

## Commission for Architectural Review Application for Certificate of Appropriateness 900 E. Broad Street, Room 510

900 E. Broad Street, Room 510 Richmond, VA 23219 | (804)-646-7550 www.rva.gov/planning-development-review/commission-architectural-review



Property	(location	of work)
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Address: 507 N 28th Street	
Historic District: Church Hill North	
Applicant Information	Owner Information Billing Contact  Same as Applicant
Email:	Name: Reginald Tuck & Catherine McCollough
Phone: 804-874-6275  Company: Baker Development Resources	Email:Phone:
Mailing Address: 530 East Main St, Suite 730 Richmond, VA 23219	Company: Mailing Address: 507 N 28th St
Applicant Type: ☐Owner ☑Agent ☐ Lessee	Richmond, VA 23223
☐ Architect ☐ Contractor ☐ Other (specify):	
	**Owner must sign at the bottom of this page**
Project Information	
Project Type:   Alteration   Demolition	☑New Construction (Conceptual Review Required)
Description (attach additional sheets if needed):	
Construction of a new detached garage at the rear of	the existing parcel.
Acknowledgement of Responsibility	
Compliance: If granted, you agree to comply with all conc Revisions to approved work require staff review and may Commission of Architectural Review (CAR). Failure to con- delays or legal action. The COA is valid for one (1) year ar request and payment of associated fee.	require a new application and approval from the mply with the conditions of the COA may result in project
Requirements: A complete application includes all application CAR website to provide a complete and accurate descrip payments of the application fee. Applications proposing rewith staff to review the application and requirements prior and signature is required. Late or incomplete applications	tion of existing and proposed conditions, as well as major new construction, including additions, should meet or to submitting an application. Owner contact information
Zoning Requirements: Prior to Commission review, it is the approval is required and application materials should be p	
Signature of Owner Remail d D In	Date 10-19-22



October 27<sup>th</sup>, 2022

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: 507 N 28th Street (E000-0528/024)

Members of the Commission,

This memorandum shall serve as the applicant's statement for an application to be reviewed by the Commission of Architectural Review (the "CAR") for the proposed construction of a new detached garage at the rear of the property known as 507 N 28<sup>th</sup> Street (the "Property").

The Property is located on the eastern line of N 28<sup>th</sup> Street between E Clay and E Cedar Streets and lies in Richmond's Church Hill North City Old and Historic District. Existing structures in the district are noted as being known for a variety of architectural styles and materials as well as a range of land uses. The 900 Block of N 28th Street consists primarily of two-story, single-family attached and detached historic dwellings. These dwellings consist of a range of styles and forms with excellent examples of dwellings with gabled, false mansard, and Italianate rooflines. In November of 2021, the CAR approved the construction of a new dwelling and detached garage on the adjacent parcel at 509 N 28<sup>th</sup> Street. The owner of 507 N 28<sup>th</sup> Street would now like to construct a detached garage, of similar design, at the rear of their parcel.

The Property owner is proposing to construct a modest, one-story detached garage at the rear of the parcel. This detached garage will respect the siting and massing of existing outbuildings in the neighborhood and use similar construction materials and design elements of

the approved garage at 509 N 28<sup>th</sup> Street. It will be a single-story garage which will allow for desirable covered parking while its small size and location emphasizes its use as a secondary structure. The design of the proposed structure reflects the comments made by CAR Staff and Commissioners during the review of the property at 509 N 28<sup>th</sup> Street which recommended that no faux hardware be utilized.



## Form, Siting, and Scale:

The proposed design of the garage would be compatible with the historical fabric of the block as it recognizes the siting, scale, and form of nearby accessory structures. The traditional small-scale urban design of the garage is intended to be consistent with the historic character of the neighborhood.

## Height, Width, Proportion, & Massing

Existing accessory structures within the block are generally one story and constructed with a range of materials. At one story, and constructed of lap siding, the proposed dwelling is comparable in height and size with the other accessory structures in the block.

## **Exterior Cladding/Doors and Windows/Materials**

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. Materials were selected to be consistent with CAR requirements, with the

existign dwelling on site, and with other accessory structures within the Church Hill North Old and Historic District. A finish schedule including doors and windows is provided.

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 or (804)874-6275.

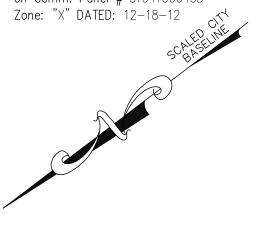
Sincerely,

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 10-24-2022 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.

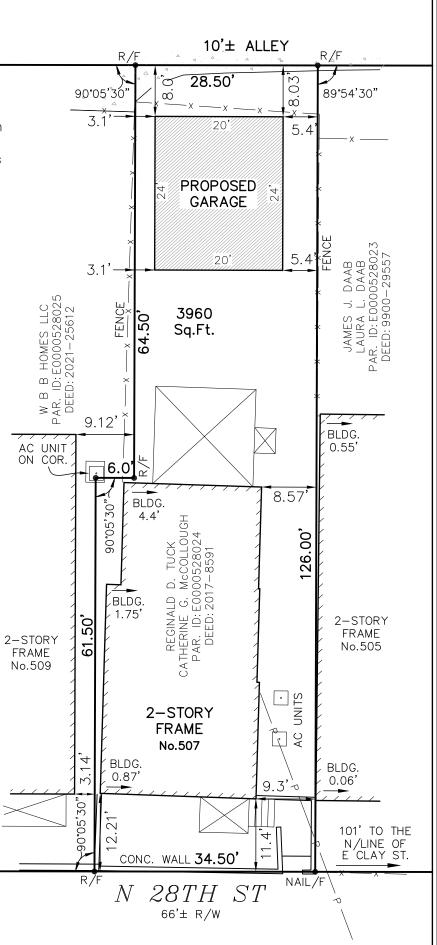
This property IS NOT within a FEMA Floodway Hazard as shown on Comm. Panel # 51041C0045D







P.O. BOX 118
CHESTERFIELD, VA 23832
(804) 748-9481
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SKETCH SHOWING A PROPOSED GARAGE ON No.507 N 28th STREET IN THE CITY OF RICHMOND, VA.

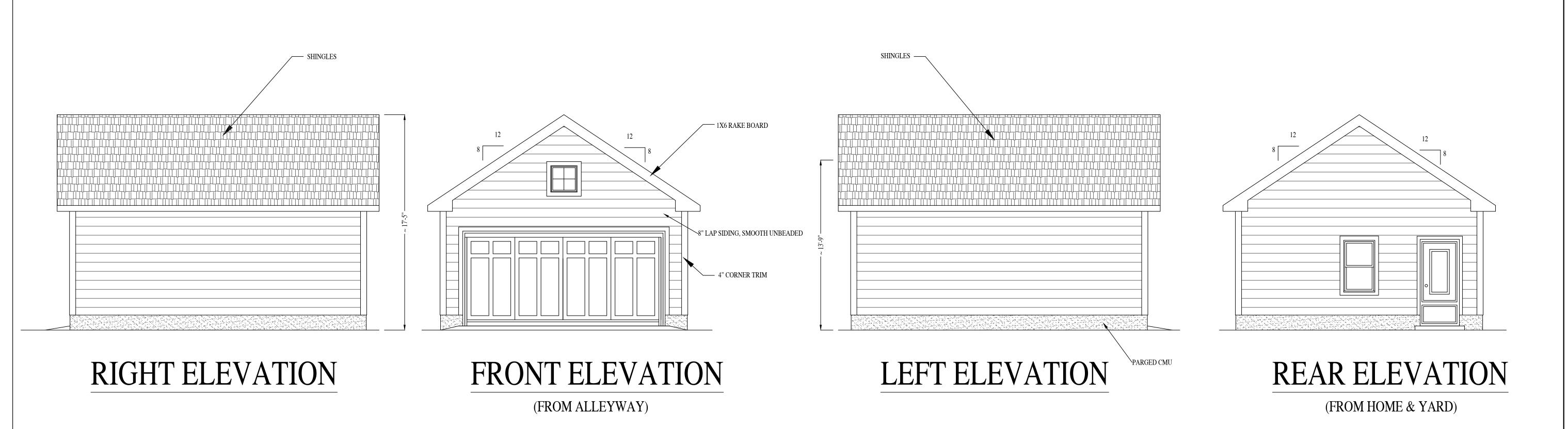
REVISED: 10-27-2022 DATE: 10-24-2022

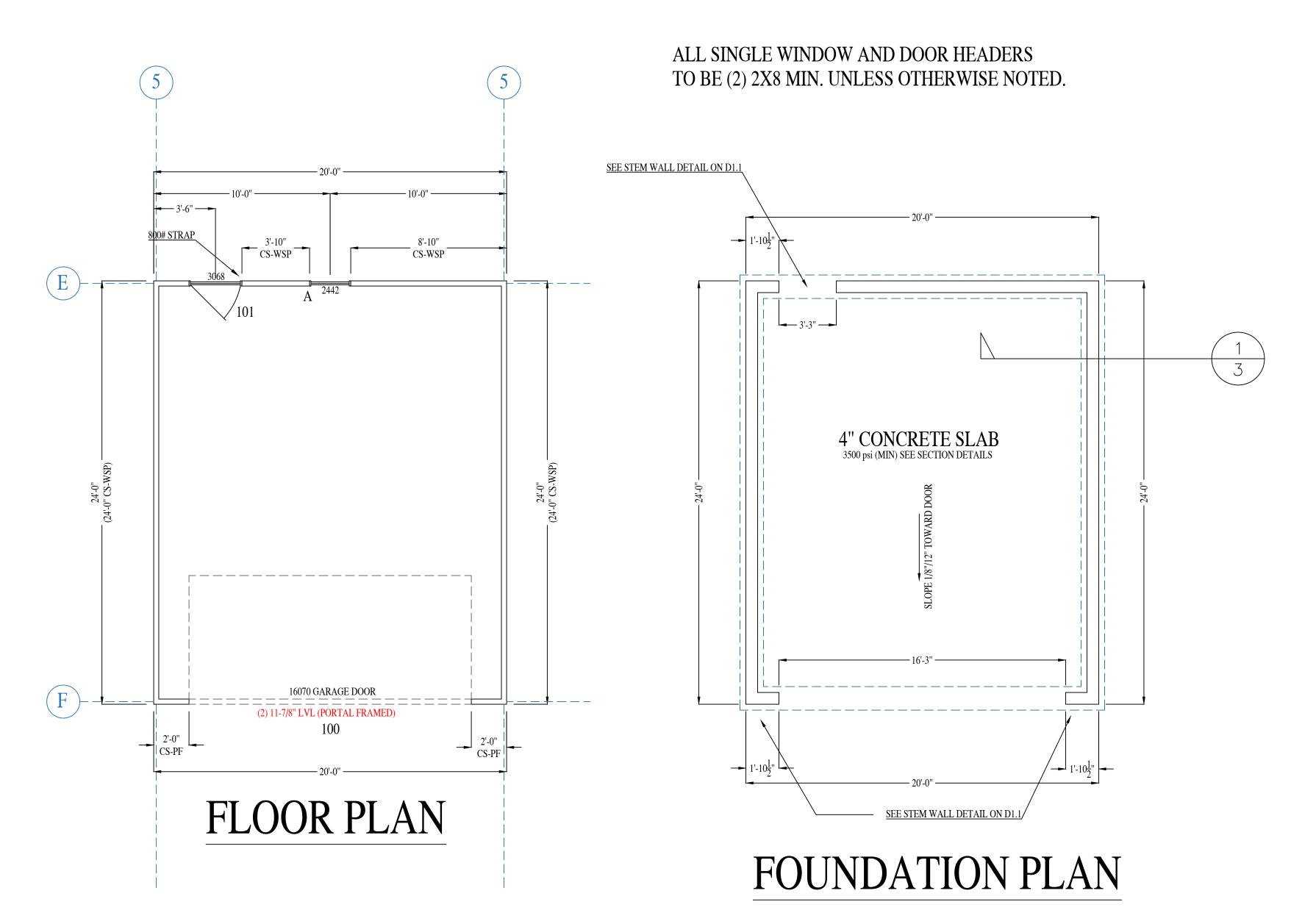
CERTIFIED BY JEFFREY K. FLOYD

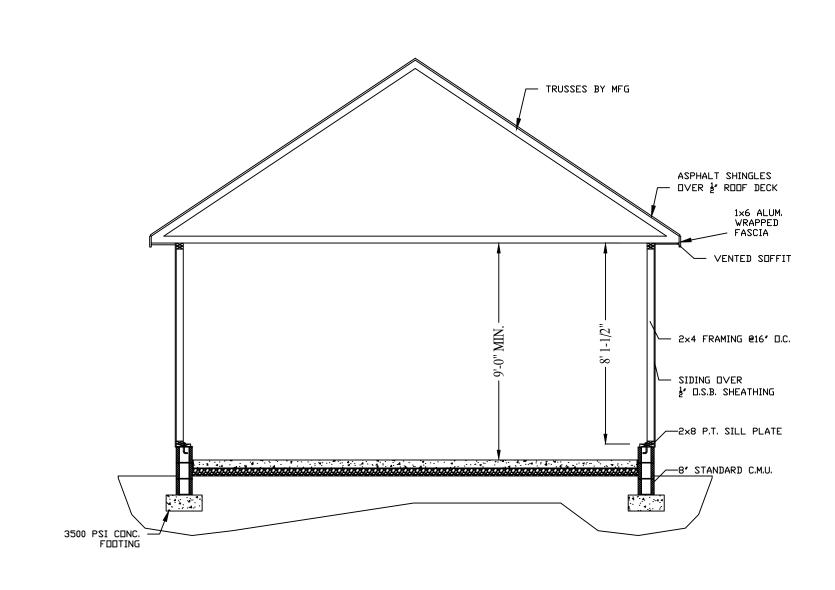
VIRGINIA CERTIFICATE NO. 001905

SCALE: 1"=15'

JOB NO. <u>221015366</u>







W	'IND	OW S	CHEDULE			
ID	WIDTH	HEIGHT	ТҮРЕ	TOP SASH	BOT. SASH	QTY.
A	2'-4"	4'-2"	SINGLE D.H.	CLEAR	CLEAR	1
В	2'-0"	2'-0"	FOXED	CLEAR		1

D	OOR	SCH	EDULE		
ID	WIDTH	HEIGHT	TYPE	DECRIPTION	QTY.
100	16'-0"	7'-0"	EXTERIOR	METAL GARAGE DOOR	1
101	3'-0"	6'-8"	EXTERIOR	3/4 LITE FIBERGLASS	1

SO9 N 28TH ST.

RIVER MILL DEVELOPM

RIVERMILLDEVELOPMENT@GMAIL.COM

DATE	CTADT
DATE	START
	+
	†
	<u> </u>

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

DATE: 9-08-2021

SHEET: A3.1

