



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

**Address** 517 N 26th St, Richmond, VA 23223

**Historic district** Church Hill North

Date/time rec'd: <u>4:53 pm 7-27-18</u>
Rec'd by: <u>AM</u>
Application #: <u>COA-039-289-2018</u>
Hearing date: <u>8/23/2018</u>

**APPLICANT INFORMATION**

**Name** Mark Baker

**Phone** (804)874-6275

**Company** Baker Development Resources

**Email** markbaker@bakerdevelopmentresources.com

**Mailing Address** 11 S 12th Street, Suite 500  
Richmond, VA 23219

**Applicant Type:**  Owner  Agent

Lessee  Architect  Contractor

**Other (please specify):** consultant

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

**Name** 722 724 Jessamine St LLC

**Company**

**Mailing Address** 517 N 26th St  
Richmond, VA 23223

**Phone** (804) 306-9019

**Email** mattj@htrsi.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)

The scope of work is as such: The owner would like to construct a 2-story addition at the rear of the existing structure, thereby modify the existing floorplan to accompany the addition, as well as reconstruct the existing front porch and add two new windows on the existing right side elevation facade. Hardieplank will be used as the cladding material. All new windows will be PVC-clad. The rear addition's roof will be TPO membrane. Front porch/roof styling and material will mimic the existing, albeit rotted, configuration. The project will follow the Old & Historic District Design Review Guidelines where applicable.

**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** Matt Jarreau

**Date** 7/27/2018



# 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:** 517 N 26th Street, Richmond, VA 23223

### 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



July 27, 2018

Chelsea Jeffries  
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: 517 N 26th St (E0000435038)

Ms. Jeffries,

I represent 722 724 Jessamine St LLC in its application for review by the Commission of Architectural Review (“CAR Review”) of proposed structural improvements and additions to the property at 517 N 26th Street (Parcel # E0000435038) (“Property”). The Property is located on the east side on N 26th Street between East Leigh and East Clay Streets and is currently improved with a two-story single-family dwelling. This request would authorize a two-story addition at the rear of the existing dwelling and the reconstruction/restoration of the existing front porch and its components.

This property lies in the Church Hill North Old and Historic District. This District is primarily dominated by homes dated to the second half of the nineteenth century, most of which are Greek Revival in nature, but also includes Italianate, Gothic Revival, and Colonial Revival homes. Characteristically, the modesty and functionality of these homes (when compared to the adjacent St. John’s Church District) are attributed to the merchants and tradesmen who built them; this was historically one of Richmond’s largest middle-class neighborhoods. My client’s tasteful, modest design is timeless in its appeal and contribution to the neighborhood.

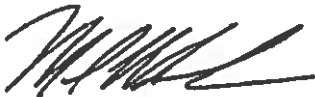
The proposed improvements to the Property are in keeping with the surrounding context. The project will follow the Design Guidelines where applicable, per the Handbook and Design Review Guidelines for Building in Old and Historic Districts as authorized by Section 930.7 of the City Code.

Regarding form, the street elevation will in effect remain the same. Front porch/roof styling and material will mimic the existing, albeit rotted, configuration. Per the exterior finish schedule, the front porch columns will be 6" x 6" square posts, the framing and tongue-and-groove decking will be wood and painted white, the front porch railing will be to the "Richmond Rail" style and painted white.

Regarding the new addition at the rear of the existing structure, the design is intended to blend harmoniously with the existing structure. The new windows on the right side elevation, for instance, share header alignment regardless of their location's respective era, while also incorporating the two-over-two style found on the front facade. The siding will be Hardie plank® lap siding. The trim will be Hardie® brand or comparable. The rear door will service the new kitchen, be wood in material, and configured as single-lite half-glass with a transom above. Both the front door and the rear door will be painted to match a neutral color per the Old Historic Handbook Guidelines. The rear porch materials will be pressure-treated and unpainted.

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 (804)874-6275.

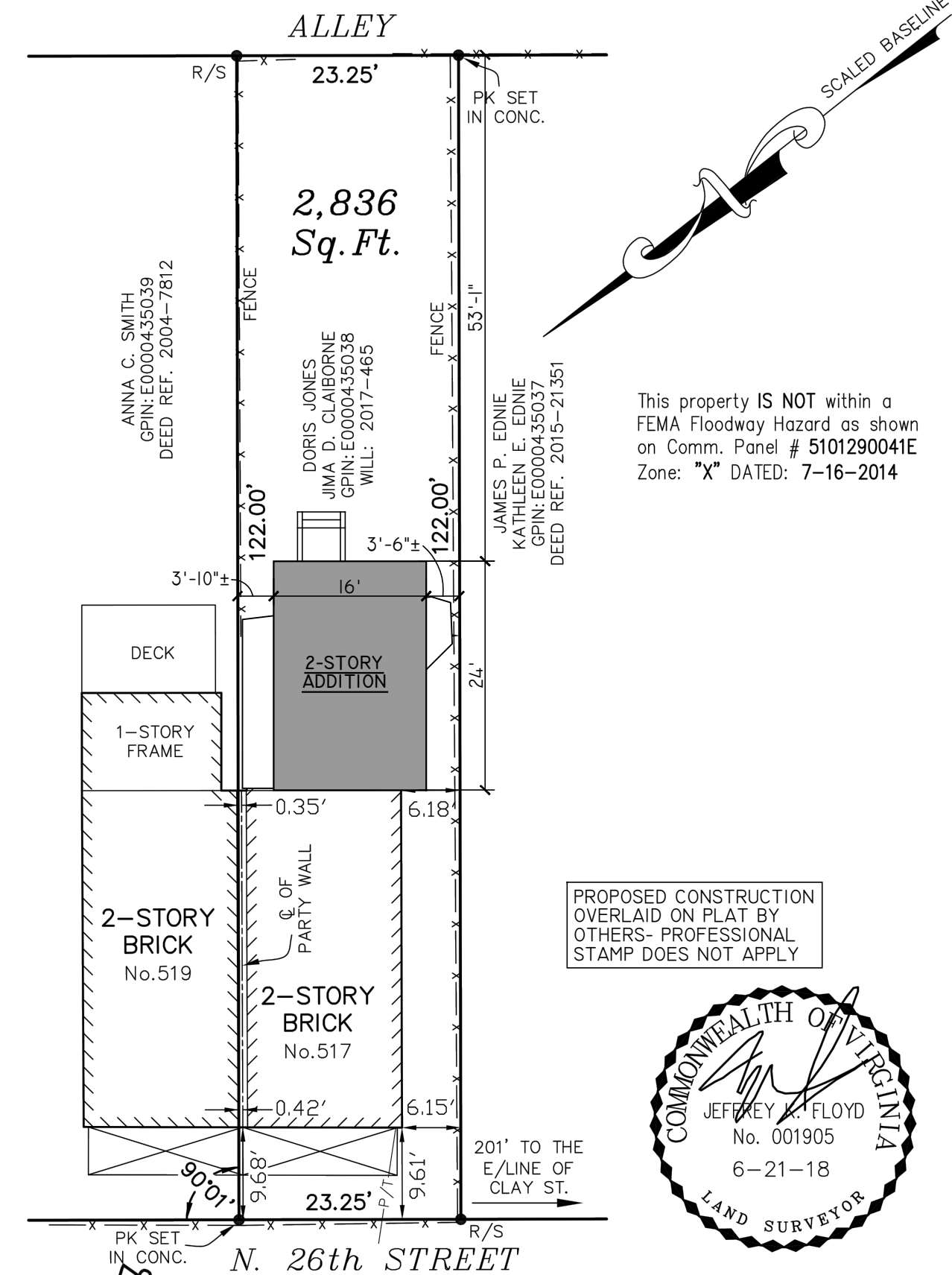
Sincerely,



Mark R. Baker

Baker Development Resources, LLC

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 6-21-18 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.



**Virginia Surveys**  
 P.O. BOX 118  
 CHESTERFIELD, VA 23832  
 (804) 748-9481  
 COPYRIGHT © VIRGINIA SURVEYS  
 All rights reserved.

MAP SHOWING THE IMPROVEMENTS  
 No. 517 N. 26th STREET  
 IN THE CITY OF RICHMOND, VA.

DATE: 6-21-18  
 CERTIFIED BY JEFFREY K. FLOYD  
 VIRGINIA CERTIFICATE NO. 001905  
 SCALE: 1"=15'  
 JOB NO. 180612165

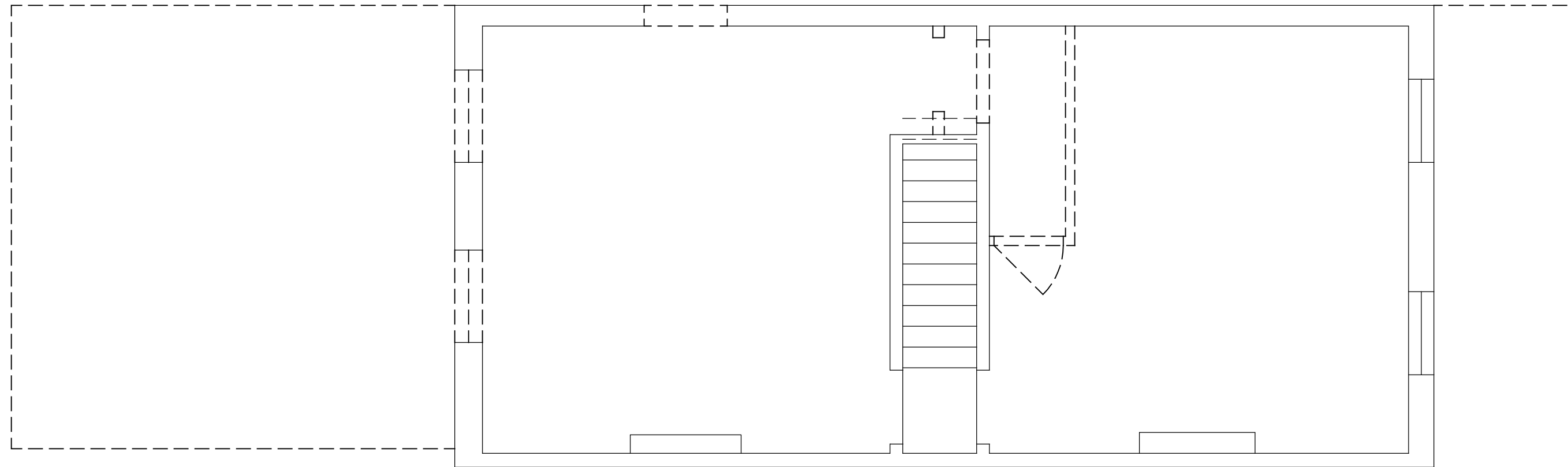
01 | ARCHITECTURAL SITE PLAN  
 1" = 15'

**PROJECT CONTACTS:**  
 DEVELOPER:  
 RVA SUGAR, LLC  
 804-306-9019  
 CONTRACTOR:  
 KIWI DEVELOPMENT  
 804-869-8600  
 ARCHITECT:  
 CHRISTOPHER WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644

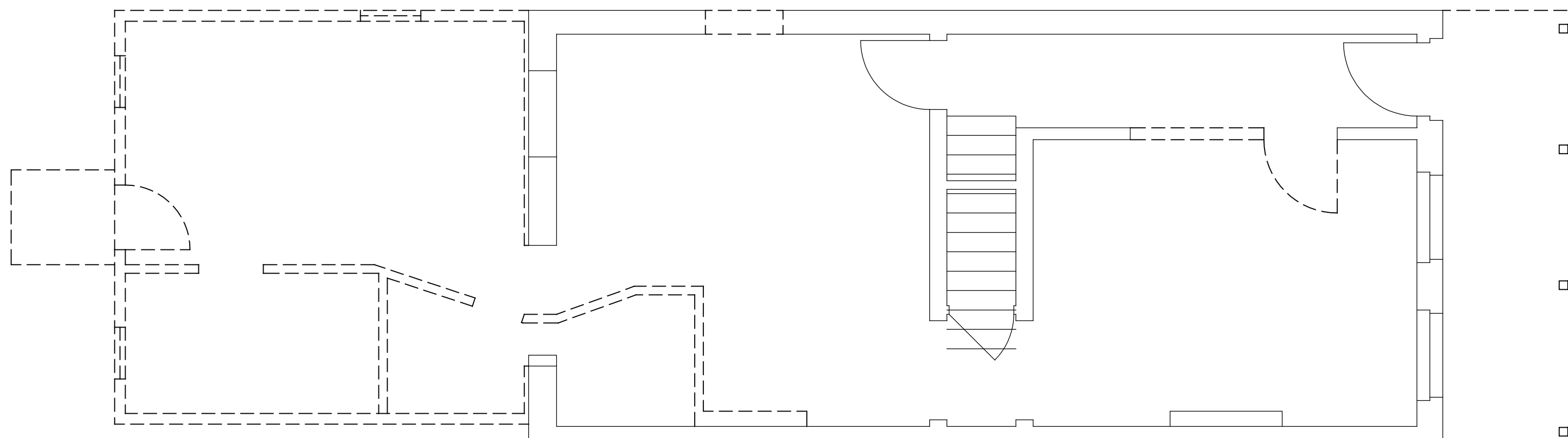
ADDITION TO & RENOVATION OF EXISTING 2-STORY,  
 SINGLE-FAMILY ATTACHED HOUSE IN HISTORIC CHURCH HILL  
**517 N 26TH STREET**  
 517 NORTH 26TH STREET  
 RICHMOND, VIRGINIA 23223

NOT FOR  
 CONSTRUCTION

SET/REVISION:  
 C.A.R. REVISED  
 SUBMITTAL  
 DATE/MARK:  
 08.03.2018  
 ARCHITECTURAL  
 CIVIL SITE PLAN  
**CI.I**



02 | AS-BUILT/DEMO SECOND FLOOR PLAN  
1/4" = 1'



01 | AS-BUILT/DEMO FIRST FLOOR PLAN  
1/4" = 1'

**PROJECT CONTACTS:**

DEVELOPER:  
RVA SUGAR, LLC  
804-306-9019

CONTRACTOR:  
KIWI DEVELOPMENT  
804-869-8600

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

ADDITION TO & RENOVATION OF EXISTING 2-STORY,  
SINGLE-FAMILY ATTACHED HOUSE IN HISTORIC CHURCH HILL

**517 N 26TH STREET**

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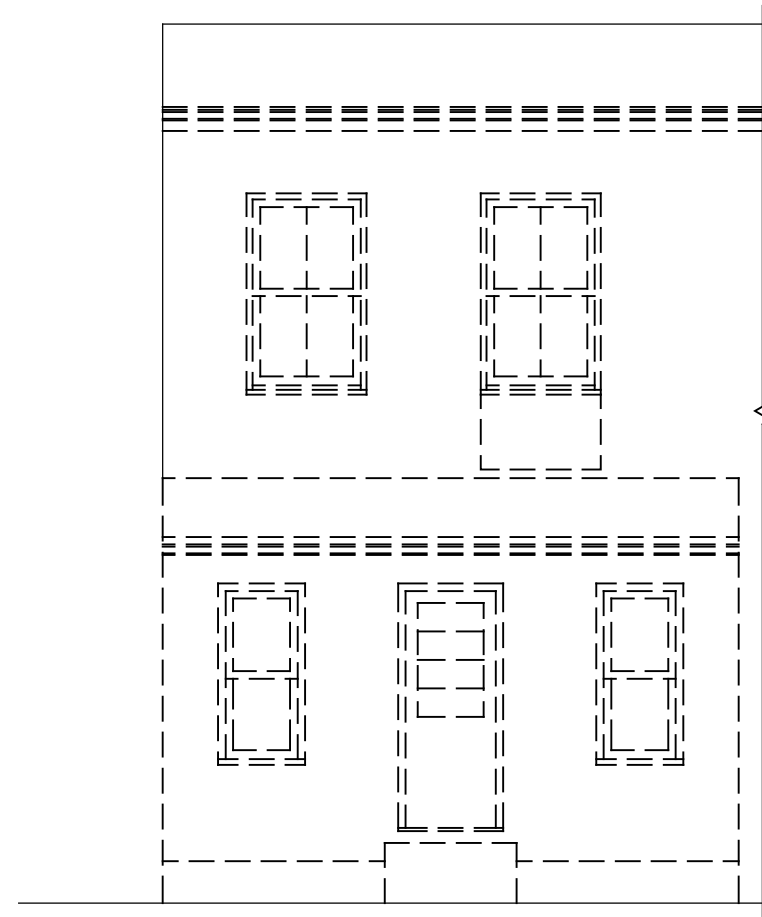
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SUBMITTAL

DATE/MARK:  
08.03.2018

AS-BUILT/DEMO  
FLOOR PLANS

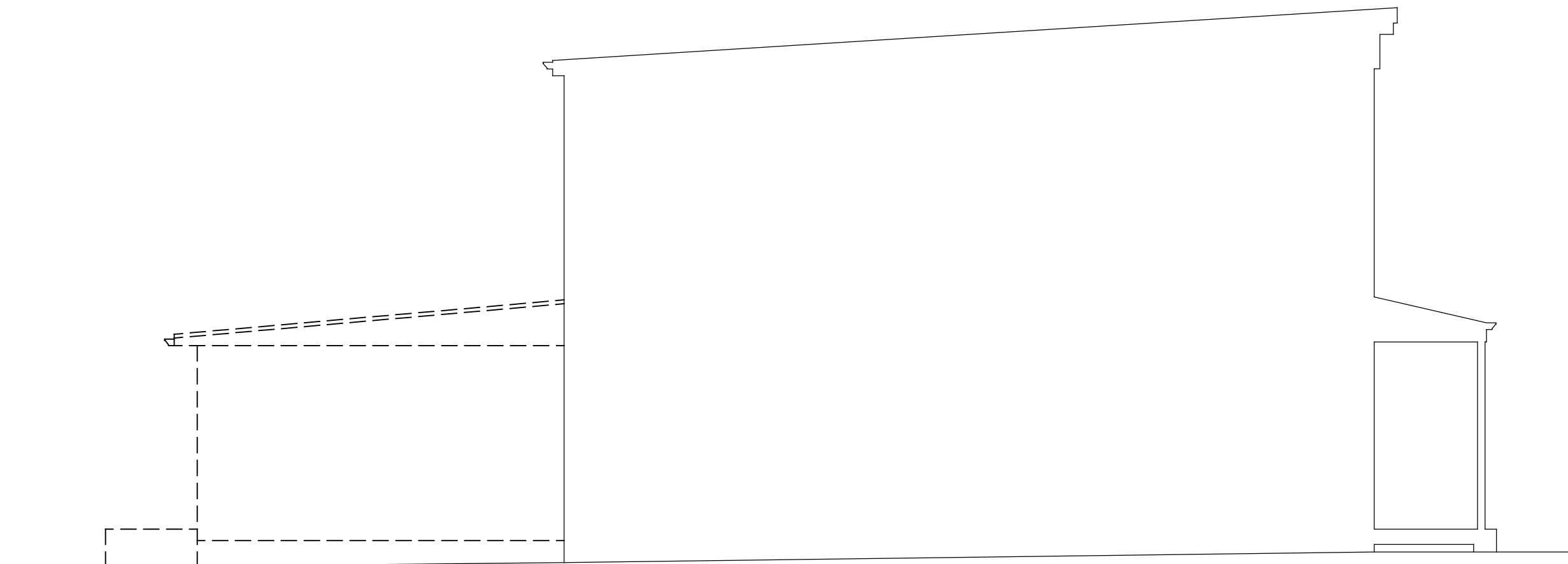
**DI.1**



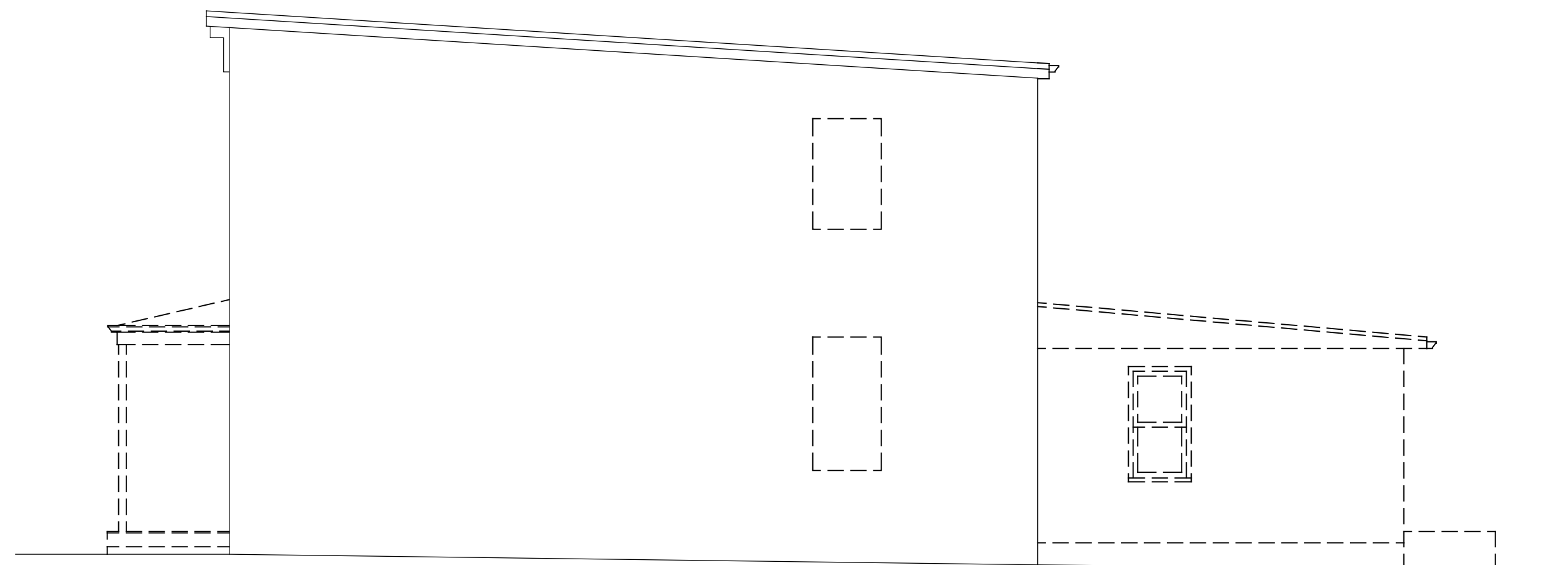
02 | AS-BUILT/DEMO REAR ELEV.  
3/16" = 1'



01 | AS-BUILT/DEMO FRONT ELEV.  
3/16" = 1'



03 | AS-BUILT/DEMO LEFT ELEV.  
3/16" = 1'



04 | AS-BUILT/DEMO RIGHT ELEV.  
3/16" = 1'

**PROJECT CONTACTS:**

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804-306-9019

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804-869-8600

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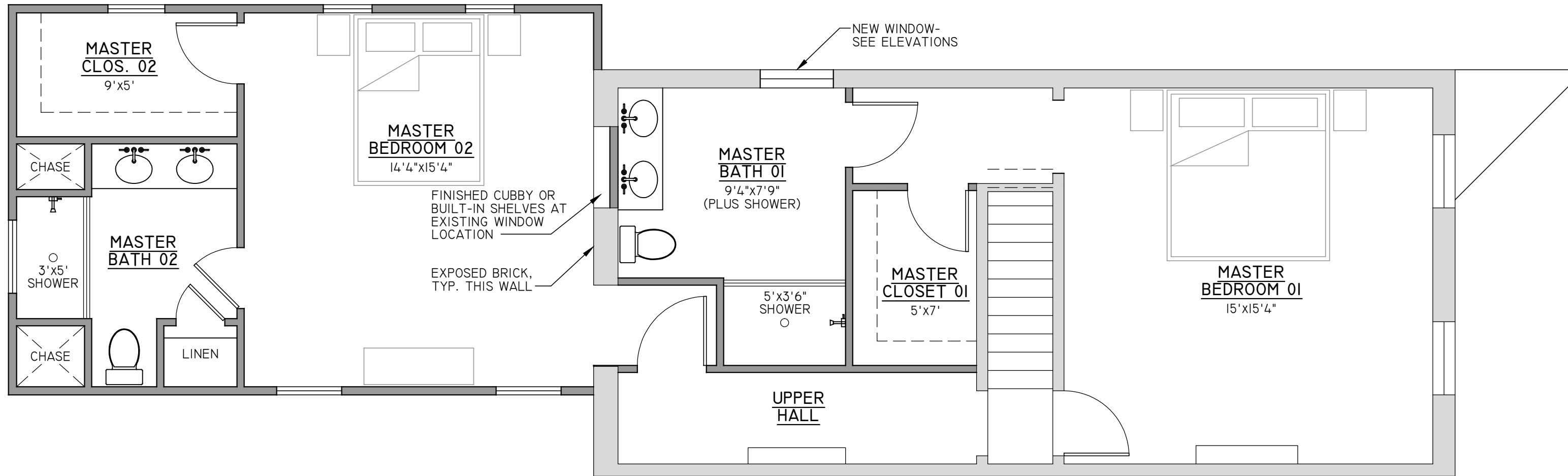
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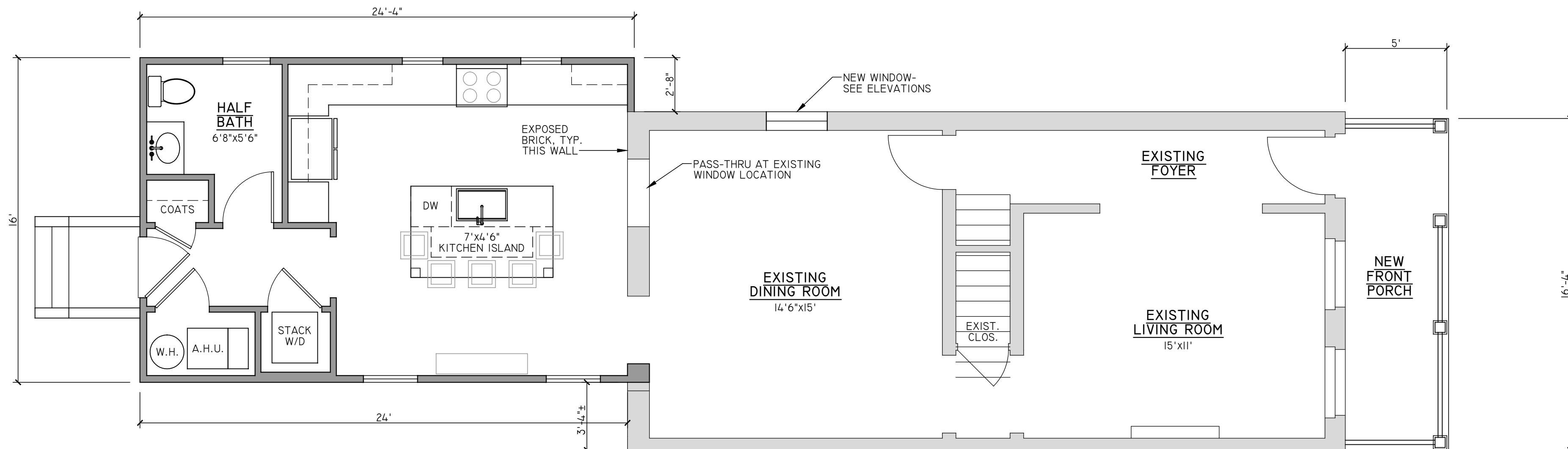
DATE/MARK:  
08.03.2018

AS-BUILT/DEMO  
ELEVATIONS

**D2.1**



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



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

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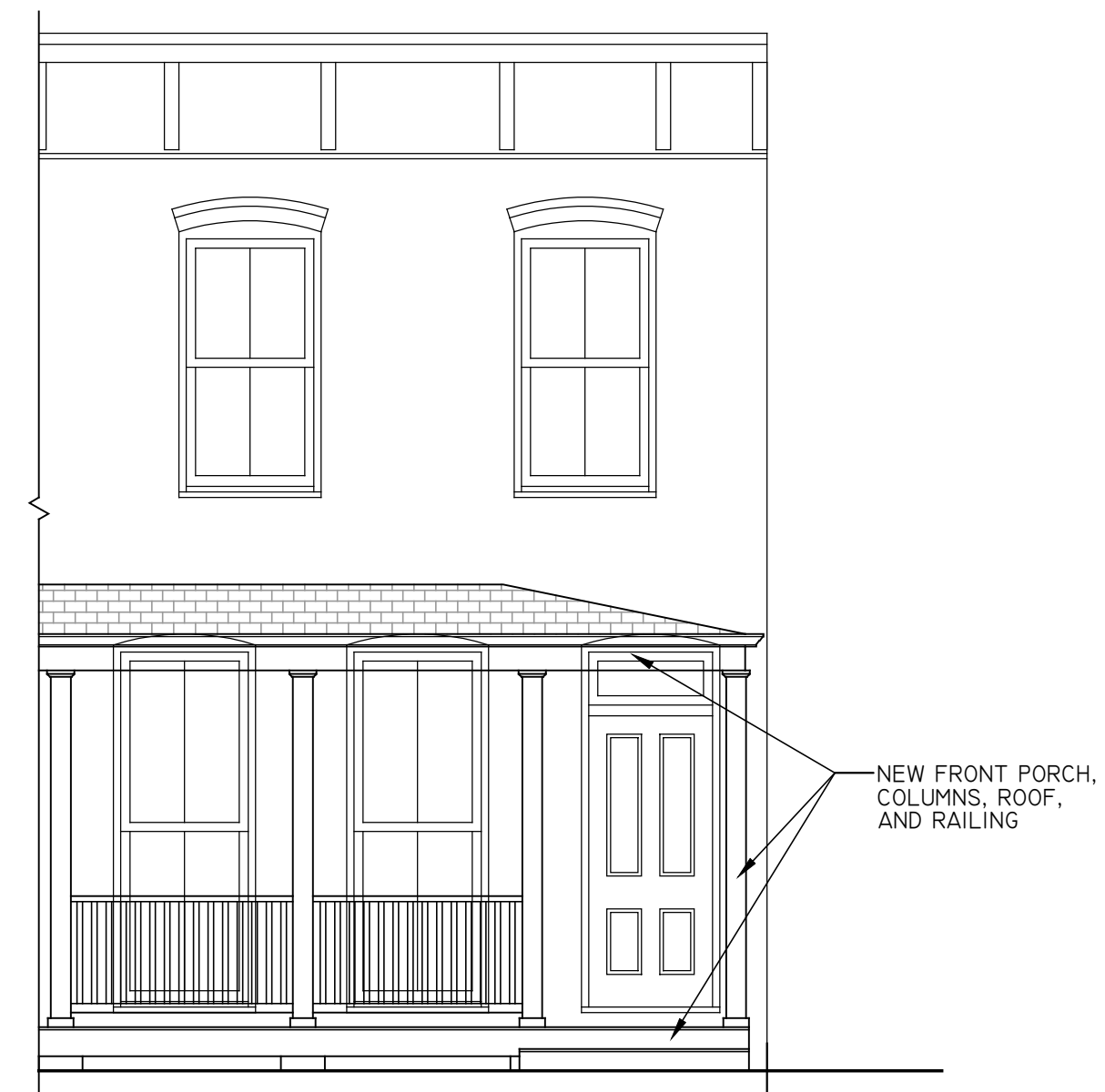
FIRST & SECOND  
FLOOR PLANS

**AI.I**



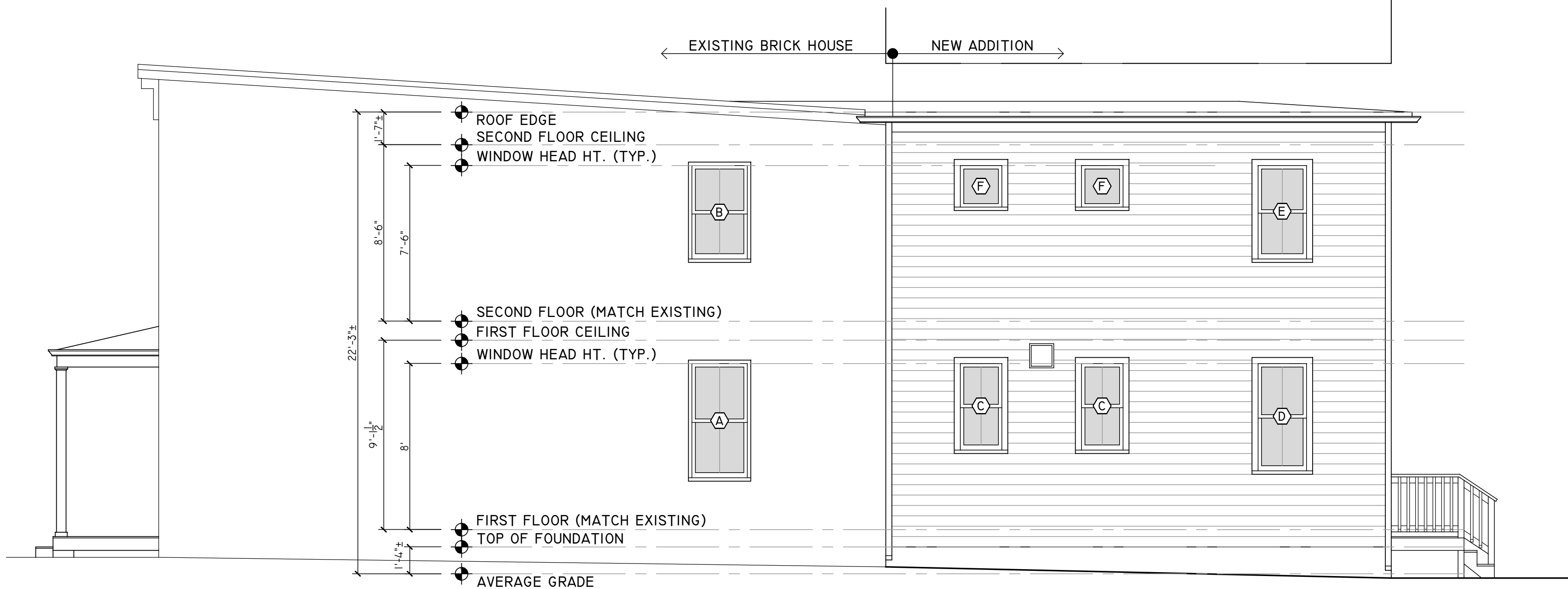
EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	TAN/GRAY
02	HARDIEPLANK LAP SIDING	TBD
03	HARDIE/COMP. TRIM	PAINTED WHITE
04	MAIN ROOF - TPO	FACTORY WHITE
05	NEW FRONT PORCH ROOF - ASPHALT SHINGLES	FACTORY GRAY/BLACK
06	SOLID WOOD DOOR	PAINTED- COLOR TBD
07	WINDOW	PLYGEM 300, PREFINISHED WHITE
08	FRONT PORCH COLUMNS- 6" SQUARE	MATCH REMAINING ORIGINAL HALF COLUMN, PAINTED WHITE
09	FRONT PORCH WOOD FRAMING WITH T&G DECKING	FRAME WRAP PAINTED WHITE
10	FRONT PORCH RAILING- "RICHMOND RAIL"	PAINTED WHITE
11	REAR PORCH P.T. FRAMING & DECKING	NATURAL TREATED WOOD
12	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE

DOOR/WINDOW SCHEDULE				
DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	-	3'x6'8" WITH 16" TRANSOM (8')	HALF GLASS ENTRY	PAINTED (COLOR TBD)
A	-	2'8"x5'6"	DOUBLE HUNG	NEW WINDOW IN EXISTING BRICK WALL
B	-	2'8"x4'6"	DOUBLE HUNG	NEW WINDOW IN EXISTING BRICK WALL
C	-	2'x4'2"	DOUBLE HUNG	NEW CONSTRUCTION
D	-	2'4"x5'2"	DOUBLE HUNG	NEW CONSTRUCTION
E	-	2'4"x4'6"	DOUBLE HUNG	NEW CONSTRUCTION
F	-	2'x2"	FIXED	NEW CONSTRUCTION
G	-	3'x1'6"	FIXED	NEW CONSTRUCTION
H	-	2'8"x5'6"	DOUBLE HUNG	NEW CONSTRUCTION
I	-			NOT USED
J	-	2'8"x5'6"	DOUBLE HUNG	NEW CONSTRUCTION



01 | FRONT ELEVATION

1/4" = 1'



02 | RIGHT SIDE ELEVATION

1/4" = 1'

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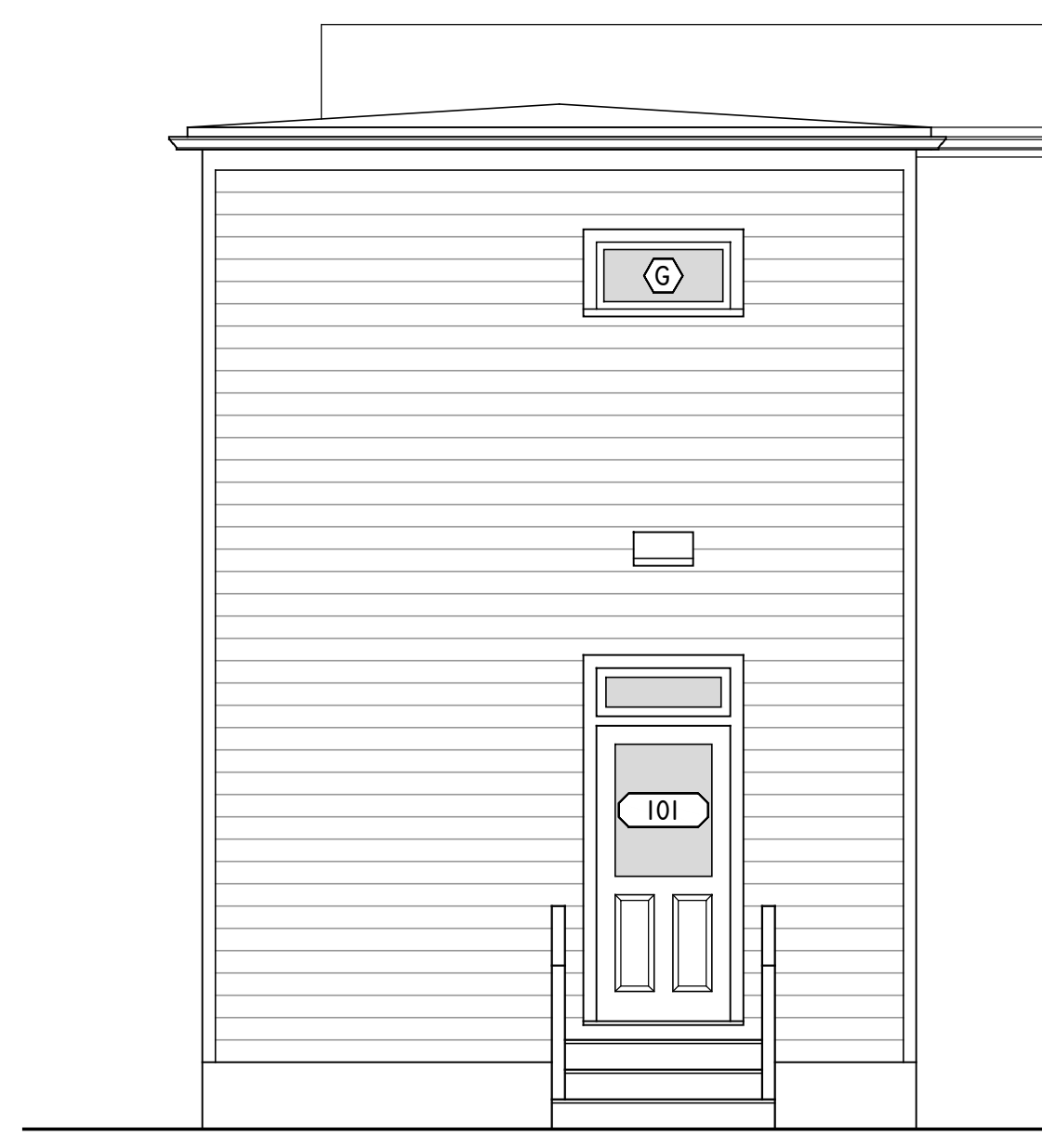
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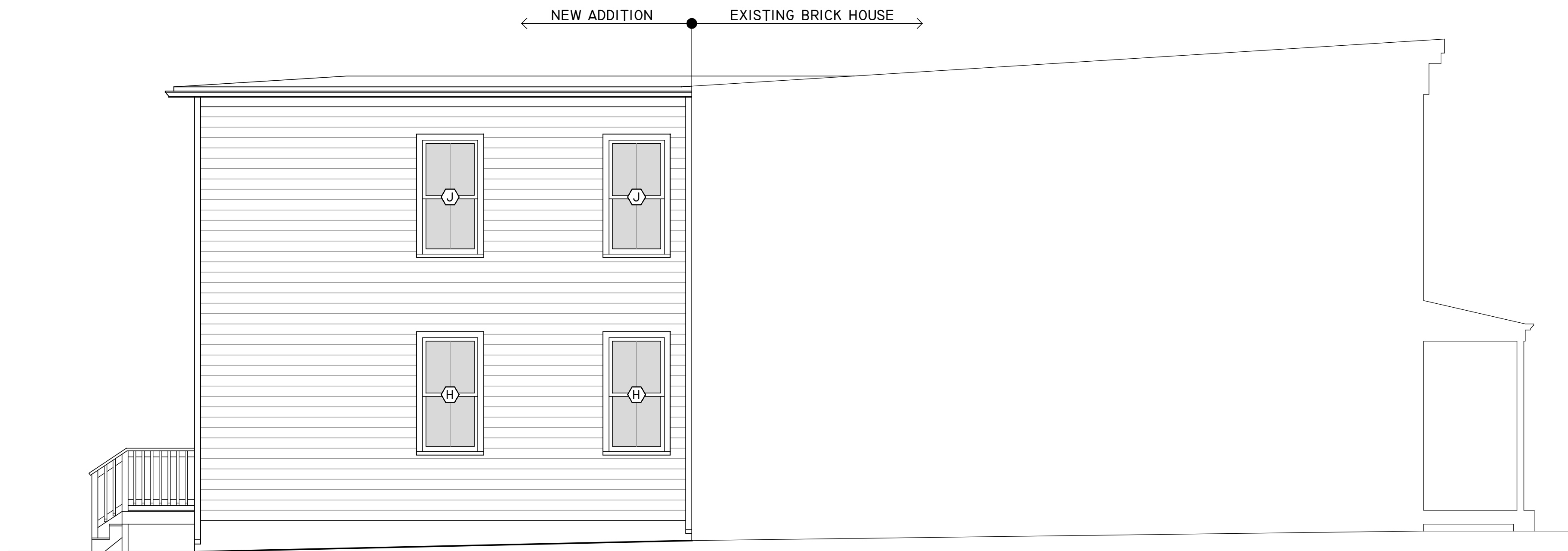
DATE/MARK:  
08.03.2018

FRONT & RIGHT SIDE  
EXTERIOR ELEVATIONS

**A2.1**



01 | REAR ELEVATION  
1/4" = 1'



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

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REAR & LEFT SIDE  
EXTERIOR ELEVATIONS

**A2.2**

