



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 908 N 24th Street

Historic district Union Hill

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

Check if Billing Contact

Name Mark Baker

Phone (804)874-6275

Company Baker Development Resources

Email markbaker@bakerdevelopmentresources.com

Mailing Address 1519 Summit Ave., Suite 102

Applicant Type: Owner Agent

Richmond, VA 23221

Lessee Architect Contractor

Other (please specify):

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name Timothy Daniel

Company Ironwood Investment Group LLC

Mailing Address 10389 Avenel Place

Phone (804)652-7953

Mechanicsville, VA 23116

Email eric.premierstructures@gmail.com

PROJECT INFORMATION

Project Type:

Alteration

Demolition

New Construction

(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

New single-family detached dwelling. See attached for additional information.

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 payment of the application fee. Applicants 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 2/24/21



February 26, 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: 908 N 24th Street (E0000-428/001)

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 attached dwelling on the property known as 908 N 24th Street (the "Property").

The Property is located on the west side of N 24th Street at its intersection with Burton Street and lies in the Union Hill Old and Historic District. The area was predominately developed circa 1910 and is known for a variety of building styles and materials as well as a range of land uses. The buildings on the block consist primarily of single-family attached and detached dwellings but also include multifamily uses. At 2,256 square feet in lot area, the Property is comparable with other lots in the block in terms of area. The Property has frontages on N 24th, Pink and Burton Streets resulting in a triangular shape. This is not inconsistent with the development pattern in the area. The street grid is bisected by Burton at an angle and parallel N 23rd and 24th Streets bend northward along this access resulting in irregular lot shapes at corners.

The Property is currently vacant. The Property owner is proposing to construct a two-story single-family detached dwelling on the Property with an Italianate design. Consisting of 1,762 square feet of floor area, the dwelling would contain 3 bedroom 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 proposed design would be compatible with the historical fabric of the block as it recognizes the siting, scale, form and massing of the contributing structures on the block. The design of the dwelling is intended to maintain the historic character of the neighborhood with traditional urban single-family detached residential forms.

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,

A handwritten signature in black ink, appearing to read 'Mark R. Baker', written in a cursive style.

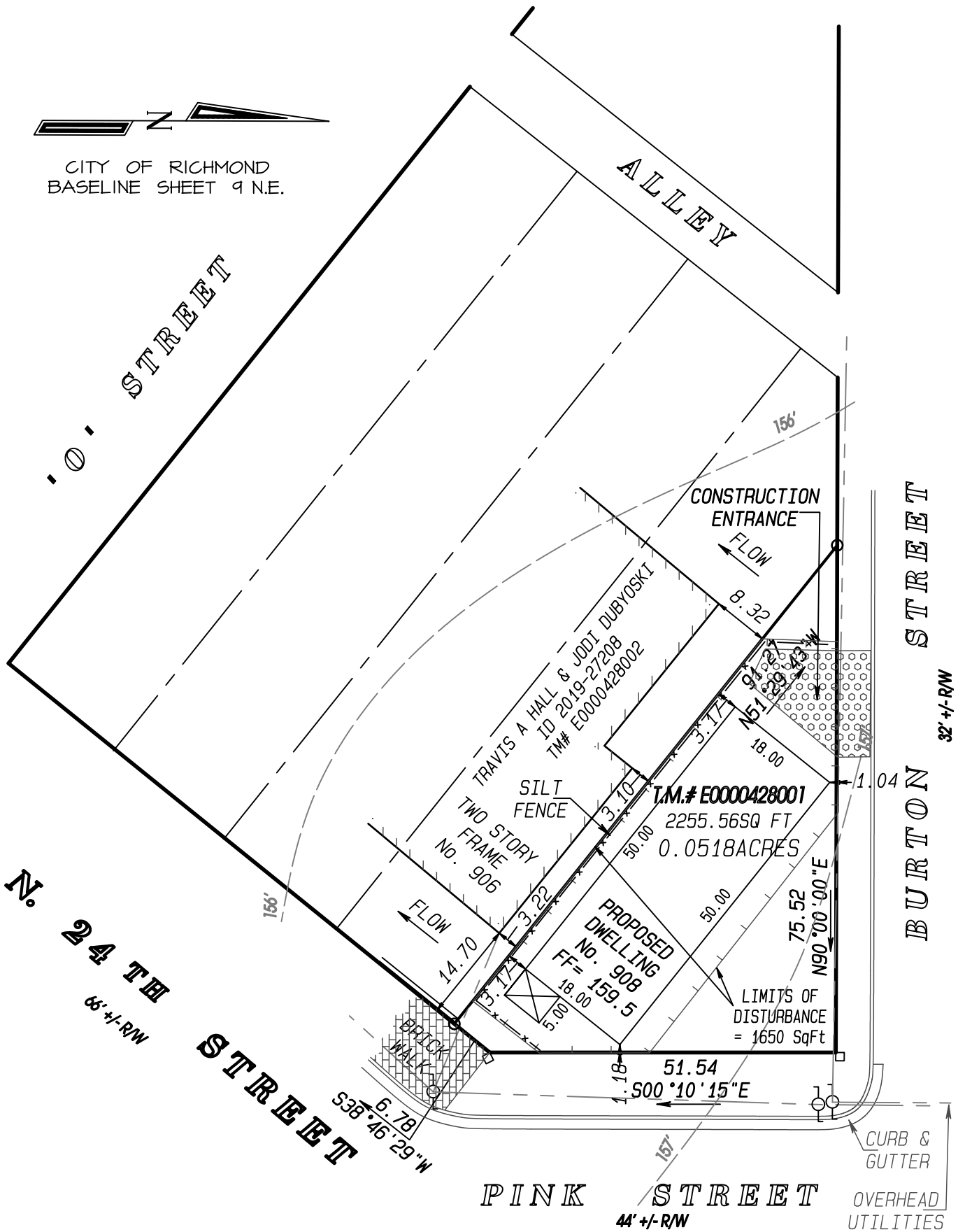
Mark R. Baker

Baker Development Resources, LLC

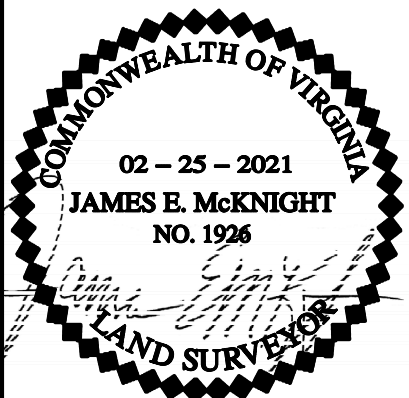
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: IRONWOOD INVESTMENT GROUP LLC ID 2020-29971



CITY OF RICHMOND
 BASELINE SHEET 9 N.E.



*PLOT PLAN SHOWING PROPOSED IMPROVEMENTS
 ON No. 908 N. 24TH STREET,
 IN THE CITY OF RICHMOND, VIRGINIA.*



SCALE: 1" = 20'



**McKNIGHT
 & ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 96042208PP



CONCEPTUAL STREET VIEW



ACROSS THE STREET VIEW

908 N 24TH ST.

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

REVISION NOTES

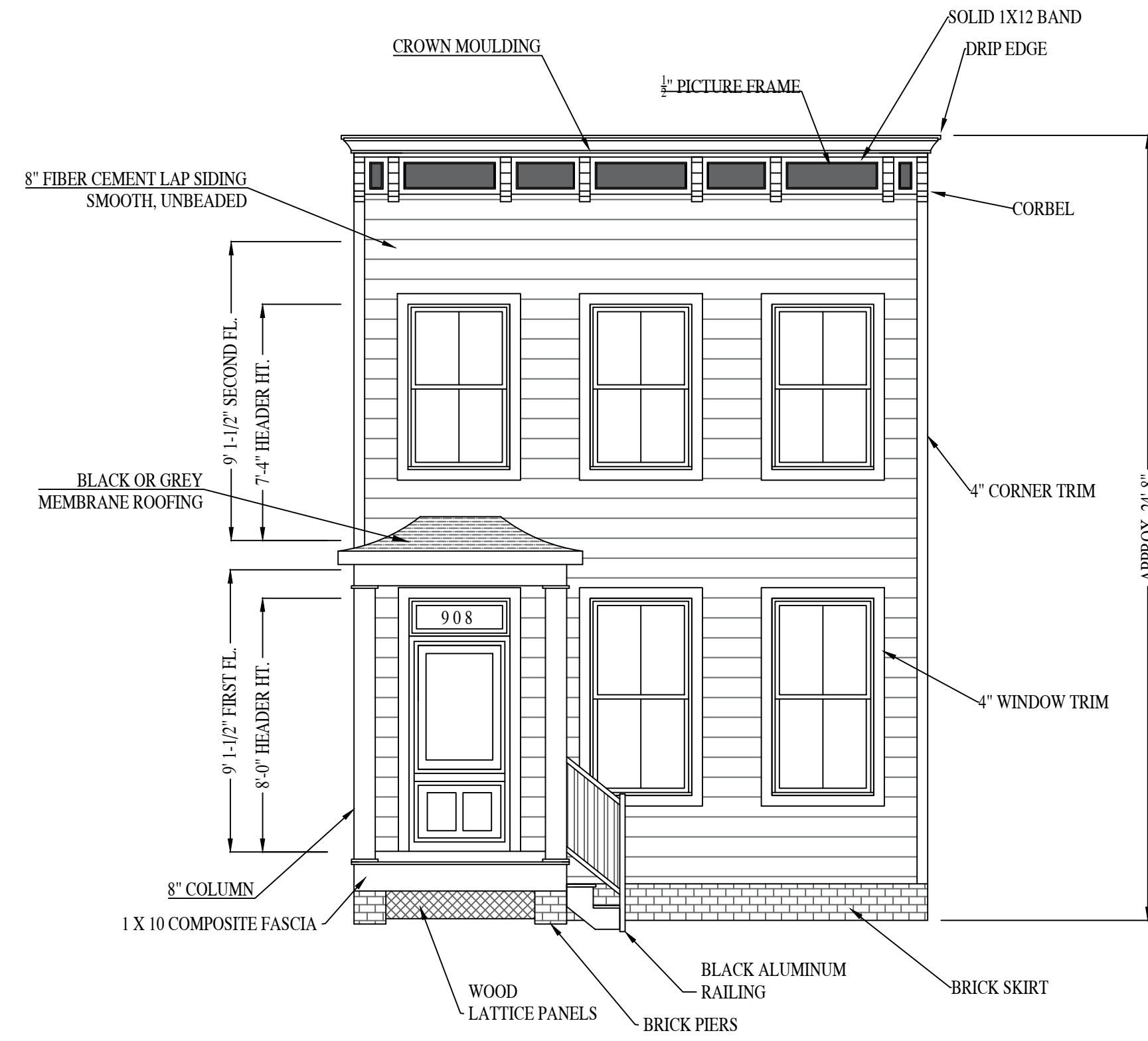
DATE	START

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

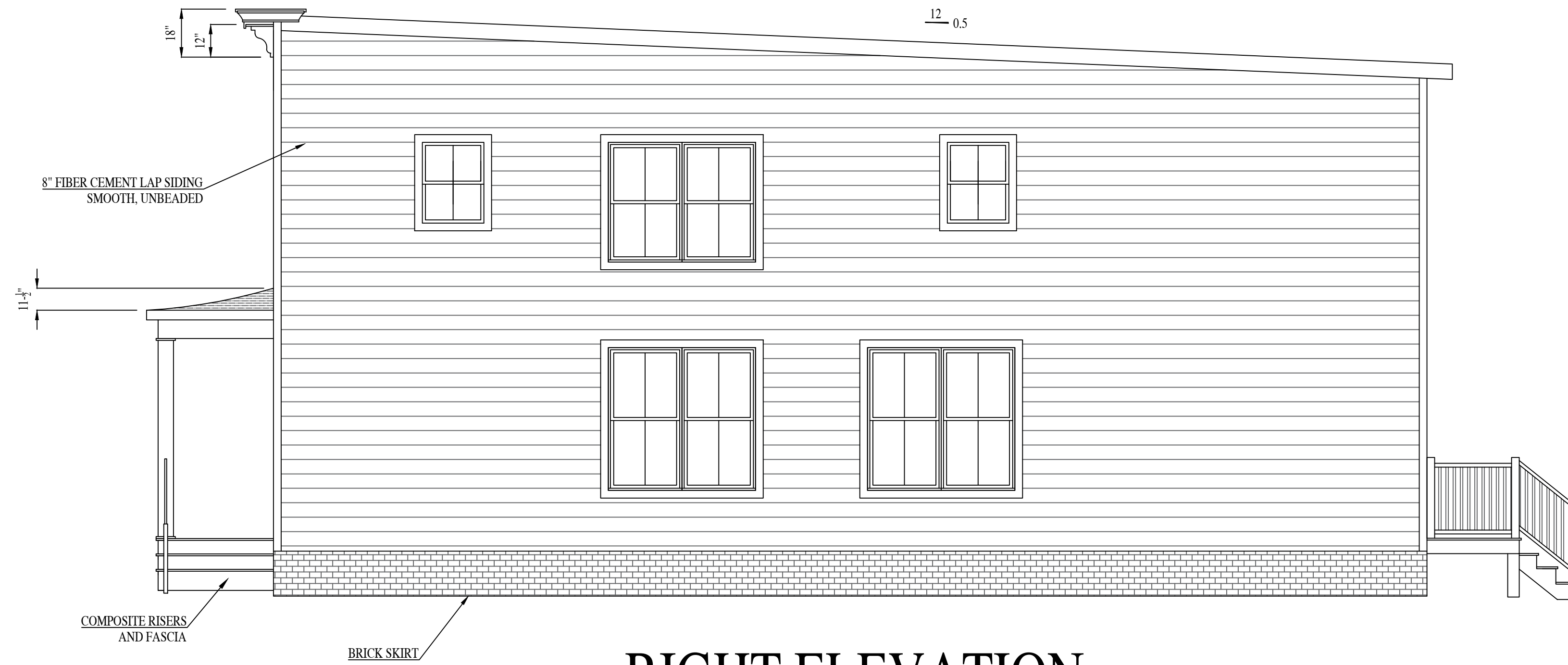
DATE:
 2-23-2021

SHEET:
 A1.1

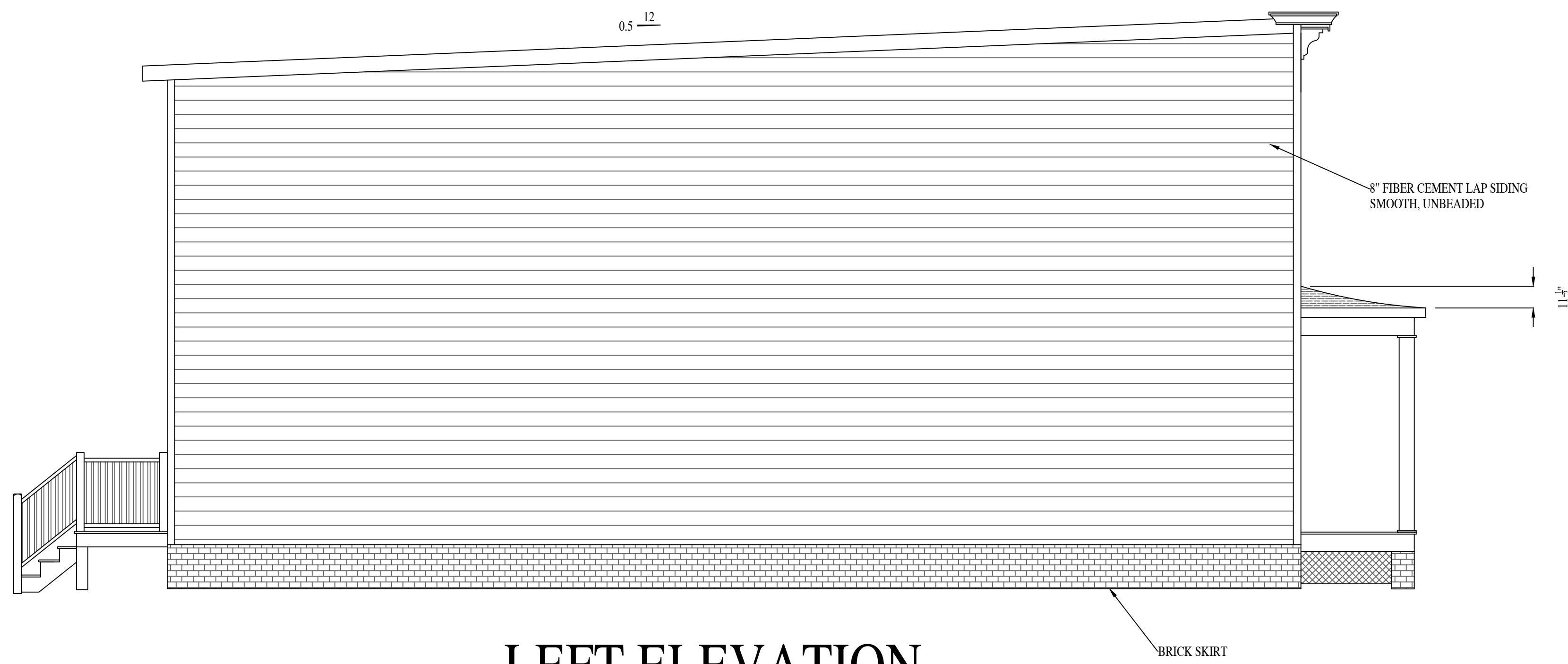




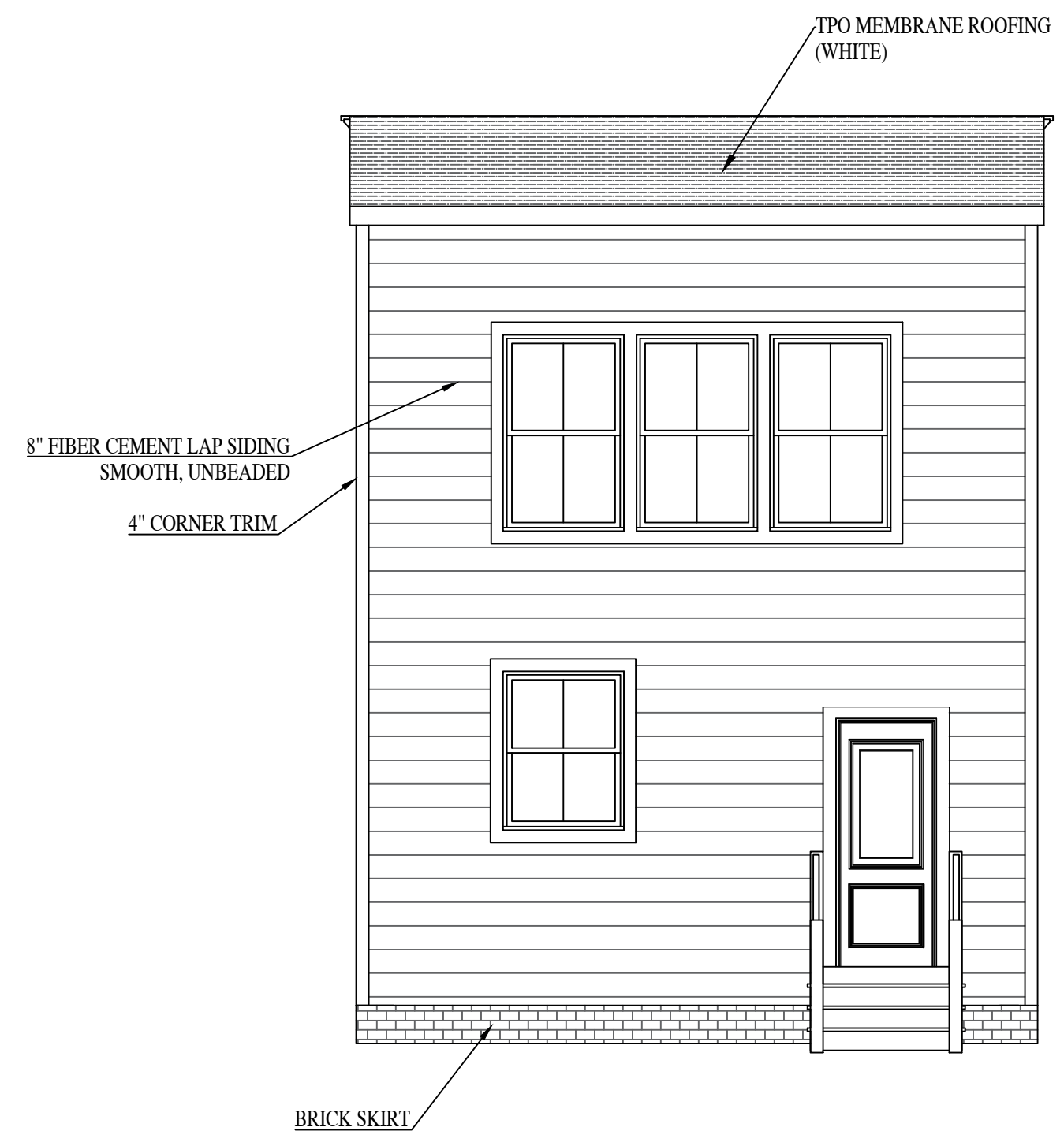
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

908 N 24TH ST.

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

REVISION NOTES

DATE	START

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

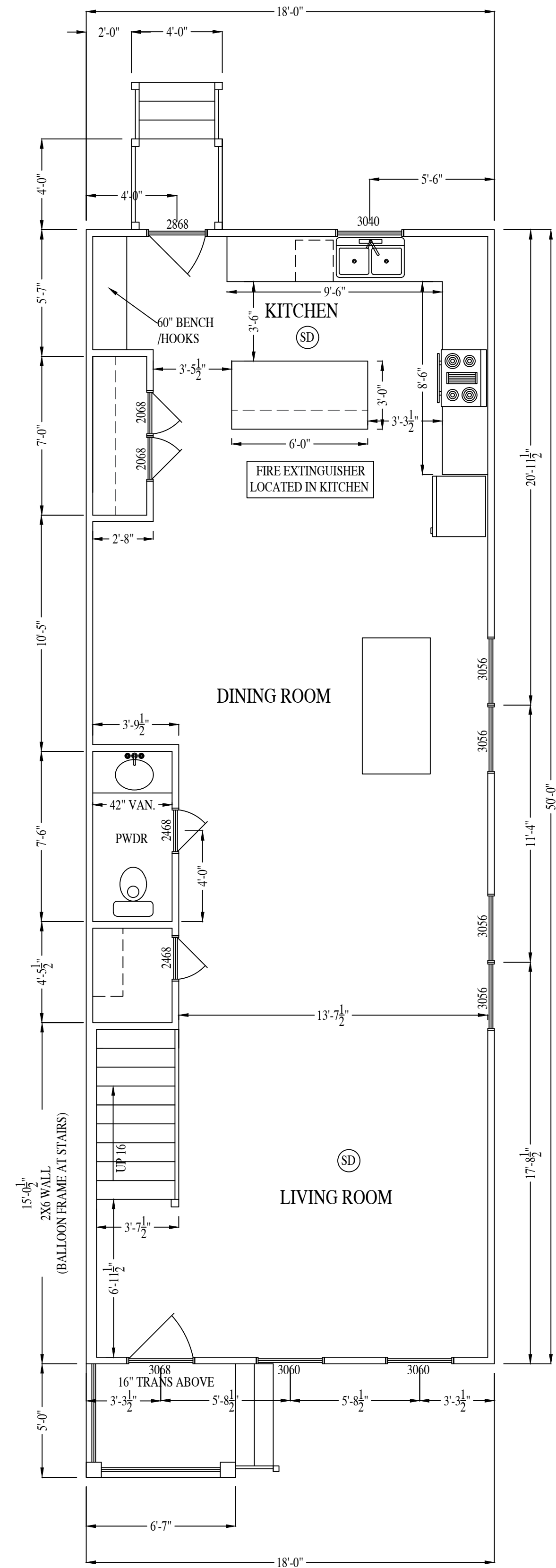
DATE:
 2-23-2021

SHEET:
 A3.1

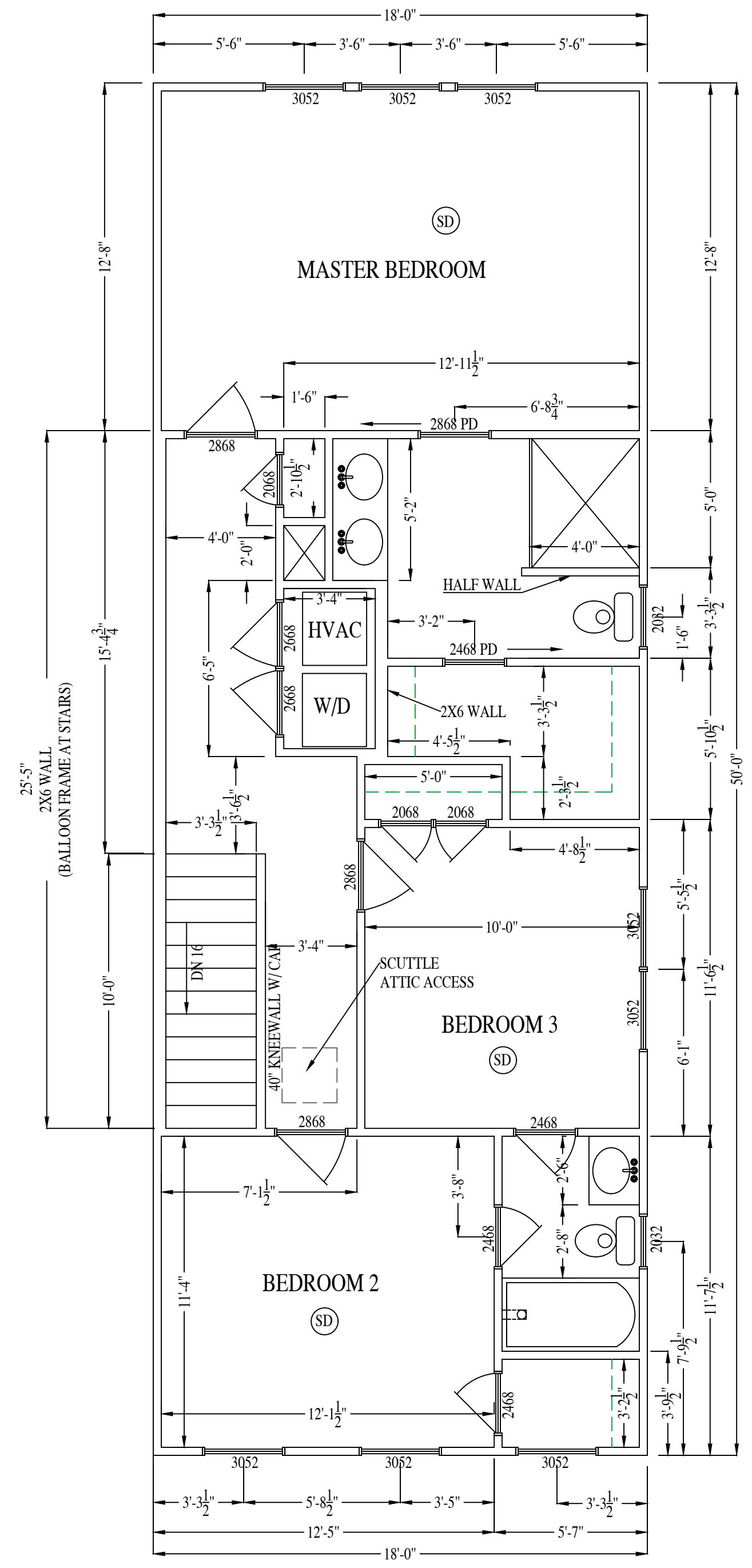


PREMIER STRUCTURES SELECTION SHEET		
Project: 908 N 24th Date 2-16-2021		
CATEGORY	ITEM	SELECTION
Exterior		
	Foundation	Parged block
	Siding material	Hardie Plank 7" Arctic White
	Front gable	White board and batten
	Trim (corners)	1X4 Hardie Arctic white
	Trim (casing)	1X4 Hardie Arctic white
	Trim (cornice)	Fypon Corbels with PVC inlays, PVC crown , 1x8 Hardie Rakes and Hardie soffit in rear all Arctic white
	Freeze Boards	N/A
	Soffit	Hardie
	Columns	Pvc Wraps 8" square
	Roofing - Main	TPO
	Roofing- Porch	Charcoal Architectural
	Windows	Black Anderson 100 series Fibrex- GBG
	Front door	3' x 6'8" s2200 3/4 lite with transom, clear no mullions
	Rear Door	S2100 half lite no transom
	Rear decking	Trex gray- PVC band
	Front decking	Trex gray- PVC band

1ST FLOOR HEATED SQ. FOOTAGE: 900 S.F.
 2ND FLOOR HEATED SQ. FOOTAGE: 862 S.F.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

908 N 24TH ST.

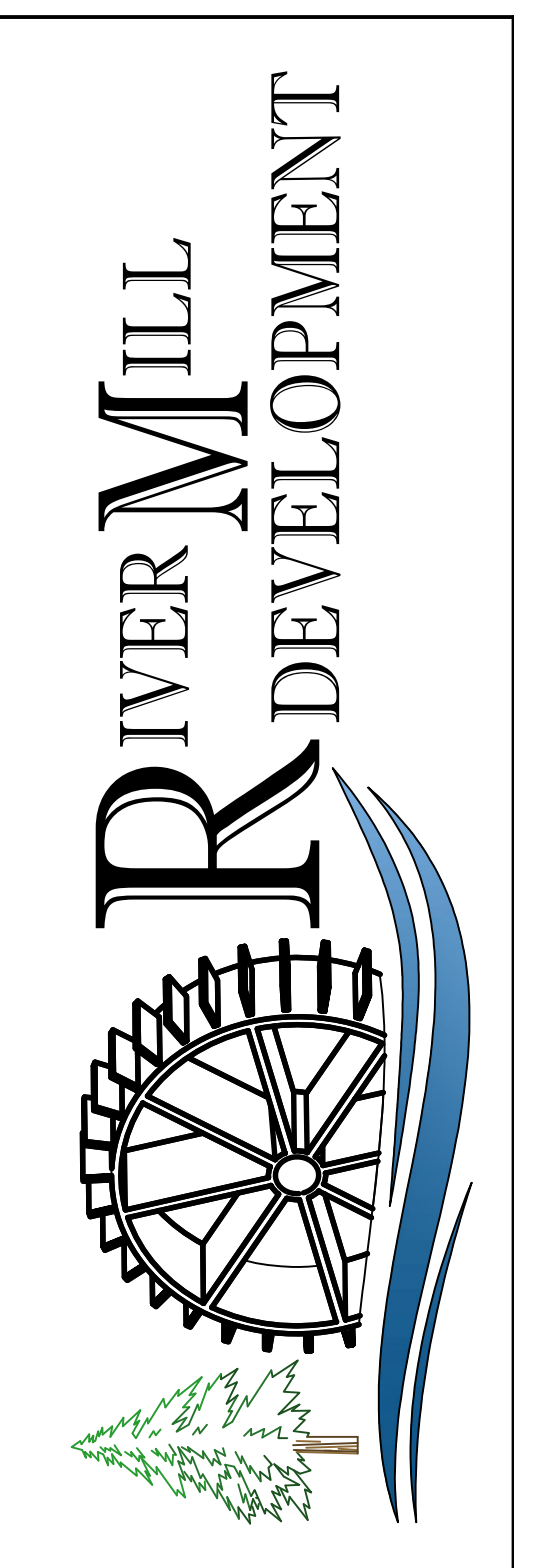
RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES	
DATE	START

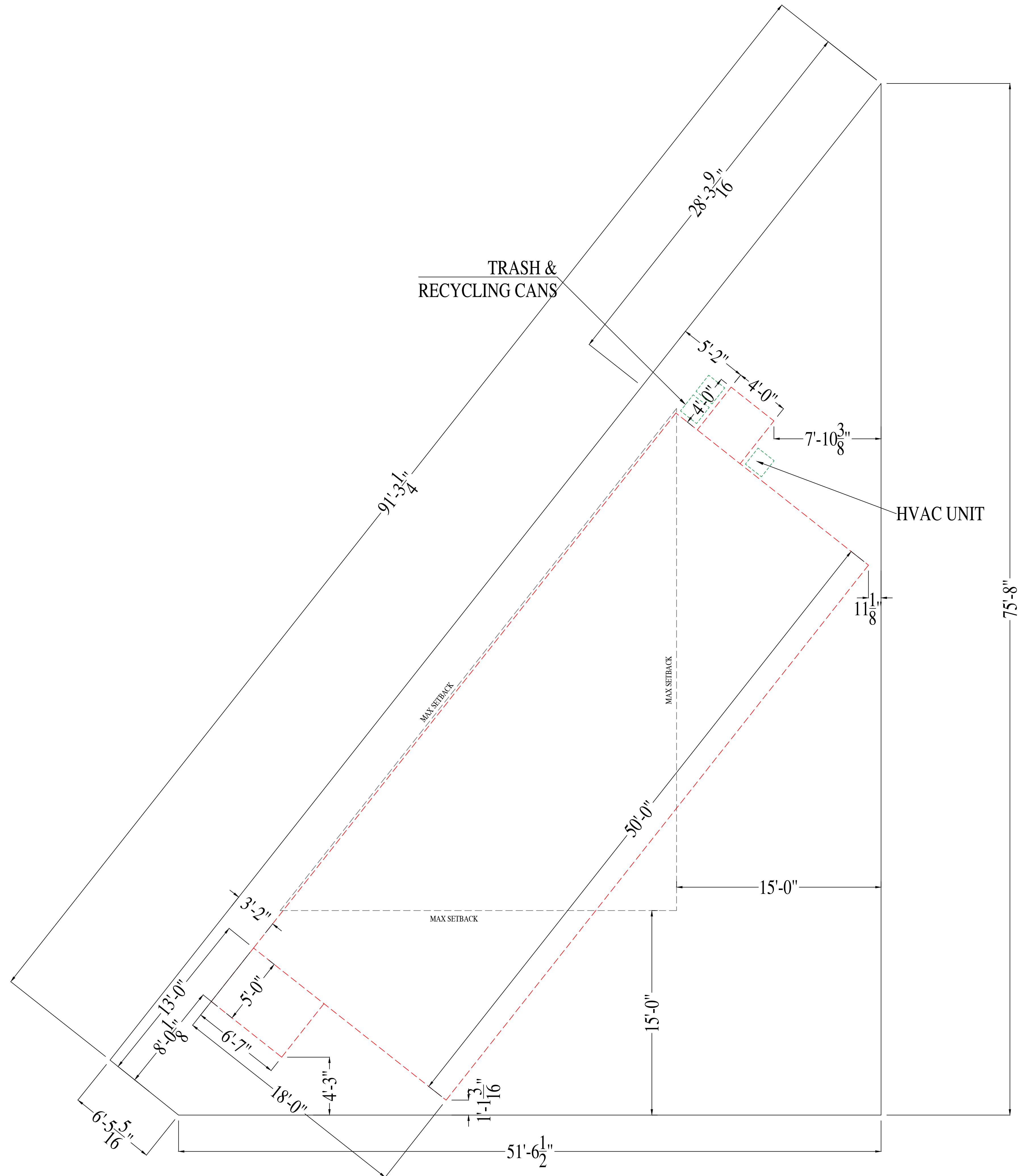
SCALE:
 1/4" = 1'-0"

DATE:
 2-23-2021

SHEET:
 A2.1



SITE PLAN



908 N 24TH ST.

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

REVISION NOTES

DATE	START

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

DATE:
 2-23-2021

SHEET:
 A1.0

