



Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

Application Type

- Addition/Alteration to Existing Structure
 New Construction
 Streetscape
 Site Amenity

- Encroachment
 Master Plan
 Sign
 Other

Review Type

- Conceptual
 Final

Project Name: 2525 O Street - Cellar Door Restoration

Project Address: 2525 O Street, Richmond, Virginia 23223

Brief Project Description (this is not a replacement for the required detailed narrative) : _____
Construct a new cellar door over original 1874 sidewalk staircase that leads to the original general store basement.

Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Jade Sullivan Email: _____

City Agency: _____ Phone: _____

Address: 2525 O Street, Richmond, VA 23223

Main Contact (if different from Applicant): Deanna Lewis

Company: Heirloom Restorations, LLC Phone: 804-467-9333

Email: info@heirloomRVA.com

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



To: Urban Design Committee

Project: Gorman-Love & Sullivan Residence – Netherwood’s General Store
2525 O Street

Proposed: Restore original 1874 Cellar door at 2525 O Street

Heirloom Restorations proposes the restoration of the historic original 1874 cellar door structure that accessed the basement of the General Store.

The original opening and staircase were uncovered during our restoration of 2525 O Street this spring. The steps lead to an original opening built into the granite block foundation wall. That opening was bricked up prior to the staircase being filled with soil and paved over with brick.

The original staircase and perimeter brick walls of the staircase are in pristine condition.

Heirloom proposes to:

Rebuild the cellar door foundation above grade using a circa 1950’s photograph, the original brick staircase opening and the holes in the granite header that one held the pins used to lock the doors in place as a guide in the reconstruction.

Noting these historic elements we propose a brick foundation wall sloping up from 4” facing O Street to 13” to the granite header above the staircase opening.

This opening will be covered with two wooden doors held in place by heavy duty cast iron strap hinges secured to the brick foundation. Examples of restored opening found in Colonial Williamsburg are enclosed in submission.

We feel that the restoration of this historic architectural element is an important feature in the restoration of a rare, surviving piece of Richmond’s working class history; an intact and completely restored 1874 City block of “working man’s houses” and General Store.

As a whole, the restoration of the cellar door contributes to the history of Richmond and the story of the people who lived and worked on the 2500 block of O Street and the surrounding neighborhood; the people that worked and built the City of Richmond.

Respectfully submitted,

Deanna Lewis
President

Jeff Eastman
Senior Planner, Planning & Preservation Division
Secretary to the Urban Design Committee
Dept. of Planning and Development Review
Richmond, VA

Jeff,

As owners of 2525 O Street, my partner, Jade Sullivan, and I believe the restoration of the cellar door leading to our basement is crucial to the preservation of the block's history. If the goal of restoring the block is to make things how they used to be, then all elements that are original should remain. Sure, the rounded archway in the center of the row houses is quite unique, especially to Richmond, but just because you don't often see things like that here doesn't mean it should be bricked in. If that's not being masked, then why would our cellar door? It's the small details such as the rounded archway and the cellar door that paint the picture of the 25 hundred block of O Street.

As I'm sure you know, James Netherwood was in the granite business. He owned a general store at the end of the block, and built houses for his employees on the rest of the block. That old general store is now our home. On the day we moved in, an older gentleman walked by our home and told us he remembered coming into the old general store for candy when he was young. As you enter the house, on the left there are several holes in the mortar. This is where the shelves for the general store used to be. Another historical component of this structure. Did we fill in the mortar and mask the story? No. We kept it there because it makes the story complete. And it's how it used to be.

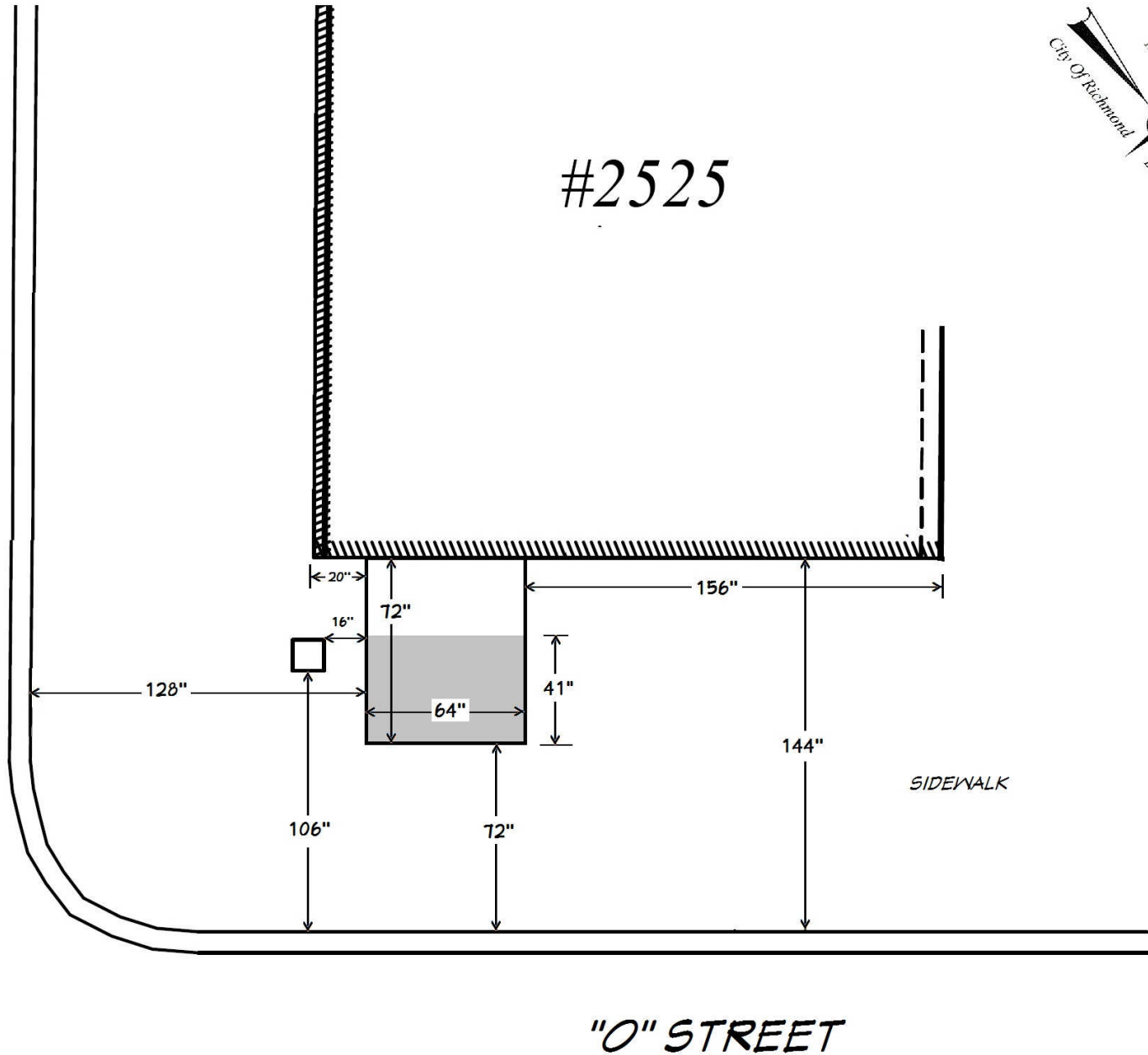
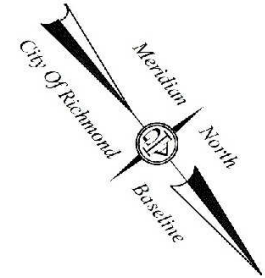
So we ask you to please consider the restoration of our cellar door. The cavity is there, it's supposed to be there, and we would love for it to be completed. Because that's how it should be.

Thank you for your time,

Hannah Gormanlove and Jade Sullivan
Proud first time home owners of 2525 O Street

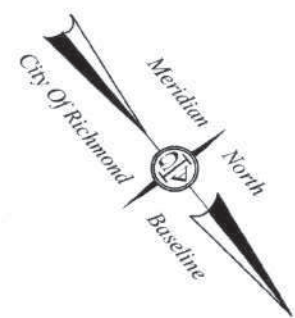
26th STREET

#2525



ROOT-CELLER DOOR
ENCROACHMENT DETAIL - # 1

Grey = Encroachment area



N. 26th STREET

8' ALLEY

20.00' Deed
19.66' Field

Parcel 1
1769.3 Sq.Ft.

LEGEND

- Property Corner
- ⊕ Power Pole
- Rod/S
- ⊕ Fire Hydrant
- Stone/F

Conc. Curb

Brick Walk

90.00'

90.00'

Block Foundation

#3

9' x 6" sidewalk drain

Enc. 0.44'

#2

40' x 1' eaves

1' eaves

2 Story
Brick

Double wall Party Wall

#2525

2.61' 89°31'23"

Enc. 0.33'

2' Eaves

20.00' Deed
19.66' Field

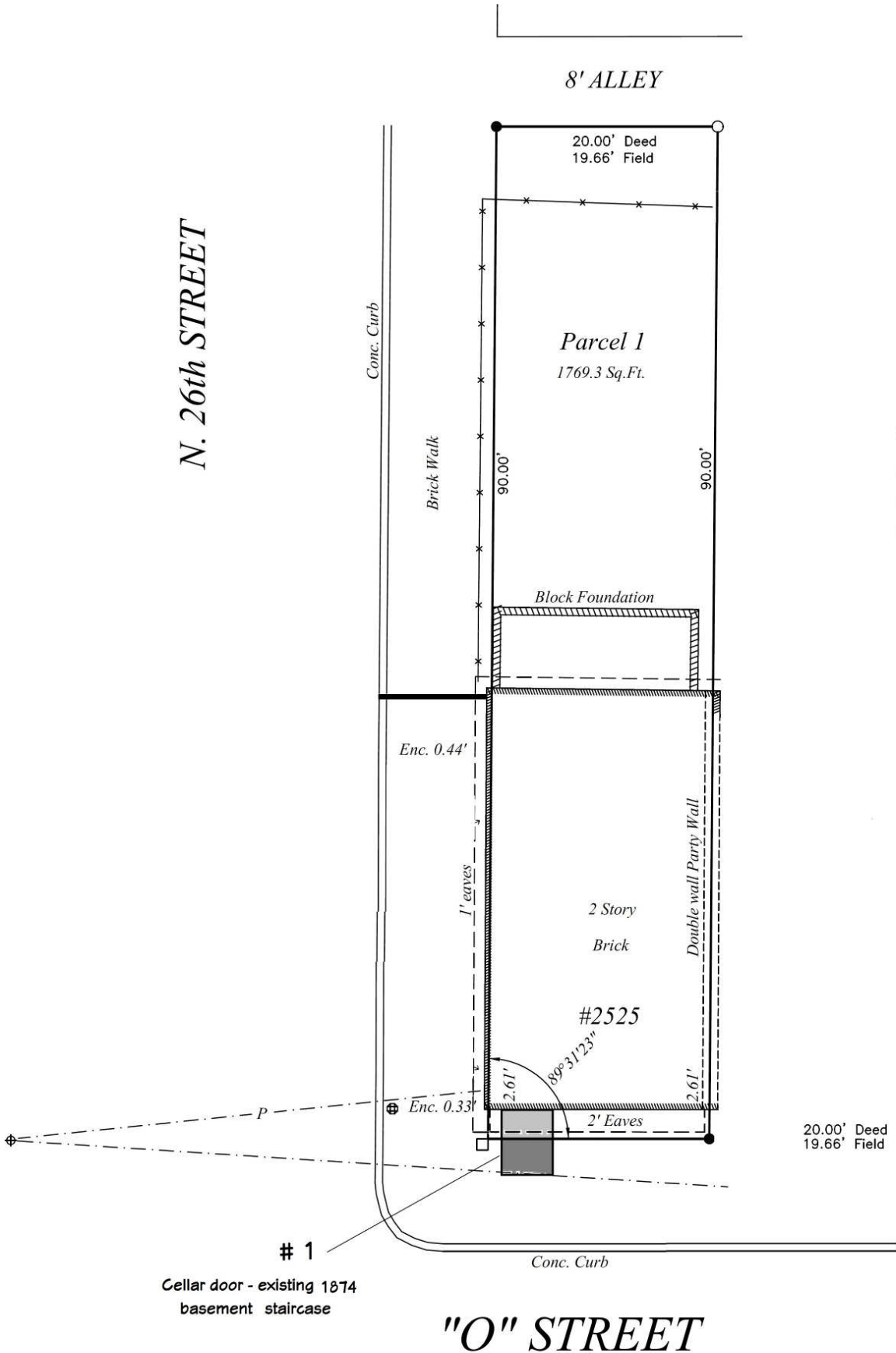
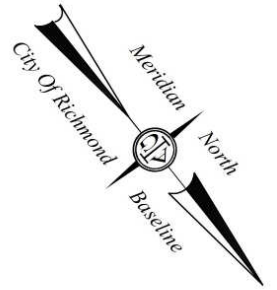
Conc. Curb

"O" STREET

#2525 "O" STREET

RICHMOND, VIRGINIA

ENCROACHMENT - #2 & 3

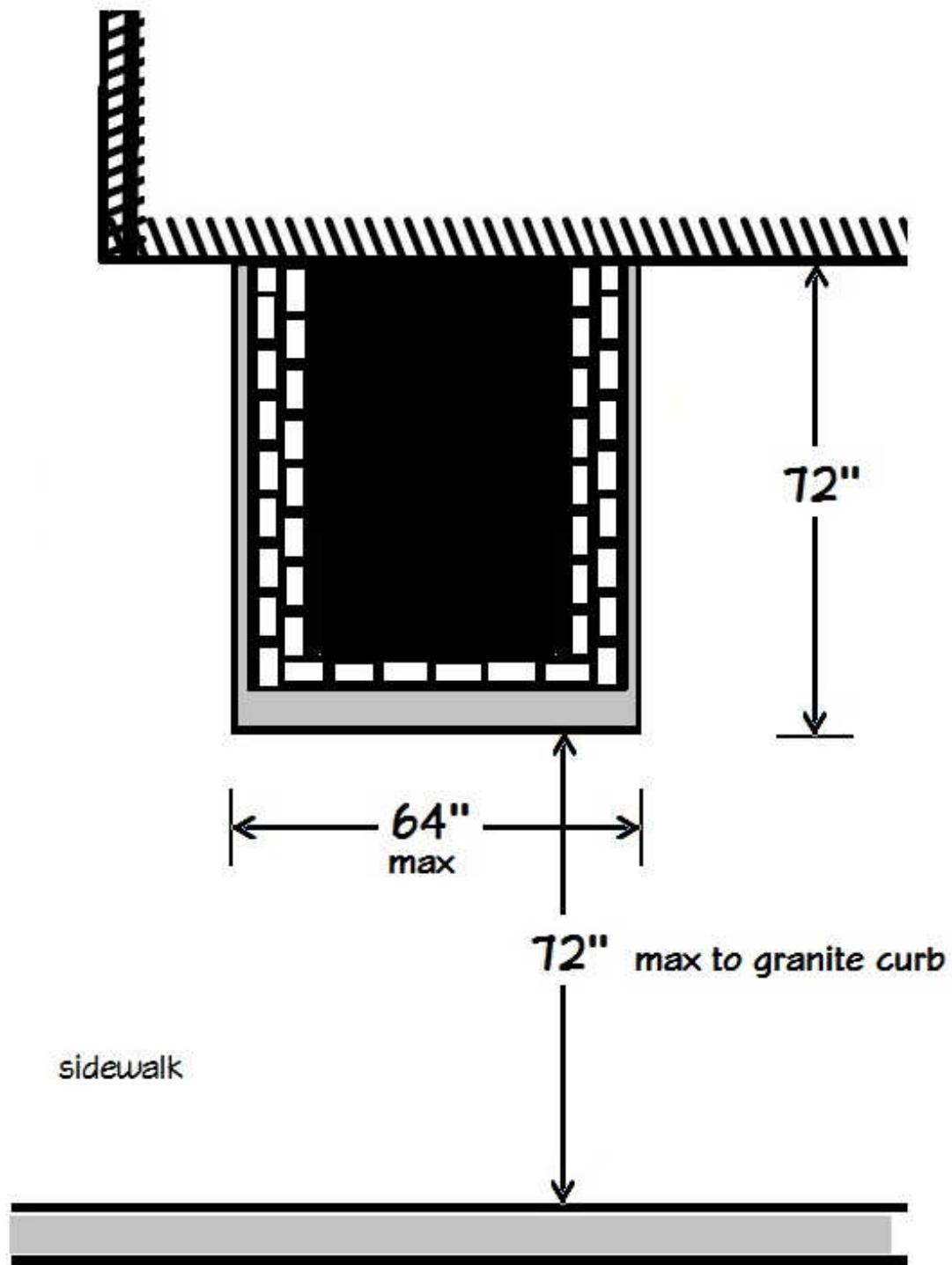


LEGEND

- Property Corner
- ⊕ Power Pole
- Rod/S
- ⊕ Fire Hydrant
- Stone/F

#2525 "O" STREET
RICHMOND, VIRGINIA

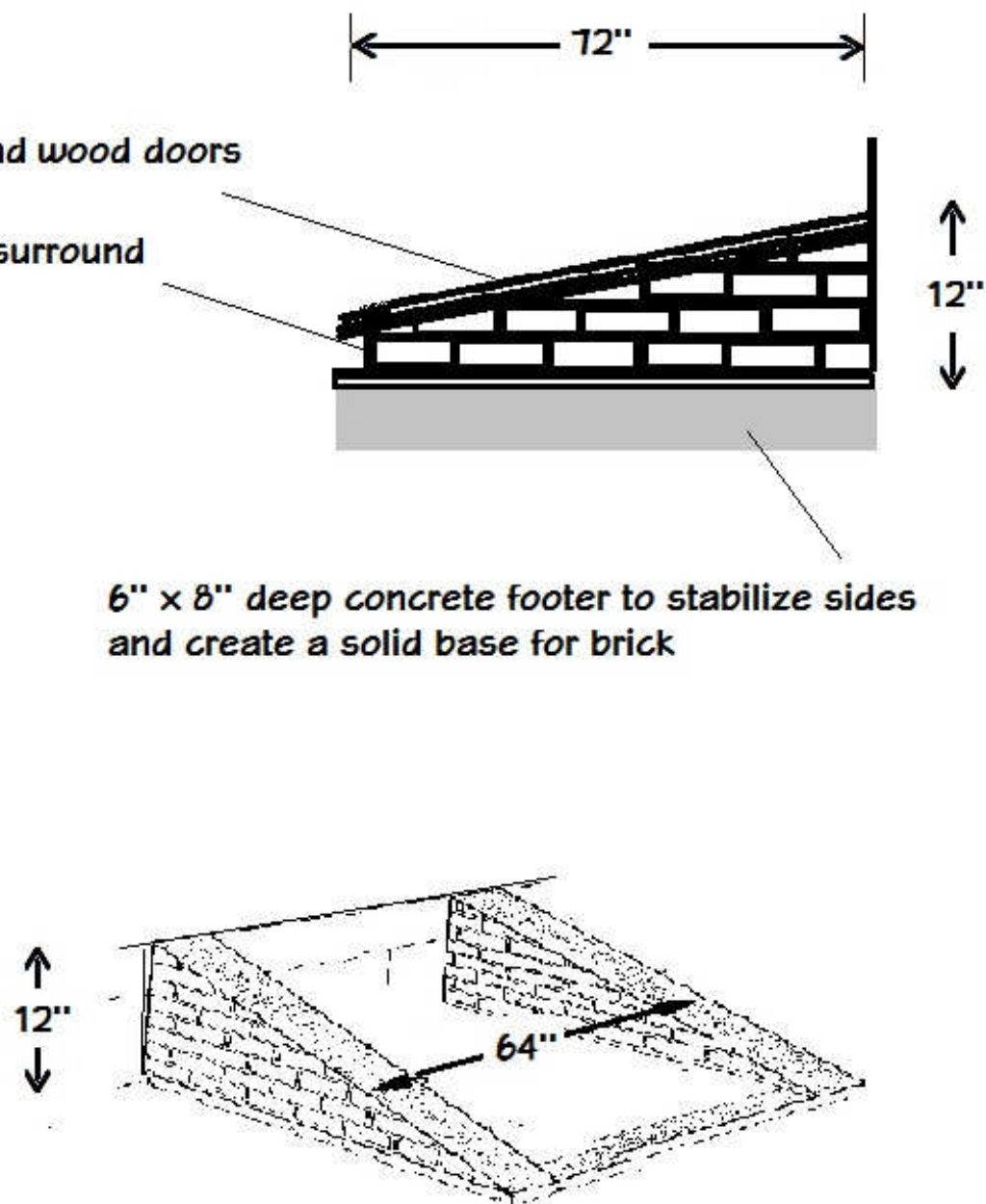
ENCROACHMENT - # 1
1874 Cellar Door



wood frame and wood doors

tapered brick surround

6" x 8" deep concrete footer to stabilize sides and create a solid base for brick

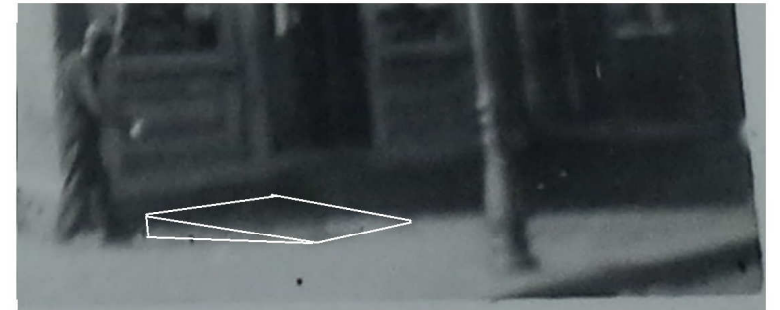




3 original holes in the granite for the door pins

Added brick will be removed to reopen the doorway to provide access to the basement

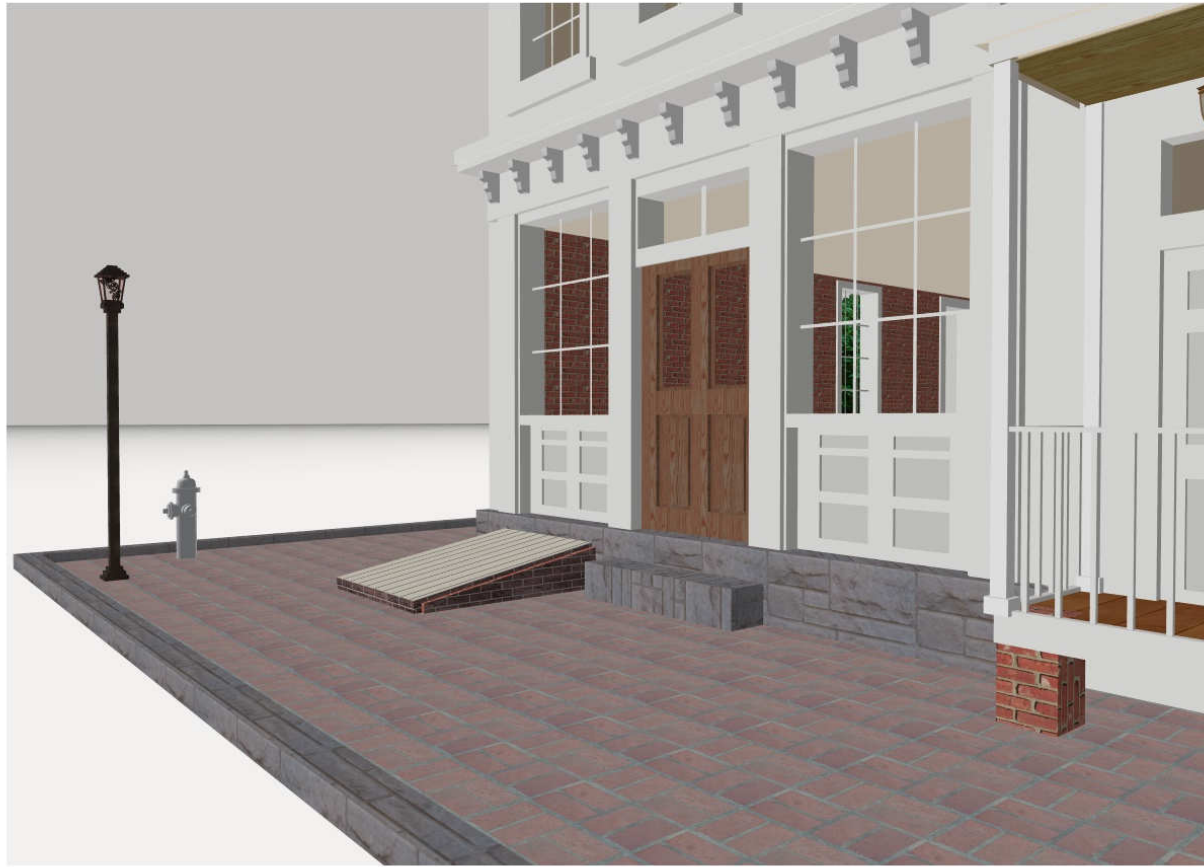




**broken angled shadow
indicating something on the
ground**









Existing Colonial Williamsburg examples



cellar door will follow this profile - low to the ground, facing *O* street, less than 4" above brick sidewalk. 18" high attached to granite header resting on granite foundation. Door to be reset in original location as detailed by the original pin hole marks bored in the granite header.