



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

RECEIVED
JUL 26 2019

PROPERTY (location of work)
Address 420 N. 26th St (E0000384007)
Historic district Church Hill North

Date/time rec'd: _____
Rec'd by: _____ BY: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Mark Baker / Charlie Wilson
Company Baker Development Resources
Mailing Address 1519 Summit Ave, Ste. 102
Richmond, VA 23230

Phone (804)874-6275
Email markbaker@bakerdevelopmentresources.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name Kyle H. Johnston
Mailing Address P.O. Box 4917
Richmond, VA 23220

Company _____
Phone (270)779-8468
Email kylehjohnston@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 dated July 26, 2019.

This proposal is subject to 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

July 26, 2019



July 26, 2019

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: 420 N 26th Street (E-000-0384/007)

I represent Kyle H. Johnston (“the Owner”) in his application for a certificate of appropriateness from the Commission of Architectural Review for the proposed rehabilitation of an existing single-family detached dwelling and construction of a new single-family detached dwelling at 420 N. 26th Street (“the Property”). The Property is located on the western side of N. 26th Street between Marshall Street and Clay Street and lies in the Church Hill North Old and Historic District.

The Property is zoned R-63 and is an exceptionally large lot for the vicinity. The lot is developed with a single-family dwelling which is offset on the Property to the north. This proposal would permit the demolition of a side addition that is not original to that dwelling in order to permit the lot to be split. The resulting two lots would be consistent with the existing historic lot pattern in the area with the existing dwelling being located on the northernmost of the two lots. A new dwelling is proposed on the southern lot and the existing dwelling would be substantially rehabilitated consistent with its original form. In addition to a certificate of appropriateness, a Special Use Permit will be required in order to authorize the lot split and development of a second single-family dwelling.

Siting:

The existing home on the Property is setback 10’9” from the right-of-way, which is a larger setback than the dwelling to the south (left) at 3’9”. In order to respect the setback of those two dwellings the proposed dwelling would be setback 7’, a distance in between the two adjacent setbacks. The side yard setbacks for the proposed dwelling are consistent with the required setback of 3’ according to zoning. These setbacks are compatible in character with existing side yard setbacks in the vicinity. A larger interior setback along the new property line is reserved for the existing dwelling which is reflective of the more unique character of that 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 will be more in keeping with the original historic character than the existing side addition which is not original to the dwelling and which is inconsistent with other similar dwellings in the broader area. The proposed dwelling is similar in form to a number of dwellings that exist in the Church Hill North Old and Historic District (Exhibit A).

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 the street level.

Height, Width, Proportion, & Massing:

The proposed dwelling is compatible in height with other structures in the vicinity. At just over 23' the proposed width is consistent with lot widths in the block which range from 20' to 23.5'. Beginning at 422 N 26th Street and moving south, the porch/first floor heights generally increases from at grade at the corner, to 1.5' at the existing dwelling on the Property, to 28" +/- at the abutting 416 N 26th to the south. The proposed dwelling would have a first floor/porch height consistent with that context at 28". This matches the height of 416 N 26th given the lesser setback between those two dwellings.

Exterior Cladding/Doors and Windows/Materials:

Exterior cladding, doors and windows, decking, and roofing are as noted on the attached plans.

We thank 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,

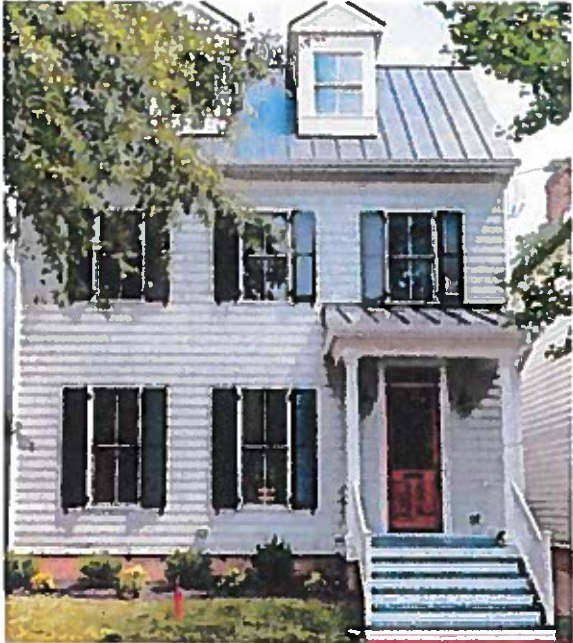


Mark R. Baker

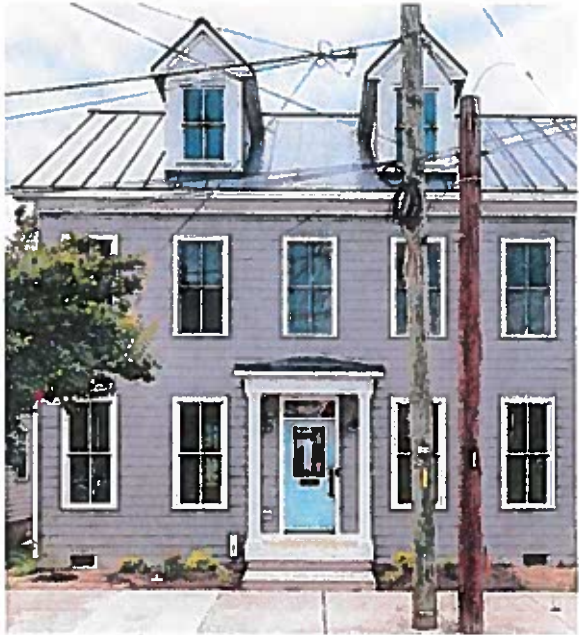
Baker Development Resources, LLC

Exhibit A

Similar Rooflines to Proposed 418 N 26th:
625 N 27th -



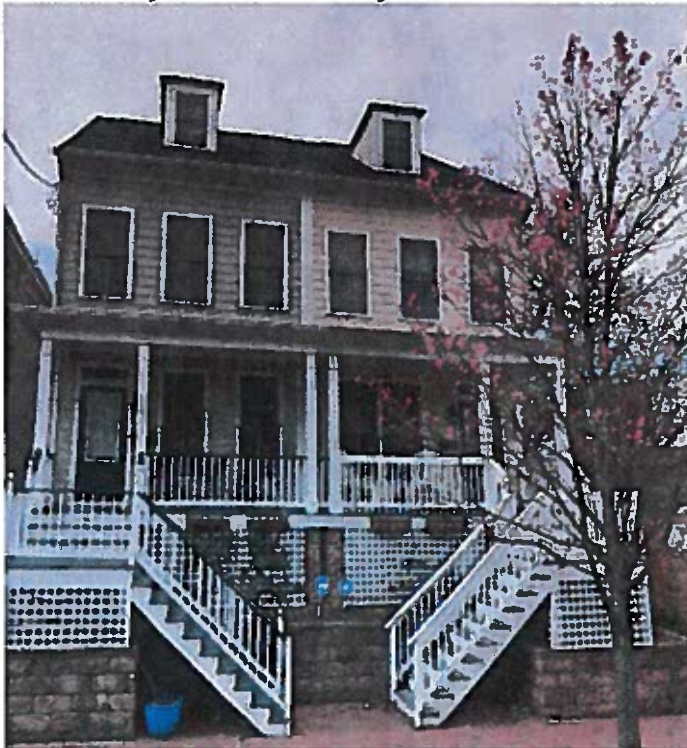
634 N 29th



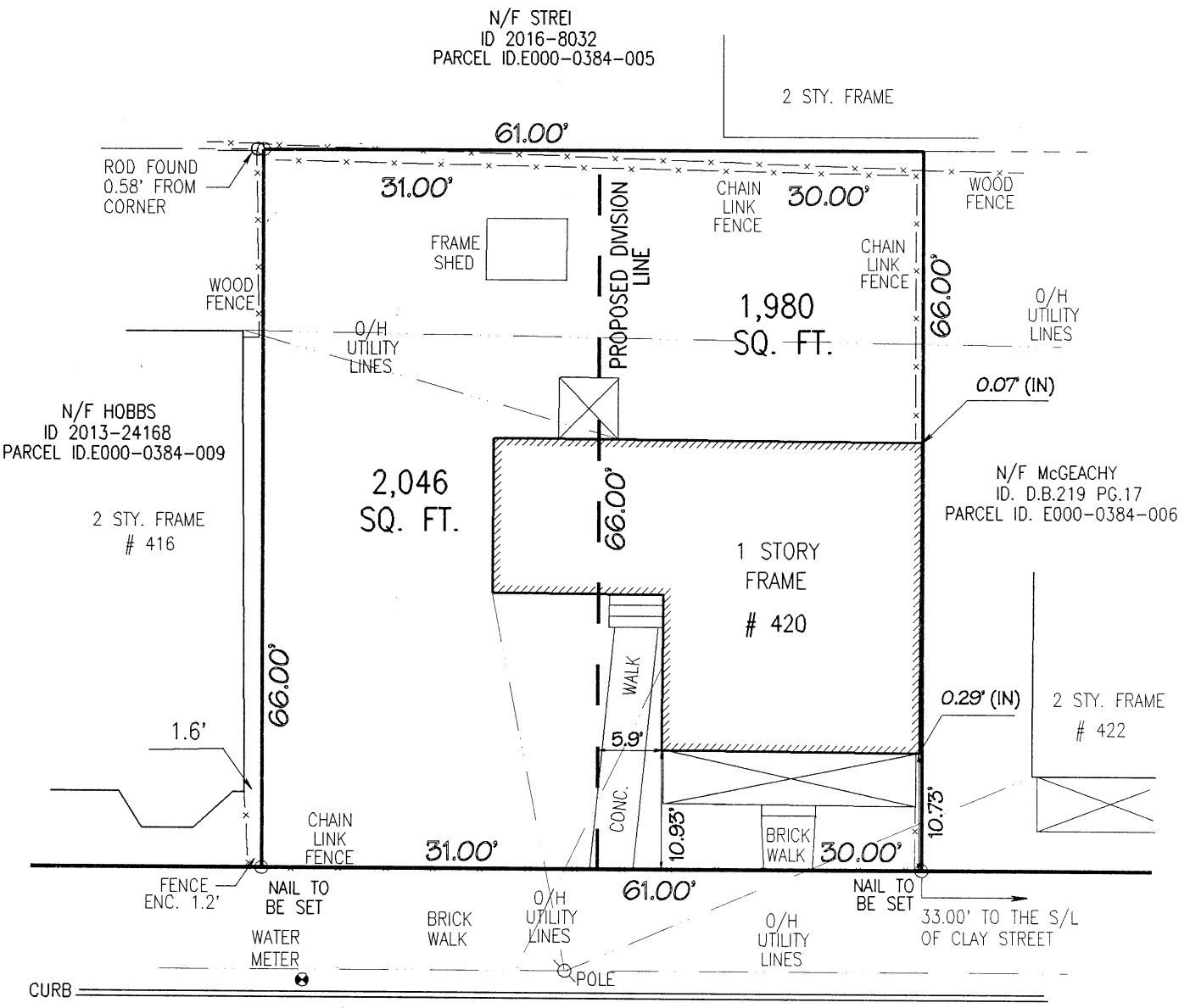
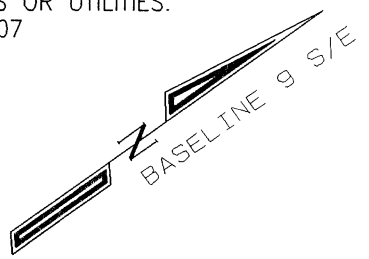
638 N 29th -



2611 E Clay and 2609 E Clay -



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	

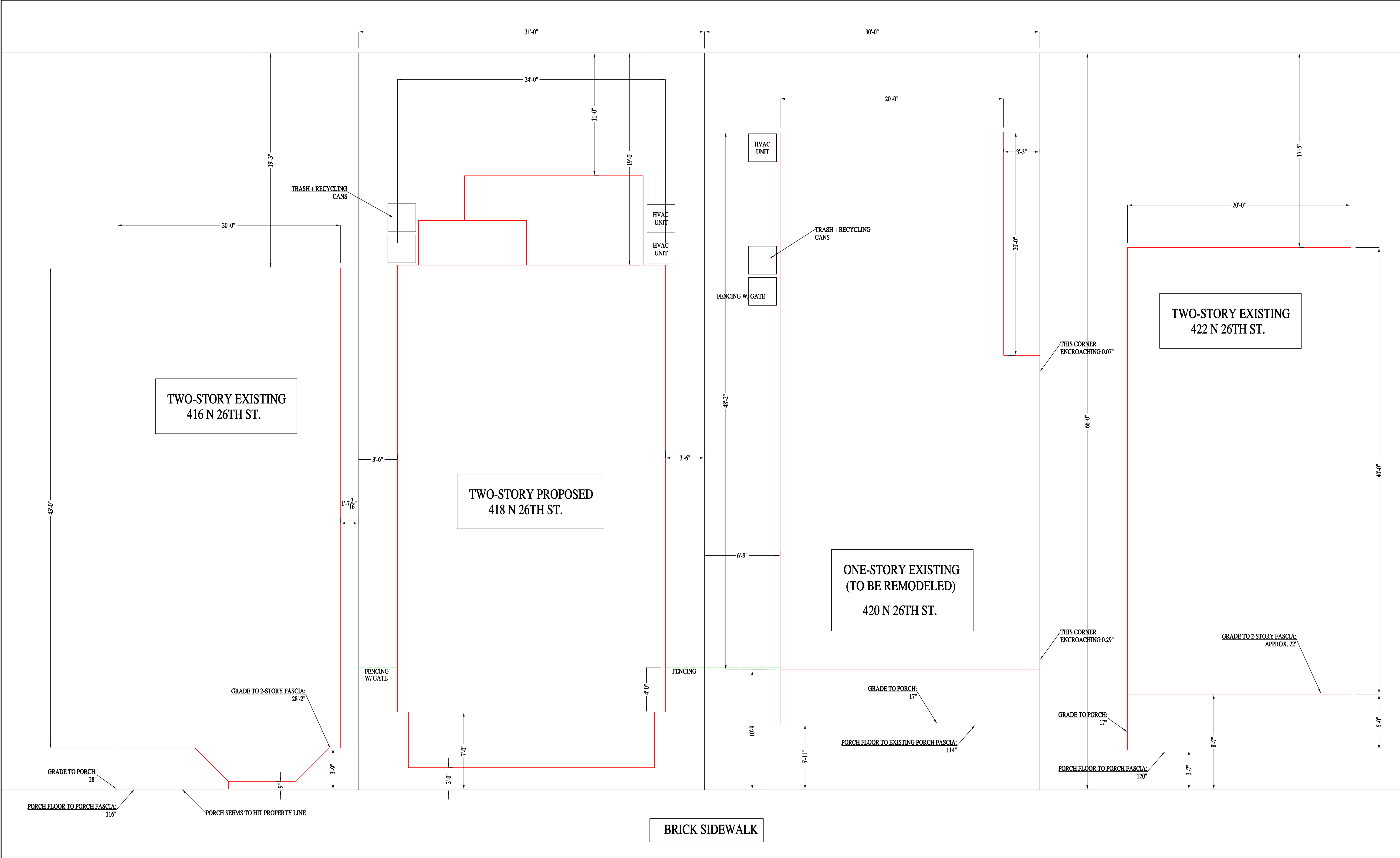
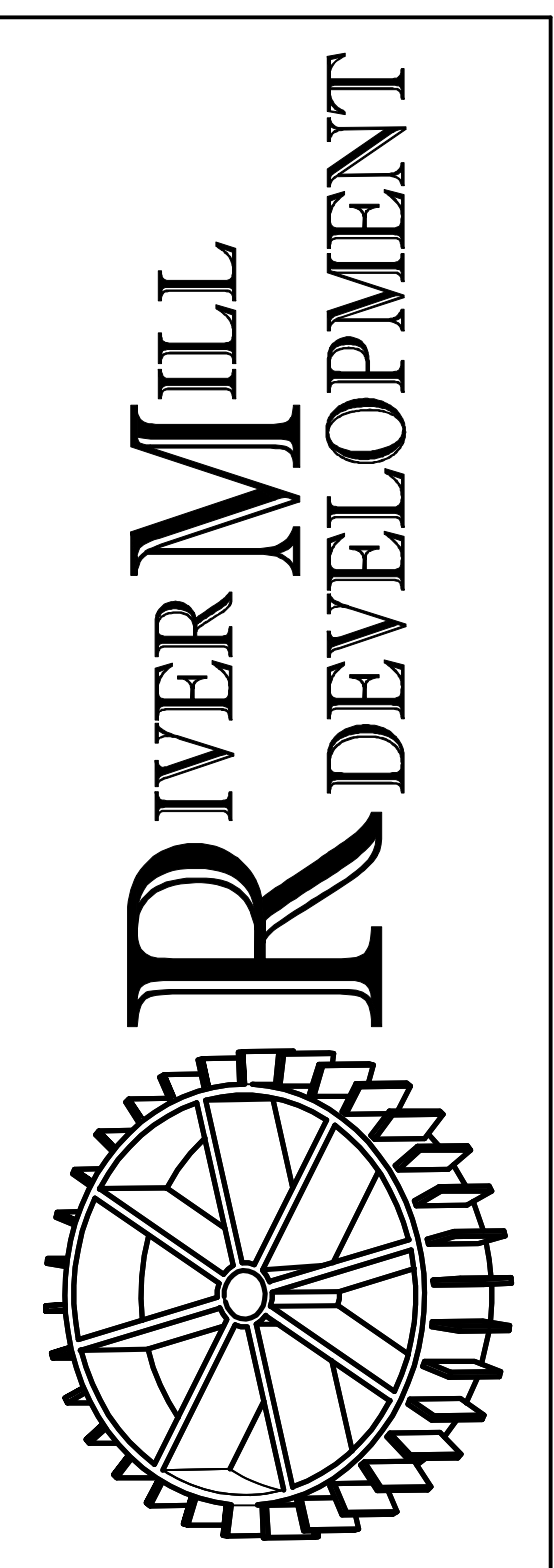
REVISION NOTES

DATE	DESCRIPTION
11-10-18	START

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

DATE:
 11-10-18

SHEET:
 A1.0



N 26TH ST.

SITE PLAN

418 & 420 N 26TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

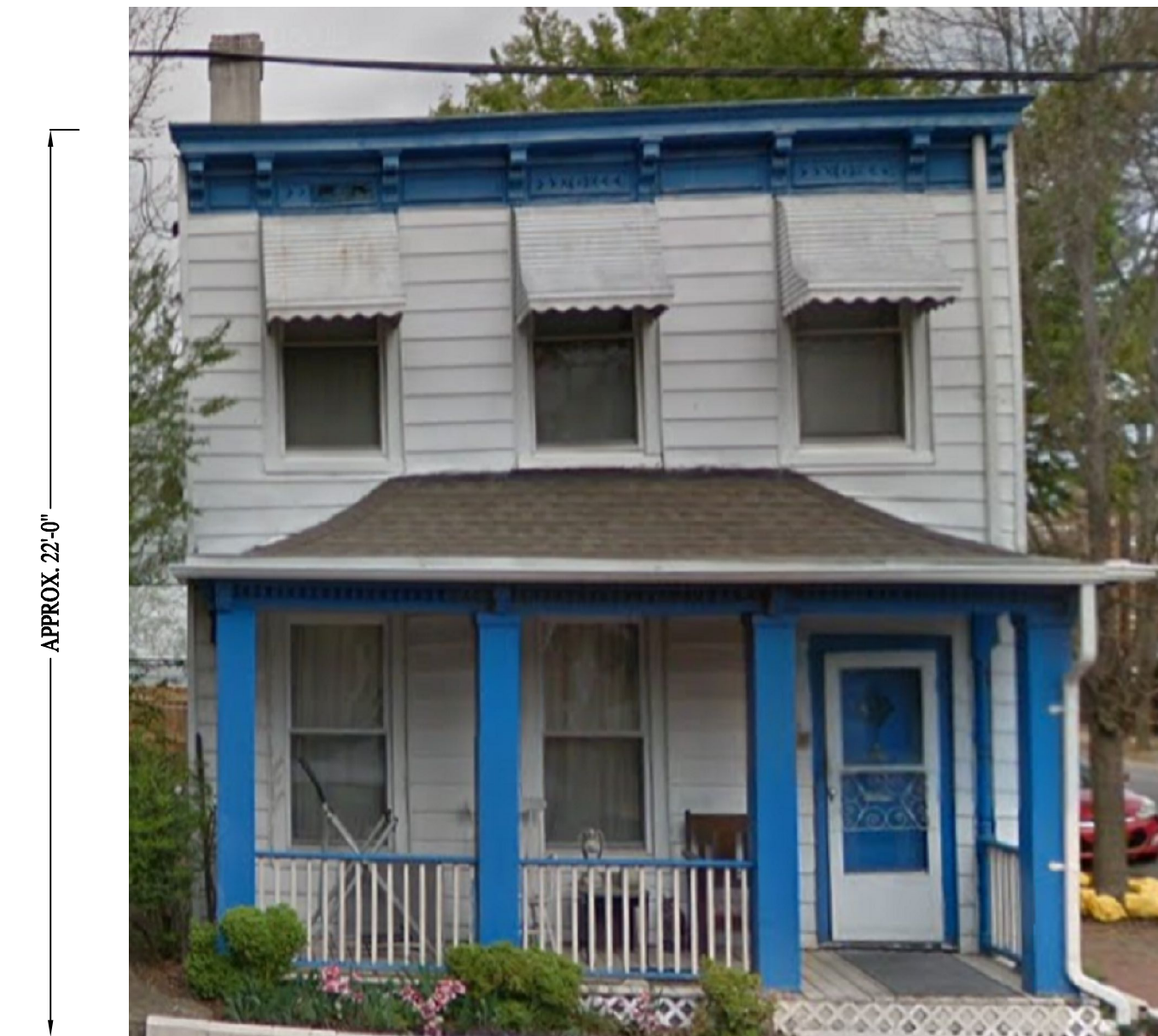
REVISION NOTES

11-10-18	START

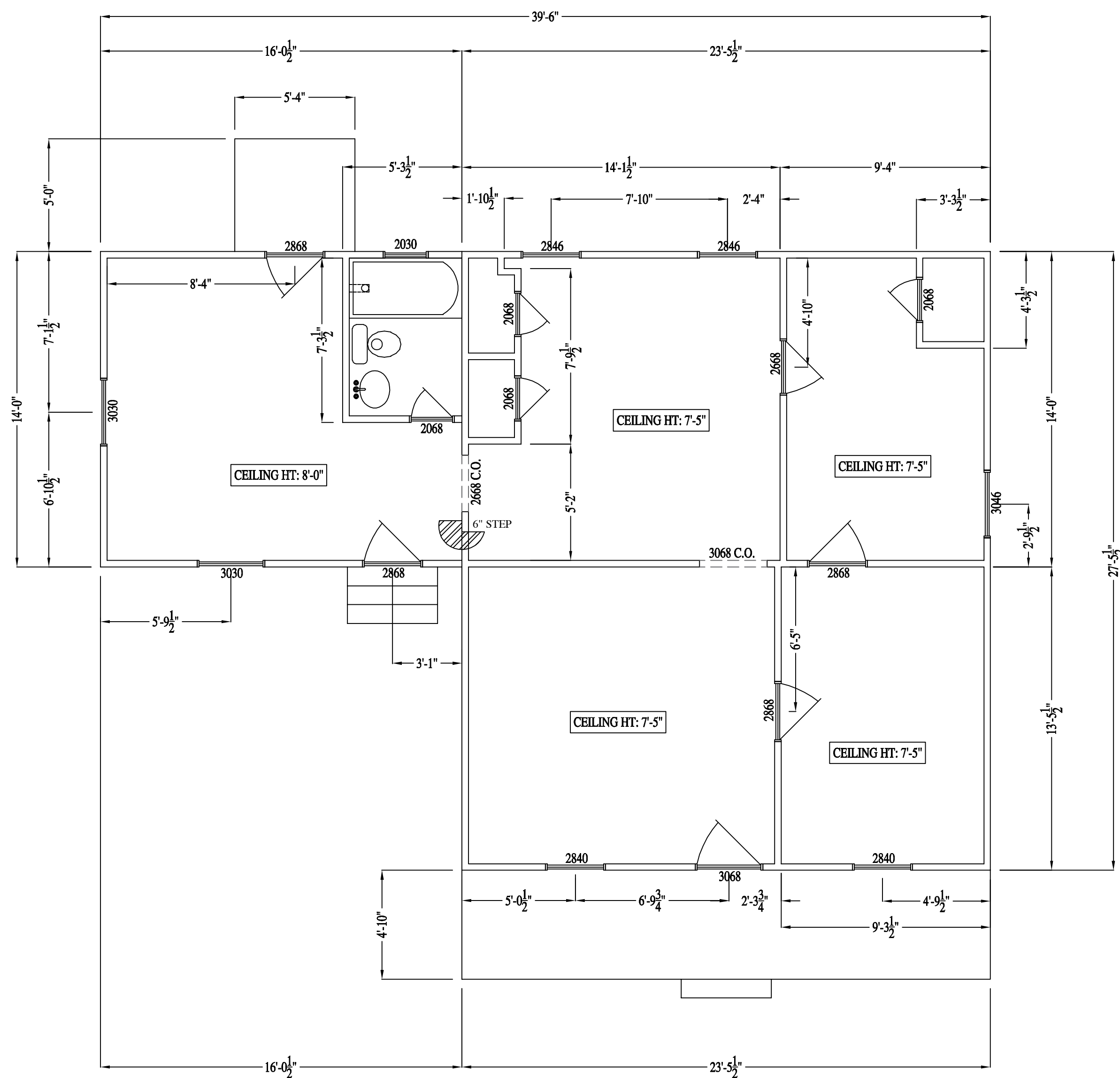
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11-10-18

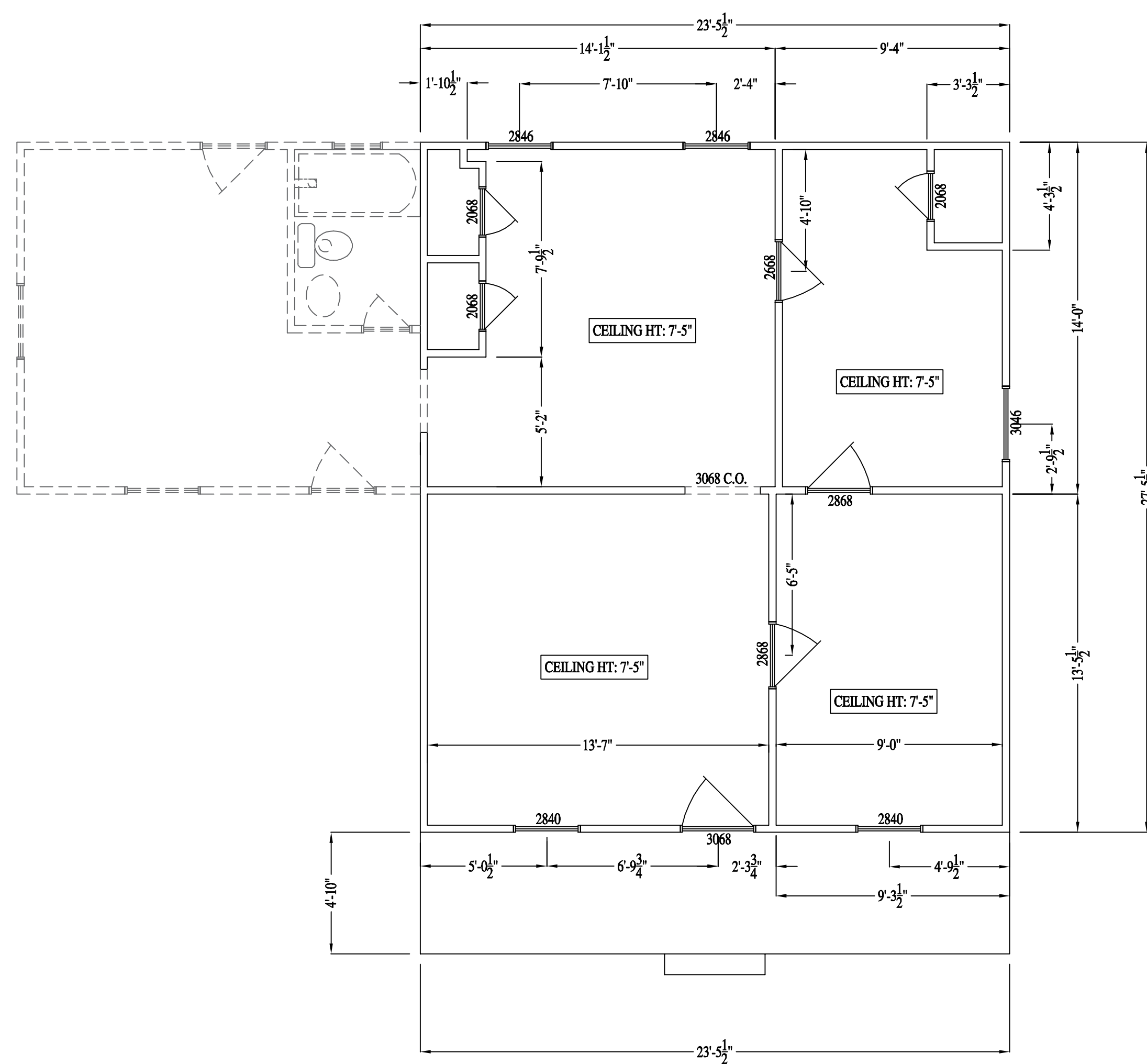
SHEET:
A1.1



CONCEPTUAL STREET VIEW PLAN



EXISTING FLOOR PLAN



DEMOLITION PLAN

420 N 26TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

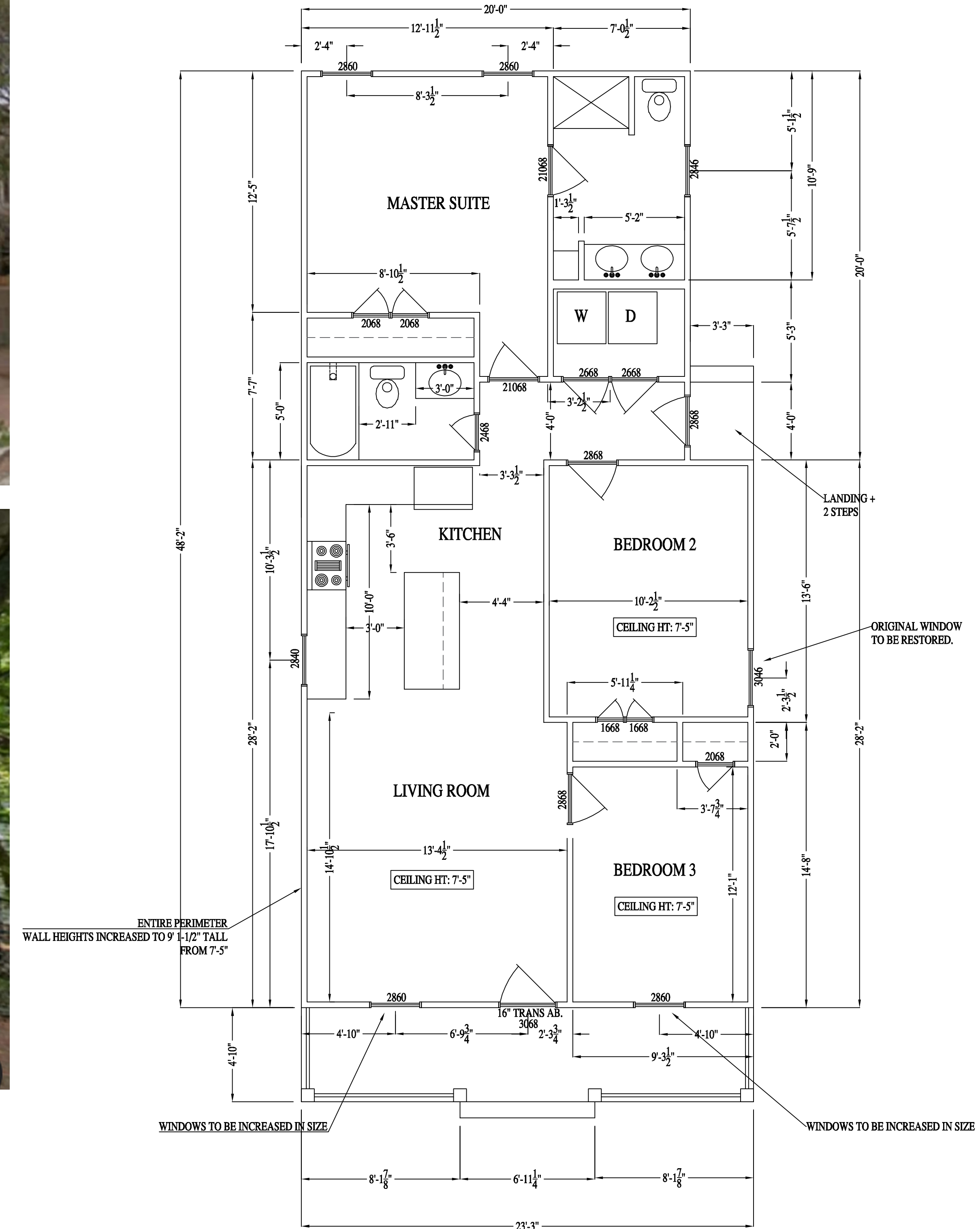
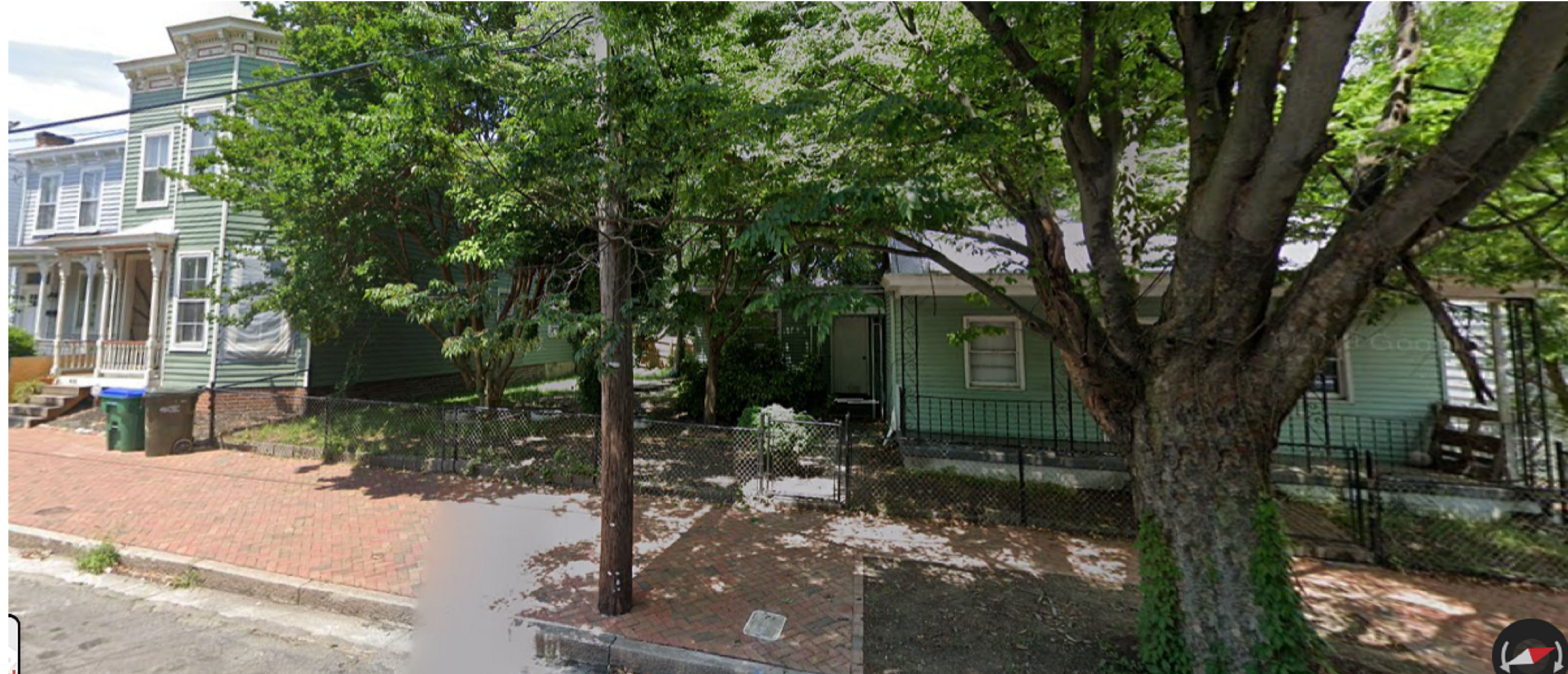
DATE	DESCRIPTION
11-10-18	START

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

DATE:
11-10-18

SHEET:
A2.1





PROPOSED FLOOR PLAN

1ST FLOOR HEATED SQ. FOOTAGE: 1055 S.F.

420 N 26TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

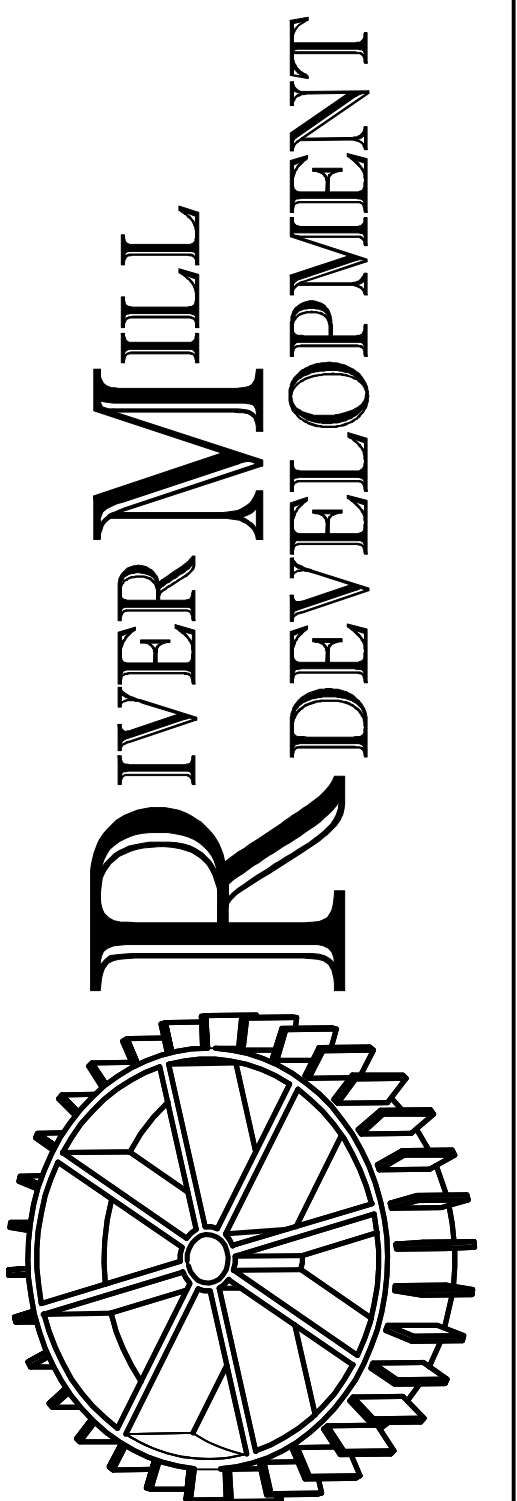
REVISION NOTES

DATE	DESCRIPTION
11-10-18	START

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

DATE:
11-10-18

SHEET:
A2.2



420 N 26TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

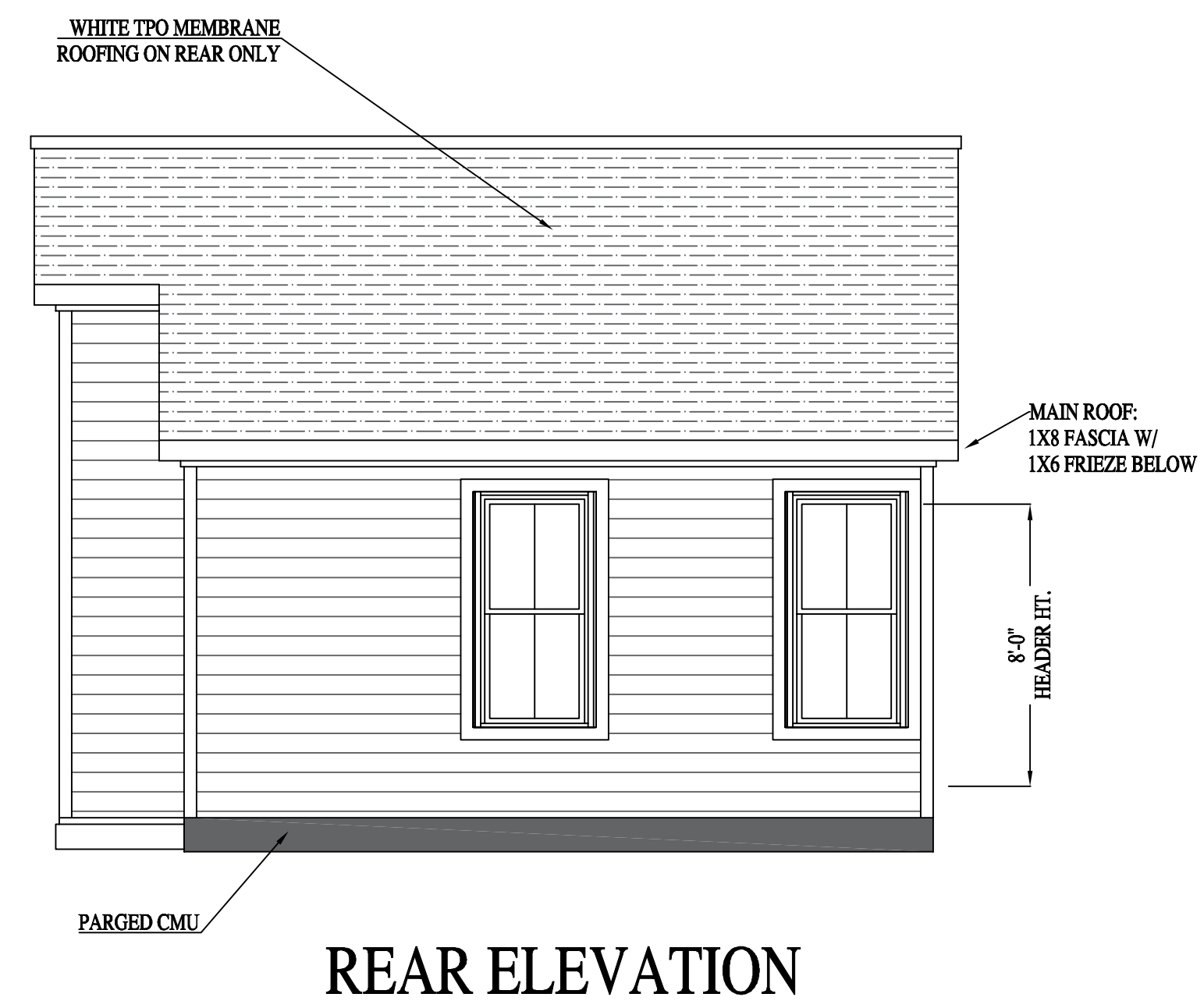
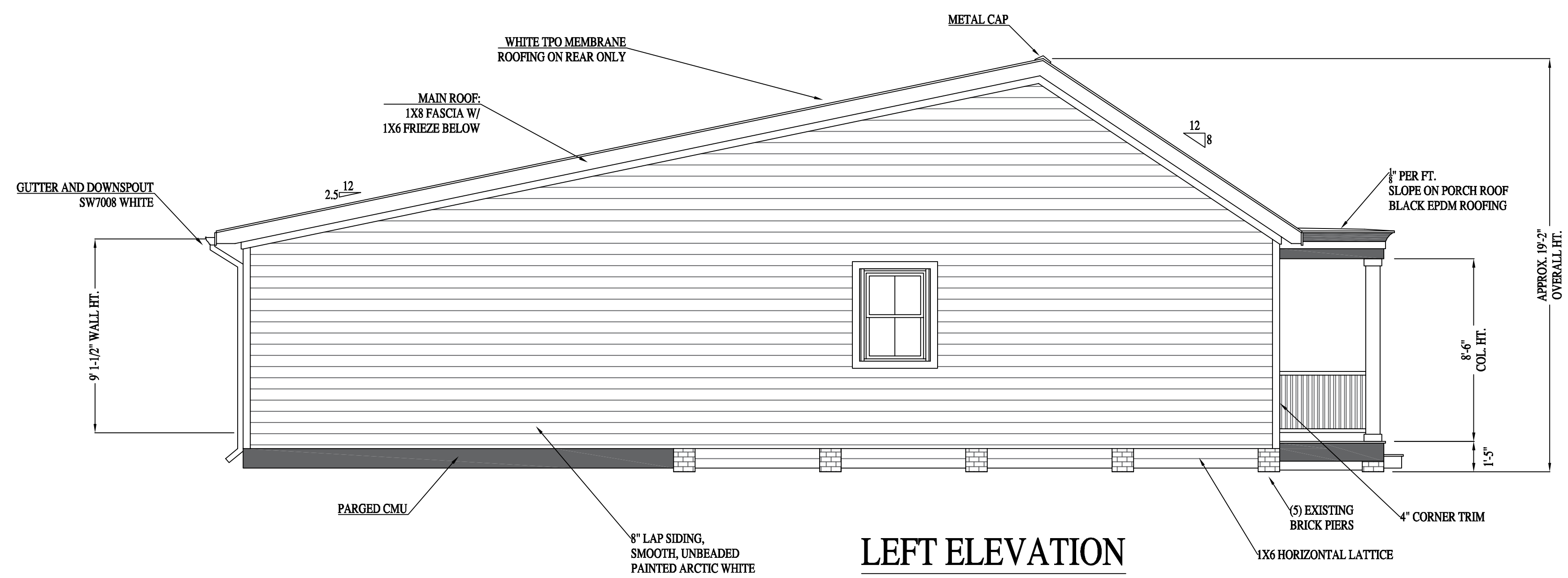
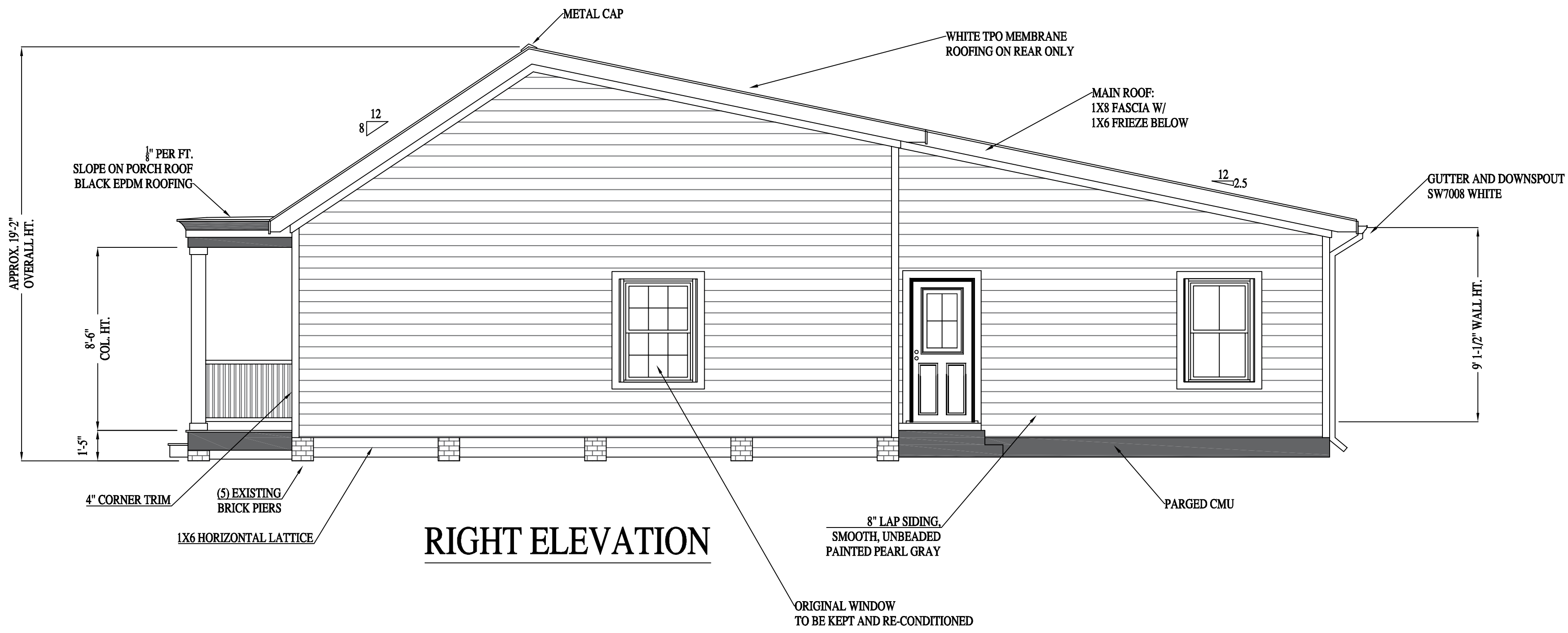
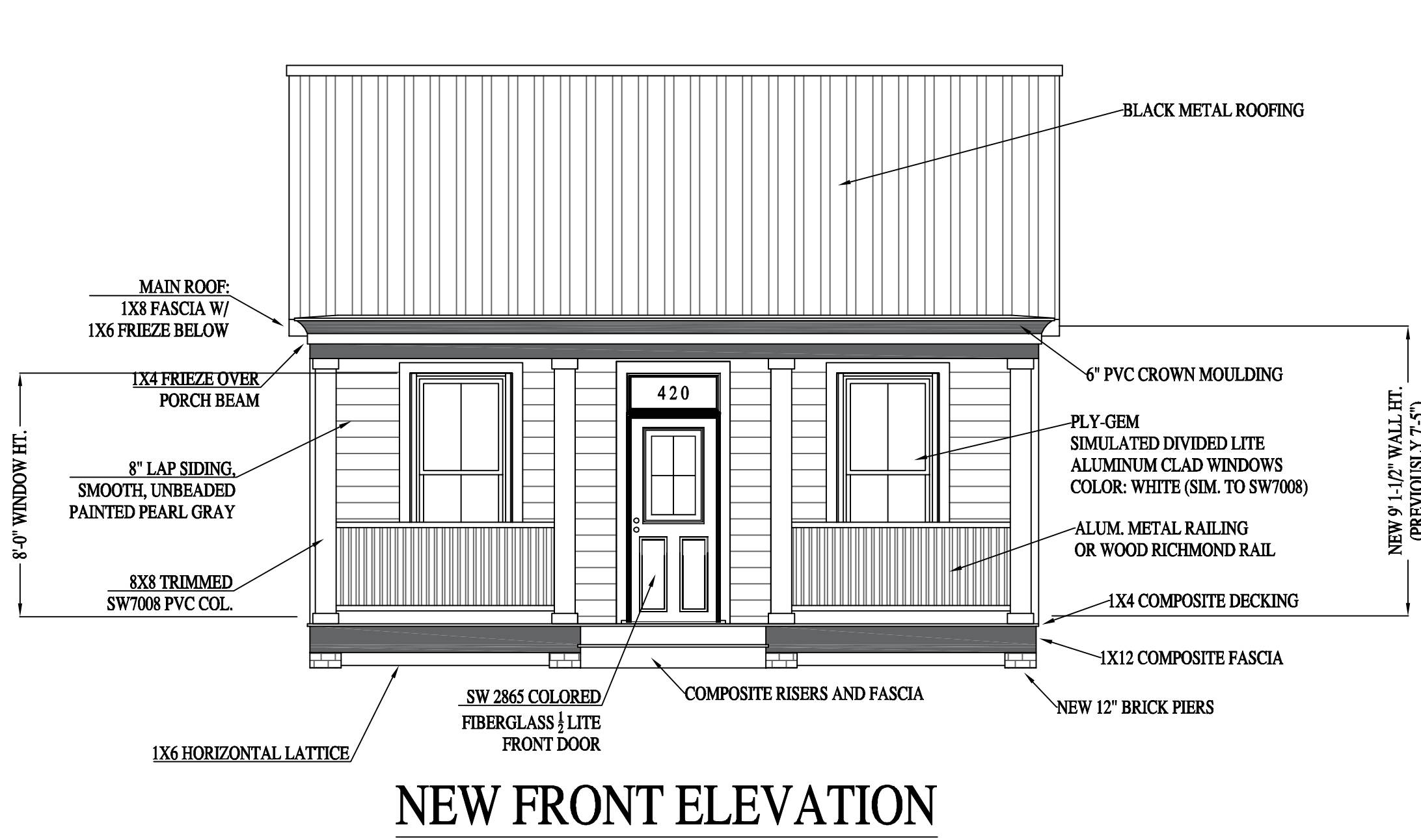
REVISION NOTES

NO.	DATE	DESCRIPTION
11-10-18	START	

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

DATE:
11-10-18

SHEET:
A2.3



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.

418 N 26TH ST.

RIVER MILL DEVELOPMENT

RIVERMILLDEVELOPMENT@GMAIL.COM

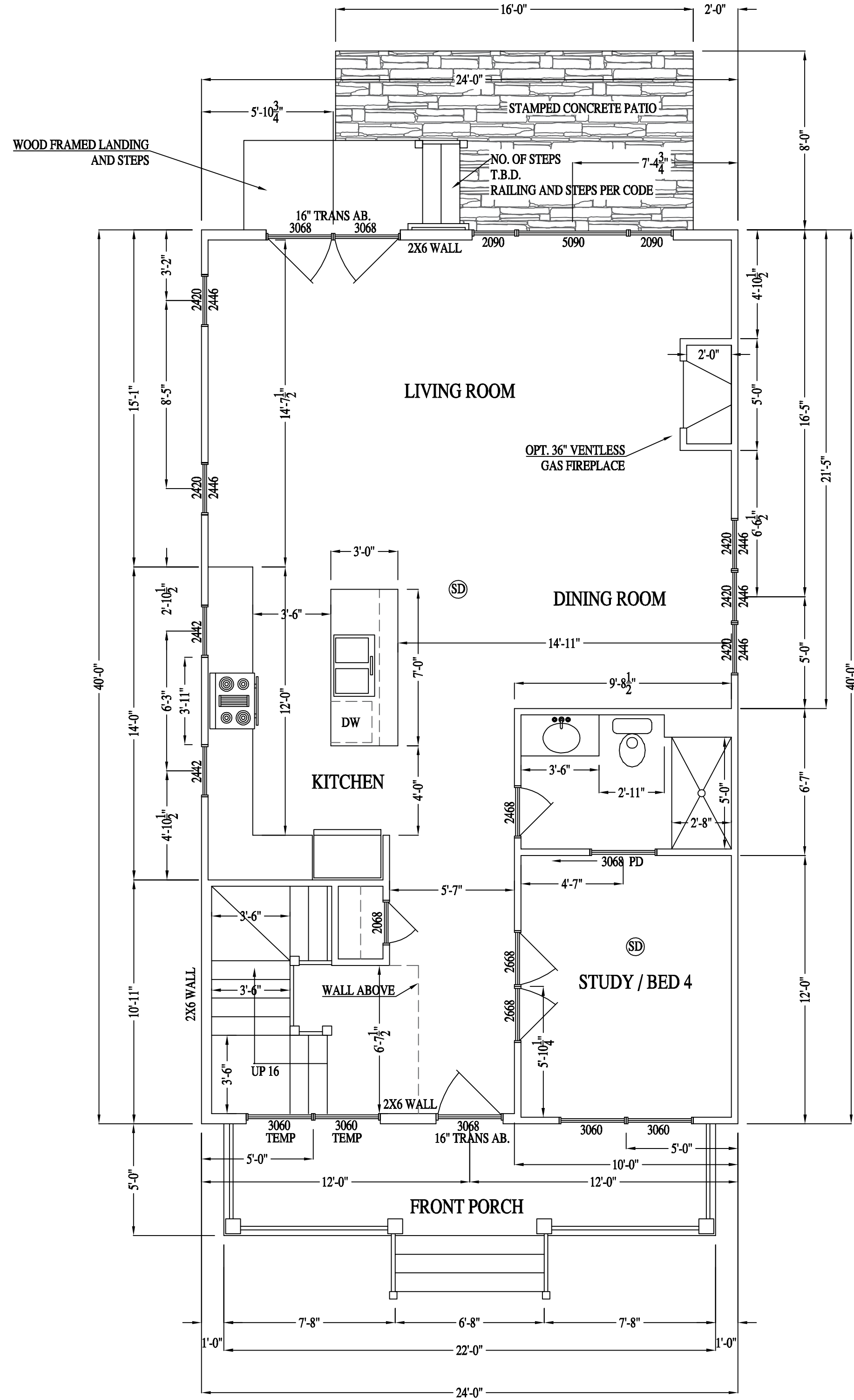
REVISION NOTES

DATE	DESCRIPTION
7-16-19	START

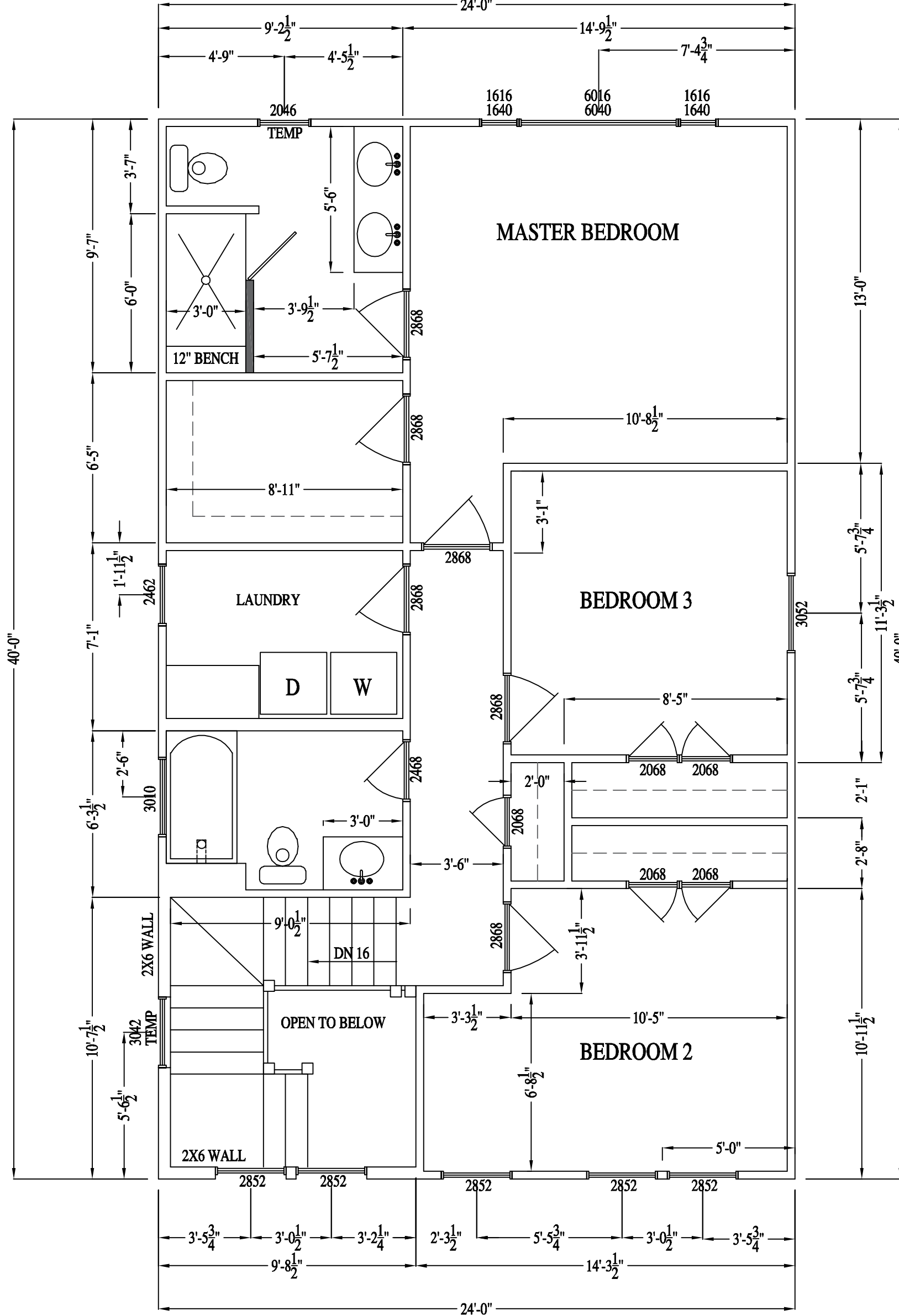
SCALE:
1/4" = 1'-0"

DATE:
7-16-19

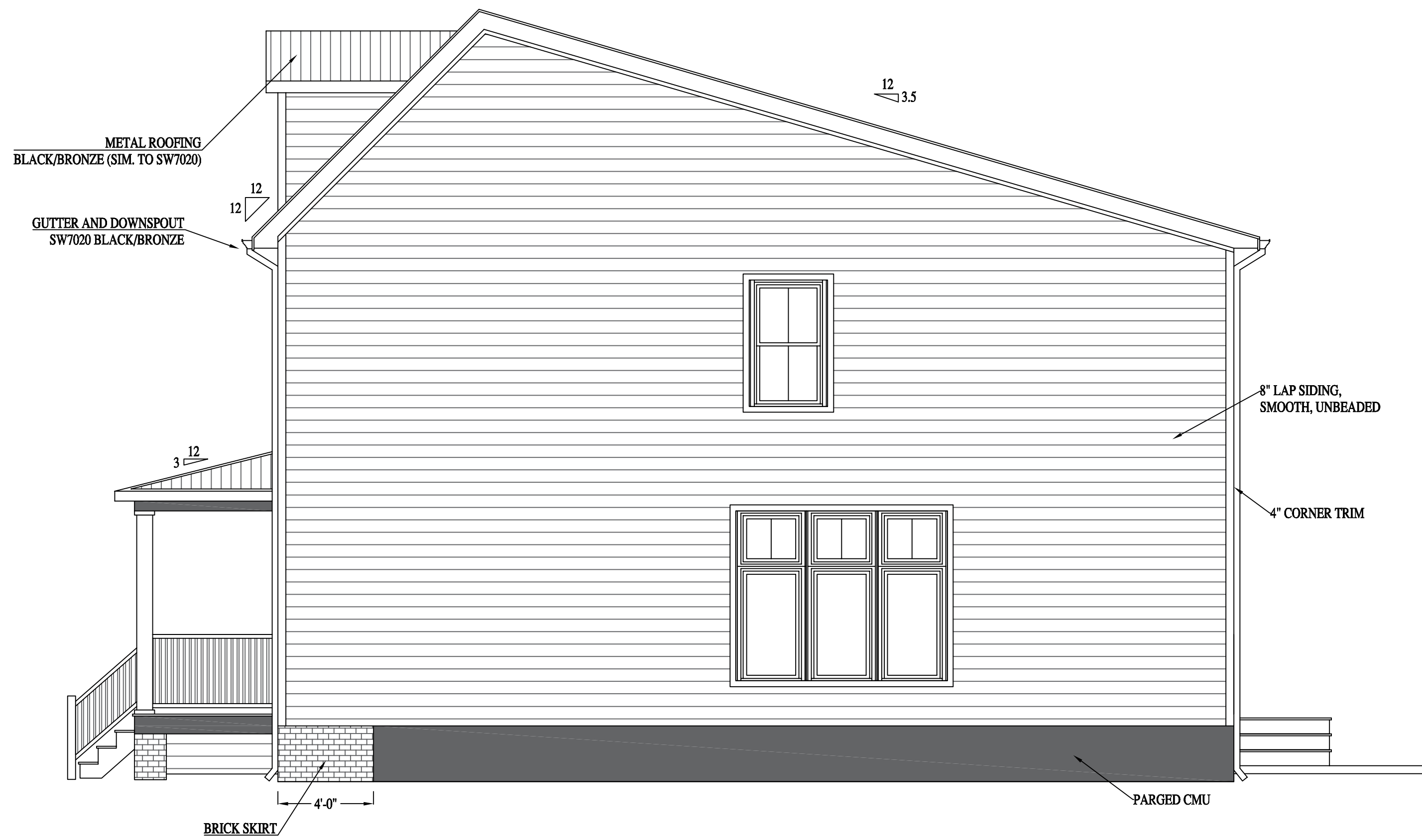
SHEET:
A3.1



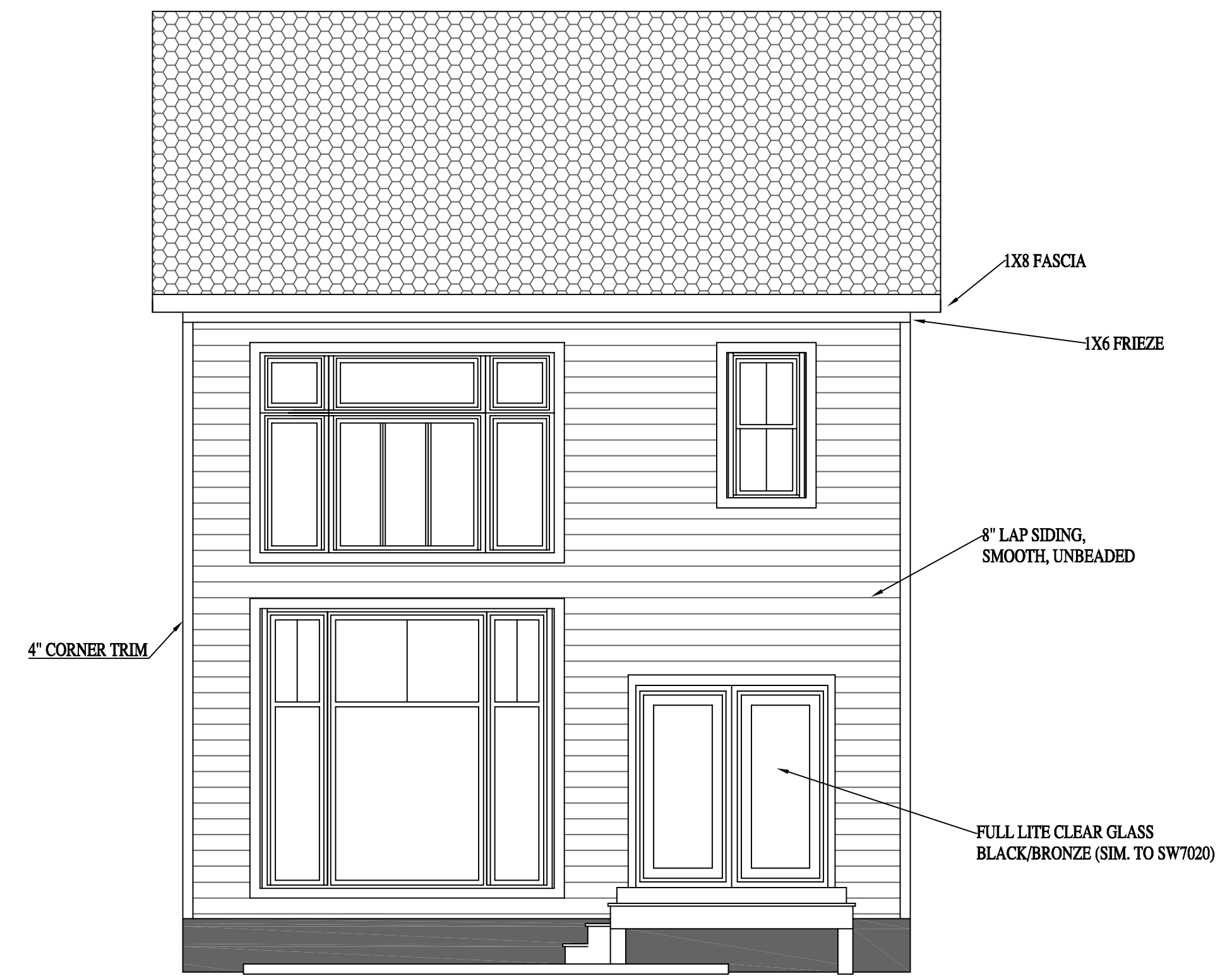
FIRST FLOOR PLAN



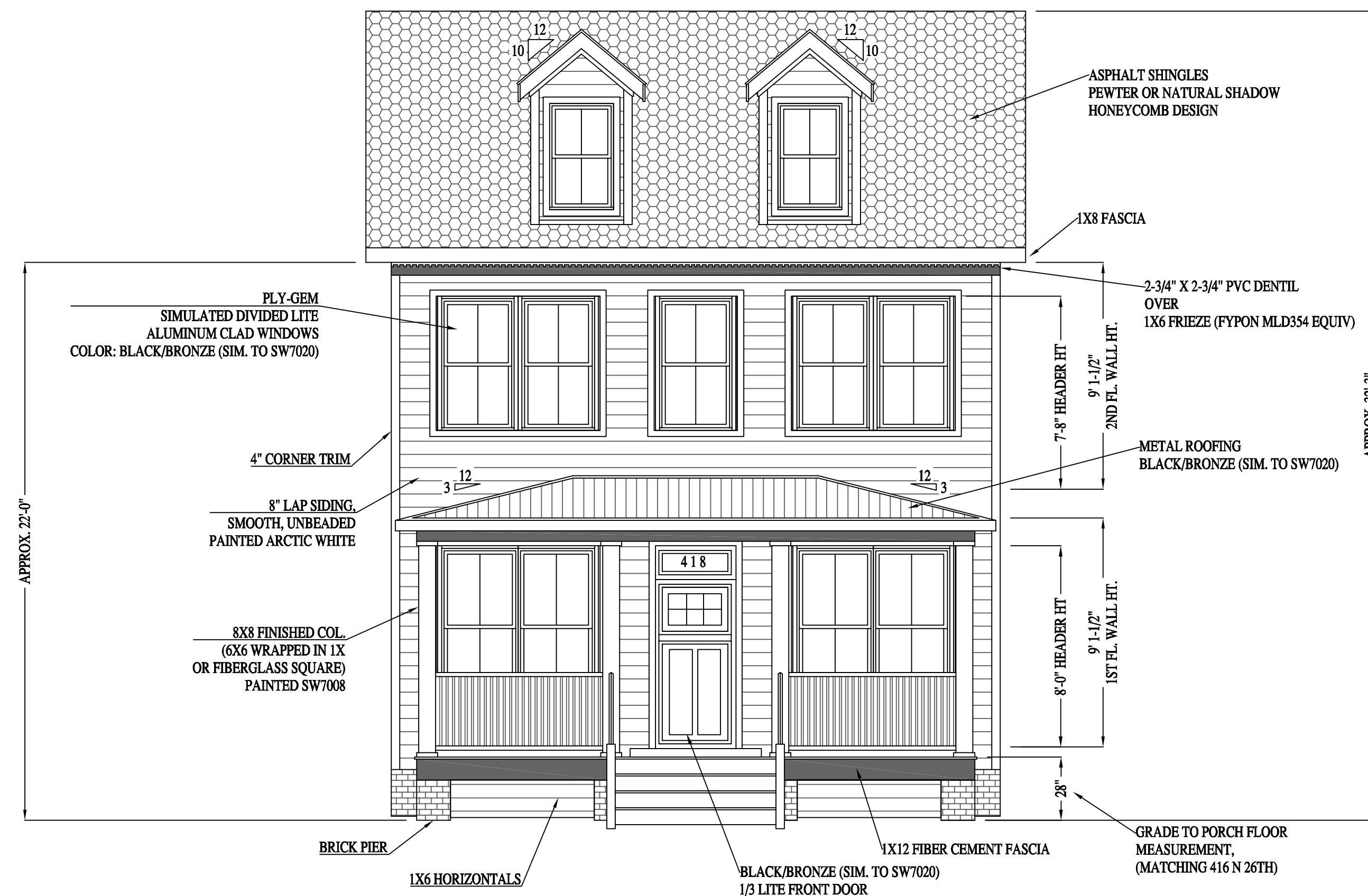
SECOND FLOOR PLAN



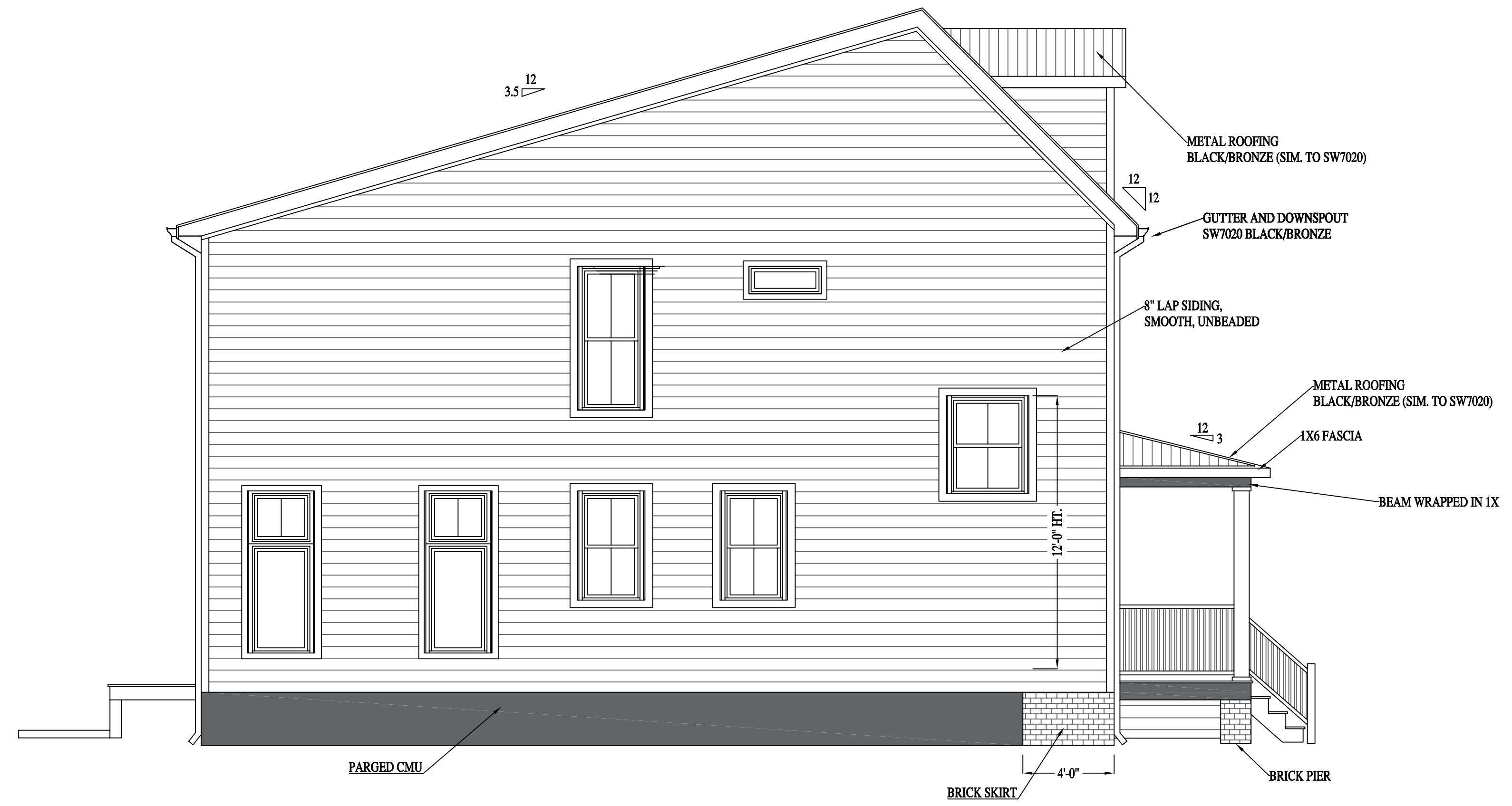
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

418 N 26TH ST.

RIVER MILL DEVELOPMENT
RIVERMILLDEVELOPMENT@GMAIL.COM

REVISION NOTES

DATE	DESCRIPTION
7-16-19	START

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

DATE:
7-16-19

SHEET:
A3.2

