



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)Address 2516 E Leigh StreetHistoric district Church Hill North

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION☐ Check if Billing ContactName Todd Dykshorn forPhone 804-343-1212Company Architecture Design Office, PLLCEmail todd@ado.designMailing Address 728 E Main Street, Richmond, VA 23219Applicant Type: ☐ Owner ☐ Agent☐ Lessee ☒ Architect ☐ Contractor☐ Other (please specify): _____**OWNER INFORMATION** (if different from above) ☒ Check if Billing ContactName Daniil KleymanCompany Evolve Development, IncMailing Address 2401 E. Marshall St Richmond 23223Phone 804-991-4111Email 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 3/25/21



Architecture Design Office
105 E Broad Street Richmond VA 23219
(804) 343-1212

info@ado.design
www.ado.design

March 26, 2021

TO: **Commission of Architectural Review**
City of Richmond, VA
900 E Broad St, Rm 510
Richmond, VA 23219

RE: Application for Multiple Properties at the corner of
N 26th and M Streets
currently the Bowler School Property
2516 E Leigh St
Richmond, VA 23223

ATTACHMENTS: 1 copy - Application form including plans, building elevations, context views and notes
1 copy - Application form signed by the property owner
[delivered via email on March 26, 2021 and mailed same day]

Hello,

Please accept the attached materials for review by the Commission at the next regularly scheduled meeting. Please don't hesitate to contact myself or our office with questions on the application contents or proposal described within it.

Thank you.

Todd Dykshorn, architect
todd@ado.design
please note new address
Architecture Design Office
728 E Main St
Richmond, VA 23219

cc/ owner
ado file

Project Context

Commission for Architectural Review
CONCEPT SUBMITTAL
submitted: March 25, 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
www.ado.design/

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Page 15	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
Grey/Brown, MFR - tbd *or*
Red/Brown, MFR - 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 - Membrane behind parapet, not visible

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. Two different colored bricks accentuate the setback and help break up the form.

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 walls to guardrail height with an arched opening spanning above the porch level and down into the areaway below, with simple 8 x 8 composite columns at the corners supporting a flat, membrane roofs with painted, composite fascias on painted, composite edge beams running over the top of columns and cast-in-place concrete porch floors and curved steps. Rails are proposed to be prefinished metal.

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 black asphalt shingles 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. At 2503, 2505, 2511, & 2513, windows on the front elevation are proposed to be pairs of double-hung windows. The windows at all other residences are proposed to be individual double-hung windows with 2-panel shutters, sized appropriately for the corresponding window.

4/ EXTERIOR DOORS
Main entry doors to be half-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 DESCRIPTION

The proposed project is for nine single-family attached dwellings on individual parcels subdivided out from the existing parcel at 2516 East Leigh Street [Bowler Retirement Community] at the intersection of M Street and N 26th Street. 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. Along the primary street frontage [N 26th Street]. 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.

A Special Use Permit Application is being submitted concurrently with this application to allow for some deviations from the existing R-63 zoning.

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 four dormers [two 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.

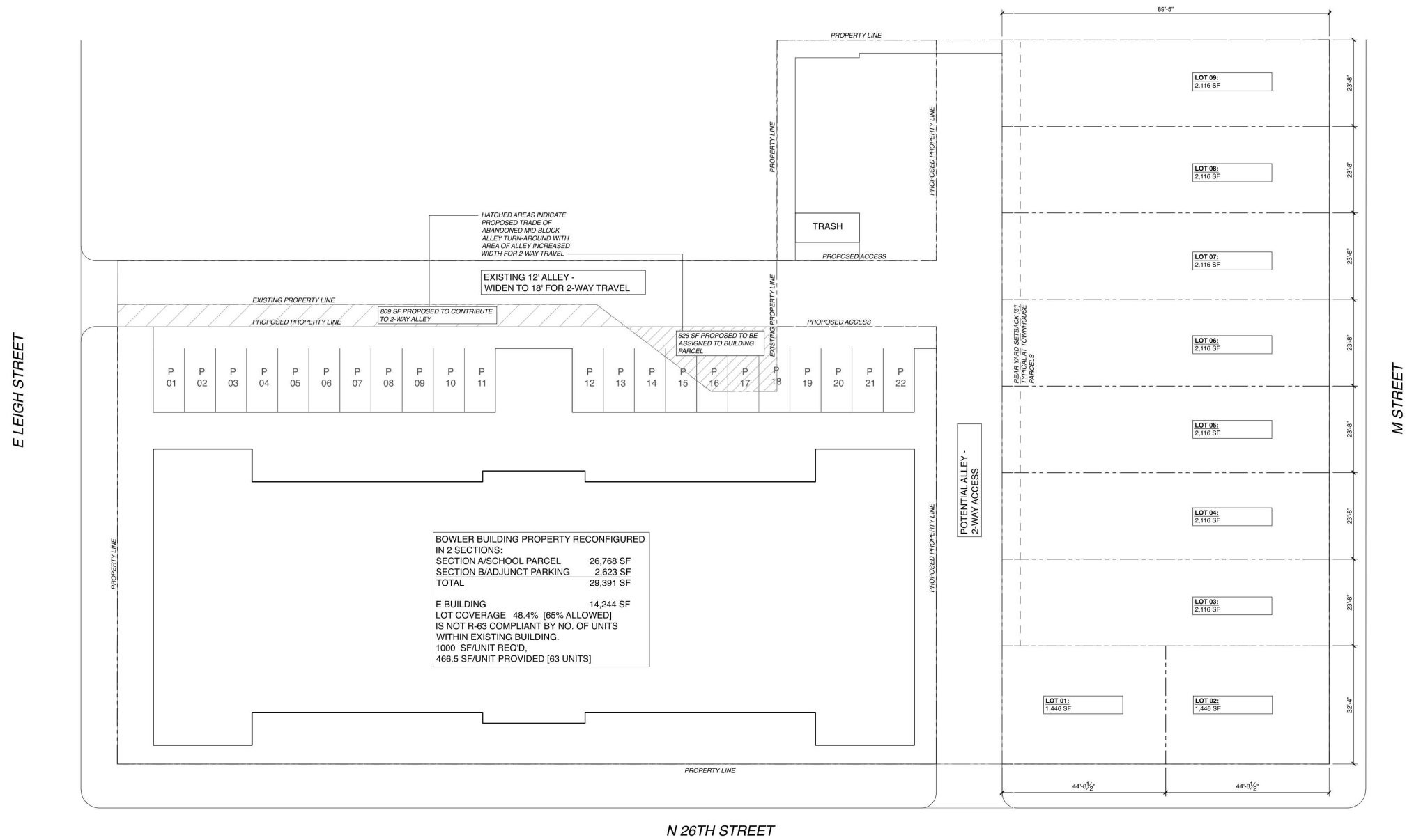
2501, 2507, & 2509 M Street:
These three residences are proposed to be three stories above a full english basement. Each residence is proposed to be approximately 2,400 square feet with three bedrooms and four and a half bathrooms.

2503, 2505, 2511, & 2513 M Street:
These four residences are proposed to be three stories above a full english basement, where the front facade at the top story is a mansard with a single, central dormer. Each residence is proposed to be approximately 2,500 square feet with 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.

Project Overview
and Description

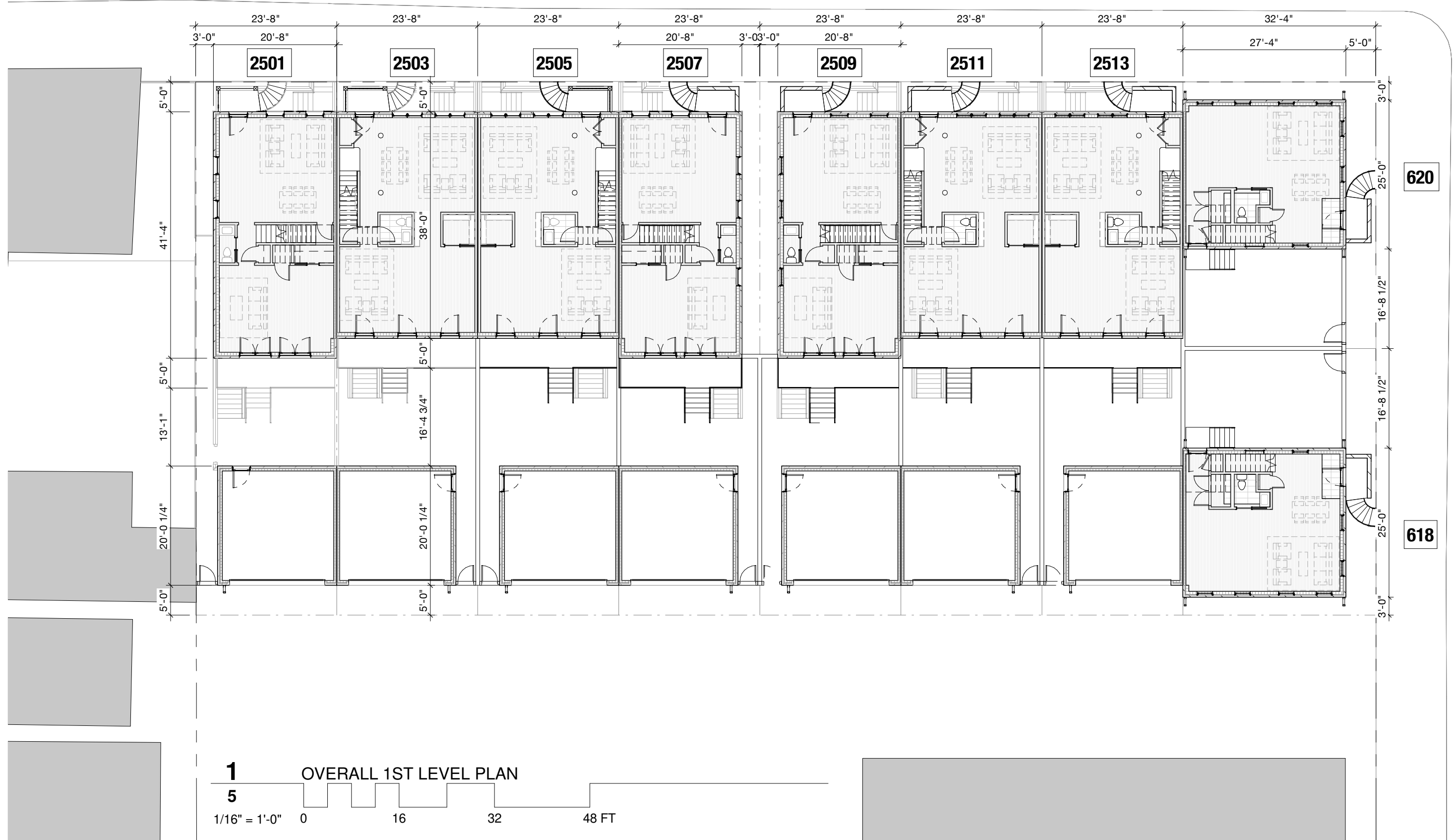


Concept Site Plan



1st/Main Floor Plan

M STREET

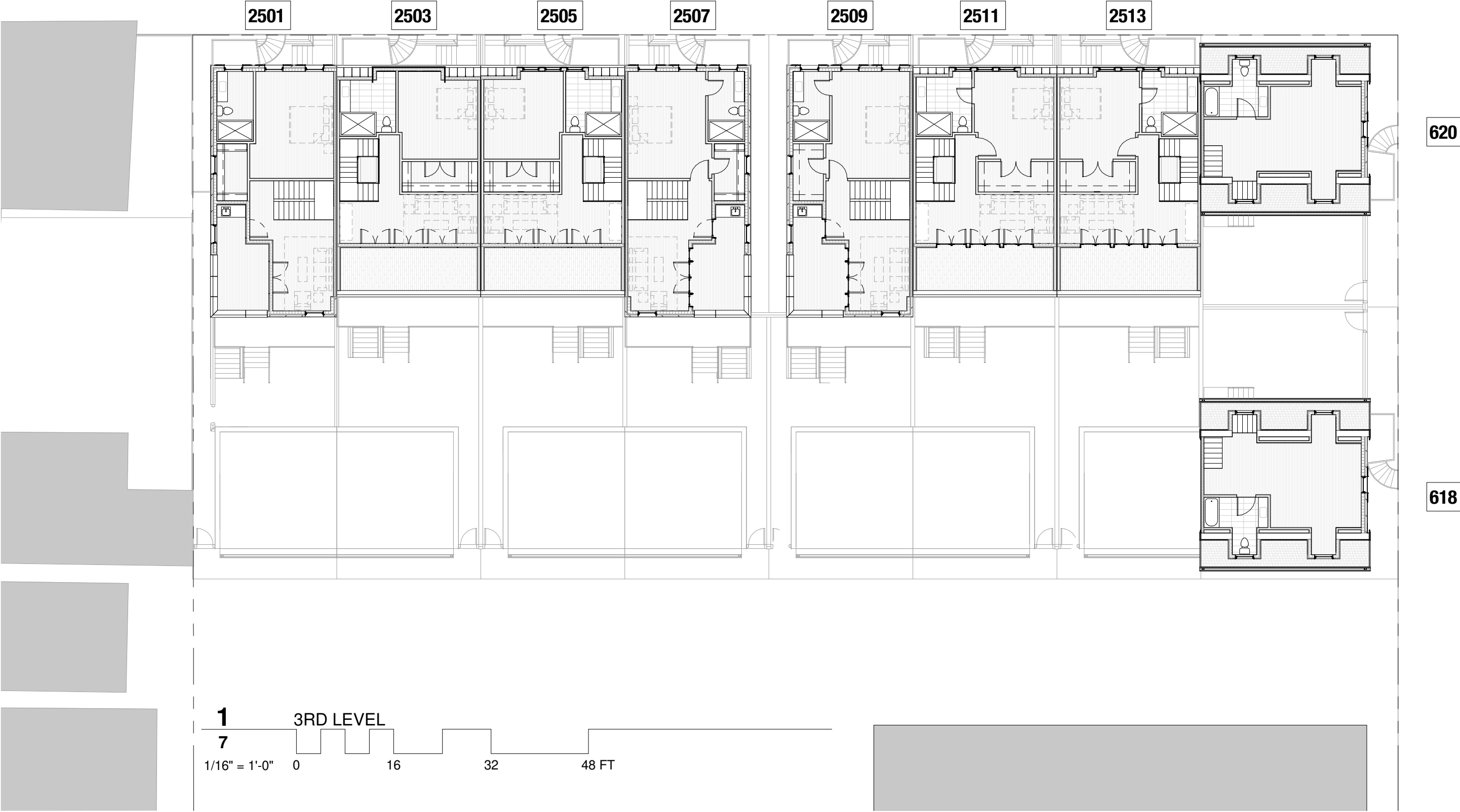


NORTH 26TH STREET

2nd Floor Plan



3rd Floor Plan





1 NORTH / M STREET ELEVATION

8

1/16" = 1'-0" 0 16 32 48 FT



2 EAST / N 26TH STREET ELEVATION

8

1/16" = 1'-0" 0 16 32 48 FT

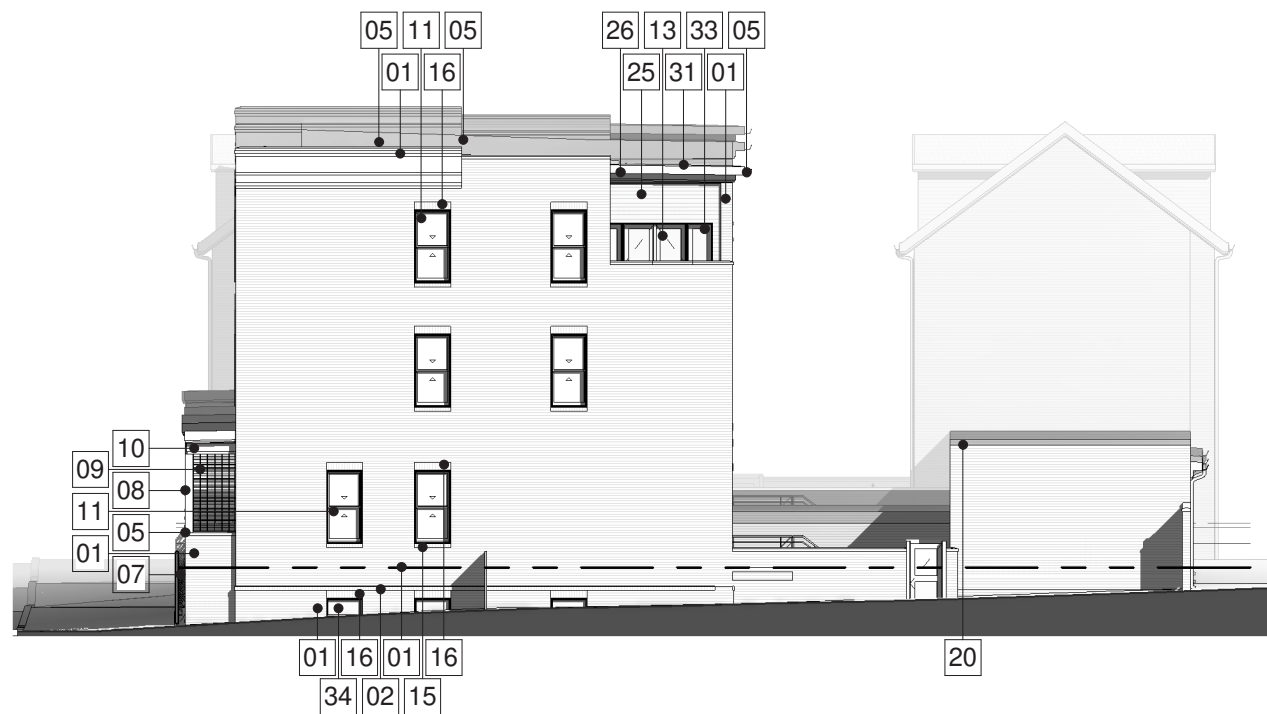
ELEVATION KEYNOTES	
MARK	DESCRIPTION
01	BRICK VENEER [BR01] - RUNNING BOND PATTERN, COLOR AND MORTAR TBD
02	BRICK [BR01] ROWLOCK WATER COURSE
03	VERTICAL BRICK [BR01] RECESS
04	PAINTED COMPOSITE CORNICE, COLOR TBD
05	PRECAST CONCRETE WALL CAP, COLOR AND MORTAR TBD
06	CAST-IN-PLACE CONCRETE STOOP AND STAIRS
07	METAL GUARDRAIL AND HANDRAIL, POWDER-COATED
08	PAINTED COMPOSITE COLUMN SURROUND, COLOR TBD
09	PAINTED METAL SCREEN, COLOR TBD
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 2-PANEL SHUTTER, COLOR TBD
18	PRECAST CONCRETE TRANSITION COURSE, COLOR AND MORTAR 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	ASPHALT SHINGLE GABLE AND GABLE DORMER ROOF
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

M Street and N 26th Street Elevations



1 SOUTH / ALLEY ELEVATION

1/16" = 1'-0" 0 16 32 48 FT



2 WEST ELEVATION

1/16" = 1'-0" 0 16 32 48 FT

South / Alley and West Elevations

ELEVATION KEYNOTES

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02	BRICK [BR01] ROWLOCK WATER COURSE
03	VERTICAL BRICK [BR01] RECESS
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35	WOOD FRAMED DECK AND STAIRS, STAINED AND SEALED



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



ARCHITECTURAL CONCEPT RENDERING - VIEW FROM M STREET



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



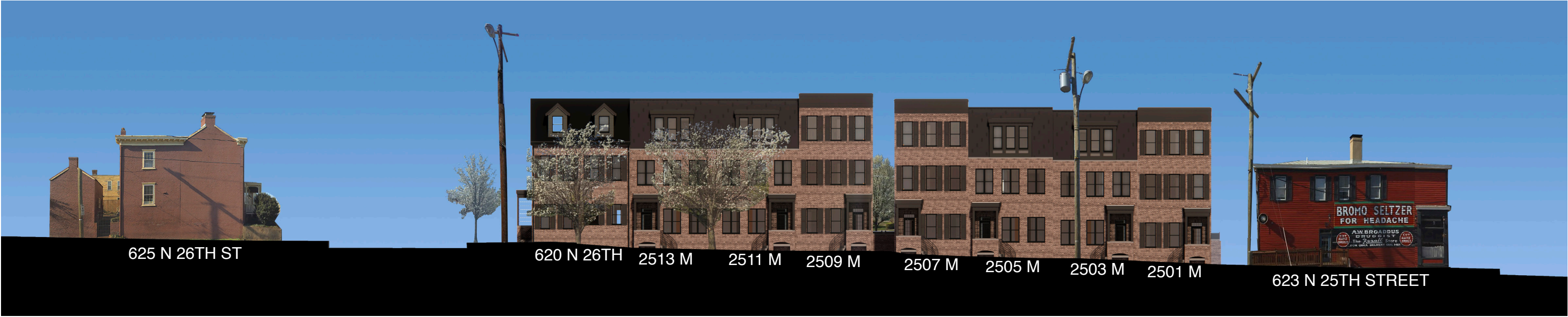
ARCHITECTURAL CONCEPT RENDERING - TYPICAL SINGLE-FAMILY ATTACHED DWELLING - N 26TH STREET UNIT



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



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



ARCHITECTURAL CONCEPT RENDERING - M STREET CONTEXT ELEVATION



ARCHITECTURAL CONCEPT RENDERING - N 26TH STREET CONTEXT ELEVATION