



**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):

Construction of six new single-family attached dwellings, configured as three pairs.

**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

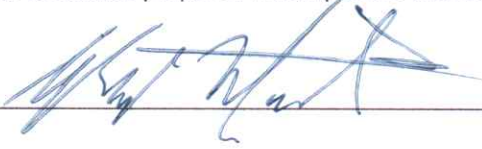
If Business Entity, name and title of authorized signee: \_\_\_\_\_  
Mailing Address: 7714 WHITEPINE RD STE C  
City: N CHESTERFIELD State: VA Zip Code: 23237  
Telephone: ( )  
Email: \_\_\_\_\_  
Billing Contact? No  
**\*\*Owner must sign at the bottom of this page\*\***

**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: 12-1-2023

# Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | [alex.dandridge@rva.gov](mailto:alex.dandridge@rva.gov)

## Before You Submit

In advance of the application deadline, please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation. The CAR website has additional project guidance and required checklists: [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review).

**Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on that month's agenda.

## Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances Sec. 30-930.6(b). The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice, if required.

## Meeting Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5<sup>th</sup> floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit [www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review) or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.



November 30<sup>th</sup>, 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 24<sup>th</sup> and N 25<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 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.

This project was heard at the October 24<sup>th</sup>, 2023 meeting of the CAR and at that meeting it was recommended that the City Building Commissioner be contacted to come and review the condition of the building at 2417 Carrington Street. On November 3<sup>rd</sup> Commissioner Alley visited the site in person to review the existing conditions on the site. Based on that site visit the building was determined to be unsafe and dangerous to the health, safety, and welfare of the public and in a state of immanent collapse. Due to this determination, the building was required to be demolished by December 15<sup>th</sup>, 2023 and appropriate demolition permits have been applied for at the time of this application.

Based on comments from CAR Staff and Commissioners at the October 24<sup>th</sup> meeting, the plans have been revised to include more detailing with brackets in the cornice line of the Italianate dwellings fronting Carrington Street and metal roofing specified for the porch roofs. The dwellings fronting the alley have been revised with a three-bay design on the second floor and a second-floor balcony to provide additional outdoor space.

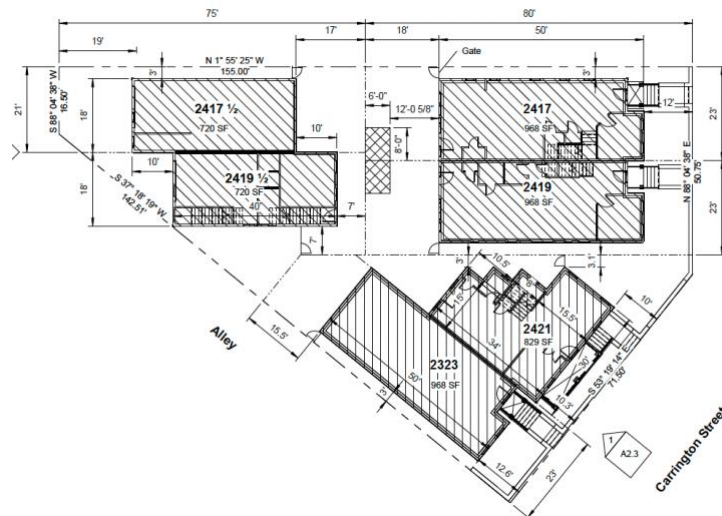


Figure 1: Revised site plan

### 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.

**Form:**

The proposed dwellings have been designed in a manner which is consistent with the form of other structures in the neighborhood and the CAR Handbook guidelines while also contemplating the unique configuration of the lots on which they are situated. As noted on page 46 of the CAR Handbook “new construction should be compatible with historic features which characterize their settings and context... however, compatibility does not mean duplicating the existing buildings or their environment.” “Perhaps the best way to think about a compatible new building (or addition) is that it should be a good neighbor; one that enhances the character of the existing district and respects its historic context, rather than being an exact (and misleading) reproduction of another building.”



*Figure 2: Picture of existing conditions at 2413-2421 Carrington Street*



*Figure 3: 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 4: 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](mailto: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

# Carrington Street CAR Application Plans

## Owner

Richmond Hill Design Build LLC  
7714 Whitepine Road, Suite C  
N Chesterfield, VA 23237

## 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	E0000471010
Zoning	R-63
Use	Residential
Setbacks	Front Yard = 15' maximum
	Side Yard = 3 feet
Lot Coverage	Rear Yard = 5 feet
	< 65%

## Scope of Work

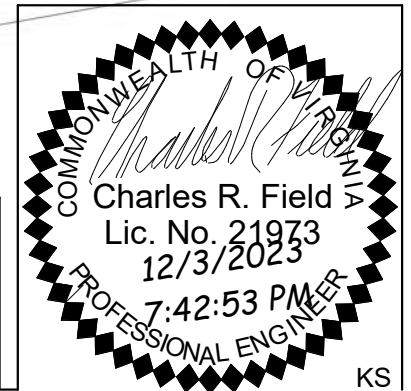
Scope of work will generally consist of the construction of 6 single family attached homes in accordance with these plans and the Virginia Residential Code, 2018.



Print plans at 11" x 17", Tabloid

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

**Cover Sheet**  
**2417 Carrington Street - CAR Plans**  
**Richmond Hill Design Build LLC**  
December 3, 2023

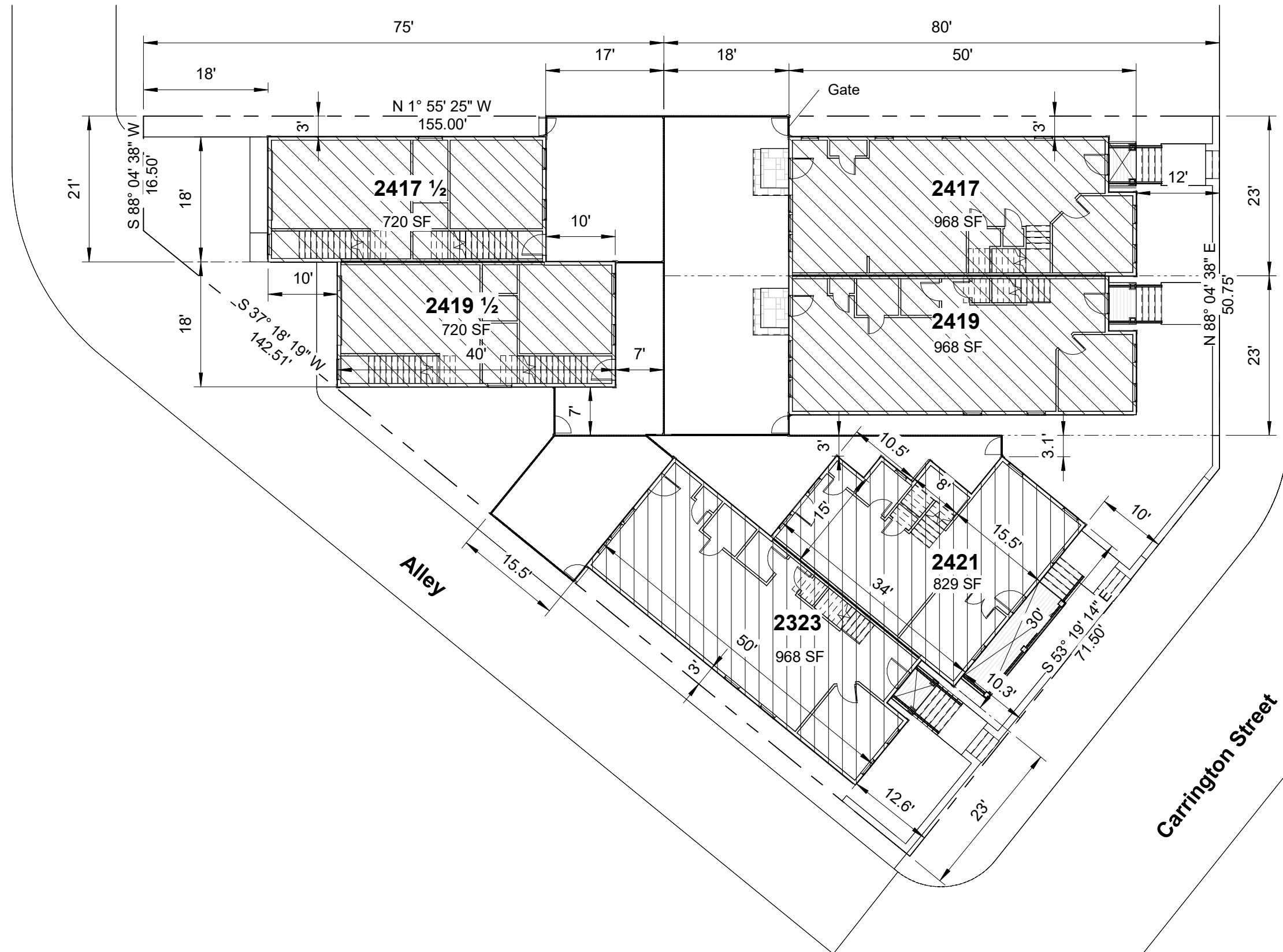


Rev.	Date	Description

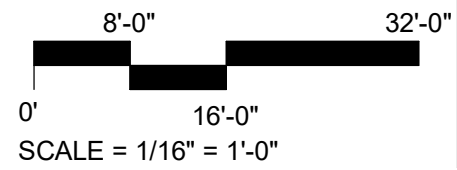
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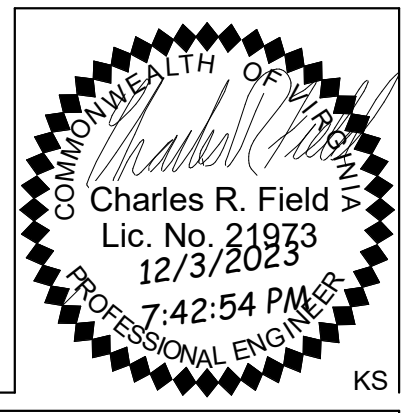


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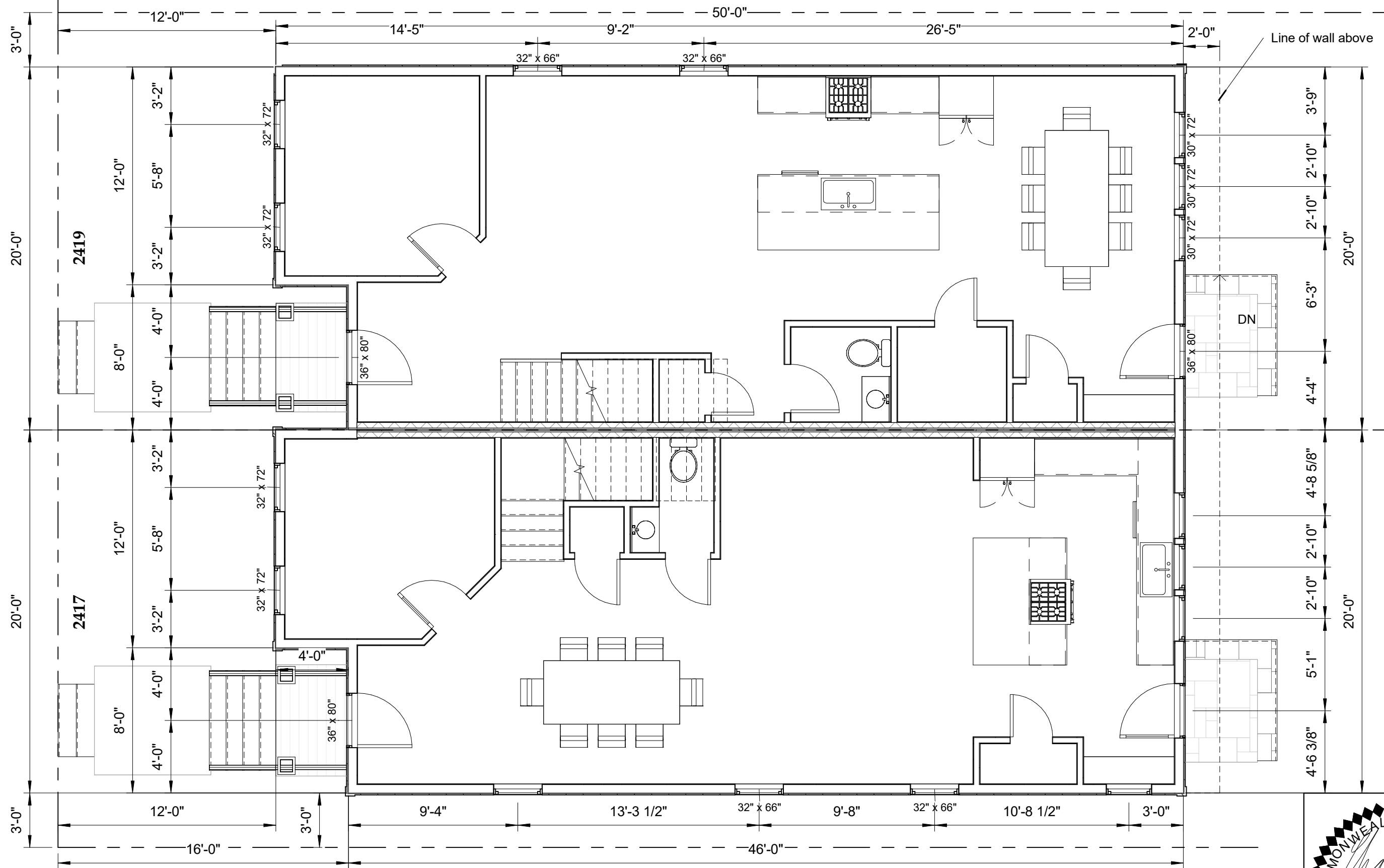
**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

**Site Plan**  
 2417 Carrington Street - CAR Plans  
 Richmond Hill Design Build LLC  
 December 3, 2023

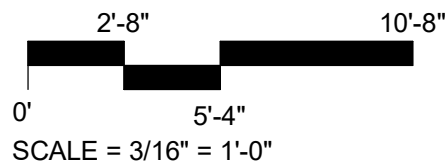


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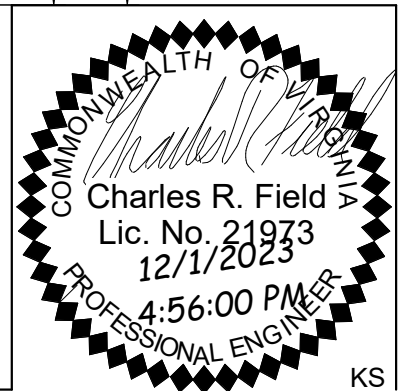
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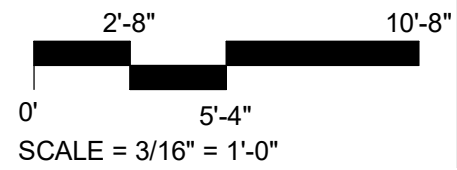
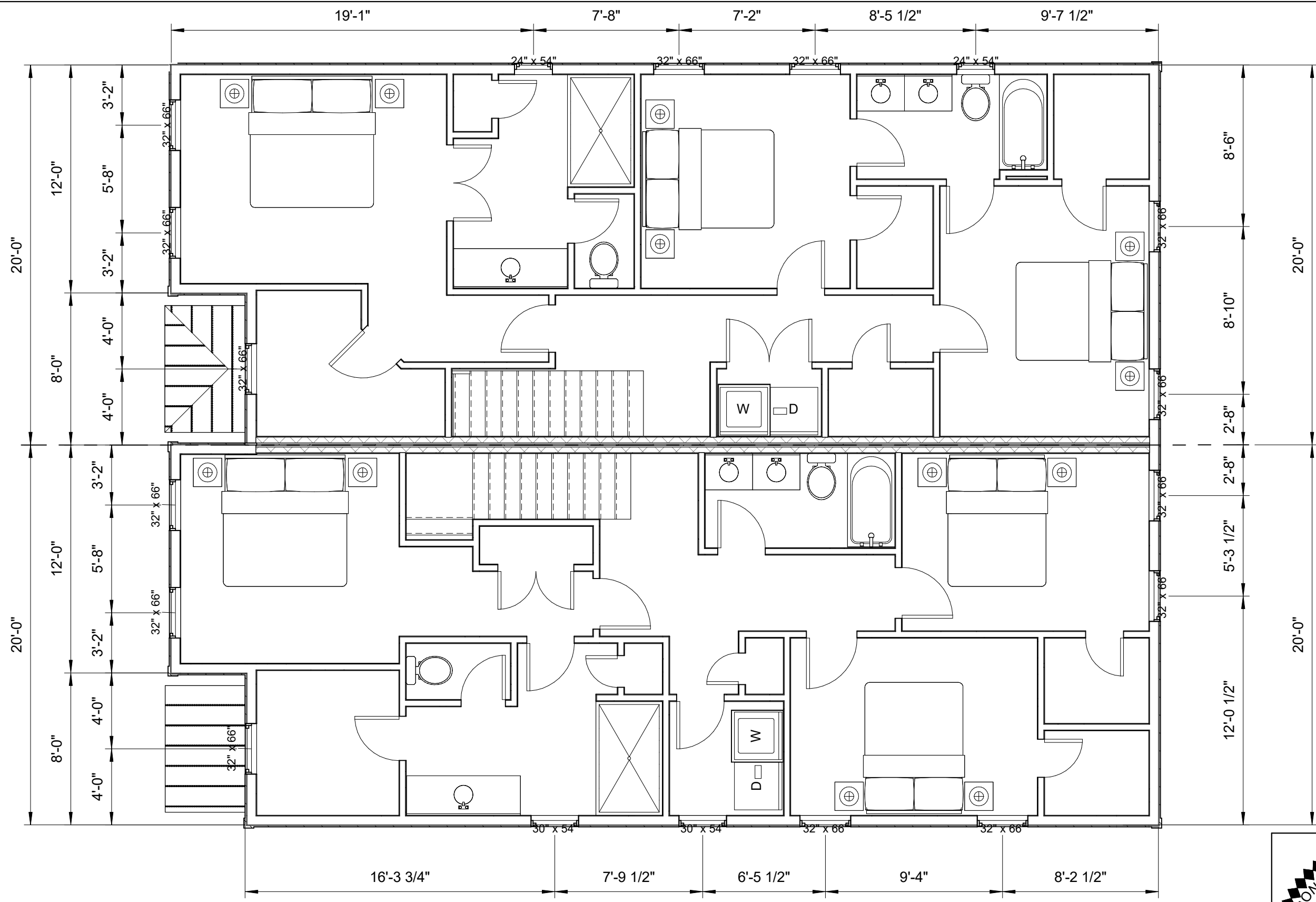
**First Floor Plan**  
 2417 & 2419 Carrington Street  
 Richmond Hill Design Build LLC  
 November 29, 2023

A1.1



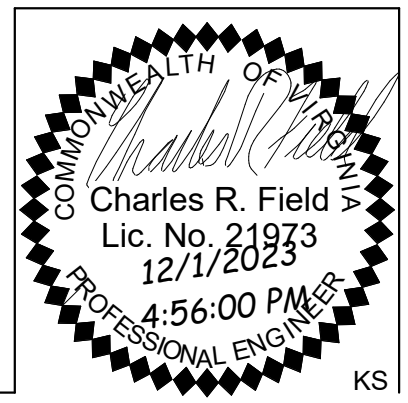
2419

2417



**Obsidian, Inc.**  
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 804.647.1589  
 obsidianrva@gmail.com

**Second Floor Plan**  
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 Richmond Hill Design Build LLC  
 November 29, 2023

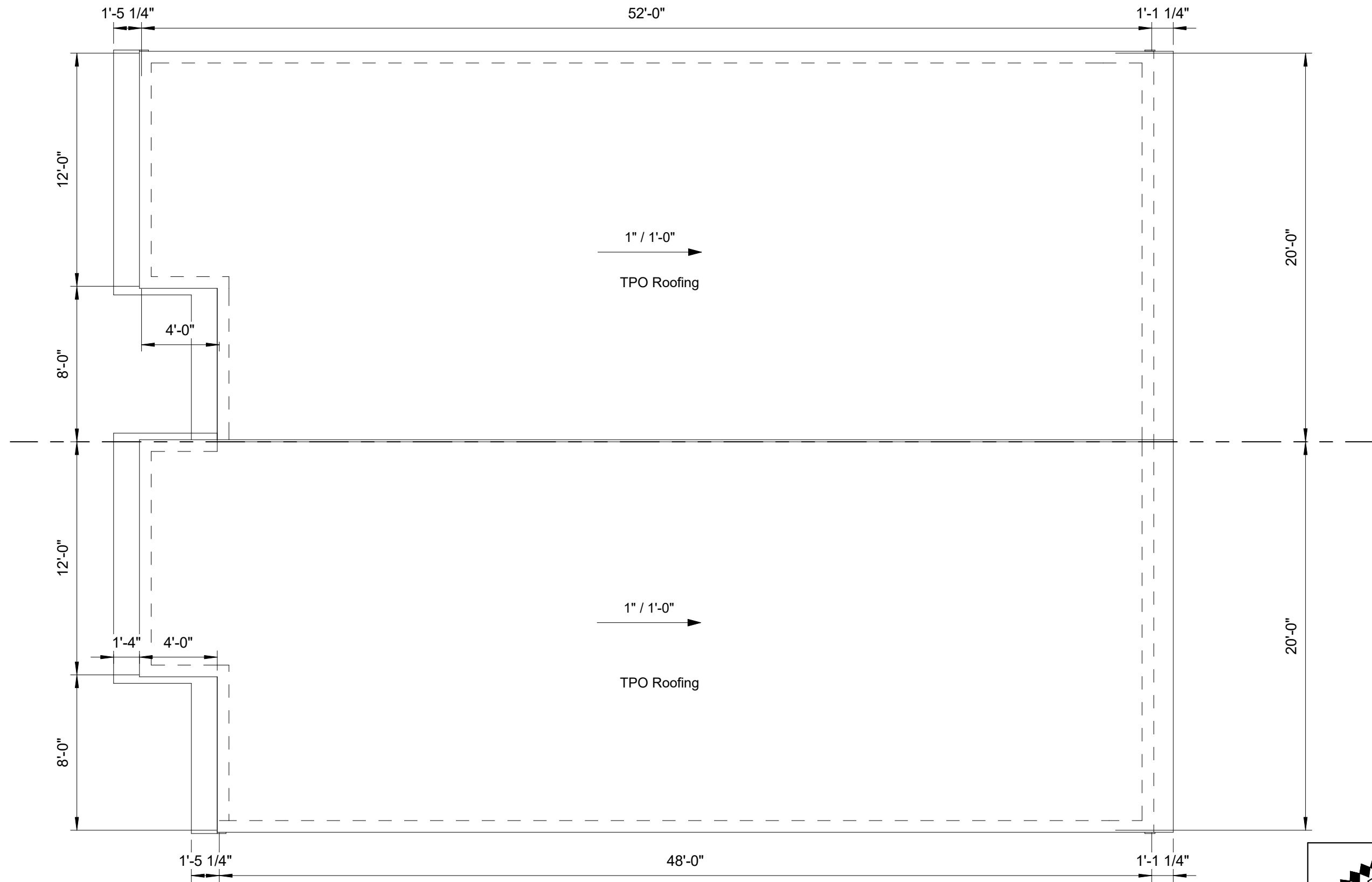


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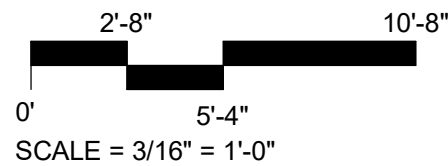
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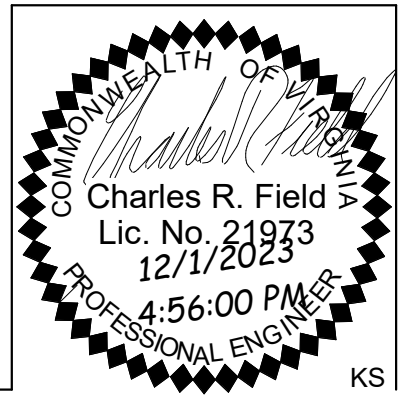
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**Obsidian, Inc.**  
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**Roof Plan**  
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A1.3



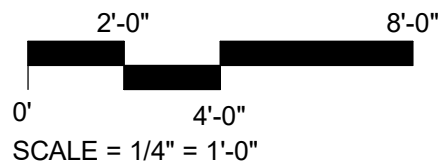
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Note:  
Exterior architectural details including cornice, trim, mouldings, colors, materials etc. to be specified by applicant and approved by CAR.

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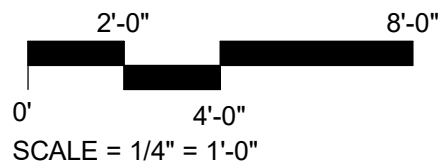
**Obsidian, Inc.**  
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**North Elevation**  
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Richmond Hill Design Build LLC  
November 29, 2023

A1.4



Print plans at 11" x 17", Tabloid



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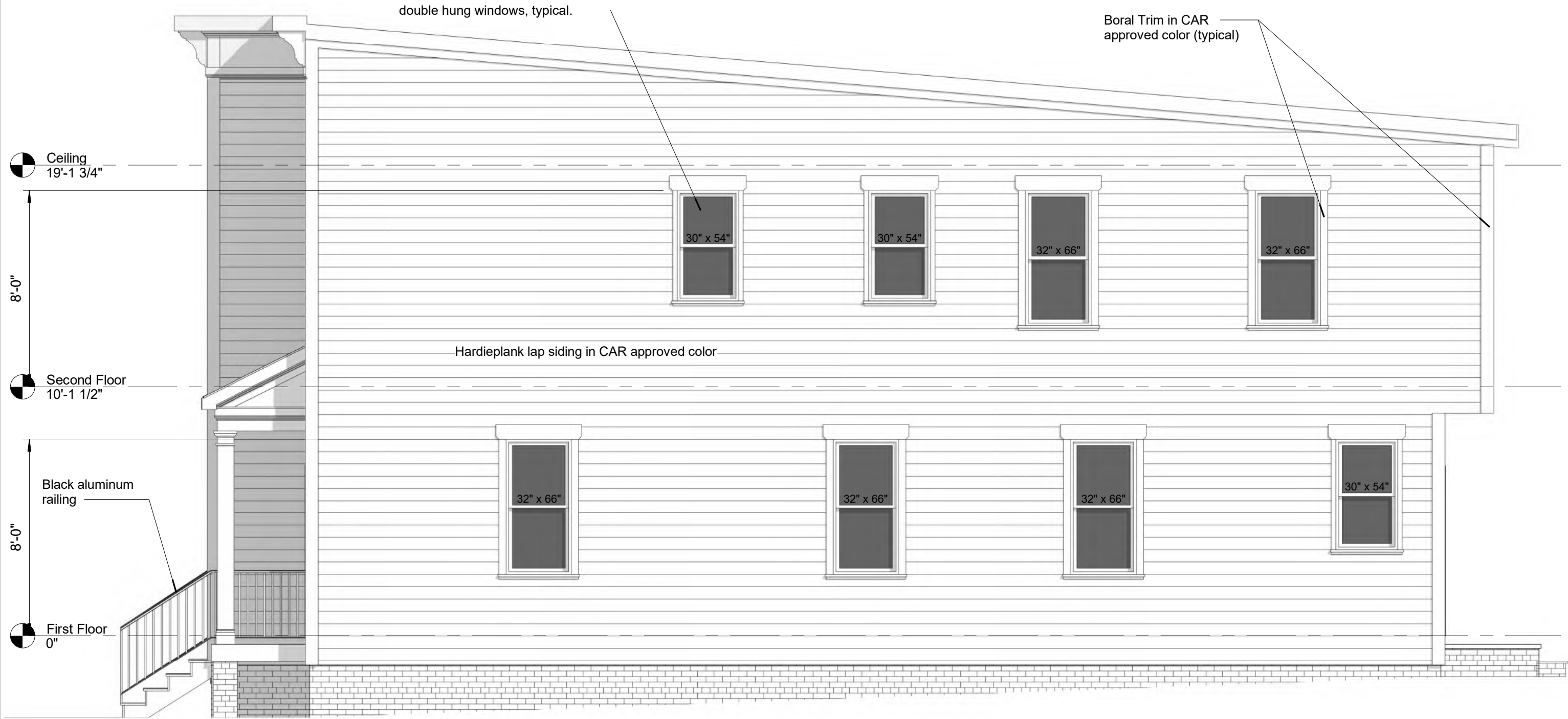
**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

**South Elevation**  
 2417 & 2419 Carrington Street  
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 November 29, 2023

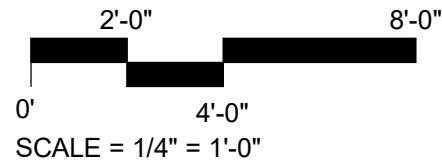
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Print plans at 11" x 17", Tabloid



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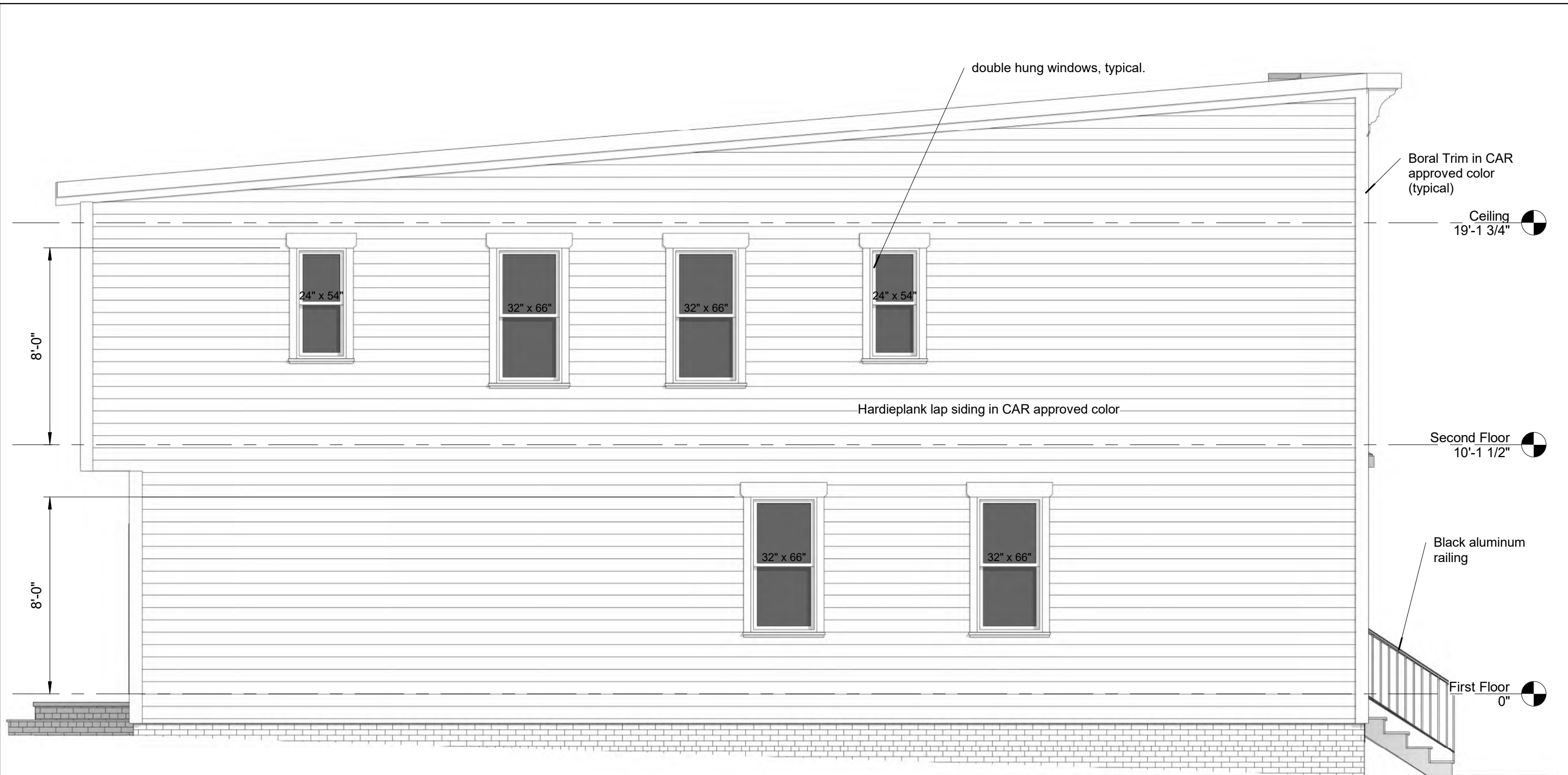
**Obsidian, Inc.**  
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**West Elevation**  
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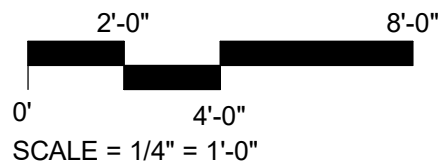
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Print plans at 11" x 17", Tabloid

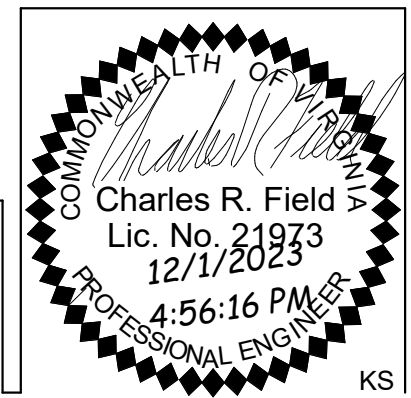


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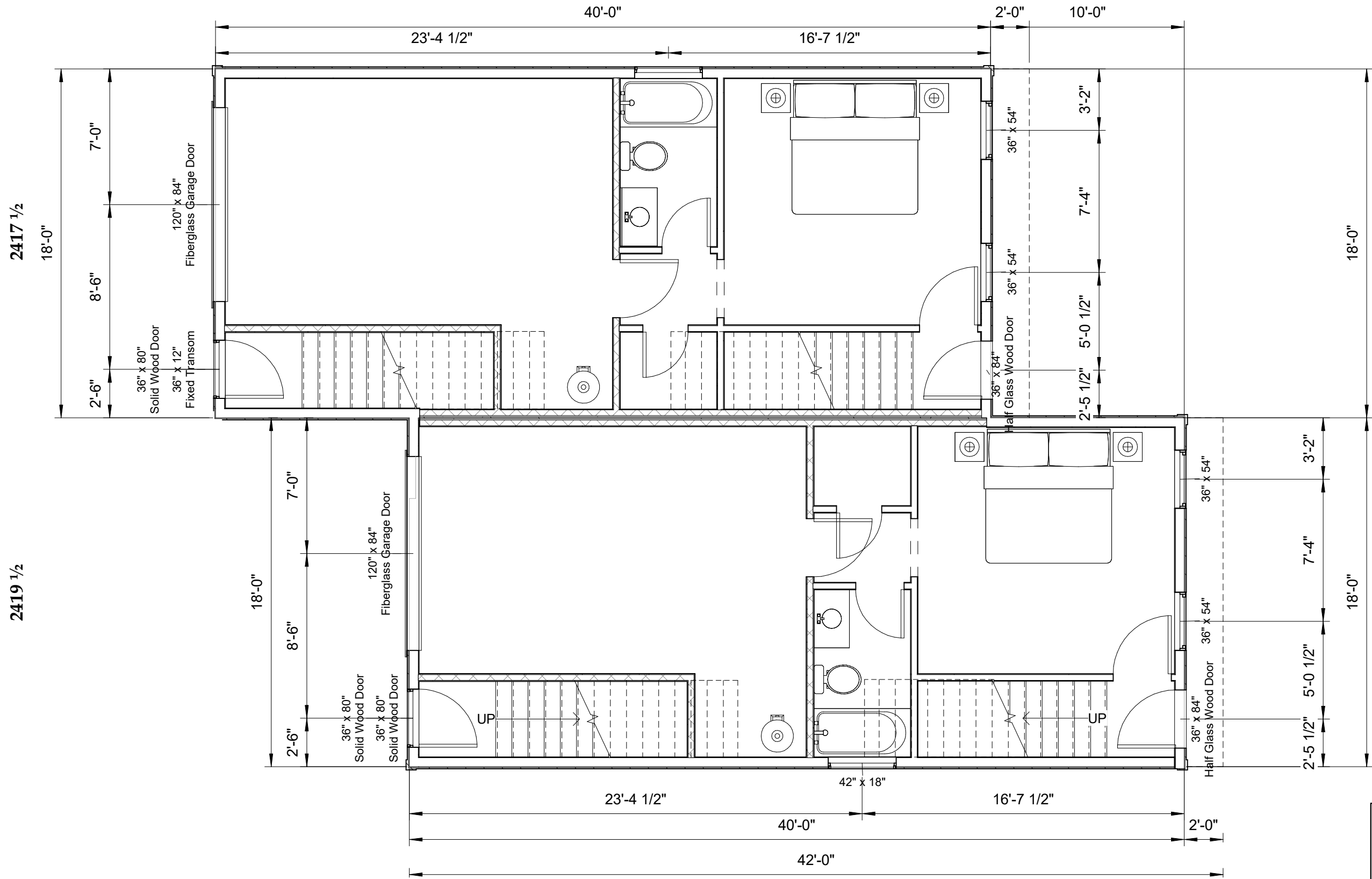
**Obsidian, Inc.**  
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**East Elevation**  
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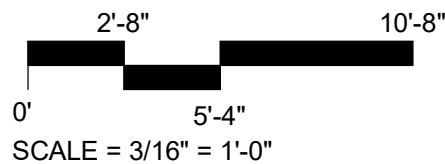


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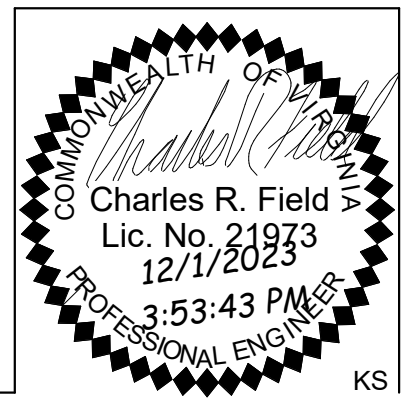


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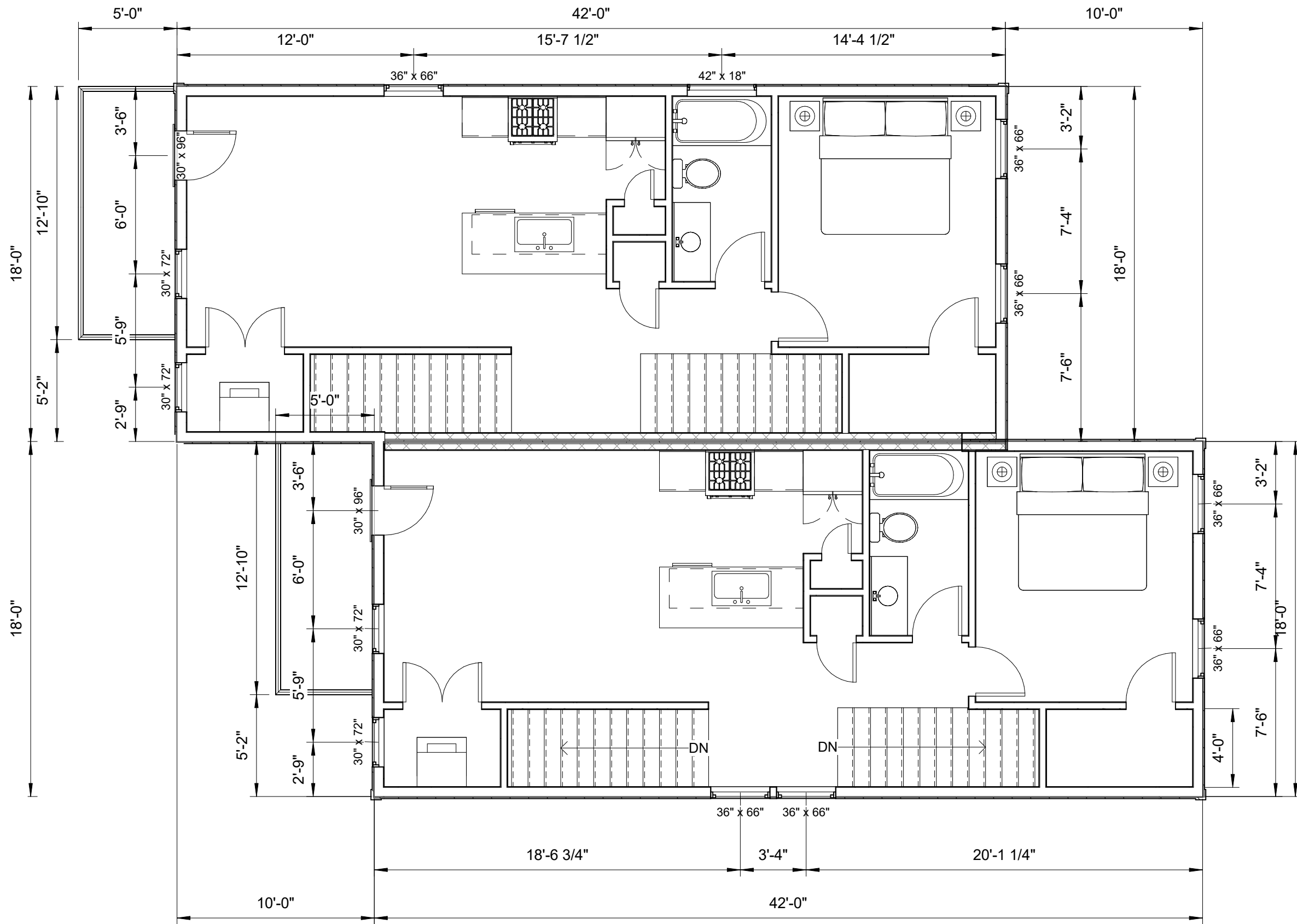
**First Floor Plan**  
 2417.5 & 2419.5 Carrington Street  
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 December 1, 2023



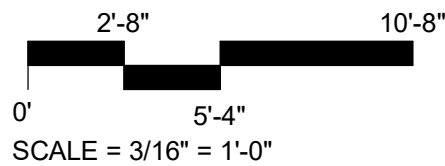
Print plans at 11" x 17", Tabloid

2417 1/2

2419 1/2



Rev.	Date	Description



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 417 North 22nd Street  
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**Second Floor Plan**  
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 Richmond Hill Design Build LLC  
 December 1, 2023

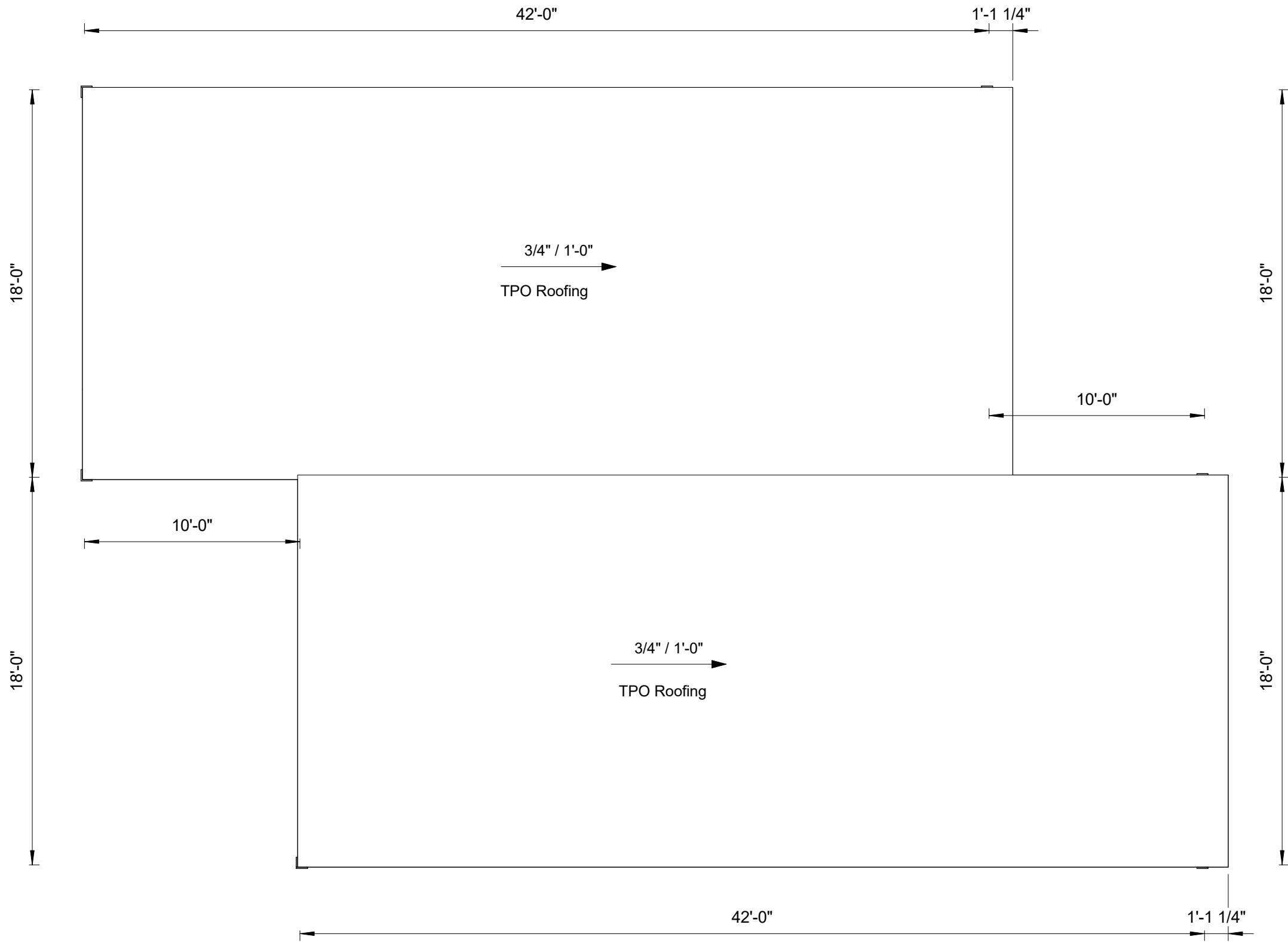
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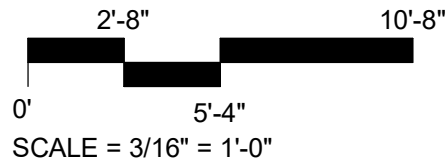
Print plans at 11" x 17", Tabloid

2417 1/2

2419 1/2



Rev.	Date	Description



**Obsidian, Inc.**  
 417 North 22nd Street  
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**Roof Plan**  
 2417.5 & 2419.5 Carrington Street  
 Richmond Hill Design Build LLC  
 December 1, 2023

A2.3



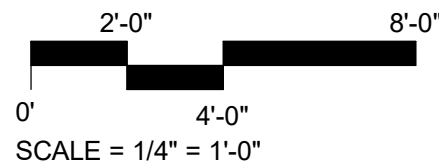
Note :

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



Print plans at 11" x 17", Tabloid

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A2.4



Print plans at 11" x 17", Tabloid

Boral corner board & trim in CAR approved color, typical

TPO Roofing

double hung windows, typical

Ceiling  
19'-1 3/4"



Second Floor  
10'-1 1/2"

7'-0"

Garage Slab  
0"

± 20'-7 3/4"

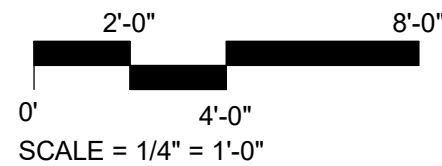
9'-0 3/4"

36" x 84"  
Half Glass Wood Door

36" x 84"  
Half Glass Wood Door

18'-0"

18'-0"

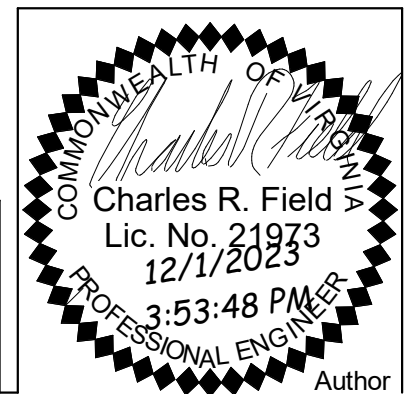


SCALE = 1/4" = 1'-0"

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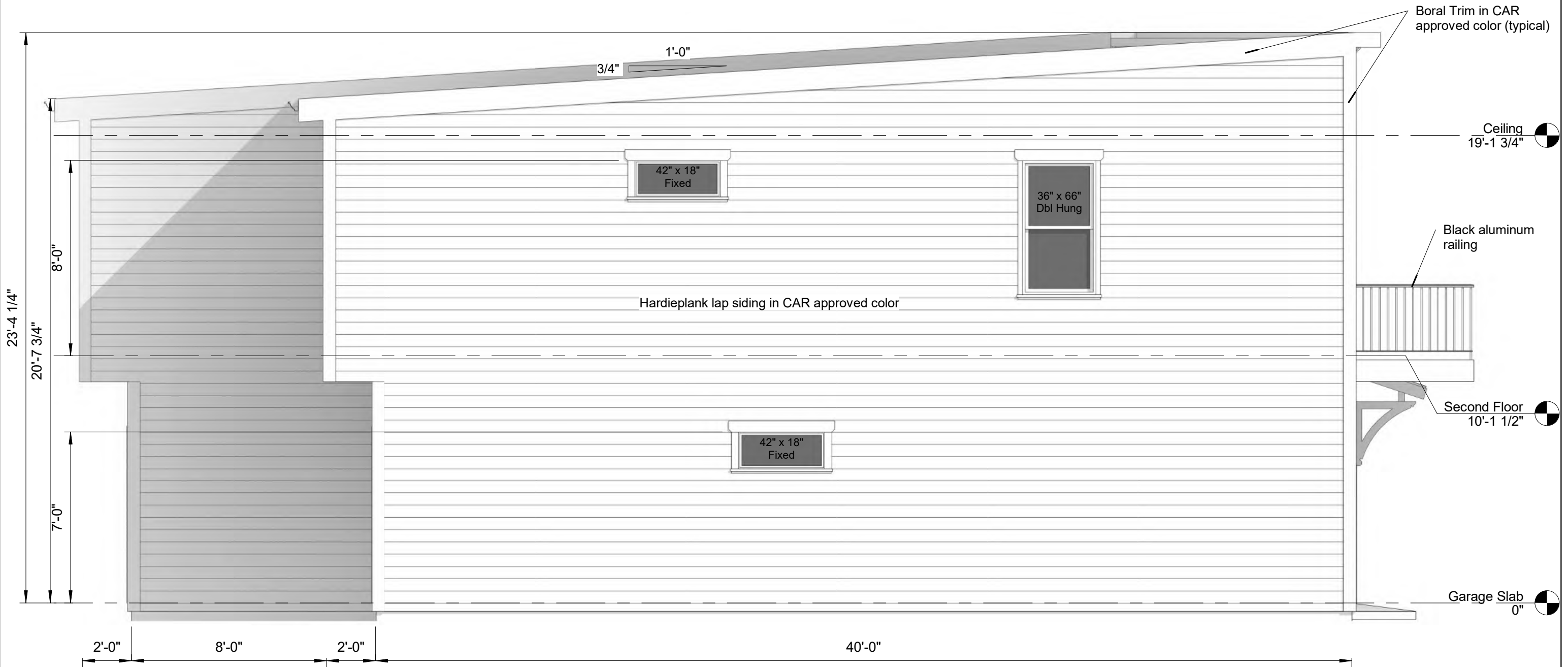
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 December 1, 2023

A2.5

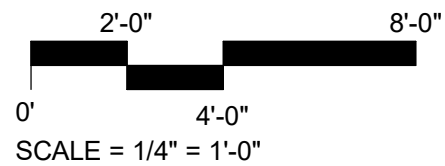


Rev.	Date	Description

Print plans at 11" x 17", Tabloid



Rev.	Date	Description



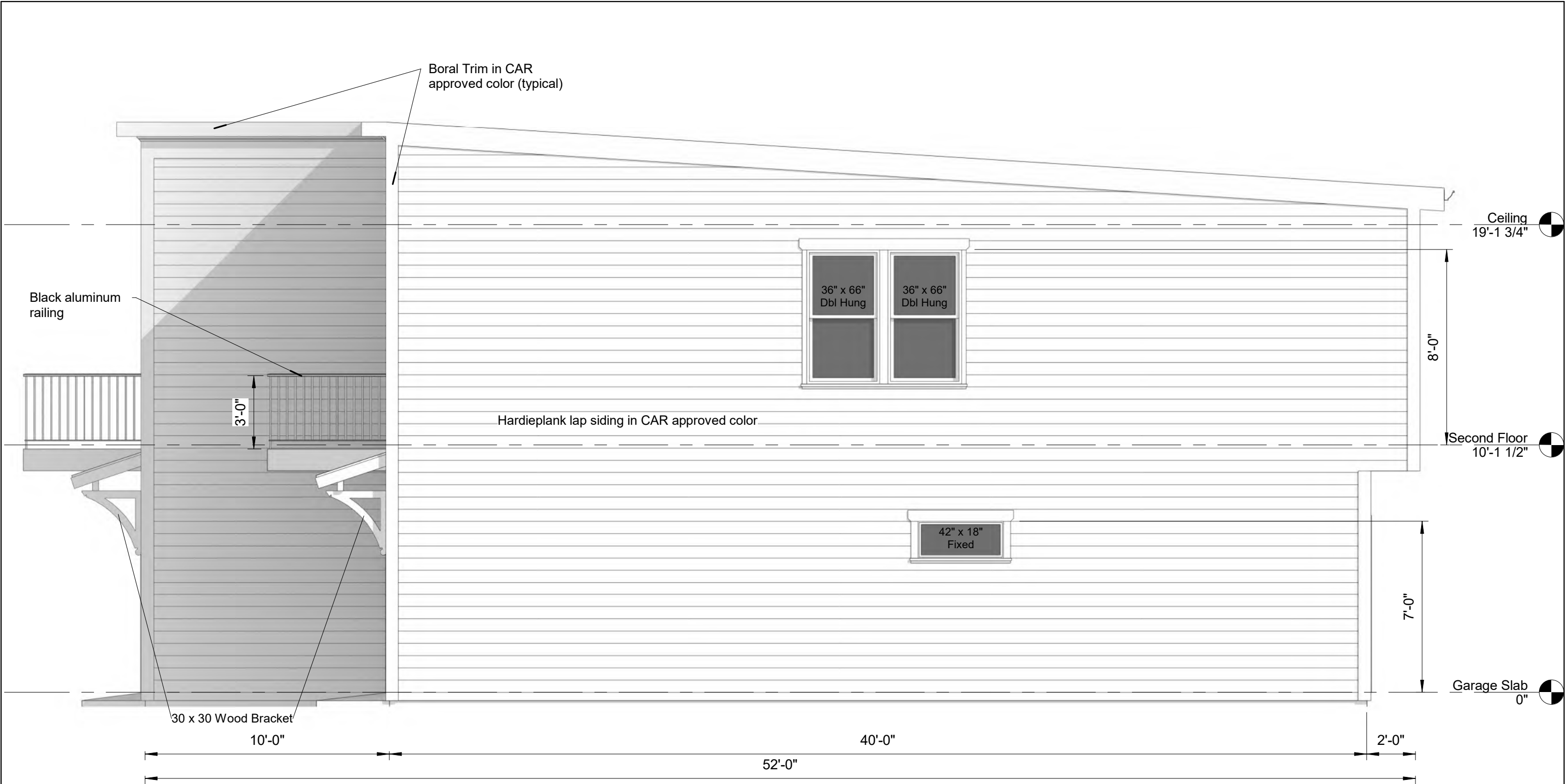
**Obsidian, Inc.**  
 417 North 22nd Street  
 Richmond, VA 23223  
 804.647.1589  
 obsidianrva@gmail.com

**West Elevation**  
 2417.5 & 2419.5 Carrington Street  
 Richmond Hill Design Build LLC  
 December 1, 2023

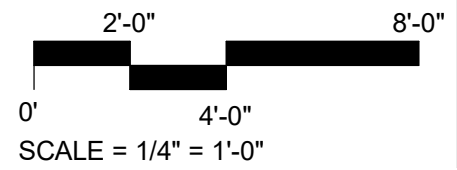


A2.6

Print plans at 11" x 17", Tabloid

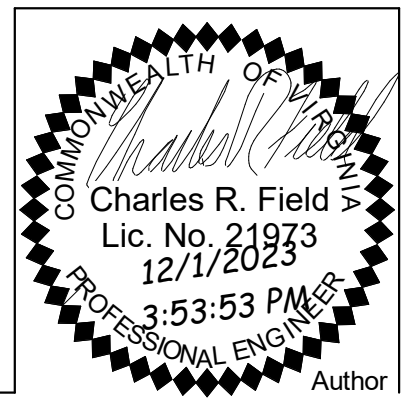


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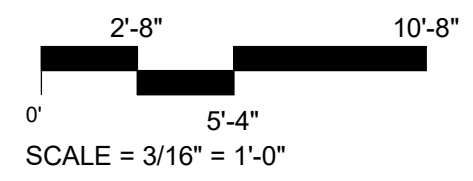
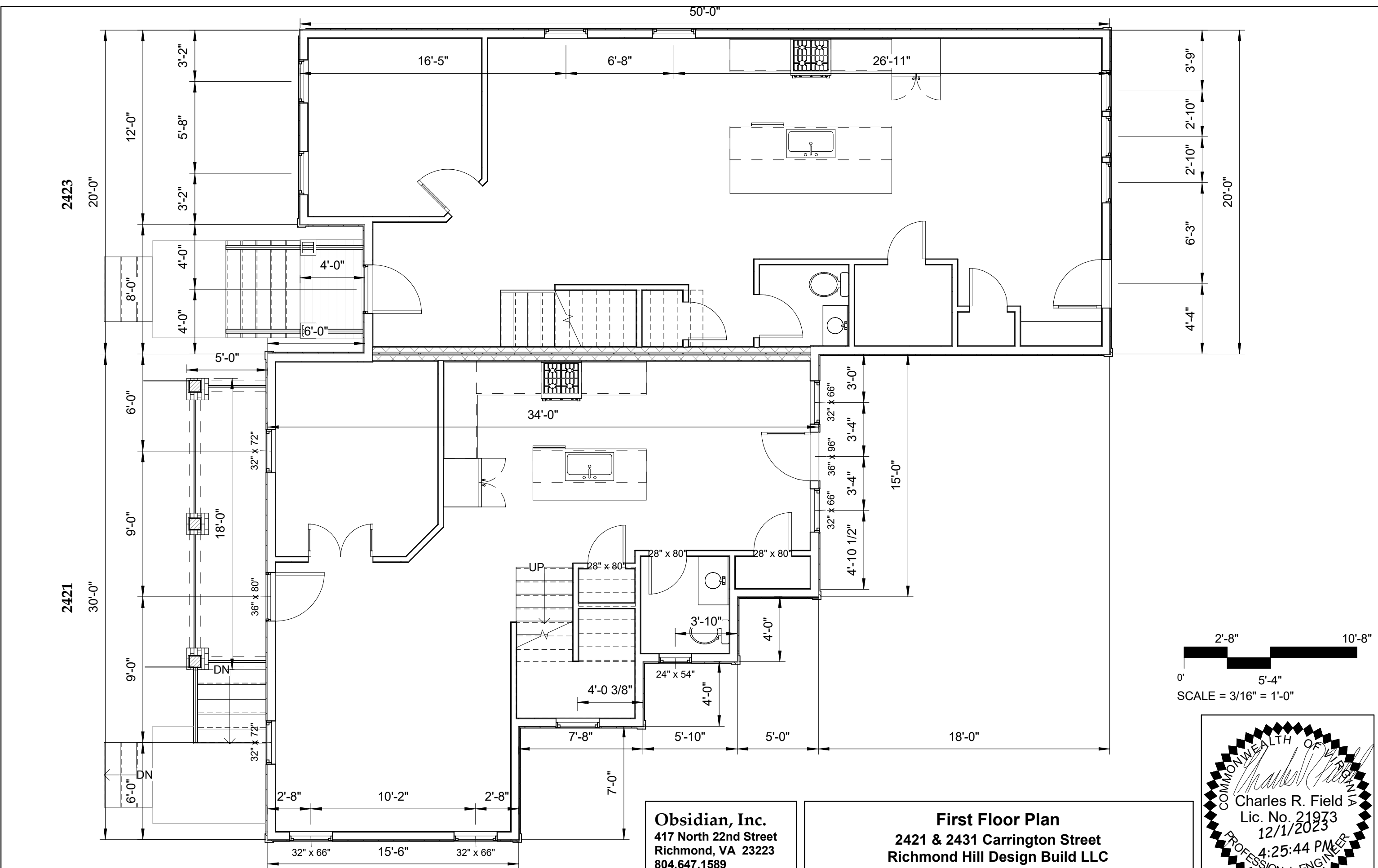
**East Elevation**  
 2417.5 & 2419.5 Carrington Street  
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A2.7

Author

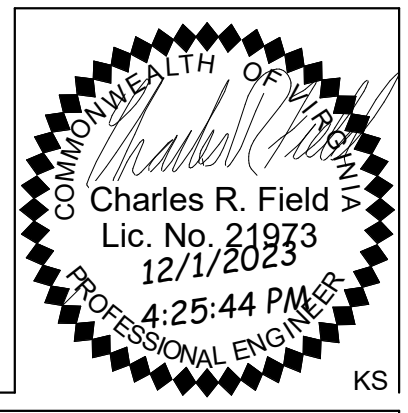
Print plans at 11" x 17", Tabloid



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**First Floor Plan**  
 2421 & 2431 Carrington Street  
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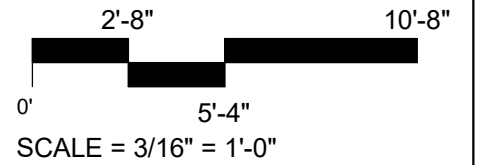
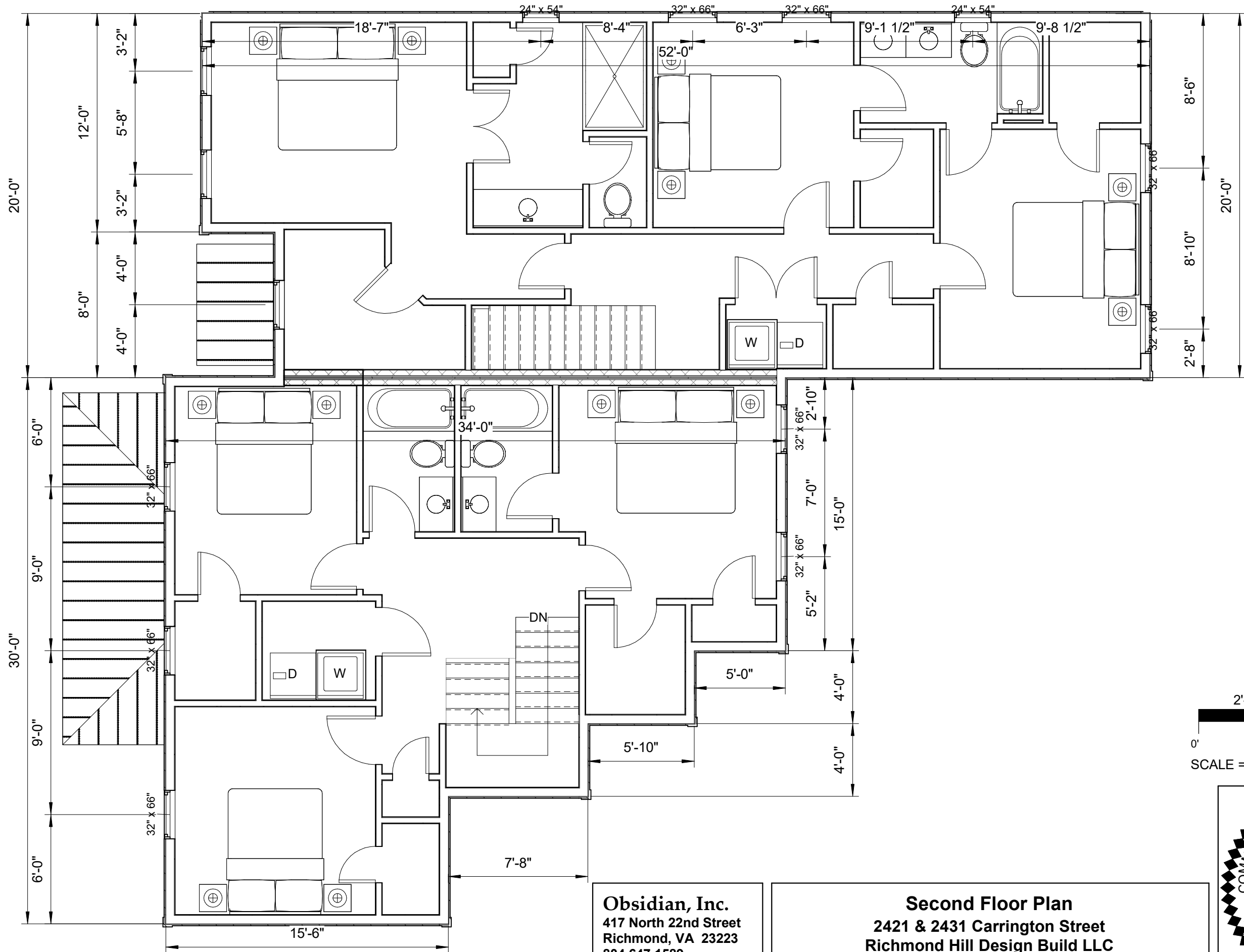


A3.1

Print plans at 11" x 17", Tabloid

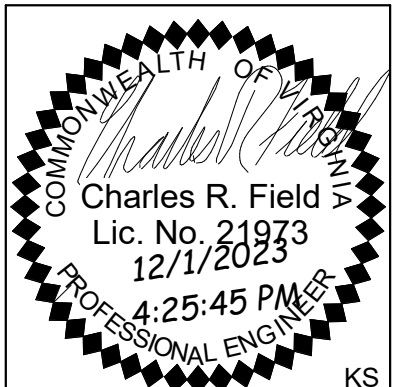
2423

2421



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**Second Floor Plan**  
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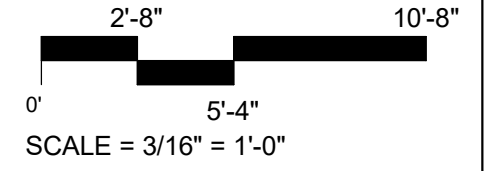
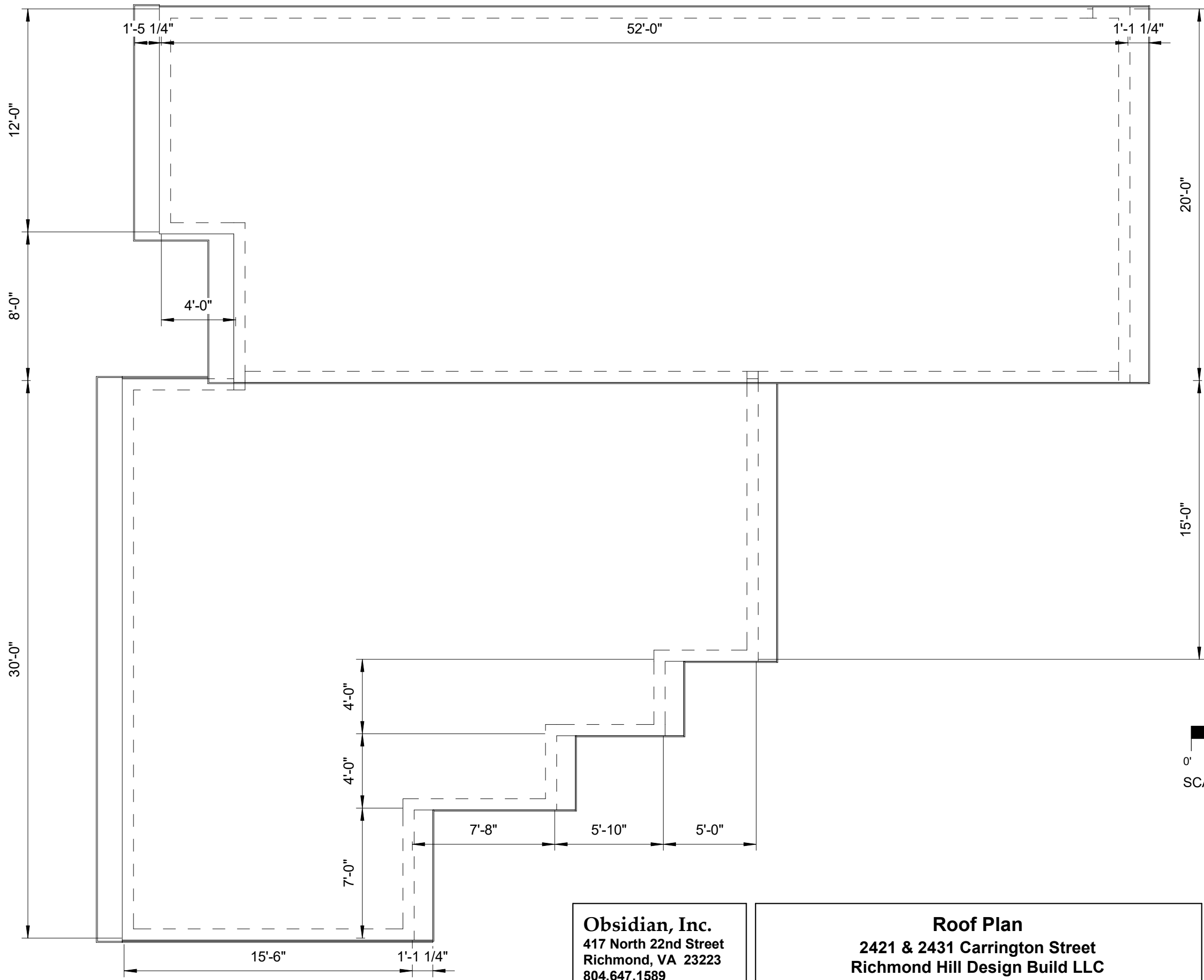
Rev.	Date	Description

A3.2

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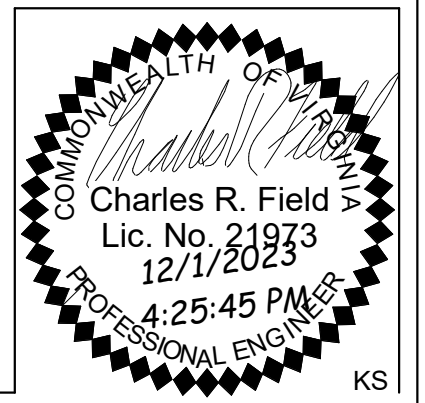
2423

2421



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**Roof Plan**  
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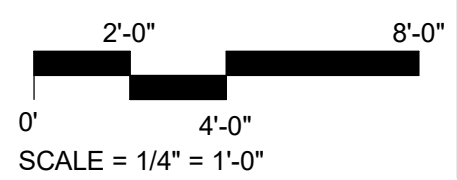
Rev.	Date	Description

A3.3

Print plans at 11" x 17", Tabloid

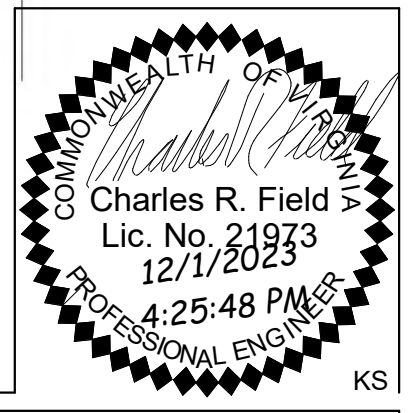


Rev.	Date	Description



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**North Elevation**  
 2421 & 2431 Carrington Street  
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A3.4

double hung windows, typical.

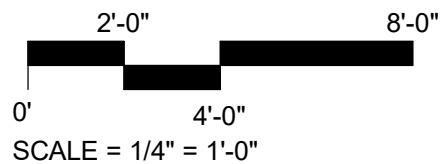
Boral Trim in CAR approved color (typical)

Ceiling  
19'-1 3/4"

Hardieplank lap siding in CAR approved color

Second Floor  
10'-1 1/2"

First Floor  
0"



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**South Elevation**  
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A3.5

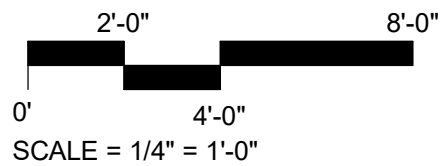
Rev.	Date	Description

Print plans at 11" x 17", Tabloid

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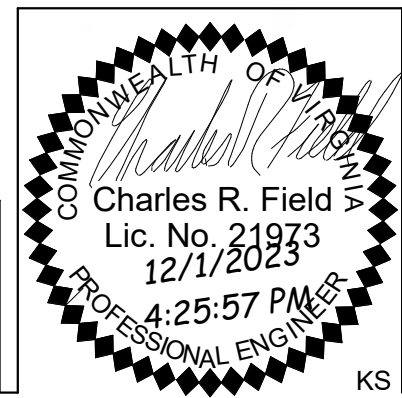
Rev.	Date	Description



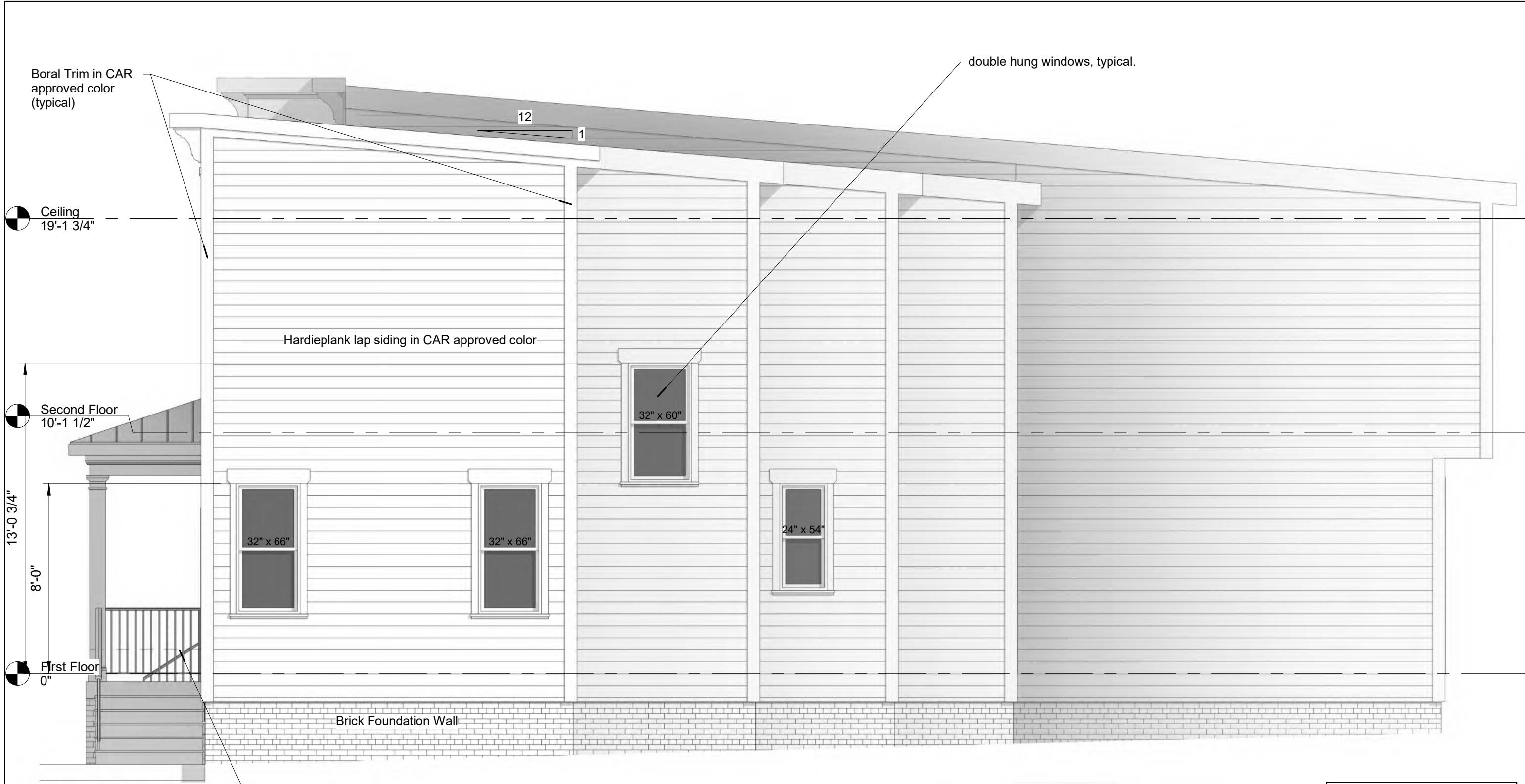
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A3.6



Print plans at 11" x 17", Tabloid



Ceiling  
19'-1 3/4"

Second Floor  
10'-1 1/2"

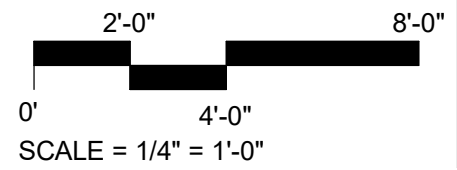
13'-0 3/4"

8'-0"

First Floor  
0"

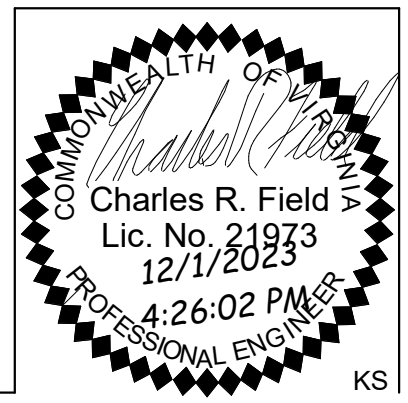
Brick Foundation Wall

Black aluminum railing



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A3.7

Print plans at 11" x 17", Tabloid

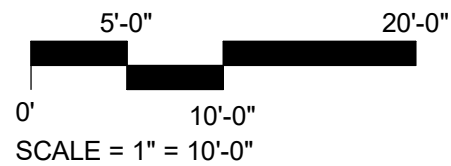


2419

2417

2415

2413

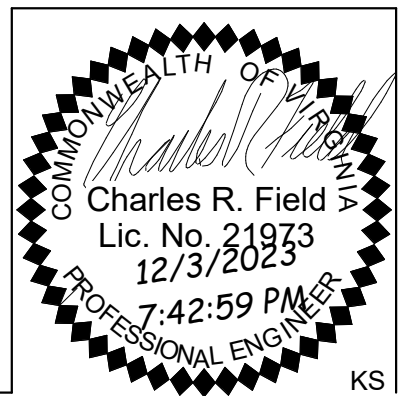


Rev.	Date	Description

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**North Contextual Site Elevation**  
 2417 Carrington Street - CAR Plans  
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 December 3, 2023

A4.1



Print plans at 11" x 17", Tabloid



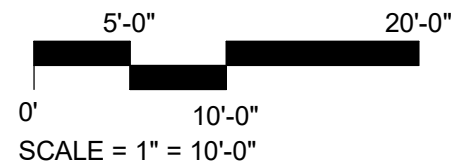
2413 B

2415

2417 1/2

2419 1/2

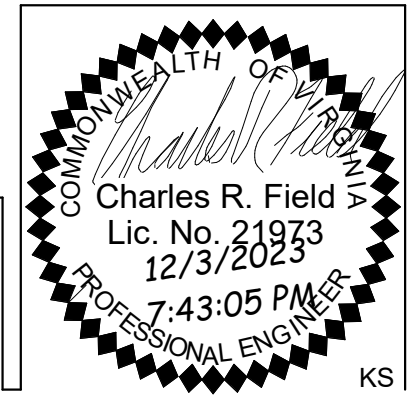
Rev.	Date	Description



**Obsidian, Inc.**  
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**South Contextual Site Elevation**  
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December 3, 2023



A4.2



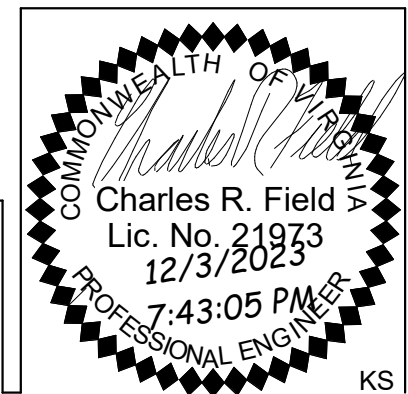
**Proposed North Perspective Rendering**



**Existing North Perspective Image**

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**North Perspective Rendering**  
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 December 3, 2023



A5.1

KS

Rev.	Date	Description

Print plans at 11" x 17", Tabloid



Print plans at 11" x 17", Tabloid

Rev.	Date	Description

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 obsidianrva@gmail.com

**Northeast Perspective Rendering**  
 2417 Carrington Street - CAR Plans  
 Richmond Hill Design Build LLC  
 December 3, 2023

A5.2



KS

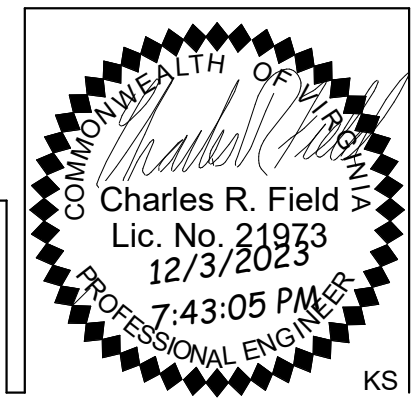


Print plans at 11" x 17", Tabloid

Rev.	Date	Description

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**South Alley Perspective Rendering**  
 2417 Carrington Street - CAR Plans  
 Richmond Hill Design Build LLC  
 December 3, 2023



A5.3

KS