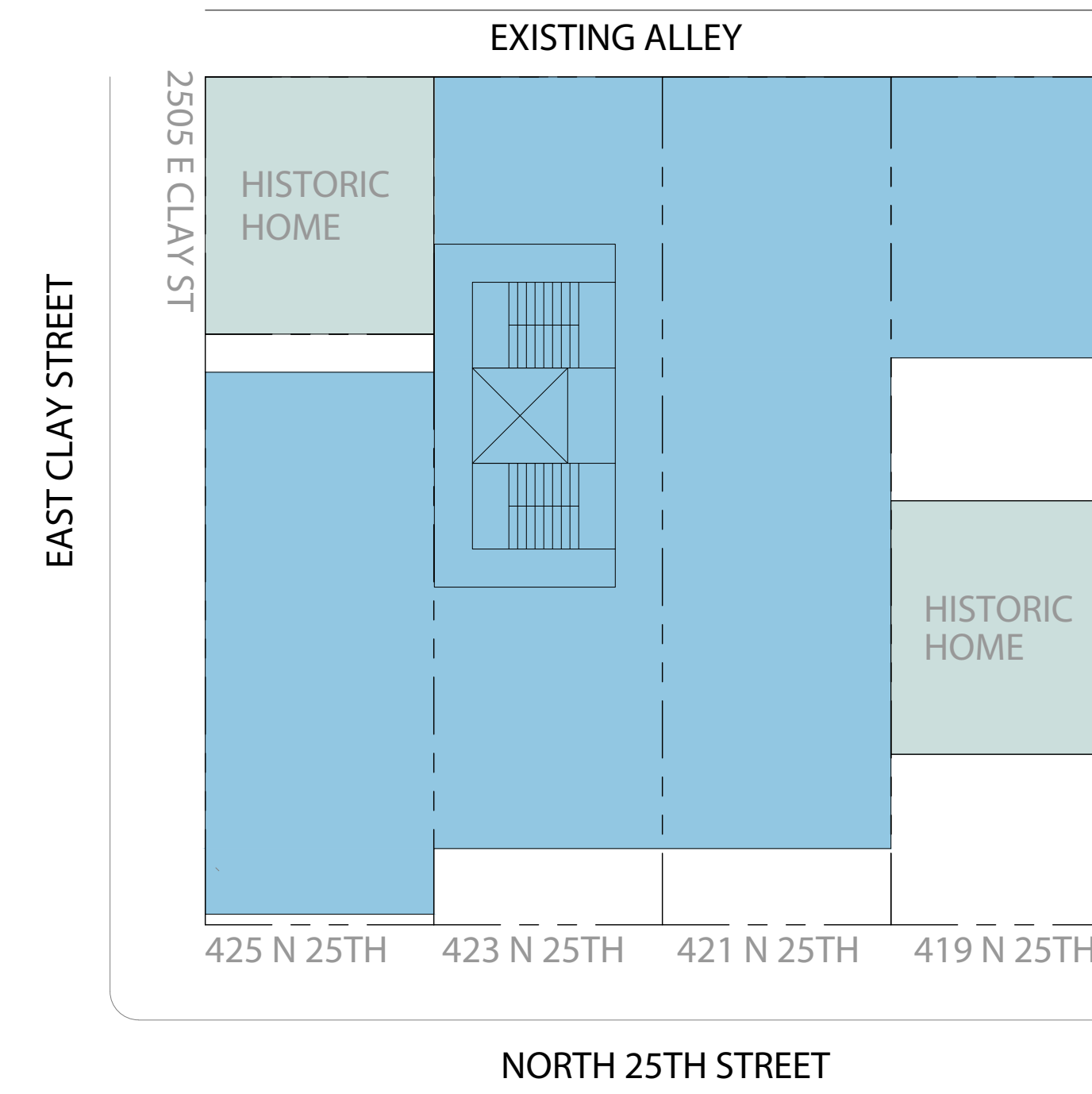




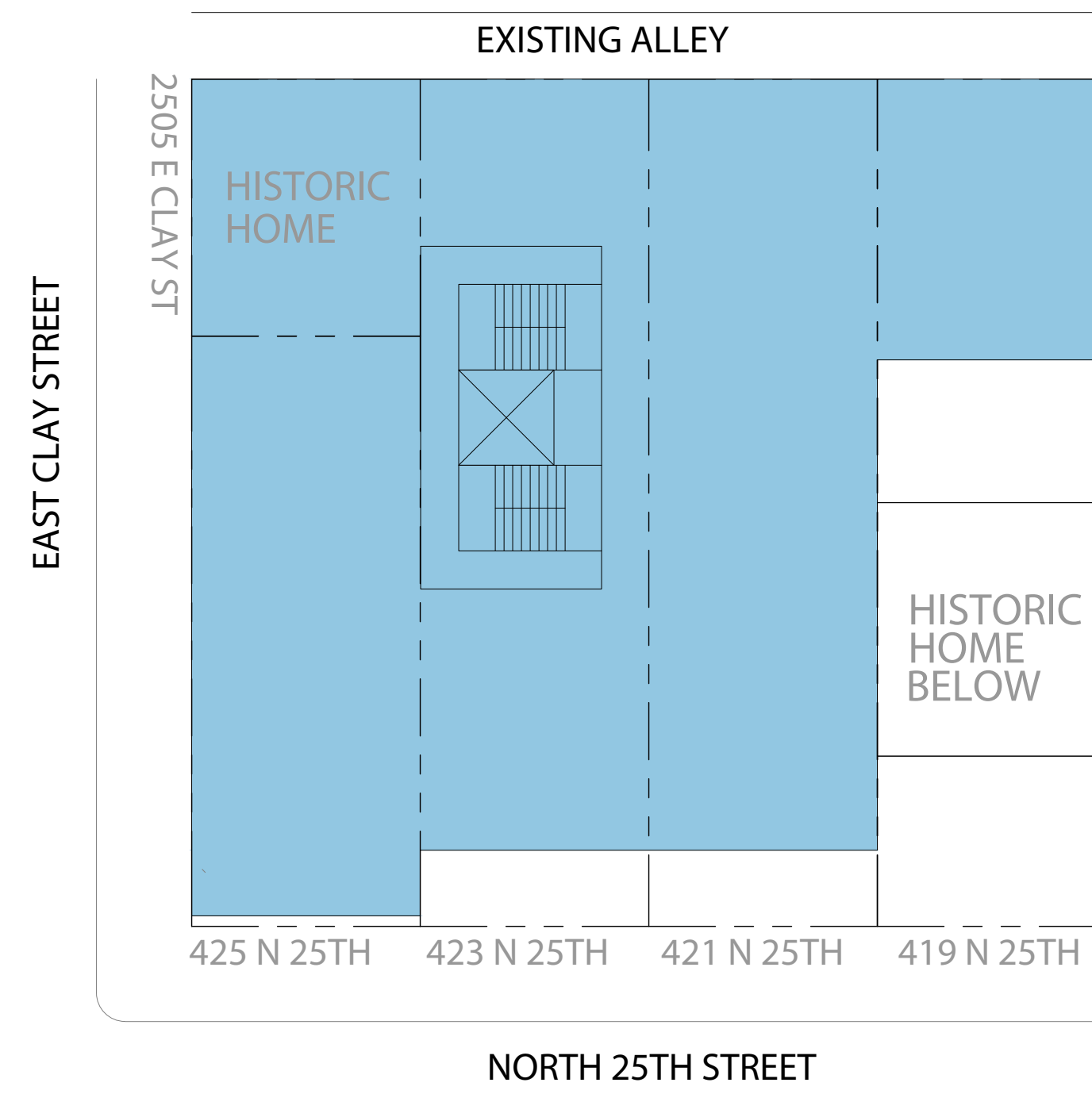
**BASEMENT** 4,000 SF COMMERCIAL  
800 SF UTILITY  
HISTORIC HOUSES TO REMAIN



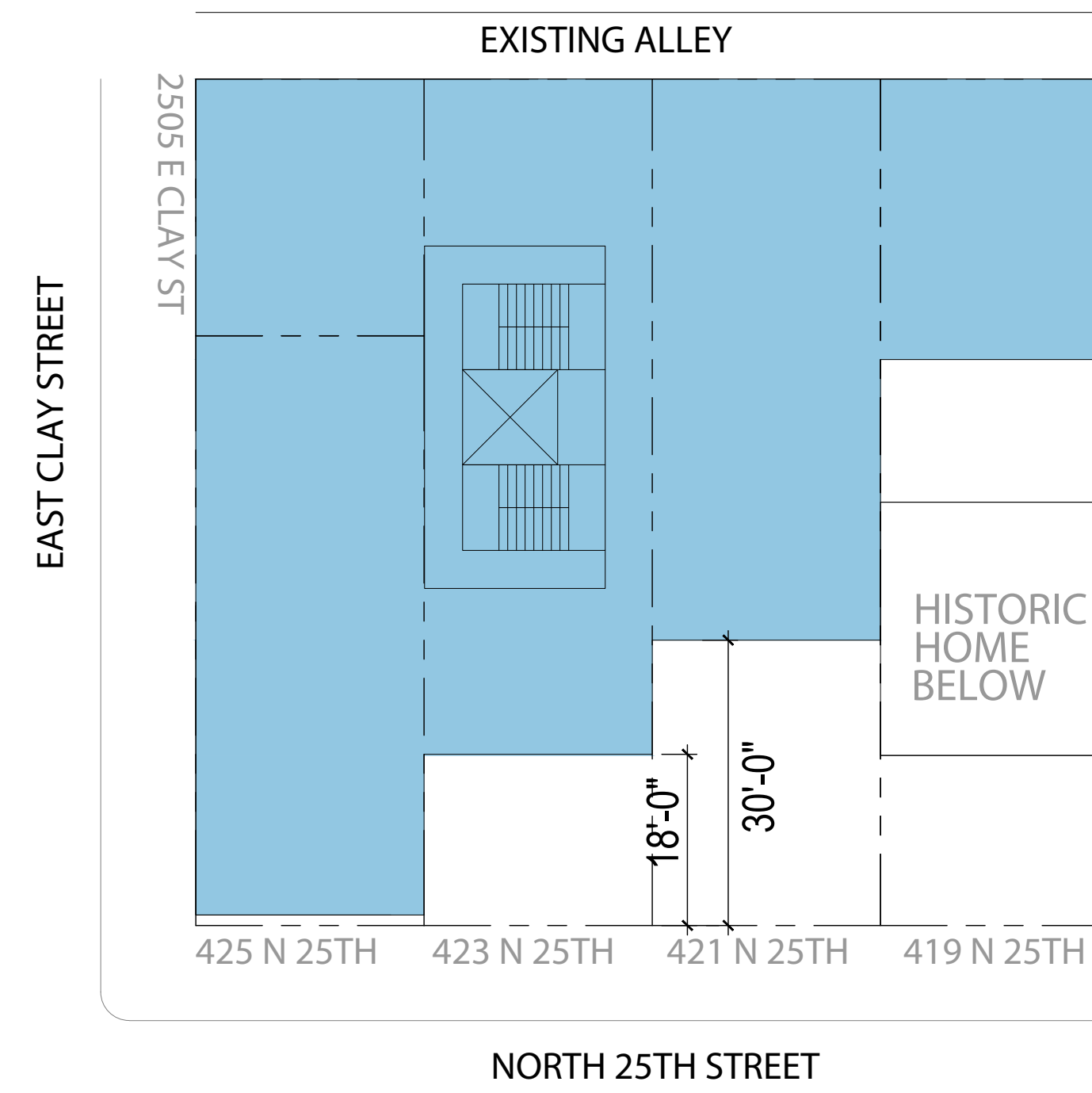
**GROUND FL** 9 PARKING SPOTS (6 NEW)  
1,400 SF COMMERCIAL  
4,000 SF RESIDENTIAL  
HISTORIC HOME TO REMAIN



**2ND FLOOR** 7,300 SF RESIDENTIAL FLOOR  
HISTORIC HOME TO REMAIN



**3RD FLOOR** 6,700 SF RESIDENTIAL

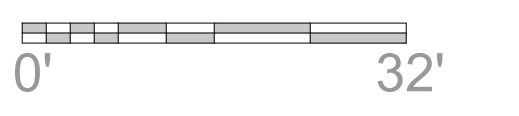
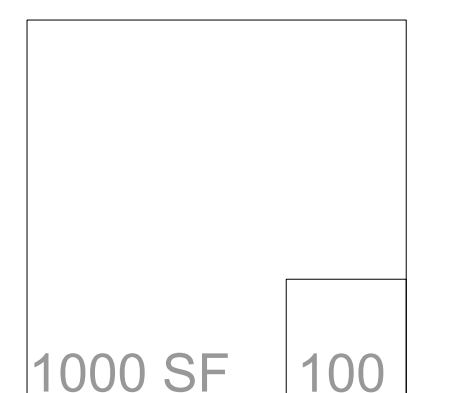


**4TH FLOOR** 5,900 SF RESIDENTIAL

**PROJECT METRICS:**  
INCLUDING AREAS WITHIN HISTORIC HOUSES

8 PARKING SPOTS (5 NEW)  
5,400 SF COMMERCIAL  
23,900 SF RESIDENTIAL

LEGEND	
<span style="color: blue;">■</span>	PROPOSED RESIDENTIAL AREA
<span style="color: lightgreen;">■</span>	HISTORIC HOUSE TO REMAIN
<span style="color: lightblue;">■</span>	PROPOSED COMMERCIAL AREA
<span style="color: gray;">■</span>	PROPOSED PARKING AREA
<span style="color: darkgray;">■</span>	PROPOSED BUILDING UTILITY ROOM







SETBACKS  
INCREASE AWAY  
FROM STREET  
CORNER

419 N 25TH ST-  
PROPOSED  
RENOVATION

EXISTING HISTORIC  
ROW HOUSES

NEW RESIDENTIAL  
CONFORMS TO  
ROWHOUSE  
RHYTHM

SETBACKS  
INCREASE AWAY  
FROM STREET  
CORNER

BASEMENT LEVEL  
COMMERCIAL  
(WINDOWS UNDER  
PORCH)

STREET LEVEL  
COMMERCIAL