



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 908 N 24th Street

Historic district Union Hill

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

Email markbaker@bakerdevelopmentresources.com

Mailing Address 1519 Summit Ave., Suite 102

Applicant Type:  Owner  Agent

Richmond, VA 23221

Lessee  Architect  Contractor

Other (please specify):

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

Check if Billing Contact

Name Timothy Daniel

Company Ironwood Investment Group LLC

Mailing Address 10389 Avenel Place

Phone (804)652-7953

Mechanicsville, VA 23116

Email eric.premierstructures@gmail.com

**PROJECT INFORMATION**

**Project Type:**

Alteration

Demolition

New Construction

(Conceptual Review Required)

**Project Description:** (attach additional sheets if needed)

New single-family detached dwelling. See attached for additional information.

**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 2/24/21



May 12, 2021

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: 908 N 24<sup>th</sup> Street (E0000-428/001)**

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 a new single-family attached dwelling on the property known as 908 N 24<sup>th</sup> Street (the "Property").

The Property is located on the west side of N 24<sup>th</sup> Street at its intersection with Burton and Pink Streets and lies in the Union Hill Old and Historic District. The area was predominately developed circa 1910 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 multifamily uses. At 2,256 square feet in lot area, the Property is comparable with other lots in the block in terms of area. The Property has frontages on N 24<sup>th</sup>, Pink and Burton Streets resulting in a unique triangular shape. This is not inconsistent with the development pattern in the area. The street grid is bisected by Burton at an angle and parallel N 23<sup>rd</sup> and 24<sup>th</sup> Streets bend northward along this axis to become Tulip and Pink Streets. This results in irregular lot shapes at corners in the vicinity.

The Property is currently vacant. The Property owner is proposing to construct a two-story single-family detached dwelling on the Property. The dwelling has been designed in order to appeal to the needs of the market while remaining consistent with the historical character of the neighborhood. Consisting of 1,810 square feet of finished floor area, the dwelling would contain 3 bedroom and 2 ½ baths. A modern and desirable floor plan is proposed including open living areas and a master bedroom with en suite bathroom. Due to the unique shape of the lot, a partial covered front porch is proposed which is respectful of the design of nearby dwellings while permitting the siting of the dwelling in a manner which affords a functional and appealing design. A 4' x 12' side bay on the northern elevation of the dwelling provides

architectural relief and addresses the triangular intersection of Burton and Pink Streets while retaining usable outdoor space on the Property. Quality building materials, including cementitious lap siding, are proposed. Care has been taken in the design and siting of the dwelling to ensure compliance with normal zoning while being respectful to and consistent with the existing dwellings in the block.

At the April 27, 2021 meeting, the Commission deferred this request in order to allow the applicant to address several staff recommendations. The specific staff recommendations and response are outlined below.

Section	Staff Comment	Response
Form, pg. 46, #3	Consider a full width porch	This was considered but the porch was not revised. Please see below discussion for further explanation.
Height, Width, Proportion, & Massing, pg. 47, #2	Reconsider the right-side elevation to create a more balanced window alignment and consider another first-story window to balance the fenestration pattern on the rear.	The window pattern on the right-side has been modified in order to be more balanced. An additional first-story window was provided on the rear façade as requested.
Height, Width, Proportion, & Massing, pg. 47, #3	Consider larger windows on the façade and a larger cornice line, including an additional trim board.	The first-floor windows have been increased in height from 6' to 6.5'. The cornice line is now larger with the addition of frieze boards. The truss height was reduced slightly and second floor windows were raised 8" to help reduce the spacing between window and cornice.
Materials and Colors, pg. 47, #2	The materials list indicates a parged foundation while the elevations show a brick foundation, and requests this be clarified in a subsequent application.	The plans now show parged CMU.
New Construction, Doors and Windows, pg. 49 #3	Consider a fenestration pattern in keeping with the surrounding area, including larger windows on the first floor, and submit a window schedule in a subsequent application.	Larger windows are provided on the first floor, increasing height from 6' to 6.5'. A window and door schedule is now included on Sheet A 2.1.

New Construction: Corner Properties – Residential, pg. 48	Staff recommends additional openings on the side elevations of the bay windows.	The bay has been made more substantial by increasing it in depth (12' x 4') and placing it on a foundation. Windows are now shown on the side of the bay as requested and an additional (3 <sup>rd</sup> ) window is shown on the bay's main façade.
Substitute Materials, pg. 60	Staff also notes the applicant proposes PVC on the columns, porch decking, and decorative panels between the windows. Staff recommends against the use of PVC for all of these elements as they are on highly visible elevations.	Panels between windows and on the bay are now shown as smooth Hardie panels. Columns are now show as fir.
Mechanical Equipment, pg. 68	Consider screening the HVAC unit	A wood frame and lattice enclosure with gate is shown for HVAC screening.

Of the staff comments, the front porch width is the only outstanding concern. A full width front porch was considered as requested. At the April 27<sup>th</sup> Commission meeting we discussed the factors that resulted in the decision to retain the smaller front porch. There is an example of a smaller porch in the block as noted by staff at 911 N 24<sup>th</sup> Street. In this case, we feel the smaller porch is necessary. Other dwellings in the block have minimal setbacks that allow the dwellings to generally align along a setback parallel to the frontage. These properties easily accommodate a full width front porch. For the subject property, the right-of-way begins to cut back northwardly against the property, changing the geometry of the typical front yard area from rectangular to one that is more triangular in shape. The smaller porch allows the dwelling to be brought forward in order to try to respect the alignment of the other dwellings in the block, while allowing the porch to occupy the triangular front yard area. In this configuration, at 18' in width, the front right corner of the home is too close to the property line to allow for the porch to be extended to full width. Given the angle of the right-of-way, the smaller porch actually adds some needed relief to the front of the building and allows the dwelling to better address the right-of-way.

The 1925 and 1950 Sanborn maps provided by staff also highlight an issue where the where the front porch is concerned. The Sanborn depicts a building with a full width front porch and irregular foot print which addressed the triangular site. That original layout, while interesting, necessarily included very limited sawtooth-shaped yards on both the Burton and N

24<sup>th</sup> Street frontages. It did not efficiently provide for usable open space. The proposed dwelling is reasonably sized in comparison to others in the vicinity and in order to meet the expectations of today's market. The dwelling is approximately 8' less deep than the existing dwelling at 906 N 24th Street. The proposed building and its citing would maintain some reasonable consolidated yard area at the rear and corner of the site. Accommodating a full width porch would push the dwelling back and compress the area at the rear of the site. Moving the dwelling forward, as proposed, allows for reasonable space at the rear of the building to accommodate accessory functions such as refuse/recycle containers, HVAC units, etc. Similarly, the proposed citing provides for some usable open space or garden area at the corner of the site in order to meet the reasonable expectation of the future owner. The past year has clearly underscored the need for usable outdoor spaces.

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.

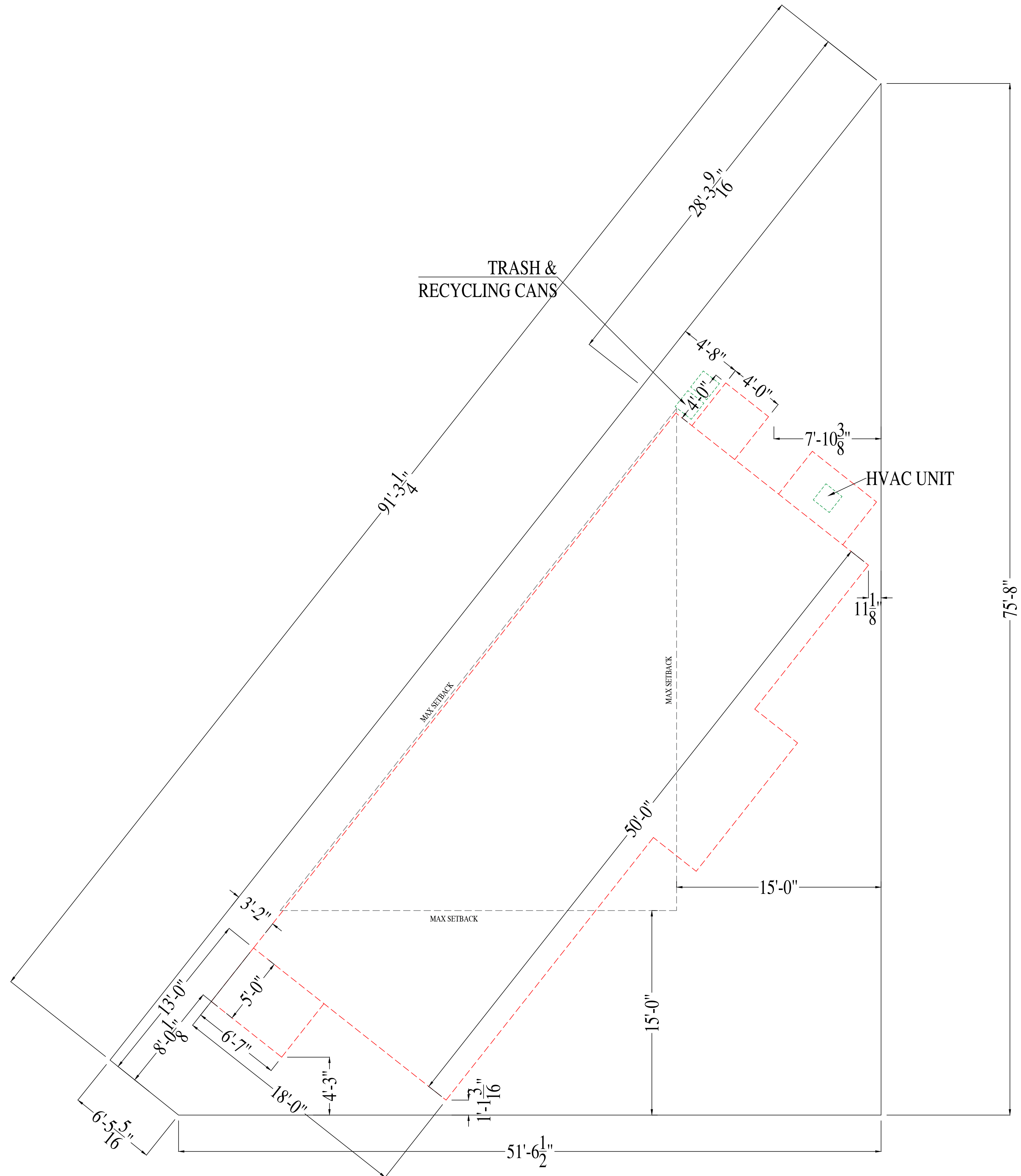
Sincerely,



Mark R. Baker

Baker Development Resources, LLC

# SITE PLAN



908 N 24TH ST.

**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
 PHONE: (434) 774-4535

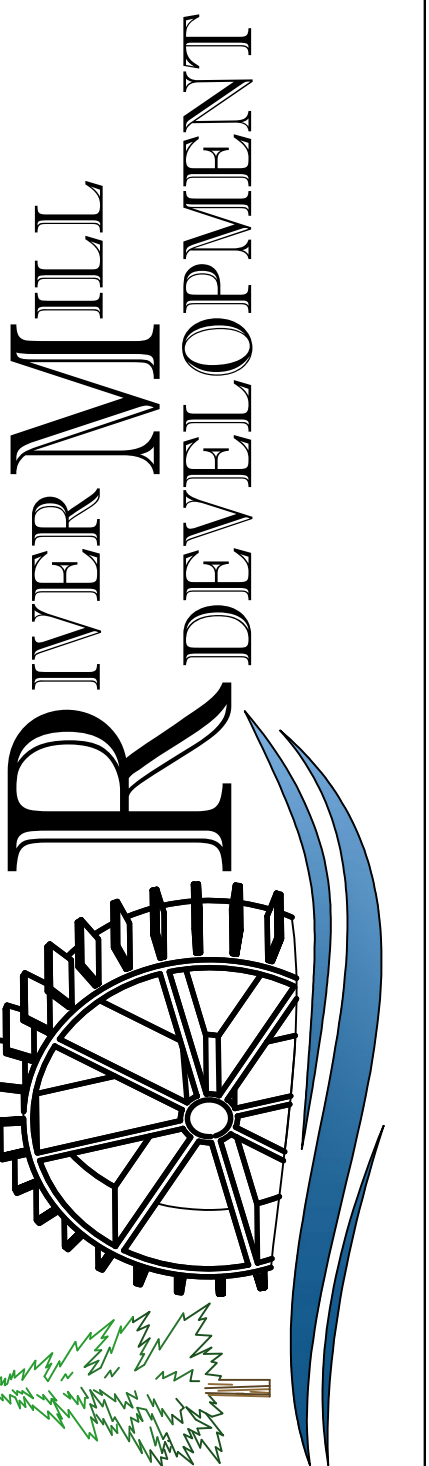
### REVISION NOTES

DATE	START

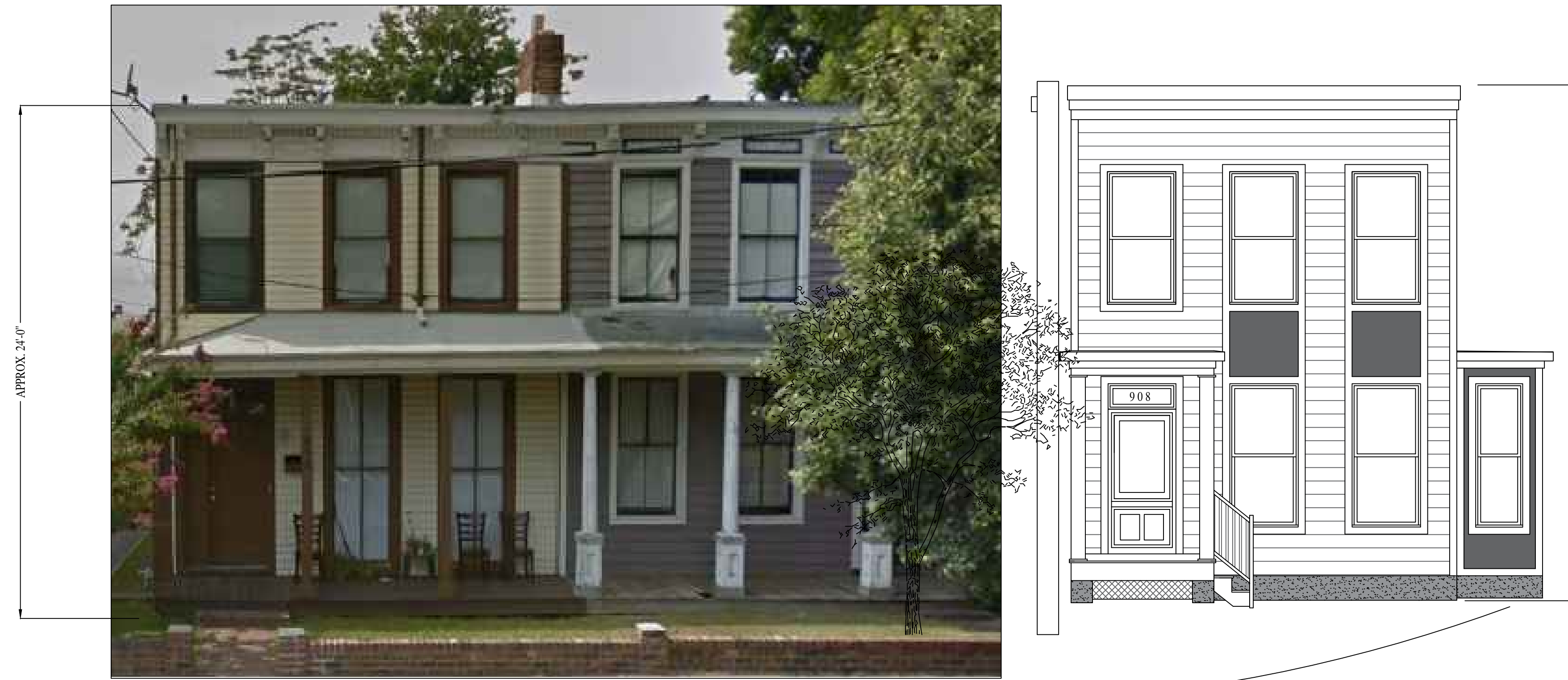
SCALE:  
 1/4" = 1'-0"

DATE:  
 2-23-2021

SHEET:  
 A1.0







CONCEPTUAL STREET VIEW



ACROSS THE STREET VIEW

908 N 24TH ST.

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REVISION NOTES

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

DATE:  
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SHEET:  
 A1.1





908 N 24TH ST.

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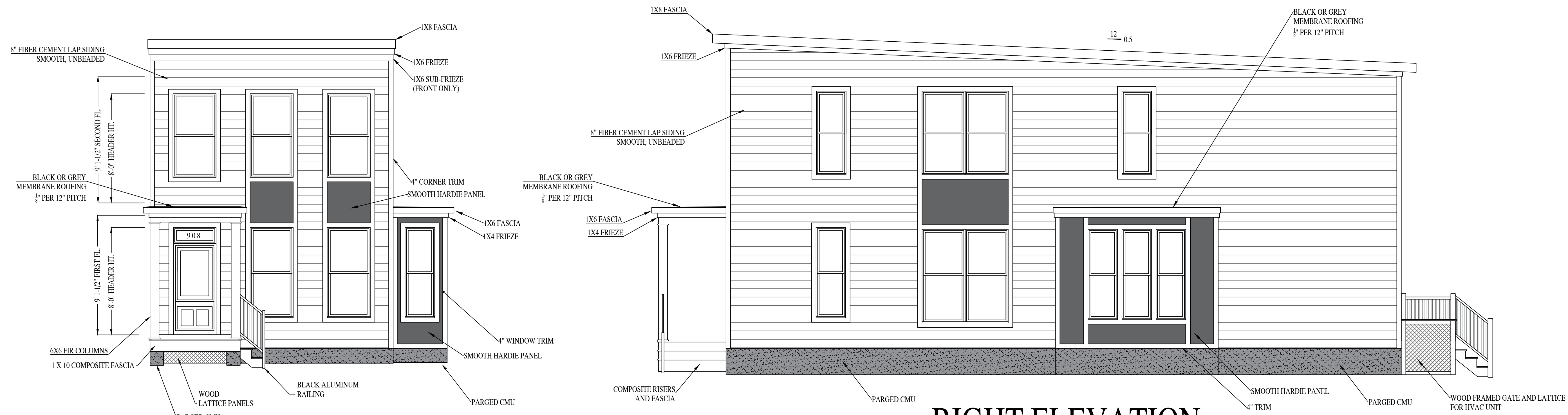
**REVISION NOTES**

DATE	START

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1/4" = 1'-0"

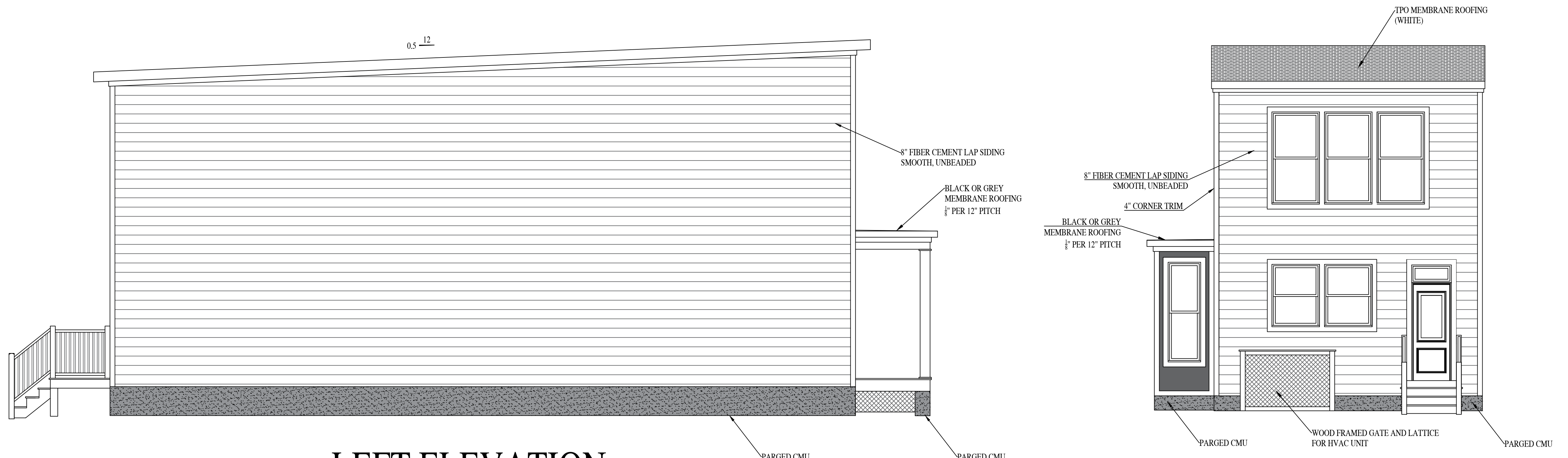
**DATE:**  
2-23-2021

**SHEET:**  
A3.1



**FRONT ELEVATION**

**RIGHT ELEVATION**

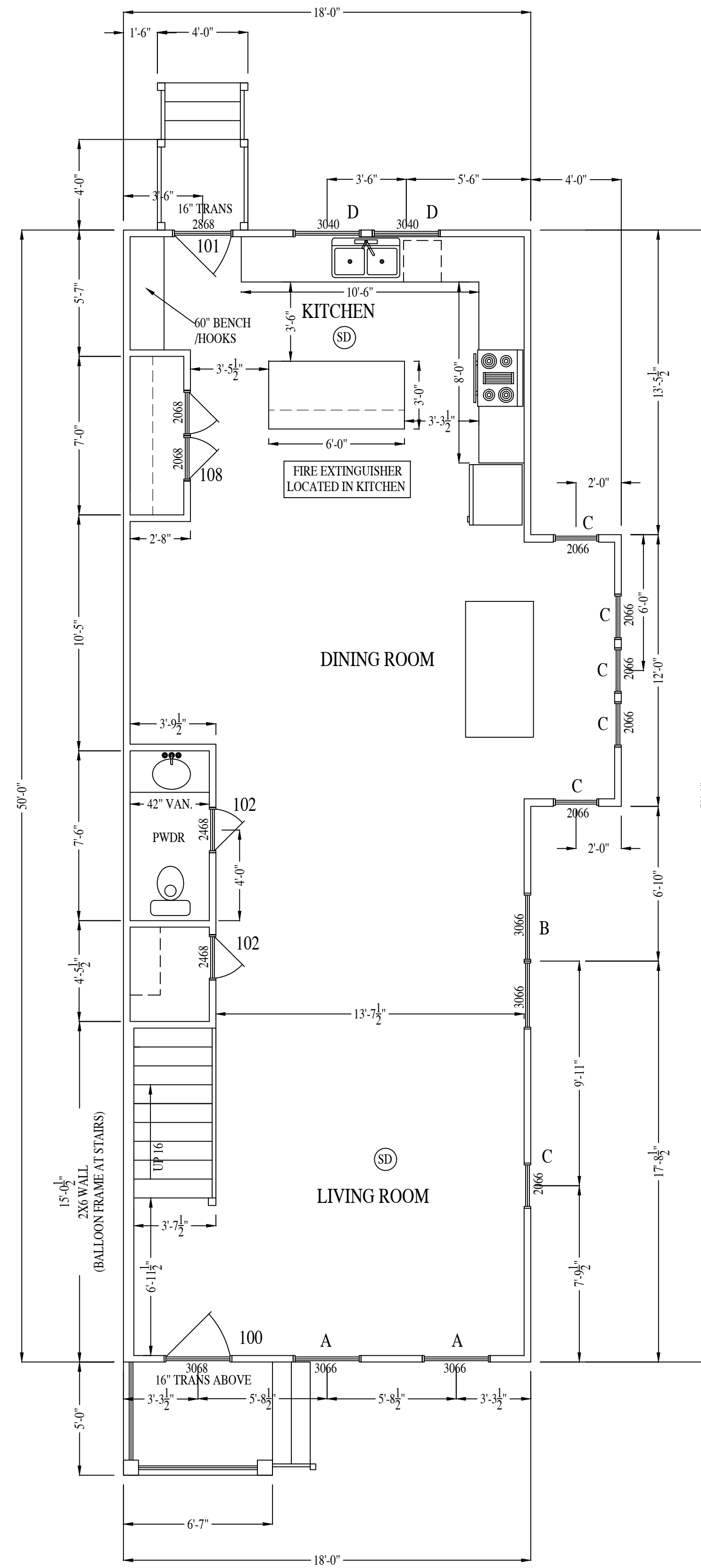


**LEFT ELEVATION**

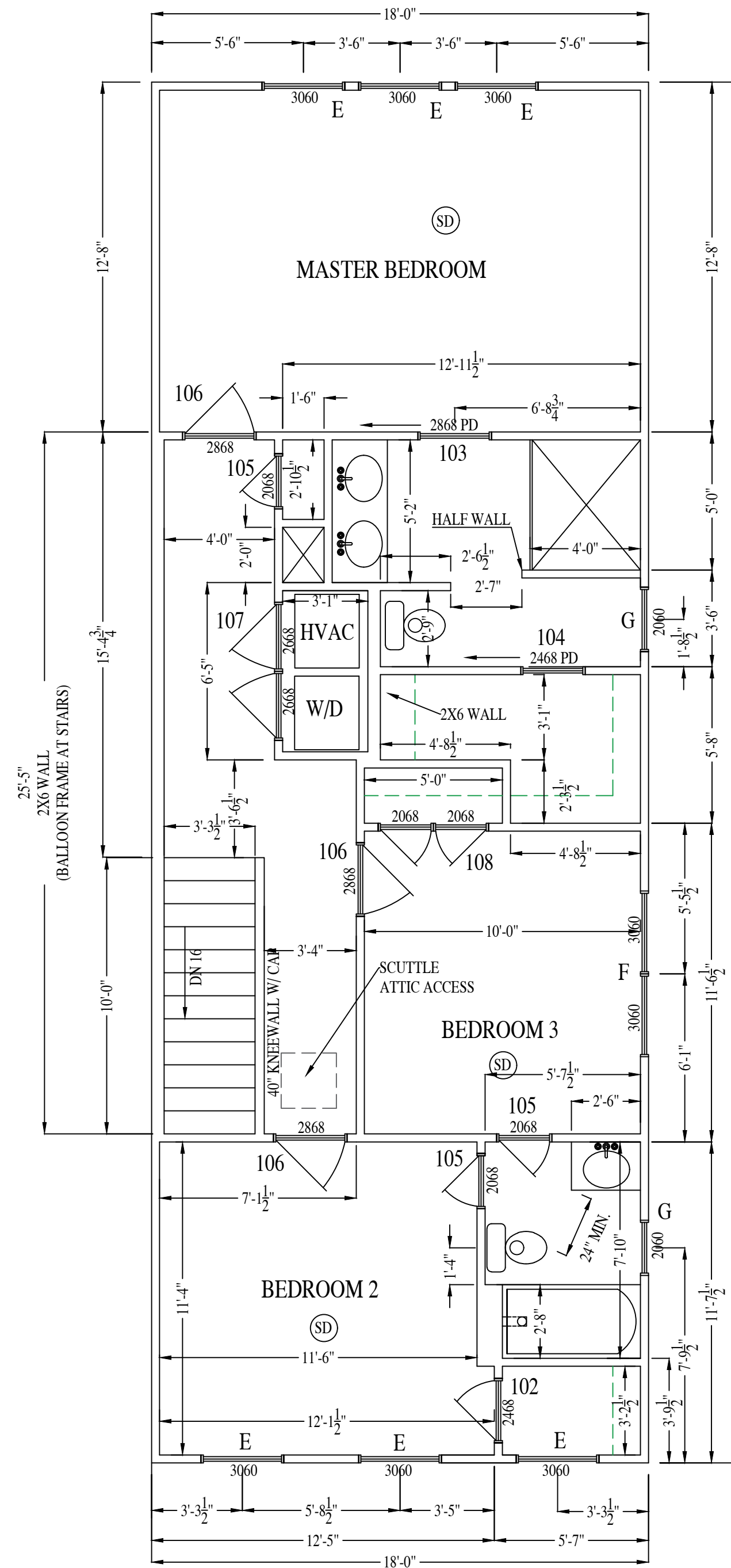
**REAR ELEVATION**



1ST FLOOR HEATED SQ. FOOTAGE: 948 S.F.  
 2ND FLOOR HEATED SQ. FOOTAGE: 862 S.F.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WINDOW SCHEDULE						
ID	WIDTH	HEIGHT	TYPE	TOP SASH	BOT. SASH	QTY.
A	3'-0"	6'-6"	SINGLE D.H.	CLEAR	CLEAR	2
B	3'-0"	6'-6"	TWIN D.H.	CLEAR	CLEAR	1
C	2'-0"	6'-6"	SINGLE D.H.	CLEAR	CLEAR	6
D	3'-0"	4'-0"	SINGLE FIXED	CLEAR	CLEAR	2
E	3'-0"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	6
F	3'-0"	6'-0"	TWIN D.H.	CLEAR	CLEAR	1
G	2'-0"	6'-0"	SINGLE D.H.	CLEAR	CLEAR	2

DOOR SCHEDULE					
ID	WIDTH	HEIGHT	TYPE	DESCRIPTION	QTY.
100	3'-0"	8'-0"	EXTERIOR	3/4 LITE FIBERGLASS + 16" TRANS	1
101	2'-8"	8'-0"	EXTERIOR	3/4 LITE FIBERGLASS + 16" TRANS	1
102	2'-4"	6'-8"	INTERIOR	WOOD	3
103	2'-8"	6'-8"	INTERIOR POCKET	WOOD	1
104	2'-4"	6'-8"	INTERIOR POCKET	WOOD	1
105	2'-0"	6'-8"	INTERIOR	WOOD	3
106	2'-8"	6'-8"	INTERIOR	WOOD	3
107	2'-6"	6'-8"	INTERIOR TWIN	WOOD	1
108	2'-0"	6'-8"	INTERIOR TWIN	WOOD	2

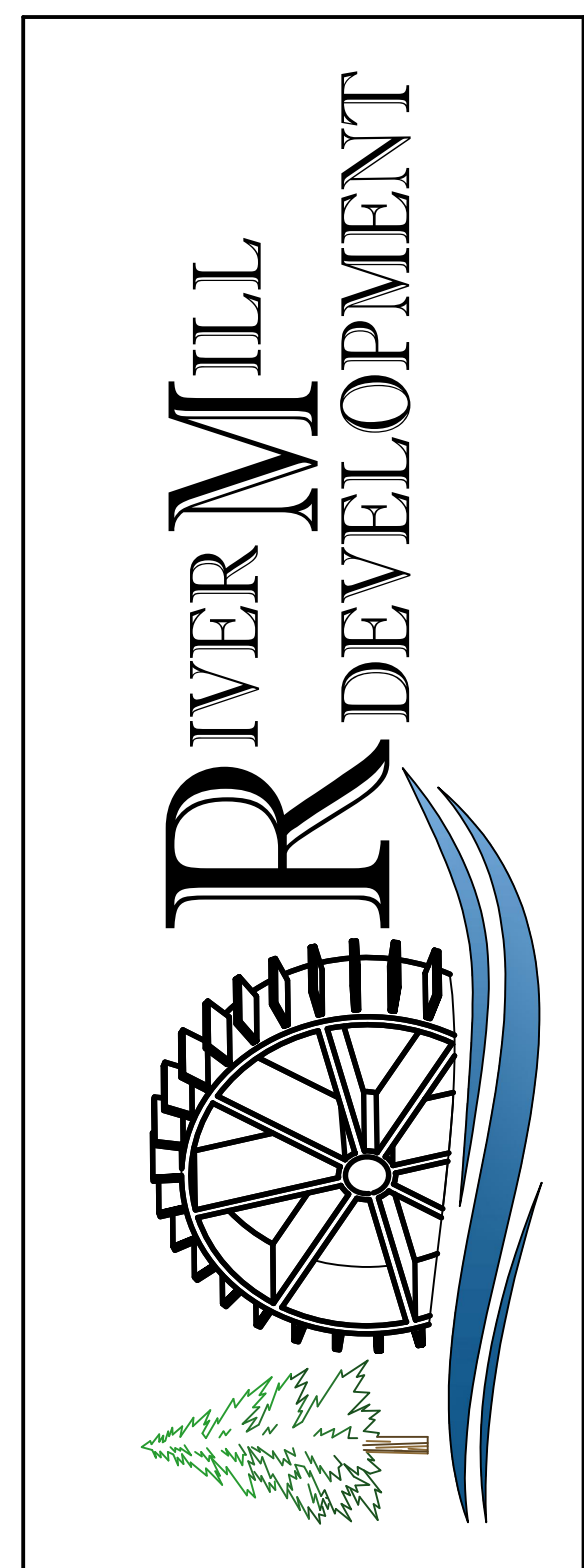
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REVISION NOTES	
DATE	START

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

DATE:  
 2-23-2021

SHEET:  
 A2.1



	PREMIER STRUCTURES SELECTION SHEET Project: 908 N 24th Date:5-13-2021	
<b>CATEGORY</b>	<b>ITEM</b>	<b>SELECTION</b>
<b>Exterior</b>		
	Foundation	Parged block
	Siding material	Hardie plank- smooth 7" lap- Arctic white
	Front Gable	Hardie plank- smooth 7" lap- Arctic white
	Trim (corners)	Hardie 5/4x4 - Arctic white
	Trim (casing)	Hardie 5/4 x4 Arctic white
	Trim (cornice)	Hardie smooth 1x8 fascia with Hardie plank 1x6 freeze- white
	Soffit	Hardie vented panels- white
	Brackets	N/A
	Columns	Fur 6x6 painted white
	Roofing - Main	TPO
	Roofing Porch	EPDM
	Windows	Black Anderson 100 series fibrex - No mullions
	Front Door	3 x 6'8" with 1' transom- s2200 3/4 lite
	Porch Floor	Tongue and groove- Gray composite
	Porch Ceiling front	White Vinyl- non vented
	Rear Deck	Treated lumber