

404 N. 23rd

Dorothy Ellis – 804-644-2844 (322 N 23rd) – opposes the project because the lot is too small; there's not enough parking in the area; it will alter the historic fabric of the area

From: [Mera Carle](#)
To: [Routman, Emily - Vendor](#)
Subject: Comments for 414 N 23rd
Date: Tuesday, October 26, 2021 11:00:18 AM

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Hi Emily!

Please see below for my comments on the proposed plan for 414 N 23rd st. Please confirm when you receive this if you don't mind. Thank you and hope you are well!

-Mera

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Esteemed members of CAR,

I wish to again express my disapproval of the new construction at the lot of 404 N 23rd.

Almost all the neighbors in the vicinity have expressed concern for this project as a whole- not just the previous or most recent plans developed by the company. Myself and my family echo this, although it should be noted that the rainscreen cladding proposed in the most recent plans is particularly offensive to the neighborhood. There are no examples of rainscreen cladding of any material in our neighborhood and its addition would be egregious on our beautiful historic block.

Mr. Bosler did contact me via email on Sunday morning saying that he had sent letters to "everyone". I did not receive any letter. Unsure if that meant he had sent letters to everyone who opposed the project or everyone nearby, I checked with families who I know sent their opposition and also families very close to the lot who did not have time to share their opposition by the last meeting. None of the families or my family received any such letter. Mr. Bosler did not reply when I asked if they were mailed or hand delivered. He did give just a few hours notice to apparently only me that his colleague would be on site for all the neighbors to meet with. I'm aware this is not immediately relevant to CAR's role in assessing this project, but since it was a CAR council member who suggested the developers contact us, I feel it is worth bringing up the nature of this "follow through".

It was mentioned in the last meeting that recreating the original building should be considered. We have a photo of this building and you can clearly see it sits over 6 feet from my property line. Neighbors confirmed this, saying they remember it being somewhere between 6 and 10 feet from the line, with a yard and patio between the building and my property line. That building was also only 2 stories tall like the rest of the block, not 2 stories with English basement and rooftop balcony.

I trust that the council will disapprove of these plans due to its clashing aesthetically with our historic neighborhood, but ask you please consider that the precedent was also not 3 feet from my property line, and was only 2 stories tall.

Thank you for you thoughtful consideration and dedicated time to this matter.

Mera Carle

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Mera
she/her

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Hi Emily - It was great chatting with you a few moments ago. I want to weigh in with my opposition to the plan to build a private home/commercial space at 404 N. 23rd St. Richmond 23223. I live on the 300 block of N. 23rd St, and every home in our area is historic. While I am a fan of modern architecture, the planned structure for 404 N. 23rd would be horribly out of place and would set a precedent for future architectural mismatches in Church Hill.

Many thanks for your consideration.

Lisa

From: [M. Shubert](#)
To: [Routman, Emily - Vendor](#)
Subject: 10/26/21 C.A.R. Meeting Letter - 404 N. 23rd St.
Date: Tuesday, October 26, 2021 11:24:12 AM

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Emily,

Here's my letter for tonight's meeting - hope you've been well!

Members of C.A.R.,

My name is Mark Shubert and I am the owner of a home that shares a property line with the proposed new infill construction at 404 N. 23rd St. I am writing to you all yet again to voice some concerns I have with the revised project in question as presented by Center Creek Builders. In regards to the updates to the project that have occurred since the last meeting, the usage of that particular siding material for the stairwell to the roof is not only ghastly but some Googling on the material revealed some definite fire hazards as well. I do not understand how that even remotely meshes with the precedent that has been set for the historic Church Hill North Neighborhood. Which brings me to where that stairwell would lead; the roof balcony that, if I'm looking at the plans correctly, seems to be facing South AKA right into my long existing balcony and home. I do not understand why this could not face North instead AKA not into anyone's circa 1860s well established balconies, windows, living space, etc. I'm failing to comprehend why the opening seems to just be looking at my home.

Also, the fact that this structure appears to be significantly taller than all of the properties it would share space with does not seem to be in accordance or congruence with what C.A.R. would require a builder to acknowledge when executing new construction in this historic neighborhood. On top of that, my previous observation that a single family home on such a small lot just seems odd. I understand the concept of infill construction and all but myself and many other community members are a bit perplexed by this specific case and have our concerns as to how it will be tied in with the rest of our historic neighborhood and not stick out like a sore thumb. Those that I have spoken with who have seen this revision are still not convinced that it would be a good fit. I've noticed in the paperwork that features such as comparable English basements close to the lot on 404 N. 23rd are cited but there do not seem to be any examples of small yet extremely tall houses like this one. I would be interested to see if there are and when they were built! I also find the cover sheet illustration to be a bit misleading but I figure that's not up for debate here. I would absolutely love a white fence, though.

On top of these observations, the previous concerns my wife and I had last month like fire hazards, flooding issues, sunlight for vegetation and more still remain as well. And while not architecturally oriented, this development presents a direct threat to our chickens. Per our application and license with Richmond Animal Control, there is a certain amount of space that our chickens need from structures which they currently have but we're not so sure this development would allow them to remain in our backyard. In addition to that aspect of this,

we do not want them to be harmed by the large amount of work that would go into building a two story house with an English basement on such a small parcel of land so close to our property. That would be torture for them. With all of this in mind, what could be done to combat these issues for the safety and respect of those who have been here years longer than this development company has even existed? It's truly a shame that the original structure that stood there is still not even being taken into account for being a possible inspiration for design much like the board had hinted at last month.

Speaking of which, my wife got an email from an employee this past Sunday asking to meet up with only a few hours of notice (we had plans made weeks in advance and couldn't accommodate this extremely last minute request) but also claimed letters had been sent reaching out to neighbors about this project. However, some quick calls, texts and front porch conversations with most of our fellow community members that morning revealed that none of us had received any correspondence of that type. I remember at the conclusion of last month's meeting the board recommended the developers get in touch with the numerous neighbors that had qualms with the proposed structure at 404 N. 23rd St. but an email to just one person in question mentioning supposed letters no one received and offering an essentially last minute meet up a mere 48 hours before this meeting for final review seems a bit odd and not like anything I've ever encountered in the professional world.

Please take these concerns into consideration at your meeting on 10/26/21 in regards to the proposed development at 404 N. 23rd St. I appreciate your time and consideration and hope all is well for you and yours, take care.

-Mark Shubert
2220 E Marshall St.