



**COMMISSION OF ARCHITECTURAL REVIEW**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**PROPERTY** (location of work)

**Address** 420 N. 26th St (E0000384007)

**Historic district** Church Hill North

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

**APPLICANT INFORMATION**

**Name** Mark Baker / Charlie Wilson

**Phone** (804)874-6275

**Company** Baker Development Resources

**Email** markbaker@bakerdevelopmentresources.com

**Mailing Address** 1519 Summit Ave, Ste. 102  
Richmond, VA 23230

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

**OWNER INFORMATION** (if different from above)

**Name** Kyle H. Johnston

**Company** \_\_\_\_\_

**Mailing Address** P.O. Box 4917  
Richmond, VA 23220

**Phone** (270)779-8468

**Email** kylejohnston@gmail.com

**PROJECT INFORMATION**

**Review Type:**      Conceptual Review      Final Review

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

**Project Description:** (attach additional sheets if needed)  
Please see attached letter for the nature of this request.

This proposal is subject to the issuance of a Special Use Permit.

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to CAR 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** \_\_\_\_\_

dwelling, which is respectful of the more unique character of that one-story dwelling in comparison to others in the block.

**Form:**

The existing dwelling would be rehabilitated in a manner which will be consistent with its original form. The proposed modest rear addition would be more in keeping with the original historic form than the existing side addition. As discussed, this side addition is not original to the dwelling. It is also not consistent with other similar dwellings in the broader area. The addition has been revised consistent with comments received at the conceptual review as discussed below. The proposed new dwelling is similar in form to a number of dwellings that exist in the vicinity. The proposed dwelling's design has been substantially reworked as discussed below in order to address the staff and Commission's comments related to the simplification of the façade.

**Scale:**

The proposed rehabilitation of the existing dwelling and new dwelling is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level.

**Height, Width, Proportion, & Massing:**

A revised contextual exhibit is included with this request. The proposed dwelling is compatible in height with other structures in the vicinity, particularly in light of the revised roofline associated with this request. At 24', the proposed width of the new dwelling is consistent with the existing dwelling (23.5' +/-) and is compatible with the widths of other dwellings in the block. Beginning at 422 N 26<sup>th</sup> Street and moving south, the porch/first floor heights generally increase from at grade at the corner, to 1'6" at the existing dwelling on the property, to 2'4" +/- at the abutting 416 N 26<sup>th</sup> to the south. The proposed dwelling would have a first floor/porch height consistent with that context at 2'4". This matches the height of adjacent 416 N 26<sup>th</sup> given the lesser setback between that dwelling and the proposed dwelling.

**Exterior Cladding/Doors and Windows/Materials:**

Exterior cladding, doors and windows, decking and roofing are as noted on the attached plans. These items were revised consistent with comments received at conceptual review. A door and window schedule is provided for the existing and proposed dwellings.

At the August 27 meeting staff recommended and the Commission discussed a number of recommendations. The specific recommendations and the responses to those recommendations are listed below.

**For the existing building:**

- the applicant inset the rear addition from the existing building, the width of a corner-board  
*The plans have been revised to address this.*

**In addition, the following was requested:**

- Door and window schedule

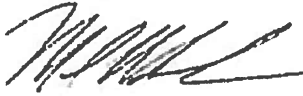
*The application package now includes this information.*

- A dimensioned context elevation for final review that includes the porch floor height, cornice line height and roof ridge height

*The context exhibit has been revised to include the requested heights.*

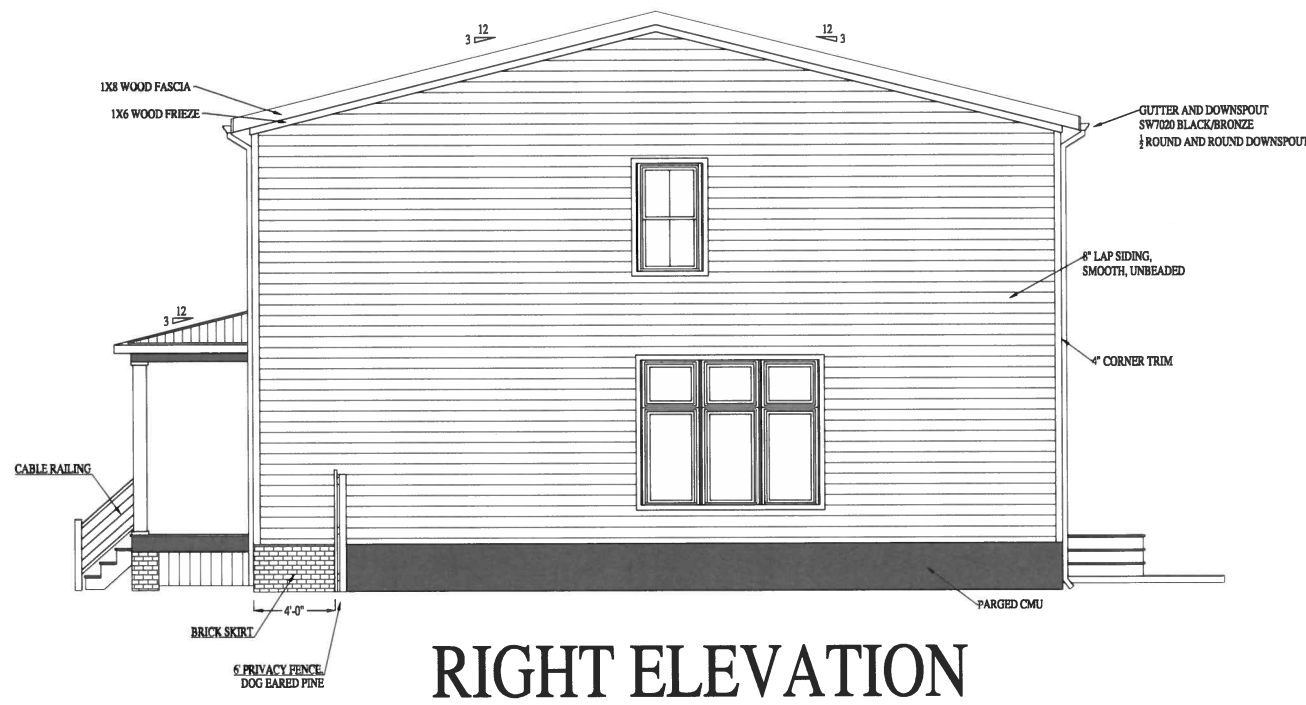
Thank you for your assistance in reviewing our application. Should you have any questions after reviewing this request, please feel free to contact me at (804)874-6275.

Sincerely,

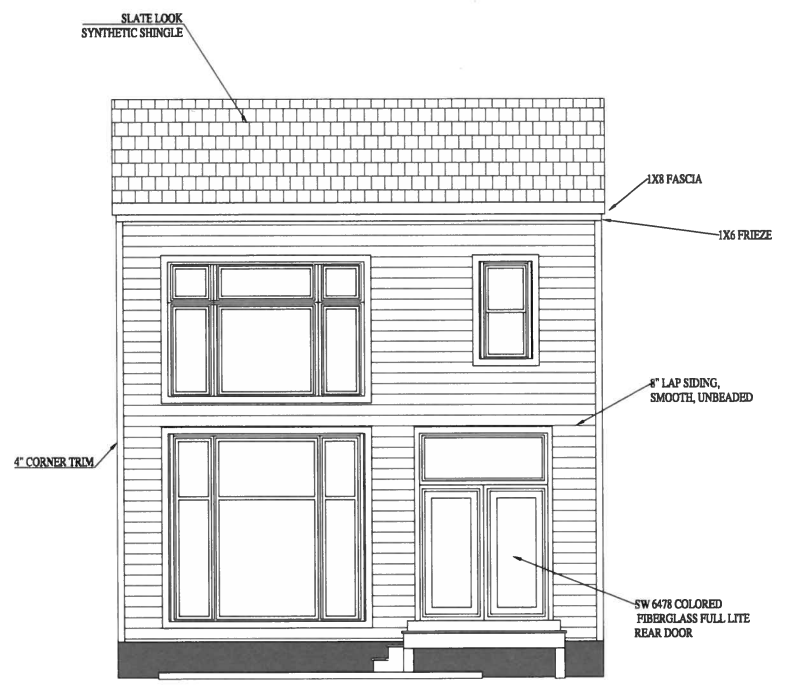


Mark R. Baker

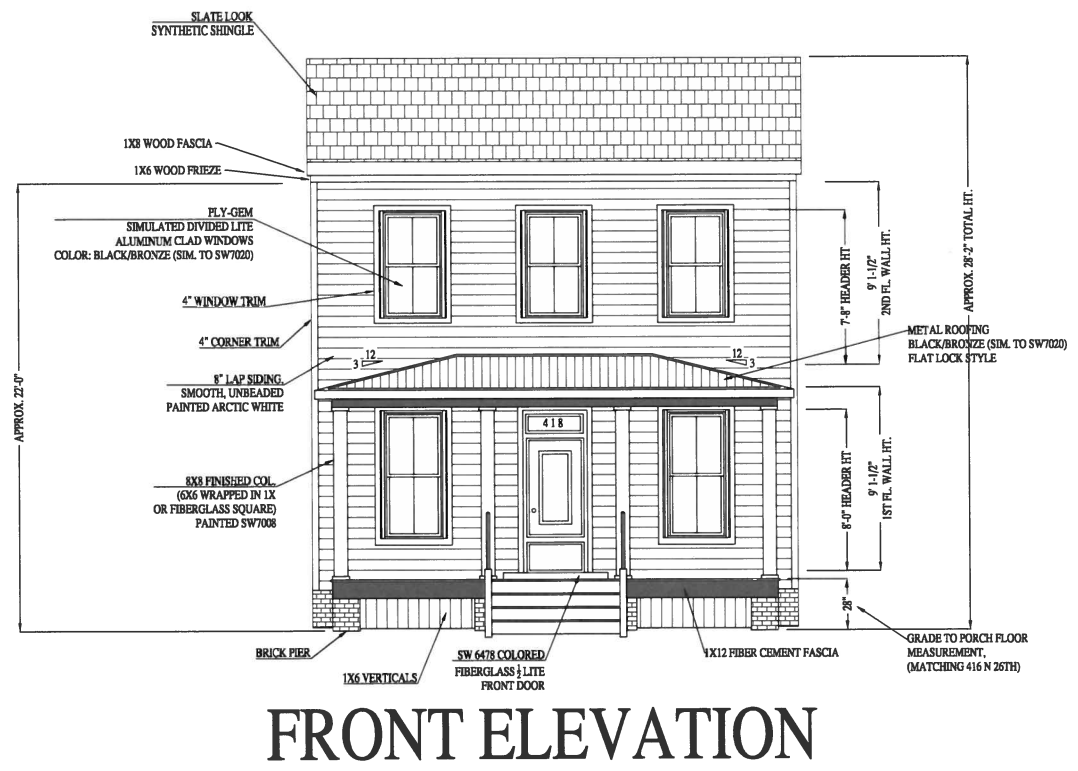
Baker Development Resources, LLC



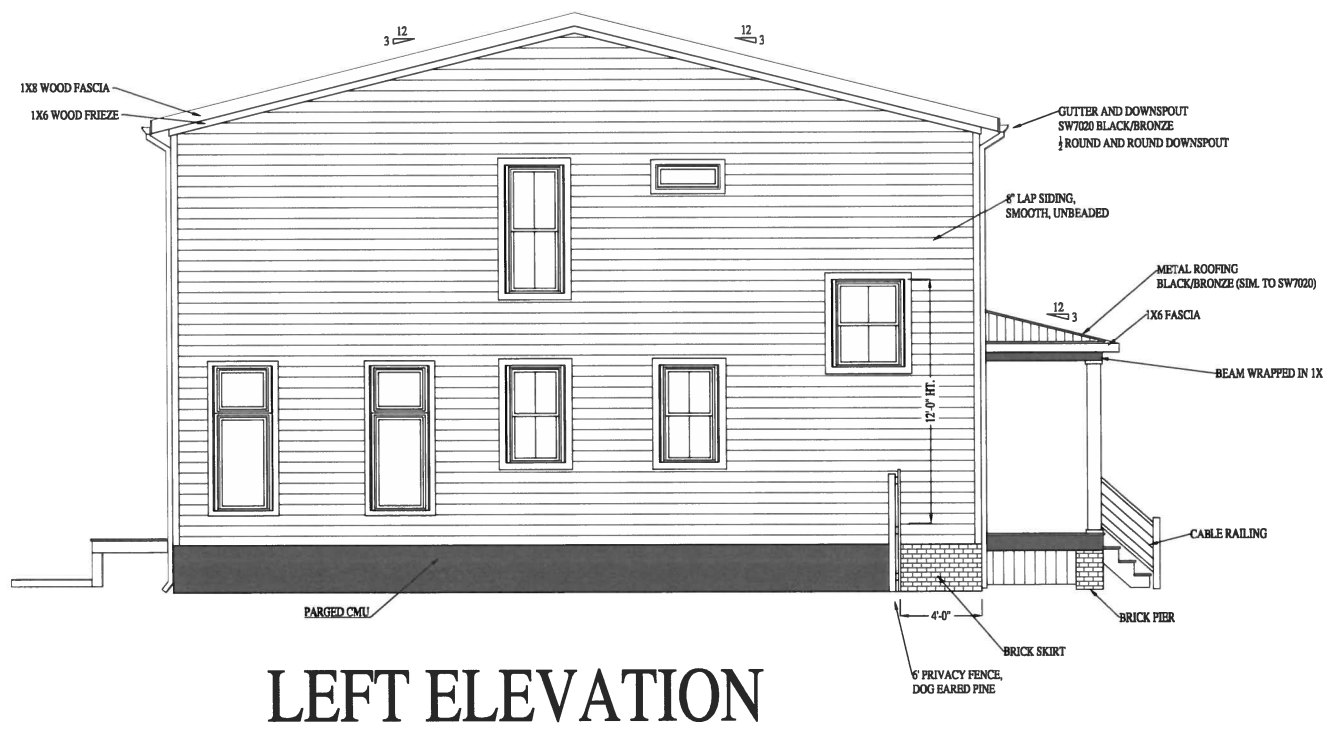
**RIGHT ELEVATION**



**REAR ELEVATION**



**FRONT ELEVATION**



**LEFT ELEVATION**

418 N 26TH ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM

**REVISION NOTES**

DATE	DESCRIPTION
7-16-19	START

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

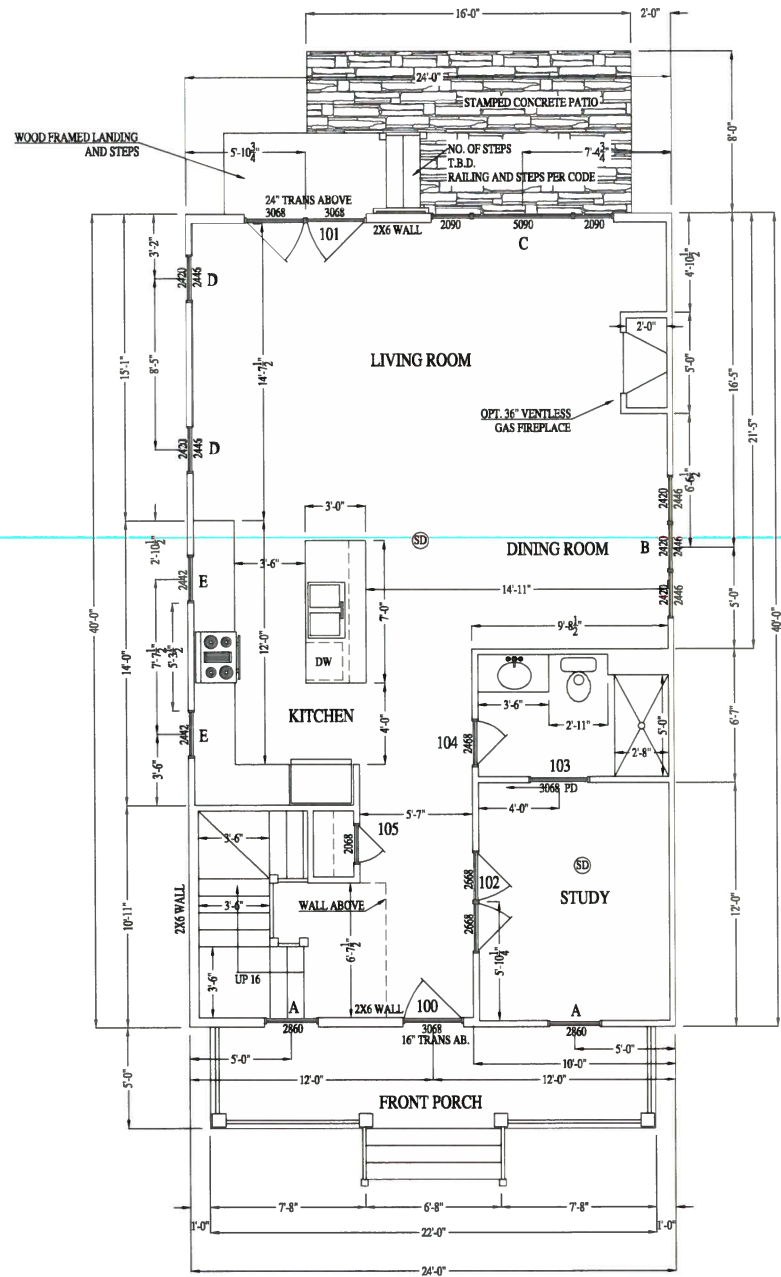
DATE:  
7-16-19

SHEET:  
A3.2

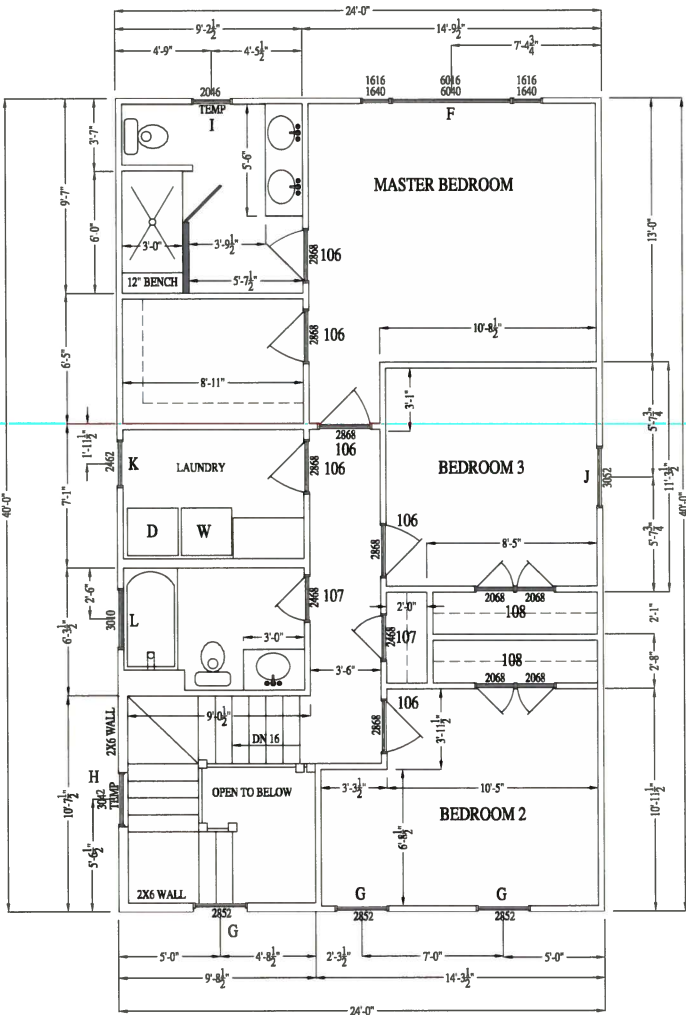


ALL SINGLE WINDOW AND DOOR HEADERS  
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.

1ST FLOOR HEATED SQ. FOOTAGE: 960 S.F.  
2ND FLOOR HEATED SQ. FOOTAGE: 854 S.F.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WINDOW SCHEDULE

ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	2'-8"	6'-0"	SINGLE D.H.	2 LITE	2 LITE	2
B	2'-4"	6'-6"	TRIPLE FIXED	CLEAR	CLEAR	1
C	9'-0"	9'-0"	TRIPLE FIXED	CLEAR	CLEAR	1
D	2'-4"	6'-6"	SINGLE D.H.	2 LITE	CLEAR	2
E	2'-4"	4'-2"	SINGLE D.H.	2 LITE	2 LITE	2
F	9'-0"	9'-0"	TRIPLE FIXED	CLEAR	CLEAR	1
G	2'-8"	5'-2"	SINGLE D.H.	2 LITE	2 LITE	3
H	3'-0"	4'-2"	SINGLE D.H. TEMP.	2 LITE	2 LITE	1
I	2'-0"	4'-6"	SINGLE D.H. TEMP.	CLEAR	CLEAR	1
J	3'-0"	5'-2"	SINGLE D.H. TEMP.	2 LITE	2 LITE	1
K	2'-4"	6'-2"	SINGLE D.H. TEMP.	2 LITE	2 LITE	1
L	3'-0"	1'-0"	FIXED TRANS.	CLEAR	N/A	1

DOOR SCHEDULE

ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3'-0"	8'-0"	EXTERIOR	HALF-LITE FIBERGLASS + 16" TRANS	1
101	6'-0"	6'-8"	EXTERIOR	FULL-LITE FIBERGLASS	1
102	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
103	3'-0"	6'-8"	INTERIOR POCKET	WOOD	1
104	2'-4"	6'-8"	INTERIOR	WOOD	1
105	2'-0"	6'-8"	INTERIOR	WOOD	1
106	2'-8"	6'-8"	INTERIOR	WOOD	6
107	2'-4"	6'-8"	INTERIOR	WOOD	2
108	2'-0"	6'-8"	INTERIOR TWIN	WOOD	2

418 N 26TH ST.

RIVER MILL DEVELOPMENT  
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REVISION NOTES

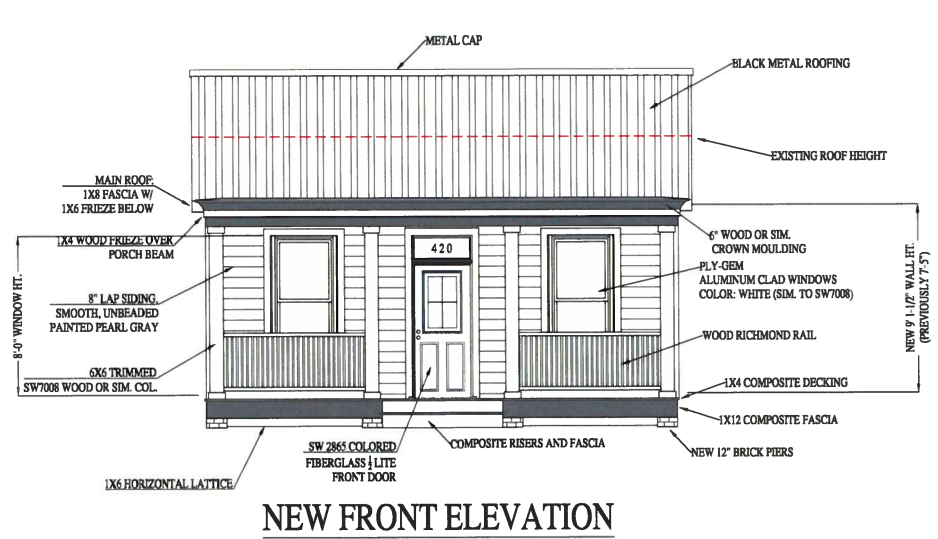
NO.	DATE	DESCRIPTION
7-16-19	START	

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

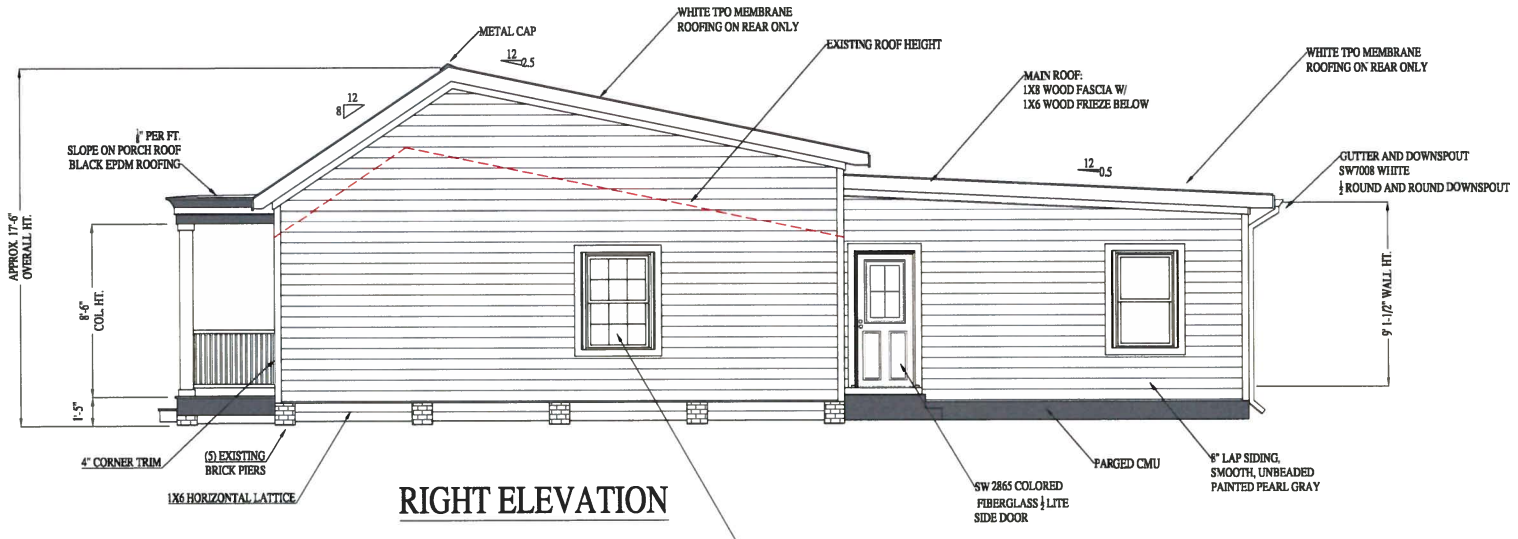
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7-16-19

SHEET:  
A3.1

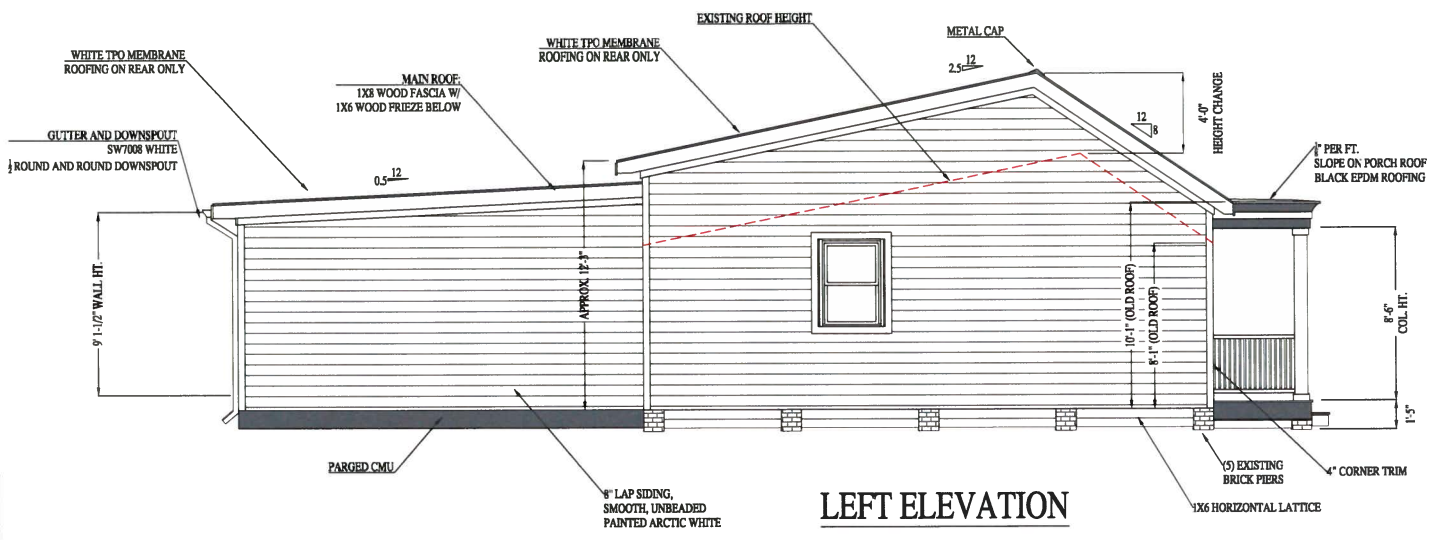




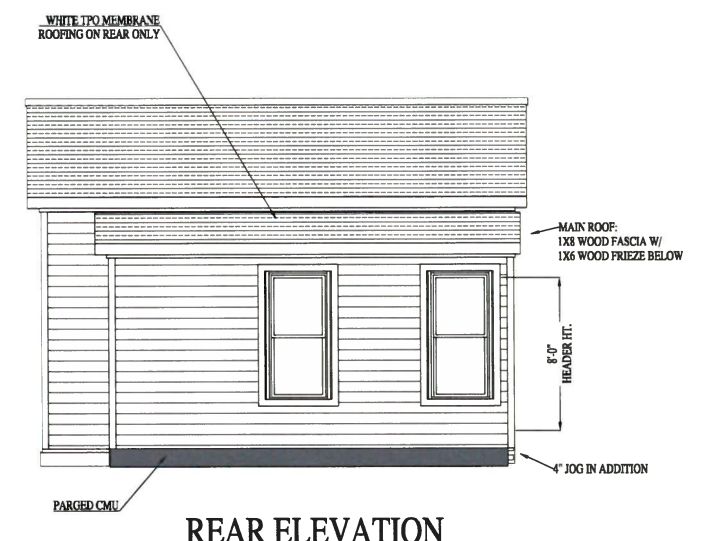
**NEW FRONT ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**

420 N 26TH ST.  
**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM

**REVISION NOTES**

DATE	DESCRIPTION
11-10-18	START

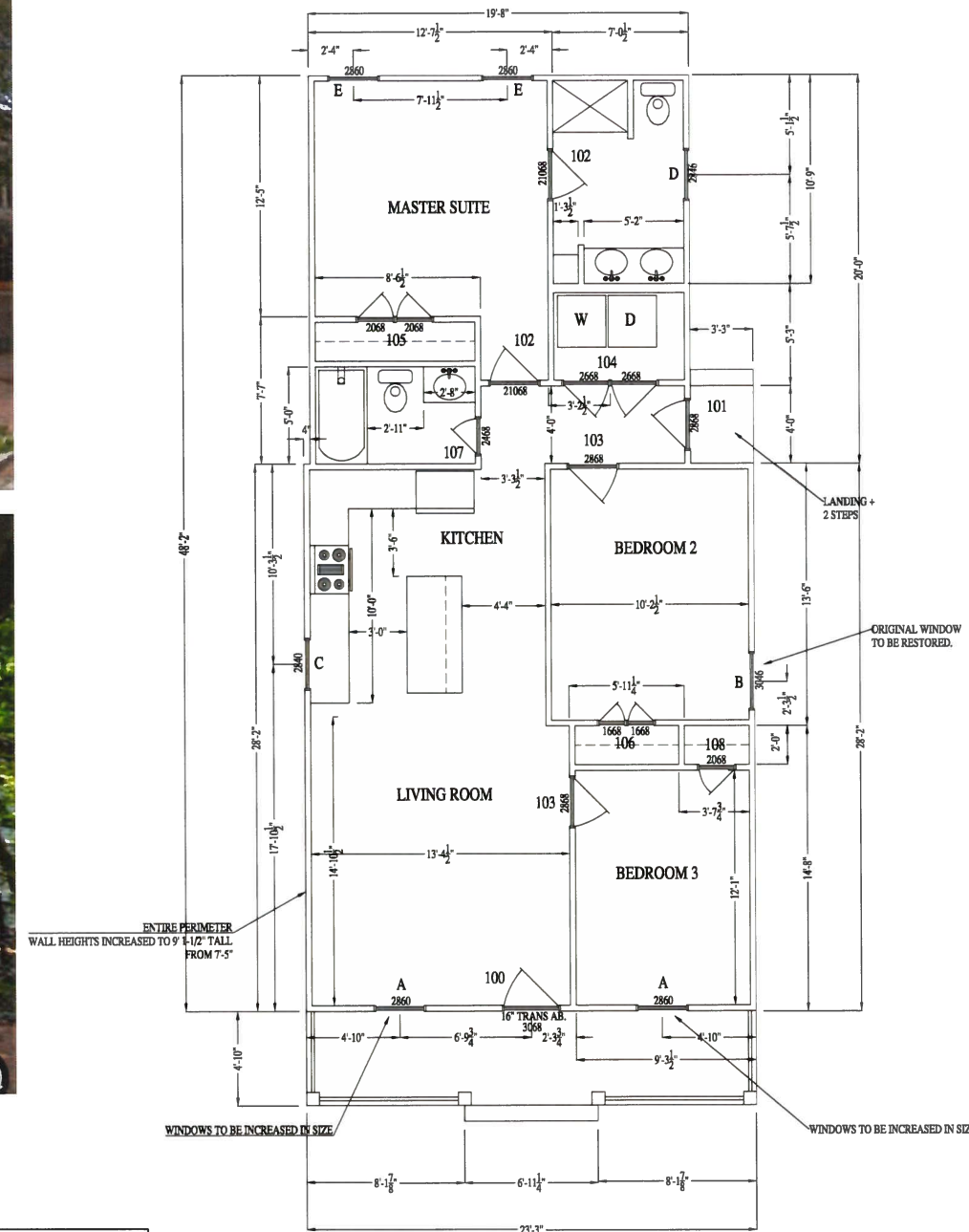
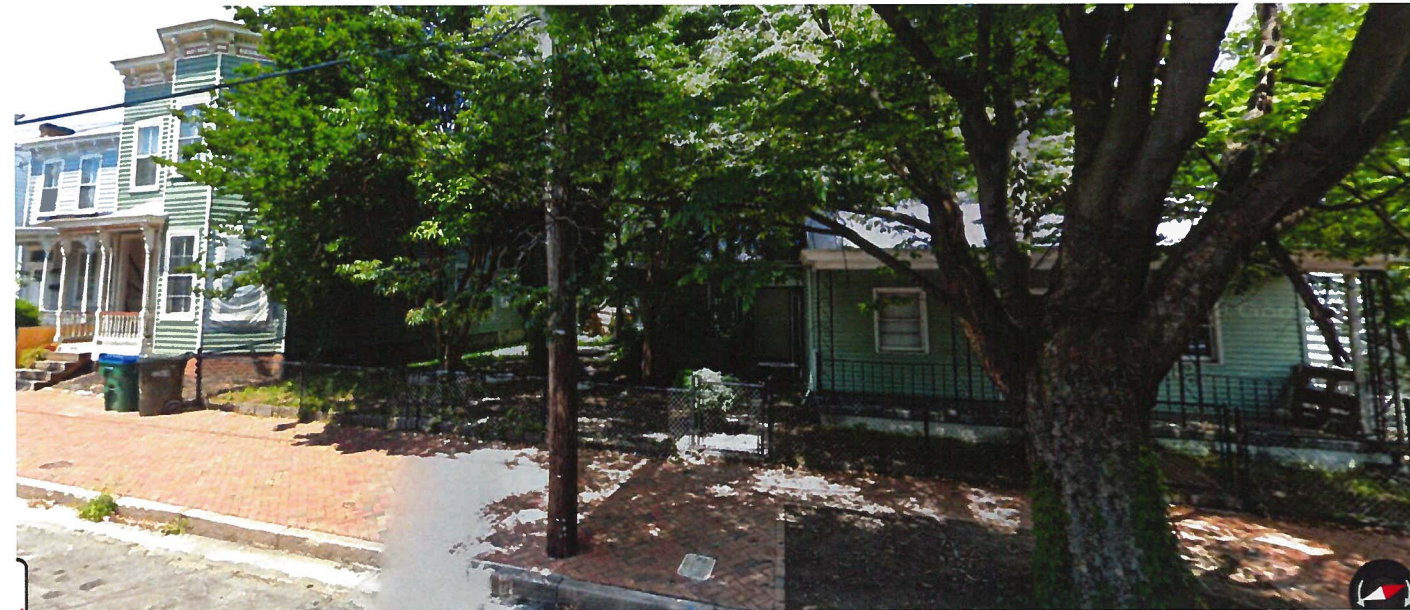
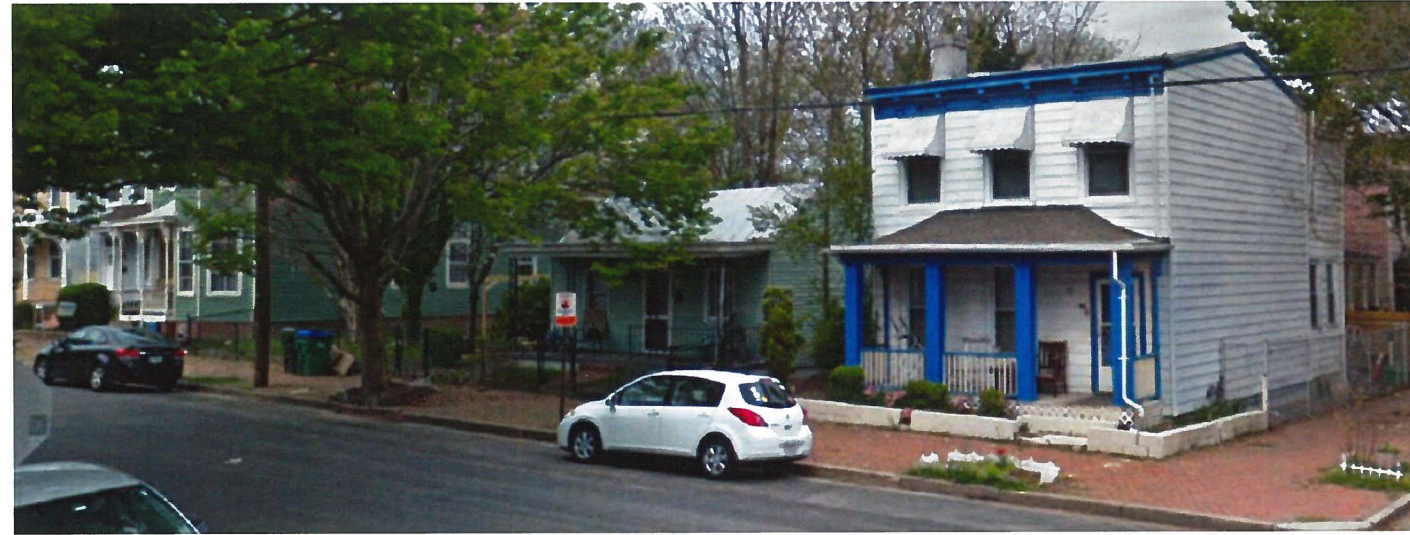
**SCALE:**  
 1/4" = 1'-0"

**DATE:**  
 11-10-18

**SHEET:**  
 A2.3







DOOR SCHEDULE					
ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3'-0"	8'-0"	EXTERIOR	HALF-LITE FIBERGLASS + 16" TRANS	1
101	2'-8"	6'-8"	EXTERIOR	HALF-LITE FIBERGLASS	1
102	2'-10"	6'-8"	INTERIOR	WOOD	2
103	2'-8"	6'-8"	INTERIOR	WOOD	2
104	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
105	2'-0"	6'-8"	INTERIOR TWIN	WOOD	1
106	1'-6"	6'-8"	INTERIOR TWIN	WOOD	1
107	2'-4"	6'-8"	INTERIOR	WOOD	1
108	2'-0"	6'-8"	INTERIOR	WOOD	1

WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	2'-8"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	2
B	3'-0"	4'-6"	EX. SINGLE D.H.	6 LITE	6 LITE	1
C	2'-8"	4'-0"	SINGLE D.H.	CLEAR	CLEAR	1
D	2'-8"	4'-6"	SINGLE D.H.	CLEAR	CLEAR	1
E	2'-8"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	2

## PROPOSED FLOOR PLAN

1ST FLOOR HEATED SQ. FOOTAGE: 1055 S.F.

420 N 26TH ST.

RIVER MILL DEVELOPMENT  
RIVERMILLDEVELOPMENT@GMAIL.COM

### REVISION NOTES

DATE	DESCRIPTION
11-10-18	START

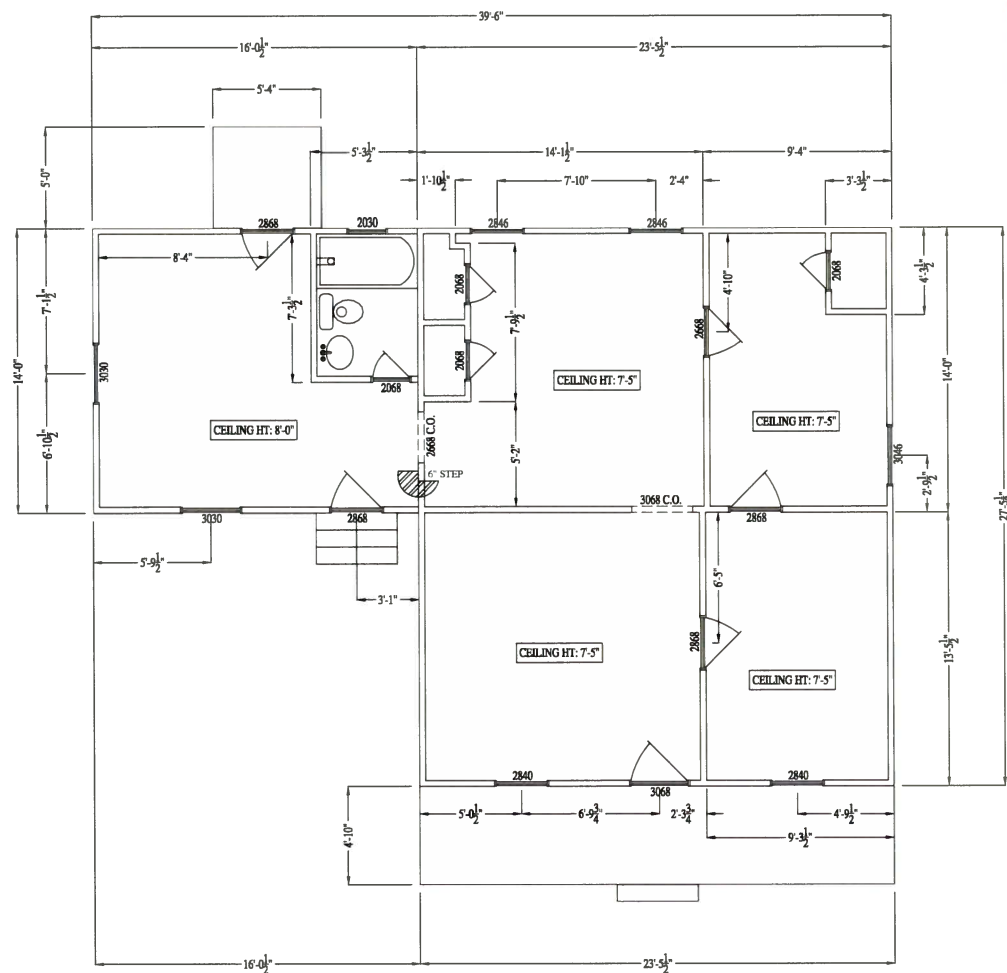
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DATE:  
11-10-18

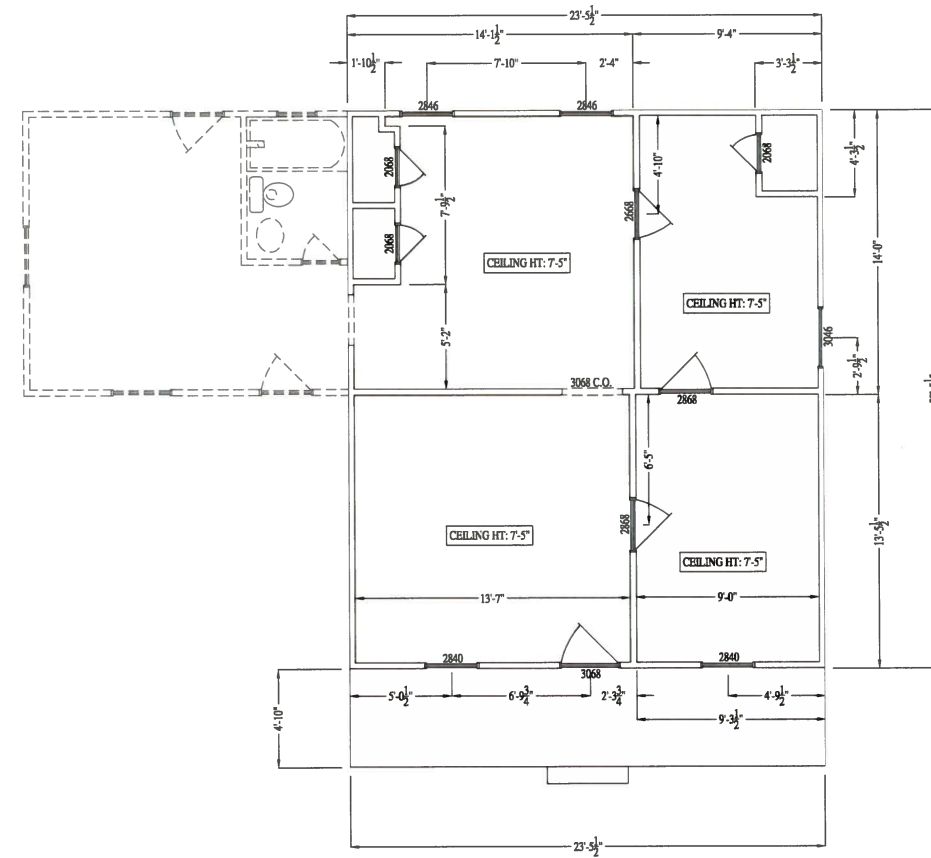
SHEET:  
A2.2







**EXISTING FLOOR PLAN**



**DEMOLITION PLAN**

420 N 26TH ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM

**REVISION NOTES**

DATE	DESCRIPTION
11-10-18	START

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

**DATE:**  
11-10-18

**SHEET:**  
A2.1







GRADE TO PORCH FLOOR  
MEASUREMENT,  
(MATCHING 416 N 26TH)

## CONCEPTUAL STREET VIEW PLAN

418 & 420 N 26TH ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM

### REVISION NOTES

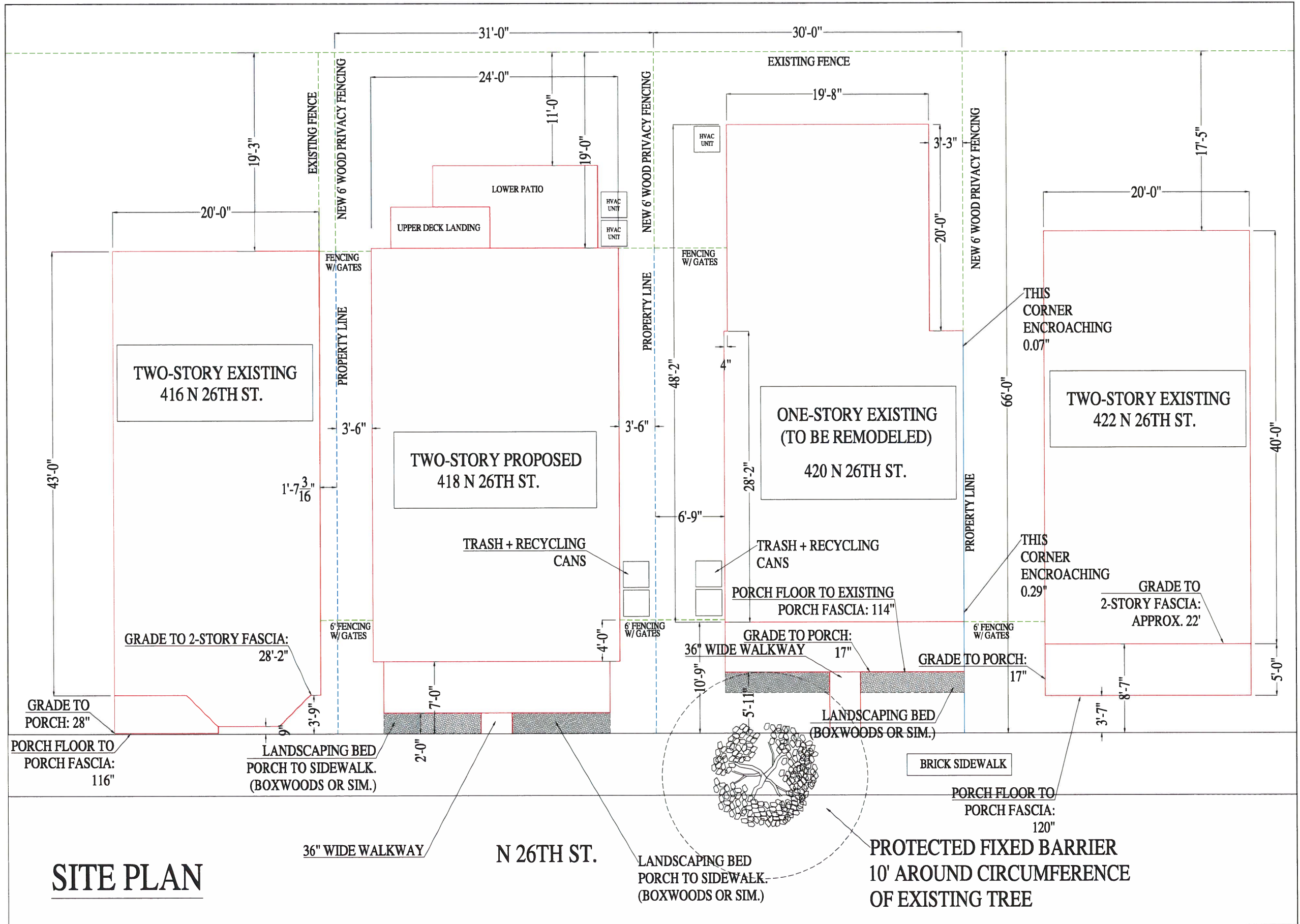
DATE	DESCRIPTION
11-10-18	START

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

DATE:  
11-10-18

SHEET:  
A1.1





# SITE PLAN

418 & 420 N 26TH ST.  
**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES	
11-10-18	START

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

DATE:  
 11-10-18

SHEET:  
 A1.0

