



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 515/517 N 28th Street

Historic district Church Hill North

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

markbaker@bakerdevelopmentresources.com

Mailing Address 1519 Summit Ave., Suite 102
Richmond, VA 23230

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name Keith Carter

Company Bertha, LLC

Mailing Address 21119 Baileys Grove Dr.

Phone (804)938-7000

S Chesterfield, VA 23803

Email _____

PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

Removal of the currently existing one story additions on the rear of the two single-family attached dwellings and replacement with new, two story additions on the rear of each dwelling.

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

Keith A. Carter

Date

11/12/20



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure
- other

ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work: plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- legal "plat of survey"
- list of current windows and doors
- list of proposed window and door
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- demolition plan
- perspective and/or line of sight

LKL DESIGN GROUP

Bomani G. Lee, PE
Principal

P.O Box 29525
Henrico, VA 23242

804.591.0722 (O)
804.404.5297 (M)
blee@lkldg.com

December 28, 2020

Mr. Keith Carter
Bertha, LLC
21119 Baileys Grove Drive
S. Chesterfield, VA 23803

RE: 515 & 517 N 28th Street
Structural Inspection

Dear Mr. Carter,

On December 17, 2020, I performed an inspection to evaluate the structural integrity of the house located at the above address. The existing houses are attached 2-story single family structures constructed in and around 1880. At the rear of the primary structure there is a kitchen area that appears to have been constructed after the construction of the primary structure.

This kitchen addition is a single story structure with a separate roof line and built on brick piers rather than a typical crawl space type foundation. The piers show signs of differential settlement and deterioration. Inside the expansion area there is significant deterioration with the floor caving in, signs of mold and/or mildew, and wall cracking.

While the primary structure is in fair condition for the age of the home, the expanded kitchen is not a safe structure. In addition to the expansive deterioration, it appears that the expansion was not constructed with the same quality as the original structure. I recommend that the addition be demolished and reconstructed using current code to ensure for structural integrity and safety.

The above statements are my professional opinion based on my inspection of the property on December 17, 2020. I, Bomani G. Lee, am a Professional Engineer in Licensed By the Commonwealth of Virginia.

LKL Design Group, LLC



Bomani G. Lee, P.E.
Principal





January 11, 2020

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: 515-517 N 28th Street (E-000-0528/028, E-000-0528/029)

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 new rear additions on the single-family attached dwellings on the properties known as 515 and 517 N 28th Street (“the Properties”).

The Properties are located on the east side of N 28th Street between E Clay and E Leigh Streets and lie in the Church Hill North Old and Historic District. The area was predominately developed from the late 1800’s to the 1920’s 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 two-family and multifamily uses. At 26 feet in width, the lots at 515 and 517 N 28th Street are comparable with the lot pattern of the area which contain lots ranging from 18 to 33 feet.

Located mid-block on N 28th Street between E Leigh and E Clay Streets, the Properties are currently developed with two, 22-foot-wide single-family attached dwellings, which were constructed in 1880. The Property owner is proposing to remove the single-story additions that were added sometime after the original construction of the dwellings on the Properties. The removal of the deteriorating rear additions would allow for the construction of new, attached, two story additions at the rear of the dwellings. Each of the original dwellings contain only 374 square feet of floor area on each floor for a total of 748 square feet of living area. The proposed additions at the rear of these dwellings allow for open living areas on the first floor and three bedrooms on the second floor. The proposed addition would permit a modern and desirable floorplan within the dwellings while maintaining the character and historically significant features of the dwellings.

The Property owner is also proposing to construct a modest garage at the rear of each Property. These detached garages will respect the siting and massing of existing outbuildings in the neighborhood and use the same design and construction materials as the proposed additions. They will be single-story units which allow for desirable covered parking while their small size and location emphasizes their use as secondary structures.

The proposed design would be compatible with the historical fabric of the block as it maintains the original structures and recognizing the siting, scale, form and massing of the contributing structures on the block. The design of the additions to the dwellings is intended to maintain the historic character of the dwelling with traditional urban single-family attached residential forms.

Primary exterior materials are 7" exposure fiber-cement smooth lap siding, with fiber cement facia, frieze, and trim details. Windows would be aluminum clad in factory white. Aluminum gutters and downspouts are proposed in factory white. An exterior finish schedule including proposed materials and colors is included in the attached plans.

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



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
COMMISSION OF ARCHITECTURAL REVIEW

December 17, 2020

Keith Carter
21119 Baileys Grove Dr.
Chesterfield, VA 23803

RE: 515-517 N 28TH ST
Application No. COA-082846-2020

Dear Applicant:

At the December 15, 2020 meeting of the Commission of Architectural Review, the review of your application for a Certificate of Appropriateness resulted in the following action: **conceptual review**. Specifically, the Commission discussed the proposal with the applicant and made recommendations in an advisory capacity. A record of the comments will be made available to the applicant upon the approval of the meeting minutes. A recording of the meeting is available here: <https://richmondva.legistar.com/MeetingDetail.aspx?ID=756194&GUID=41C66446-9969-47DD-81B0-4AB81CFE983D&Options=info|&Search=#>.

If you have any questions, please contact me at (804) 646-7550 or by e-mail at Carey.Jones@richmondgov.com.

Sincerely,

A handwritten signature in black ink that reads "Carey Jones". The signature is written in a cursive, flowing style.

Carey L. Jones, Secretary
Commission of Architectural Review



PROJECT CONTACTS:

DEVELOPER:
KEITH CARTER
K.C. ENTERPRISES OF VA LLC
804-938-7000

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

ADDITION & RENOVATION TO TWO 2-STORY, SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S HISTORIC CHURCH HILL NEIGHBORHOOD

515-517 N 28TH STREET HOUSES

515-517 N 28TH STREET
RICHMOND, VIRGINIA 23223

ADDITION & RENOVATION TO TWO 2-STORY, SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S HISTORIC CHURCH HILL NEIGHBORHOOD

515-517 N 28TH STREET

515-517 N 28TH STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
XI.1	SITE PHOTOS - HOUSE
CI.1	ARCHITECTURAL SITE PLAN & CONTEXT SITE PLAN & MASSING
DI.1	AS-BUILT/DEMO PLANS & REAR VIEW
AI.1	FIRST FLOOR PLANS
AI.2	SECOND FLOOR PLANS
AI.3	ROOF PLANS
A2.1	HOUSE FRONT CONTEXT PHOTO, EXTERIOR FINISH SCHEDULE, DOOR/WINDOW SCHEDULE
A2.2	REAR & SIDE EXTERIOR ELEVATIONS
G1.1	DETACHED GARAGE FLOOR PLANS
G2.1	DETACHED GARAGE EXTERIOR ELEVATIONS



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01.11.2021

COVER SHEET

CS



519-523 N 28TH (LEFT OF HOUSE)



515-517 N 28TH - PROJECT



511-513 N 28TH (RIGHT OF HOUSE)

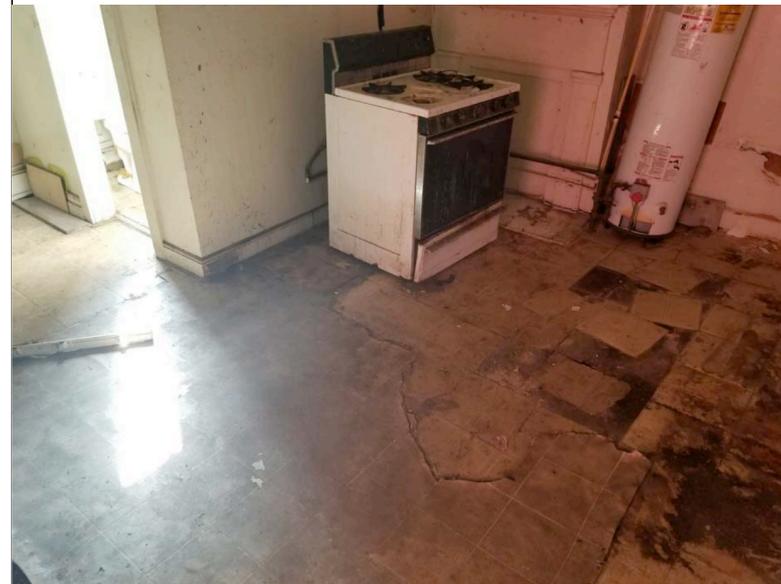
PROJECT CONTACTS:

DEVELOPER:
KEITH CARTER
K.C. ENTERPRISES OF VA LLC
804-938-7000

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



HOUSES DIRECTLY ACROSS STREET



STRUCTURAL COLLAPSE IN ADDITION



REAR VIEW OF PROJECT HOUSES

ADDITION & RENOVATION TO TWO 2-STORY, SINGLE-FAMILY
ATTACHED HOUSES IN RICHMOND'S HISTORIC CHURCH HILL NEIGHBORHOOD

515-517 N 28TH STREET

515-517 N 28TH STREET
RICHMOND, VIRGINIA 23223

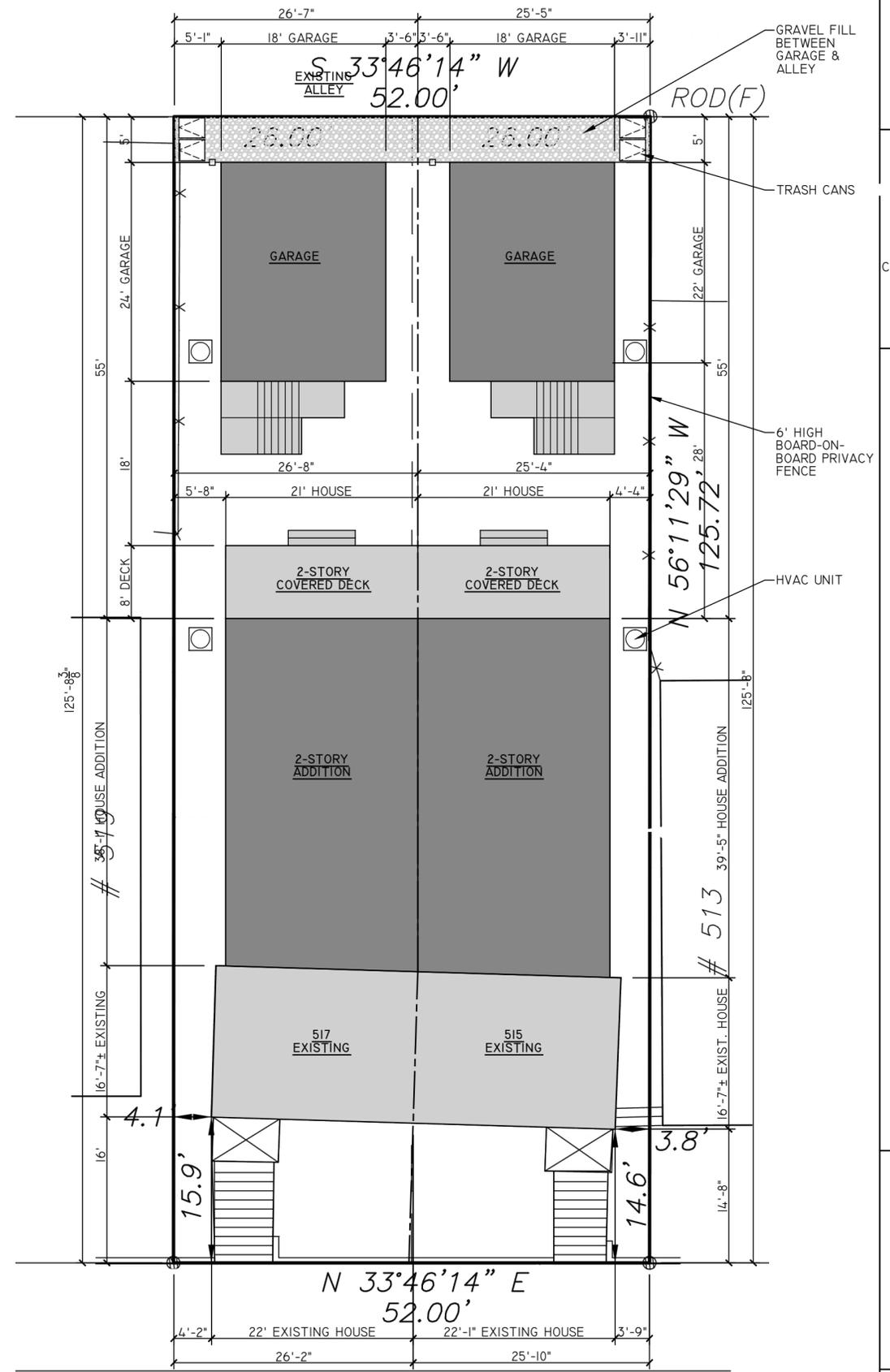


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SITE PHOTOS

XI.1



PROJECT CONTACTS:
 DEVELOPER:
 KEITH CARTER
 K.C. ENTERPRISES OF VA LLC
 804-938-7000
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

ADDITION & RENOVATION TO TWO 2-STORY, SINGLE-FAMILY
 ATTACHED HOUSES IN RICHMOND'S HISTORIC CHURCH HILL NEIGHBORHOOD
515-517 N 28TH STREET
 515-517 N 28TH STREET
 RICHMOND, VIRGINIA 23223

**NOT FOR
 CONSTRUCTION**

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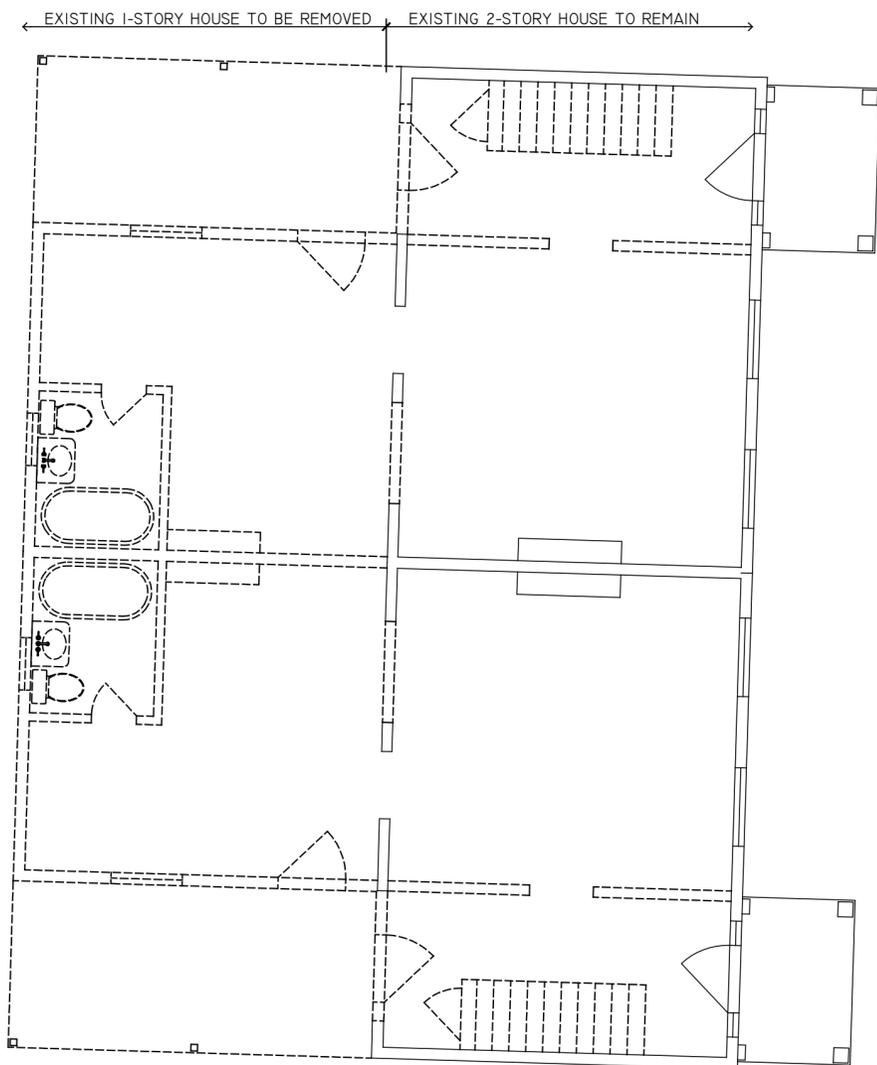
ARCHITECTURAL
 SITE PLAN
CI.I

N 28TH STREET
 VAR. WIDTH PUBLIC R/W

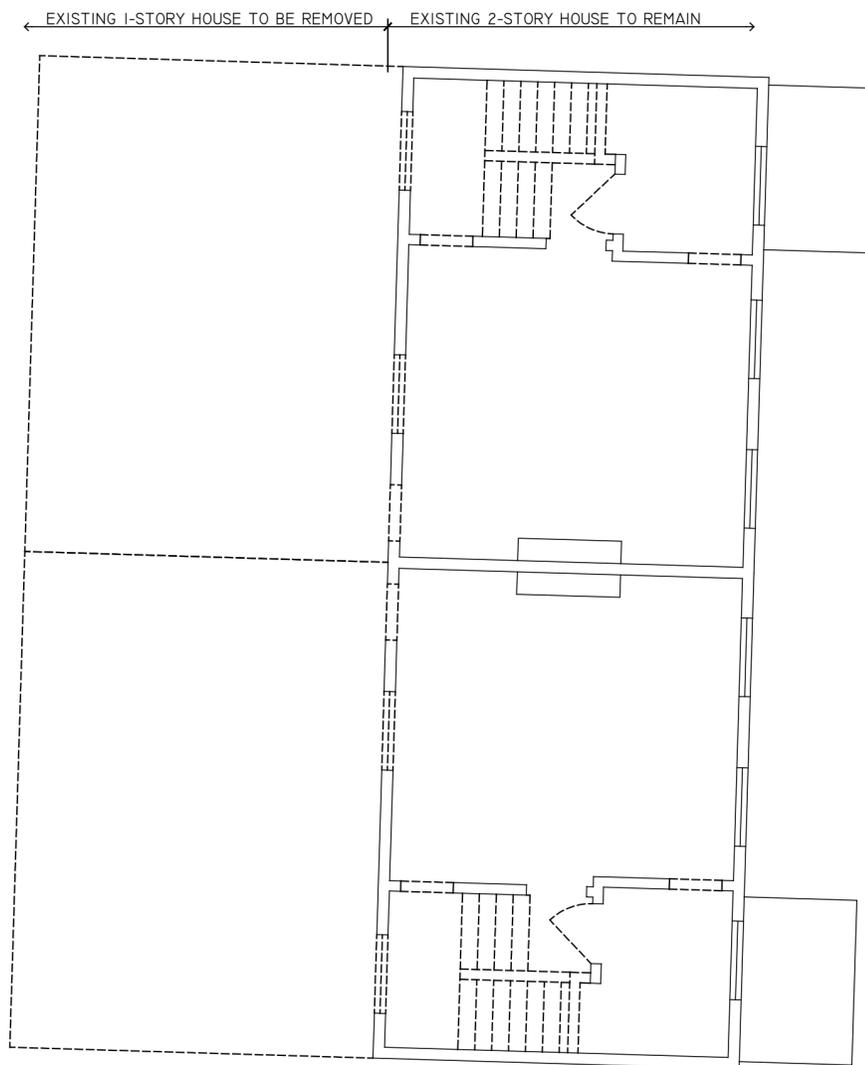


EXISTING 1-STORY HOUSE ADDITION
TO BE DEMOLISHED & REMOVED IN
PREPARATION FOR NEW ADDITION

03 | EXISTING REAR VIEW



01 | AS-BUILT/DEMO FIRST FLOOR PLAN
3/16" = 1'



02 | AS-BUILT/DEMO SECOND FLOOR PLAN
3/16" = 1'

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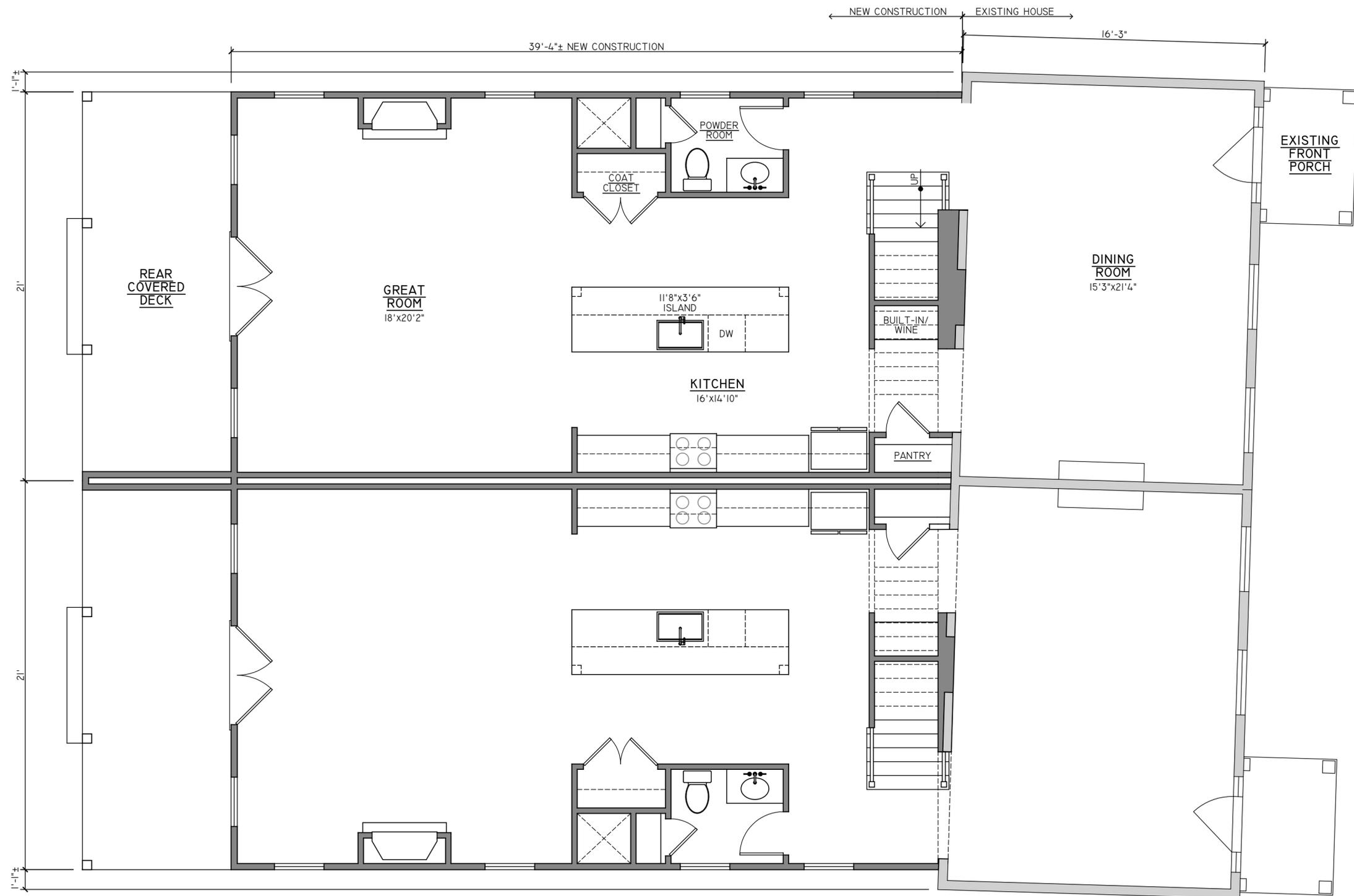
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AS-BUILT/DEMO
PLANS & REAR VIEW

DI.I



01 | FIRST FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:

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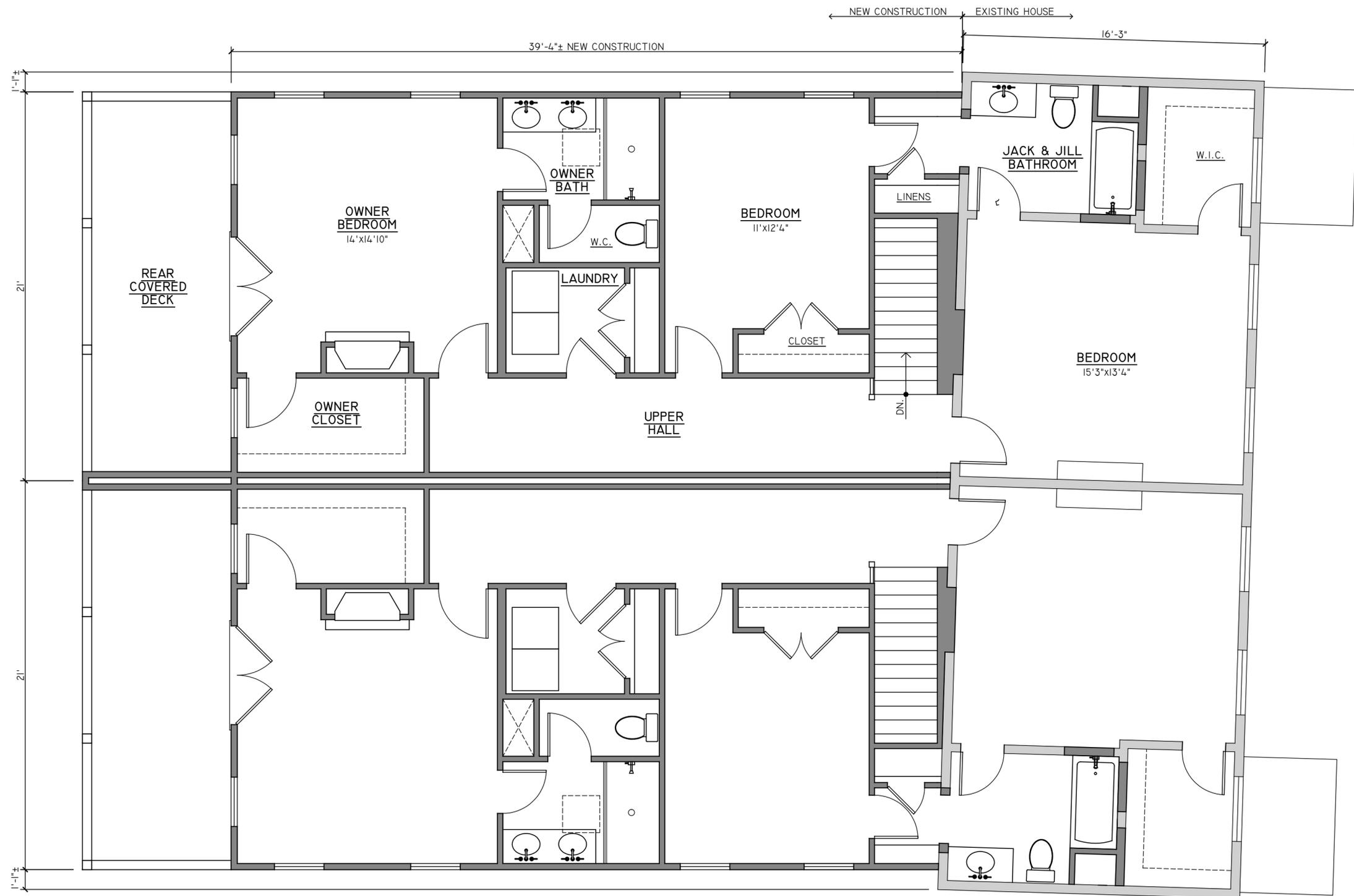
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FIRST FLOOR PLANS

AI.1



01 | SECOND FLOOR PLAN
1/4" = 1'

PROJECT CONTACTS:

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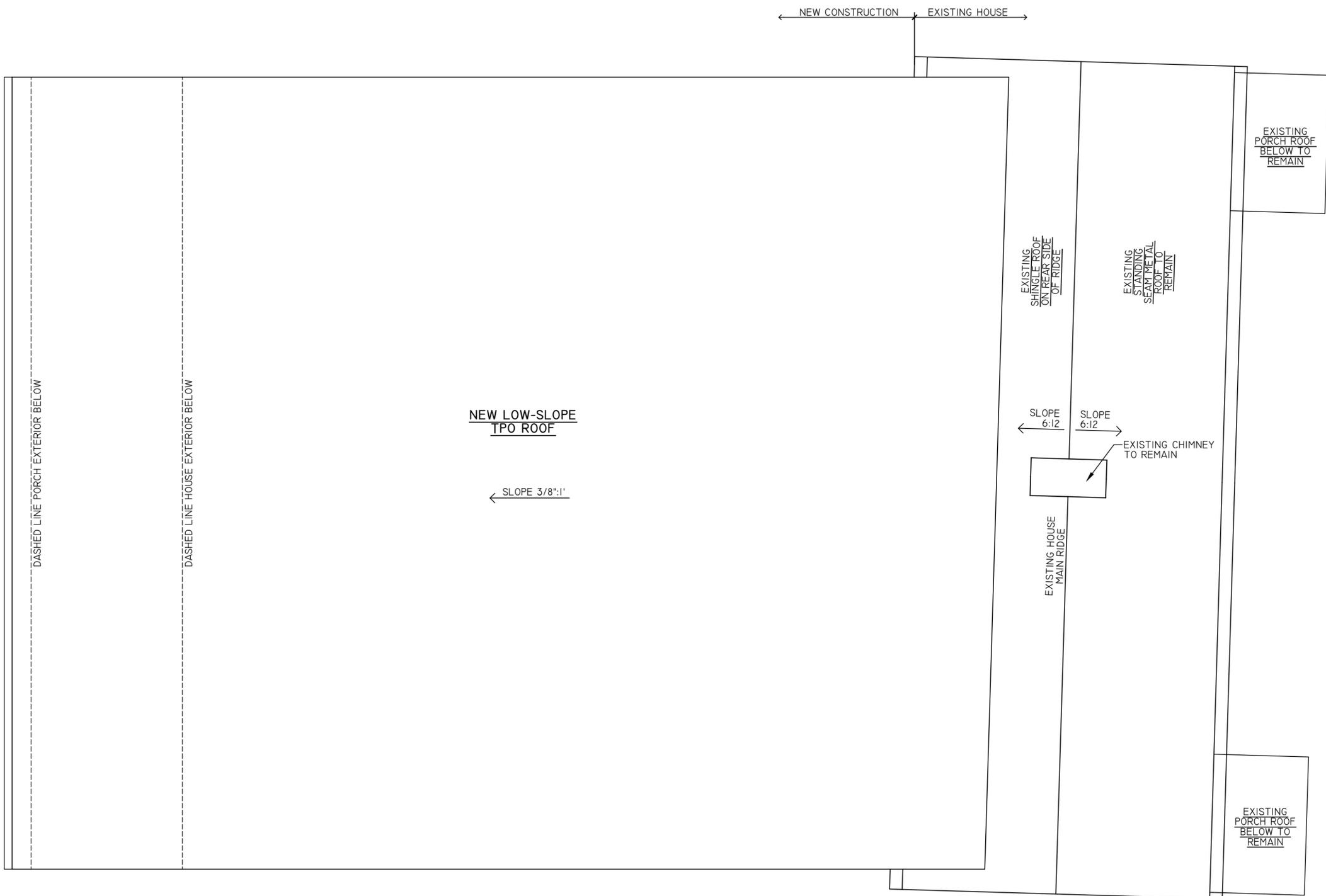
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SECOND FLOOR PLANS

AI.2



01 | ROOF PLAN
1/4" = 1'

PROJECT CONTACTS:
 DEVELOPER:
 KEITH CARTER
 K.C. ENTERPRISES OF VA LLC
 804-938-7000
 ARCHITECT:
 CHRISTOPHER WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

ADDITION & RENOVATION TO TWO 2-STORY, SINGLE-FAMILY
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ROOF PLANS
AI.3



01 | FRONT VIEW

FRONT OF HOUSES TO REMAIN AS-IS EXCEPT:
 - PAINT FRONT DOORS
 - PAINT SIDING PER SCHEDULE
 - REMOVE ALL RAILINGS & REPLACE WITH WOOD "RICHMOND" RAIL
 - PATCH & REPAIR AS REQUIRED

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	DARK GRAY/BLACK
02	HARDIE 7" EXPOSURE LAP SIDING	515 HARDIE "PACIFIC BLUE"
		517 HARDIE "OLIVE"
03	COMPOSITE/HARDIE TRIM	ARCTIC WHITE
04	COMPOSITE/HARDIE SOFFITS	ARCTIC WHITE
05	DOORS	PER DEVELOPER
06	WINDOWS	PREFINISHED WHITE
07	MAIN ROOF - GAF 3-TAB ASPHALT SHINGLES	DARK GRAY
08	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
09	WALL-MOUNTED LANTERNS AT DOORS	BLACK
10	6' TALL PRIVACY FENCE	NATURAL TREATED WOOD

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.

DOOR/WINDOW SCHEDULE (PER UNIT)

NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	01	PAIR 2'8"x6'8" + 16" TRANSOM (8')	HALF GLASS	PAINTED PER DEVELOPER
201	01	PAIR 2'8"x6'8"	HALF GLASS	PAINTED PER DEVELOPER
A	-	2'8"x6'	DOUBLE HUNG	PREFINISHED WHITE
B	-	2'8"x5'	DOUBLE HUNG	PREFINISHED WHITE
C	-	2'8"x5'6"	DOUBLE HUNG	PREFINISHED WHITE
D	-	2'8"x2'8"	FIXED	PREFINISHED WHITE

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FRONT VIEW

A2.1

9'-0³/₄"
 7'-8"
 1'-5¹/₂"
 21'-11¹/₂"
 10'-0¹/₂"
 8'-6"
 1'-4³/₄"
 SECOND FLOOR CEILING
 WINDOW HEAD HT.
 (MATCH EXISTING)
 SECOND FLOOR
 (MATCH EXISTING)
 FIRST FLOOR CEILING
 WINDOW HEAD HT.
 (MATCH EXISTING)
 FIRST FLOOR (MATCH EXISTING)
 TOP OF FOUNDATION
 AVERAGE GRADE



01 REAR ELEVATION
1/4" = 1'

SLOPE 3/8":1'



02 SIDE ELEVATION (BOTH SIDES SAME)
1/4" = 1'

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REAR & SIDE
 EXTERIOR ELEVATIONS

A2.2

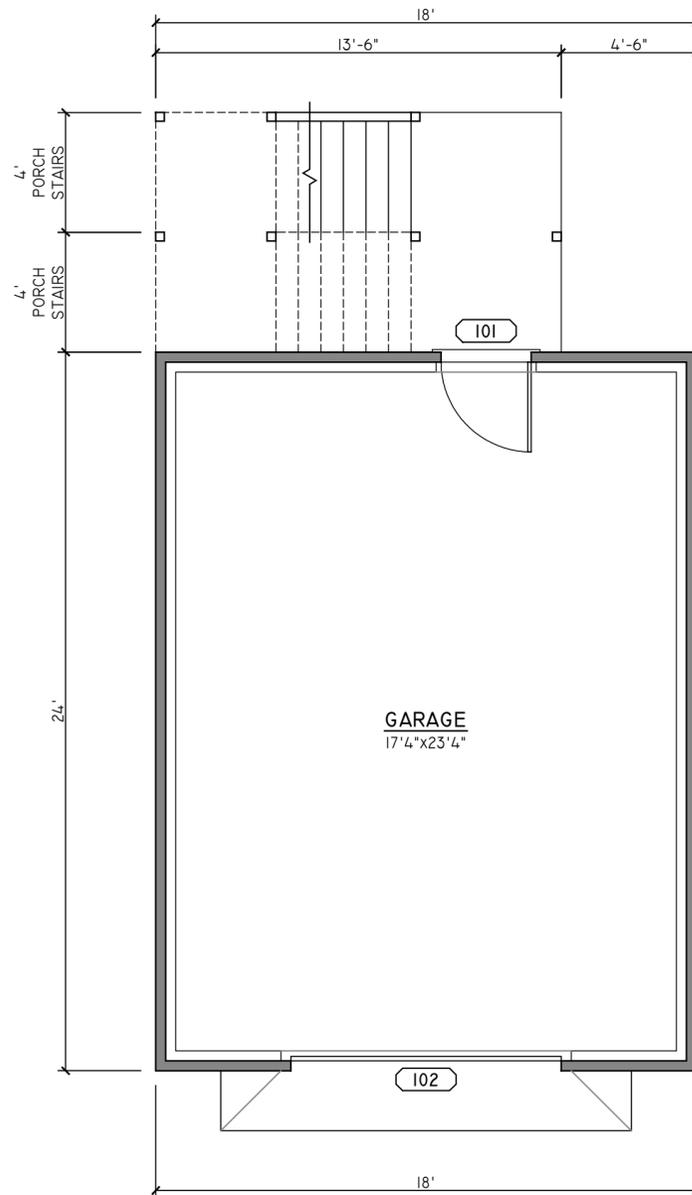
GARAGE EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	DARK GRAY OR CONCRETE
02	HARDIE 7" EXPOSURE LAP SIDING	515 HARDIE "PACIFIC BLUE"
		517 HARDIE "OLIVE"
03	COMPOSITE/HARDIE TRIM	"ARCTIC WHITE"
04	COMPOSITE/HARDIE SOFFITS	"ARCTIC WHITE"
05	DOORS	PER DEVELOPER
06	WINDOWS	PER DEVELOPER
07	MAIN ROOF - GAF 3-TAB ASPHALT SHINGLES	BLACK OR DARK GRAY
08	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
09	WALL-MOUNTED LANTERNS & SECURITY LIGHTS	BLACK
10	OVERHEAD DOOR COVER- PAINTED WOOD BRACKETS	PAINTED WHITE
11	OVERHEAD DOOR COVER- STANDING SEAM ROOF	FACTORY BLACK

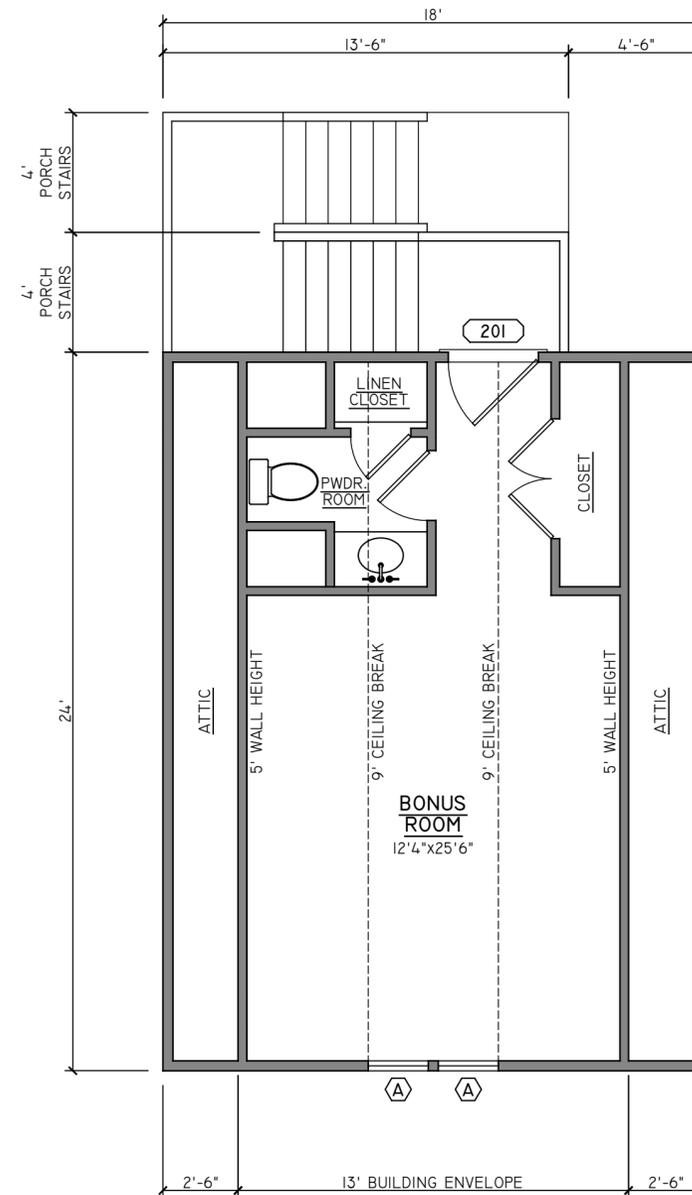
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3. GRADES SHOWN APPROXIMATE. V.I.F.

GARAGE DOOR/WINDOW SCHEDULE (PER UNIT)

NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	01	3'x6'8"	PART. GLASS	PAINTED PER DEVELOPER
102	01	9'x7' OVERHEAD	INSUL. STEEL	MANUFACTURER "MAHOGANY STAIN"
201	01	3'x6'8"	PART. GLASS	PAINTED PER DEVELOPER
A	02	2'x4'	DOUBLE HUNG	PREFINISHED WHITE



01 | GARAGE 1ST FLOOR PLAN
1/4" = 1'



01 | GARAGE 2ND FLOOR PLAN
1/4" = 1'

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DEVELOPER:
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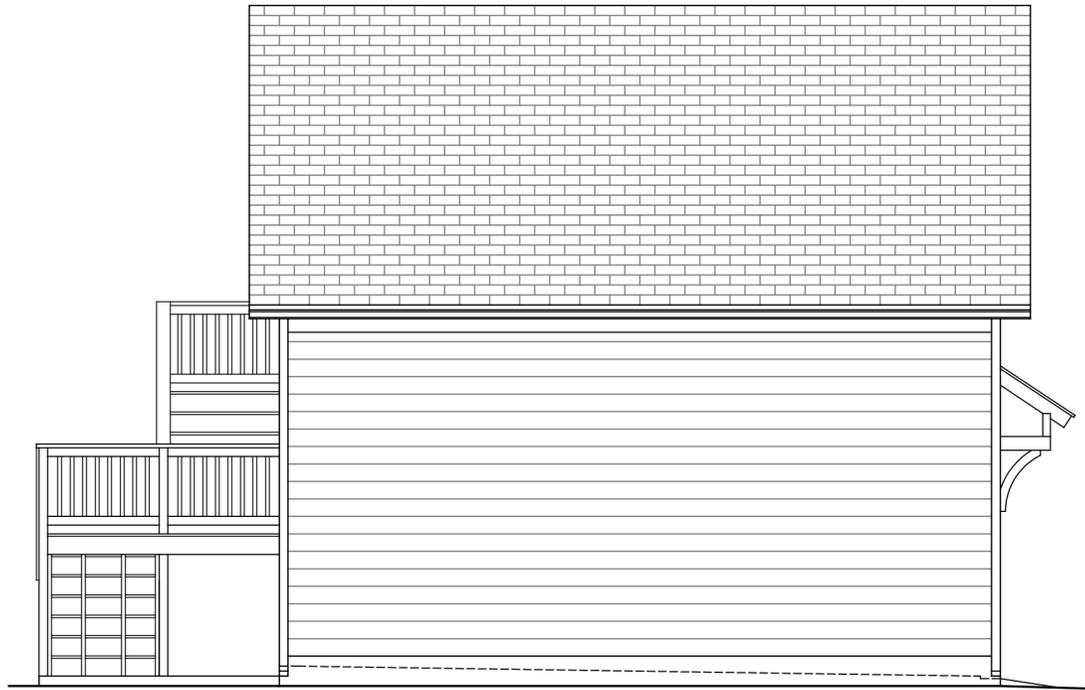


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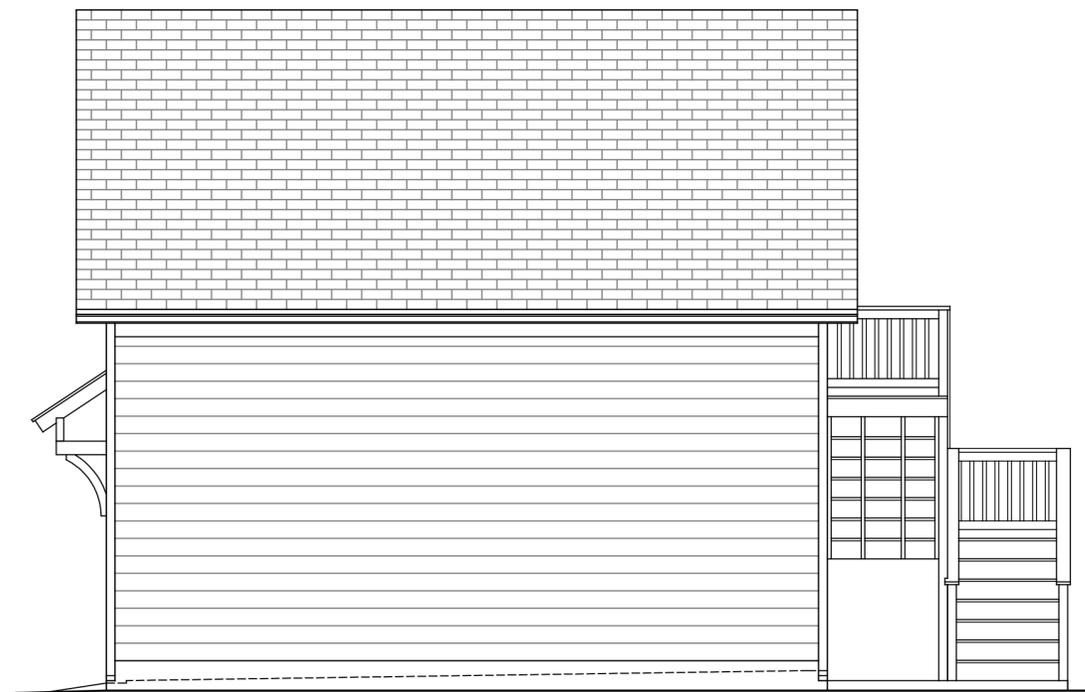
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GARAGE FLOOR PLANS

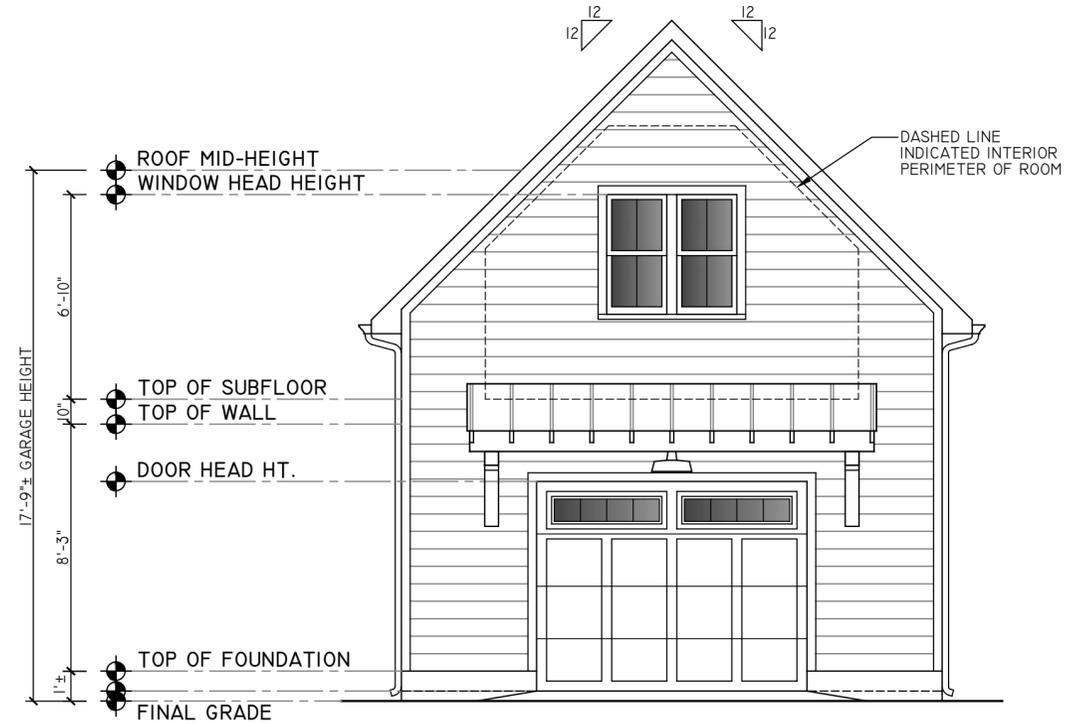
GI.1



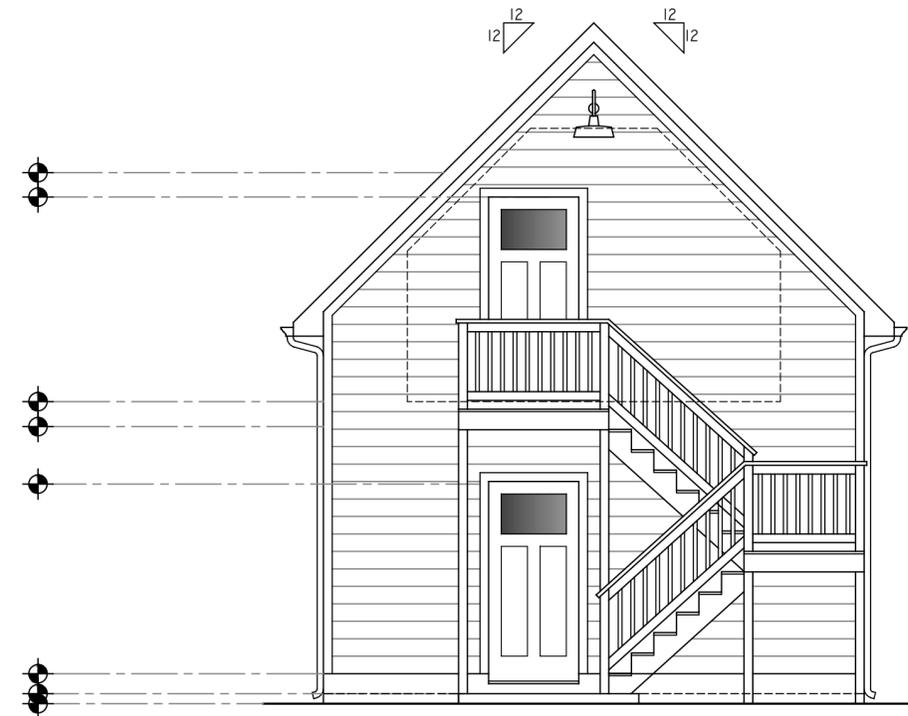
04 | RIGHT SIDE ELEVATION
1/4" = 1'



03 | LEFT SIDE ELEVATION
1/4" = 1'



01 | REAR (ALLEY) ELEVATION
1/4" = 1'



02 | FRONT ELEVATION (FACING HOUSE)
1/4" = 1'

PROJECT CONTACTS:

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ARCHITECT:
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GARAGE EXTERIOR
ELEVATIONS

G2.1