



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):

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 signer: \_\_\_\_\_

Mailing Address: [REDACTED]

City: Richmond

State: VA

Zip Code: 23220

Telephone: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

Billing Contact? \_\_\_\_\_

**\*\*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.



May 1, 2026

City of Richmond Department of Planning and Development Review  
Commission of Architectural Review  
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 the proposed demolition and new addition to an existing single-family dwelling on the property known as 2219 M Street (the "Property").

The Property is located on the southern line of M Street between N. 22<sup>nd</sup> and N 23<sup>rd</sup> Streets. It lies within Richmond's Union Hill City Old and Historic District and has an existing single-family dwelling that was constructed in 1910. The original structure was approximately 544 square feet, has a gabled roof, and a front door and porch that front onto M Street. An addition was constructed that is approximately 112 square feet, has a flat roof, and has an additional door that fronts onto M Street. Both the original building and the 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.

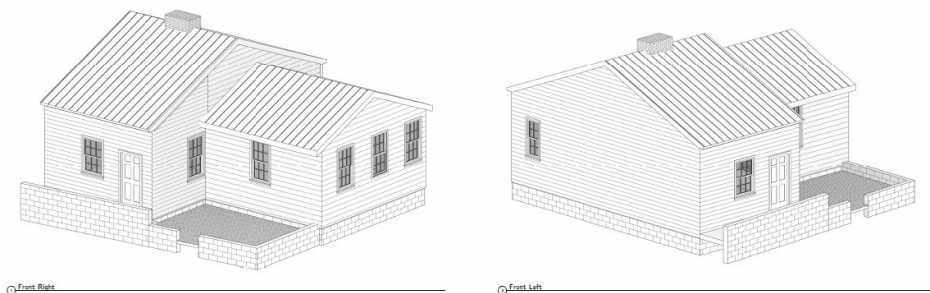
The Property owner proposes two options for an addition on the Property to provide an enhanced, high quality living space that will meet the needs of today's market while respecting the history and integrity of the original single-family dwelling. There are two proposals included: a single-story proposal and a two-story proposal. Both are reviewed against the criteria in different sections below.



*Figure 1: Photo of the Property from the City Assessor's website*

### **Proposal #1: One-story**

The first proposal contemplates demolishing the existing addition on the Property to construct a new one-story addition that would be approximately 342 square feet and setback approximately 12' from M Street. The proposed design is consistent with the existing single-family dwelling and is consistent with the CAR standards for new construction on page 46 of the CAR Handbook which states that “new construction should reference the materials, features, size, scale, proportions and massing of the existing historic building...” while also acknowledging “compatibility does not mean duplicating the existing buildings or environment” and that “in order to avoid creating a false sense of history, new constructions should also be discernable from the old.”



*Figure 2: Proposed Elevations from Proposal #1*

**Siting:**

The proposed addition would be subordinate in size to the original single-family dwelling and would be located between the original single-family dwelling and the alley since there is not buildable space on the other side of the property or in the rear. The proposed addition would only be accessible through the original dwelling and removes the previous addition's ingress/egress onto M Street. Furthermore, the proposed addition meets the underlying R-63 zoning district's front and rear setback requirements while also respecting the previous addition's side setback location. These setbacks respect the prevailing setback patterns of the surrounding block.

**Form:**

The proposed addition has been designed in a manner which is consistent with the form of the original single-family dwelling on the Property and with the form of other historic structures in the neighborhood and along the block face while also contemplating the underlying R-63 zoning requirements.

**Scale:**

The proposed addition is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level. Dwellings in the block tend to be two-stories in height while the existing single-family dwelling on the Property is one-story. The proposed addition will also be one-story consistent with the existing building on the Property.

**Height, Width, Proportion, & Massing**

The proposed addition is comparable in height with the existing single-family dwelling building on the Property and with other structures on the block. Most of the existing structures along 2219 M Street are two-stories in height while the existing building on the Property is one-story. The proposed addition will also be one-story consistent with the existing building on the Property.

**Exterior Cladding/Doors and Windows/Materials**

Exterior cladding, doors and windows, foundation, and roofing will be noted on the attached plans once a proposal is selected by CAR. The materials will be consistent with both CAR requirements and the original single-family dwelling. All finishes including doors and windows would be noted on the provided plans.

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.

## **Proposal #2 – Two-Stories**

The second proposal would preserve and expand the existing addition to include a new two-story, approximately 270 square foot addition. The proposed addition would include two bedrooms with ensuite baths and closets.

The proposed design is consistent with the CAR standards for new construction on page 46 of the CAR Handbook which states that “new construction should reference the materials, features, size, scale, proportions and massing of the existing historic building...” while also acknowledging “compatibility does not mean duplicating the existing buildings or environment” and that “in order to avoid creating a false sense of history, new constructions should also be discernable from the old.”



*Figure 3: Proposed Renderings from Proposal #2*

### **Siting:**

The proposed addition would be located adjacent to the original single-family dwelling and the existing addition. It would be accessible through both the existing doors that front onto M Street. The proposed addition respects the prevailing front and side yard setback patterns of the surrounding block while also meeting the underlying R-63 zoning district requirements. The proposed building would be approximately 8’ from M Street whereas other existing buildings on the block are setback 6’ or less from M Street.

### **Form:**

The proposed addition has been designed in a manner which is consistent with the form of other historic structures on the block and greater neighborhood. Like other dwellings in the area, it is two-stories and has a massing and size that maintains the

existing human scale of the surrounding neighborhood. Additionally, the proposed addition has a flat roof which is consistent with most of the dwellings in the nearby area.

**Scale:**

The proposed addition is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level. Dwellings in the block tend to be two-stories in height and the proposed addition is two-stories, consistent with the neighborhood.

**Height, Width, Proportion, & Massing**

The proposed addition is comparable in height with other structures on the block. Most of the existing structures on the block are two-stories in height and the proposed addition is also two-stories, consistent with the neighborhood.

**Exterior Cladding/Doors and Windows/Materials**

Exterior cladding, doors and windows, foundation, and roofing will be noted on the attached plans once a proposal is selected by CAR. The materials will be consistent with both CAR requirements and the original single-family dwelling. All finishes including doors and windows would be noted on the provided plans.

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](mailto:syd@bakerdevelopmentresources.com) or (804) 237-9130.

Sincerely,



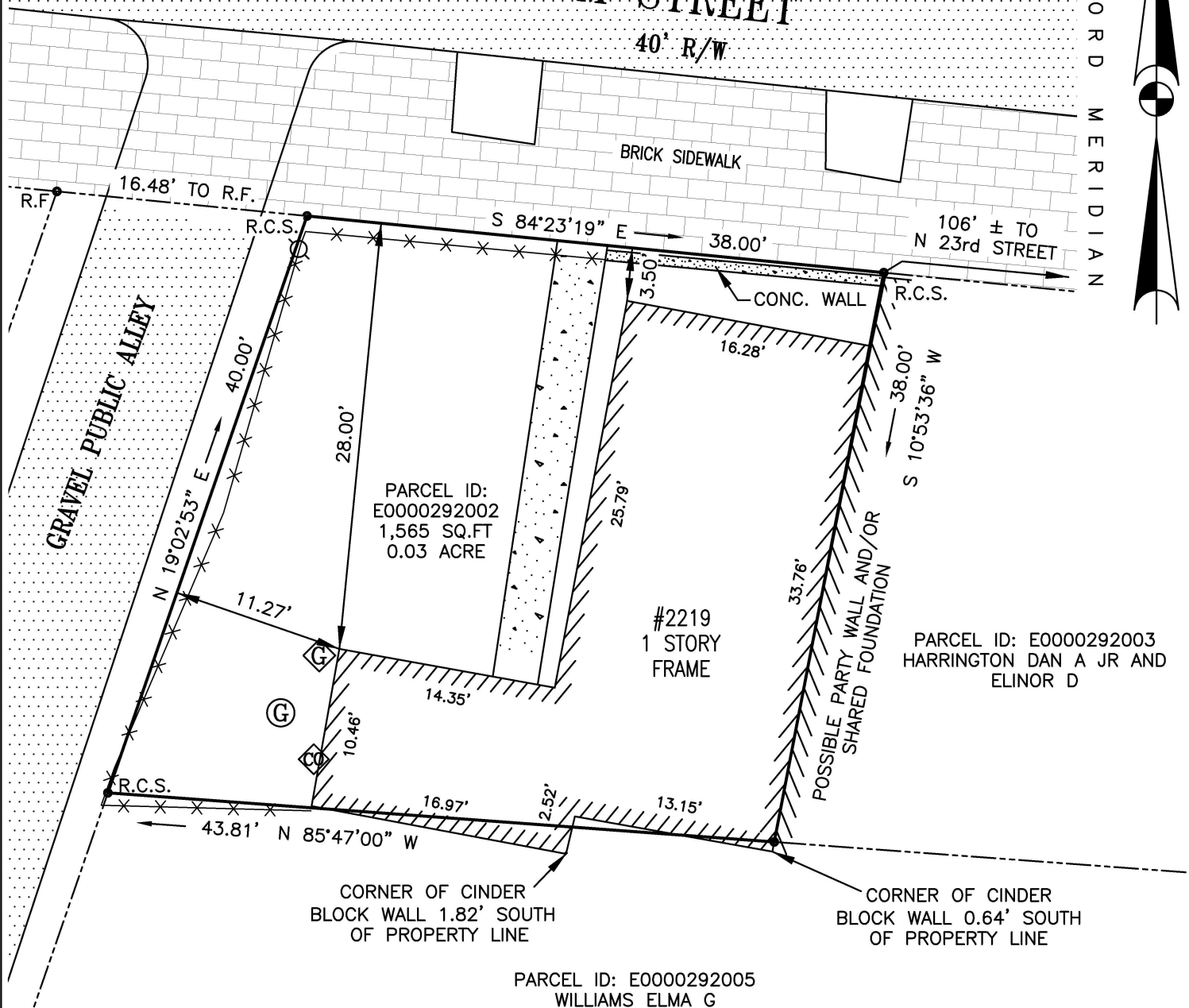
Syd Shoaf  
Baker Development Resources, LLC

RE: KEMP STEVEN BRETT  
ID2021-11546

PUBLIC PAVED  
**M STREET**

40' R/W

RECORD MERIDIAN



**NOTES:**

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 5101290041E, EFFECTIVE DATE: 07/16/2014)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK-FLEET SURVEYORS P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED ARCHITECTS.

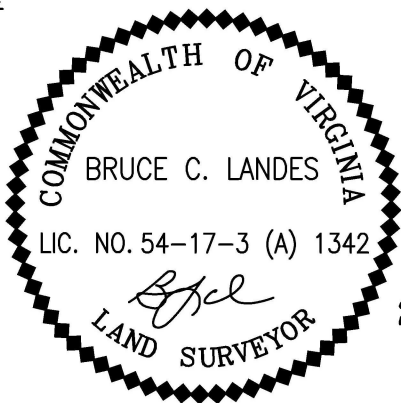
\*\*-PARTY WALLS AND ADJOINING BUILDING WALLS MAY BE INACCESSIBLE DURING PERIOD OF FIELD SURVEY, THESE AREAS MAY HAVE POSSIBLE PARTY WALLS AND/OR SUBSURFACE UNDERGROUND FOUNDATIONS AND/OR FOOTINGS THAT ARE INDEPENDENT OR SHARED STRUCTURES, A STRUCTURAL ENGINEERING SURVEY IS RECOMMENDED AND IS NOT PART OF THIS SCOPE OF WORK.

**ABBREVIATIONS**

R.F. = REBAR FOUND  
R.C.F. = REBAR & CAP FOUND  
R.C.S. = REBAR & CAP SET

**LEGEND**

= ASPHALT  
 = CONCRETE  
 = CLEANOUT  
 = FENCE  
 = GAS METER  
 = GAS VALVE  
 = POWER POLE



**BOUNDARY SURVEY  
OF PROPERTY SITUATED AT  
2219 M STREET RICHMOND, VA 23223  
CITY OF RICHMOND, VA**

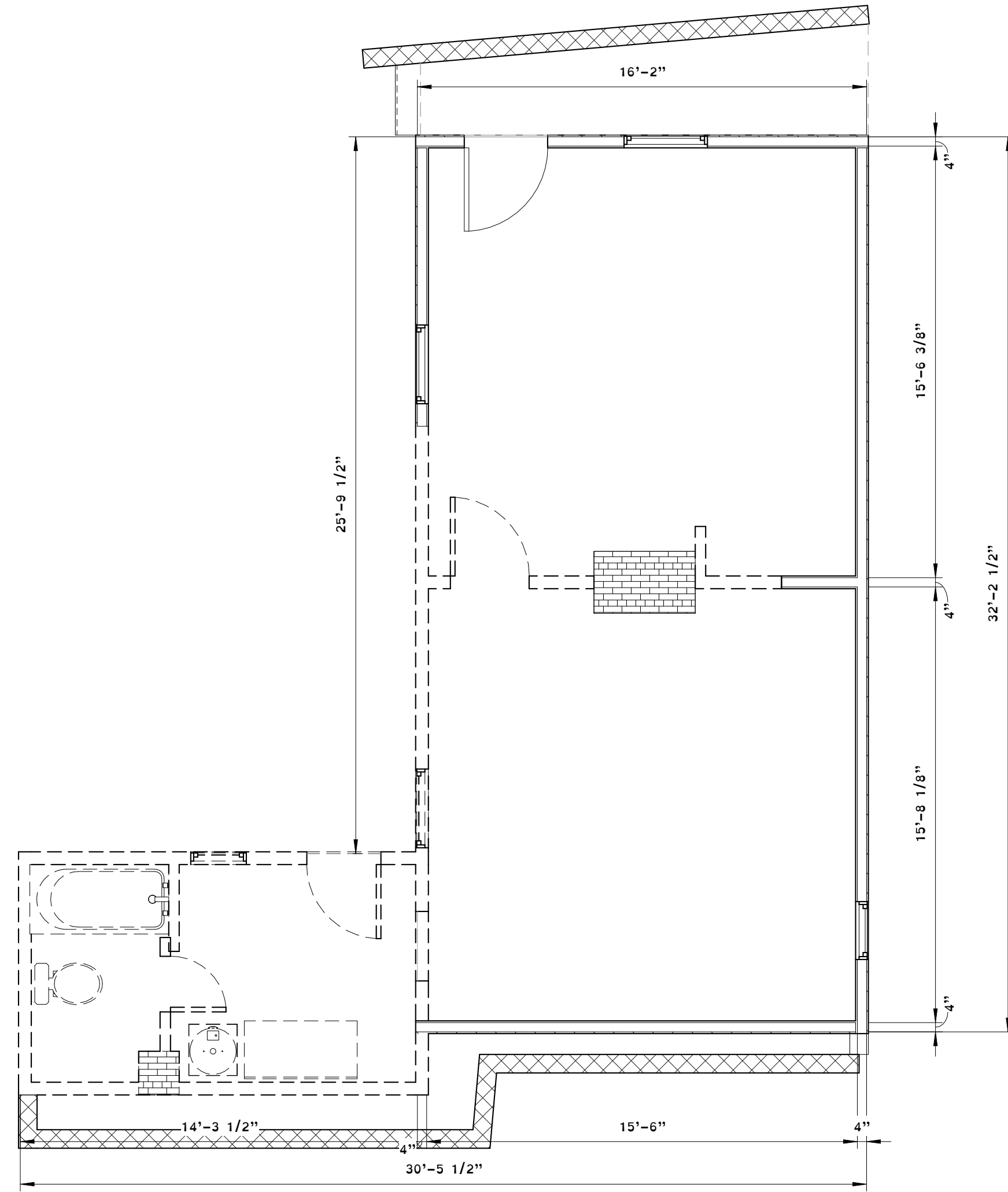
**AUGUST 16, 2021 SCALE 1" = 10'**

**Landmark-Fleet Surveyors, P.C.**

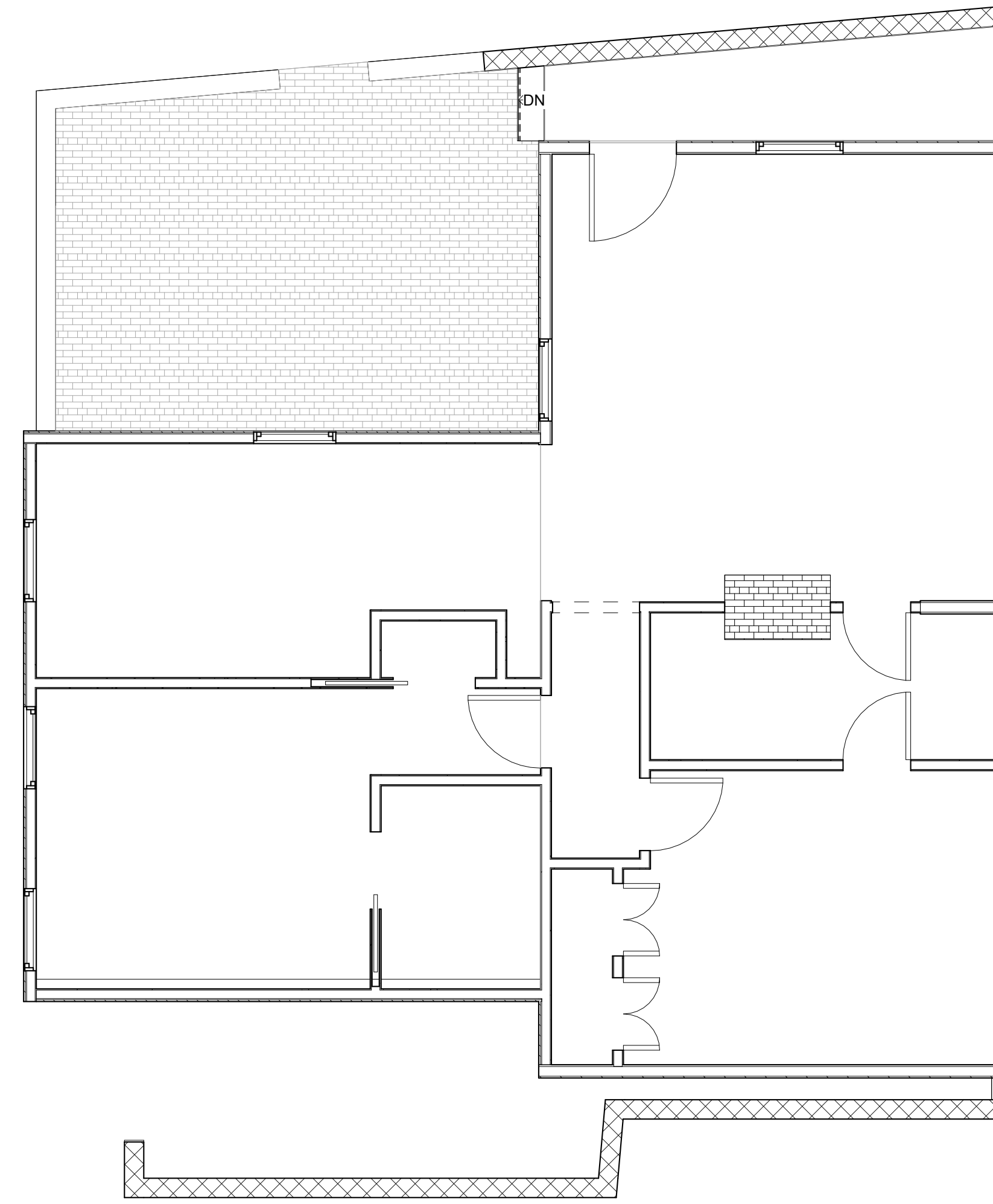
8014 MIDLOTHIAN TURNPIKE, SUITE 103  
RICHMOND, VA. 23235 PH. 804-327-0333  
LANDESBRUCE@GMAIL.COM

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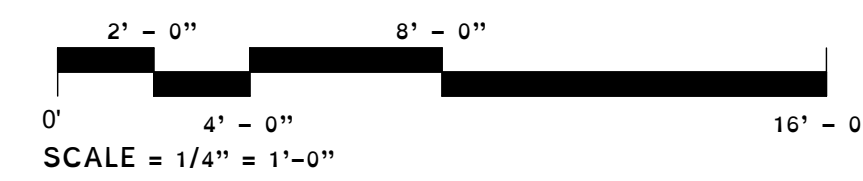
**DRAFT PLANS - NOT FOR CONSTRUCTION**



1 1st Floor - Existing  
1/4" = 1'-0"



2 1st Floor - Proposed  
1/4" = 1'-0"



**A1.1**

Rev.	Date	Description

**Floor Plan**  
**2219 M Street - Renovation Plans**  
**Matt Jarreau**  
City of Richmond, VA  
March 14, 2026

**Draft**  
3/14/2026  
2:15:12 PM  
cf

**Obsidian**  
A Professional Engineering Practice  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589

DRAFT PLANS - NOT FOR CONSTRUCTION



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



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

Ceiling  
9'-10 5/8"

First Floor  
0"

Grade  
-2'-1"

Foundation  
-3'-0"



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



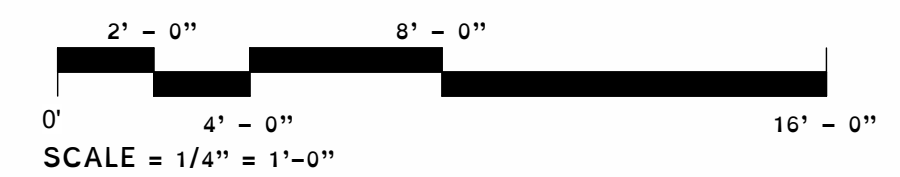
4 Proposed West  
1/4" = 1'-0"

Ceiling  
9'-10 5/8"

First Floor  
0"

Grade  
-2'-1"

Foundation  
-3'-0"



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

A2.1

Rev.	Date	Description

Elevations  
2219 M Street - Renovation Plans  
Matt Jarreau

March 14, 2026

City of Richmond, VA

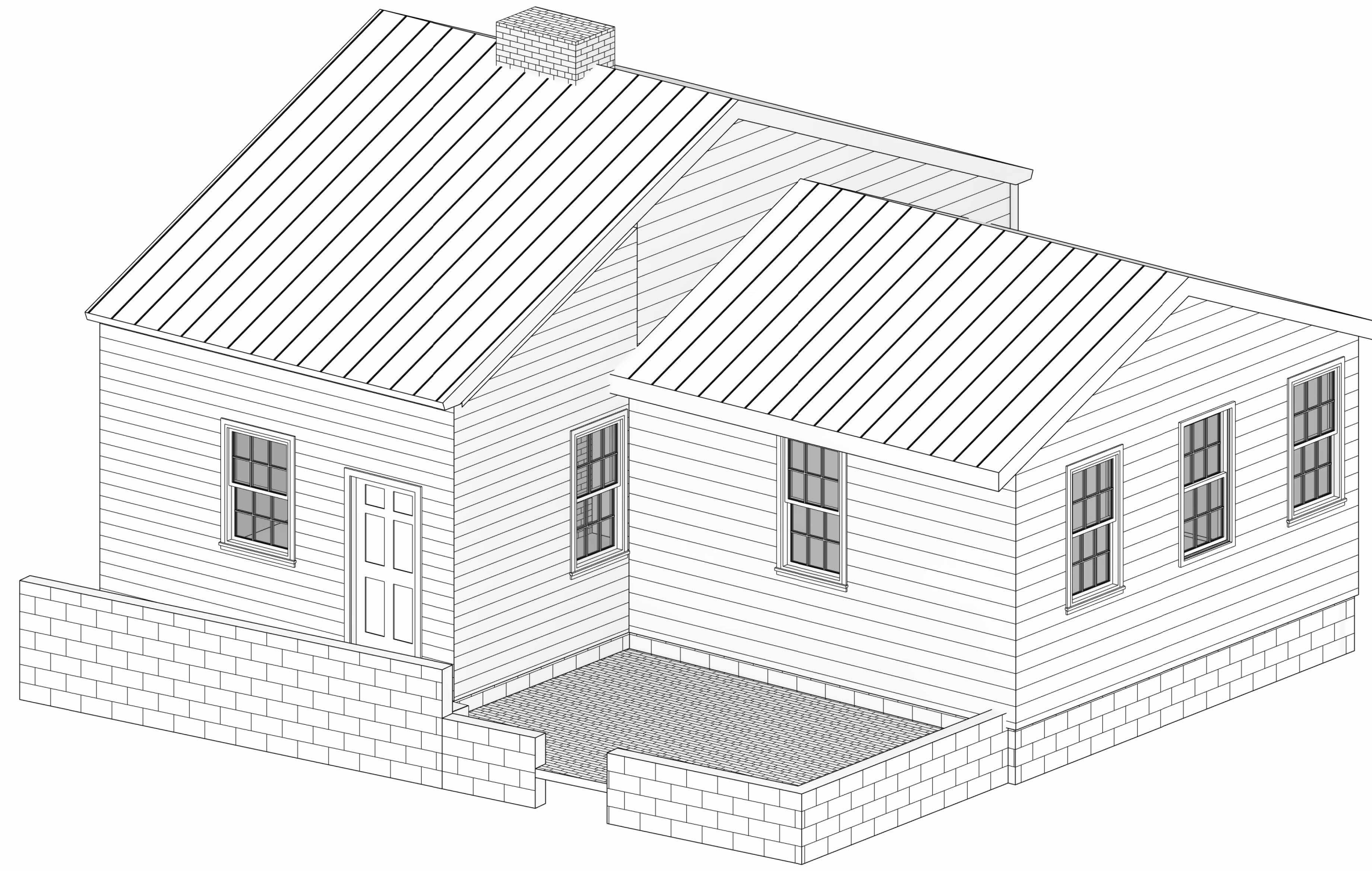
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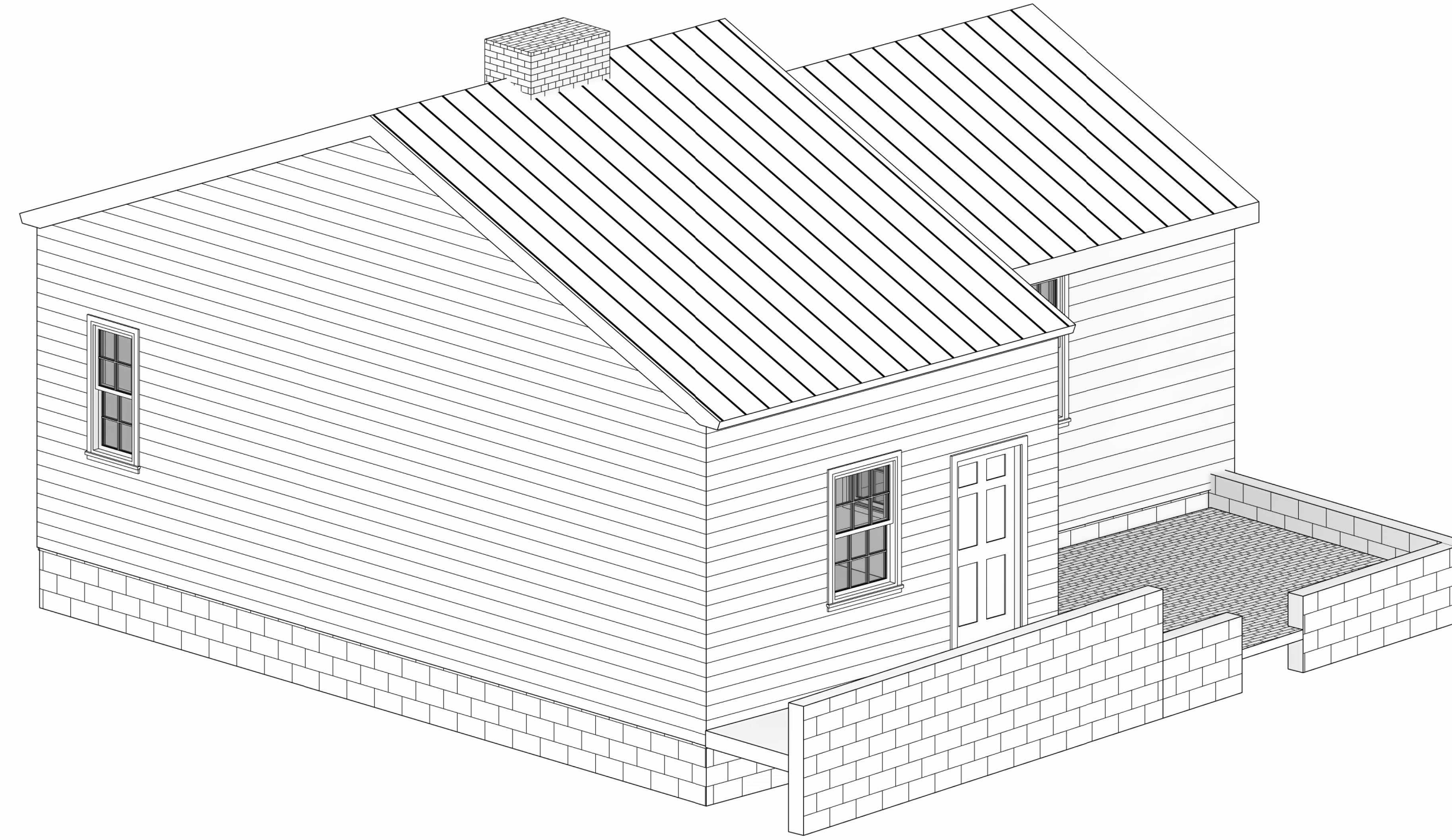
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804.647.1589

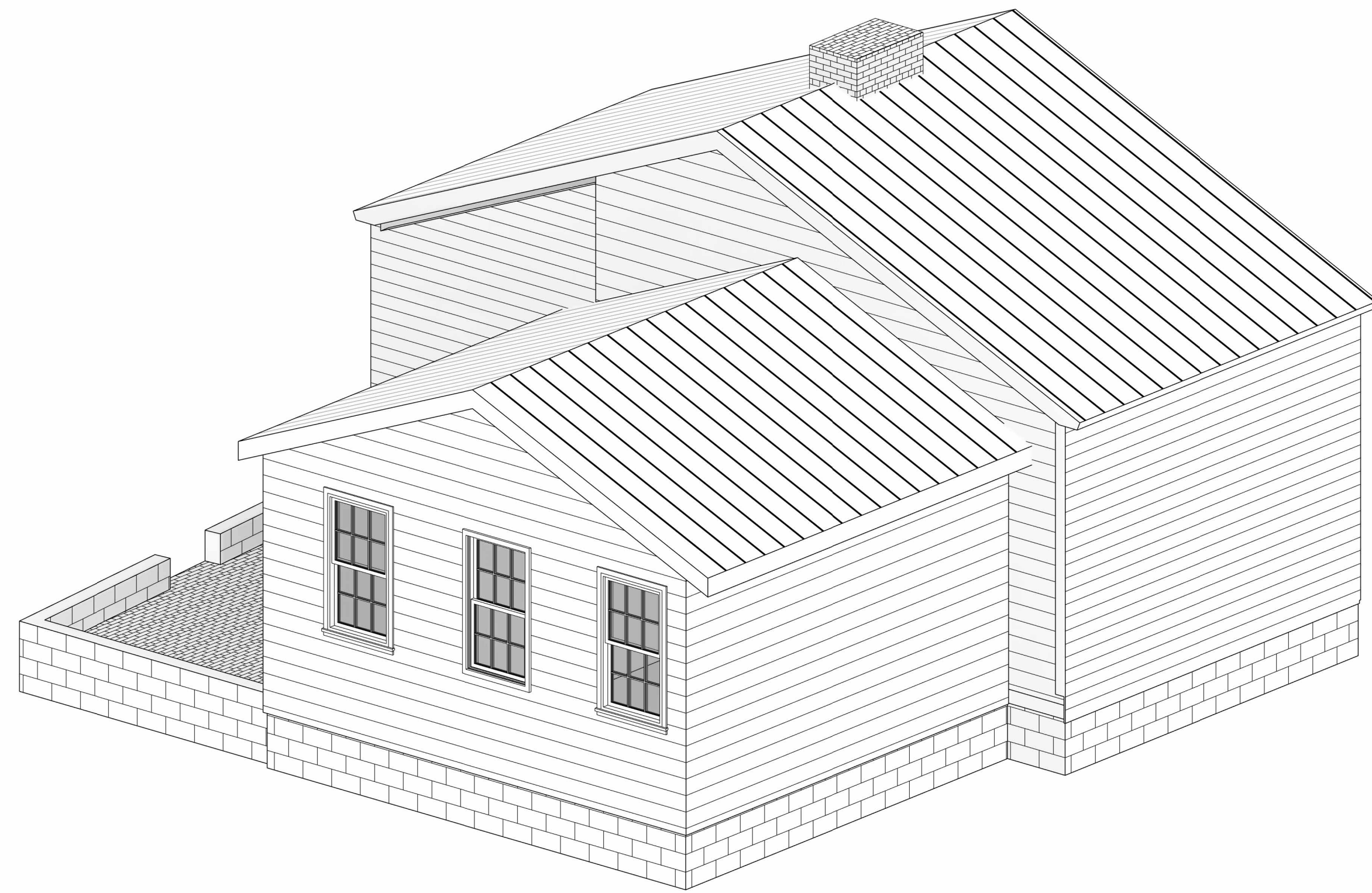
**DRAFT PLANS – NOT FOR CONSTRUCTION**



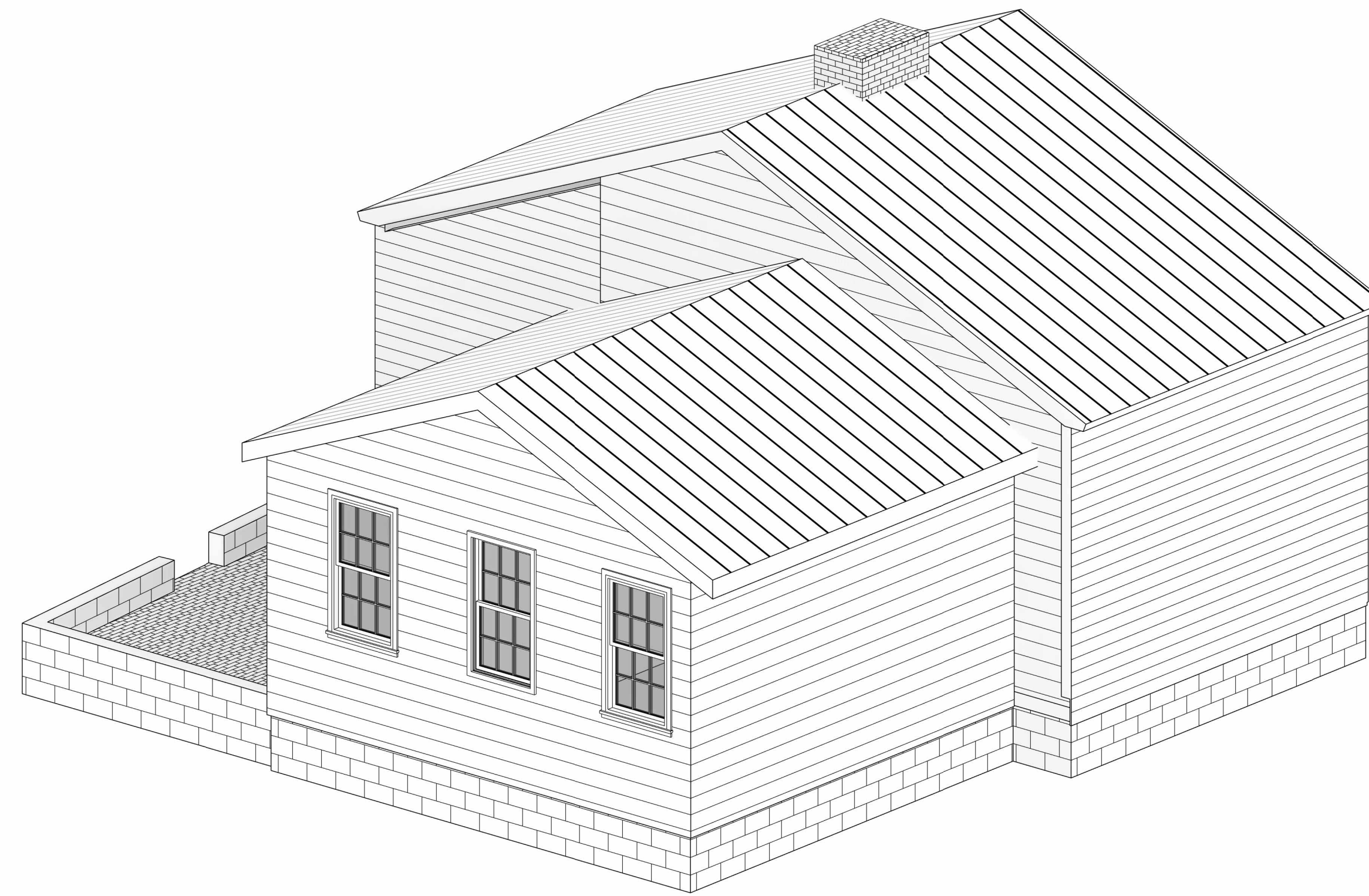
1 Front Right



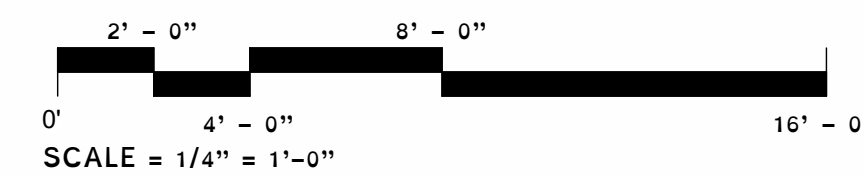
2 Front Left



3 Rear Right



4 Rear Left



**A9.1**

Rev.	Date	Description

**Exterior Perspective Renderings**

2219 M Street – Renovation Plans  
Matt Jarreau

March 14, 2026

City of Richmond, VA

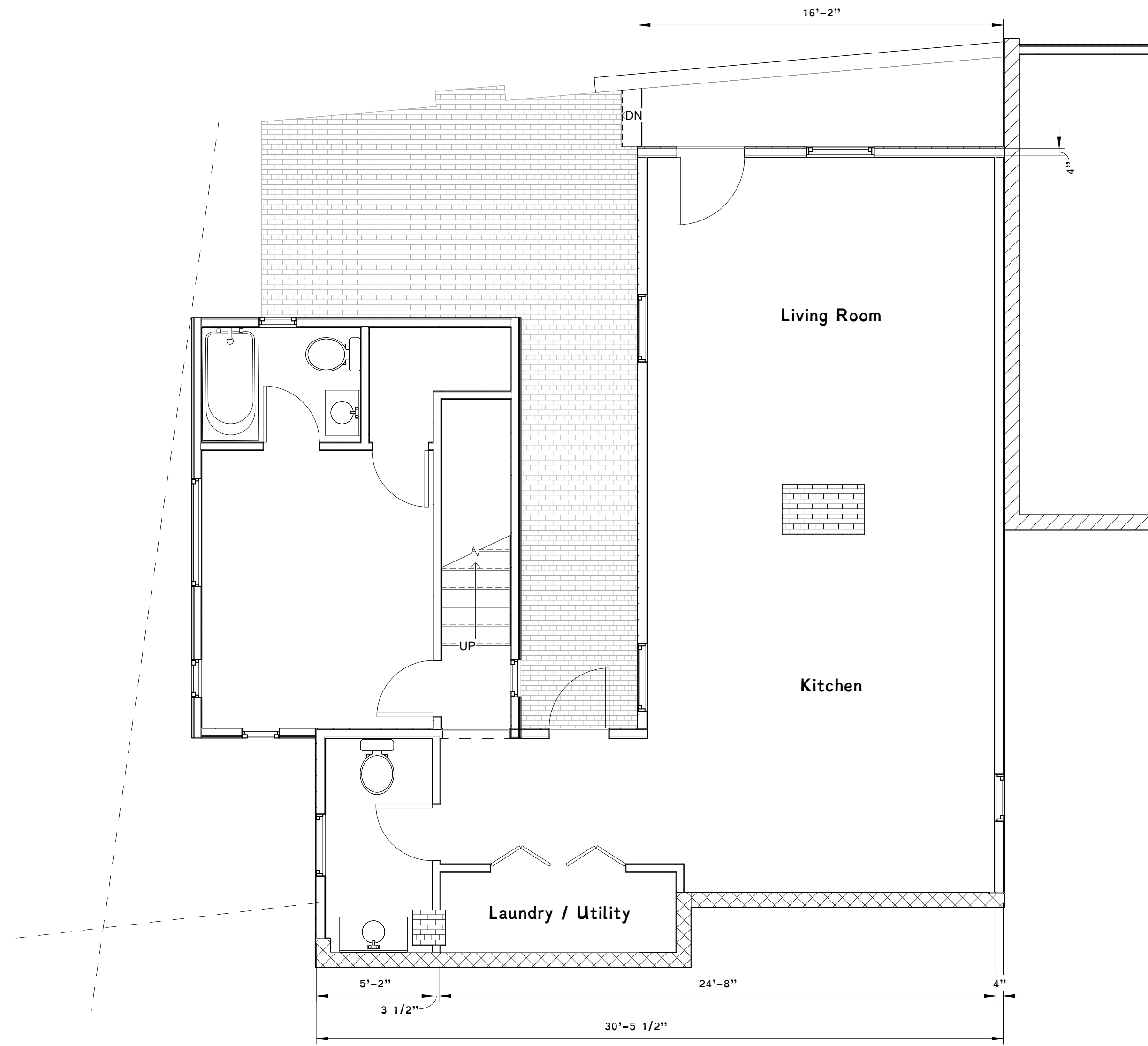
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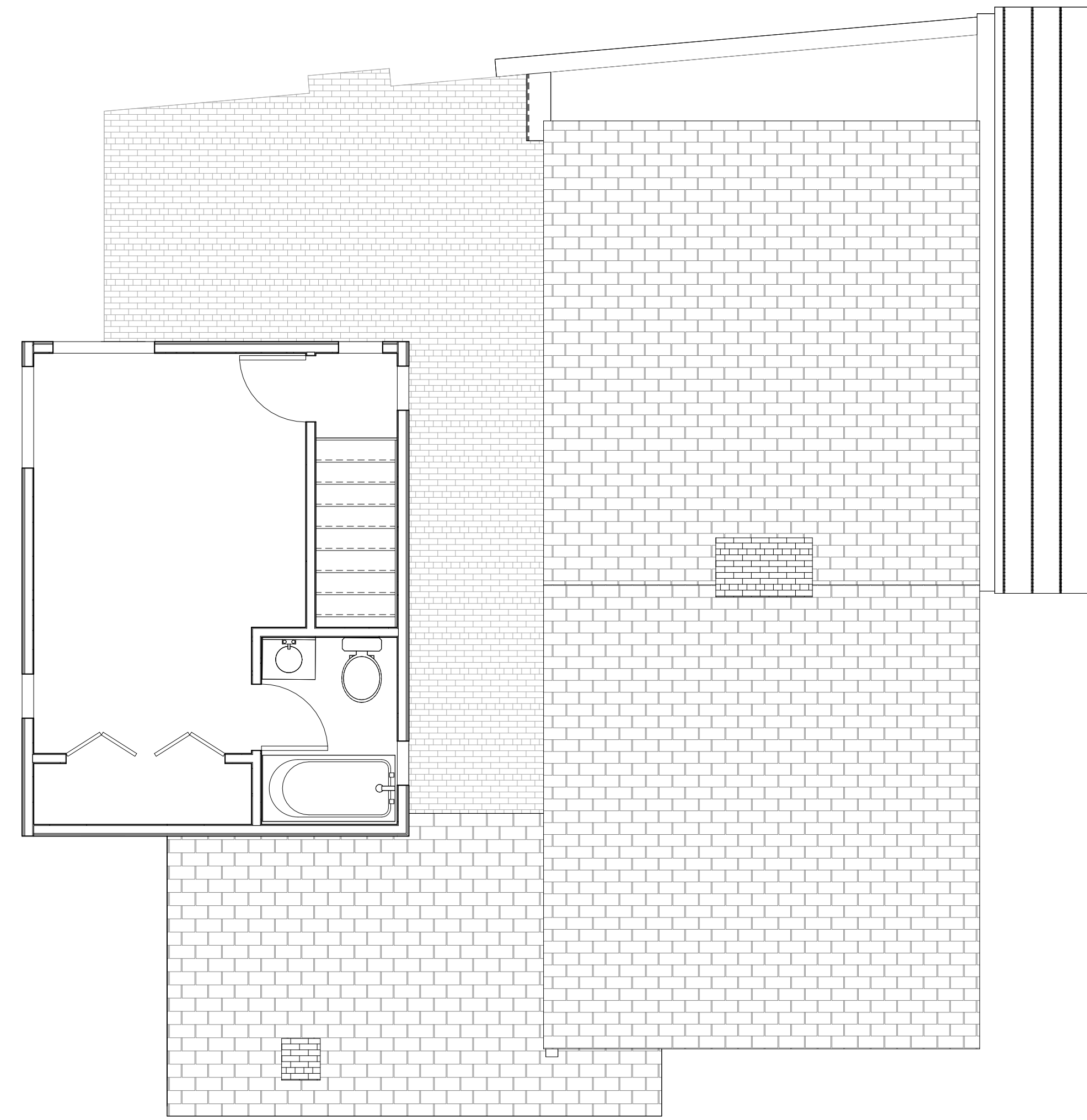
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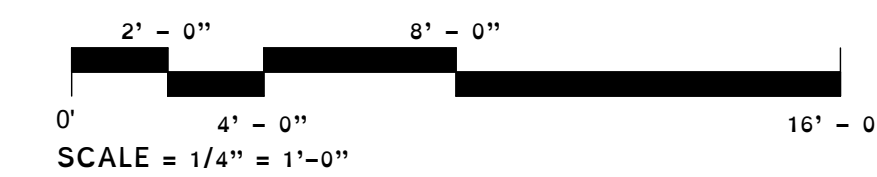
**DRAFT PLANS - NOT FOR CONSTRUCTION**



1 1st Floor - Proposed  
1/4" = 1'-0"



2 2nd Floor - Proposed  
1/4" = 1'-0"



**A1.2**

Rev.	Date	Description

**Proposed Floor Plans**  
2219 M Street - Renovation Plans  
Matt Jarreau

City of Richmond, VA  
April 21, 2026

**Draft**

4/21/2026  
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cf

**Obsidian**  
A Professional Engineering Practice  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589



Conceptual Renderings for Proposal #2 at  
2219 M Street