



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

Phone (270)779-8468

Richmond, VA 23220

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 26th 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 26th 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 26th 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

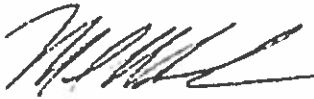
The application package now includes this information.

- 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.

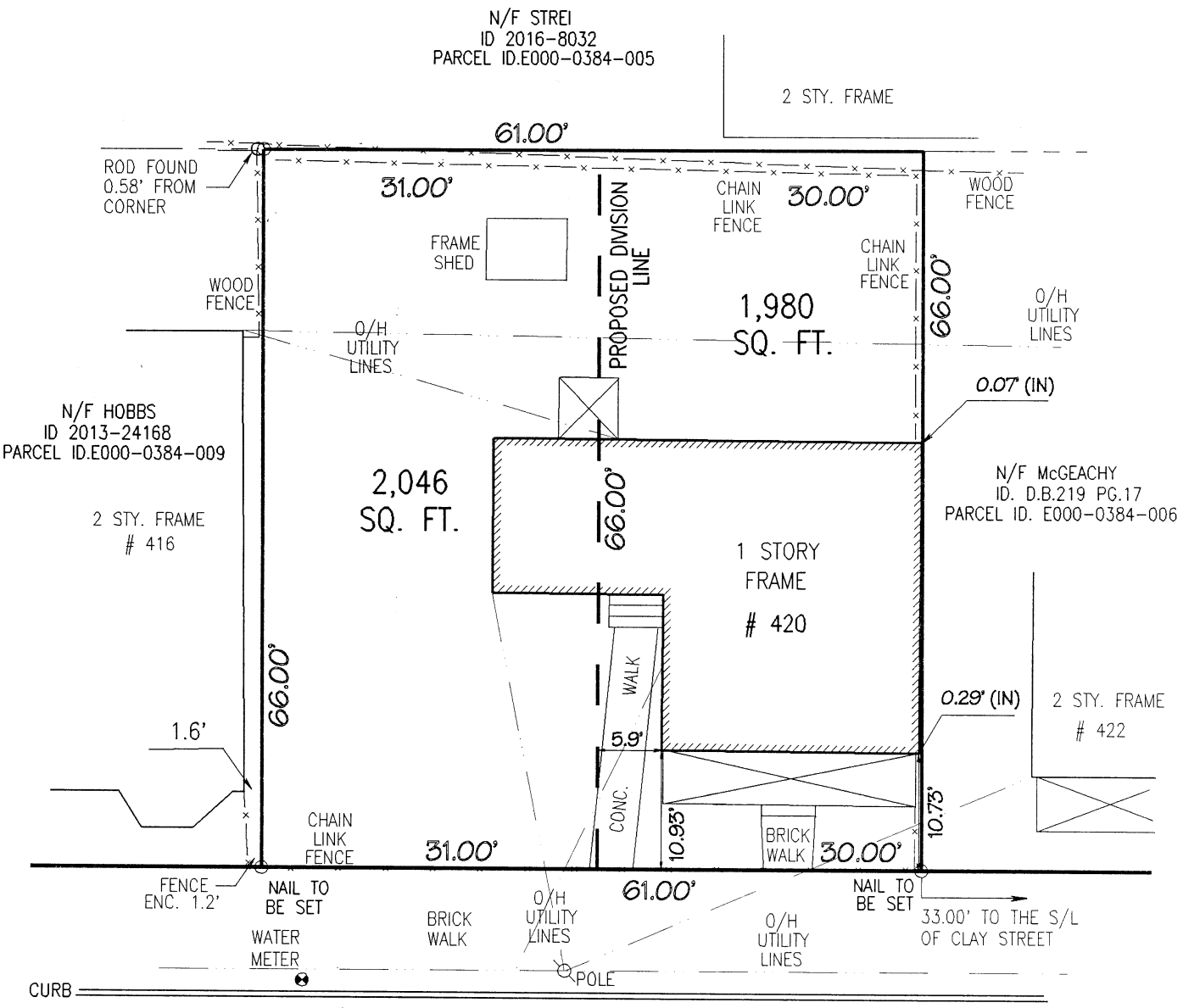
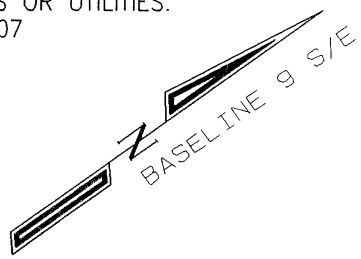
Sincerely,



Mark R. Baker

Baker Development Resources, LLC

FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.
 CURRENT OWNER(S): KYLE H. JOHNSTON INST.# 180012034 PARCEL ID E000-0384-007



N. 26TH STREET

66' R/W

(PHYSICAL SURVEY & PROPOSED DIVISION)
SURVEY AND MAP OF 420 N. 26TH STREET, IN THE CITY OF RICHMOND, VIRGINIA

SCALE: 1" = 15'

THIS IS TO CERTIFY THAT ON NOVEMBER 20, 2018, I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



FREDERICK A. GIBSON & ASSOCIATES, P.C.
 LAND SURVEYORS
 11521-G MIDLOTHIAN TURNPIKE
 NORTH CHESTERFIELD, VIRGINIA 23235
 PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	= IRON ROD FOUND
●	= IRON ROD SET
UNLESS OTHERWISE NOTED.	

PROJECT # 1107-05 M

418 & 420 N 26TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

DATE	DESCRIPTION
11-10-18	START

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

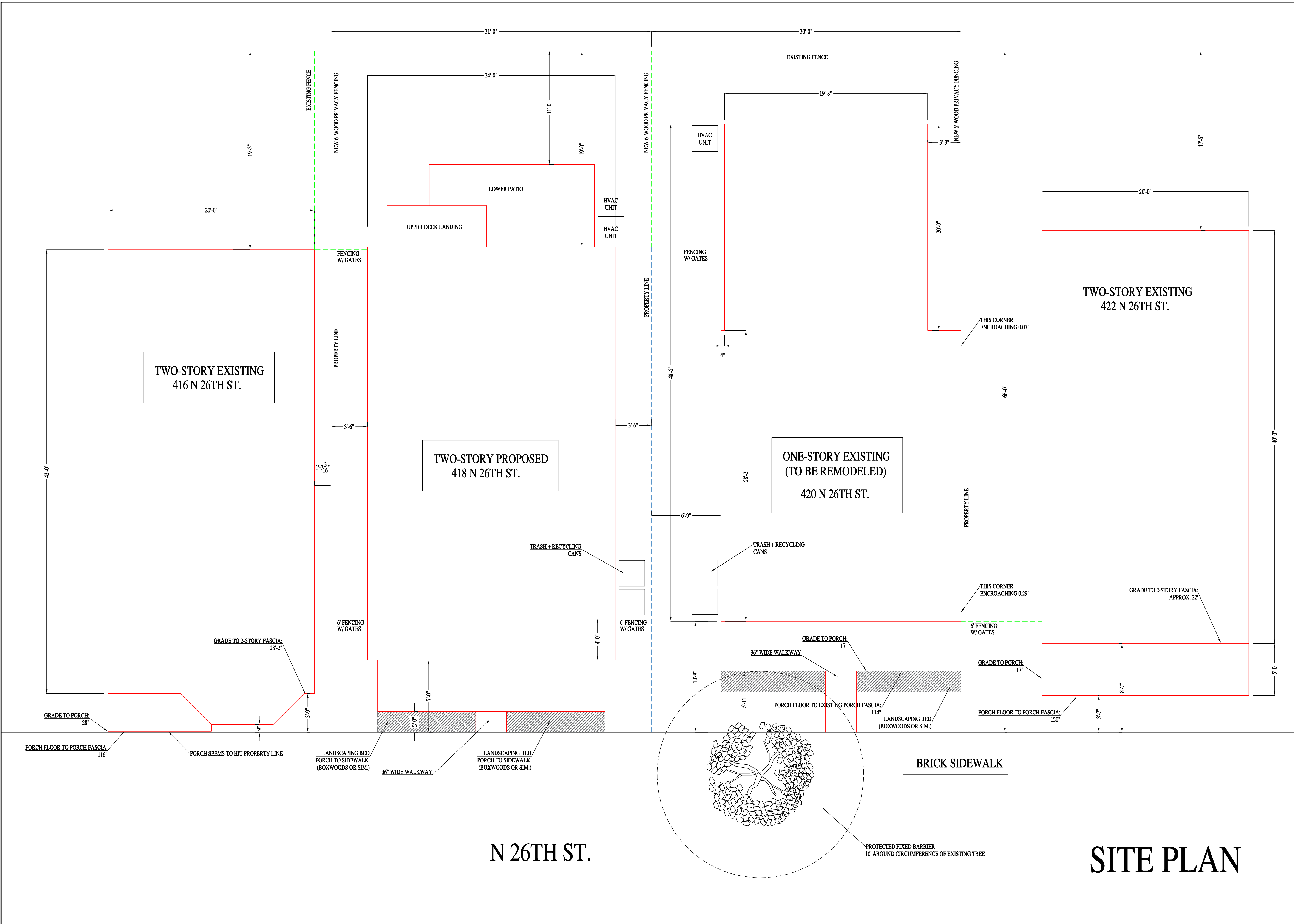
DATE:
11-10-18

SHEET:
A1.0



SITE PLAN

N 26TH ST.



418 & 420 N 26TH ST.

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RIVERMILLDEVELOPMENT@GMAIL.COM

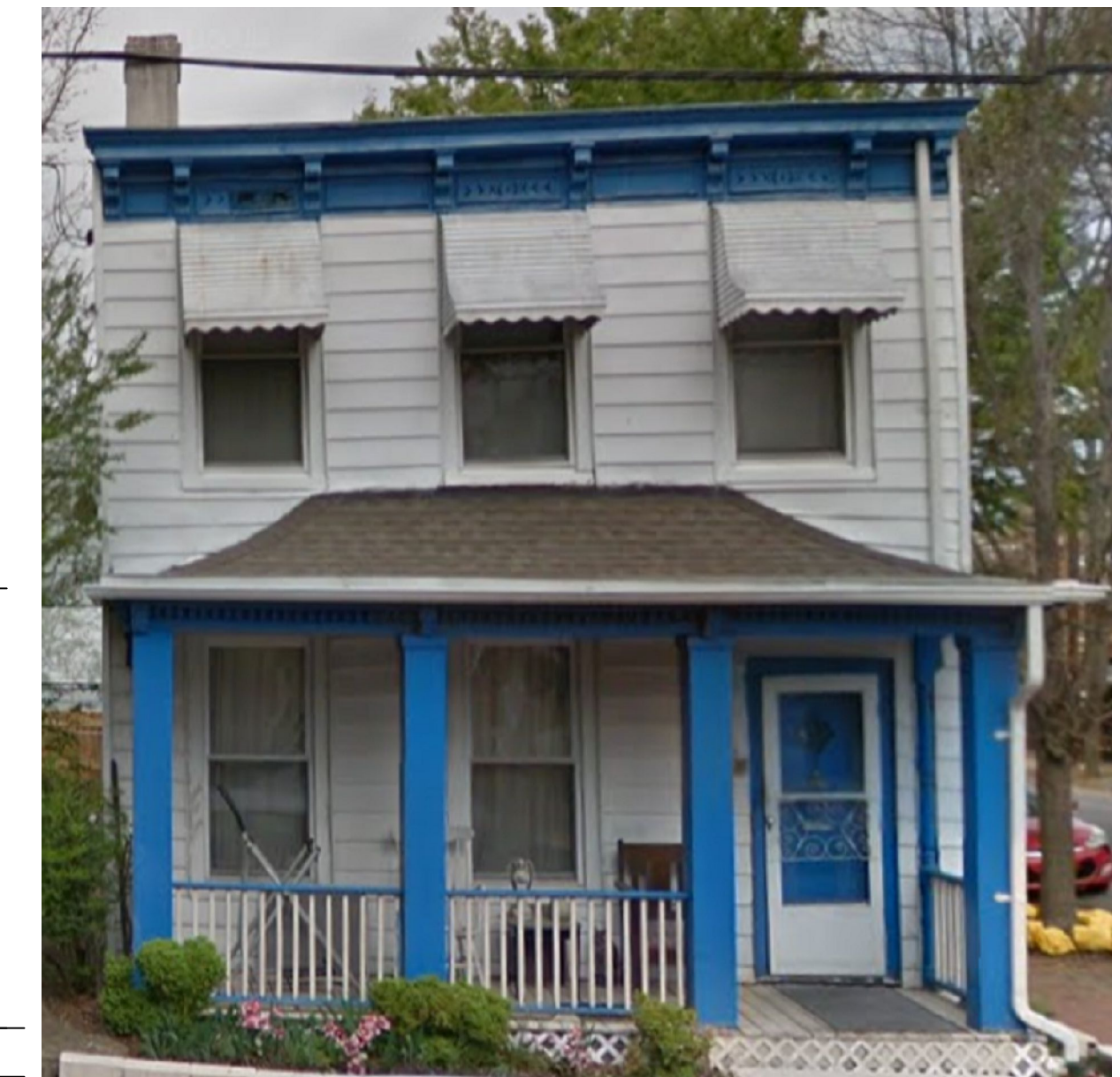
REVISION NOTES

11-10-18	START

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

DATE:
11-10-18

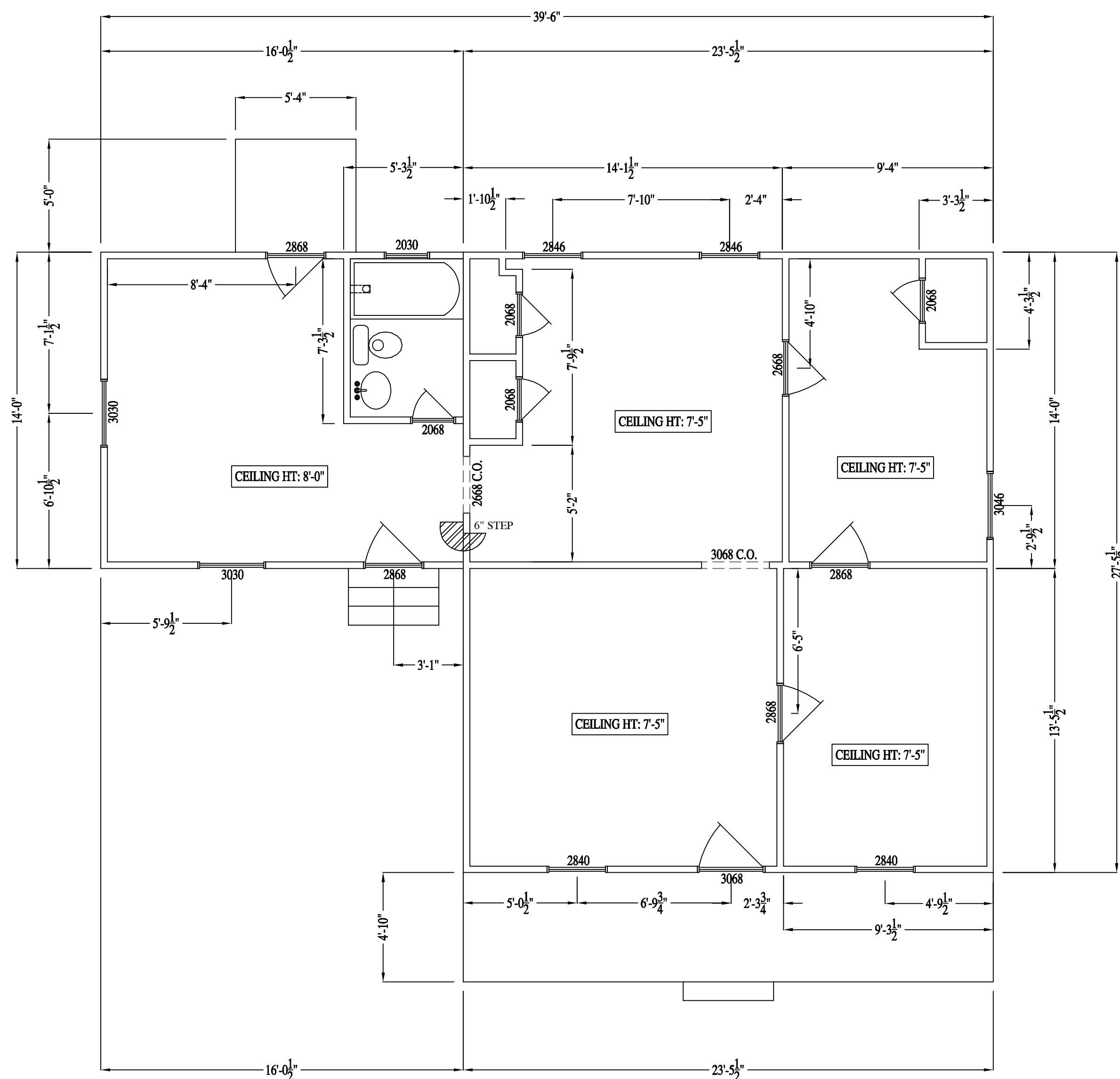
SHEET:
A1.1



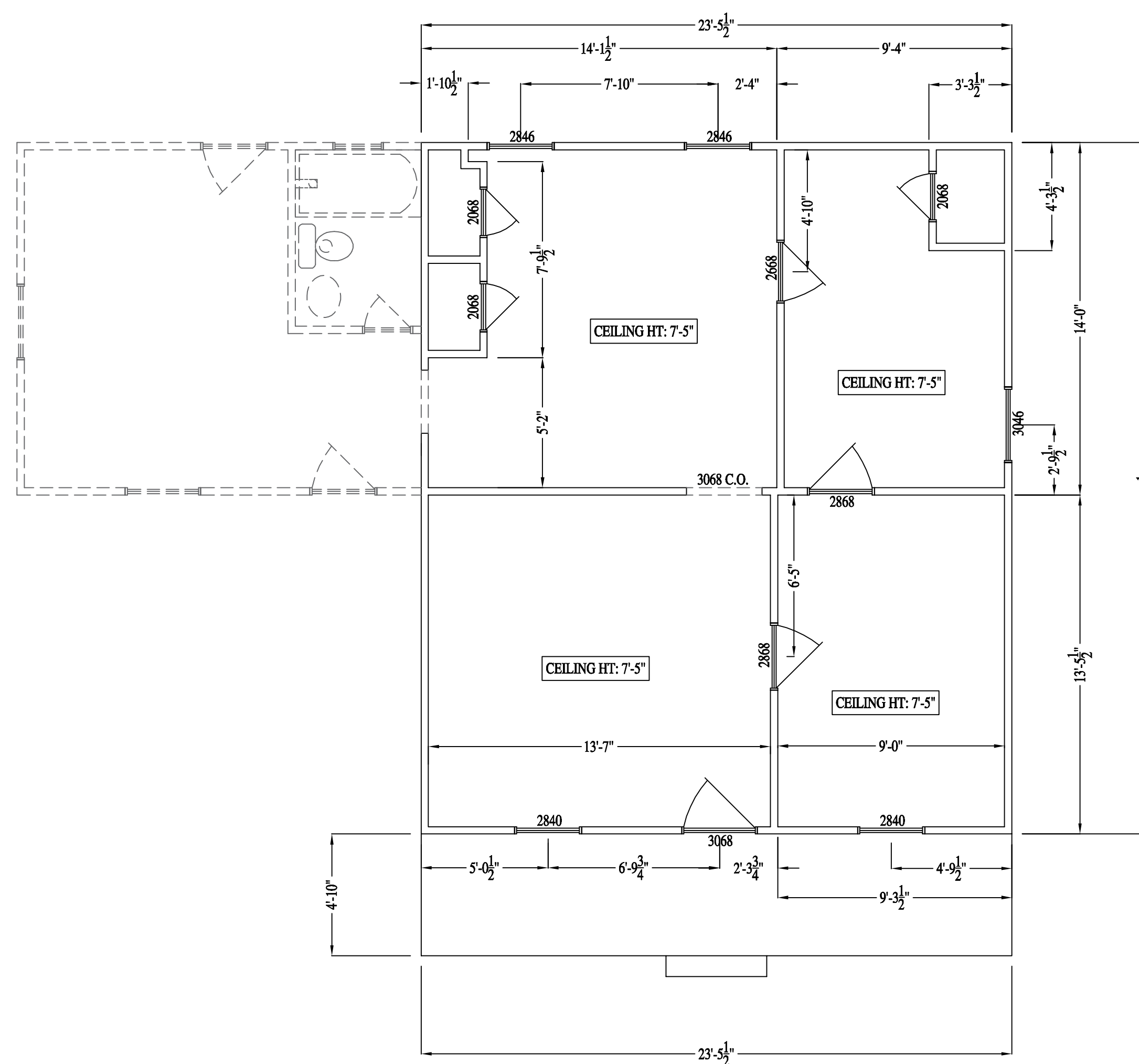
GRADE TO PORCH FLOOR MEASUREMENT, (MATCHING 416 N 26TH)



CONCEPTUAL STREET VIEW PLAN



EXISTING FLOOR PLAN



DEMOLITION PLAN

420 N 26TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

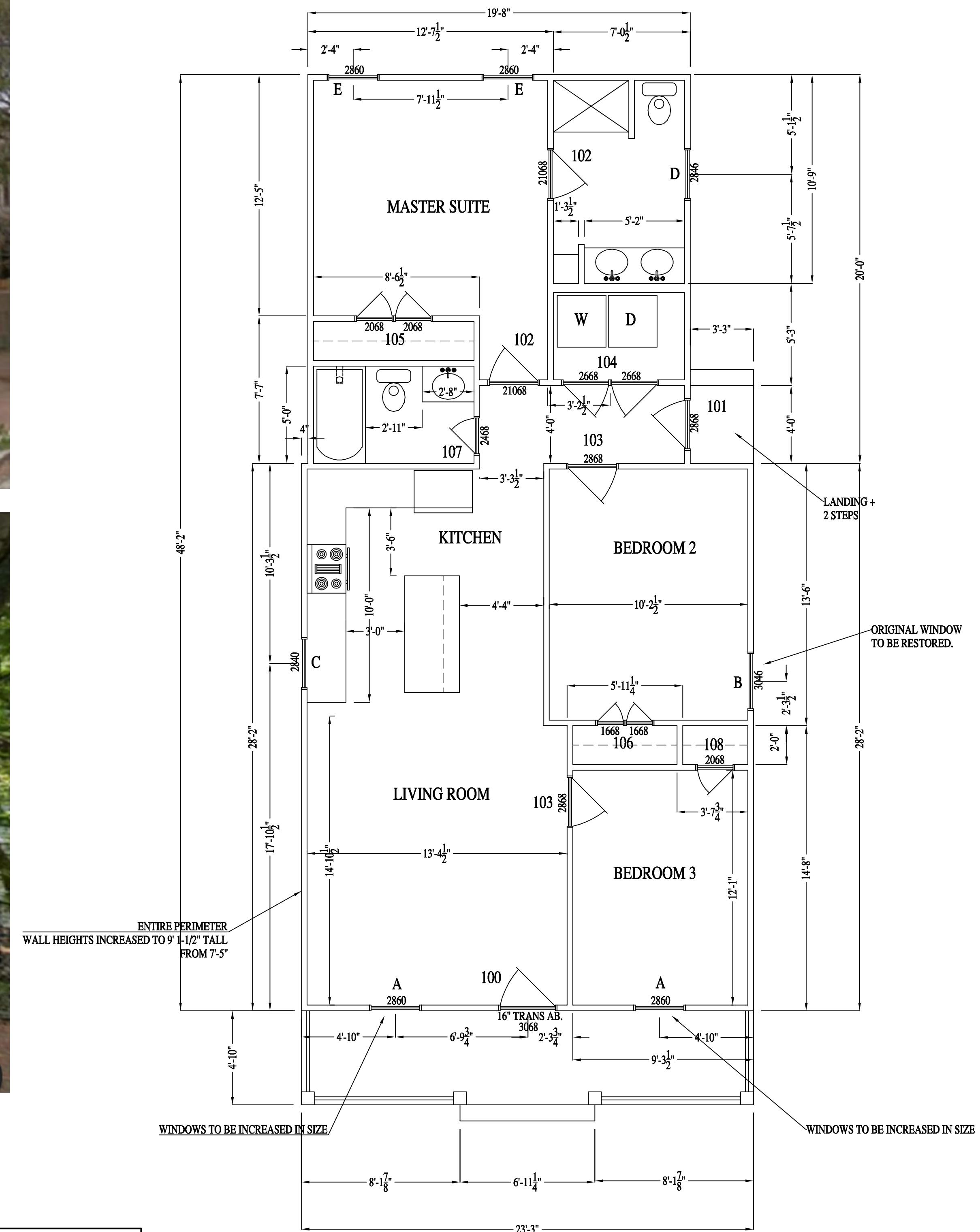
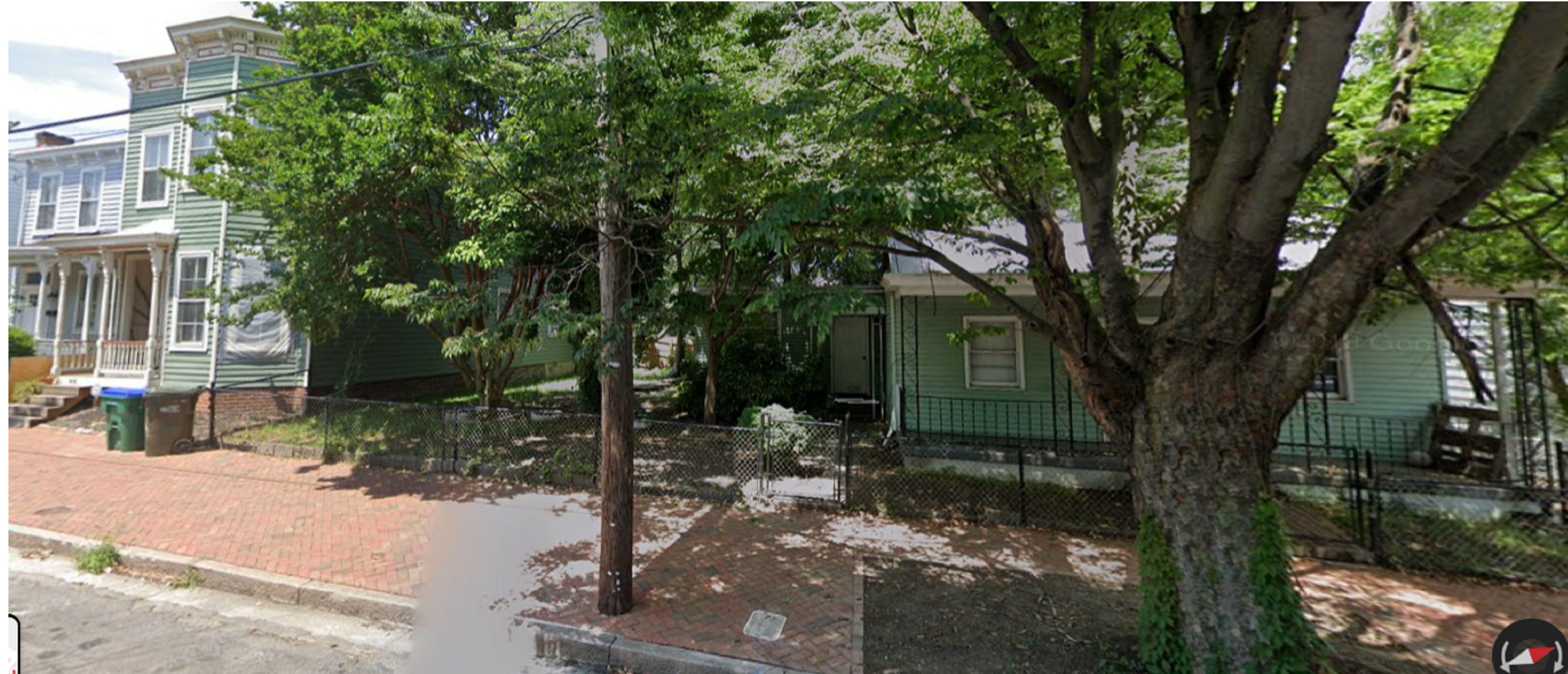
DATE	DESCRIPTION
11-10-18	START

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

DATE:
11-10-18

SHEET:
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420 N 26TH ST.
RIVER MILL DEVELOPMENT
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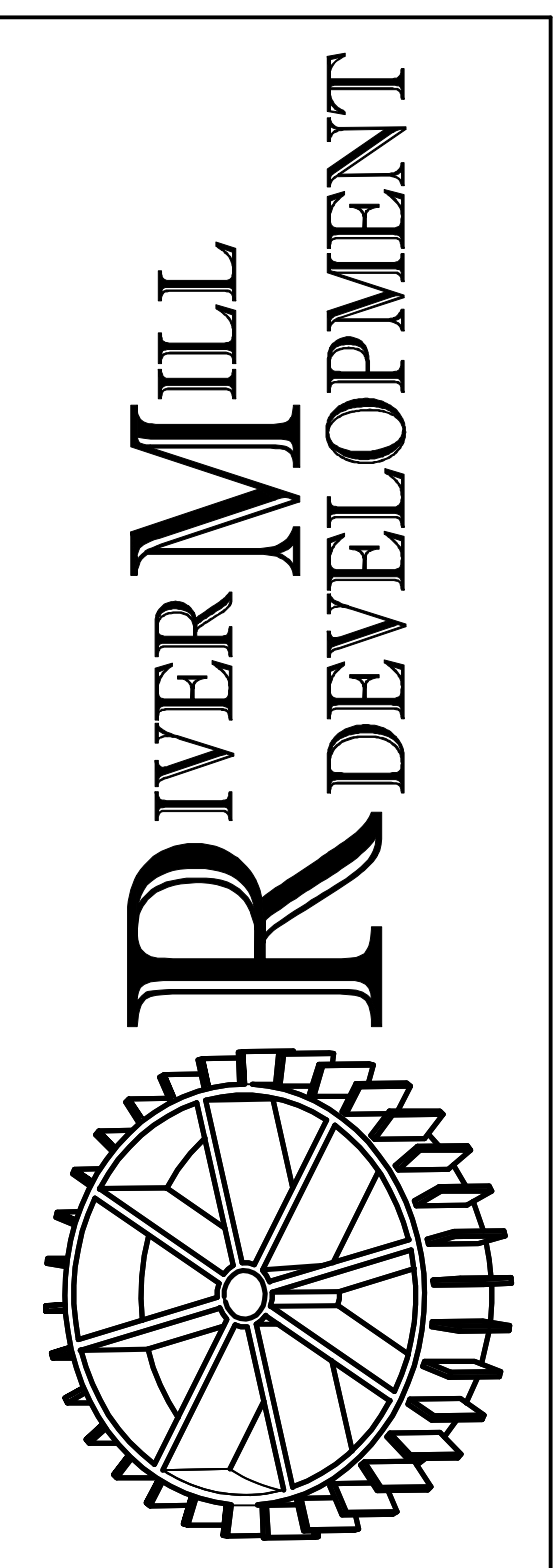
REVISION NOTES

11-10-18	START

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

DATE:
 11-10-18

SHEET:
 A2.2



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.	2 LITE	2 LITE	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

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REVISION NOTES

NO.	DATE	DESCRIPTION
11-10-18	START	

SCALE:

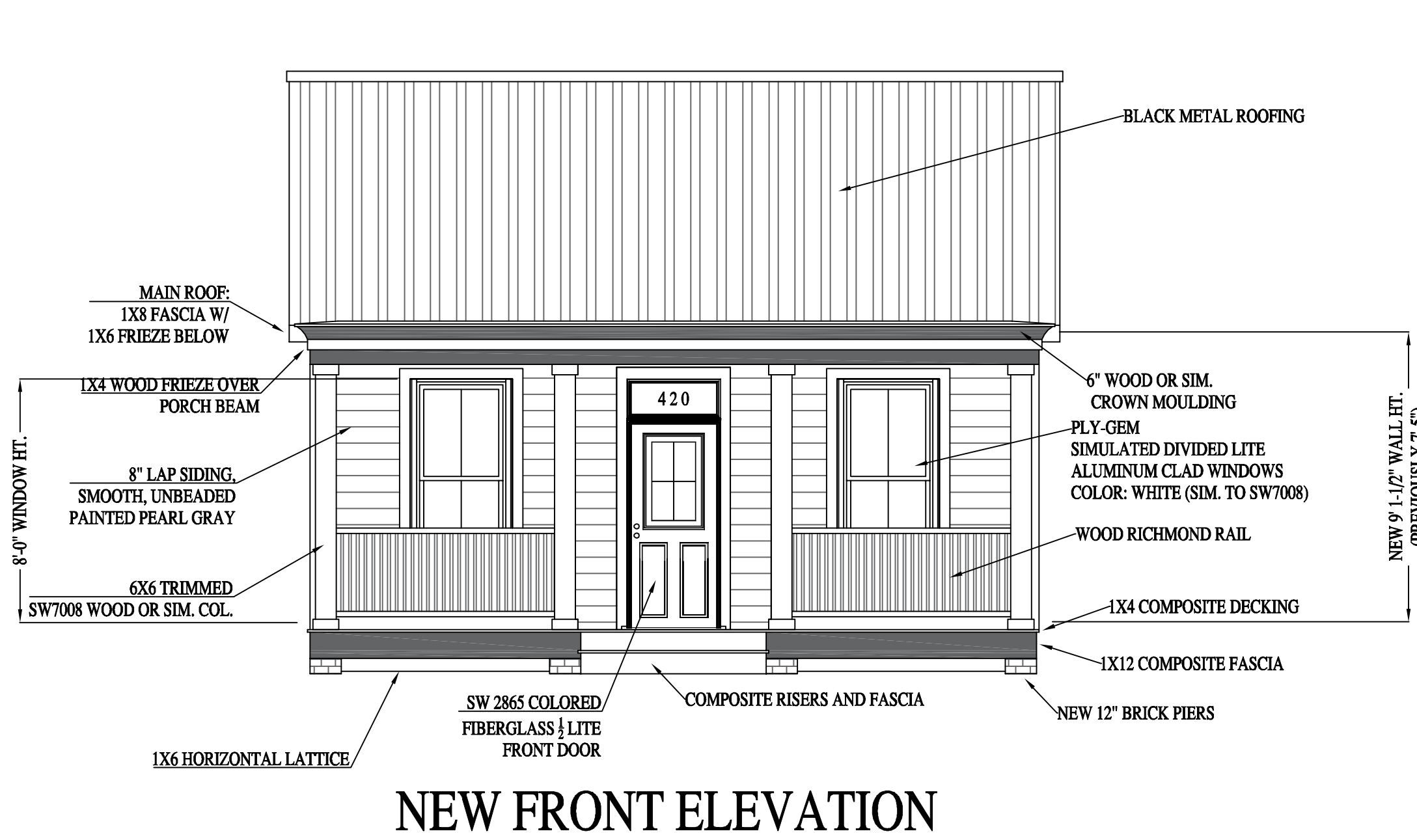
1/4" = 1'-0"

DATE:

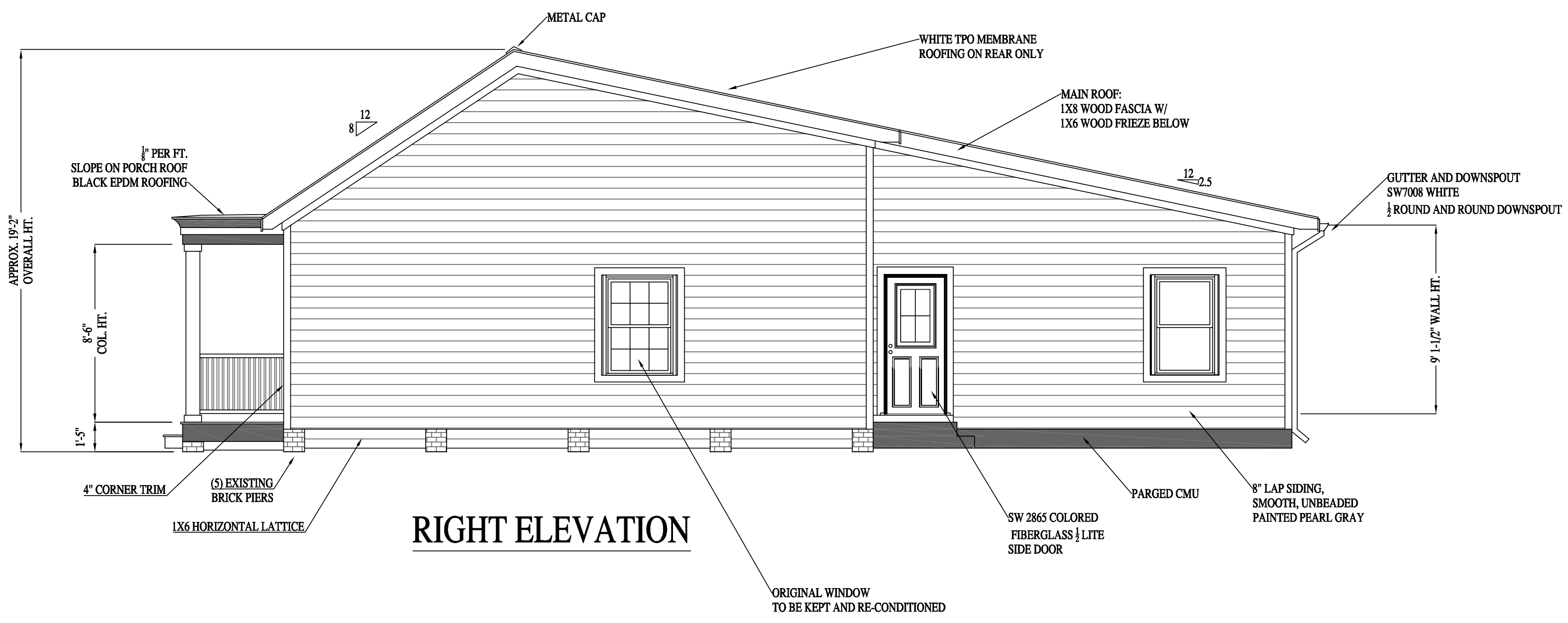
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SHEET:

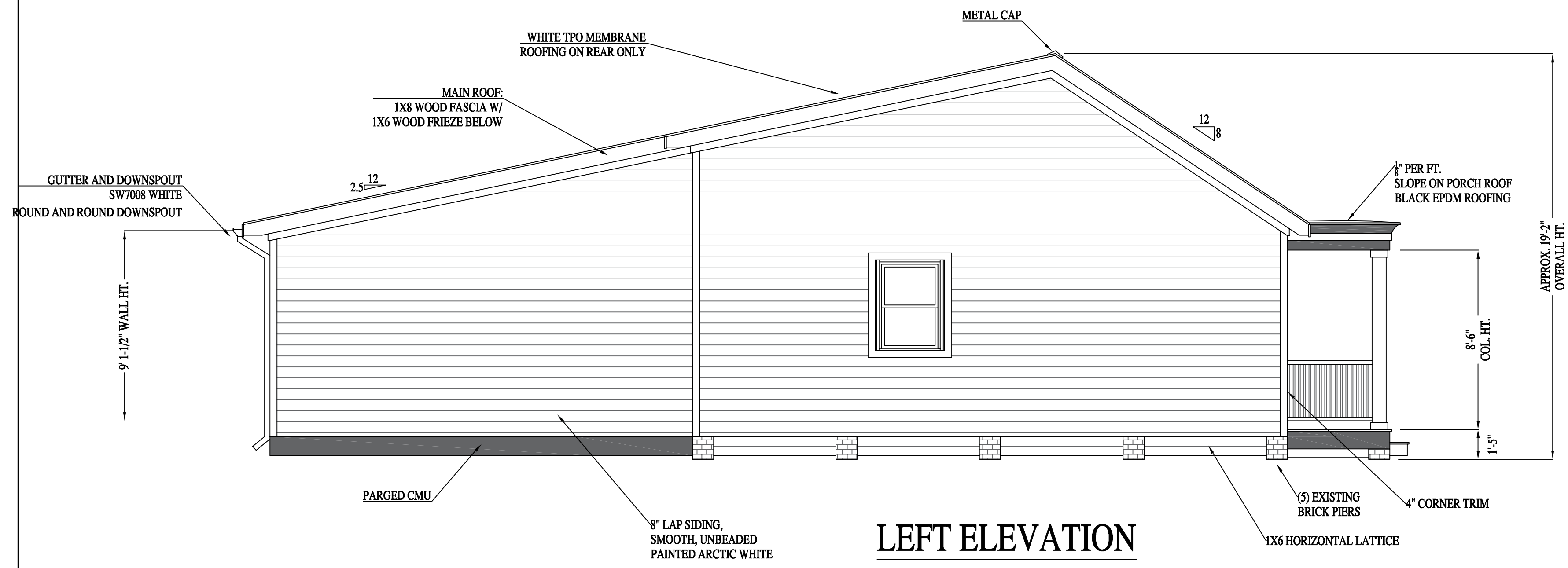
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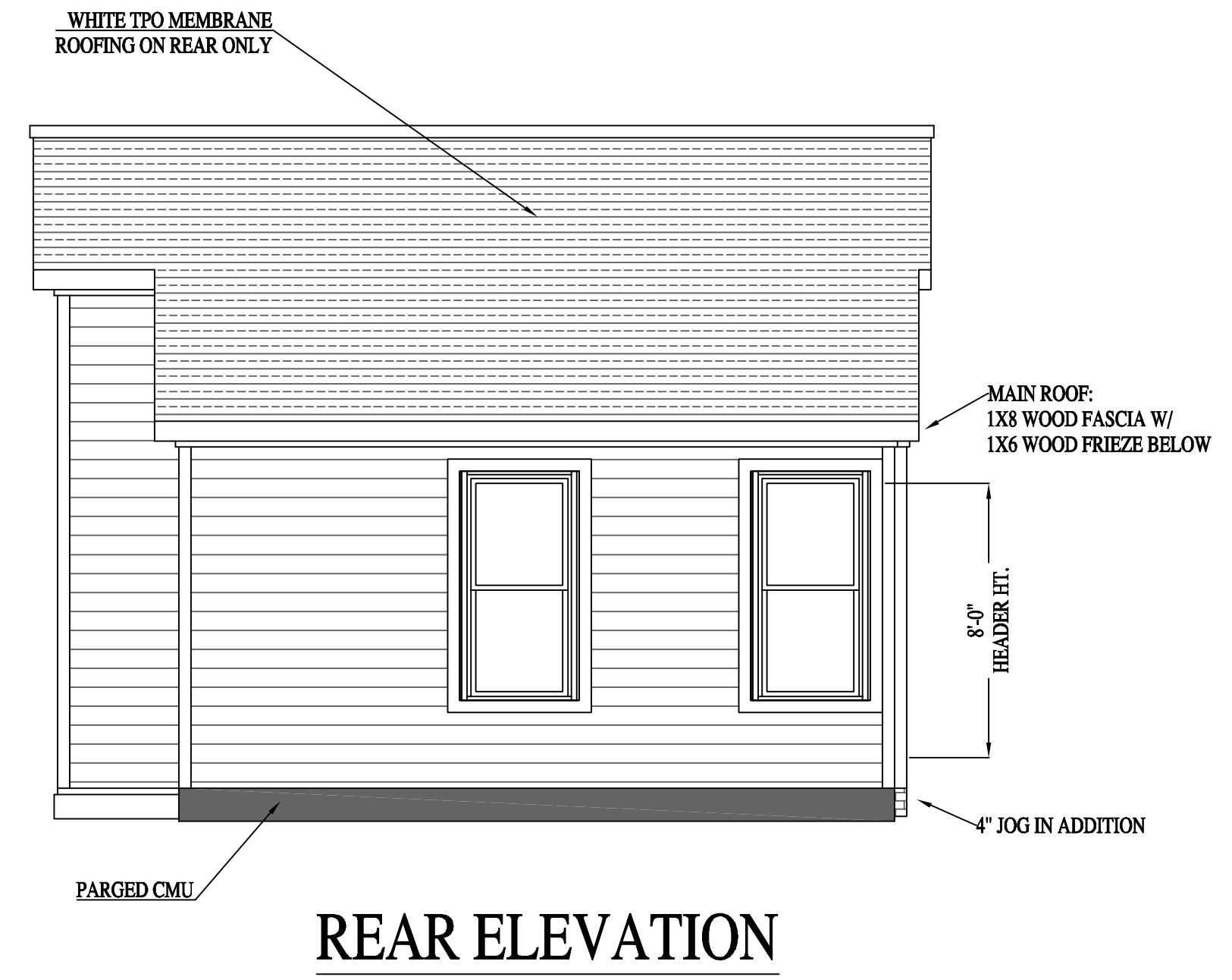
NEW FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

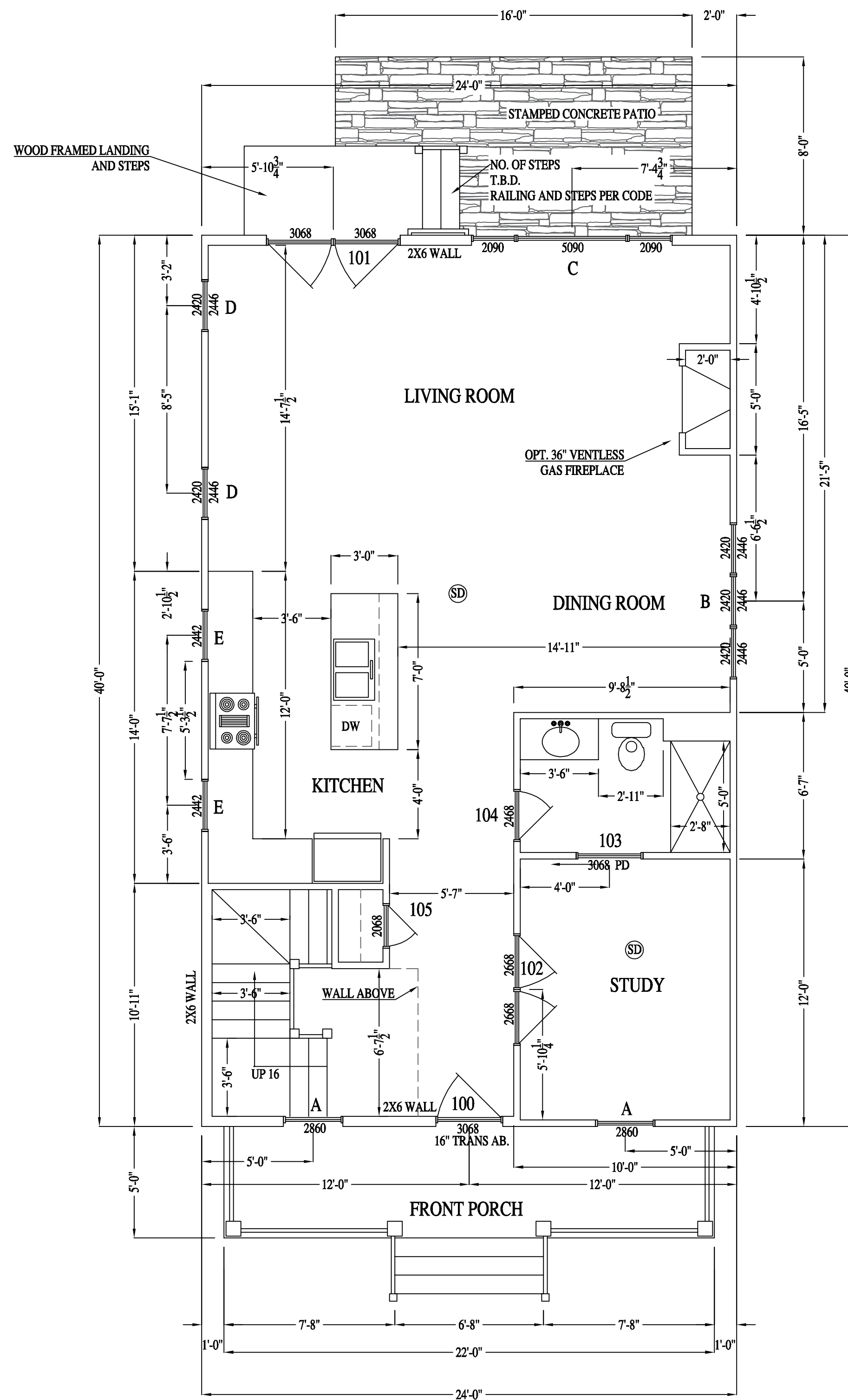


REAR ELEVATION

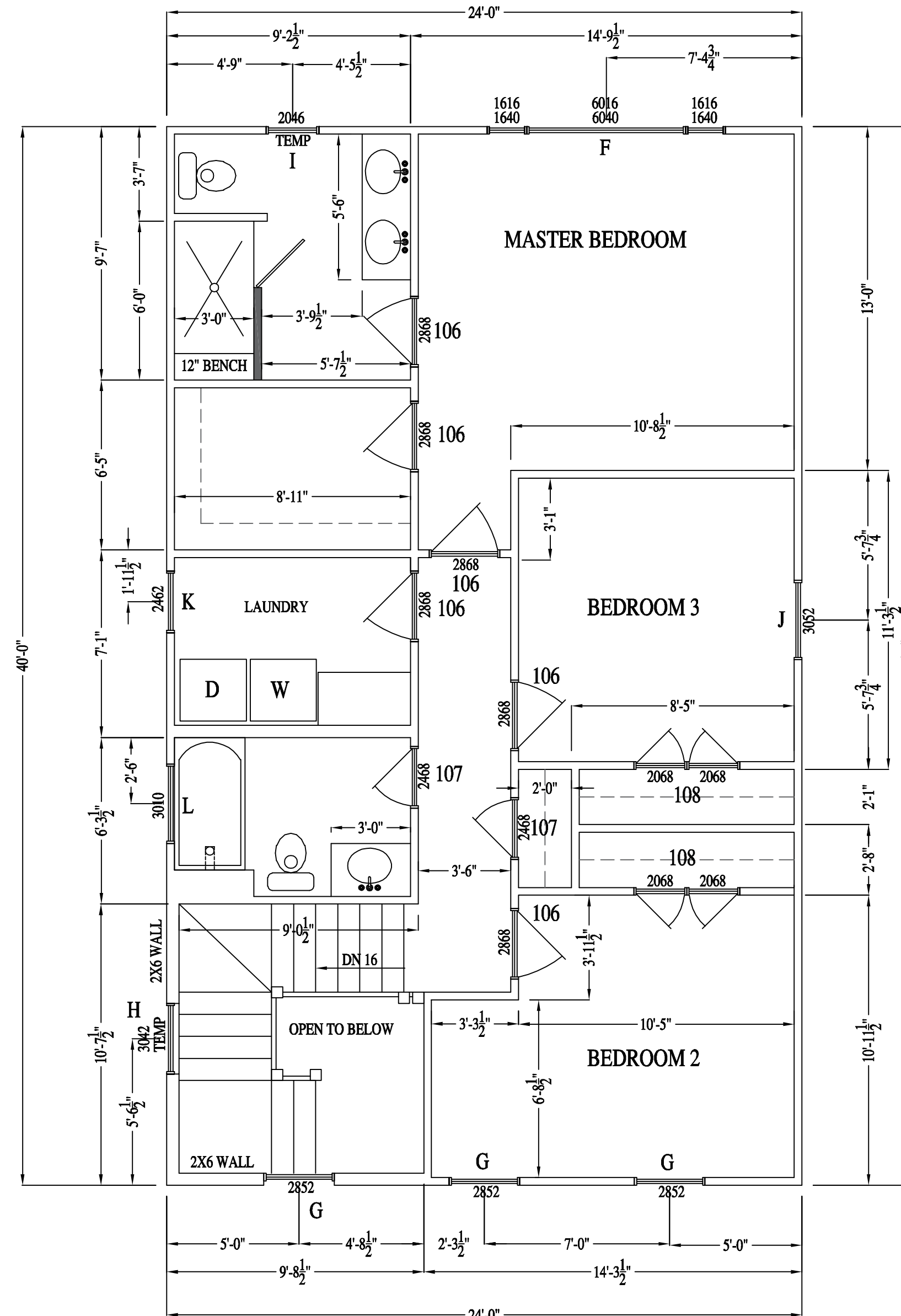
ALL SINGLE WINDOW AND DOOR HEADERS
TO BE (2) 2X8 MIN. UNLESS OTHERWISE NOTED.

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	2 LITE	CLEAR	1
C	9'-0"	9'-0"	TRIPLE FIXED	2 LITE	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.	2 LITE	2 LITE	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.

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REVISION NOTES

DATE	DESCRIPTION
7-16-19	START

SCALE:

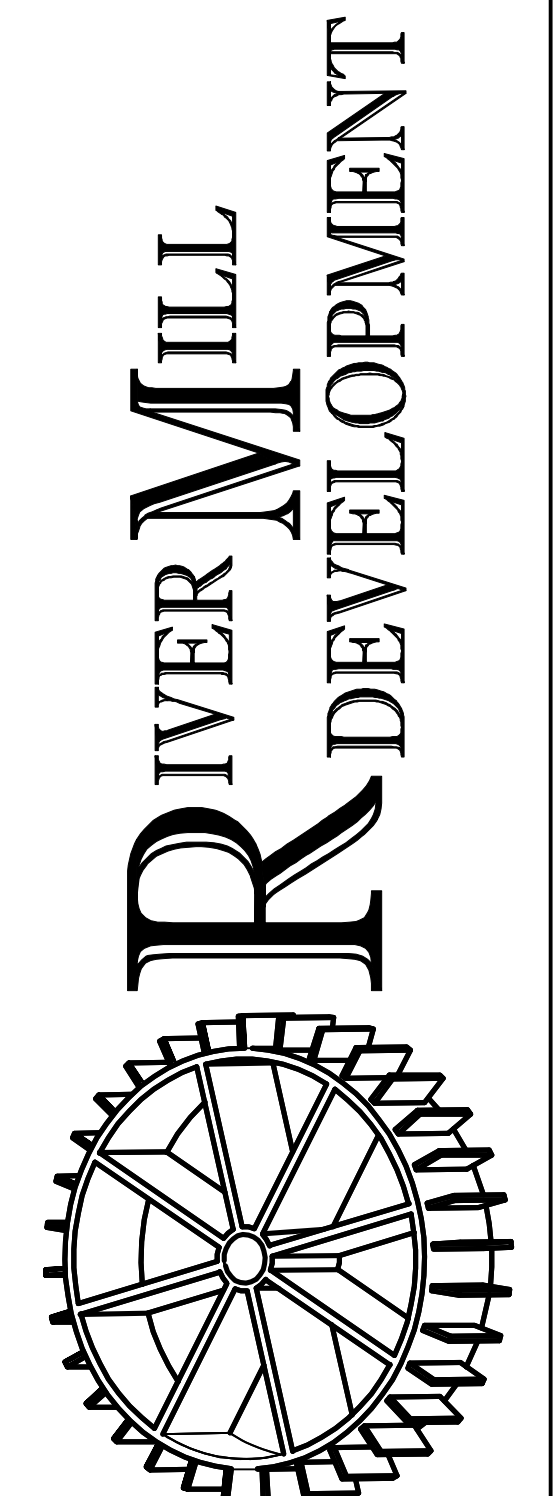
1/4" = 1'-0"

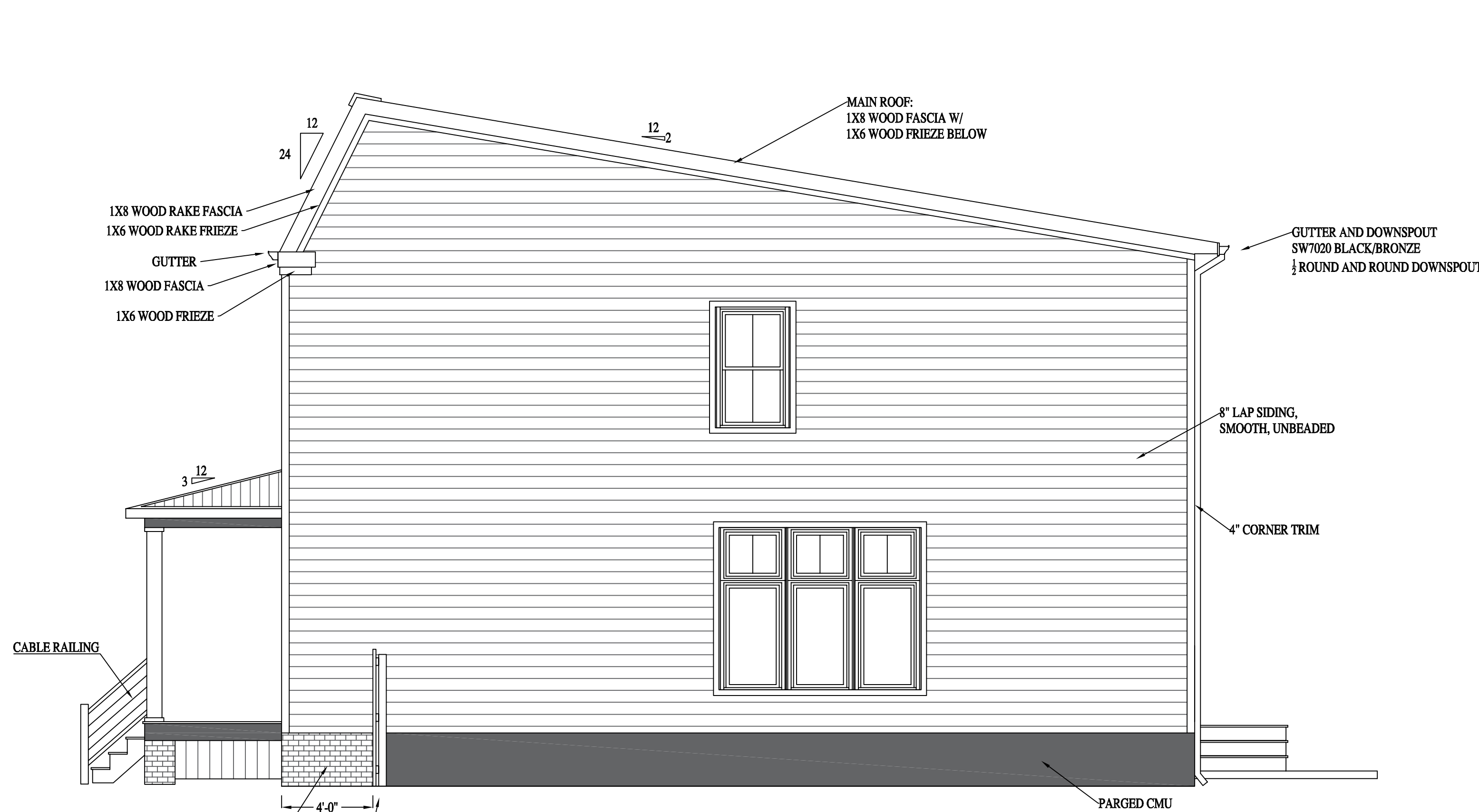
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7-16-19

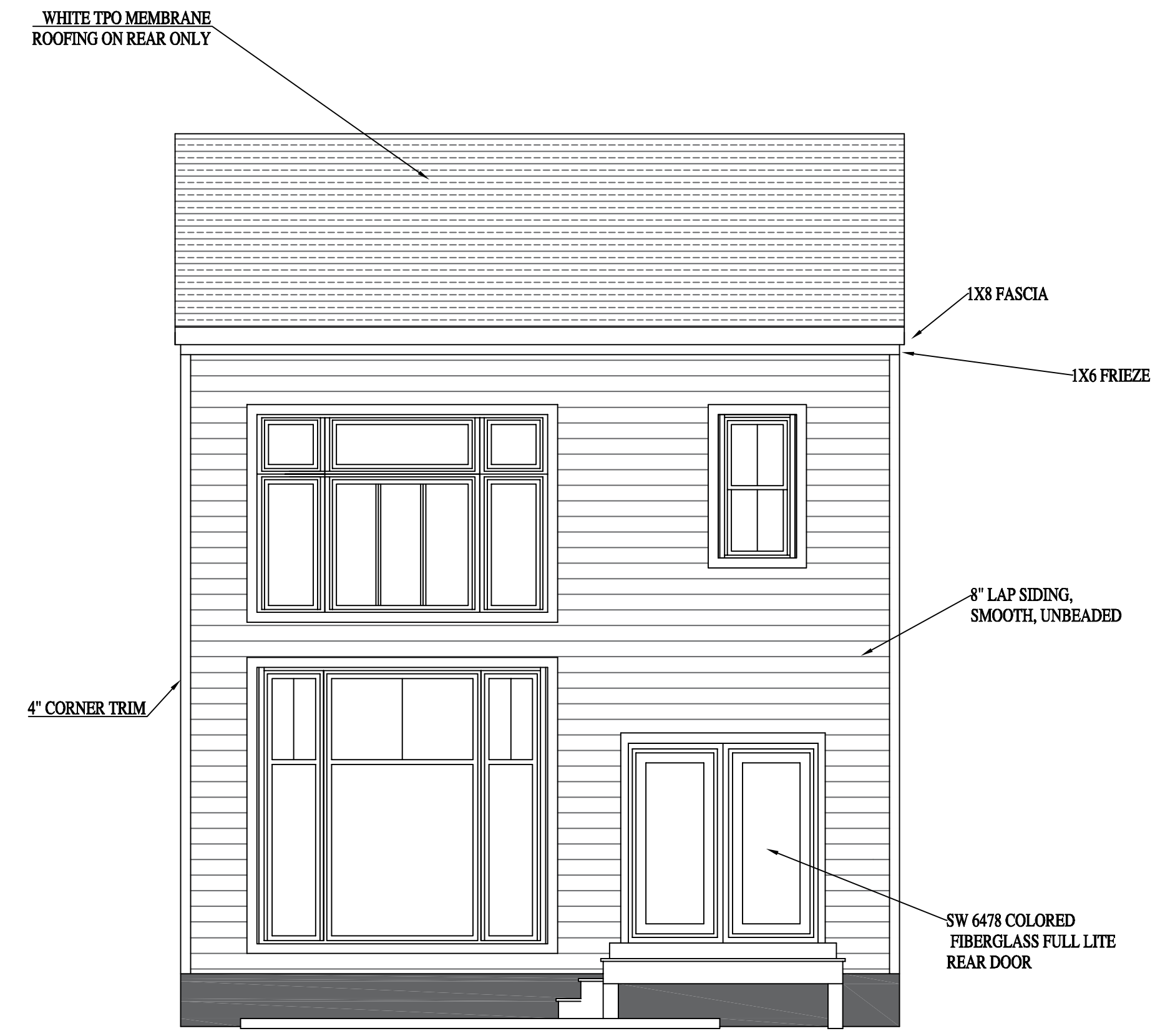
SHEET:

A3.1

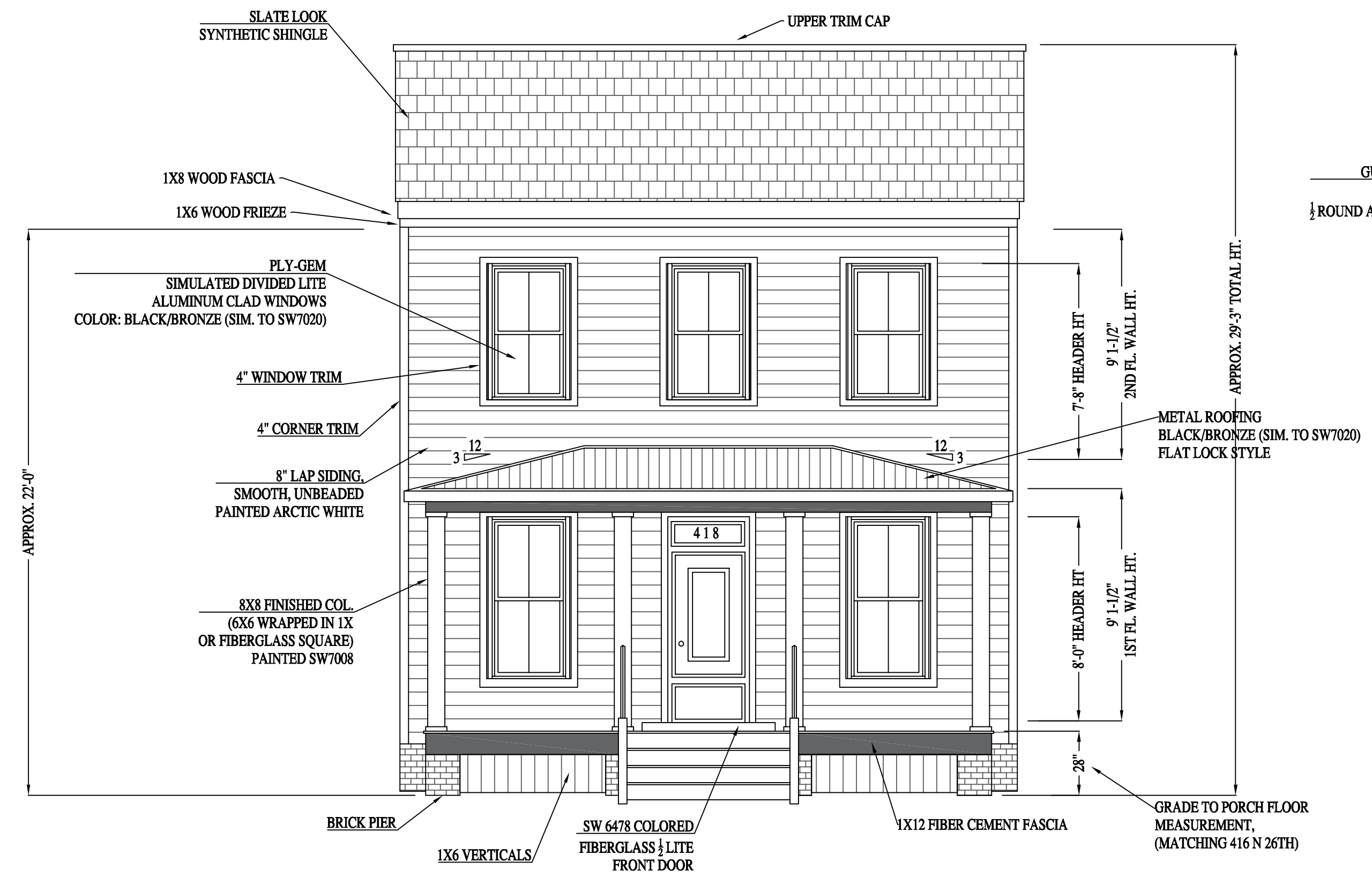




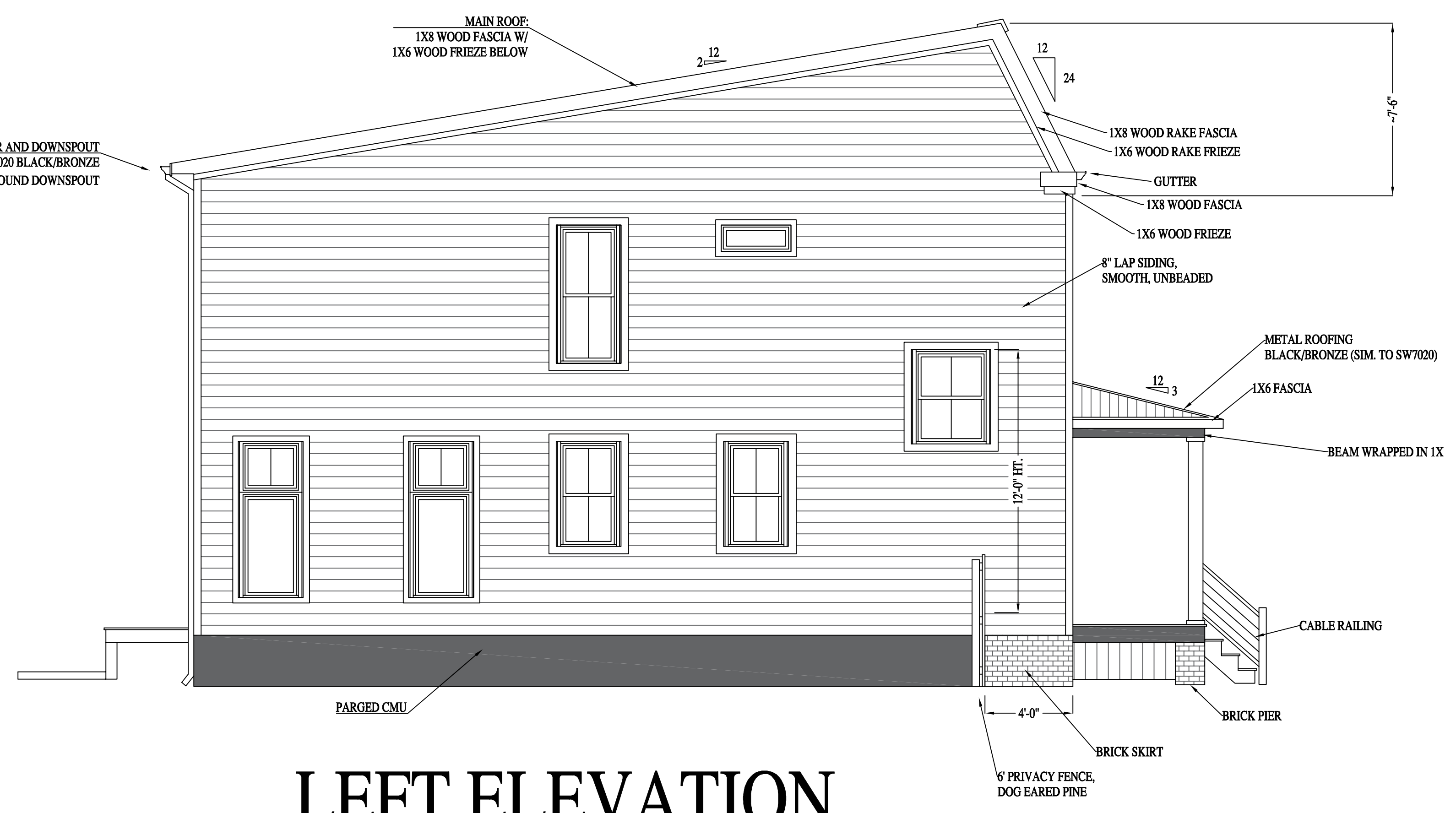
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

418 N 26TH ST.

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REVISION NOTES

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SCALE:
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7-16-19

SHEET:
A3.2

