



**Property** (location of work)

Property Address: 2405 O Street Current Zoning: R-63  
Historic District: Union Hill

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

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

Construction of second story on existing single-story addition.

**Applicant/Contact Person:** Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140

Email: will@bakerdevelopmentresources.com

Billing Contact? Yes Applicant Type (owner, architect, etc.): Agent

**Property Owner:** Bryson Lefmann

If Business Entity, name and title of authorized signer: \_\_\_\_\_

Mailing Address: 1509 Greenville Ave

City: Richmond State: VA Zip Code: 23220

Telephone: ( ) 804-874-4749

Email: blefmann@gmail.com

Billing Contact? No

**\*\*Owner must sign at the bottom of this page\*\***

**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 payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 04/18/24



April 22<sup>nd</sup>, 2024

City of Richmond Department of Planning and Development Review  
Commission of Architectural Review  
Attn: Alex Dandridge  
City Hall, 900 East Broad Street  
Richmond, VA 23219

**RE: Commission of Architectural Review: 2405 O Street (E000-0379/001)**

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 addition at the rear of the single-family detached dwelling on the property known as 2405 O Street (the "Property").

The Property is located on the southern line of O Street between N 24<sup>th</sup> and N 25<sup>th</sup> Streets and lies in Richmond's Union Hill City Old and Historic District. Existing structures in the district are known for a variety of architectural styles and materials as well as a range of land uses. The Property is a small parcel located at the rear of the property known as 820 N 25<sup>th</sup> Street. The subject dwelling is the only residence in the block which fronts O Street while all other nearby parcels front east or west toward N 24<sup>th</sup> and N 25<sup>th</sup> Streets.

The Property owner is proposing to renovate the small, single-story addition at the right side of the existing dwelling by constructing a second-story on the existing single-story portion of the house. The proposed renovation will allow for the historic dwelling to meet the needs of the homeowner without changing the façade or footprint of the dwelling. The addition will

allow for the first floor kitchen to be renovated and the new second floor would create a new bonus room with a bathroom and room for washer/dryer and mechanicals.

**Siting:**

The Property is approximately 40 feet in width, 34.5 feet in depth, and contains roughly 1,400 square feet of lot area. The Property contains a single two-story frame dwelling which is 20.6 feet wide and 26.8 feet deep. A small 9 foot wide, 14.3 foot deep addition is located at the rear of the dwelling on the right side adjacent the alley. The proposed addition would add a second story to the existing single-story portion of the dwelling. As such, no changes are proposed to the siting or footprint of the existing dwelling.

**Form:**

The proposed addition has been designed to recognize the existing structure and materials used on the site. Lap siding to match the rest of the dwelling is proposed and the windows on the addition will be vertically aligned. The cornice line of the addition would be a simplified version of the historic cornice on the façade.

**Scale:**

As noted above, the proposed design of the new addition is consistent with the scale and character of the existing dwelling on the Property and adjacent dwellings. The addition will be set back from the primary façade to remain subordinate. The proposed addition will increase the overall livability of the existing dwelling and will allow for this historic dwelling to be renovated, without changing the existing streetscape of the Union Hill Old and Historic District.

**Height, Width, Proportion, & Massing**

Existing residential structures within the block are predominantly two stories and composed of a mixture of frame and masonry dwellings. As no changes will be made to the height or width of the dwelling's façade, it will retain their historic nature and compatibility with the surrounding properties.

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

The applicant is proposing to reside the entire dwelling, including the proposed addition, in cementitious lap siding. The existing door and windows would be retained. The applicant is also proposing to replace the wrought iron porch columns with 6" white posts. A finish schedule including exterior materials, doors, and windows would be provided for the dwelling.

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 [will@bakerdevelopmentresources.com](mailto:will@bakerdevelopmentresources.com) or (864)377-9140.

Sincerely,

A handwritten signature in blue ink, appearing to read "Will Gillette".

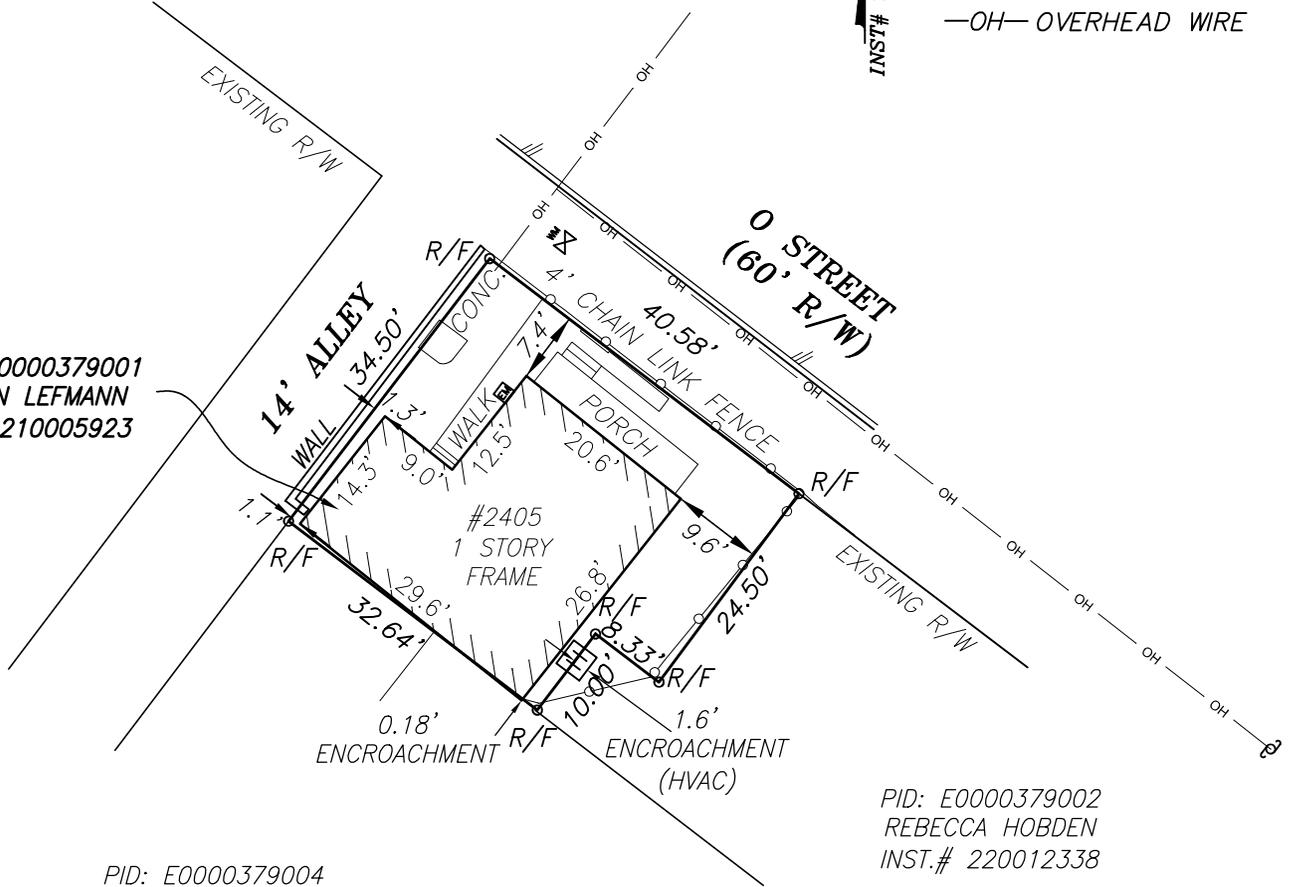
Will Gillette

Baker Development Resources, LLC

-  HVAC
-  ELEC. METER
-  WATER METER
-  UTILITY POLE
- R/W RIGHT OF WAY
- R/F ROD FOUND
- OH— OVERHEAD WIRE

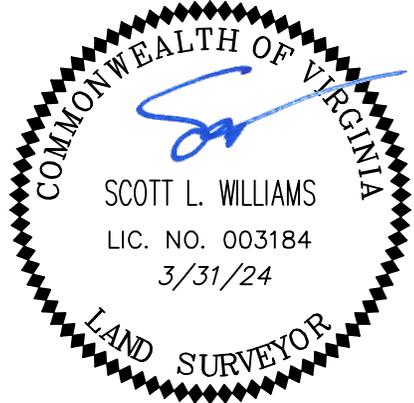
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BRYSON LEFMANN  
INST.# 210005923



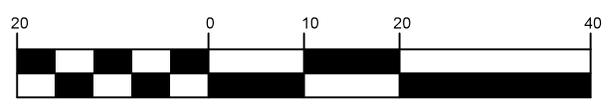
PID: E0000379004  
CHRISTOPHER S. ROMERO  
& JENNIE R. ROMERO  
INST.# 170007526

PID: E0000379002  
REBECCA HOBDEN  
INST.# 220012338



1. THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 03/26/24 AND FROM DEEDS AND PLATS OF RECORD.
2. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY; ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. BY GRAPHICAL MEANS THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP NO. 5101290041E, WITH AN EFFECTIVE DATE OF 7/16/2014.

**PHYSICAL IMPROVEMENT  
SURVEY OF  
2405 "O" STREET  
CITY OF RICHMOND, VIRGINIA  
GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.



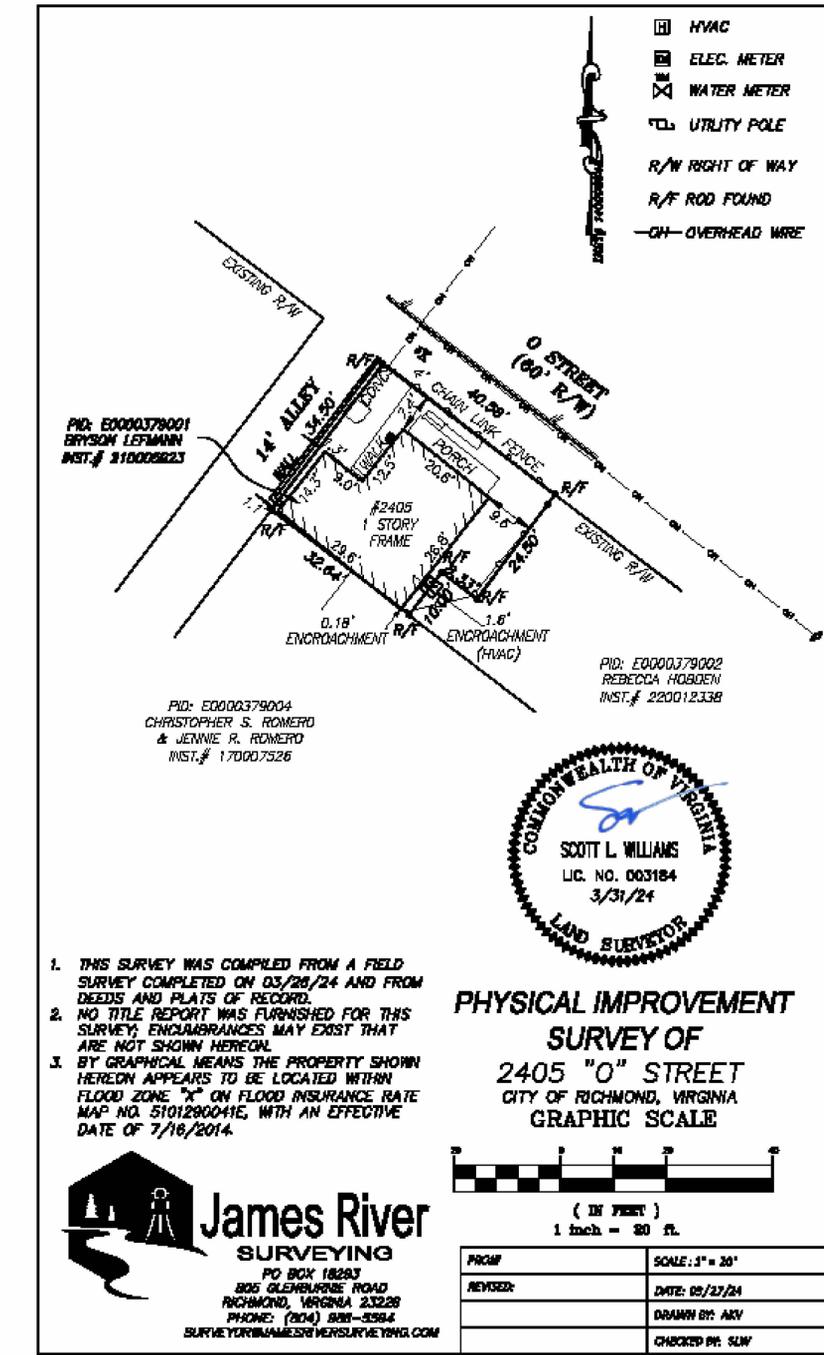
**James River  
SURVEYING**

PO BOX 18293  
805 GLENBURNIE ROAD  
RICHMOND, VIRGINIA 23226  
PHONE: (804) 986-5594  
SURVEYOR@JAMESRIVERSURVEYING.COM

PROJ#	SCALE: 1" = 20'
REVISED:	DATE: 03/27/24
	DRAWN BY: AKV
	CHECKED BY: SLW

# 2405 O Street

Commission of Architectural Review



EXISTING CONDITIONS



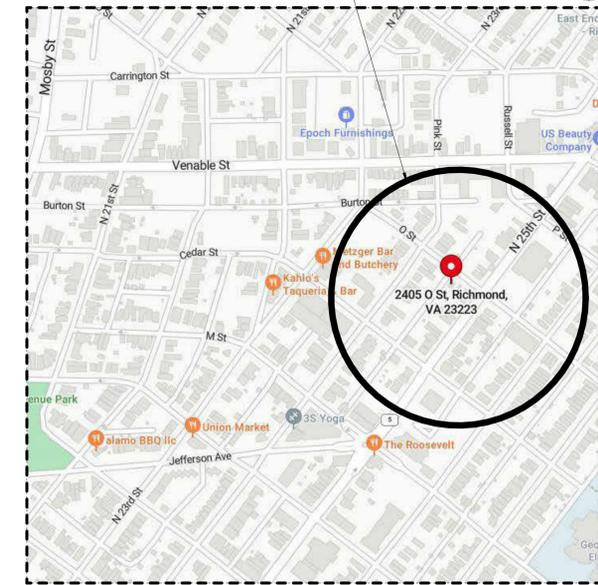
PROPOSED RENOVATION

SKETCH - NOT TO SCALE

## Scope of Work

Scope of work consist of the renovation to an existing structure in accordance with the Virginia Residential Code, 2021 and a 130 SF second floor addition on the existing footprint. All mechanical / air conditioning units will be screened. Final window, door, and paint color specifications to be submitted for administrative review. No vinyl materials.

## VICINITY MAP



## SHEET LIST

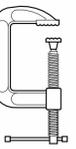
A.100	COVER SHEET
A.101	EXISTING / DEMO FLOOR PLANS
A.102	PROPOSED FLOOR PLANS
A.301	EXISTING ELEVATIONS
A.302	PROPOSED ELEVATIONS
A.401	EXISTING PHOTOGRAPHS

## PROJECT INFORMATION

PROJECT AREA:	
EXISTING 1st FLOOR AREA:	682 SF
EXISTING 2nd FLOOR AREA:	553 SF
	<b>1235 SF</b>
PROPOSED 1st FLOOR AREA:	
	682 SF
PROPOSED 2nd FLOOR AREA:	682 SF
	<b>1364 SF</b>

## APPLICABLE CODES:

- 2021 VA RESIDENTIAL CODE
- RICHMOND CITY ZONING, ZONE R-63 SINGLE-FAMILY
- CITY OLD AND HISTORIC DISTRICT: UNION HILL
- NATIONAL HISTORIC DISTRICT: UNION HILL

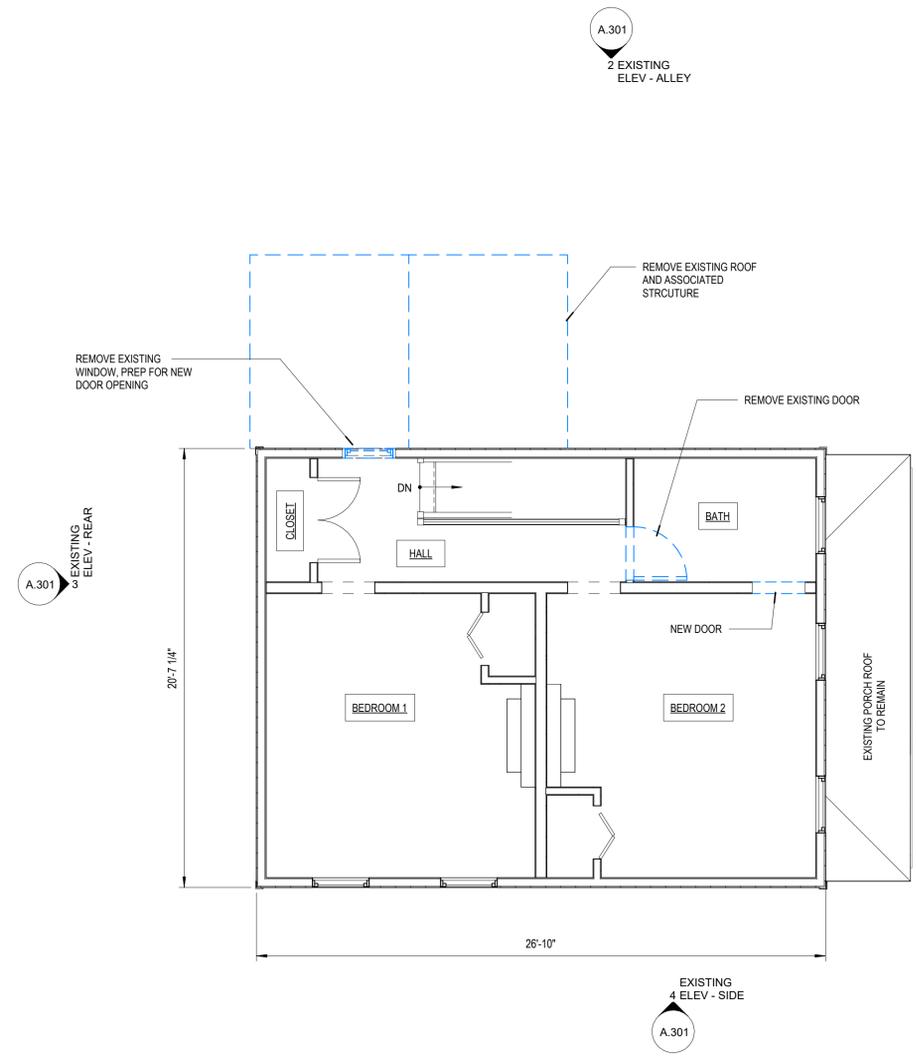
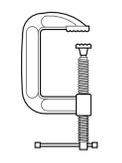


CUSTOM JOINERY RVA

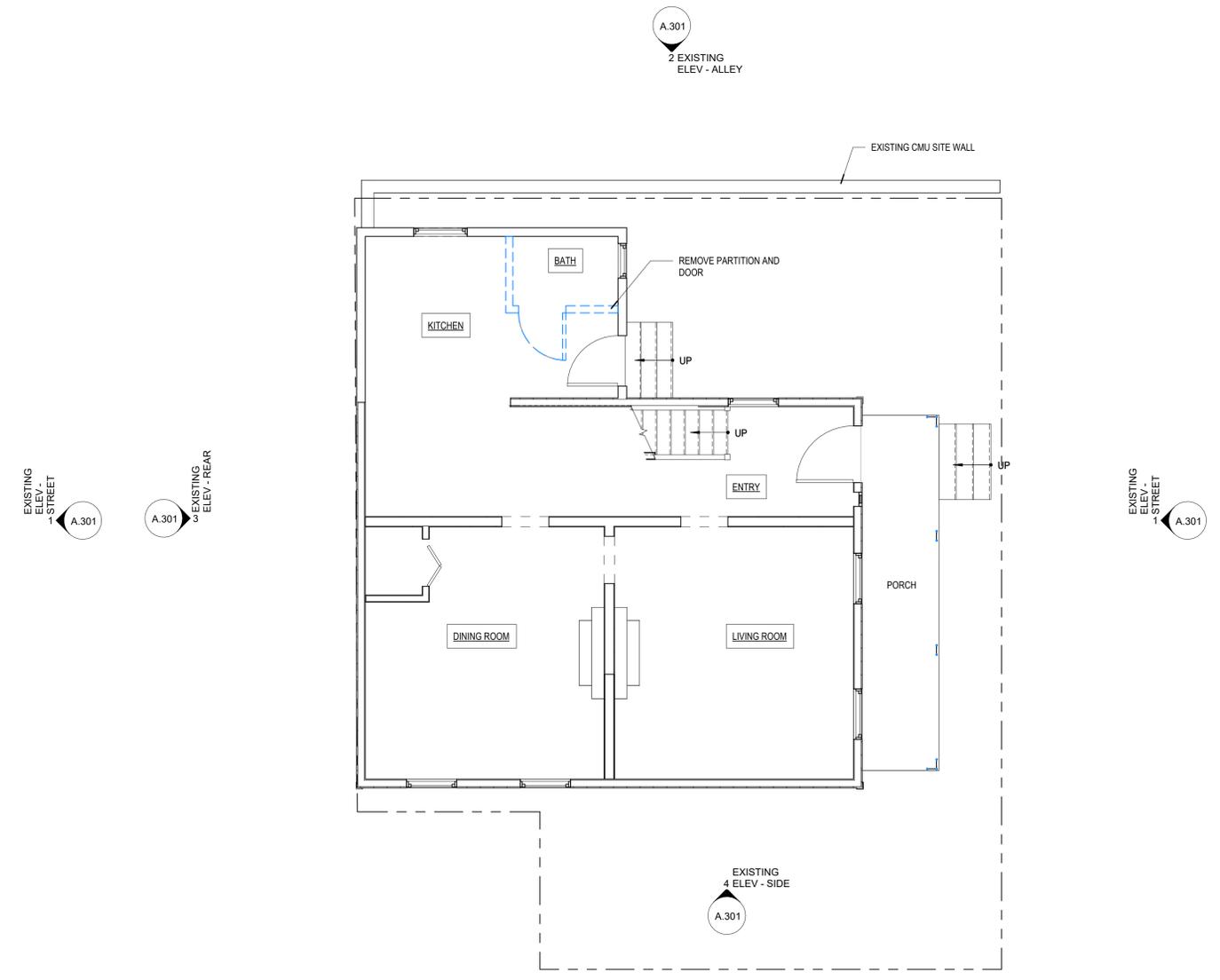
Commission of Architectural Review

2405 O Street

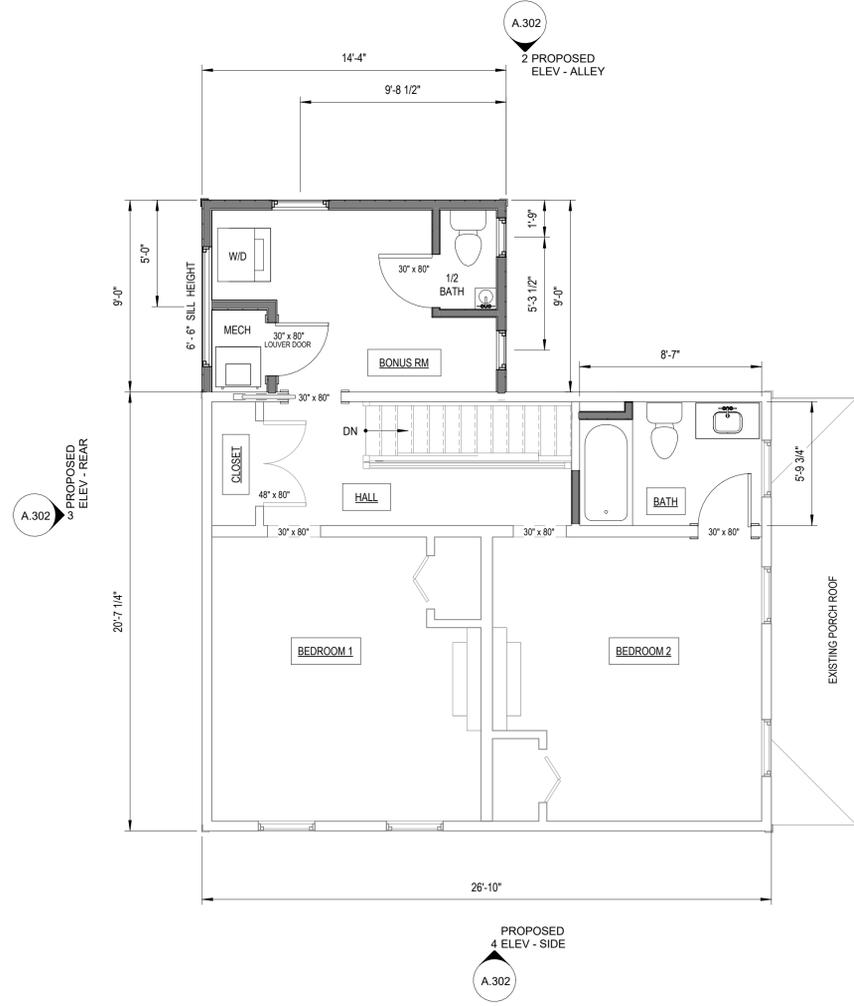
COVER SHEET



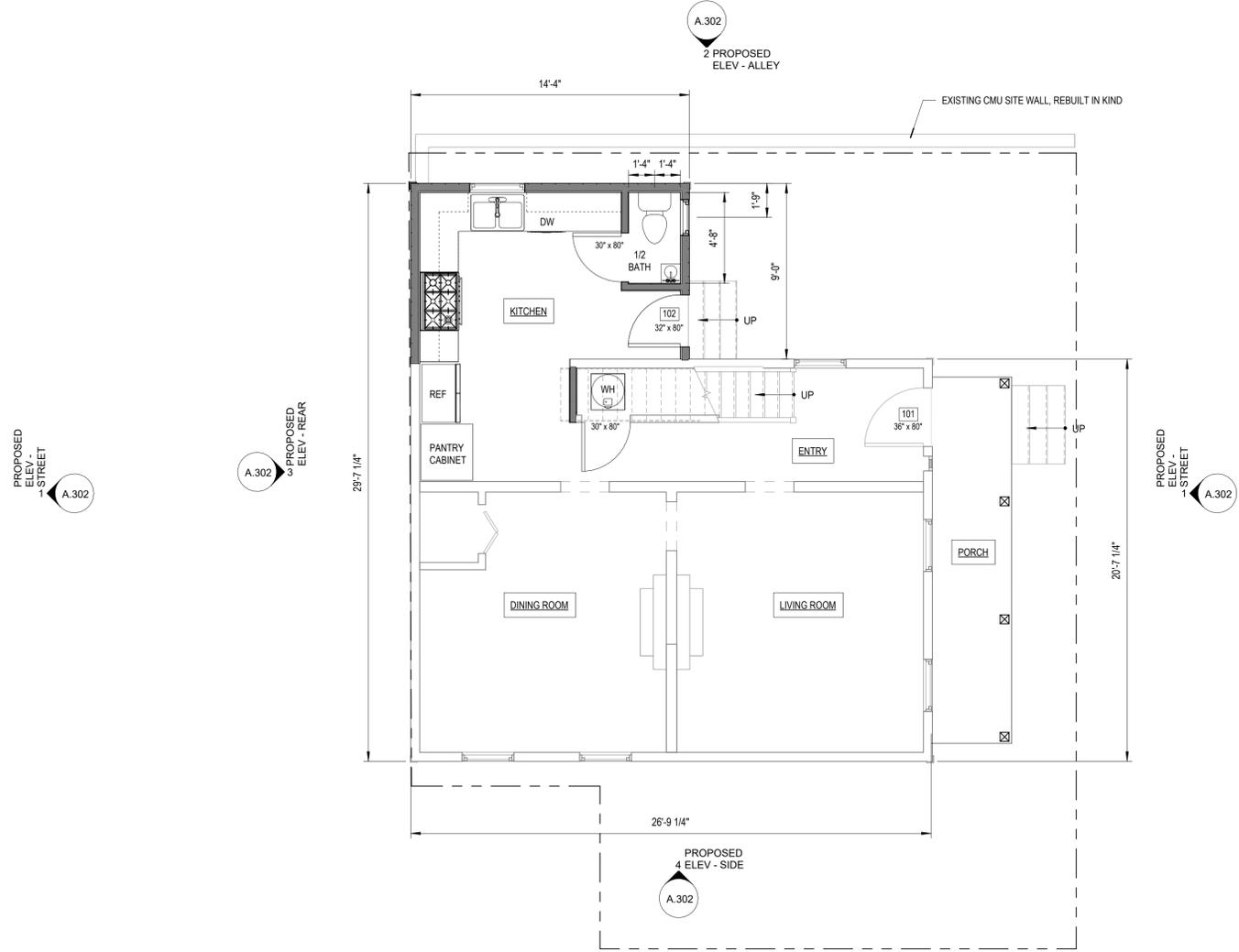
② 2nd Floor - Existing  
1/4" = 1'-0"



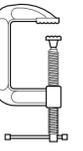
① 1st Floor - Existing  
1/4" = 1'-0"



② 2nd Floor - Proposed  
1/4" = 1'-0"



① 1st Floor - Proposed  
1/4" = 1'-0"

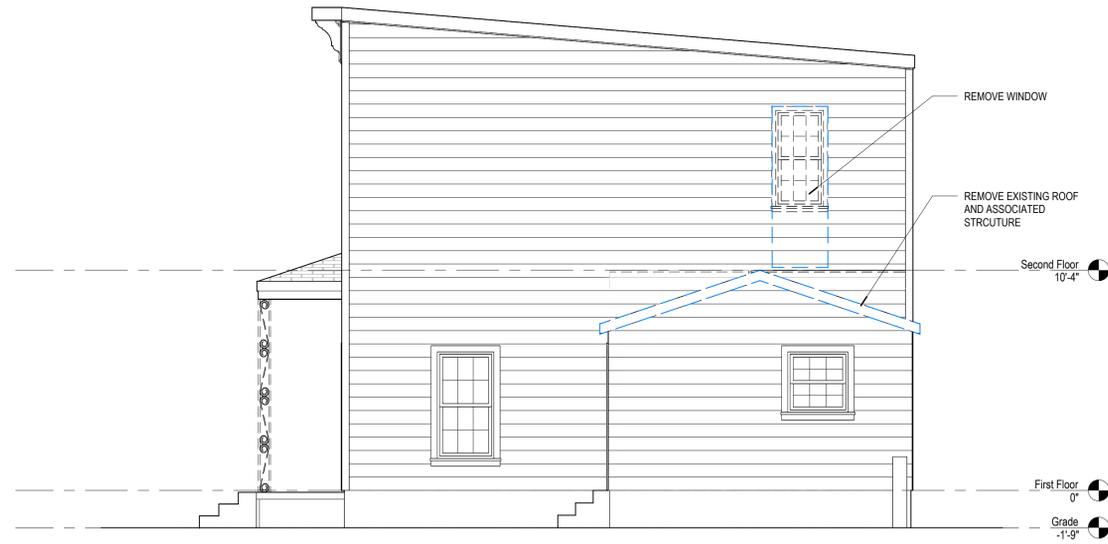


CUSTOM JOINERY RVA

Commission of Architectural Review  
2405 O Street  
EXISTING ELEVATIONS

4.25.2024

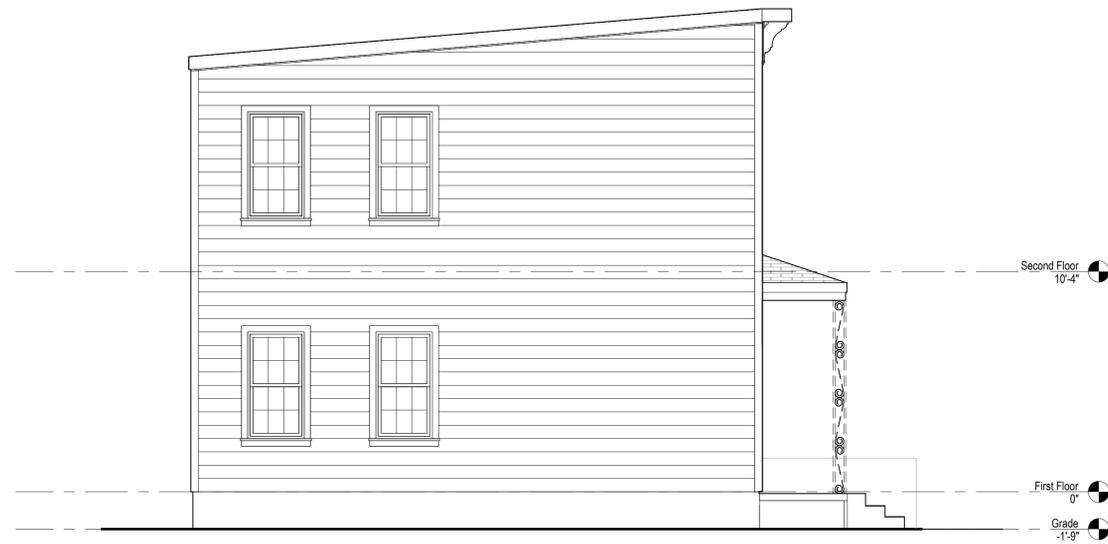
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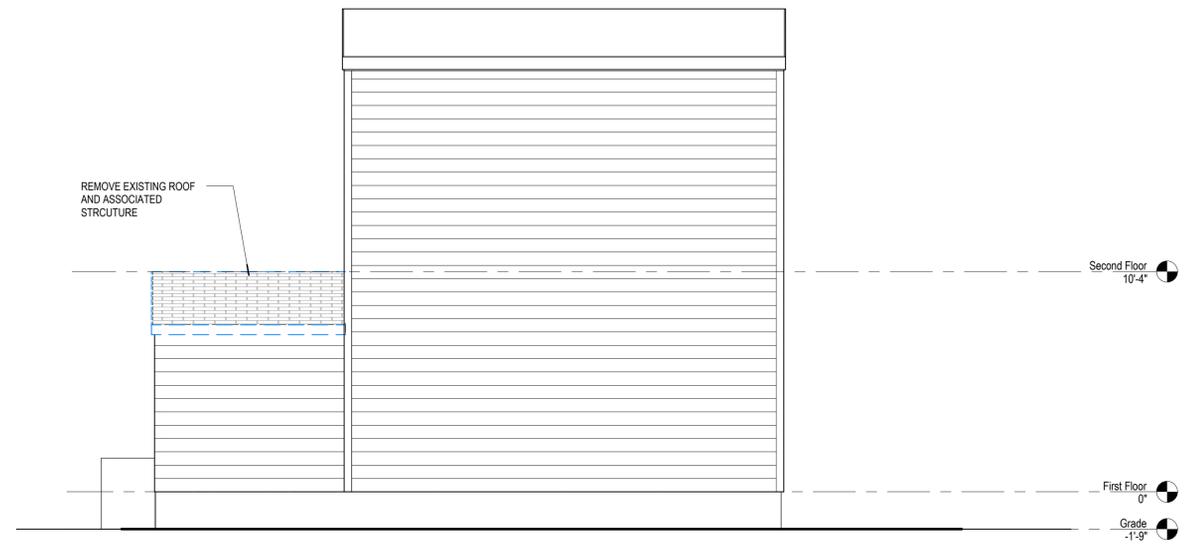
2 EXISTING ELEV - ALLEY  
1/4" = 1'-0"



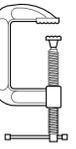
1 EXISTING ELEV - STREET  
1/4" = 1'-0"



4 EXISTING ELEV - SIDE  
1/4" = 1'-0"



3 EXISTING ELEV - REAR  
1/4" = 1'-0"



CUSTOM JOINERY RVA

Commission of Architectural Review  
2405 O Street

PROPOSED ELEVATIONS

4.25.2024

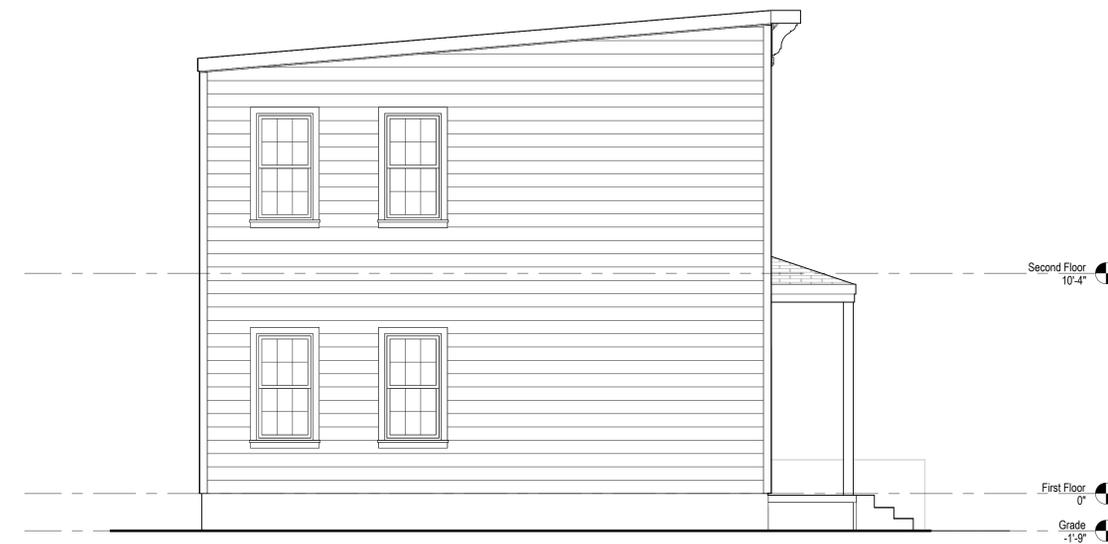
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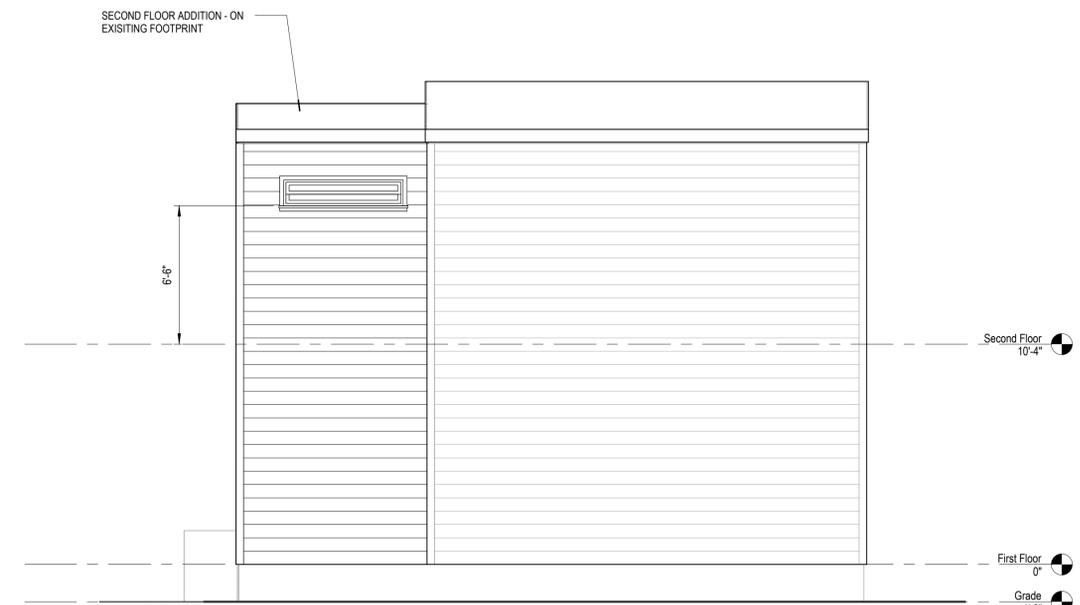
② PROPOSED ELEV - ALLEY  
1/4" = 1'-0"



① PROPOSED ELEV - STREET  
1/4" = 1'-0"



④ PROPOSED ELEV - SIDE  
1/4" = 1'-0"



③ PROPOSED ELEV - REAR  
1/4" = 1'-0"



EXISTING SIDE ELEVATION



EXISTING SIDE YARD



EXISTING STREET / FRONT ELEVATION



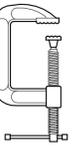
EXISTING STREET / FRONT ELEVATION



EXISTING SITE WALL AT ALLEY



EXISTING ONE STORY ADDITION



CUSTOM  
JOINERY  
RVA

Commission of Architectural Review

2405 O Street

EXISTING PHOTOGRAPHS

4.25.2024

A.401