

Commission of Architectural Review Certificate of Appropriateness Application

900 E. Broad Street, Room 510 Richmond, VA 23219 804-646-6569

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	State. VI Zip Code
Email: will@bakerdevelopmentresources.com	
Billing Contact? Yes Applicant Type (owner, architect, etc.):	Agent
Property Owner: Bryson Lefmann	##T-1/04%
If Business Entity, name and title of authorized signee:	
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 applica	
Review (CAR). Failure to comply with the conditions of the COA m	
for one (1) year and may be extended for an additional year, upon	
Requirements: A complete application includes all applicable infor	mation requested on checklists available on the CAR web
to provide a complete and accurate description of existing and pro	
Applications proposing major new construction, including addition	s, should meet with staff to review the application and
requirements prior to submitting. Owner contact information and s	ignature is required. Late or incomplete applications will r
be considered.	
Zoning Requirements: Prior to Commission review, it is the respon	nsibility of the applicant to determine if zoning approval is
required. Application materials should be prepared in compliance v	with zoning.
Authenticiae	
Property Owner Signature: Bryson Lefmann	Date: 04/18/24
Property Owner Signature	Date;



April 22nd, 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 24th and N 25th 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 25th 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 24th and N 25th 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

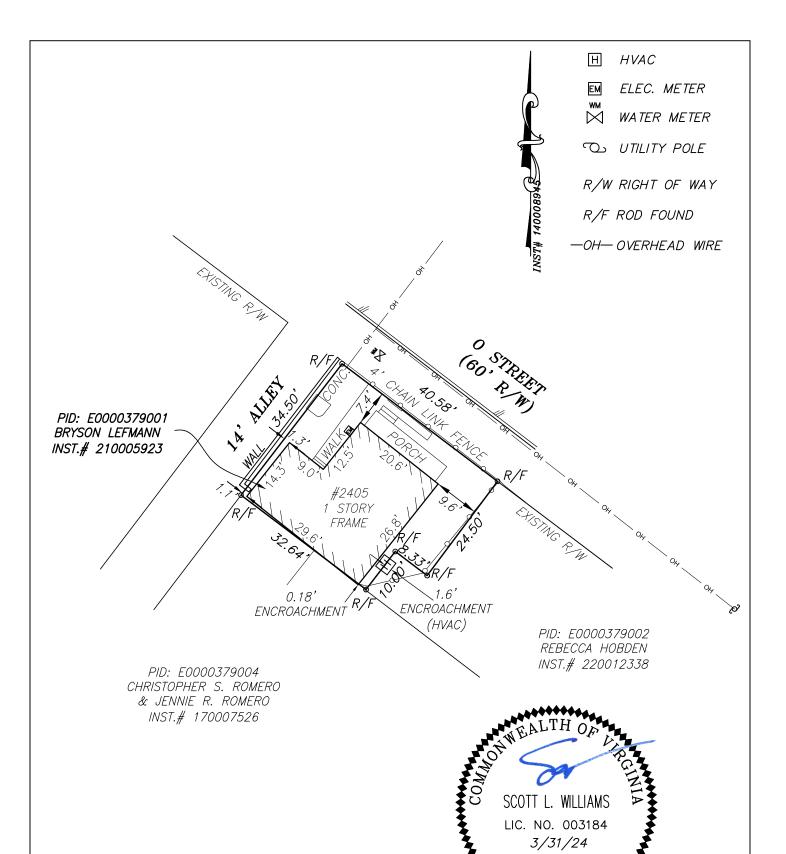
The applicant is proposing to reside the entire dwelling, including the proposed addition, in cementitious lap siding. The existing door and windows would be retained. The applicant is also proposing to replace the wrought iron porch columns with 6" white posts. A finish schedule including exterior materials, 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 or (864)377-9140.

Sincerely,

Will Gillette

Baker Development Resources, LLC



- THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 03/26/24 AND FROM DEEDS AND PLATS OF RECORD.
 NO TITLE REPORT WAS FURNISHED FOR THIS
- 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.



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

PHYSICAL IMPROVEMENT SURVEY OF

SURVE

4ND

2405 "O" STREET CITY OF RICHMOND, VIRGINIA GRAPHIC SCALE

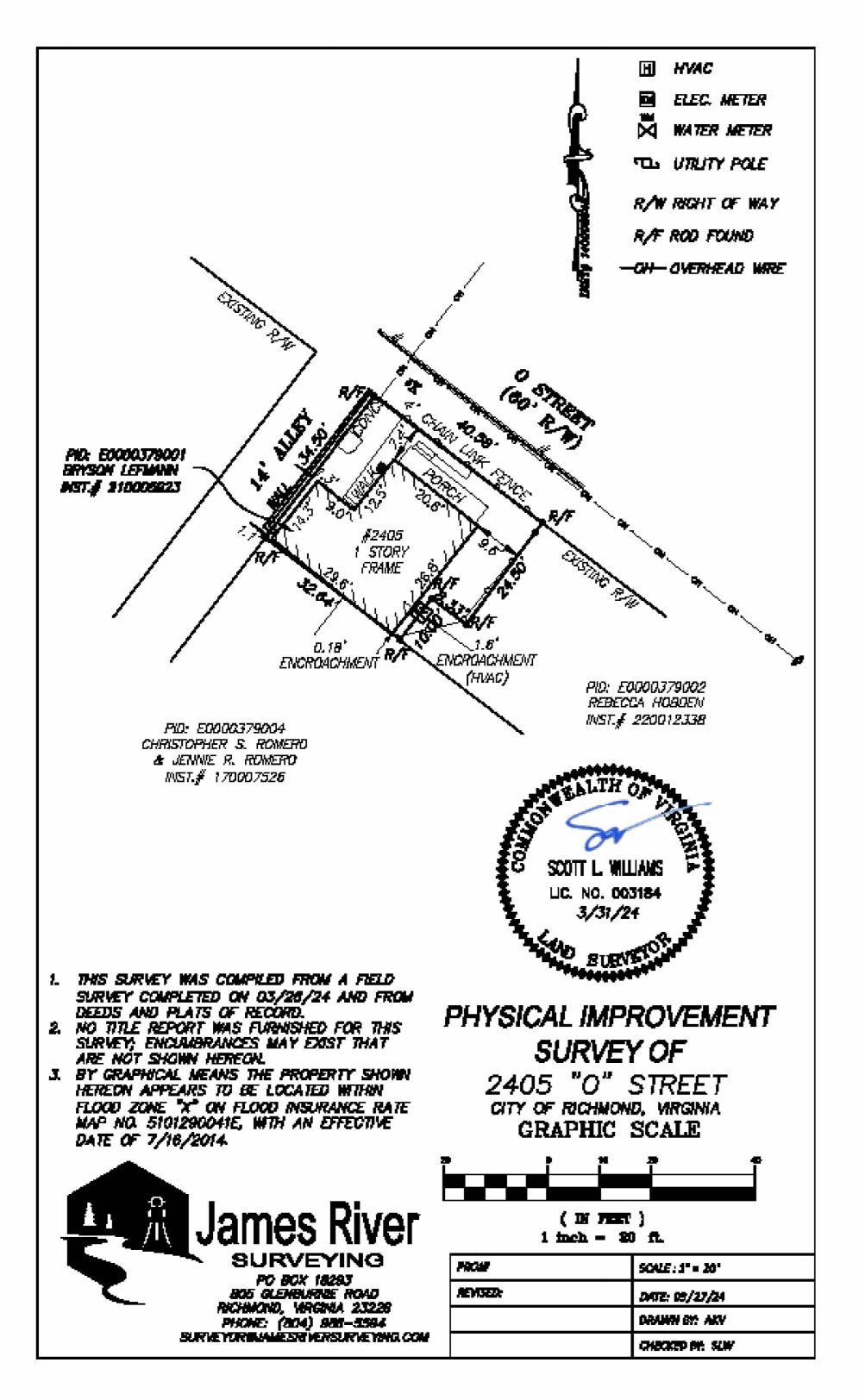


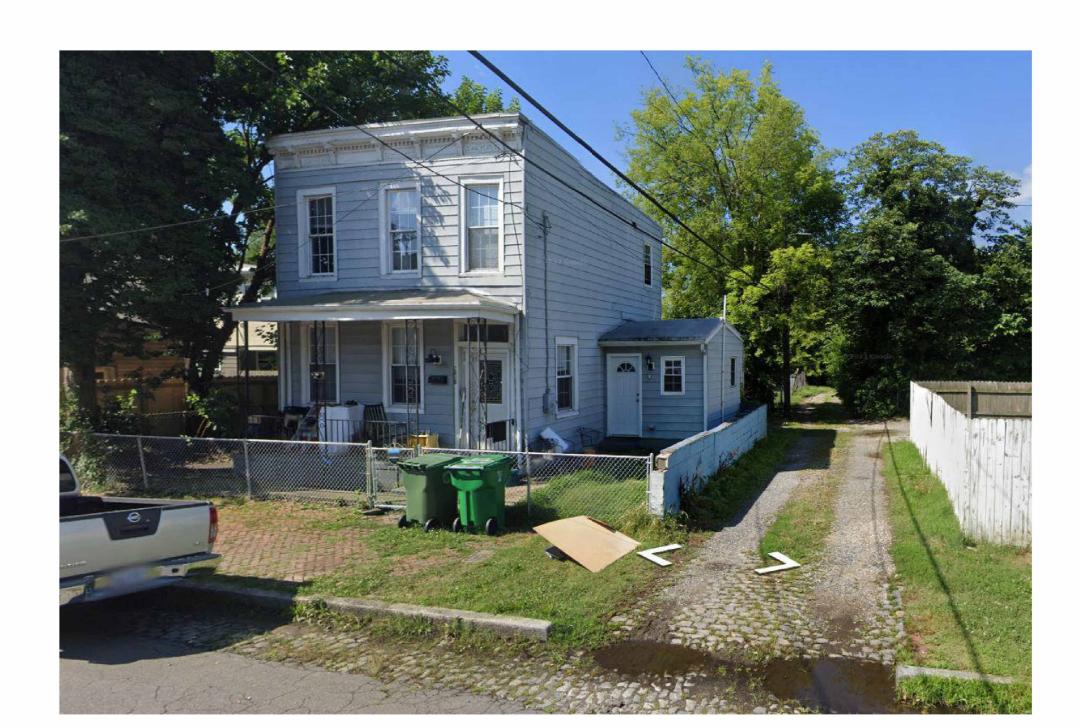
(IN FEET)
1 inch = 20 ft.

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

2405 O Street

Commission of Architectural Review





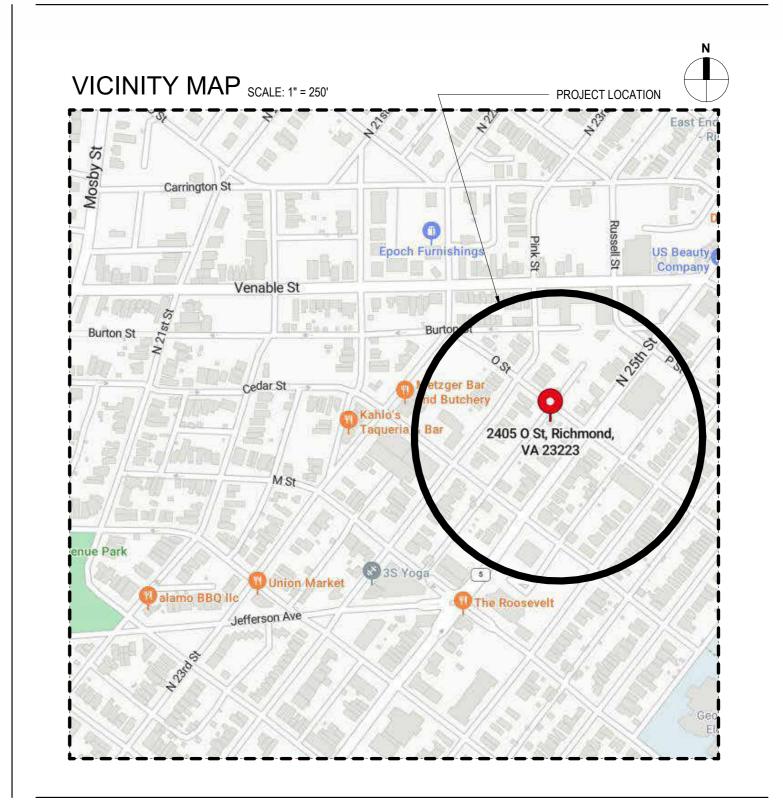
EXISTING CONDITIONS



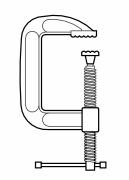
PROPOSED RENOVATION

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.



SHEET L	IST	PROJECT INFORMATION	
A.100	COVER SHEET	PROJECT AREA:	
A.101	EXISTING / DEMO FLOOR PLANS	EXISTING 1st FLOOR AREA:	682 SF
A.102	PROPOSED FLOOR PLANS	EXISTING 2nd FLOOR AREA:	553 SF
A.301	EXISTING ELEVATIONS		1235 SF
A.302	PROPOSED ELEVATIONS		
A.401 EXISTING PHOTOGRAPHS	PROPOSED 1st FLOOR AREA:	682 SF	
Λ.τυ ι	EXIGNICATIONOGIVATIO	PROPOSED 2nd FLOOR AREA:	682 SF
			1364 SF
		APPLICABLE CODES:	
	2021 VA RESIDENTIAL CODE	2021 VA RESIDENTIAL CODE	
	·	THOMMOND OF F ZONING, ZONE IN GO CHICEE	
		FAMILY	
		CITY OLD AND HISTORIC DISTRICT:UNION HILL NATIONAL HISTORIC DISTRICT:UNION HILL	



CUSTOM **JOINERY** RVA

Review Commission of Architectural 2405 O Street COVER SHEET

2nd Floor - Existing

1/4" = 1'-0"

Commission of Architectural Review
2405 O Street
EXISTING / DEMO FLOOR PLANS

CUSTOM JOINERY

RVA

2 EXISTING ELEV - ALLEY 2 EXISTING ELEV - ALLEY EXISTING CMU SITE WALL REMOVE EXISTING ROOF AND ASSOCIATED STRCUTURE <u>BATH</u> REMOVE PARTITION AND DOOR REMOVE EXISTING ———— WINDOW, PREP FOR NEW DOOR OPENING KITCHEN REMOVE EXISTING DOOR ENTRY NEW DOOR -PORCH BEDROOM 2 BEDROOM 1 LIVING ROOM DINING ROOM 26'-10" EXISTING 4 ELEV - SIDE EXISTING 4 ELEV - SIDE

1st Floor - Existing

Commission of Architectural Review
2405 O Street
PROPOSED FLOOR PLANS

CUSTOM JOINERY

RVA

- EXISTING CMU SITE WALL, REBUILT IN KIND PORCH

2 PROPOSED ELEV - ALLEY 14'-4" 9'-8 1/2" BONUS RM 8 PROPOSED ELEV - REAR BEDROOM 1 BEDROOM 2 26'-10" PROPOSED 4 ELEV - SIDE



KITCHEN 102 32" x 80" 8 PROPOSED ELEV - REAR ENTRY PANTRY CABINET LIVING ROOM DINING ROOM

14'-4"

2 PROPOSED ELEV - ALLEY

1'-4" 1'-4"

26'-9 1/4"

PROPOSED 4 ELEV - SIDE

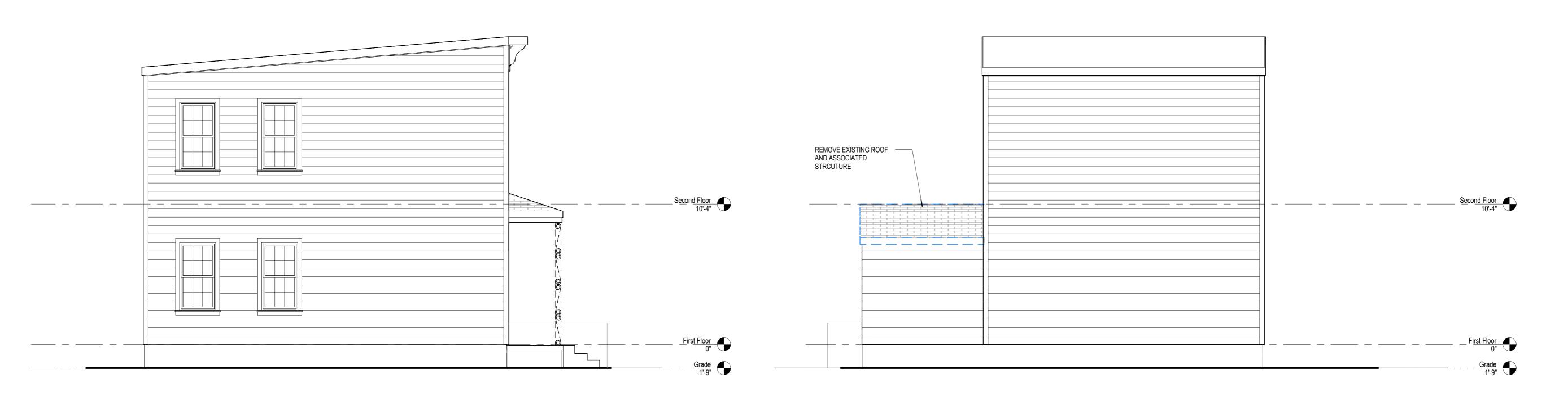
1st Floor - Proposed

1/4" = 1'-0"

EXISTING ELEV - SIDE

1/4" = 1'-0"

REMOVE WINDOW REMOVE EXISTING ROOF AND ASSOCIATED STRCUTURE REMOVE EXISTING ROOF AND ASSOCIATED STRCUTURE Second Floor 10'-4" REPLACE WITH 6
INCH SQUARE
PORCH COLUMNS,
TO BE PAINTED
WHITE Grade -1'-9" 2 EXISTING ELEV - ALLEY
1/4" = 1'-0" 1 EXISTING ELEV - STREET



3 EXISTING ELEV - REAR

ENSTING ROOF.
CORNER AND TRIM TO
REHAM

NEW SMOOTH AND
UNBEARDED CREENTITIOUS
SIDING, TYPICAL

NEW SOUARE COLUMNS,
PAINTED WHITE

NEW SOUARE COLUMNS,
PAINTED WHITE

First Exoc.
Typical

First Exoc.
Typical

First Exoc.
Typical

First Exoc.
Typical

CUSTOM

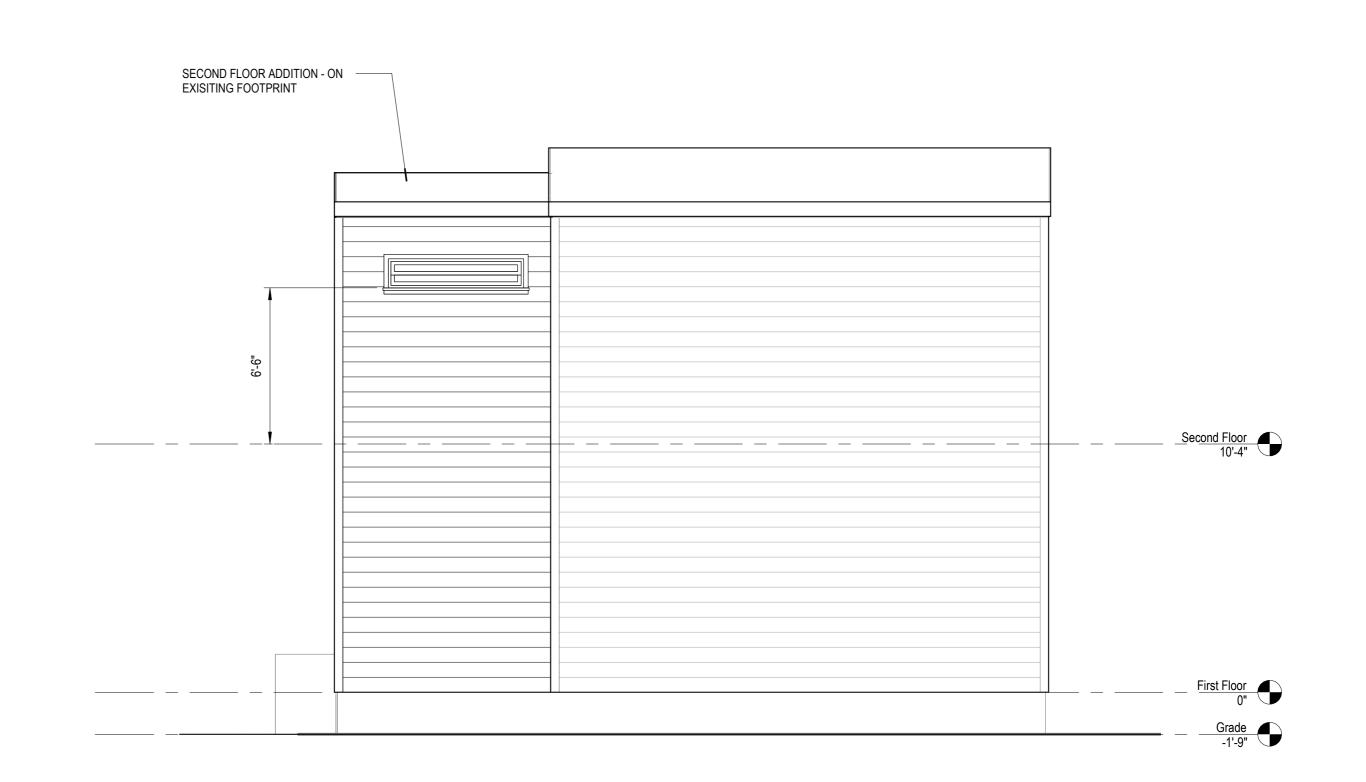
JOINERY

RVA

Commission of Architectural Review
2405 O Street
PROPOSED ELEVATIONS

PROPOSED ELEV - STREET

1/4" = 1'-0"

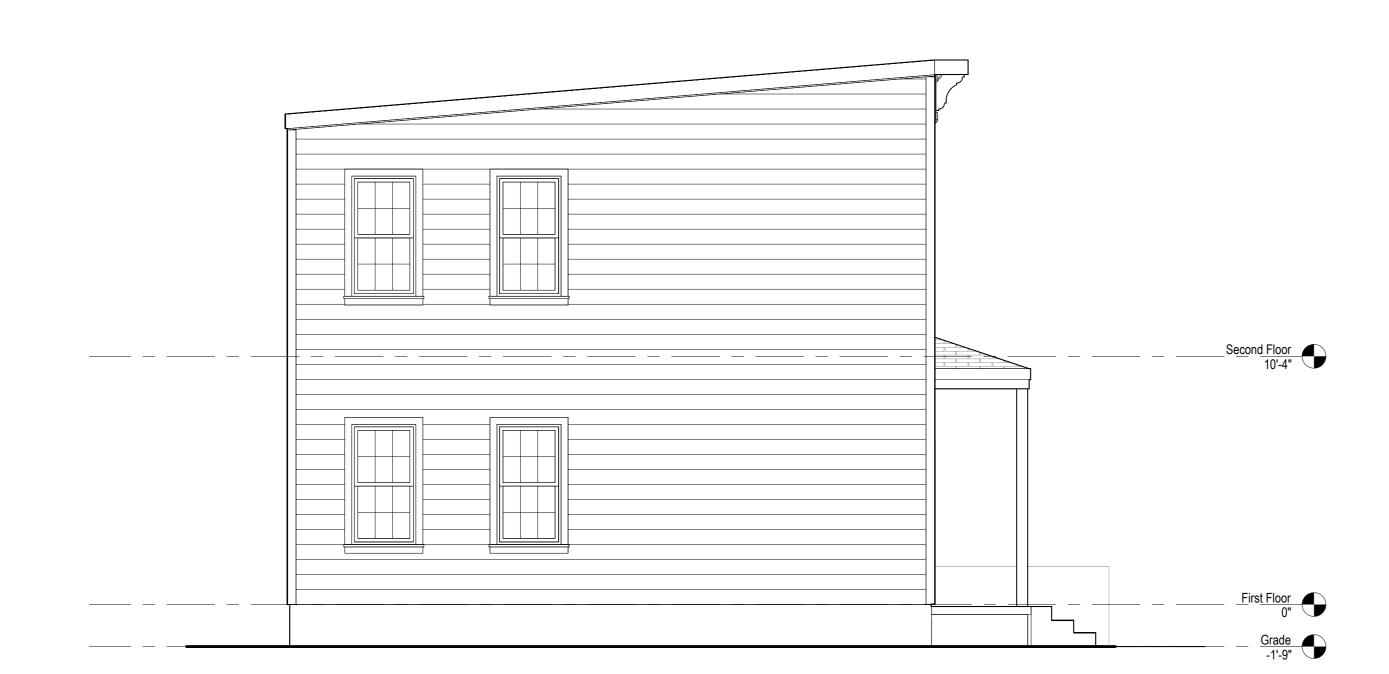


PROPOSED ELEV - REAR

1/4" = 1'-0"







PROPOSED ELEV - SIDE

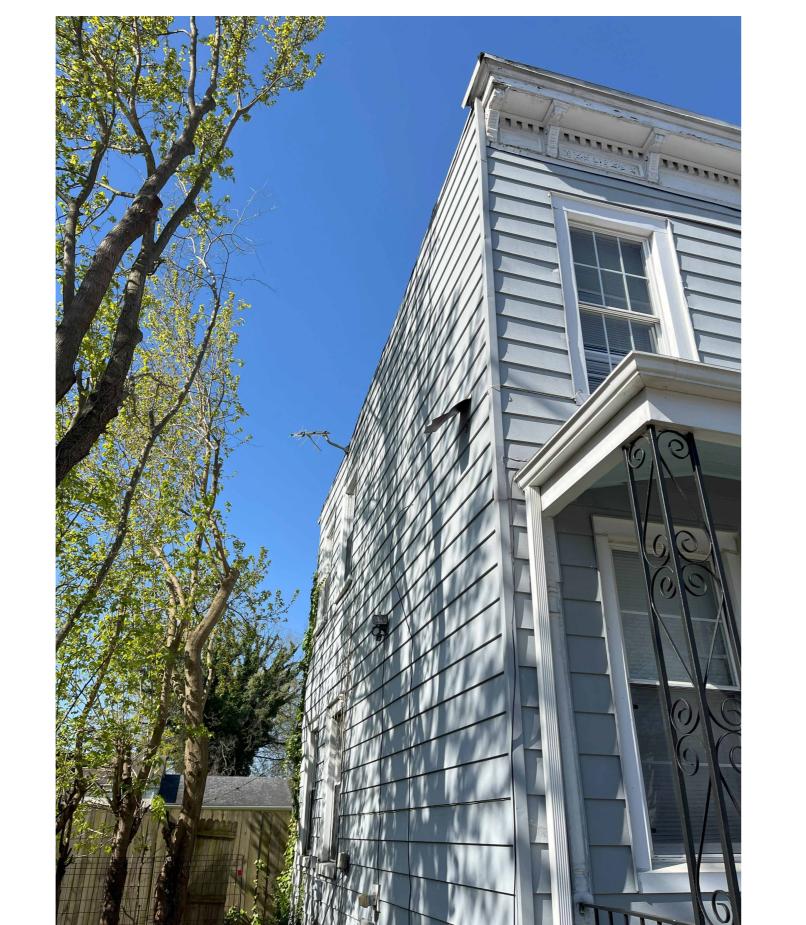
1/4" = 1'-0"

EXISTING STREET / FRONT ELEVATION

Commission of Architectural Review 2405 O Street EXISTING PHOTOGRAPHS







EXISTING SIDE ELEVATION



EXISTING SIDE YARD



EXISTING STREET / FRONT ELEVATION

EXISTING ONE STORY ADDITION



EXISTING SITE WALL AT ALLEY

