



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: 2417, 2419, 2421 Carrington 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):

Removal of the existing dwelling and construction of six new single-family dwellings.

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: RICHMOND HILL DESIGN BUILD LLC

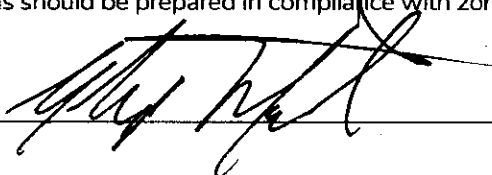
If Business Entity, name and title of authorized signee: _____
Mailing Address: 7714 WHITEPINE RD STE C
City: N CHESTERFIELD State: VA Zip Code: 23237
Telephone: ()
Email: _____
Billing Contact? No
****Owner must sign at the bottom of this page****

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: 3-2-2023



October 28th, 2023

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

RE: COA Application: 2417, 2419, & 2421 Carrington Street (E0000-471/010, /011, /012)

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 removal of the existing dwelling and construction of six new single-family dwellings, configured as attached pairs, on the properties known as 2417-2421 Carrington Street (the "Property").

The Property is located on the south side of Carrington Street between N 24th and N 25th Streets and lies at the northeast corner of 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. While dwellings in the Union Hill Old and Historic District offer excellent examples of 19th and early 20th century architecture, many properties in the immediate vicinity along Carrington Street are developed with relatively recent construction or are currently vacant.

The Property owner is proposing to remove the existing two-story detached structure on the site and construct and construct a total of six single-family dwellings, configured as attached pairs, on the Property. The dwellings have been designed to reflect the guidelines of the CAR Handbook, the existing dwellings nearby, and the unique shape and frontage of the three parcels.

The property consists of three parcels fronting onto Carrington Street. 2417 and 2419 Carrington are traditional lots while 2421 Carrington is a triangular shaped lot due to the change in direction of Carrington Street at the western edge of the parcel. Access is permitted via the alley which runs along the eastern edge of 2421 Carrington and continues behind the other parcels. The property is zoned R-63 Multifamily Urban Residential which suggests that, among other things, multifamily and mixed-use buildings, up to three stories in height and at a density of one unit per 1,000 square feet of lot area should be allowed by-right. The Richmond

300 Master Plan recommends Community-Mixed Use for the Property and suggests that “new buildings which are taller than historical buildings” are appropriate for the Property.

The parcel at 2417 Carrington Street is occupied with a two-story dwelling which has suffered significant changes and serious neglect and is noted by the City of Richmond Assessor’s Office as being in poor condition. A full report on the condition of the dwelling is attached to this narrative. Along with the existing conditions described in the attached report, it should also be noted that while the National Register of Historic Places recognizes the dwelling, it is described as originally being a “2-story, 3-bay... frame dwelling” but has since been modified by a previous owner and now presents as a two-bay dwelling, with the central windows of the front façade having been removed on both floors.

Carrington Street

2400 Block (Odd)

- | | |
|------|--|
| 2411 | Italianate, 1870 ca, Single Dwelling. This is a 2-story, 3-bay, gable-roofed frame dwelling. (127-0815-0379) |
| 2415 | Italianate, 1880 ca, Single Dwelling. This 2-story, 3-bay, frame dwelling has a bracketed cornice with dentils. The porch has a bracketed cornice with dentils, a picket balustrade and chamfered posts. (127-0815-0380) |
| 2417 | Italianate, 1870 ca, Single Dwelling. This is a 2-story, 3-bay, hip-roofed frame dwelling. (127-0815-0381) |

Figure 1: Excerpt from NRHP Union Hill nomination

Siting:

The new dwellings will consist of three pairs of attached dwellings. Fronting Carrington Street on 2417 and 2419 Carrington will be on pair of two-story single-family attached dwellings. To the east, on 2421 Carrington will be a second pair of attached single-family homes fronting Carrington Street. These consist of one traditional townhome style dwelling along the alley and one dwelling which acknowledges the turn in Carrington Street and reflects the guidance of the CAR Handbook for corner properties. Finally, two smaller, single-family attached dwellings are proposed at the rear of 2417 and 2419 Carrington which will front onto the rear alley. The dwellings along Carrington Street recognize the siting and front yard setbacks of existing homes in the area while the dwellings at the rear have been sited to permit sufficient yards and outdoor space for future residents while recognizing the unusual street grid of the area which is a distinguishing feature of the Union Hill City Old and Historic District.



Figure 4: Picture of accessory building at 2413 Carrington fronting the rear alley

Single-family attached dwellings can be found along Carrington Street and throughout the Union Hill district. The proposed dwellings would be two stories in height with a three-bay design, compatible with both the existing historic homes nearby and many of the newly constructed dwellings as well. The two-bays of the façade would project from the dwelling while a small porch and entryway would occupy the third bay on the first floor. An unadorned cornice line above the second floor references the nearby Italianate design of historic dwellings without attempting to recreate the ornate designs which can be found on those dwellings.

The proposed modern design which references the historic features found nearby along with the unusual street grid on which the dwellings front creates dwellings which acknowledges the needs of the modern homebuyer while remaining sensitive to the historic fabric of the neighborhood.

Scale:

At two stories in height and roughly 20 feet in width, the proposed dwellings are consistent with the scale and character of the existing neighborhood and will appear appropriate from street level.

Height, Width, Proportion, & Massing

The proposed dwellings comparable in height with other structures on the block. Existing structures in the block along Carrington Street are generally two stories in height. The property at 2413 Carrington Street, which was approved by the CAR in 2016 ([CAR 2016-022](#)) is a two story dwelling which is roughly 28 feet in height from grade to the peak of the

gable roof and uses a traditional three-bay design. The same approval, along with a Special Use Permit ([Ord. 2018-329](#)) authorized the construction of a detached two-story accessory building fronting the rear alley which contained a first floor garage and second floor accessory dwelling unit. This accessory building, at roughly 21' 4" in height is compatible with the proposed rear dwellings which are proposed at 22' 2". The historic dwelling at 2415 Carrington Street is of a three-bay design with Italianate features and is approximately 27 feet in height and 18 feet in width. The proposed dwellings fronting Carrington Street would be 23-24 feet in height and 20 feet in width for the traditional townhome style dwellings which is consistent with the adjacent historic home.



Figure 5: Range of forms fronting the intersection of Princess Anne Ave. and N 21st Street in Union Hill

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing were selected to be consistent with CAR requirements and nearby dwellings.

The proposed design would be compatible with the historical fabric of the block as it recognizes the siting, scale, form and massing of the contributing structures on the block. As noted by the CAR's *Handbook and Design Review Guidelines*, the Union Hill City Old and Historic District is characterized by its unusual street grid. The proposed dwelling addresses this unique attribute of the neighborhood in an architectural style consistent with the fabric of the historic district while offering new and affordable housing opportunities within the area. Furthermore, many of the design elements of the proposed dwelling can be found on historically significant dwellings throughout the Union Hill district. The proposed single-family dwellings address the unique considerations of the lot size, shape, and underlying zoning while also acknowledging the historical characteristics of the Union Hill Neighborhood.

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,

A handwritten signature in blue ink, appearing to read "Will Gillette". The signature is fluid and cursive, with the first name "Will" and last name "Gillette" clearly distinguishable.

Will Gillette, AICP
Baker Development Resources, LLC

Project:	2417 Carrington Street, Richmond, Virginia	Permit Number:	N/A
Client:	Mike Thomas	Inspected by:	Charles R. Field, P.E.
Date:	August 25, 2023	Time:	12:30 pm
Weather:	Clear	Temperature Range:	70's

Services Provided – Check all that apply

- Site Reconnaissance
- Earth Work - Cut to Fill, Compaction
- Foundations
- Structural – Commercial
- Structural – Residential
- Fine Grading/Pavement Section
- Utilities & Trenching
- Other - Listed Below

Primary Contractor Responsible for Work

Contractor: _____

Superintendent: _____

Other Responsible Parties On-Site: Chris DeTreville

General: The structure located at 2417 Carrington Street, in the Fairmount/Creighton area of Richmond, Virginia is a two story, detached, single family home. The house was built in 1910, using construction methods typical of the time. The 1,536 square foot home faces south on a 0.089-acre lot.



General Description of Activities and Test Results:

Observations

Exterior inspection of the home finds that the house is in poor condition.

The original foundation of the home is missing and has been replaced with wood. The wood has deteriorated and rotted. The home's original siding has been removed and replaced with a combination of 1x material, plywood panels and T111 wooden siding, all of which has rotted.

The front porch has been rebuilt using modern lumber. Asphalt shingles cover the low-pitched porch roof.

An addition was added to the left side of the home. The addition appears to be sheathed with a patchwork of materials, from OSB panels to fabric and plastic tarps. All wooden components of the addition are rotting. Another addition was added to the rear of the home, which pitches towards the original house. Plywood panels were used to sheath the addition. These panels are rotting.

The original hip roof is present. Extensive rot is observed where the roof line meets exterior walls. Additionally, the roof has rotted where the hip roof intersects with the roof of the addition.

Interior inspection of the home finds that the flooring system has collapsed on both floors. Walls are not plumb and ceiling heights are very low in places.

Conclusions

The house has suffered from an extended period of neglect and a severe lack of maintenance. It is at risk of collapse.

As wooden components of the home began to rot, attempts were made to repair these areas with unconventional materials. Examples include the plywood and OSB panels that were used to replace the original sheathing, along with the use of wood as a foundation to the house.

The wet conditions have almost certainly affected the structural integrity of the home. Wet sheathing has likely allowed the wall studs to begin to rot. The home's roof structure shows rot and deterioration.

The home has no crawl space to speak of, so wooden flooring components began to rot from the wet conditions and lack of ventilation, causing the flooring system to collapse into the crawlspace.

Recommendations

Since the roofs, walls, floors and foundation have failed, the house is a threat to public safety. It should be razed.

2417 Carrington Street, Richmond, Virginia
August 25, 2023



2417 Carrington Road, Richmond, Virginia



The homes foundation has been replaced with wood, which has rotted.



The homes siding was removed and replaced with a mix of materials, all of which has begun to rot.

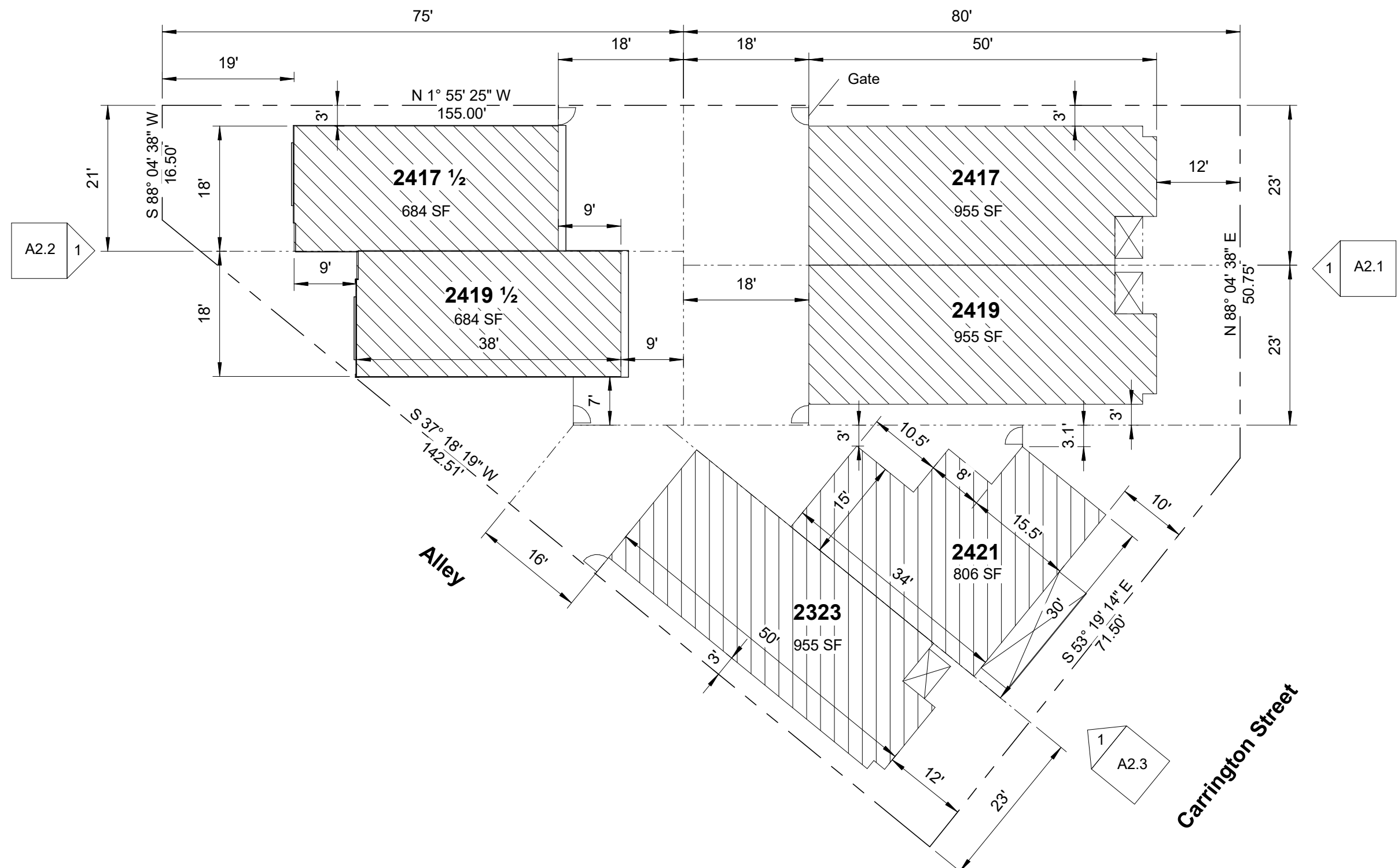


Painted plywood panels were used to sheath the rear of the home. The panels are rotting.



Extensive rot is present in the roof structure.

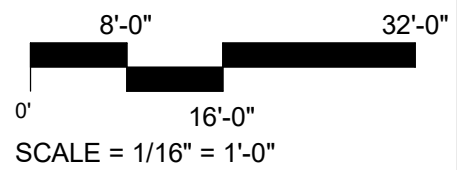
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Carrington Street

Carrington Street

Rev.	Date	Description



Obsidian, Inc.
 417 North 22nd Street
 Richmond, VA 23223
 804.647.1589
 obsidianrva@gmail.com

Site Plan
2417 Carrington Street - CAR Plans
Richmond Hill Design Build LLC
 September 28, 2023

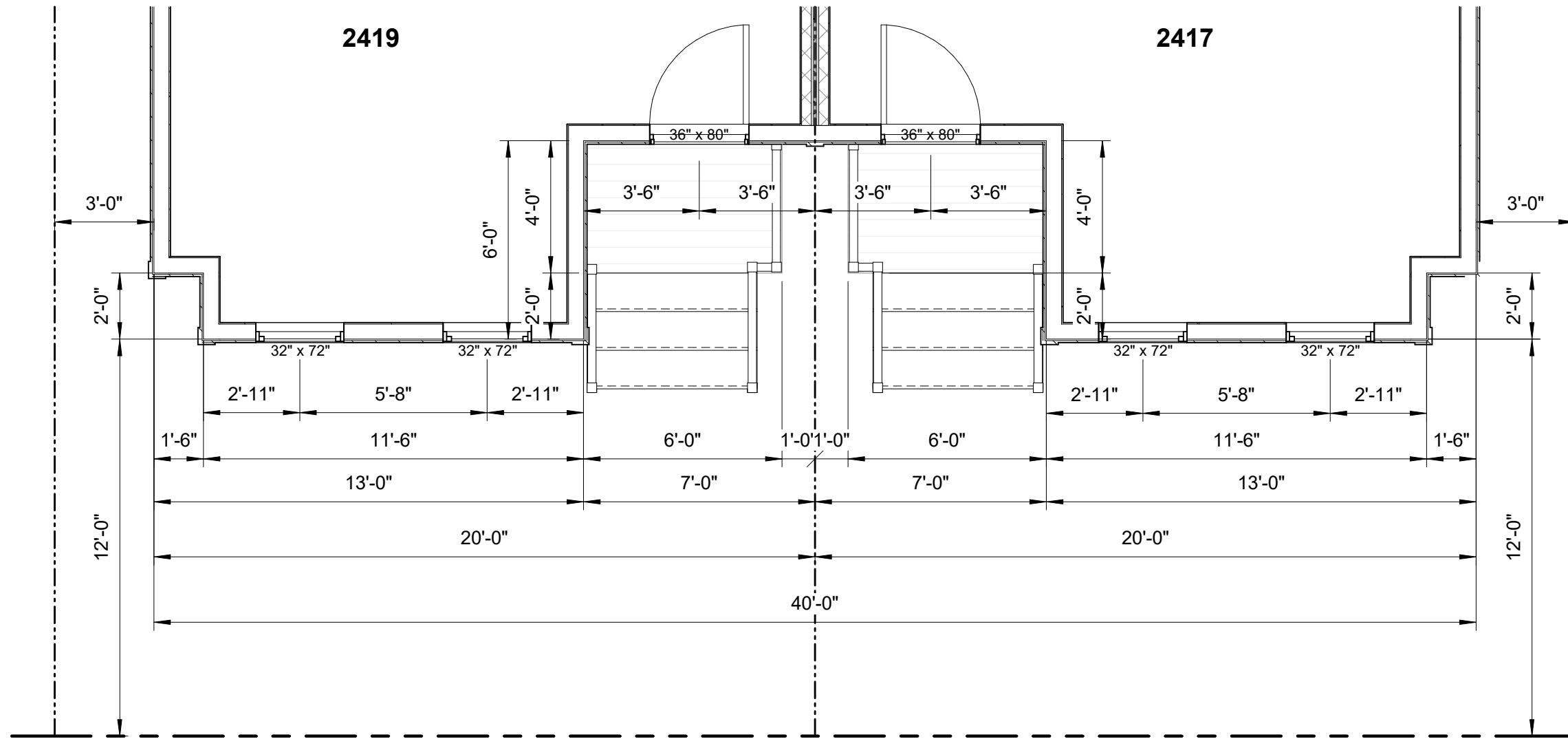
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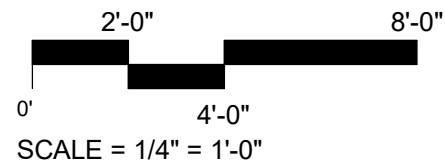
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2417 & 2419 Floor Plan
2417 Carrington Street - CAR Plans
Richmond Hill Design Build LLC
 September 28, 2023

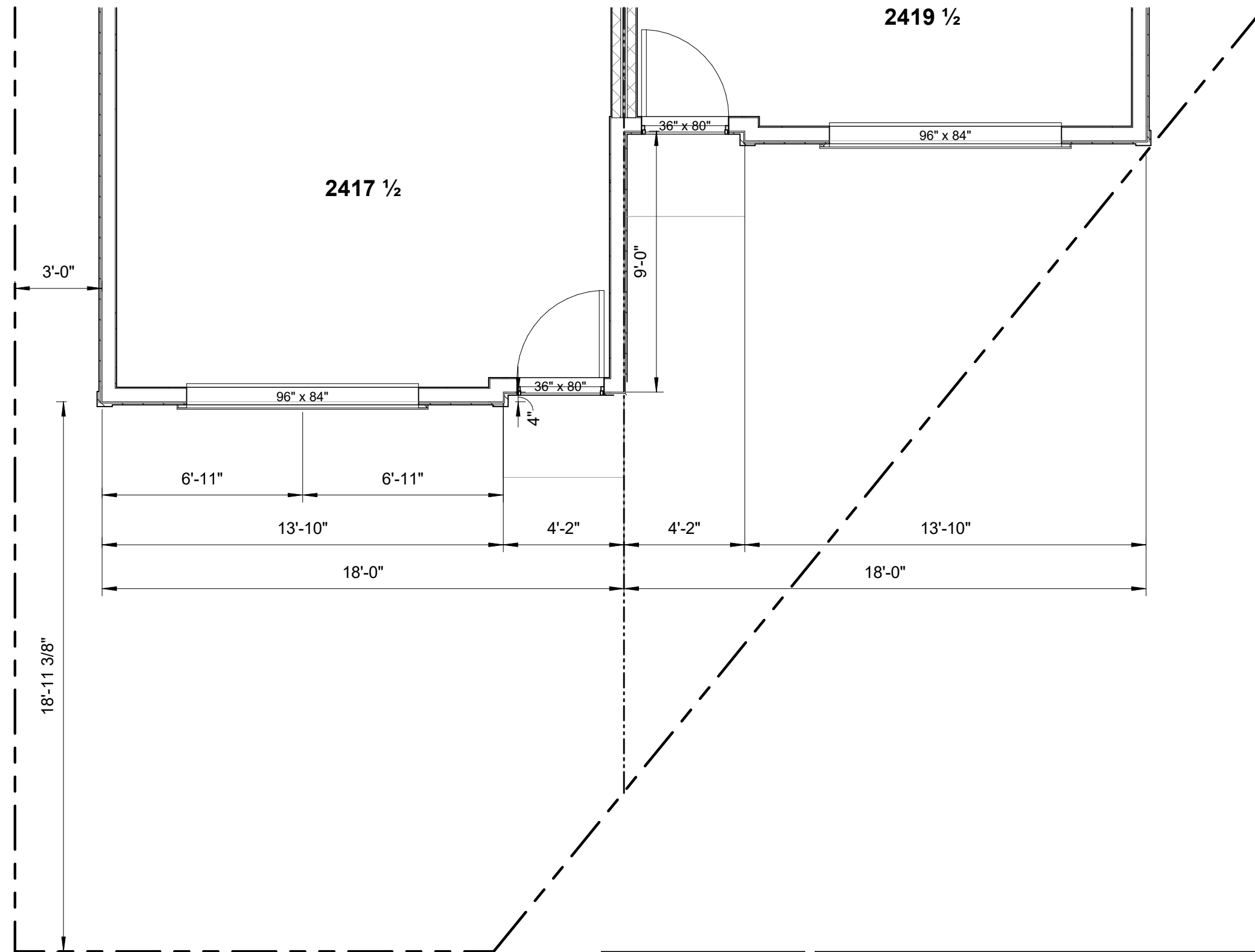
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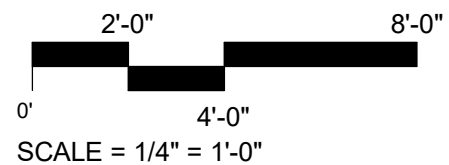
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2417.5 & 2419.5 Floor Plan
 2417 Carrington Street - CAR Plans
 Richmond Hill Design Build LLC

September 28, 2023

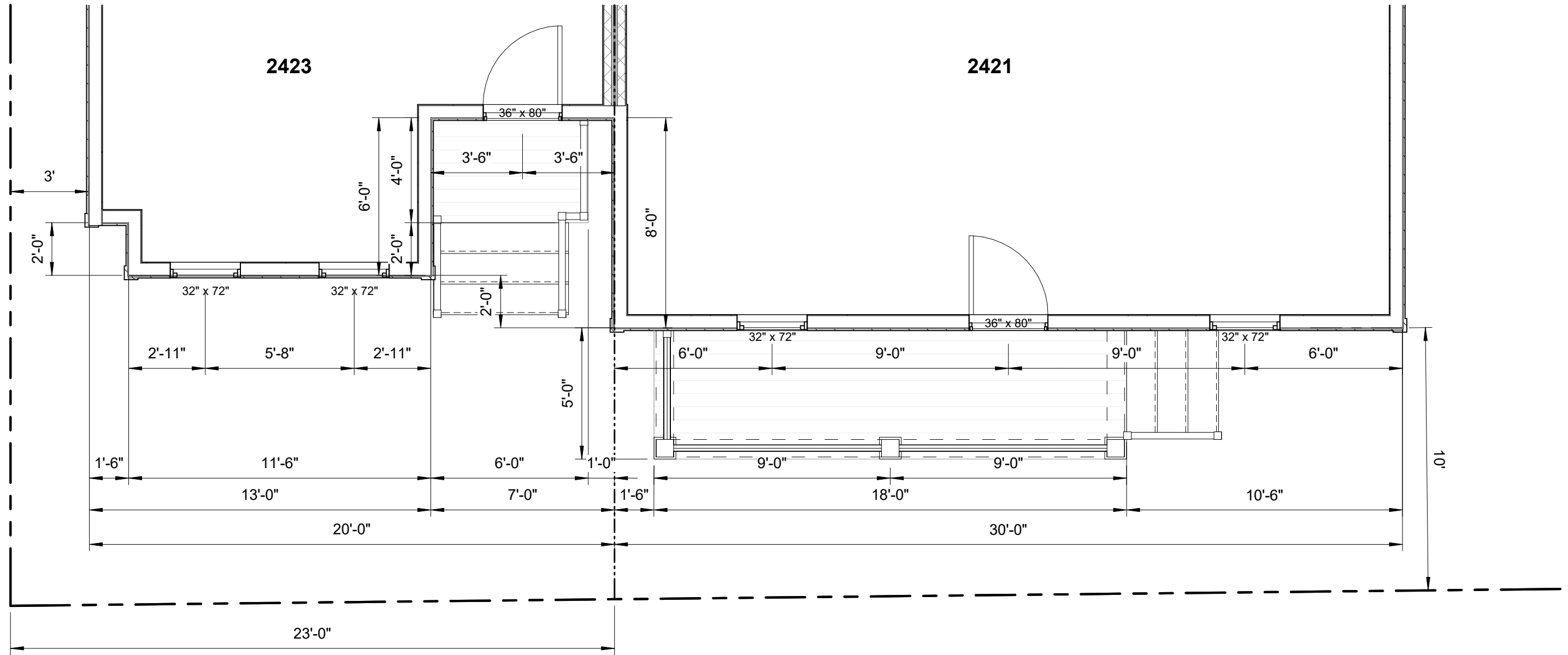
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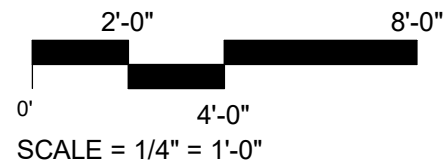
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2421 & 2423 - Floor Plan
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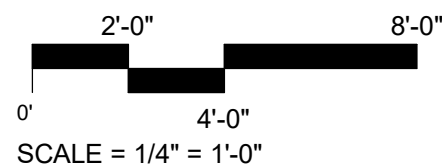
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Note :

Exterior architectural details (cornice, trim, mouldings, paint colors, materials, etc.) to be specified by applicant and approved by CAR.



Steps to grade, adjust accordingly.



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2417 & 2419 Front Elevation
2417 Carrington Street - CAR Plans
Richmond Hill Design Build LLC

September 28, 2023

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Note :

Exterior architectural details (cornice, trim, mouldings, paint colors, materials, etc.) to be specified by applicant and approved by CAR.



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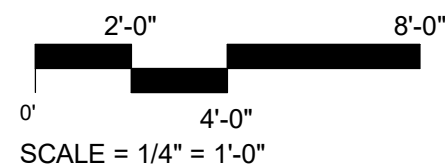
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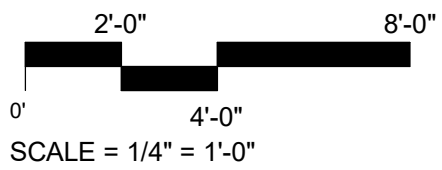


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Designer