



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, multi-family housing on a vacant 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

9.25.20

Conceptual Review

Infill at 304 N. 21st Street

The property at 304 N. 21st Street is located at the corner of 21st and East Broad Streets in the Shockoe Valley Old and Historic District. The property includes a historic garage constructed in 1930. The applicant intends to pursue State rehabilitation tax credits for the garage building and construct new, attached row houses on the portion of the property facing N. 21st Street. Preliminary massing studies of the proposed new row houses are enclosed. The renderings show the new infill within the context of existing historic buildings on the block.

The enclosed Sanborn Fire Insurance maps document the development of the site. The 1905 map depicts one- and two-story buildings at the perimeter of the property - a lumber yard at the time. Later maps show a filling station and auto shop. The remainder of this block of N. 21st Street has historically been two-story dwellings.

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 rowhouses will be two stories with a full basement. Because of the grade drop, the basement level will not be perceived from 21st Street, so the buildings will be compatible with the established historic residential scale for the block.

Upon receiving preliminary feedback from the Commission of Architectural Review, the applicant will return at a later date with additional details for the Commission's consideration. Since the applicant is pursuing State tax credits for the rehabilitation of the garage, plans for the new row houses will also be reviewed by the Virginia Department of Historic Resources.

Site and context photos for Conceptual Review
304 N. 21st Street



1. Historic garage at 21st and Broad



2. West side of historic garage

Site and context photos for Conceptual Review
304 N. 21st Street



3. East side of garage facing 21st Street



4. Alley separating garage property and new residential infill at 308 N. 21st

Site and context photos for Conceptual Review
304 N. 21st Street



5. View to parcel from front parking lot



6. Portion of parcel proposed for infill

Site and context photos for Conceptual Review
304 N. 21st Street



7. Grade drop between sidewalk and property.



8. Existing houses on south side of 21st Street

Conceptual Review
Infill at 304 N. 21st Street



Corner of East Broad Street and 21st

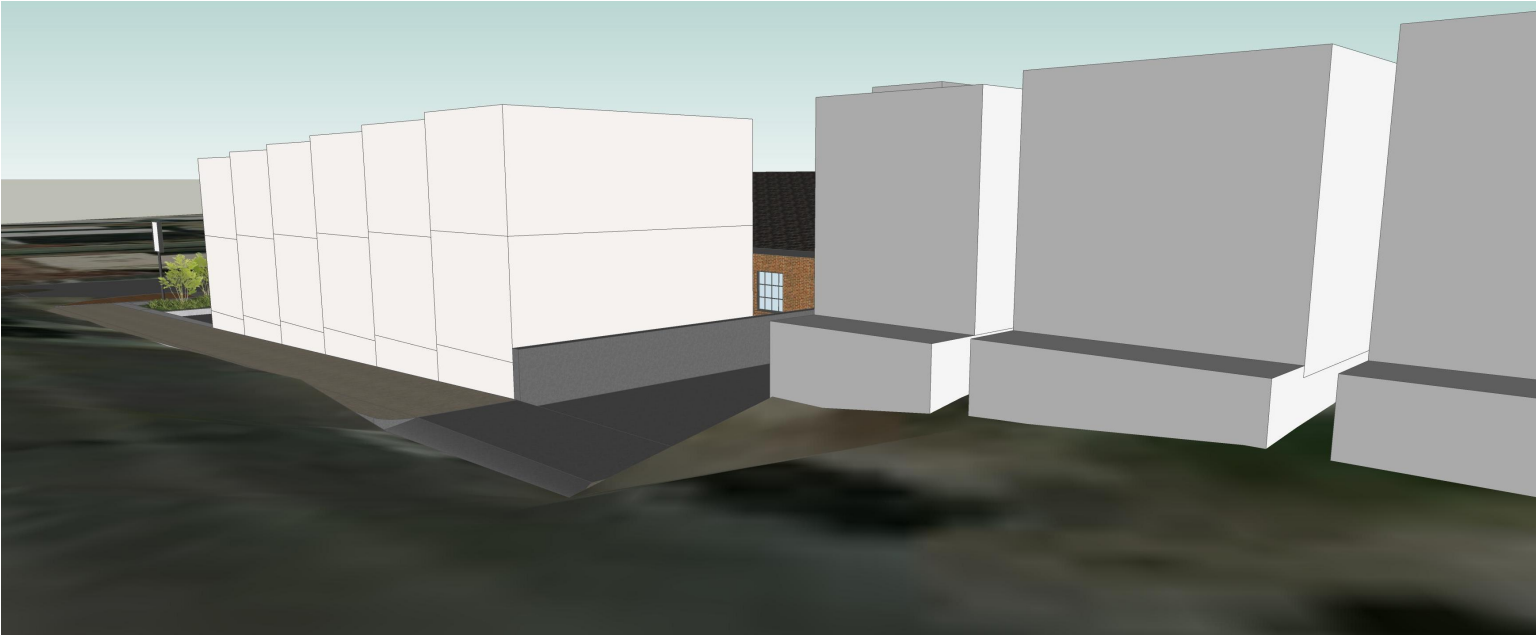


Corner of East Broad Street and 21st

Conceptual Review
Infill at 304 N. 21st Street



21st Street, looking West



21st street, looking towards East Broad Street

Conceptual Review
Infill at 304 N. 21st Street



Aerial View

