



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: 509 N 28th Street

Historic District: Church Hill North

Applicant Information Billing Contact

Name: Mark Baker

Email: markbaker@bakerdevelopmentresources.com

Phone: (804)874-6275

Company: Baker Development Resources

Mailing Address: 530 E Main Street, Suite 730

Richmond, VA 23219

Applicant Type: Owner Agent Lessee

Architect Contractor Other (specify):

Owner Information Billing Contact

Same as Applicant

Name: Casey White

Email: _____

Phone: _____

Company: W B B Homes LLC

Mailing Address: 3208 Rosewood Ave

Richmond, VA 23231

****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):

New single-family detached dwelling. Please see attached narrative.

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

Date 9-28-2021

Certificate of Appropriateness Application Instructions

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review

Staff Contact: (804)-646-7550 | Emily.Routman@richmondgov.com

Submission Instructions

Certain exterior work can be administratively approved by Staff. Please contact staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) - property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist (PDF)
- Application fee, if required, will be invoiced via the City's Online Permit Portal. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.
- A complete application includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

Meeting Schedule and Application Due Dates

- The CAR meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00pm via Microsoft Teams. The owner and/or applicant is encouraged to attend the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Exception: Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.

Fees

- Full Demolition: **\$1,500**
- New construction/addition to a building other than for a single- or two-family dwelling or accessory building, including multi-family or mixed-use developments: **\$500**
- New construction/addition to a single- or two-family dwelling, or accessory building: **\$250**
- Amendments to previous certificates of appropriateness (COAs) concerning non-structural alterations, changes to signage, and changes to plans: **\$150**
- Extension of a certificate of appropriateness (COA): **\$25**



September 29, 2021

Revised for Resubmission: October 8, 2021

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: 509 N 28th Street (E0000-528/025)

Members of the Commission,

I represent the property owner in an application for review by the Commission of Architectural Review of the proposed construction of a new single-family detached dwelling on the property known as 509 N 28th Street (the "Property").

The Property is located on the east side of N 28th Street between E Leigh and E Clay Streets and lies in the Church Hill North Old and Historic District. Development in the neighborhood began in the early nineteenth-century and it is known for a variety of building styles and materials as well as a range of land uses.

Located mid-block between E Leigh and E Clay Streets, the Property is currently vacant with access provided at the rear by a north-south alley. The buildings on this block consist primarily of single-family attached and detached dwellings. At 3,872 square feet in lot area, the Property is comparable with other lots in the block in terms of area which range in area from 2,020 to 4,311 square feet.

The Property owner is proposing to construct a two-story single-family detached dwelling on the Property. The dwelling will be of a traditional row-house design with a full-width front porch and front mansard roof to remain compatible with the character of the existing dwellings in the neighborhood. Consisting of 2,576 square feet of floor area, the dwelling would contain 3 bedrooms and 2 ½ baths. A modern and desirable floor plan is proposed including open living areas and a master bedroom with en suite bathroom. Quality building materials, including cementitious lap siding, are proposed. Care has been taken in the design and siting of the dwelling to ensure consistency with the existing dwellings in the block.

The Property owner is also proposing to construct a modest garage at the rear of the Property. This detached garage will respect the siting and massing of existing outbuildings in the neighborhood and use the same construction materials and a compatible design to the proposed dwelling. 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.

Revisions Following Conceptual Review

Following conceptual review by Staff and Members of the Commission of Architectural Review the applicant has submitted revised plans which address the comments regarding the proposed design of the dwelling at 509 N 28th Street. At the request of Staff, the HVAC location has been shown on the included site plan for the new dwelling. Staff also requested the removal of the decorative hardware on the garage door which was consistent with comments from the Members of the Commission who specifically noted their desire to see more modern designs and avoid any faux historicism. Noting these comments, the applicant has removed the decorative hardware from the garage door and has moved to one-over-one windows, as recommended by the Commission. While Staff recommended end battens and coping on the mansard roof, the applicant has chosen to exclude these from the revised plans in order to better differentiate the new dwelling from the historical home at 513 N 28th Street which is of a similar design and contains those features. This design choice was made to allow for a dwelling which acknowledges the historic nature of the area while also addressing the comments of Staff and the Commission which recommend against false historicism.

The proposed design of the dwelling would be compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the contributing structures while also utilizing modern design features and avoiding an attempt to replicate the historic homes in the area. The traditional urban single-family detached design of the dwelling is intended to be consistent with the historic character of the neighborhood which consists primarily of single-family attached and detached dwellings.

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.

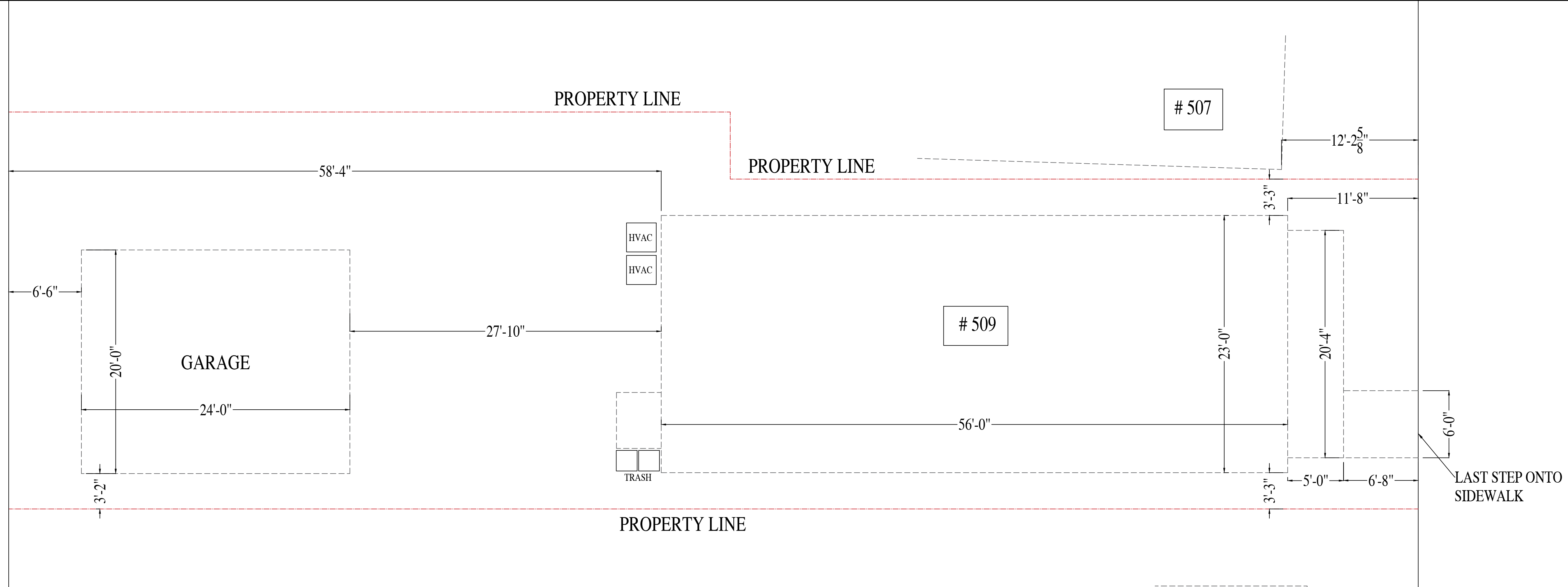
Sincerely,



Mark R. Baker

Baker Development Resources, LLC

ALLEY



This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 9-3-2021 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.

10' ALLEY
S37°24'39"W

35.50'

4,104 Sq.Ft.

GAP 1.35'

FENCE

GAP BETWEEN LOTS OWNERSHIP UNKNOWN

REGINALD D. TUCK
PAR. ID: E0000528024
DEED: 2017-8591

MARIA LYN MCGINNIS
PAR. ID: E0000528025
DEED: 2018-8244

KEVIN T. MARTIN
PAR. ID: E0000528026
DEED: 2013-12587

126.00'

S52°29'51"E

61.50'

N37°24'39"E

6.00'

N52°29'51"W

64.50'

FENCE

129.5' TO THE N/LINE OF E. CLAY ST.

2-STORY FRAME No.511

BRICK WALL

9.93'

1.39'

GAP

4.48'

4.48'

2-STORY FRAME No.507

BLDG. 1.72'

BLDG. 0.86'

BRICK WALL

12.22'

29.50'

N37°24'39"E

135.5' TO THE N/LINE OF E. CLAY ST.

166.47' TO THE S/LINE OF E. LEIGH ST.

MAP SHOWING THE IMPROVEMENTS ON No.509 N 28th STREET IN THE CITY OF RICHMOND, VA.

Virginia Surveys
P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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DATE: 9-3-2021
CERTIFIED BY: JEFFREY K. FLOYD
VIRGINIA CERTIFICATE NO. 001905
SCALE: 1" = 20'
JOB NO. 210814466.

N 28TH ST.

509 N 28TH ST.
RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:
3/16" = 1'-0"

DATE:
11-08-2021

SHEET:
A1.0



509 N 28TH ST.

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SHEET:
A1.1



513



(8) PORCH STEPS UP FROM GRADE TO PORCH + (3) CONCRETE STEPS FROM GRADE TO SIDEWALK

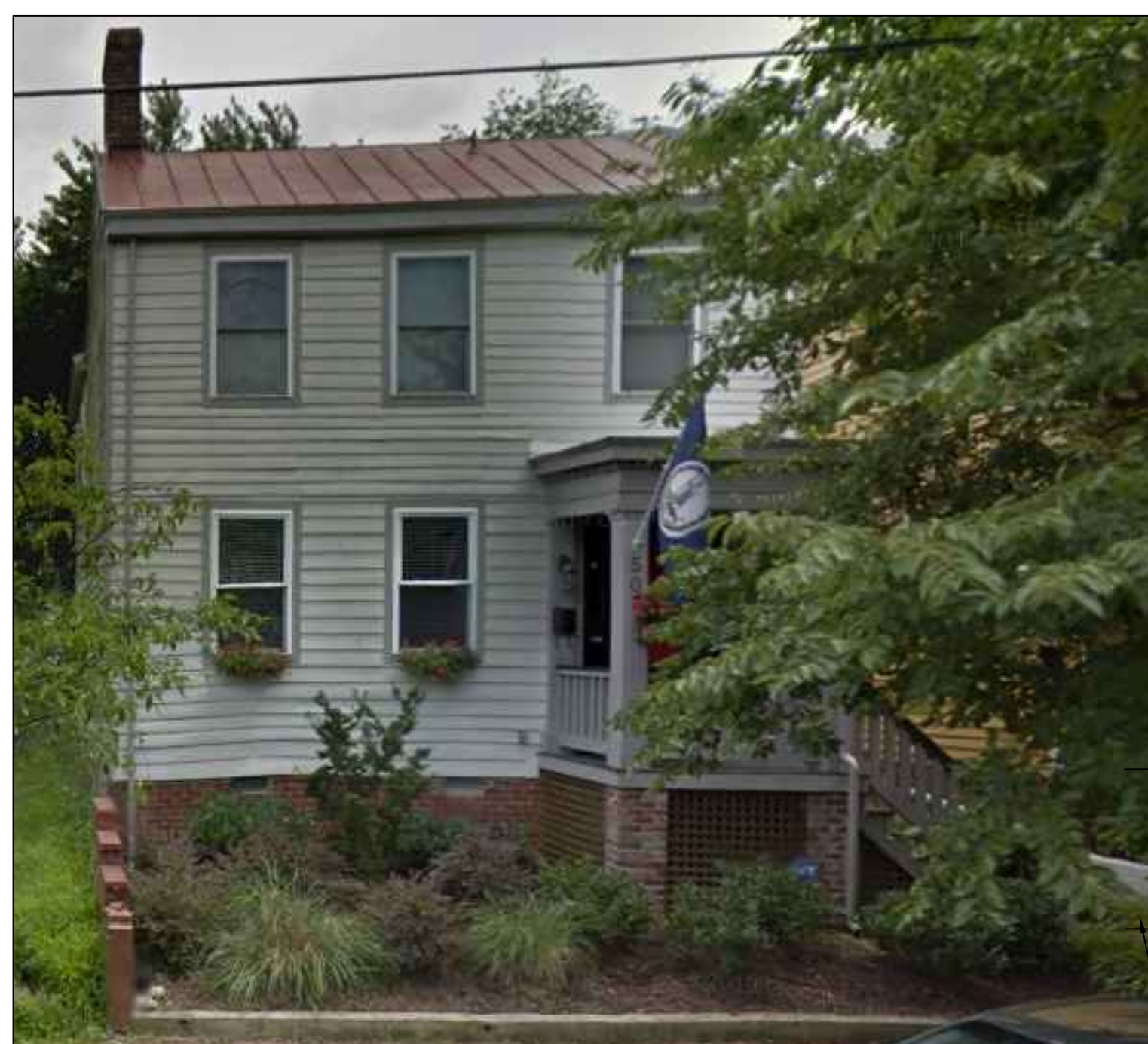
511



(4) STEPS UP FROM GRADE TO PORCH + (6.5) CONCRETE STEPS FROM GRADE TO SIDEWALK



507

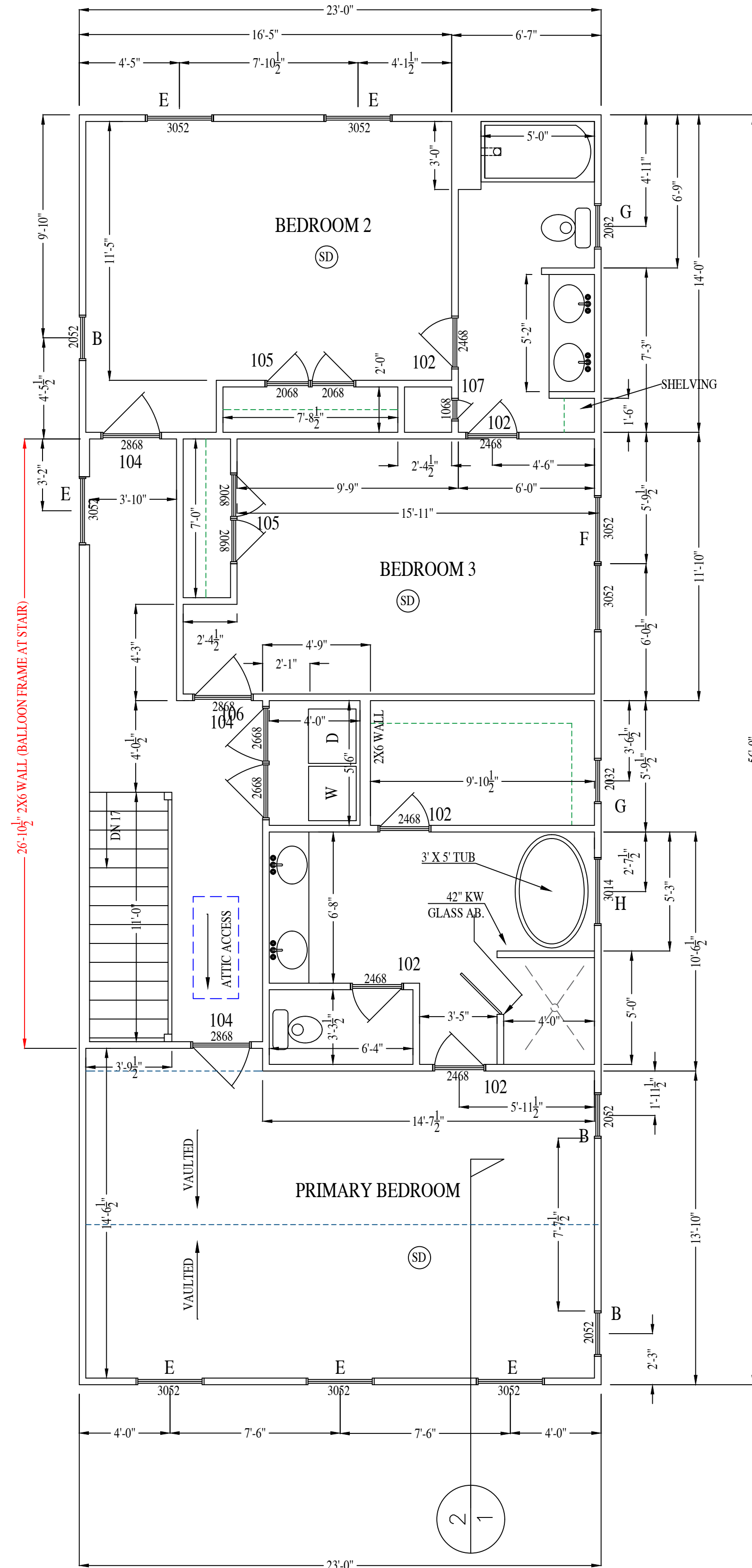


(7) STEPS UP FROM GRADE TO PORCH

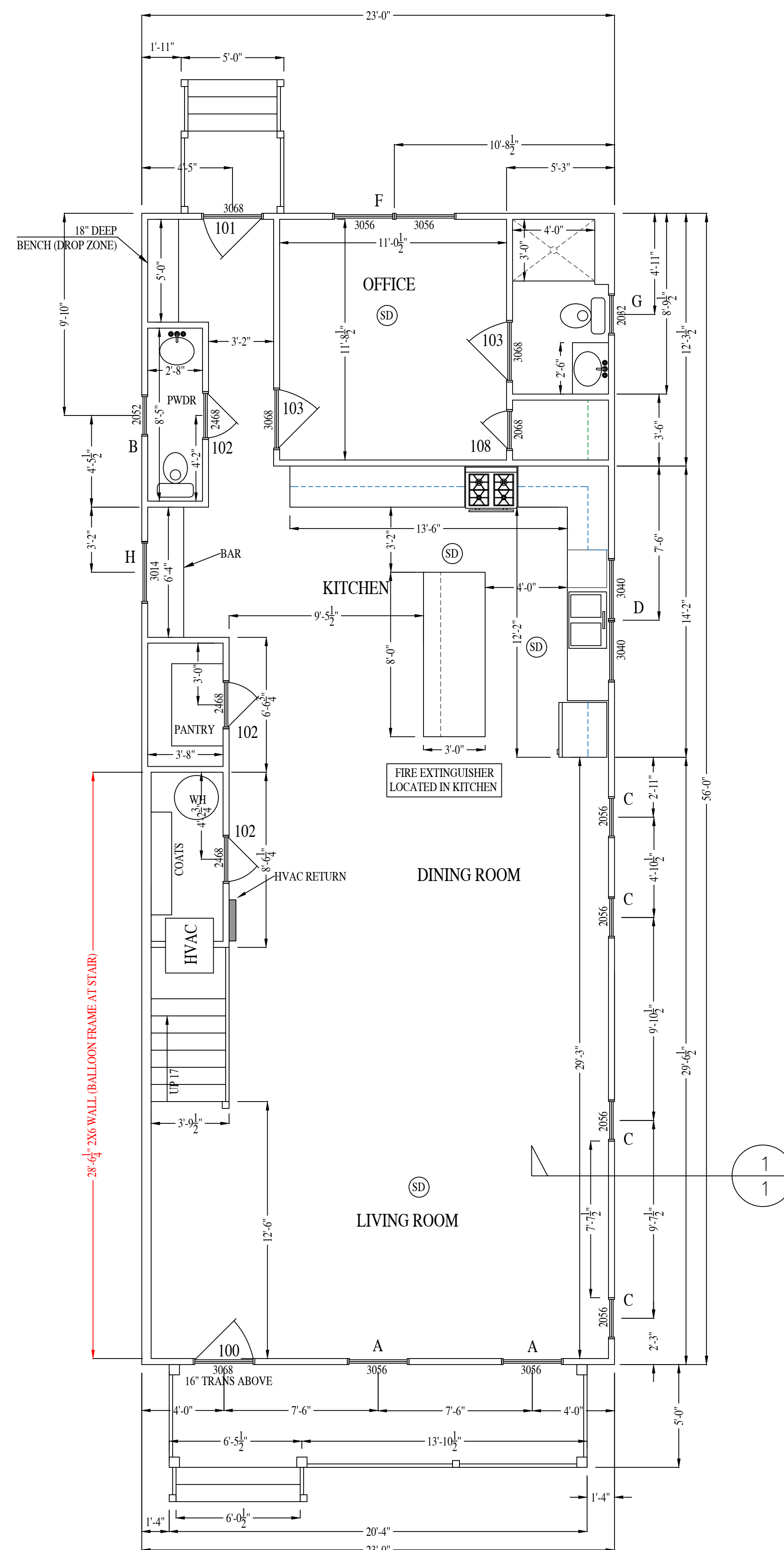
N 28TH ST. CONCEPTUAL STREET VIEW

MEASUREMENTS ARE APPROXIMATE - TO BE VERIFIED PRIOR TO CONSTRUCTION

NOTE: ALL WALL DRAWN AT 3-1/2" THICKNESS.



SECOND FLOOR PLAN
2ND FLOOR HEATED SQ. FOOTAGE: 1288 S.F.



FIRST FLOOR PLAN
1ST FLOOR HEATED SQ. FOOTAGE: 1288 S.F.

WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	5'-6"	SINGLE D.H.	CLEAR	CLEAR	2
B	2'-0"	5'-2"	SINGLE D.H.	CLEAR	CLEAR	4
C	2'-0"	5'-6"	SINGLE D.H.	CLEAR	CLEAR	4
D	3'-0"	4'-0"	TWIN D.H.	CLEAR	CLEAR	1
E	3'-0"	5'-2"	SINGLE D.H.	CLEAR	CLEAR	6
F	3'-0"	5'-2"	TWIN D.H.	CLEAR	CLEAR	2
G	2'-0"	3'-2"	SINGLE D.H.	CLEAR	CLEAR	3
H	3'-0"	1'-4"	SINGLE FIXED	CLEAR	N/A	2

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

509 N 28TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM
PHONE: (434) 774-4535

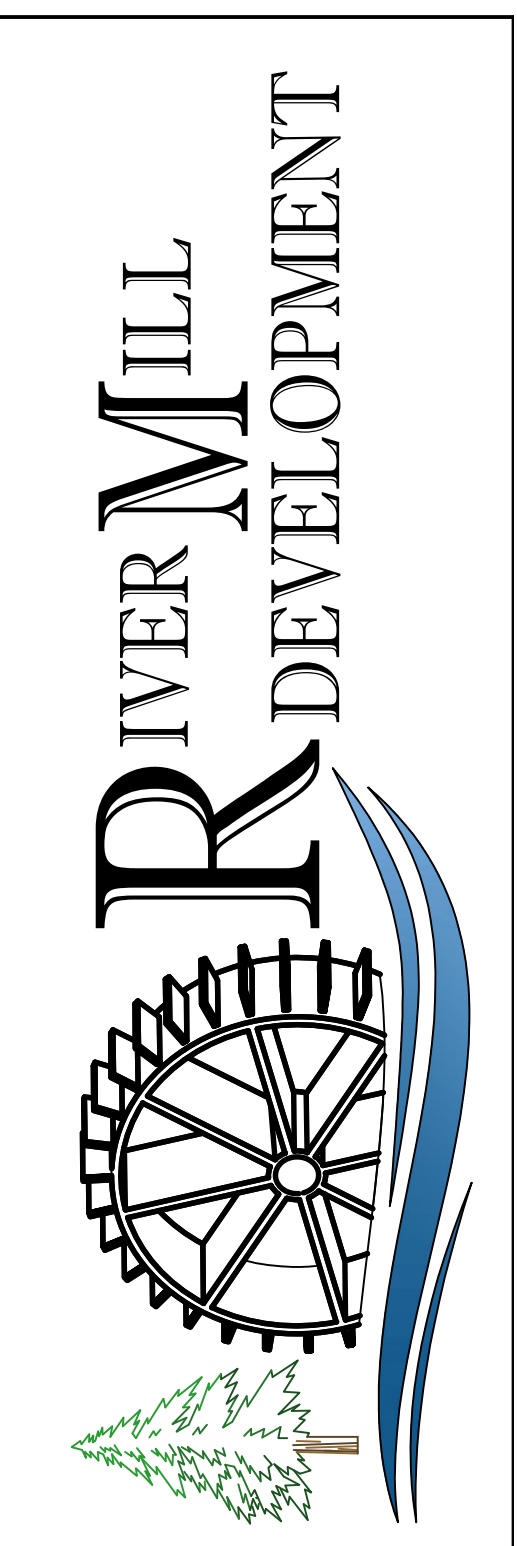
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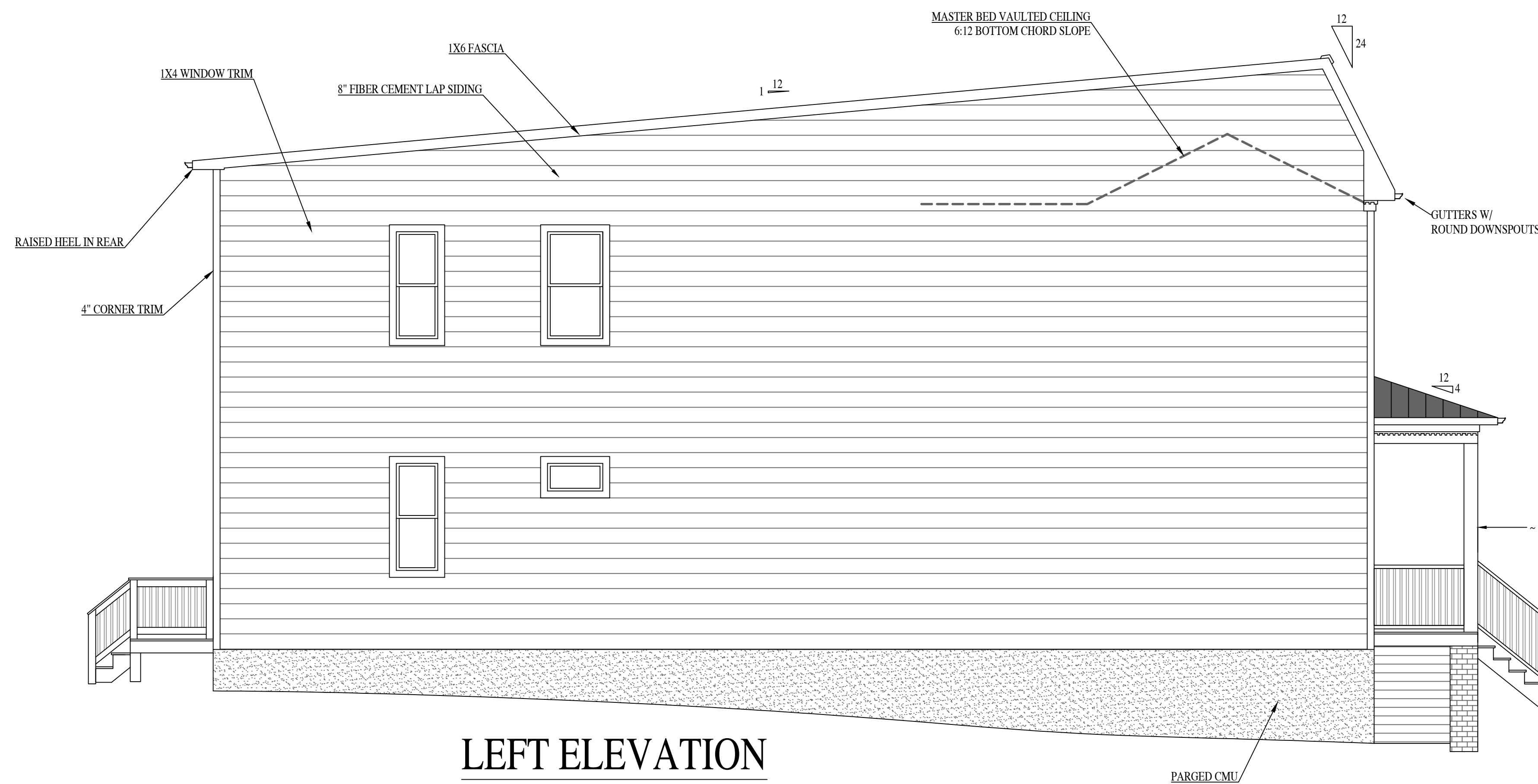
DATE	START

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

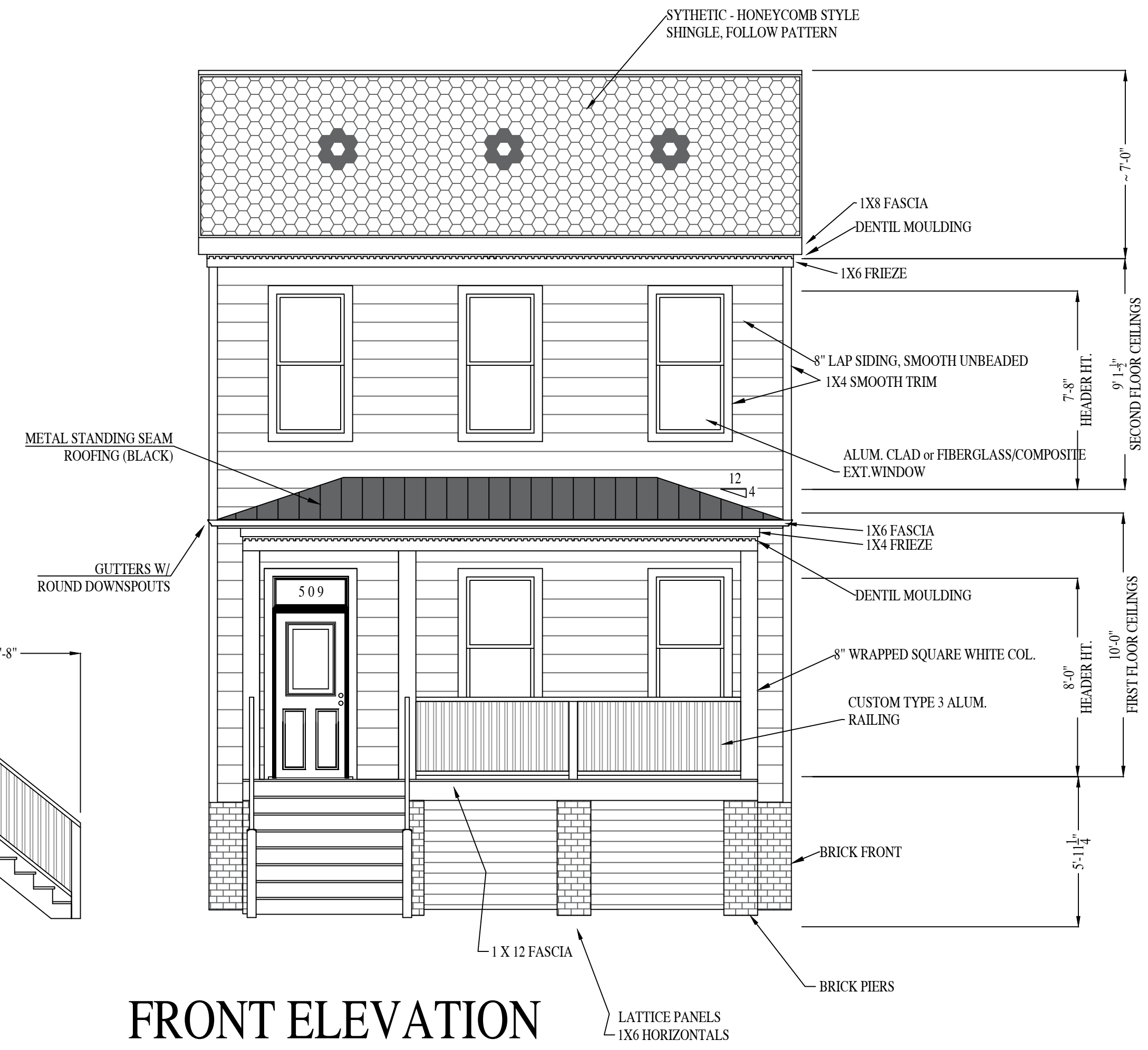
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SHEET:
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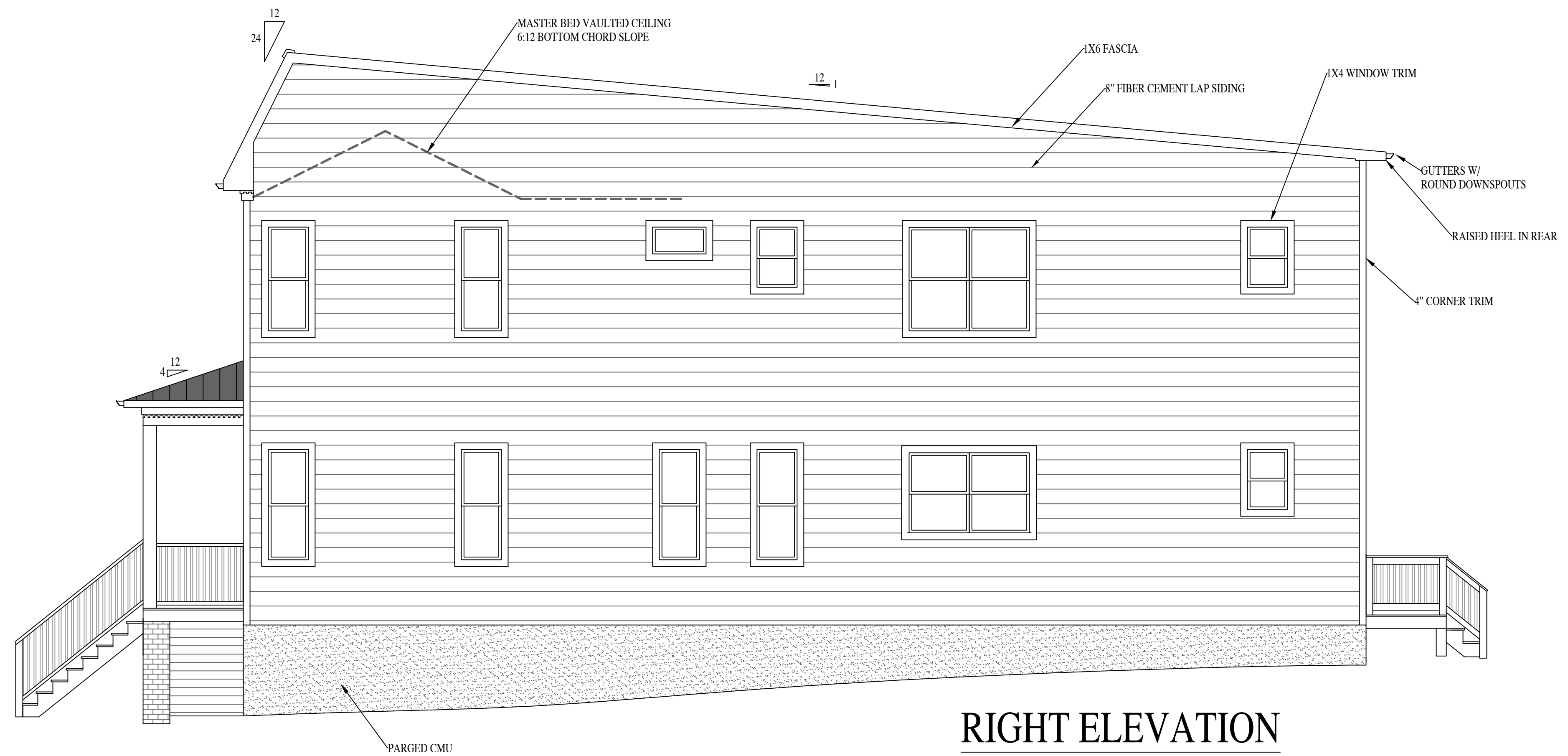
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

509 N 28TH ST.

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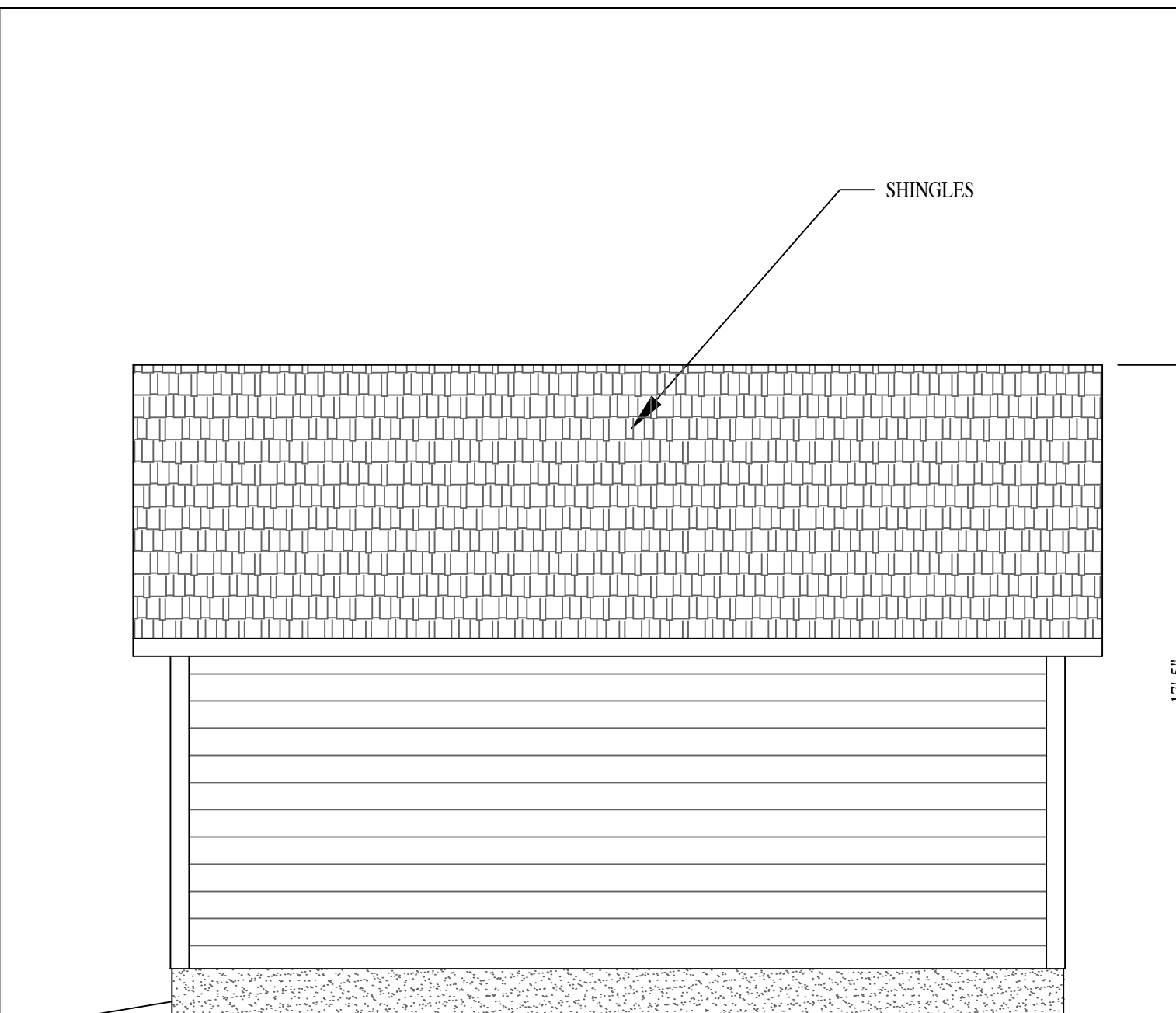
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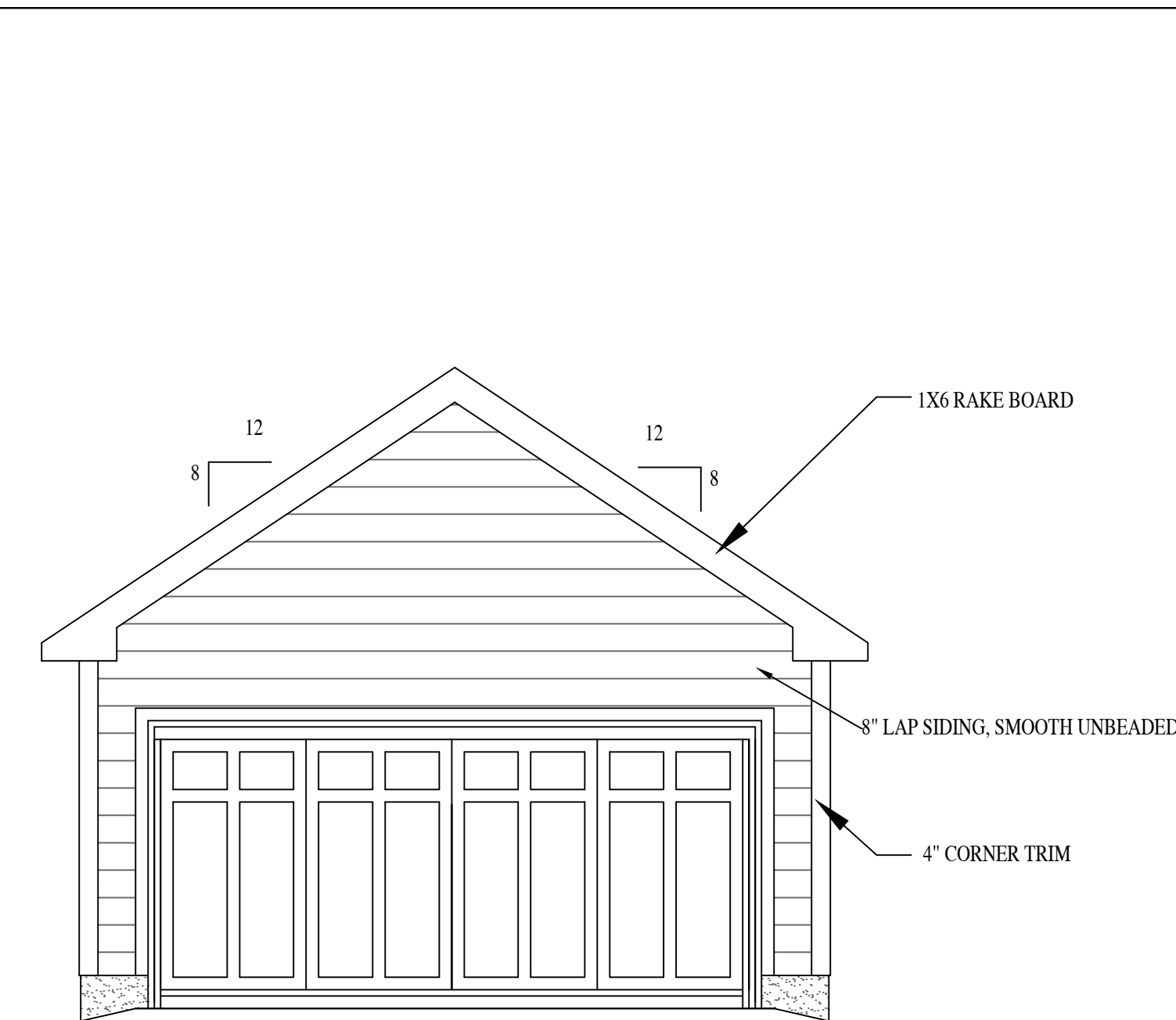
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 11-08-2021

SHEET:
 A2.1



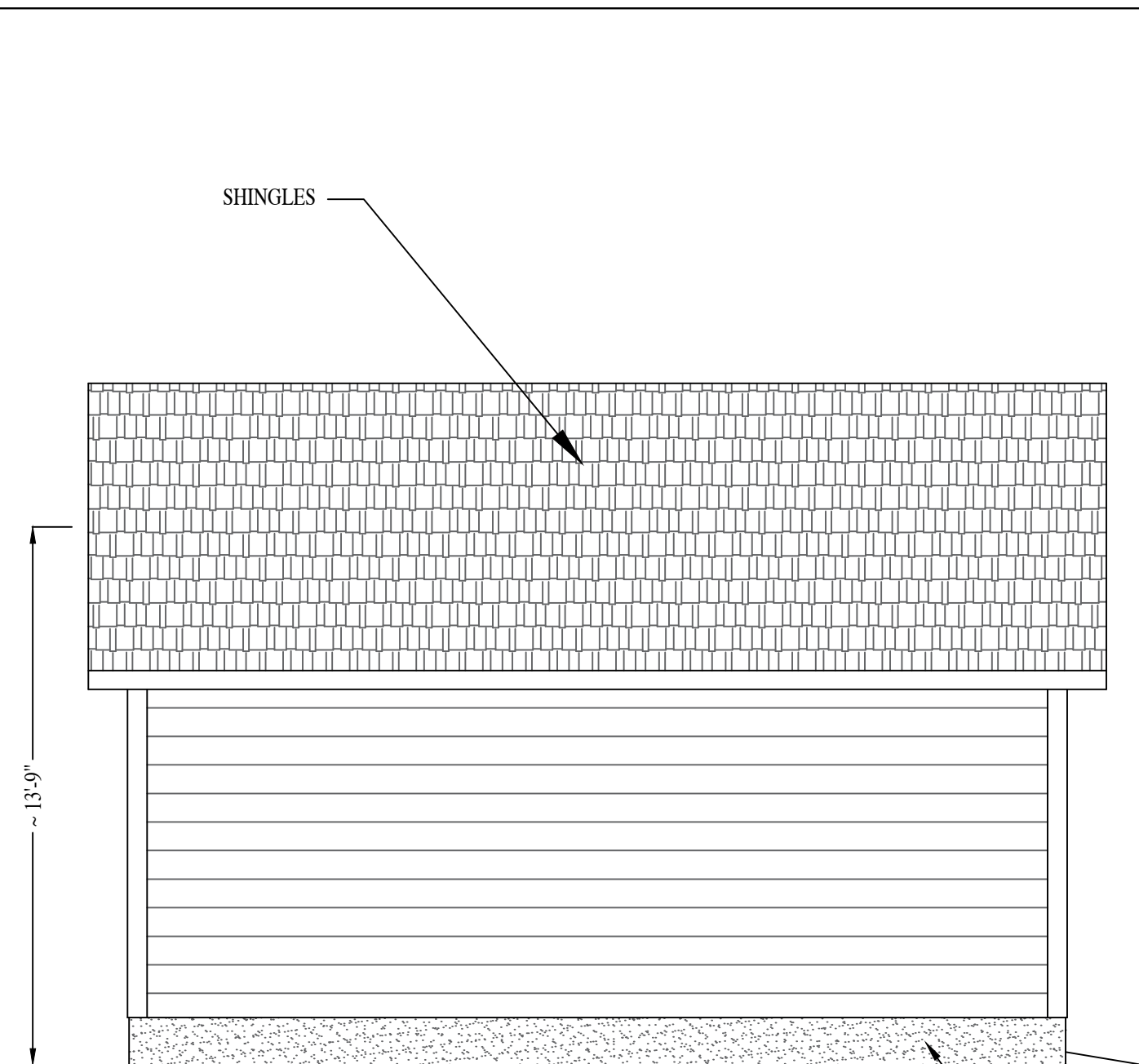


RIGHT ELEVATION

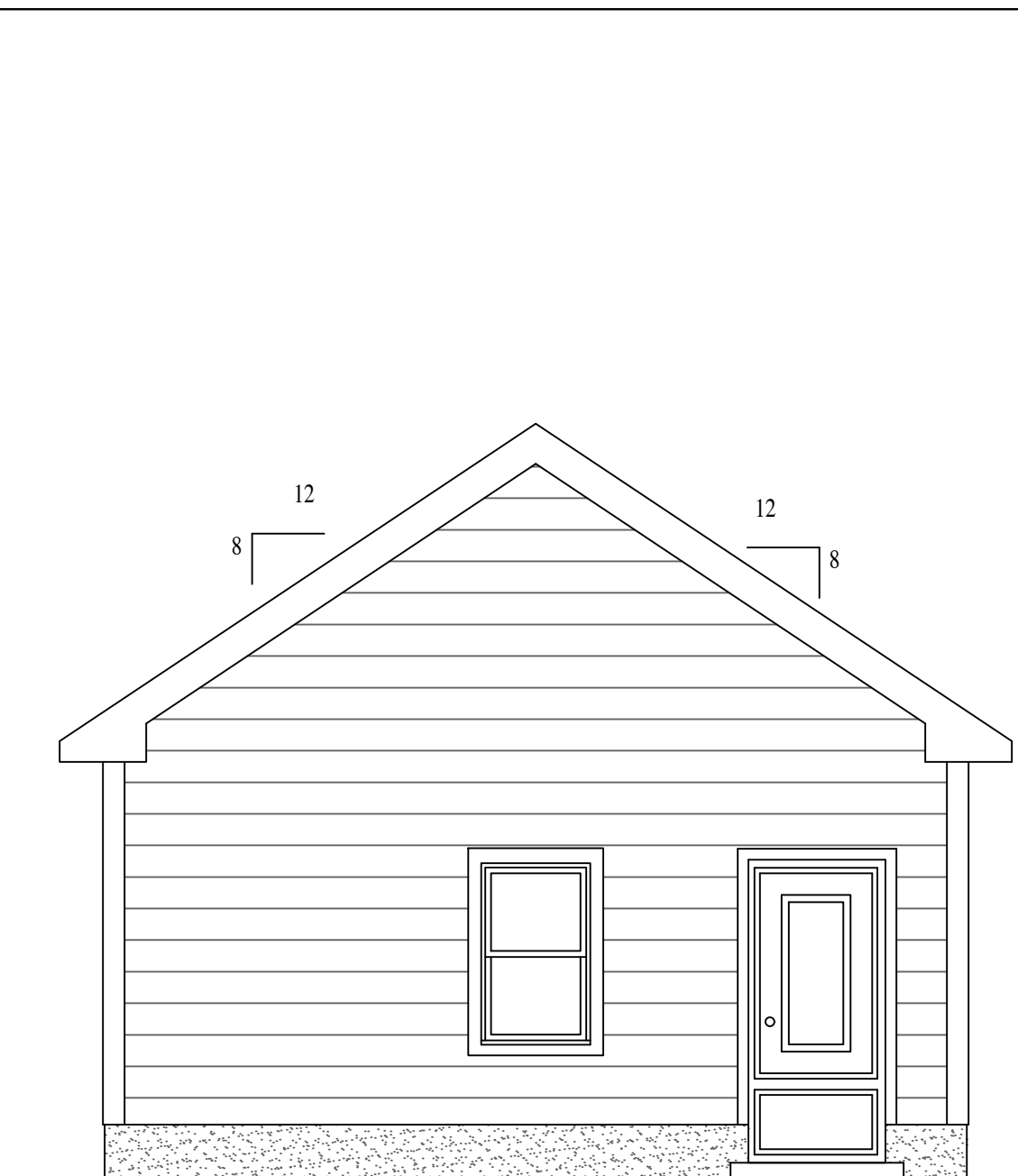


FRONT ELEVATION

(FROM ALLEYWAY)



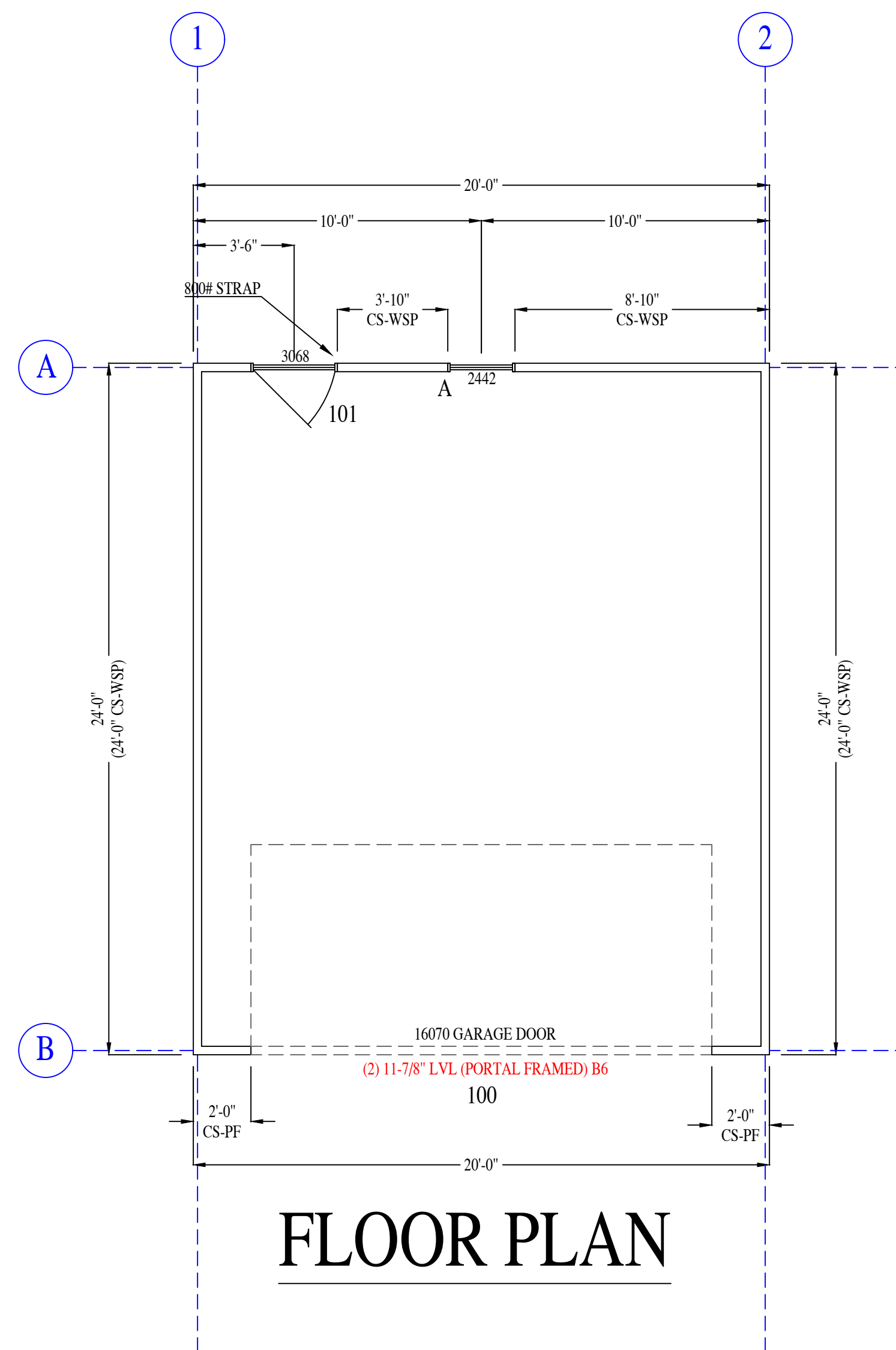
LEFT ELEVATION



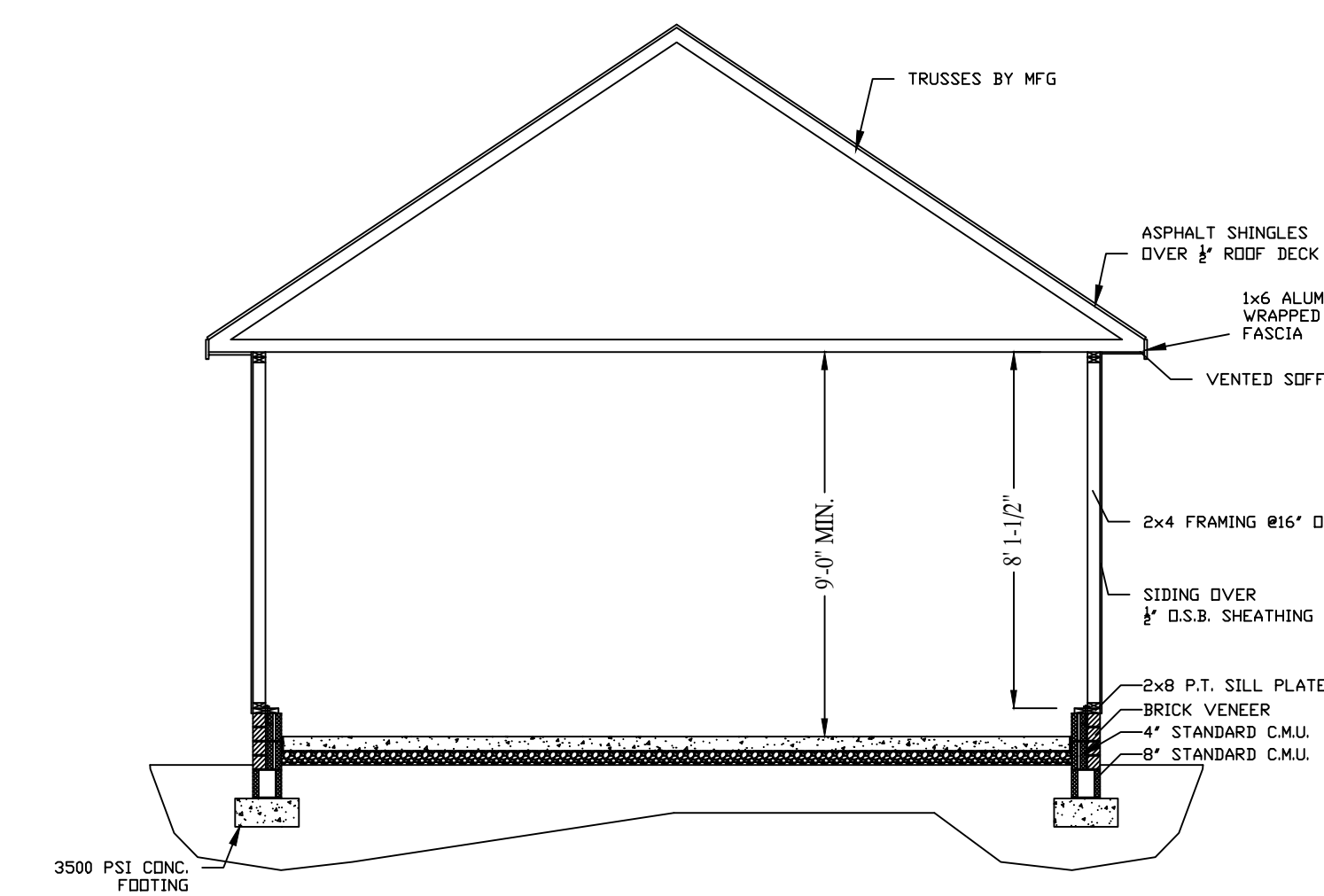
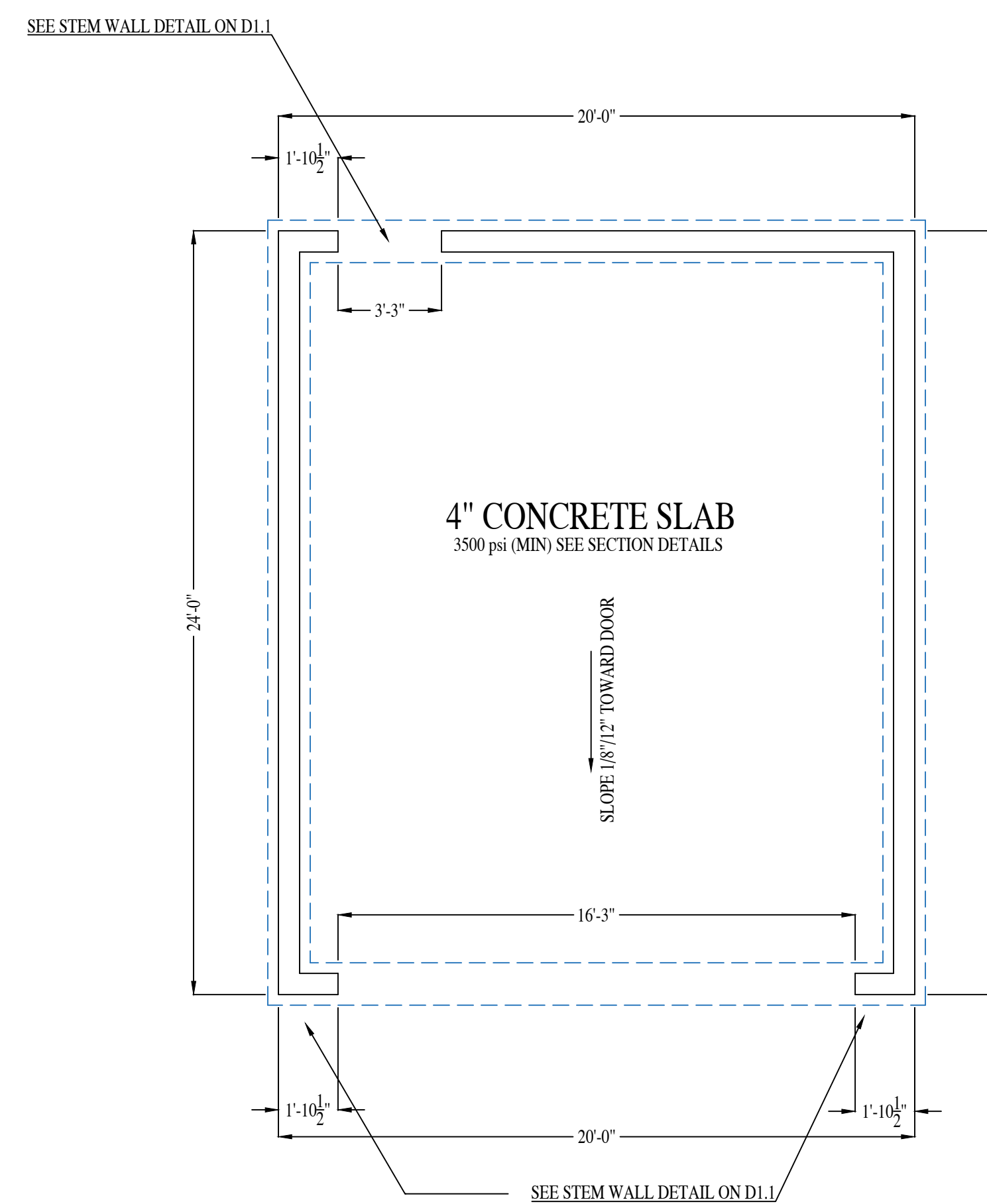
REAR ELEVATION

(FROM HOME & YARD)

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



FLOOR PLAN



WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	2'-4"	4'-2"	SINGLE D.H.	CLEAR	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

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A3.1

