



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**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: 2219 M 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):

An addition to an existing single-family dwelling.

Applicant/Contact Person: Syd Shoaf

Company: Baker Development Resources

Mailing Address: [REDACTED]

City: Richmond

State: VA

Zip Code: 23219

Telephone: [REDACTED]

Email: [REDACTED]

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

Property Owner: 1600 Matthews RVA LLC

If Business Entity, name and title of authorized signee: _____

Mailing Address: [REDACTED]

City: Richmond

State: VA

Zip Code: 23220

Telephone: (____) _____

Email: _____

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: 6/26/2021



June 26, 2026

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

RE: Commission of Architectural Review: 2219 M Street (E0000292/002)

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 a proposed addition to an existing single-family dwelling on the property known as 2219 M Street (the "Property"). This application was conceptually reviewed at the May 26, 2026 meeting of the CAR.

The Property is located on the southern line of M Street between N. 22nd and N 23rd Streets. It lies within Richmond's Union Hill City Old and Historic District and is improved with a single-family dwelling that was constructed in 1891. The original structure is an approximately 544 square foot one-story, two-bay, gable roofed frame cottage building that fronts onto M Street (the "original building"). An addition was constructed that is approximately 112 square feet, has a flat roof, and has an additional door that fronts onto M Street (the "existing addition"). Both the original building and the existing addition are constructed with the same materials which include wooden lap siding. Existing structures in the district are known for a variety of architectural styles and materials as well as a range of land uses. This block face consists primarily of two-story single-family residential dwellings and has a mix of flat and gabled roofs.

At the May 2026 CAR meeting, two different proposals were offered to receive guidance from the commission for a new addition on the Property. The first proposal contemplated demolishing the existing addition on the Property to construct a new one-story, approximately 342 square foot addition. The second proposal contemplated preserving and utilizing the existing addition as a connector to a new two-story, approximately 540 square foot addition. Both proposals were intended to provide an enhanced, high quality living space that would meet the needs of today's market while

respecting the history and integrity of the original building. They were both reviewed against the criteria for siting, form, scale, height, and massing.

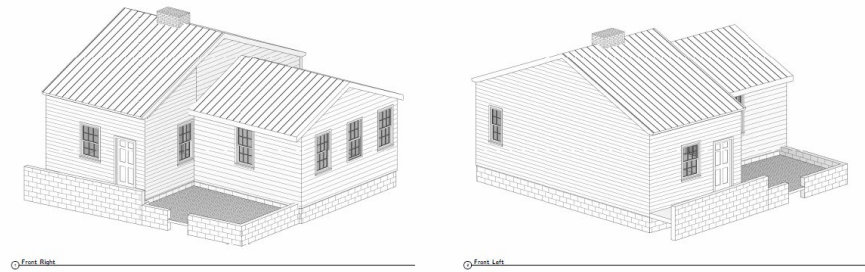


Figure 1: Initial Elevations from Proposal #1



Figure 2: Initial Renderings from Proposal #2

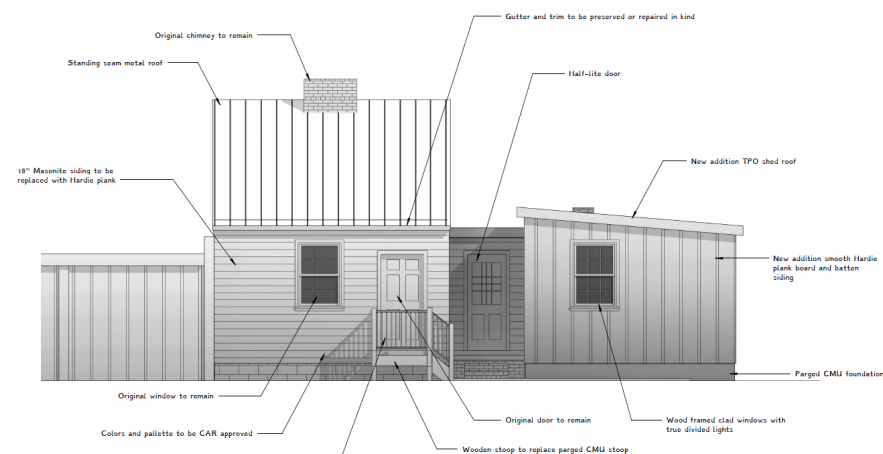


Figure 3: Revised Elevations fronting M Street

Conceptual Review and Changes:

The application was conceptually reviewed at the May 2026 CAR meeting. The applicant revised the design to address the comments received from staff and commissioners at the meeting. The comments generally suggested a design that would preserve the original building as the prominent structure on the Property. Staff and commissioners suggested an addition that would be subordinate to the original building while also providing an addition that would include elements of both original proposals. Furthermore, the commission expressed concerns with demolishing the existing addition and appreciated the element of Proposal #2 to use the existing addition as a connector to a new addition.

The revised proposal addresses the comments by retaining and utilizing the existing addition on the Property as a renovated kitchen and connector to a new addition. The new addition would be subordinate in size to the original building while also being distinguishable. It would be one-story, approximately 273 square feet, and be utilized as a primary bedroom with an ensuite full bathroom and closet. Proposed materials would include:

- A TPO shed roof as requested by the commission
- Vertical smooth Hardie plank board and batten siding
- Three new framed clad windows with true divided lights
- A new half-lite door to replace the door on the existing addition
- A parged CMU foundation

The materials and elements are high quality and durable while also distinguishing the new addition from the original building.

The new addition meets the underlying zoning district's yard requirements. It would be setback 3' from the alley and 17' from M street. The new addition allows for the entire structure's interior to be renovated to provide a living space that is modern, efficient, and meets the needs of today's market. Overall, it would include two bedrooms, one and a half bathrooms, an open kitchen and living area, and laundry.

Siting:

According to historic Sanborn maps, the Property historically had a variety of additions.



Figure 4: Sanborn Map, 1905 (Left) and Sanborn Map, 1925 (Right)

The new addition would be adjacent to the original single-family dwelling and the existing addition. It would be accessible through the original building and the existing addition which would be the new main ingress/egress to the dwelling.

During the May 2026 CAR meeting, the importance of reducing the visual impact of a new addition through adjustments to scale, setback, and roof form was stressed. There were several commissioners that supported moving a new addition further back from the front façade and toward the alley to preserve a deeper setback and maintain the prominence of the original building.

The siting of the new addition factors in the feedback from staff and the commission, is consistent with the historic use of the Property, the development pattern in the area, and meets the underlying zoning district's setback requirements. Due to the lot configuration, the new addition cannot be located in the rear and must be located between the original building and the alley. It is subordinate in size and would be inconspicuous as it utilizes similar materials to the original structure while also being discernible. The new addition respects the prevailing front and side yard setbacks patterns on the property and surrounding area. It would be setback 3' from the alley and 17' from M Street. The original building is setback approximately 3.5' from M Street which preserves it as the focal point of the Property. Additionally, the new addition meets the underlying zoning district's setback requirements. Lastly, it faces M Street which is the most prominent street bordering the Property.

Form:

The new addition has been designed in a manner which is consistent with the form of other historic structures on the block and the greater neighborhood. During the May 2026 CAR meeting and in the Conceptual Review Letter issued by staff, it stated, "The Commission expressed broad agreement that the historic cottage is a significant and character-defining building type with the Union Hill neighborhood..." The new addition respects the original building on the Property by being clearly subordinate in its massing and size. It was requested during the May 2026 CAR meeting to utilize a TPO shed roof to distinguish it from the existing gable roof on the original building. The proposed addition includes a TPO shed roof to distinguish it from the original building.

Scale:

The proposed addition is consistent with the scale and character of the proposed site layout and existing neighborhood and will appear appropriate from street level. There are a variety of buildings on the block that are one or two story. It was requested during the May 2026 CAR meeting to limit the overall height of the addition where commissioners expressed support for a one-story design. The new one-story addition is consistent with the original one-story building on the Property.

Height, Width, Proportion, & Massing

The proposed addition is comparable in height with other structures on the block. There are a variety of buildings on the block that are one or two story. It was requested during the May 2026 CAR meeting to limit the overall height of the addition where commissioners expressed support for a one-story design. The proposed one-story addition is consistent with the original one-story building on the Property.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. The items were selected to be consistent with CAR requirements and other dwellings within the Union Hill Old and Historic District.

The proposed design would be compatible with the historical fabric of the existing building and block as it recognizes siting, scale, form, and massing of the existing structures on the block. Many of the design elements on the proposed addition can be found on historically significant dwellings throughout the Union Hill district.

Thank you for your care and assistance in reviewing this application. Should you have any questions after reviewing this request, please feel free to contact me at syd@bakerdevelopmentresources.com or (804) 237-9130.

Sincerely,

A handwritten signature in black ink that reads "Syd Shoaf". The signature is written in a cursive, flowing style.

Syd Shoaf
Baker Development Resources, LLC

2219 M Street

CAR Application

Owner

1600 Matthews RVA LLC
1600 Matthews Street
Richmond, VA, 23223
(804) 306-9019
mattj@htrsi.com

Engineer

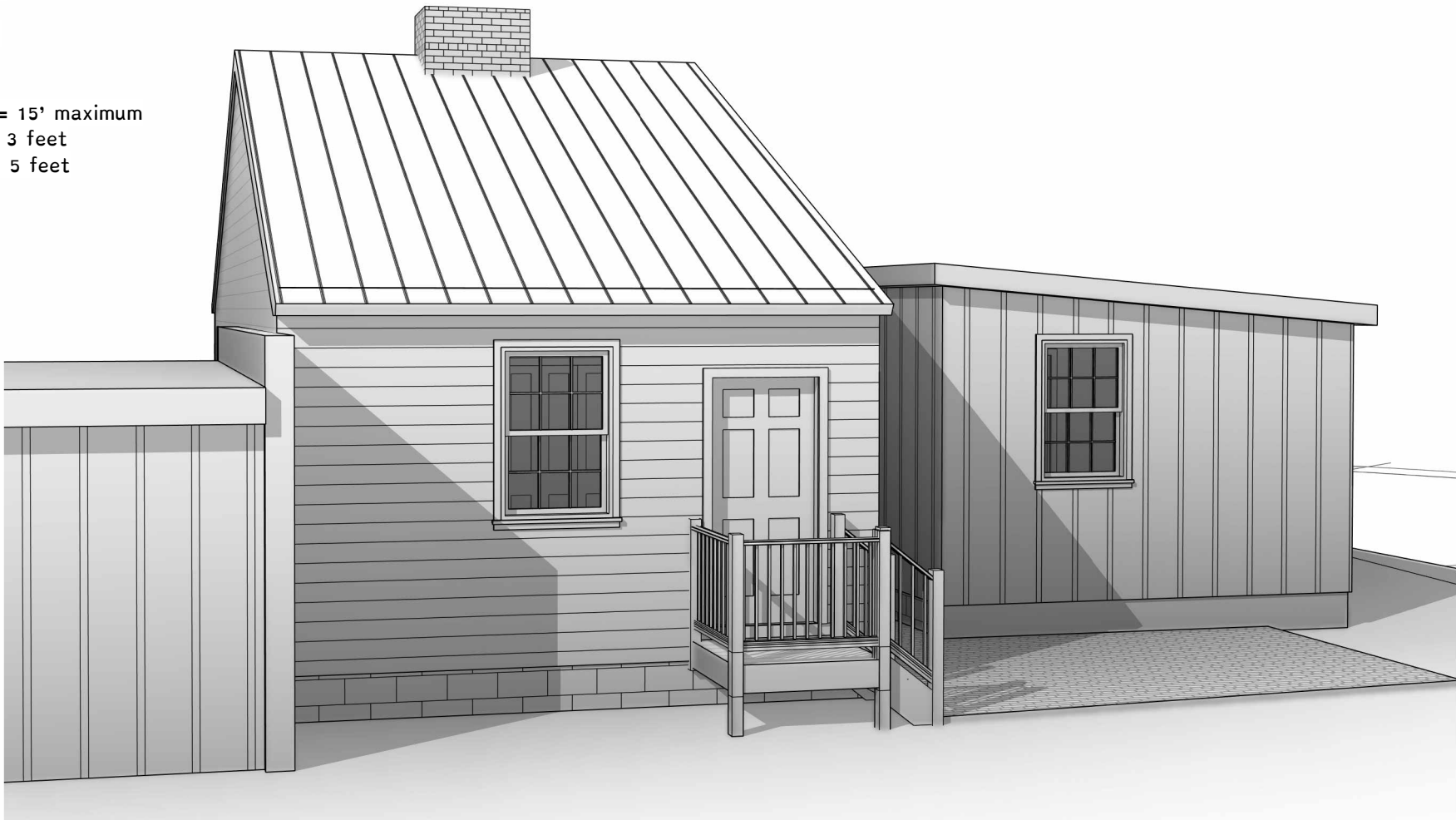
Obsidian, Inc.
Charles R. Field, P.E.
417 North 22nd Street
Richmond, VA 23223
804.647.1589
obsidianrva@gmail.com

Property Information

Parcel ID	E0000292002
Zoning	R-63
Use	Residential
Setbacks	Front Yard = 15' maximum Side Yard = 3 feet Rear Yard = 5 feet
Lot Coverage	< 65%

Scope of Work

Scope of work will generally consist of the exterior and interior repair and renovation to an existing structure and subordinate addition in accordance with these plans and the Virginia Residential Code, 2021.

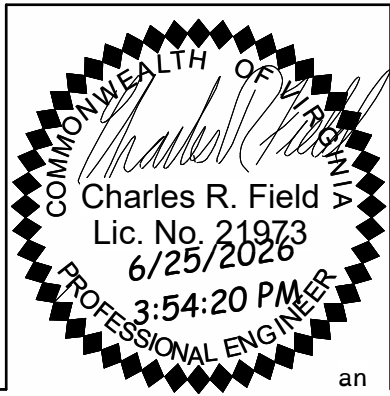


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obsidianrva@gmail.com

CAR Application Cover Sheet
2219 M Street – Renovation Plans
Matt Jarreau

June 25, 2026

A101



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Rev.	Date	Description
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Print plans at 11" x 17", Tabloid



Parged CMU wall and stoop to be removed and replaced

1 Existing North
1/4" = 1'-0"

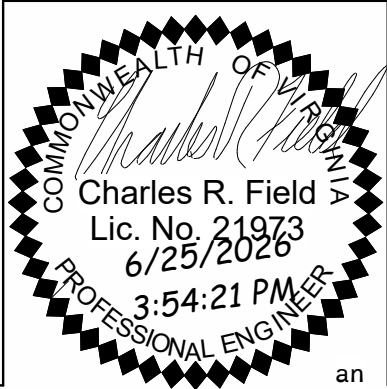
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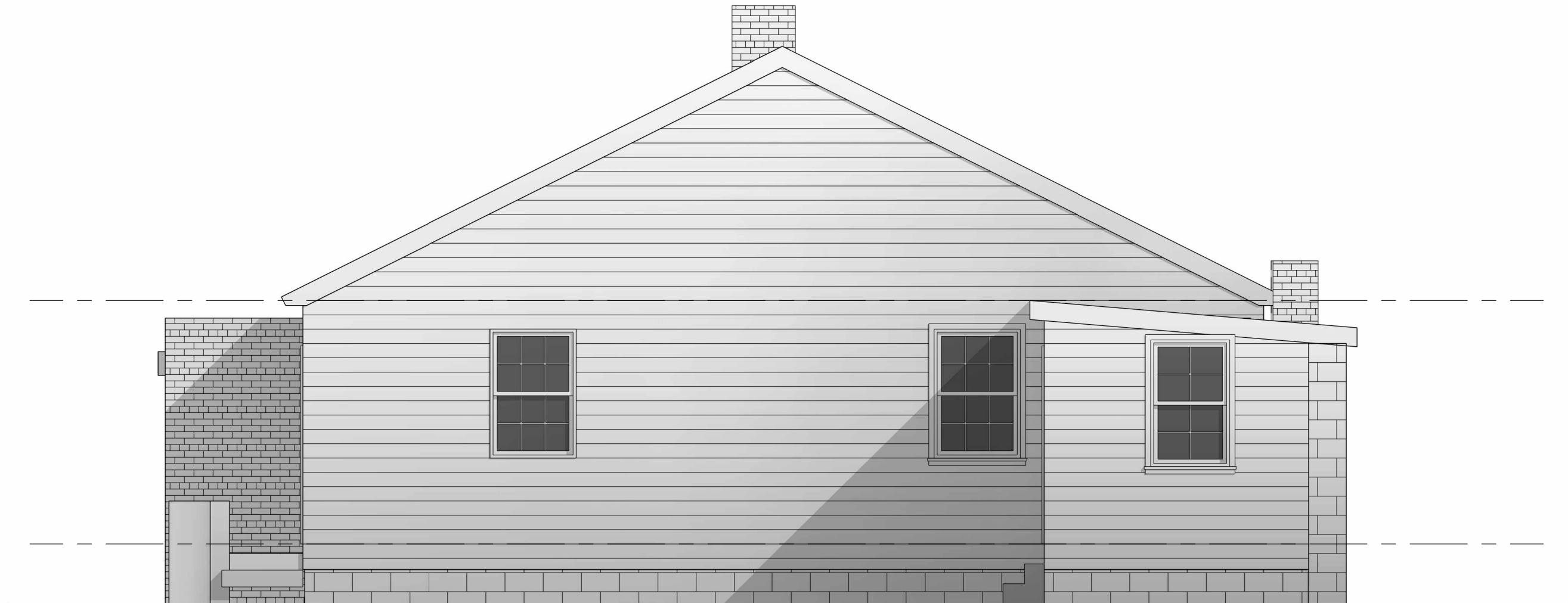
Elevations
2219 M Street – Renovation Plans
Matt Jarreau

June 25, 2026

A102



Print plans at 11" x 17", Tabloid



1 Existing West
1/4" = 1'-0"

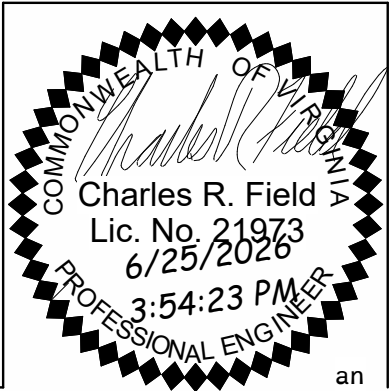
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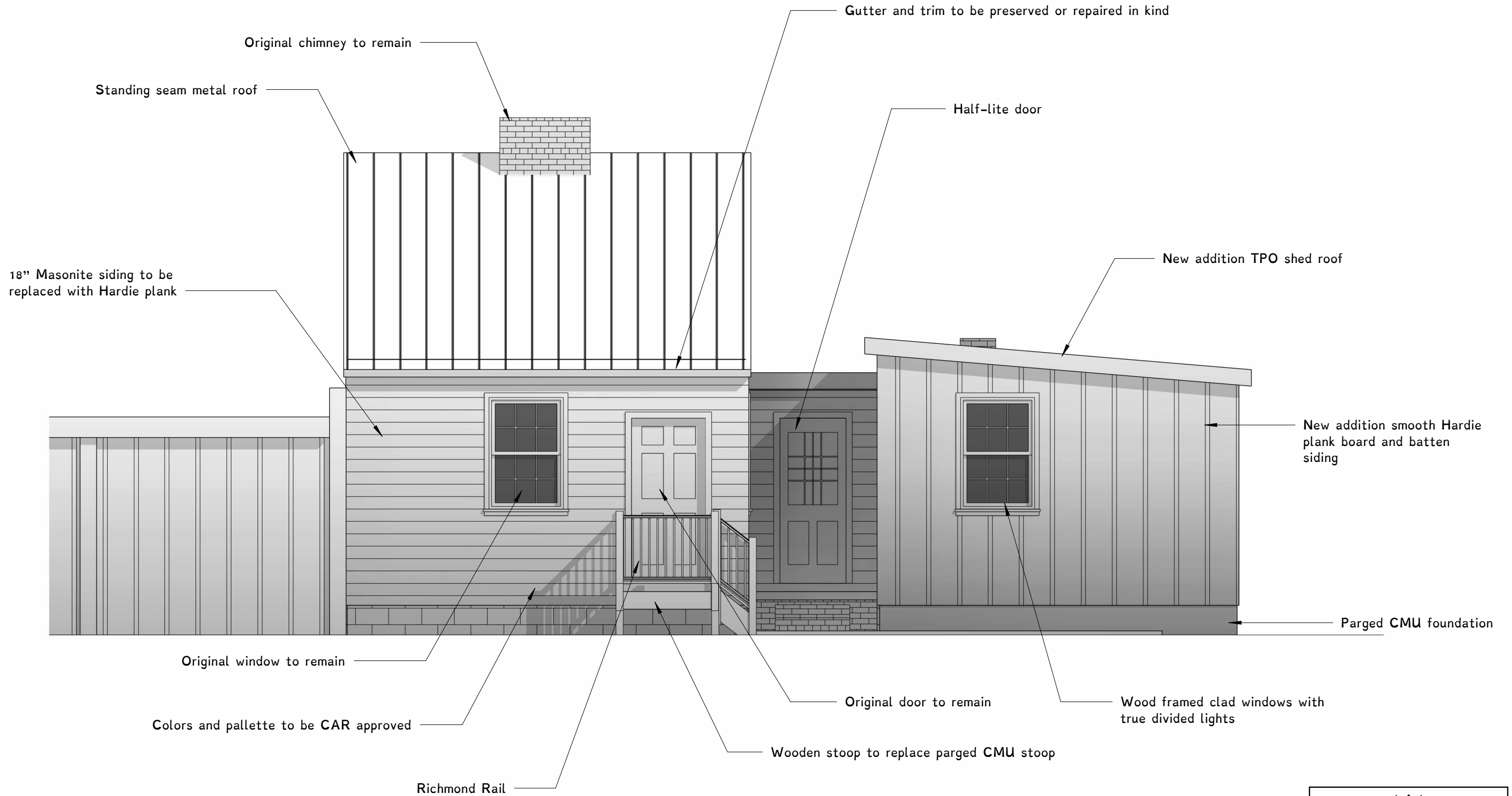
Elevations
2219 M Street – Renovation Plans
Matt Jarreau

June 25, 2026

A103



Print plans at 11" x 17", Tabloid



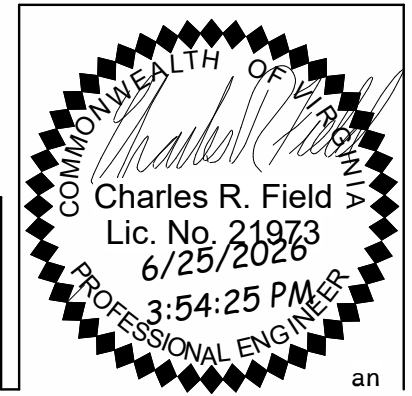
1 Proposed North
1/4" = 1'-0"

Rev.	Date	Description
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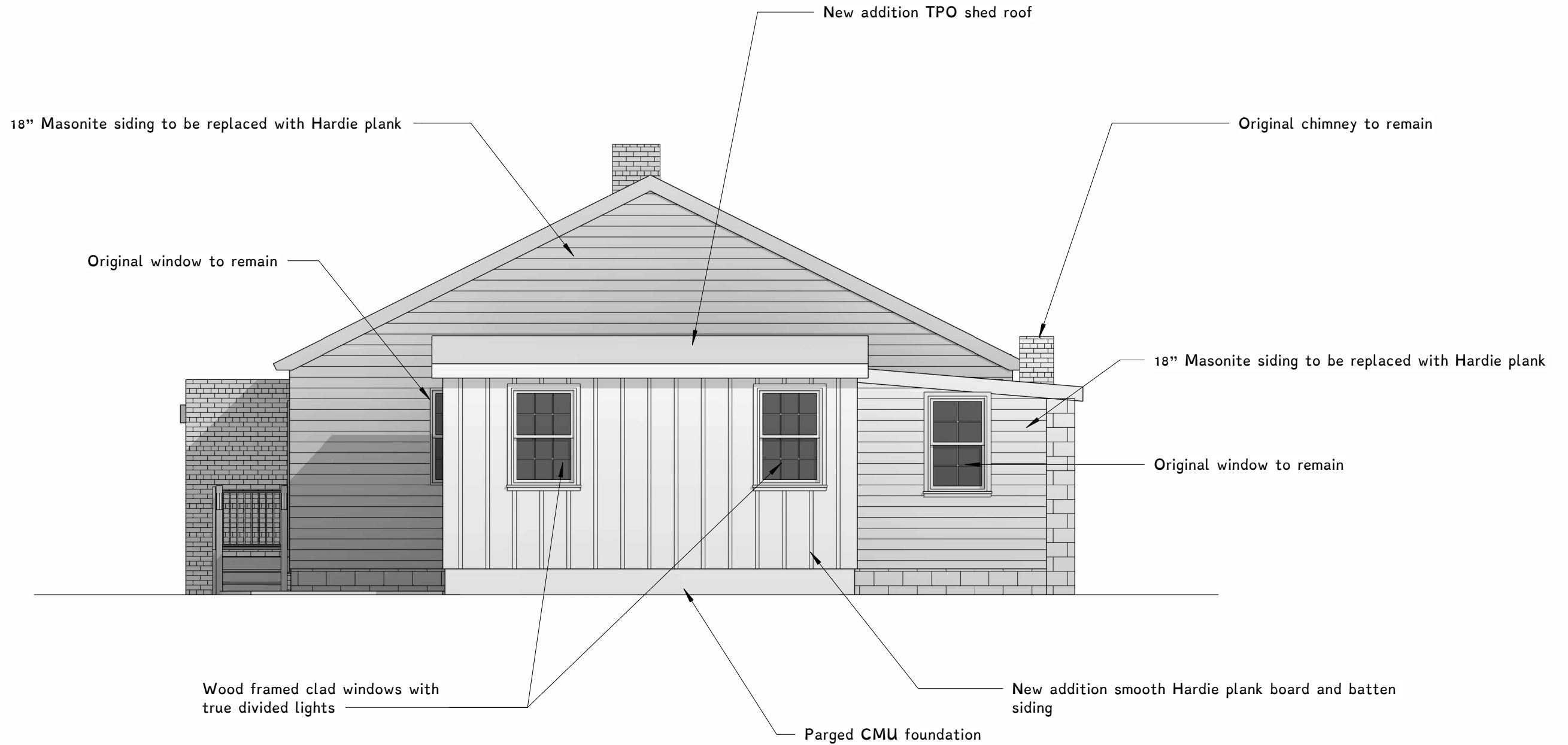
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Elevations
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Matt Jarreau
June 25, 2026

A104



Print plans at 11" x 17", Tabloid



1 Proposed West
3/16" = 1'-0"

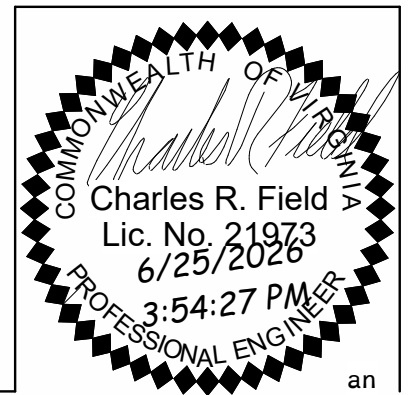
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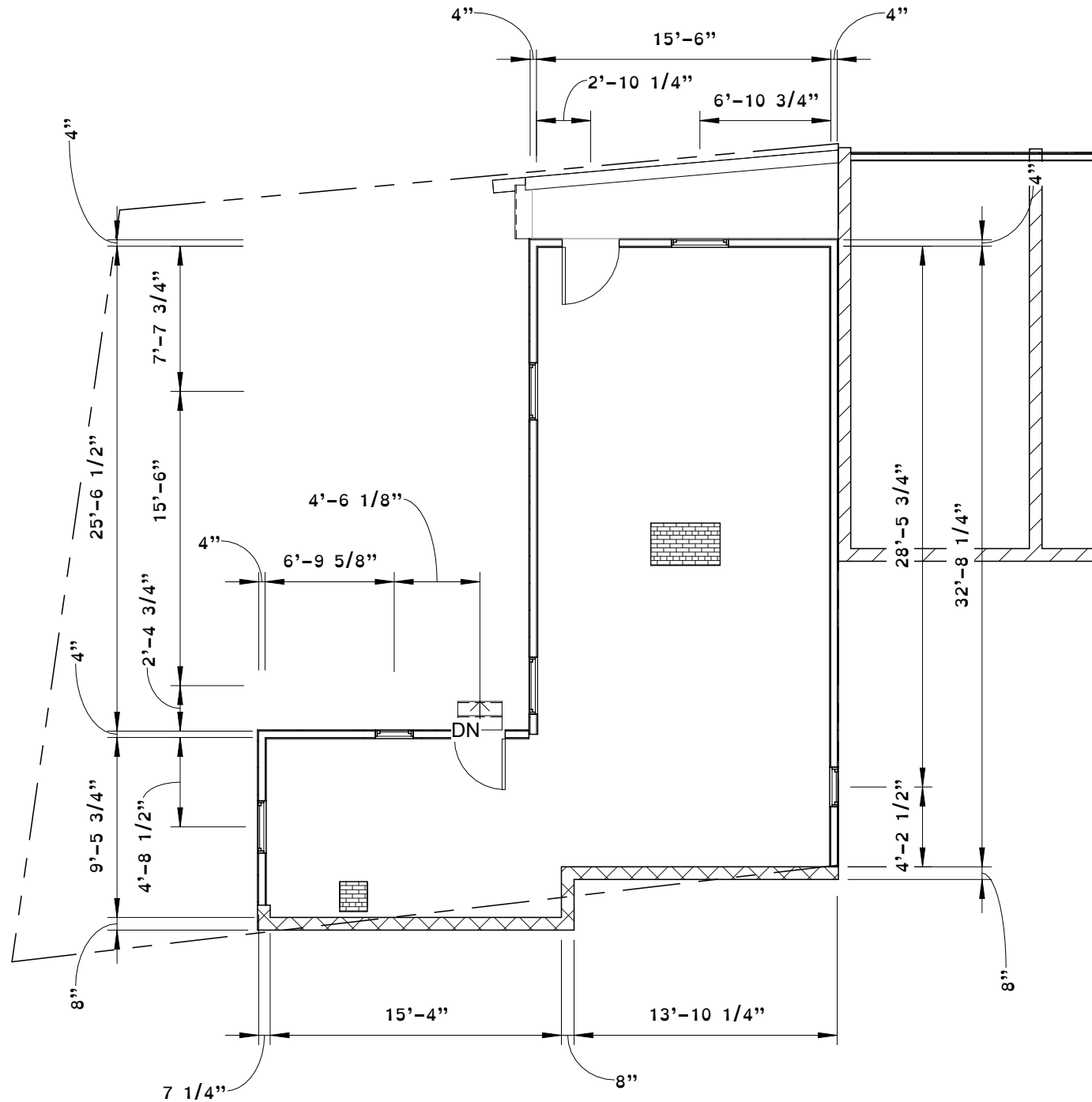
Elevations
2219 M Street – Renovation Plans
Matt Jarreau

June 25, 2026

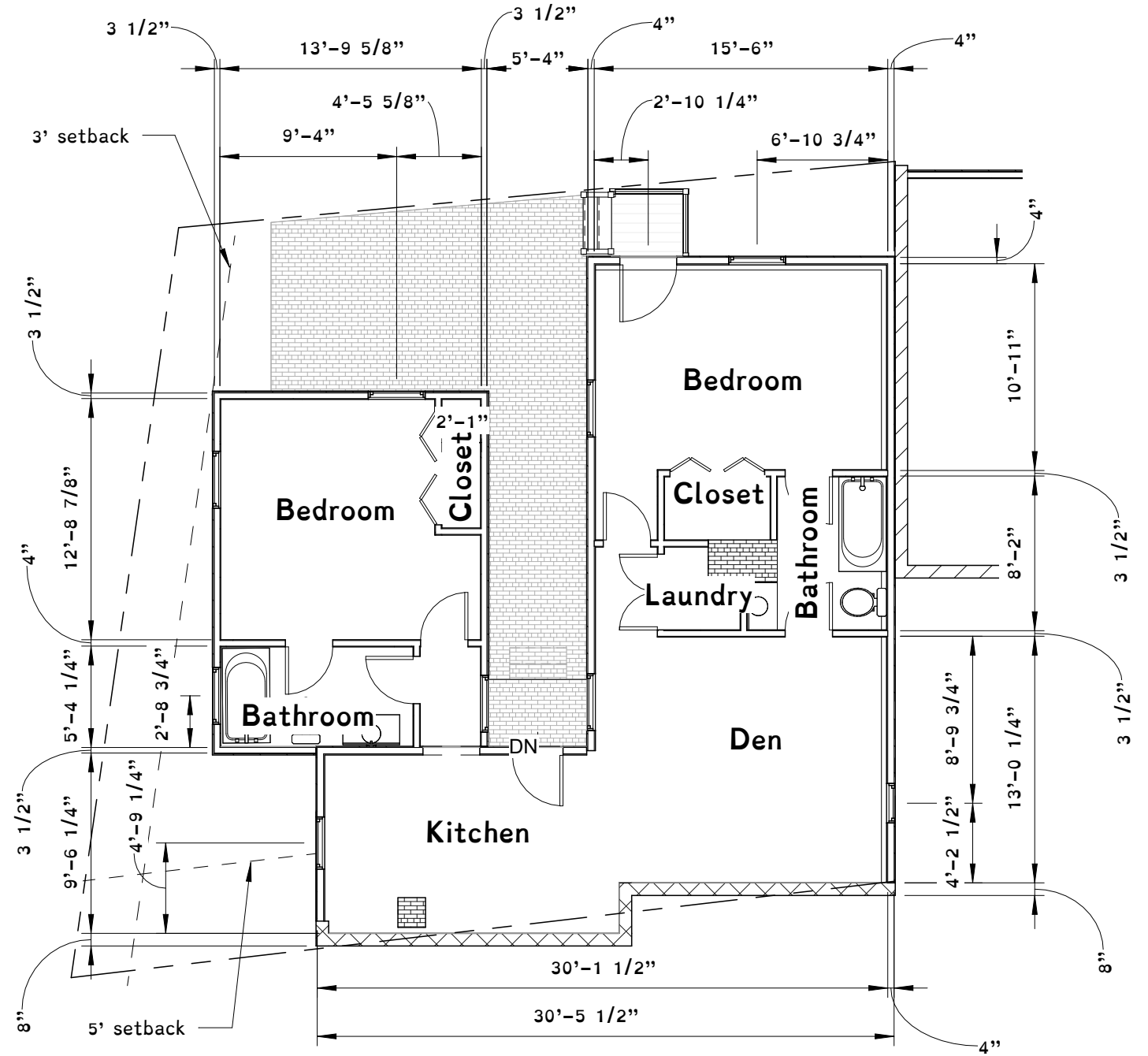
A105



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1 1st Floor - Existing
1/8" = 1'-0"



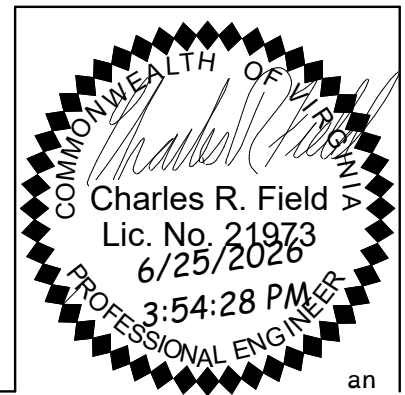
2 1st Floor - Proposed
1/8" = 1'-0"

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obsidianrva@gmail.com

Floor Plans
2219 M Street - Renovation Plans
Matt Jarreau

June 25, 2026

A106



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Rev.	Date	Description
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Photos of 2219 M Street

