



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 2516 E Leight Street

Historic district Church Hill North

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

### APPLICANT INFORMATION

Check if Billing Contact

Name Todd Dykshorn for

Phone 804-343-1212

Company Architecture Design Office, PLLC

Email todd@ado.design

Mailing Address 728 E Main Street, Richmond, VA 23219

Applicant Type:  Owner  Agent

Lessee  Architect  Contractor

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

### OWNER INFORMATION (if different from above)

Check if Billing Contact

Name Daniil Kleyman

Company Evolve Development, Inc.

Mailing Address 2401 E Marshall St, Richmond 23223

Phone 804-991-4111

Email dvk5f@yahoo.com

### PROJECT INFORMATION

#### Project Type:

Alteration

Demolition

New Construction

(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Proposed new construction of [9] single-family attached dwellings on reconfigured parcels. Special Use Permit Application being submitted concurrently.

### 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

5/10/2021

Commission for Architectural Review  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
Submitted: May 10, 2021  
Previous Conceptual Review: April 27, 2021

## 2516 EAST LEIGH STREET

SINGLE-FAMILY ATTACHED  
RESIDENTIAL DEVELOPMENT  
2516 East Leigh Street  
Richmond, VA 23223  
CHURCH HILL NORTH OLD AND HISTORIC DISTRICT

prepared by:  
ARCHITECTURE | DESIGN | OFFICE  
728 E Main St, Richmond, VA 23219  
(804) 343-1212

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# Project Overview + Concept Site Plan

## PROJECT DESCRIPTION

The proposed project is for nine single-family attached dwellings reinstated from the existing parcel at 2516 East Leigh Street at the intersection of M Street and N 26th Street. There is a concurrent SUP submission to authorize the single family development of the lots according to R-63 standards and the division of the land from the main property. The land where the new attached rowhouses will sit represents excess parking and open space belonging to the property (note: the current green space on the corner of M st and N. 26th is not nor has ever been public space). The current proposal seeks to restore exact historic density to this block that existed as late as 1905 [see 1905 Sanborn map next sheet].

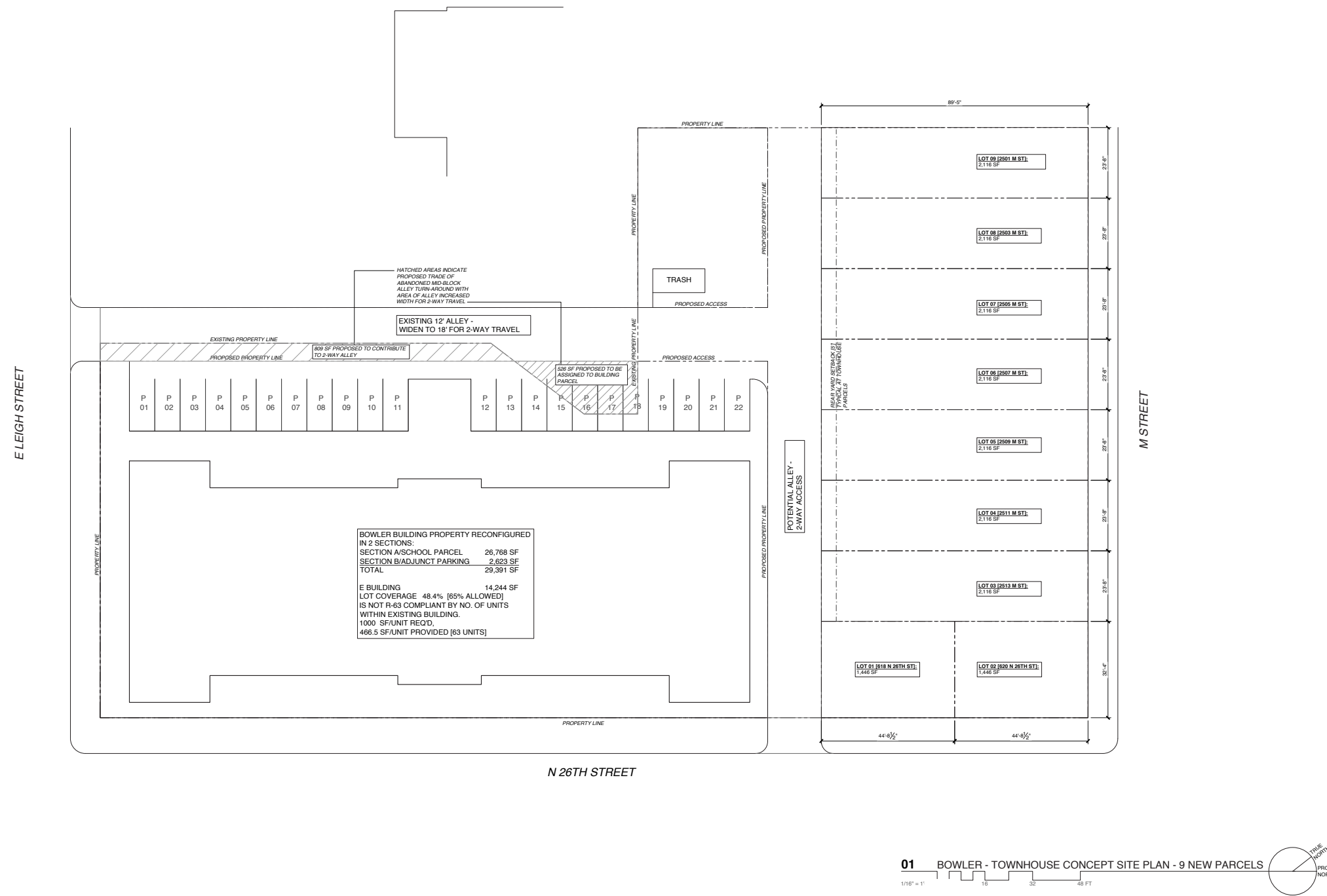
Please also note that while the historic renovation of the Bowler School into a retirement community went through DHR review, the 5-year lockup period has long past and the division of the property is not subject to any DHR authorization, only a Special Use Permit. Each building will be filed under a separate permit but relate to each other. Seven of the nine dwellings are proposed to have 1-story 2-car garages off a new alley subdivided from the parcel at 2516 East Leigh Street, while the two dwellings that address N 26th Street are proposed to be served by on-street parking. By facing N 26th Street, these two residences will help to create a more vibrant streetscape on N 26th Street and also help to screen the proposed garage outbuildings of the other residences.

**618 & 620 N 26th Street:** These two residences are proposed to be two stories above a crawl space, with an occupied attic level above formed by a gable roof with two dormers [one on each side of gable]. Each residence is proposed to be approximately 1,875 square feet with two bedrooms [with an option for a third in the attic level] and three and one-half bathrooms. Including these two smaller residences helps to provide a more affordable housing product to the immediate area and development.

**2501-2513 M Street:** These seven residences are proposed to be three stories above a full english basement, with one group of three adjacent to 620 N 26th Street, and another group of four to the northwest. The end units of each group will be approximately 2,400 sf, with a projecting brick cornice at the parapets along M Street. The middle units are proposed to be approximately 2,500 square feet, with a mansard and single, central dormer defining the top story of each residence. Each residence is proposed to be three bedrooms and four and a half bathrooms. Each residence is proposed to have a roof deck at the rear of the top level, and a 1-story, 2-car garage at the rear of the proposed parcel.

**REVISIONS BASED ON CAR CONCEPTUAL REVIEW + MEETING WITH CHA:** A great deal of the comments in the conceptual review as well as our presentation to CHA are being addressed in this submission:

- The structures at the end of each group have been pushed forward towards M Street to differentiate the houses.
- Added horizontal element at 1st floor level.
- Expanded and refined front porches, eliminated metal screening.
- Deleted shutters and refined window types. Made 1st floor windows larger than 2nd + 3rd floor windows.
- Deleted 2nd dormers at gable roofs & updated roofing material to more accurately align with historic precedents.
- EMS access and additional street trees will be looked at with site plan in coordination with SUP review.

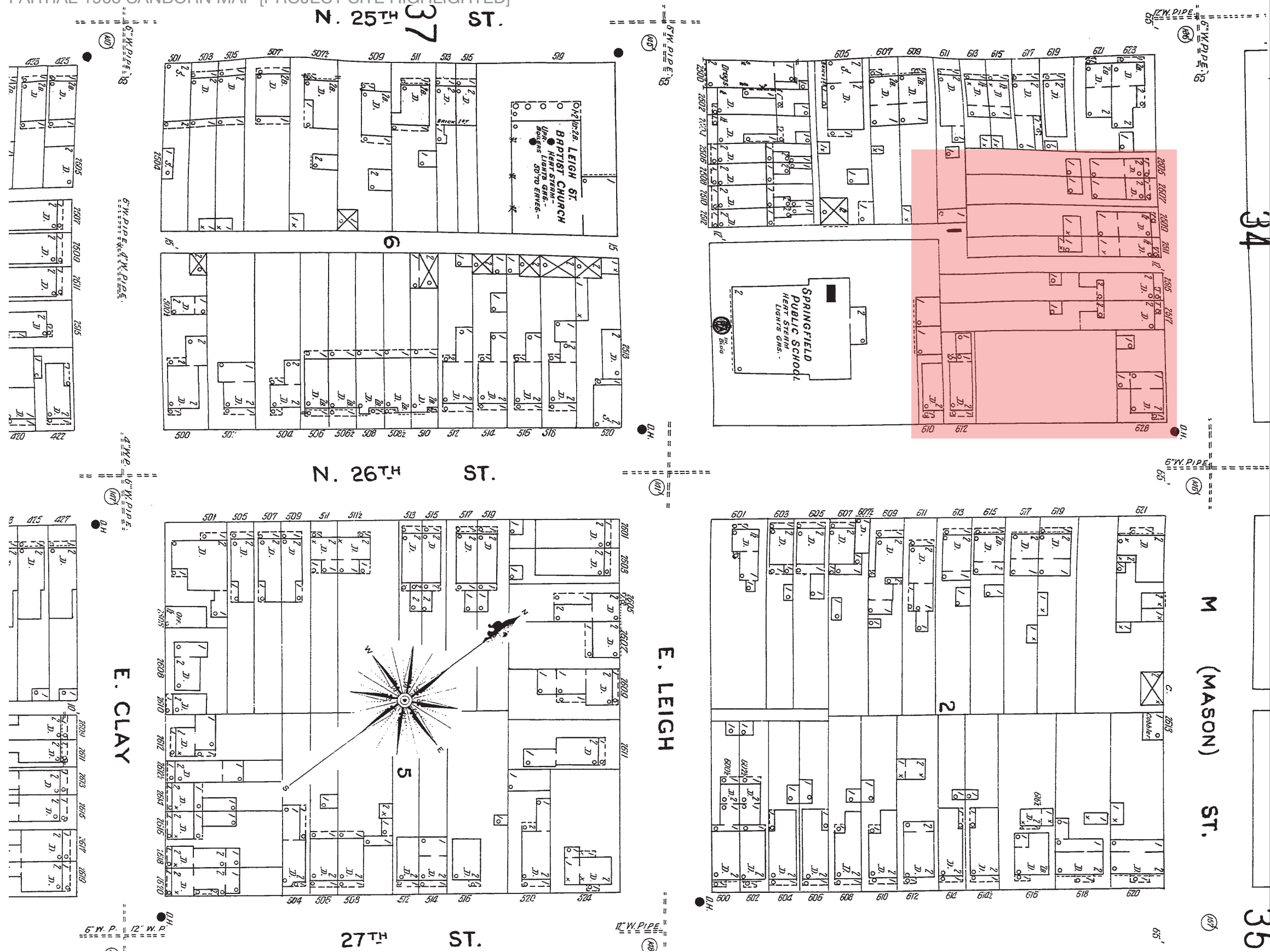


# Historic Precedence

## HISTORIC PRECEDENCE

The 1905 Sanborn Map shows that there were 9 extant residential structures in a similar arrangement, with houses facing M Street and 26th Street, during the period of significance.

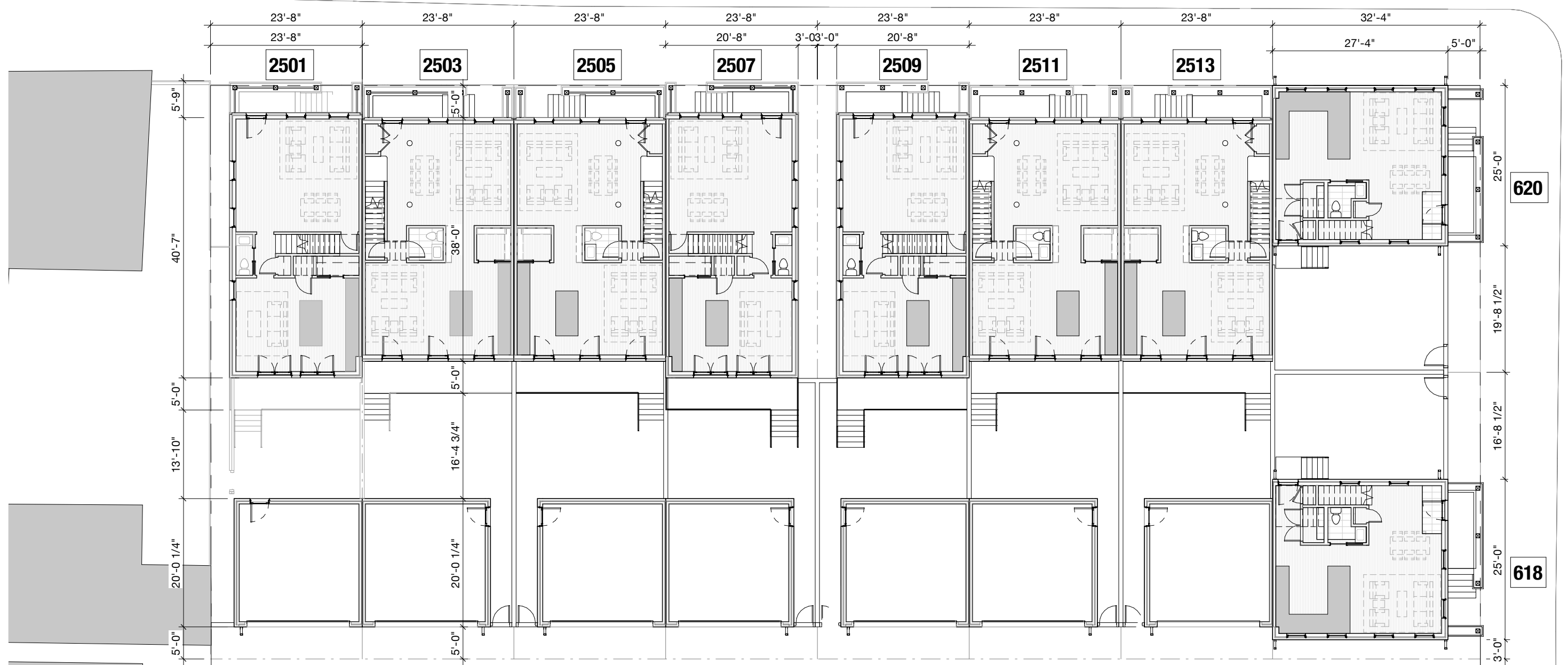
PARTIAL 1905 SANBORN MAP [PROJECT SITE HIGHLIGHTED]



# 1st/Main Floor Plan

M STREET

NORTH 26TH STREET



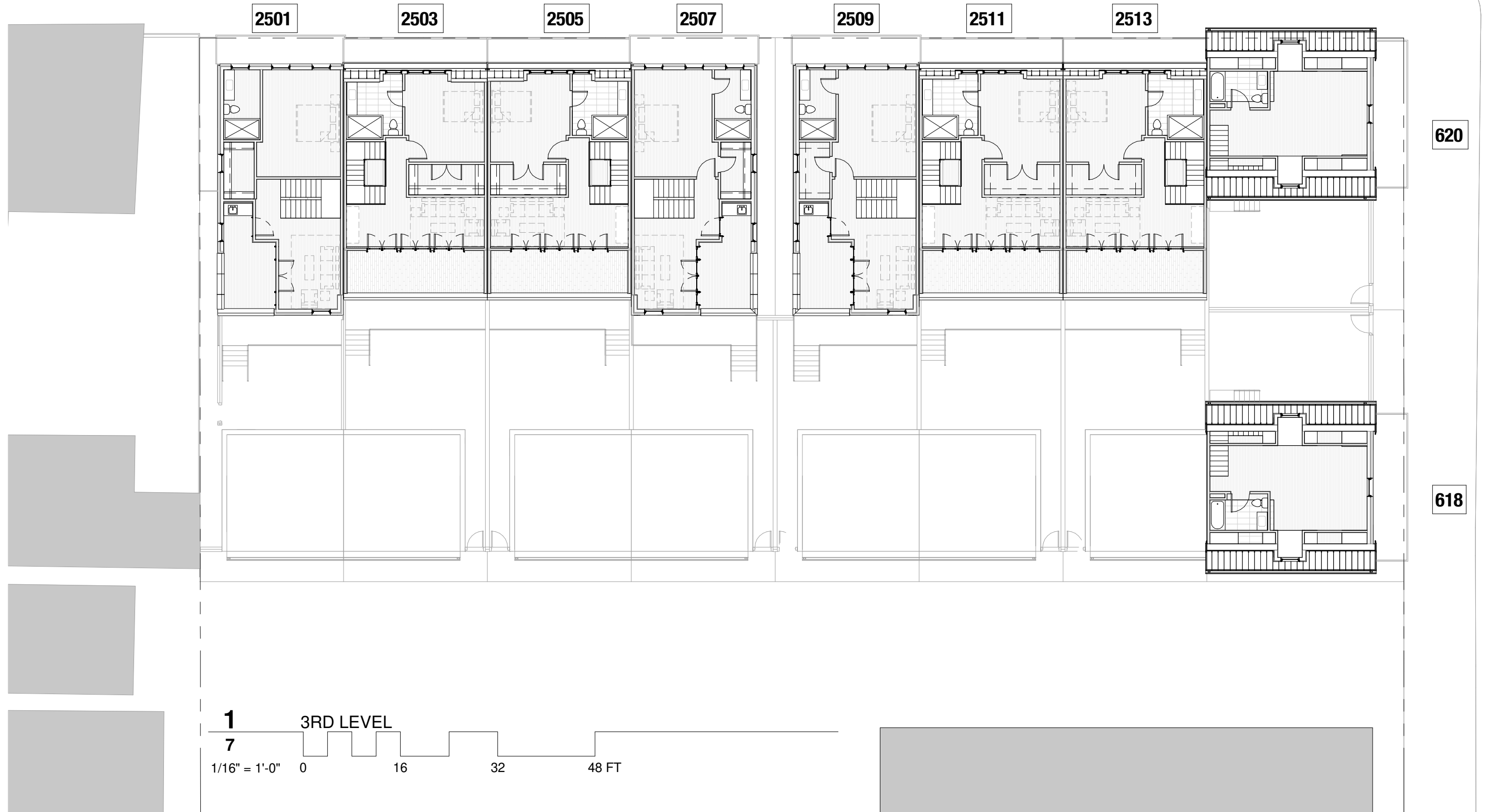
**1** OVERALL 1ST LEVEL PLAN  
**5**  
 1/16" = 1'-0" 0 16 32 48 FT



# 2nd Floor Plan



# 3rd Floor Plan





**1** NORTH / M STREET ELEVATION



**2** EAST / N 26TH STREET ELEVATION

**ELEVATION KEYNOTES**

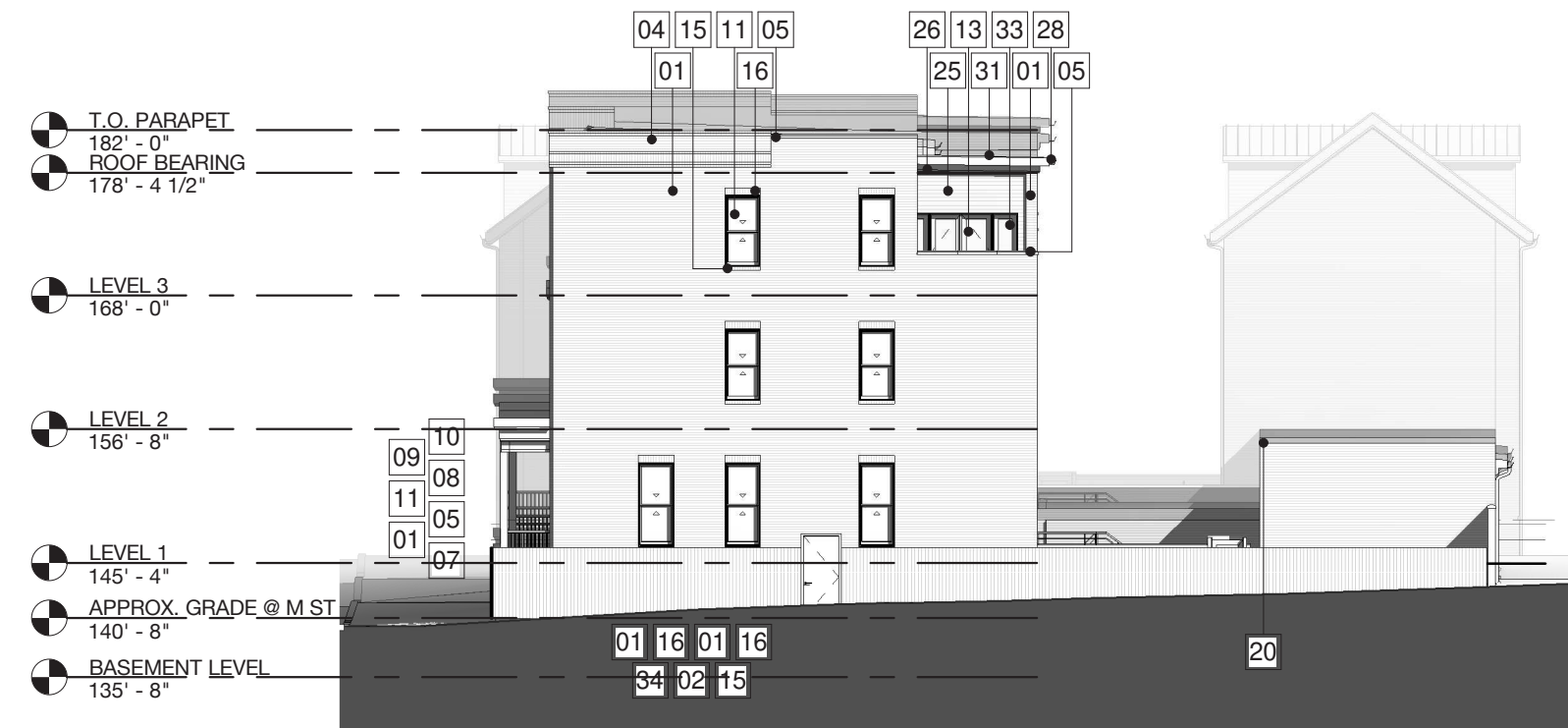
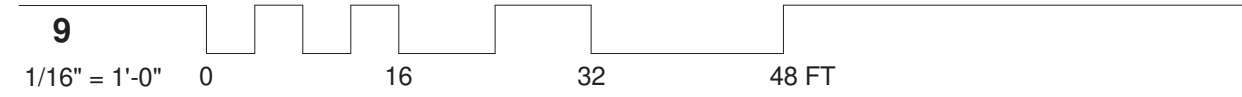
MARK	DESCRIPTION
01	BRICK VENEER [BR01] - RUNNING BOND PATTERN, COLOR AND MORTAR TBD
02	BRICK [BR01] ROWLOCK WATER COURSE
03	VERTICAL BRICK [BR01] RECESS
04	PROJECTING BRICK [BR01] CORNICE
05	PRECAST CONCRETE WALL CAP, COLOR AND MORTAR TBD
06	PAINTED WOOD FRONT PORCH AND STEPS
07	PAINTED WOOD GUARDRAIL AND HANDRAIL
08	PAINTED COMPOSITE COLUMN SURROUND, COLOR TBD
09	16"X16" BRICK [BR01] PIER @ PORCH COLUMNS
10	PAINTED COMPOSITE PORCH ROOF AND BEAM FASCIA, COLOR TBD
11	METAL-CLAD DOUBLE-HUNG WINDOW, COLOR TBD
12	METAL-CLAD FULL-LITE DOOR WITH TRANSOM, COLOR TBD
13	METAL-CLAD FULL-LITE DOOR, COLOR TBD
14	PREFINISHED METAL OVERHEAD GARAGE DOOR, COLOR TBD
15	BRICK [BR01] ROWLOCK WINDOW SILL
16	BRICK [BR01] SOLDIER WINDOW/DOOR HEADER
17	PAINTED COMPOSITE SCREENING AT PORCH
18	PAINTED COMPOSITE MANSARD EAVE/FASCIA TRIM, COLOR TBD
19	PREFINISHED STANDING SEAM METAL MANSARD ROOF, COLOR TBD
20	PREFINISHED METAL PARAPET WALL CAP, COLOR TO MATCH ADJACENT MANSARD ROOF
21	FIBER CEMENT TRIM AND PANEL SIDING @ MANSARD DORMER, COLOR(S) TBD
22	PAINTED COMPOSITE MANSARD DORMER FASCIA TRIM, COLOR TBD
24	PREFINISHED STANDING SEAM METAL GABLE AND GABLE DORMER ROOFS, COLOR TBD
25	PREFINISHED FIBER CEMENT LAP SIDING, COLOR TBD
26	PAINTED COMPOSITE ROOF FASCIA AND RAKE TRIM, COLOR TBD
27	PREFINISHED METAL GUTTER, COLOR TBD
28	PREFINISHED METAL DOWNSPOUT, COLOR TO MATCH GUTTER
29	PAINTED WOOD GATE AND FRAME, COLOR TBD
30	BRICK [BR01] SITE WALL, 6' TALL ABOVE ADJACENT GRADE, COLOR AND MORTAR TBD
31	TPO MEMBRANE ROOF
32	PARAPET WALL WITH TPO MEMBRANE ROOF ON ROOF SIDE
33	METAL-CLAD FIXED FULL-LITE DOOR, COLOR TBD
34	METAL-CLAD FIXED WINDOW, COLOR TBD
35	WOOD FRAMED DECK AND STAIRS, STAINED AND SEALED
37	DECORATIVE BRICK HERRINGBONE PANEL, BRICK COLOR TBD



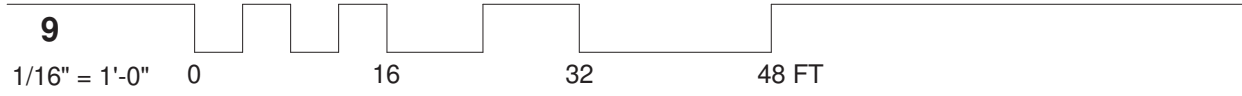




**1 SOUTH / ALLEY ELEVATION**



**2 WEST ELEVATION**



**ELEVATION KEYNOTES**

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37	DECORATIVE BRICK HERRINGBONE PANEL, BRICK COLOR TBD



ARCHITECTURAL CONCEPT RENDERING - M STREET CONTEXT ELEVATION



ARCHITECTURAL CONCEPT RENDERING - N 26TH STREET CONTEXT ELEVATION

## COLOR INDEX

All paint colors are coordinated with approved swatches outlined in Design Review Guidelines. Materials noted are intended to be examples for coloration, texture and other qualities and to be confirmed as directed by the CAR for approval of actual type of submitted substitute. Refer to colored elevations for concept colors, final approval tbd.

### BRICK

Modular, Running Bond, color tbd

### LAP SIDING

HardiePlank prefinished, color tbd

### METAL SIDING AT MANSARDS

Standing seam metal, prefinished, color tbd

### EXTERIOR TRIM AND PORCH COMPONENTS

All: Design Guideline (41), Composite painted, color tbd

### ENTRY DOOR

Design Guideline (29)

### REAR DOORS

Design Guideline (20)

### WINDOWS

Manufacturer's standard color - Black  
[final selection tbd upon mfr selection.]

### MAIN ROOF

2501-2513 M Street - Membrane behind parapet, not visible  
618 & 620 N 26th Street - Standing Seam Metal Roof,  
prefinished, color tbd

### PORCH ROOF, GUTTERS AND DOWNSPOUTS

Flat, membrane roof with prefinished metal drip edge  
[final selection tbd upon mfr selection.]

## EXTERIOR MATERIALS

### 1/ PRIMARY MATERIAL ALL RESIDENCES - BRICK

The main building walls on non-shared sides are proposed to be brick running bond, with limited 5" exposure horizontal fiber-cement lap siding at inset walls on the rear elevations.

### 2/ PROMINENT FEATURES: ALL RESIDENCES - FRONT PORCHES:

Each of the residences feature an outdoor covered porch at their street front entries. These elements are characterized by brick piers supporting simple 8 x 8 composite columns supporting flat, membrane roofs with painted, composite fascias on painted, composite edge beams running over the top of columns and wood framed porch floors and steps. Rails are proposed to be painted wood. Painted composite screening is proposed to screen the area underneath the porches between brick piers.

### 618 & 620 - GABLE ROOF AND DORMERS

The two residences facing M street each have prominent gabled roofs with gabled dormers. The roofs are proposed to be prefinished standing seam metal roofing and the dormers are proposed to be clad in 5" exposure horizontal fiber-cement lap siding.

### 2503, 2505, 2511, & 2513 - MANSARD FRONT W/DORMER

The top floor of these units is defined by a steeply sloping Mansard with metal standing seam panels and a large central dormer, flashed with matching metal on the sides and roof and painted fiber cement trim and panel around the dormer windows.

### 3/ WINDOWS:

Windows are proposed to be aluminum clad double hung, shown in the building elevations. The windows at all other residences are proposed to be individual double-hung windows.

### 4/ EXTERIOR DOORS

Main entry doors to be full-lite aluminum clad, colors tbd.  
Doors on rear facades to be full-lite aluminum, colors tbd.

### 5/ SITE FEATURES AND FENCING:

Entries from sidewalk and parking are proposed to be concrete pathways. Open site areas visible from the public right-of-way are proposed to be seeded as lawn and landscape area. An interior courtyard/terrace are separated by privacy fences/site walls. Trees shown in plan and renderings are for conceptual purposes.

# Project Features + Materials Index



ARCHITECTURAL CONCEPT RENDERING - VIEW FROM CORNER OF M STREET  
AND N 26TH STREET



ARCHITECTURAL CONCEPT RENDERING - VIEW FROM CORNER OF 25TH STREET AND M STREET



ARCHITECTURAL CONCEPT RENDERING - AERIAL AT CORNER OF M STREET & N 26TH STREET



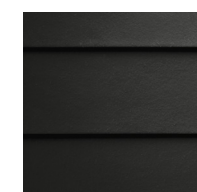
Metal Standing Seam Roof, Gutters + Downspouts: Model shows charcoal, final color TBD



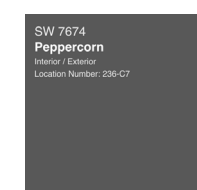
Metal Gutters and Downspouts: Model shows charcoal, final color tbd



HardiePlank 5" Exposure Prefinished, Model shows Iron Gray, final color TBD



Painted Trim: Model shows Sherwin Williams Peppercorn, final color tbd



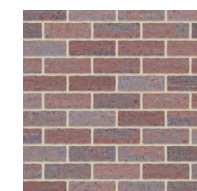
Windows and doors: Model shows black, final color tbd



Wood Porch and Railings: Model shows Sherwin Williams Peppercorn, final color tbd



Brick: Modular, running bond, brick and mortar colors tbd



Precast Concrete Water Table: final color to be coordinated with brick selection.



ARCHITECTURAL CONCEPT RENDERING - TYPICAL SINGLE-FAMILY ATTACHED DWELLING - N 26TH STREET UNIT



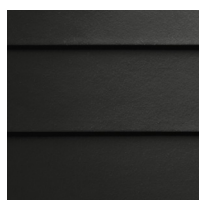
Standing Seam  
Metal Mansard  
Roof/Siding: Model  
shows charcoal,  
final color TBD



Metal Drip Edges  
and Roof Flashing:  
Model shows  
charcoal, final color  
tbd



HardiePanel at  
Dormers:  
Prefinished,  
Model shows Iron  
Gray, final color  
TBD



Painted Trim:  
Model shows  
Sherwin Williams  
Peppercorn, final  
color tbd



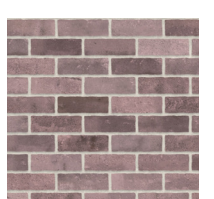
Windows and  
doors:  
Model shows black,  
final color tbd



Precast Concrete  
Water Table:  
final color to be  
coordinated with  
brick selection.



Brick:  
Modular, running  
bond, brick and  
mortar colors tbd



Wood Porch  
and Railings:  
Model shows  
Sherwin Williams  
Peppercorn, final  
color tbd

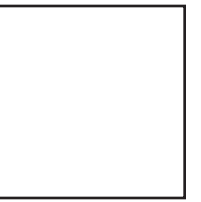


ARCHITECTURAL CONCEPT RENDERING - TYPICAL SINGLE-FAMILY ATTACHED DWELLING - MIDDLE UNIT





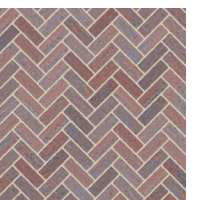
Membrane roof (not visible from ROW): White TPO



Metal Gutters and Downspouts: Model shows charcoal, final color tbd



Decorative Brick Panel between windows: Herringbone pattern shown, color tbd.



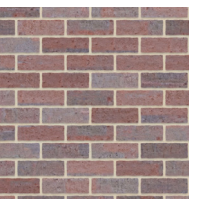
Windows and doors: Model shows black, final color tbd



Painted Trim: Model shows Sherwin Williams Peppercorn, final color tbd



Brick: Modular, running bond, brick and mortar colors tbd



Wood Porch and Railings: Model shows Sherwin Williams Peppercorn, final color tbd



Precast Concrete Water Table: final color to be coordinated with brick selection.



ARCHITECTURAL CONCEPT RENDERING - TYPICAL SINGLE-FAMILY ATTACHED DWELLING - END UNIT