



# Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-6569  
[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



## Property (location of work)

Address: \_\_\_\_\_

Historic District: \_\_\_\_\_

### Applicant Information

### Billing Contact

### Owner Information

### Billing Contact

Name: \_\_\_\_\_

Same as Applicant

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Company: \_\_\_\_\_

\_\_\_\_\_

Mailing Address: \_\_\_\_\_

Applicant Type:    Owner    Agent    Lessee

\_\_\_\_\_

Architect    Contractor

\_\_\_\_\_

Other (specify): \_\_\_\_\_

**\*\*Owner must sign at the bottom of this page\*\***

## Project Information

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

Project Description (attach additional sheets if needed):

## 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 an application materials should be prepared in compliance with zoning.

Signature of Owner 

Date 3/2/2023

# 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](http://www.rva.gov/planning-development-review/commission-architectural-review)

**Staff Contact:** (804)-646-6569 | [alex.dandrige@rva.gov](mailto:alex.dandrige@rva.gov) | [alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov)

## 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](http://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

**May 25<sup>th</sup>, 2023**

City of Richmond Department of Planning and Development Review  
Commission of Architectural Review  
Mr. Alex Dandridge, Secretary  
City Hall, 900 East Cary Street  
Richmond, VA 23219

**RE: Commission of Architectural Review – Final Review Narrative - 220 N 20<sup>th</sup> Street (E0000-162/006)**

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 five (5) new single-family attached dwellings on the property known as 220 N 20<sup>th</sup> Street (the “Property”).

The Property is located on the west side of N 20<sup>th</sup> Street between E Broad Street to the north and E Grace Street to the south and lies in the Shockoe Valley Old and Historic District. The area is noted in the CAR Handbook as being “an important commercial and industrial center throughout the 18th and 19th centuries” though it is also notes “[s]everely neglected in the 1960s, 1970s and 1980s, these warehouses and dilapidated residences are being renovated for apartments and commercial space.” The nearby buildings reflect this description of the area. Adjacent to the north, fronting Broad Street are the 1919 Broad Condominiums, built in 2005, which utilize a two-story townhome design built with English basements. To the east, along N 20<sup>th</sup> and Broad, lies a large, four-story apartment complex built in 2005. To the south, at 20<sup>th</sup> and Grace, is a distinct, four-story apartment complex with red exterior panels.





*Figure 1: Large apartment building along Broad Street as seen from the subject parcel*

The Property is currently vacant. The subject parcel fronts N 20<sup>th</sup> Street and the applicant is proposing the division of the lot to create five separate parcels, each parcel would then be developed with a single-family attached dwelling.



*Figure 2: View showing the subject property and the 1919 Condominiums to the north along Broad Street.*

Each dwelling would be three stories in height with an individual rooftop patio. Each unit would have an individual entrance located on the ground floor. Access to the units would be provided by a walkway along the northern portion of the Property.

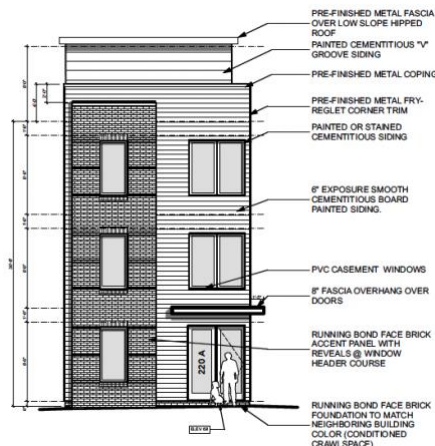


Figure 3: Revised N 20th St. façade

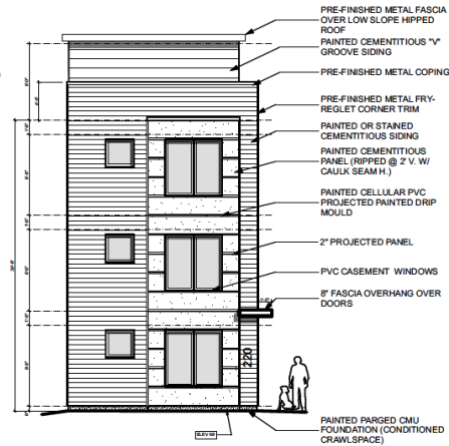


Figure 4: Initial N 20th St. façade

When complete, each dwelling would contain three bedrooms and two- and one-half bathrooms. The units are designed with a third-floor primary suite with an en suite bathroom and large closets. The second story contains an open living and dining area while the first floor contains two bedrooms and one bathroom. Each unit will have access to a private roof deck which is designed to offer additional outdoor living space and features easy access from the dwelling and a sloped roof for year-round versatility.

From the street, the building would read as a single-family dwelling to maintain consistency with other residential buildings in the vicinity in terms of scale and character. The dwellings would each contain a total of approximately 1,360 square feet of conditioned floor area. The dwellings would be clad in cementitious siding to ensure quality. The proposed architectural style, while modern, reflects both the newer construction in the block and the traditional row house style found throughout the nearby neighborhoods. The separated rooftop decks provide additional outdoor living area and views of the city.

Following conceptual review at the March 28<sup>th</sup> meeting of the CAR, the applicant has updated the proposed design to reflect the comments of CAR Staff and Commissioners as well as making changes relating to the Special Use Permit (the "SUP") which has also been applied for on the Property. To address both CAR and City Planning Staff comments, the entrance for the unit fronting N 20<sup>th</sup> Street has been moved to the N 20<sup>th</sup> frontage and a small overhang was added to add 'texture' to the façade as requested by the Commission. A portion of the N 20<sup>th</sup> Street façade was also replaced with brick and the smaller windows on that façade were replaced with full-size windows as requested by the Commission. A course of brick was also added at the bottom of the right and left elevations and a matching brick accent was added at the rear of the structure. The window pattern along the right and left elevation was updated to reflect building

plan review comments and to meet the Virginia Residential Building Code requirements for open area.



Figure 5: Initial submission right side elevation



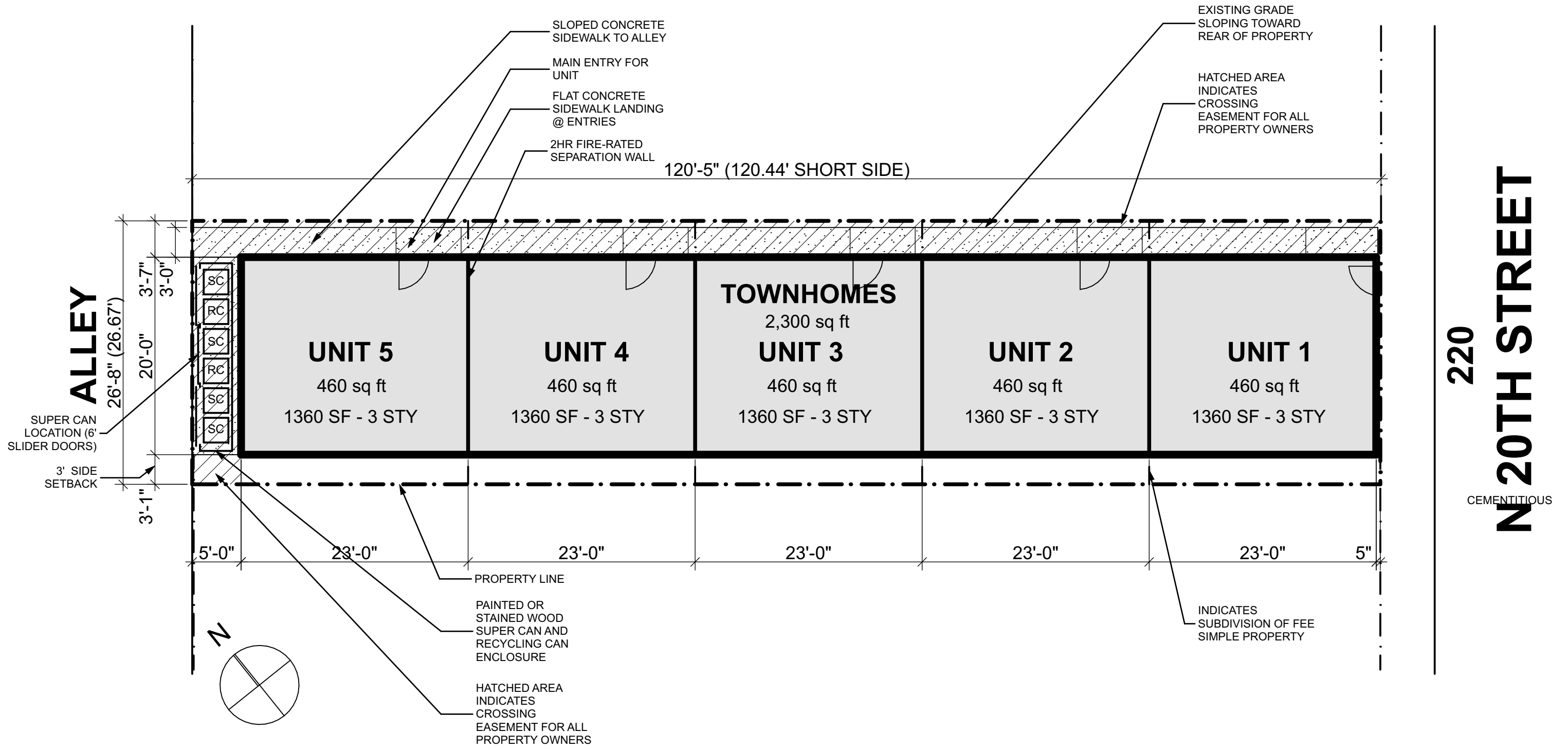
Figure 6: Final submission right side elevation

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](mailto:markbaker@bakerdevelopmentresources.com) or (804)874-6275.

Sincerely,

Mark R. Baker

Baker Development Resources, LLC



# PROPOSED SITE PLAN

SCALE: 1" = 10'

SK-01

5/25/23

PROJECT NO.: 21009

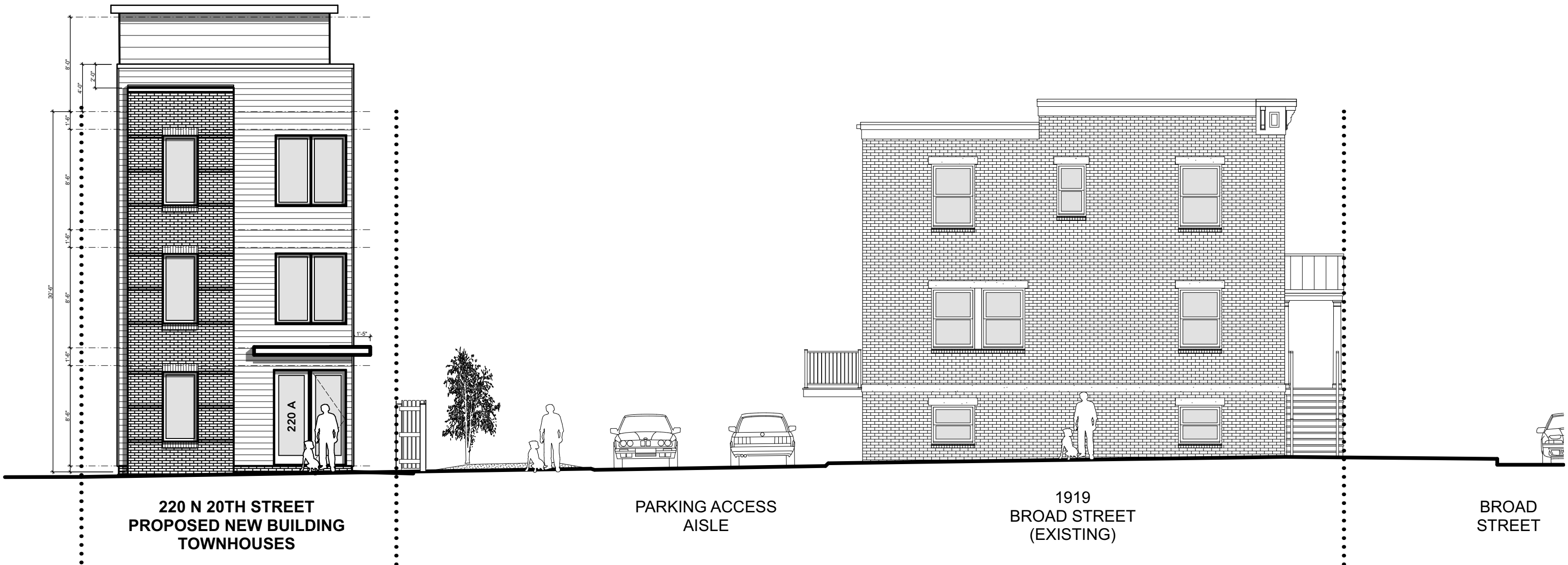
## PROPOSED SITE PLAN

220 N 20TH STREET

RICHMOND, VIRGINIA



← 212 - 218 N 20TH STREET  
(OPEN PARKING LOT)  
(210' WIDE - (4) LOTS)



220 N 20TH STREET  
PROPOSED NEW BUILDING  
TOWNHOUSES

PARKING ACCESS  
AISLE

1919  
BROAD STREET  
(EXISTING)

BROAD  
STREET

# PROPOSED STREET SCAPE

SCALE: 1/8" = 1'-0"

SK-02

5/25/23

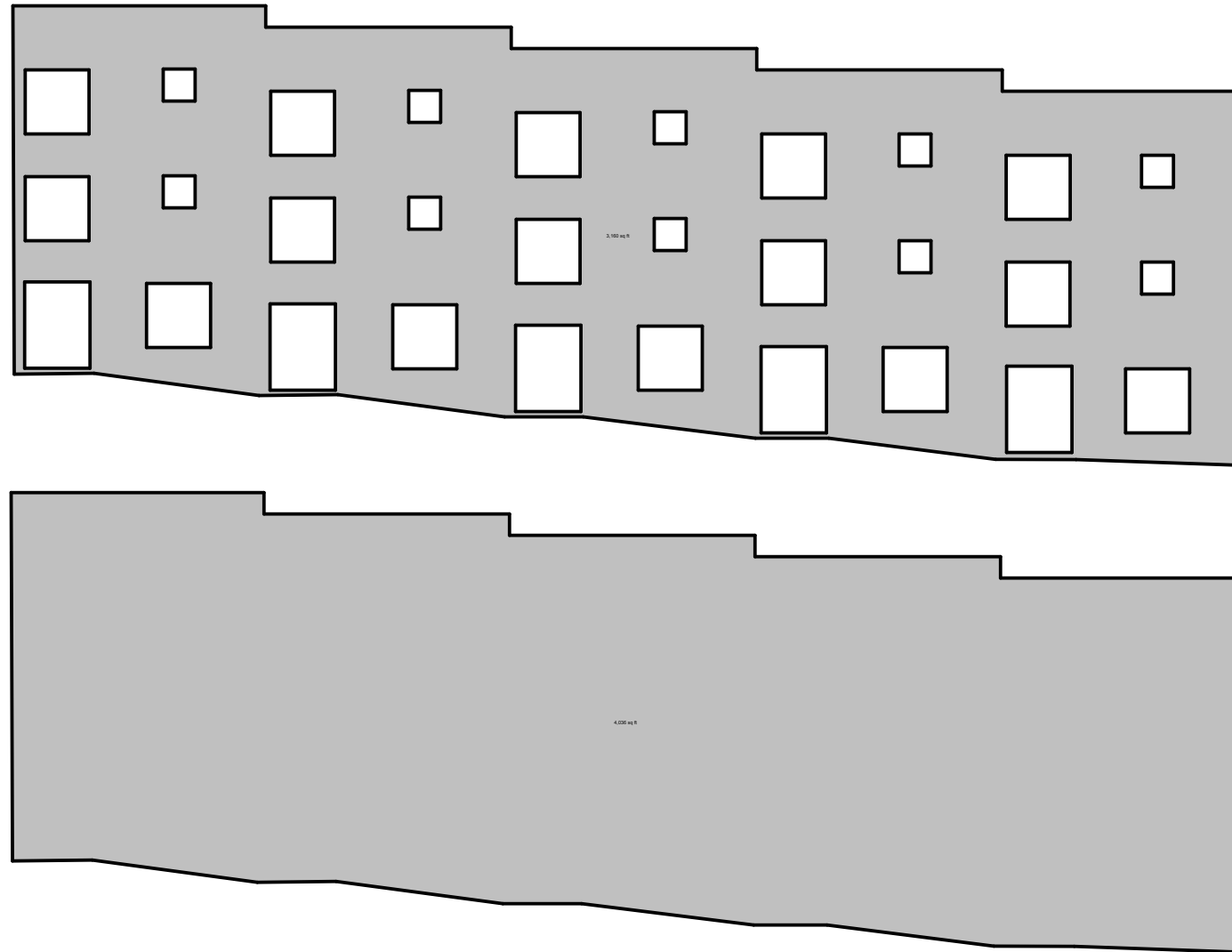
PROJECT NO.: 21009

## PROPOSED STREETSCAPE

220 N 20TH STREET

RICHMOND, VIRGINIA





**FACADE AREA:** 4,036 SF  
**FACADE OPENNESS:** 4,036 - 3,160 = 876 SF  
**% OPENNESS (<25%):** 876 / 4,036 = 21.7%

## RIGHT SIDE ELEVATION OPENNESS

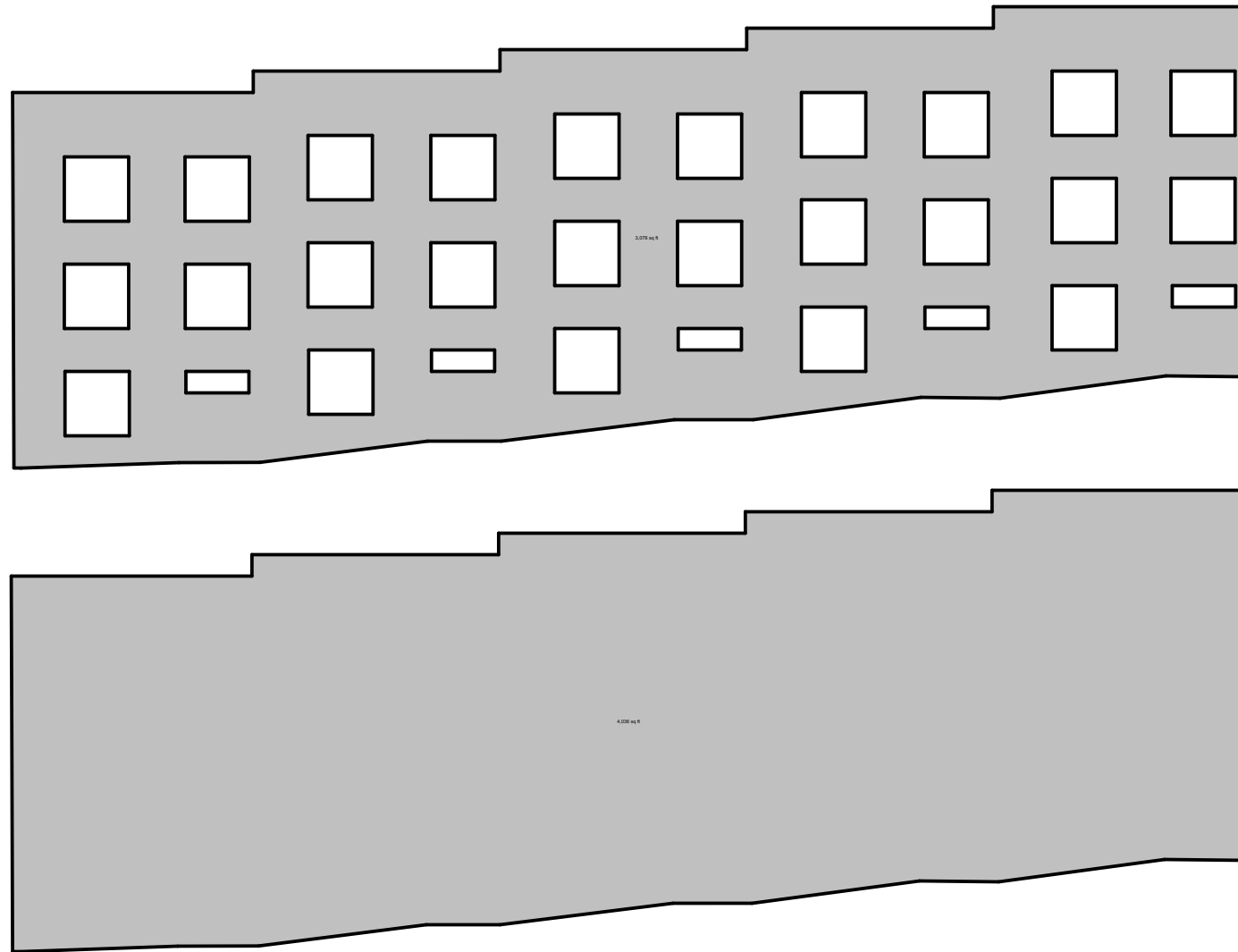
SCALE: 1/16" = 1'-0"

SK-03  
5/25/23

PROJECT NO.: 21009

FACADE OPENNESS %  
220 N 20TH STREET  
RICHMOND, VIRGINIA





**FACADE AREA:** 4,036 SF  
**FACADE OPENNESS:** 4,036 - 3,078 = 958 SF  
**% OPENNESS (<25%):** 958 / 4,036 = 23.7%

## LEFT SIDE ELEVATION OPENNESS

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

SK-04

5/25/23

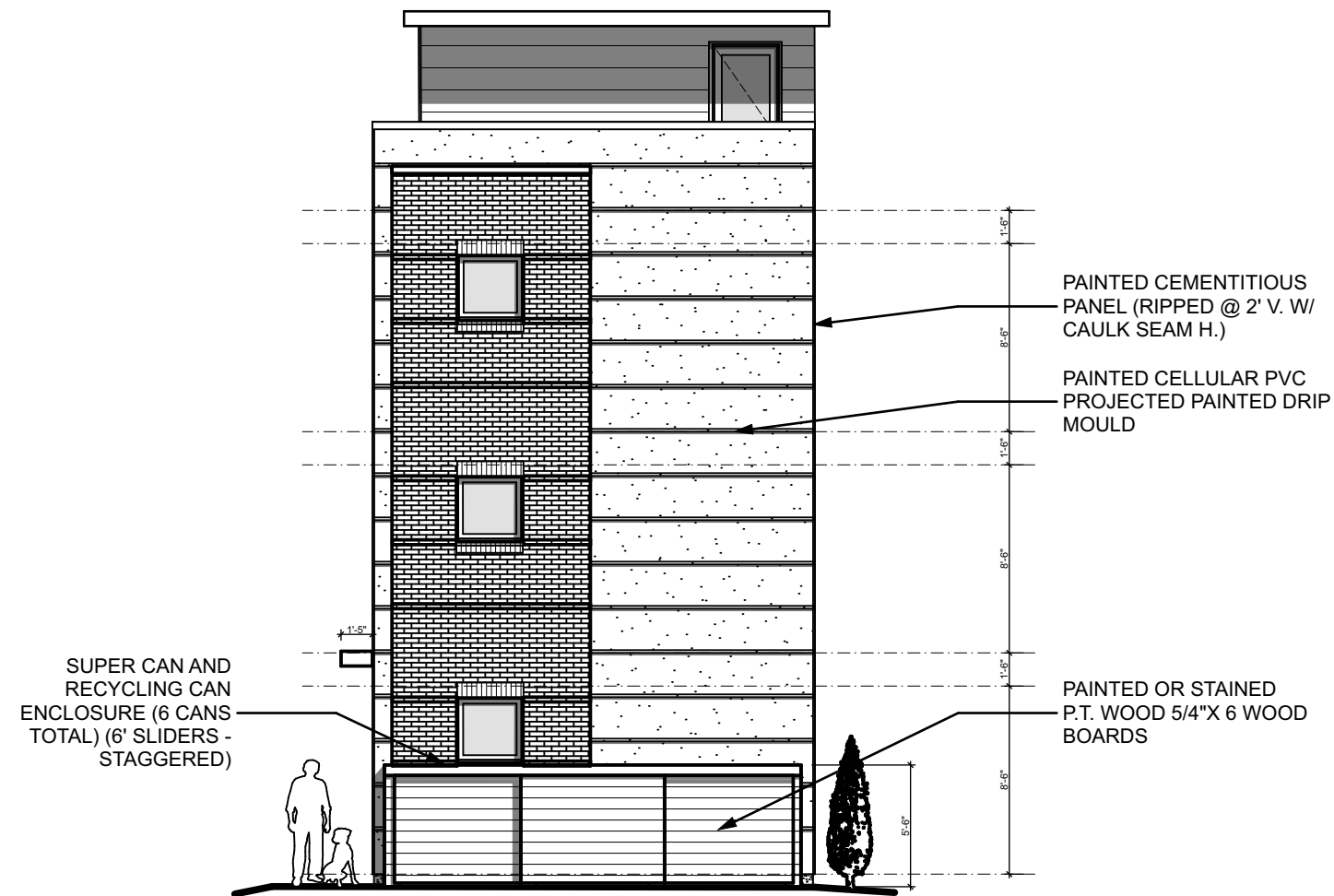
PROJECT NO.: 21009

FACADE OPENNESS %

220 N 20TH STREET

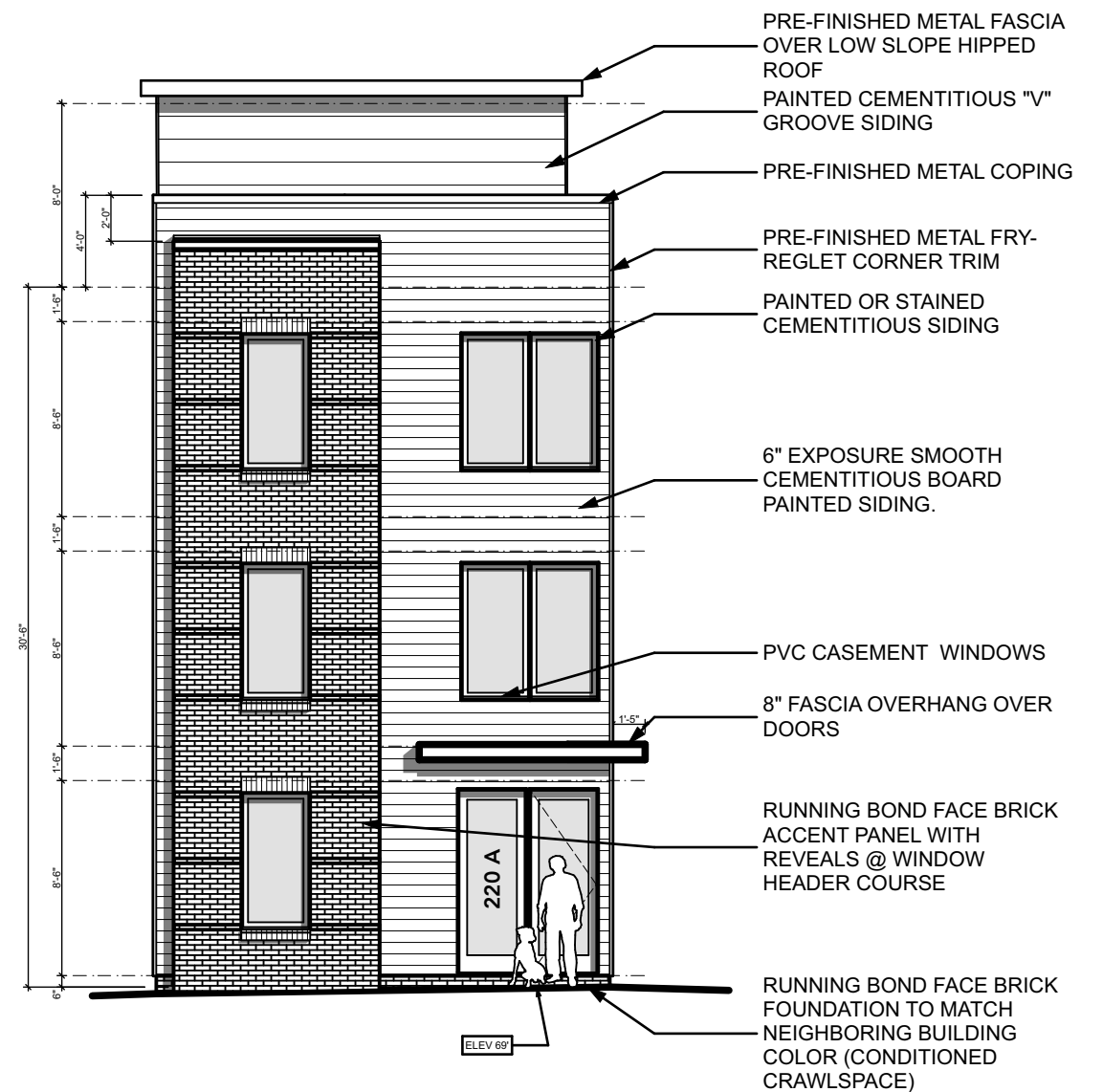
RICHMOND, VIRGINIA





## REAR ELEVATION

SCALE: 1/8" = 1'-0"



## FRONT ELEVATION

SCALE: 1/8" = 1'-0"

SK-05

5/25/23

PROJECT NO.: 21009

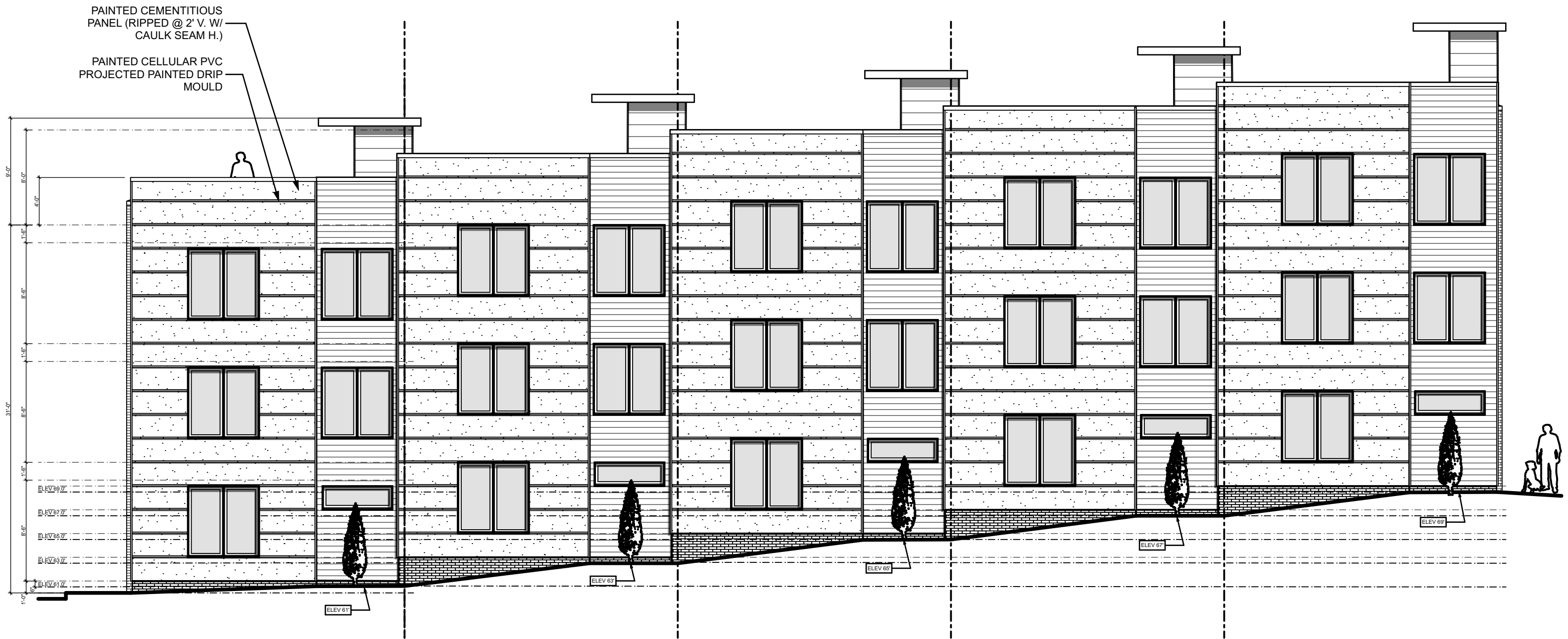
## FRONT & REAR ELEVATION

220 N 20TH STREET

RICHMOND, VIRGINIA



mario di marco  
ARCHITECTS



## LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SK-06  
5/25/23

PROJECT NO.: 21009

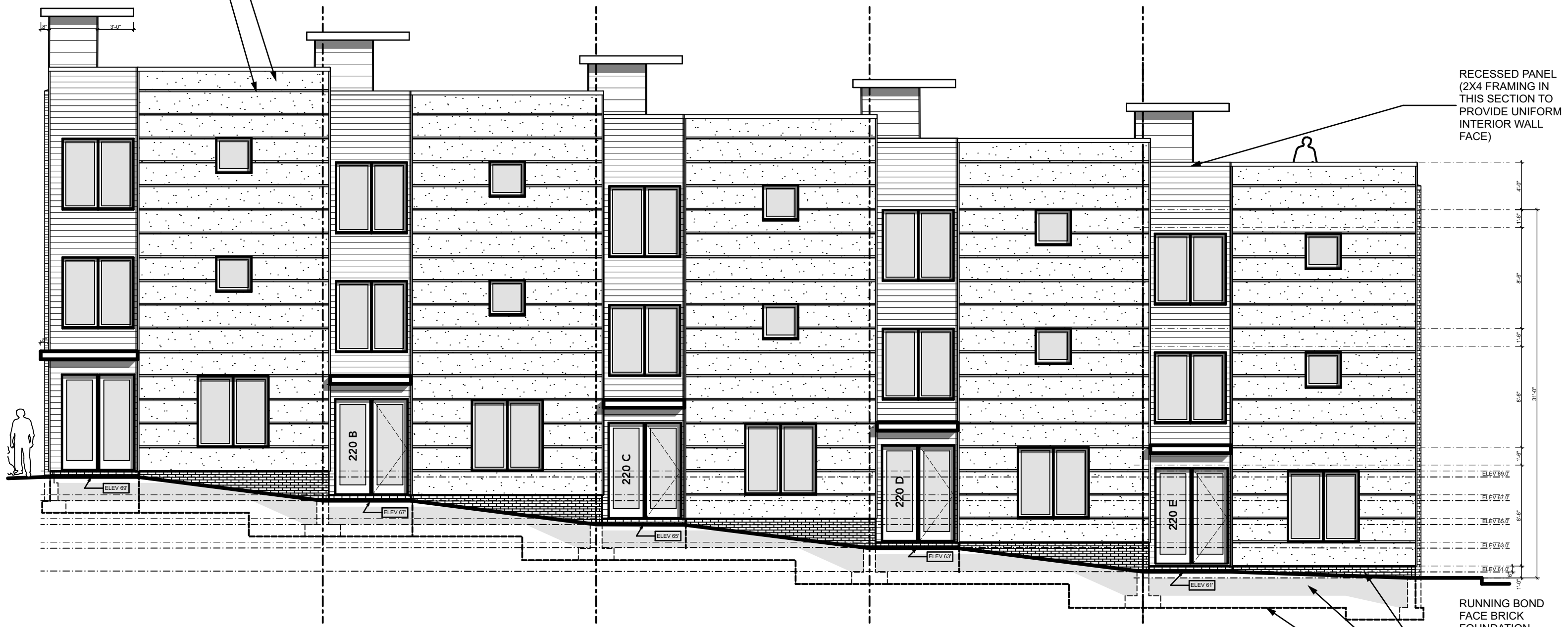
LEFT SIDE ELEVATION  
220 N 20TH STREET  
RICHMOND, VIRGINIA



PAINTED CEMENTITIOUS  
PANEL (RIPPED @ 2' V. W/  
CAULK SEAM H.)

PAINTED CELLULAR PVC  
PROJECTED PAINTED DRIP  
MOULD

RECESSED PANEL  
(2X4 FRAMING IN  
THIS SECTION TO  
PROVIDE UNIFORM  
INTERIOR WALL  
FACE)



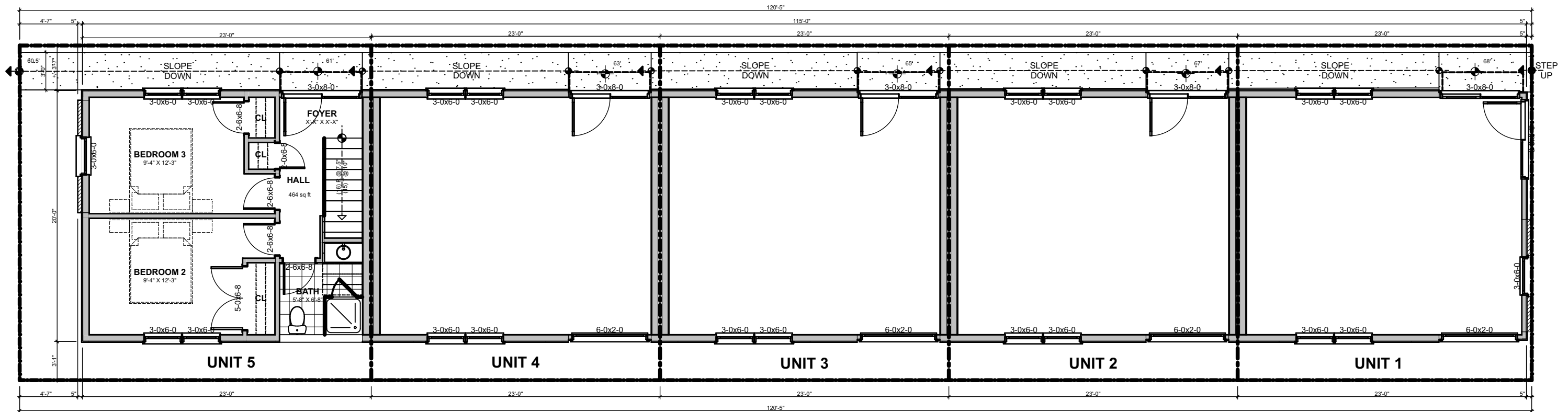
# RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SK-07  
5/25/23  
PROJECT NO.: 21009

RIGHT SIDE ELEVATION  
220 N 20TH STREET  
RICHMOND, VIRGINIA





# PROPOSED FIRST FLOOR (TYPICAL UNIT)

SCALE: 1/8" = 1'-0"

SK-08

5/25/23

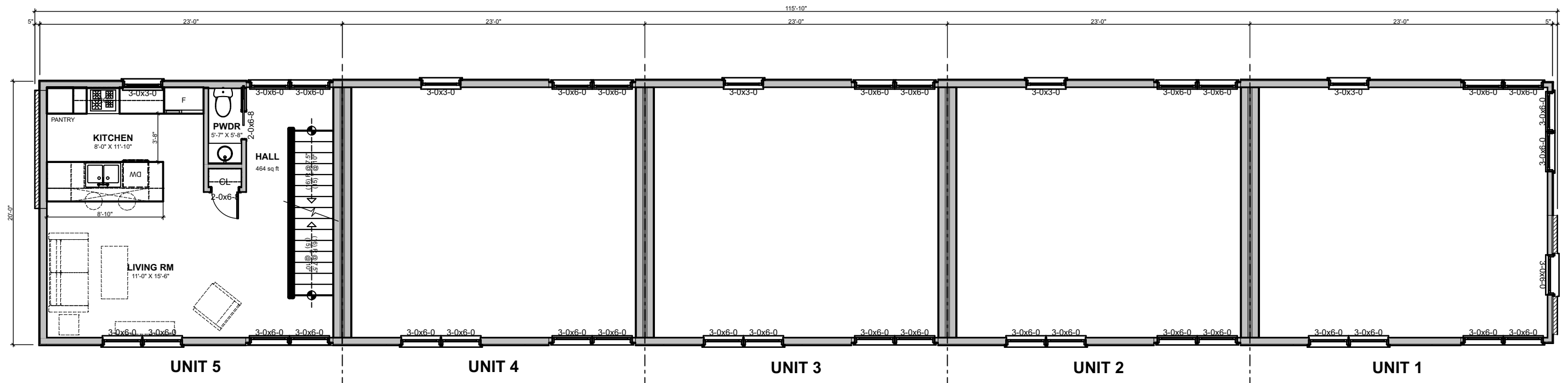
PROJECT NO.: 21009

PROPOSED FIRST FLOOR PLAN

220 N 20TH STREET

RICHMOND, VIRGINIA





# PROPOSED SECOND FLOOR (TYPICAL UNIT)

SCALE: 1/8" = 1'-0"

SK-09

5/25/23

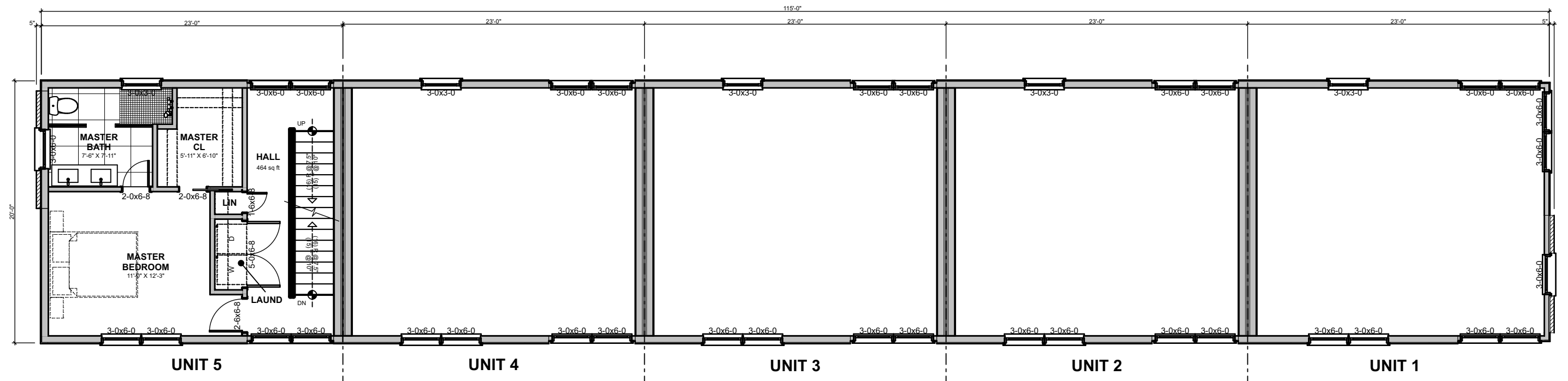
PROJECT NO.: 21009

PROPOSED SECOND FLOOR PLAN

220 N 20TH STREET

RICHMOND, VIRGINIA





# PROPOSED THIRD FLOOR (TYPICAL UNIT)

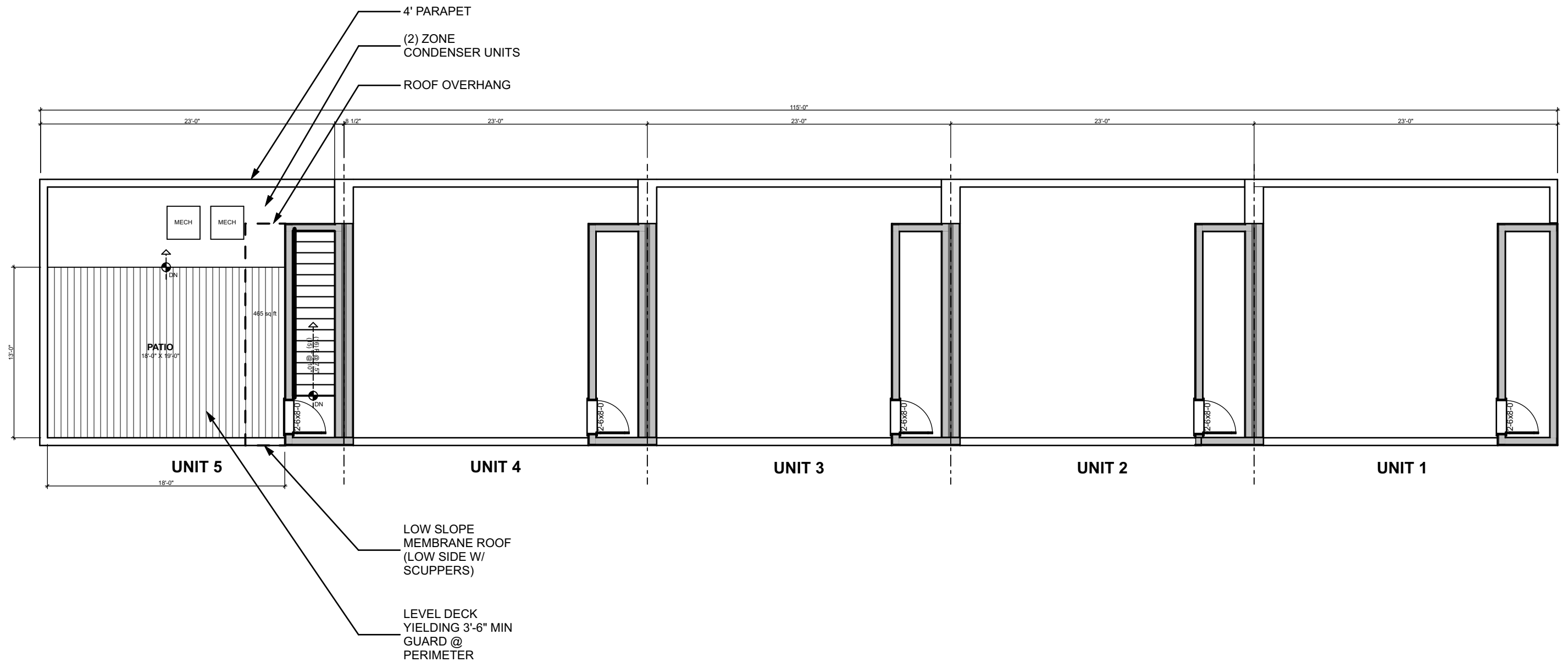
SCALE: 1/8" = 1'-0"

SK-10  
5/25/23

PROJECT NO.: 21009

PROPOSED THIRD FLOOR PLAN  
220 N 20TH STREET  
RICHMOND, VIRGINIA





# PROPOSED ROOF PLAN (TYPICAL UNIT)

SCALE: 1/8" = 1'-0"

SK-11

5/25/23

PROJECT NO.: 21009

PROPOSED ROOF PLAN

220 N 20TH STREET

RICHMOND, VIRGINIA



mario di marco  
ARCHITECTS