



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510

Richmond, VA 23219 | (804)-646-7550

www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 507 N 28th Street

Historic District: Church Hill North

Applicant Information Billing Contact

Name: Will Gillette / Mark Baker

Email: markbaker@bakerdevelopmentresources.com

Phone: 804-874-6275

Company: Baker Development Resources

Mailing Address: 530 East Main St, Suite 730

Richmond, VA 23219

Applicant Type: Owner Agent Lessee

Architect Contractor Other (specify):

Owner Information Billing Contact

Same as Applicant

Name: Reginald Tuck & Catherine McCollough

Email: _____

Phone: _____

Company: _____

Mailing Address: 507 N 28th St

Richmond, VA 23223

Owner must sign at the bottom of this page

Project Information

Project Type: Alteration Demolition

New Construction (Conceptual Review Required)

Description (attach additional sheets if needed):

Construction of a new detached garage at the rear of the existing parcel.

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 payments of the application fee. Applications 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 _____

Reginald D Tuck

Date 10-19-22



October 27th, 2022

City of Richmond Department of Planning and Development Review
Commission of Architectural Review
City Hall, 900 East Broad Street
Richmond, VA 23219

RE: Commission of Architectural Review: 507 N 28th Street (E000-0528/024)

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of a new detached garage at the rear of the property known as 507 N 28th Street (the "Property").

The Property is located on the eastern line of N 28th Street between E Clay and E Cedar Streets and lies in Richmond's Church Hill North City Old and Historic District. Existing structures in the district are noted as being known for a variety of architectural styles and materials as well as a range of land uses. The 900 Block of N 28th Street consists primarily of two-story, single-family attached and detached historic dwellings. These dwellings consist of a range of styles and forms with excellent examples of dwellings with gabled, false mansard, and Italianate rooflines. In November of 2021, the CAR approved the construction of a new dwelling and detached garage on the adjacent parcel at 509 N 28th Street. The owner of 507 N 28th Street would now like to construct a detached garage, of similar design, at the rear of their parcel.

The Property owner is proposing to construct a modest, one-story detached garage at the rear of the parcel. This detached garage will respect the siting and massing of existing outbuildings in the neighborhood and use similar construction materials and design elements of

the approved garage at 509 N 28th Street. It will be a single-story garage which will allow for desirable covered parking while its small size and location emphasizes its use as a secondary structure. The design of the proposed structure reflects the comments made by CAR Staff and Commissioners during the review of the property at 509 N 28th Street which recommended that no faux hardware be utilized.



FRONT ELEVATION
(FROM ALLEYWAY)

REAR ELEVATION
(FROM HOME & YARD)

Form, Siting, and Scale:

The proposed design of the garage would be compatible with the historical fabric of the block as it recognizes the siting, scale, and form of nearby accessory structures. The traditional small-scale urban design of the garage is intended to be consistent with the historic character of the neighborhood.

Height, Width, Proportion, & Massing

Existing accessory structures within the block are generally one story and constructed with a range of materials. At one story, and constructed of lap siding, the proposed dwelling is comparable in height and size with the other accessory structures in the block.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. Materials were selected to be consistent with CAR requirements, with the

existign dwelling on site, and with other accessory structures within the Church Hill North Old and Historic District. A finish schedule including doors and windows is provided.

We thank you for the care and assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at markbaker@bakerdevelopmentresources.com or (804)874-6275.

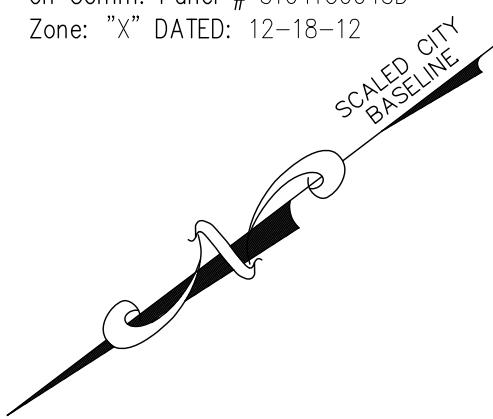
Sincerely,



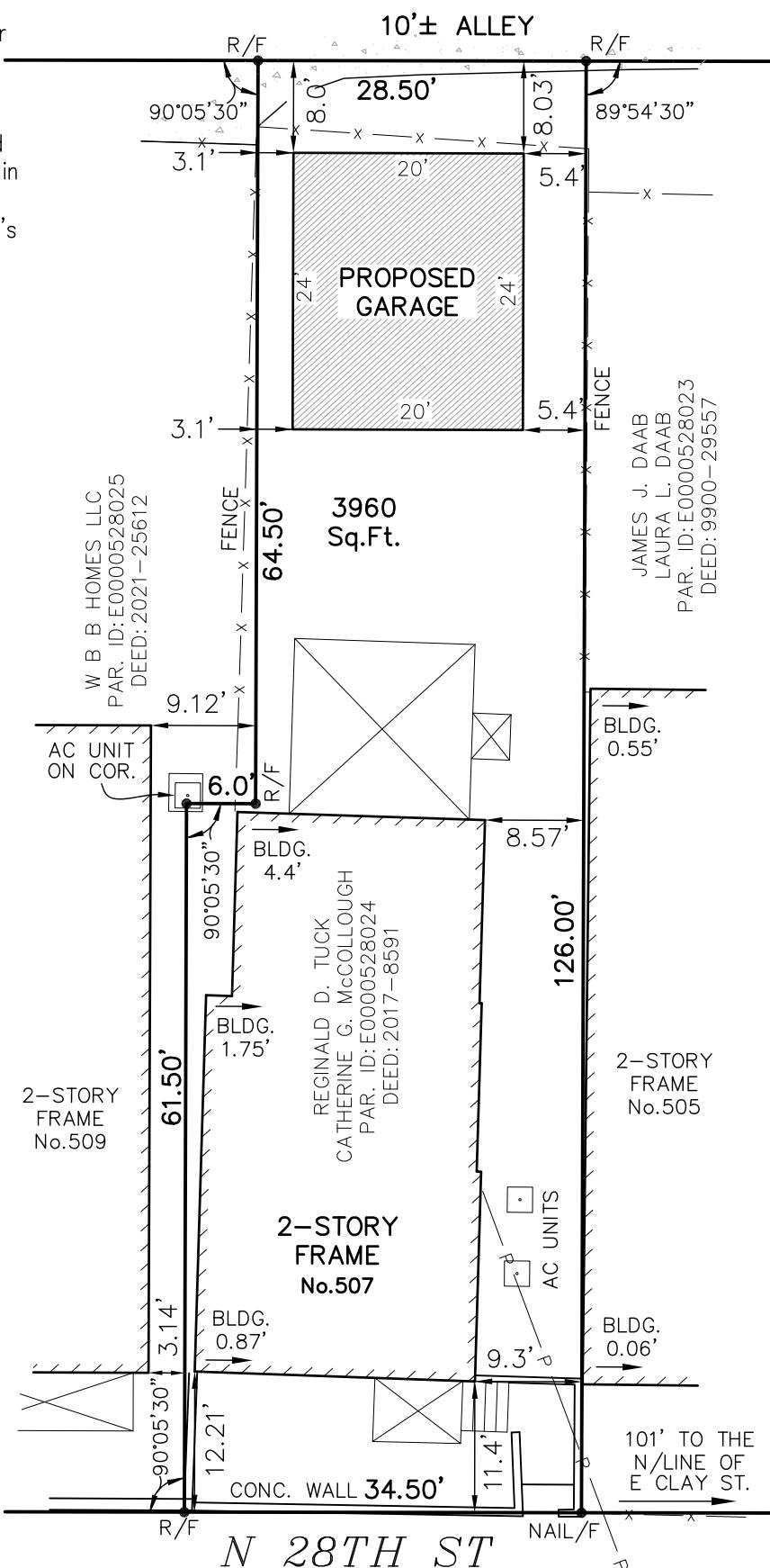
Mark R. Baker
Baker Development Resources, LLC

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 10-24-2022 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.

This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 51041C0045D Zone: "X" DATED: 12-18-12



Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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*SKETCH SHOWING A PROPOSED GARAGE
ON No.507 N 28th STREET
IN THE CITY OF RICHMOND, VA.*

REVISED: 10-27-2022

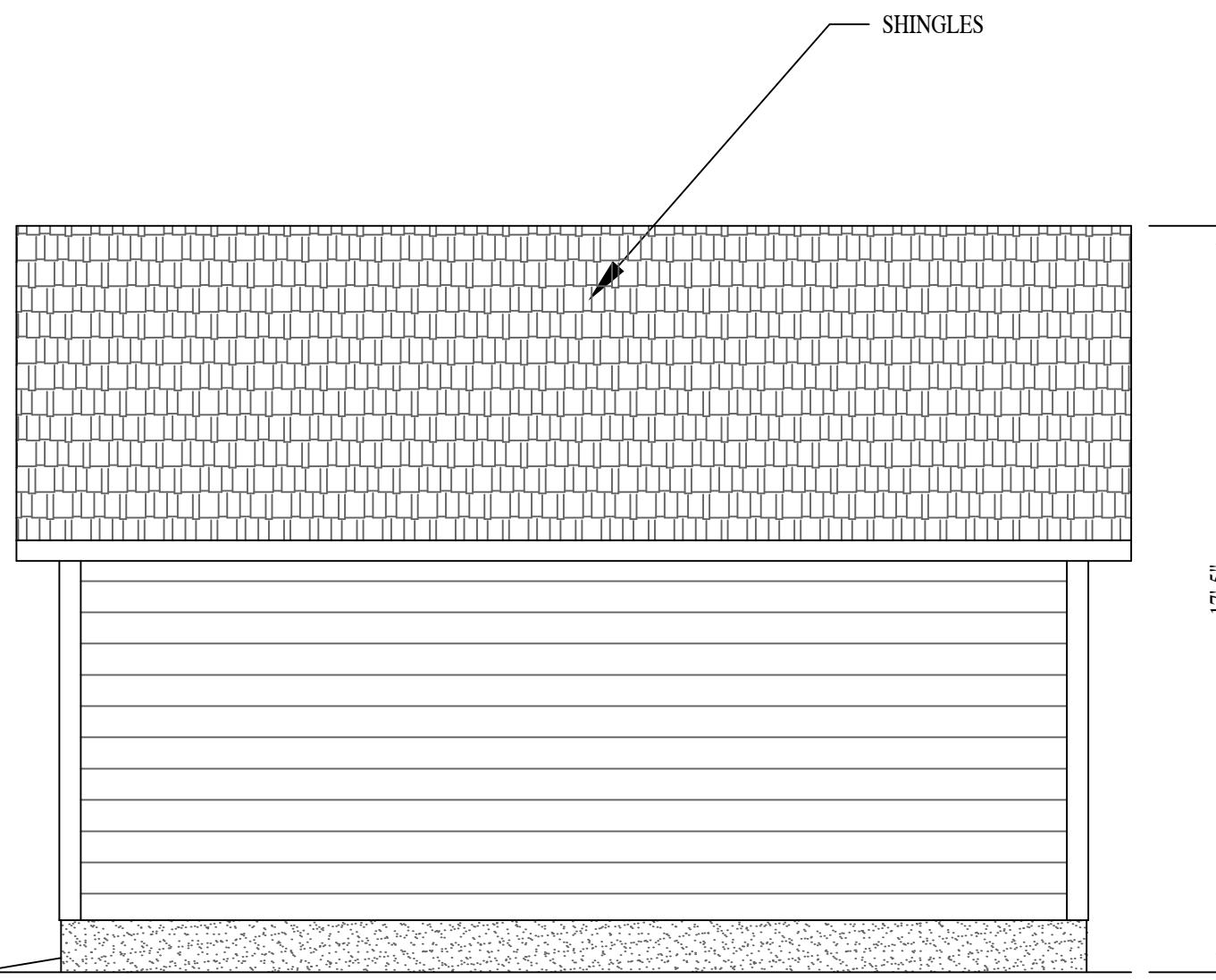
DATE: 10-24-2022

CERTIFIED BY JEFFREY K. FLOYD

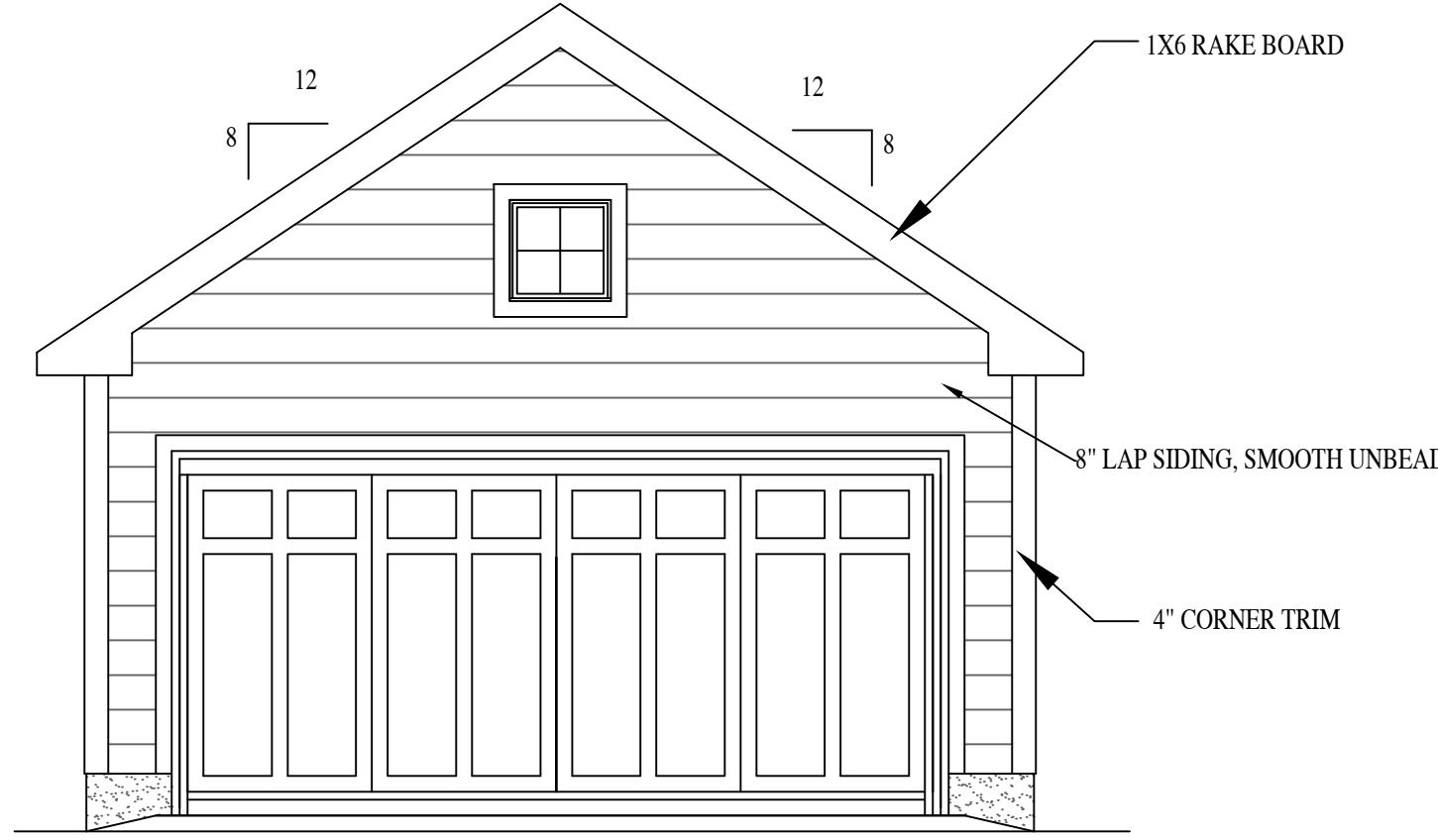
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. 221015366

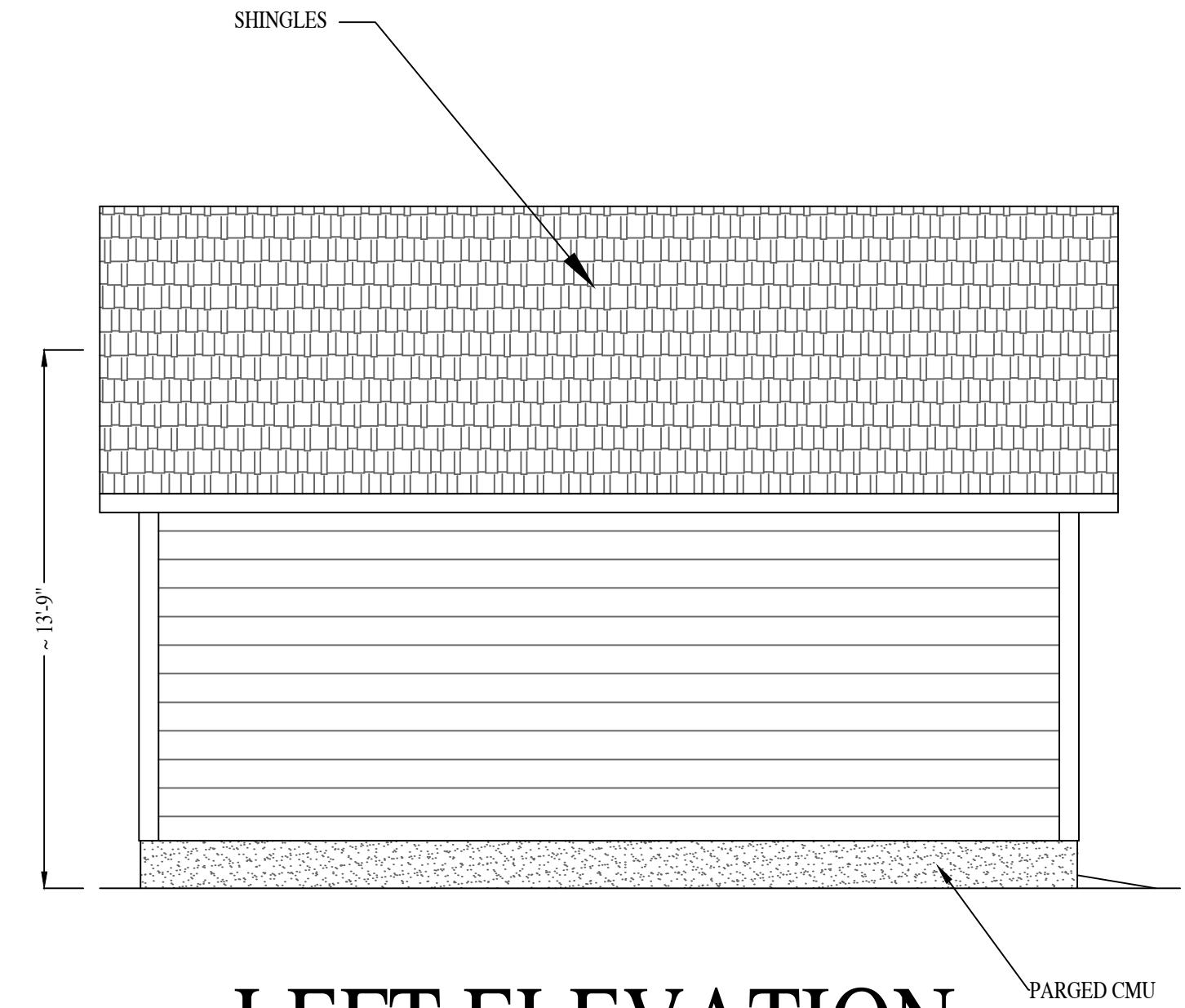


RIGHT ELEVATION



FRONT ELEVATION

(FROM ALLEYWAY)



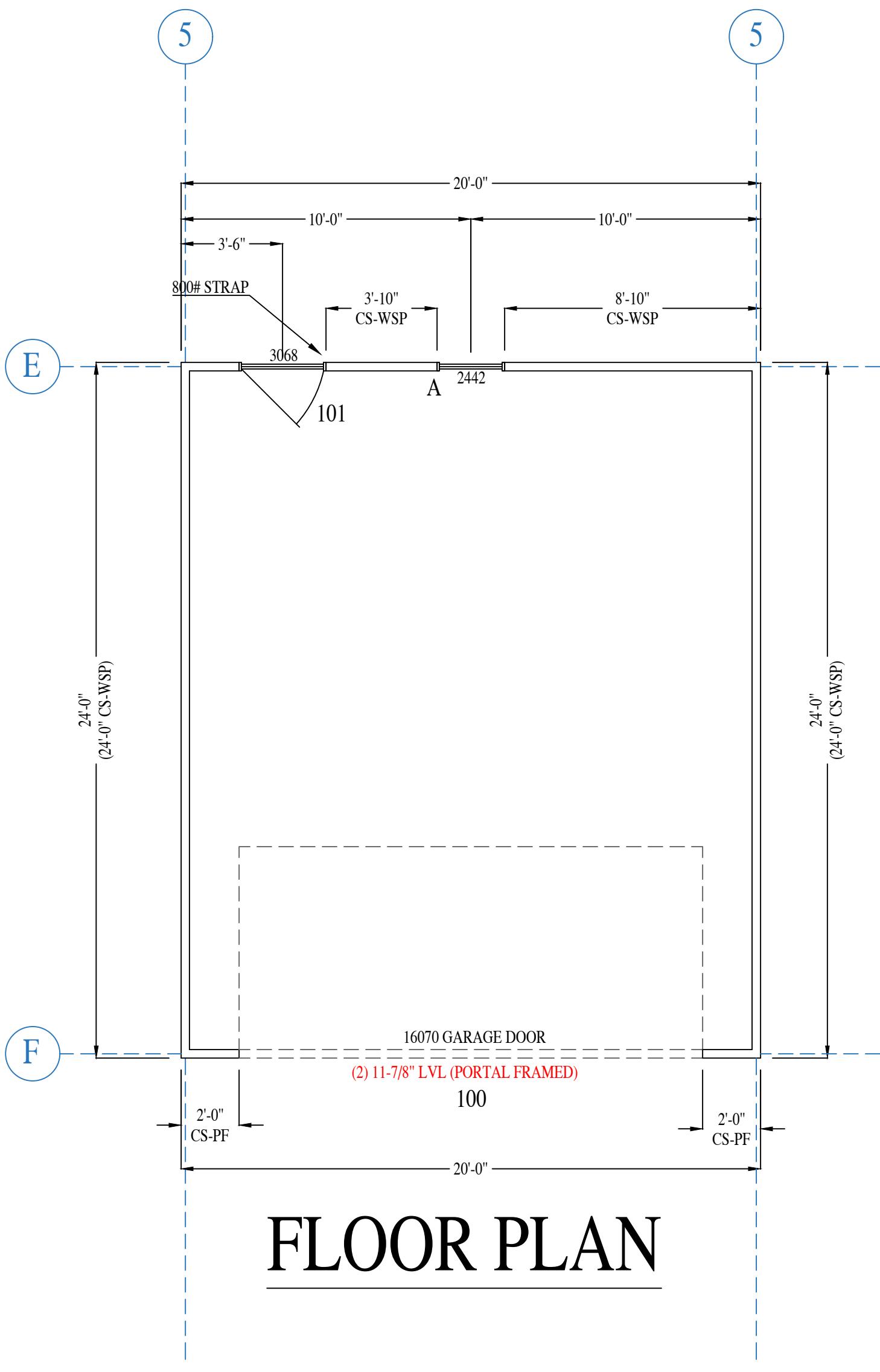
LEFT ELEVATION

Architectural drawing of a gabled roof structure. The roof has a total width of 24 units, with a 12-unit span from the centerline to each eave. The vertical height of the gable is 8 units. The drawing shows a brick chimney detail on the left side. The exterior walls are made of horizontal siding. A window and a door are located on the right side of the wall. The base of the wall is shown with a textured ground line.

REAR ELEVATION

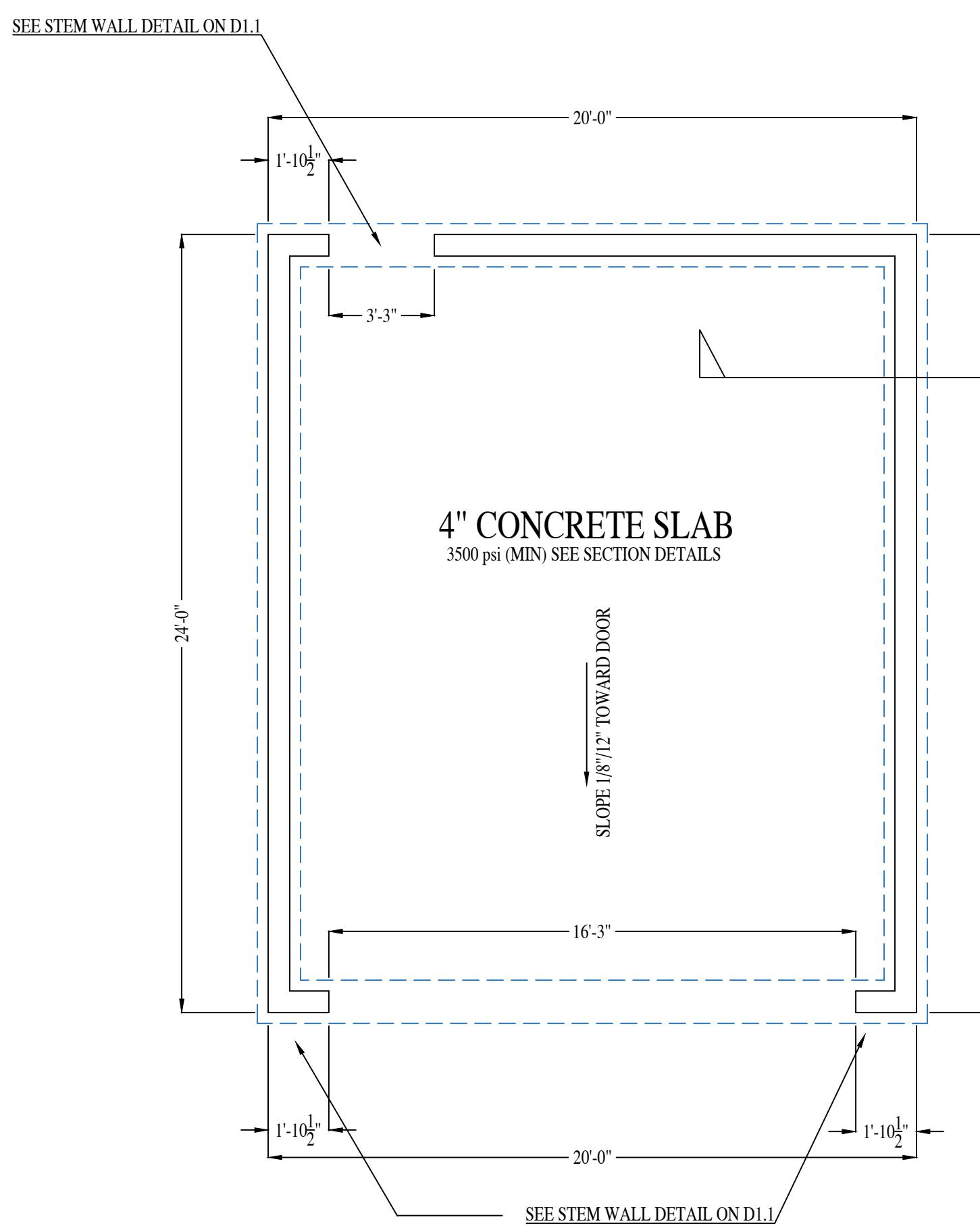
(FROM HOME & YARD)

ALL SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.



FLOOR PLAN

SEE WALL BRACING SPREADSHEET ON A4.2



FOUNDATION PLAN

WINDOW SCHEDULE

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	2'-4"	4'-2"	SINGLE D.H.	CLEAR	CLEAR	1
B	2'-0"	2'-0"	FOXED	CLEAR		1

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	16'-0"	7'-0"	EXTERIOR	METAL GARAGE DOOR	1
101	3'-0"	6'-8"	EXTERIOR	3/4 LITE FIBERGLASS	1

RIVER MILL DEVELOPMENT



The logo for River Mill Development features the company name in a bold, black, serif font. Below the text is a graphic element consisting of a large, detailed water wheel with a wooden frame and a circular pattern of blades. To the right of the wheel is a stylized, flowing blue ribbon or wave. At the bottom of the graphic, there is a small green sprig with several thin, serrated leaves.

SCALE:
1/4" = 1'-0"

DATE:
9-08-2021

SHEET: A3.1

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM
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