



Property (location of work)

Property Address: _____ Current **Zoning**: _____
Historic District: _____

Application is submitted for: (check one)

- Alteration**
- Demolition**
- New Construction**

Project Description (attach additional sheets if needed):

Applicant/Contact Person: _____

Company: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____
Email: _____
Billing Contact? Applicant Type (owner, architect, etc.):

Property Owner: _____

If Business Entity, name and title of authorized signee: _____
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
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.

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:** _____



December 24, 2025

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: Certificate of Appropriateness at 874 -876 Jessamine Street

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 construction of a new three-story multifamily dwelling on the properties known as 874 and 876 Jessamine Street (the "Property"). This project was previously reviewed at the June 24, 2025 and November 25, 2025 meetings of the CAR.

The Property is located on the eastern line of Jessamine Street between Venable and Carrington Streets, is currently vacant and lies in 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. This block consists of a range of dwellings including single-family attached and detached dwellings as well as large multifamily dwellings. Historic dwellings in the area tend to be of a range of designs and materials with historic dwellings in the block being of frame construction with lap siding containing full-width front porches. The topography of Jessamine Street slopes down from Venable toward Carrington Streets and some dwellings are elevated from the street while others are constructed on a more typical foundation.

The Property owner is proposing to construct a three-story, multifamily dwelling on the Property. The proposed siting would retain the informal alley located at the rear of the Property and accessible from Carrington Street. The dwelling design recognizes the existing dwellings in

the block as well as previously approved designs and utilizes high quality materials including brick and cementitious siding.



Figure 1: December revised elevations fronting N 22nd St.



Figure 2: November revised elevations fronting N 22nd St.



Figure 3: Initial elevations along Jessamine Street

CAR Review and Changes:

This project was previously reviewed at the June and November CAR meetings. Based on the comments from Staff and Commissioners, the applicant has revised the design to address the outstanding concerns.

Along Jessamine Street, the proposed building was previously revised to address comments from the June conceptual review regarding the scale and massing of the structure and its relationship with the existing single-family attached dwelling at 872 Jessamine Street. While the one-story reduction of the section of the building closest to the adjacent property at 872 Jessamine Street was generally well received at the November meeting, concerns remained over the Jessamine Street façade. Based on comments from the Commission at the November meeting, the grade elevations along the perimeter of the site have been verified and dimensioned heights have been added to the street scape view to provide context elevations that account for grade changes. Additionally, basic landscaping and the addition of a brick watertable and watertable accent have been added to the elevation and plan views to improve the perception of scale. Furthermore, a full cornice on both the two-story and three-story sections of the Jessamine Street facade has been included to better define the top of the building. Lastly, the spacing of the window and door on the two-story section has been adjusted to be less compressed. In fact, all of the window spacing on the Jessamine Street façade has been adjusted to be evenly spaced and not disrupt the established district fenestration patterns or skew the façade proportions.

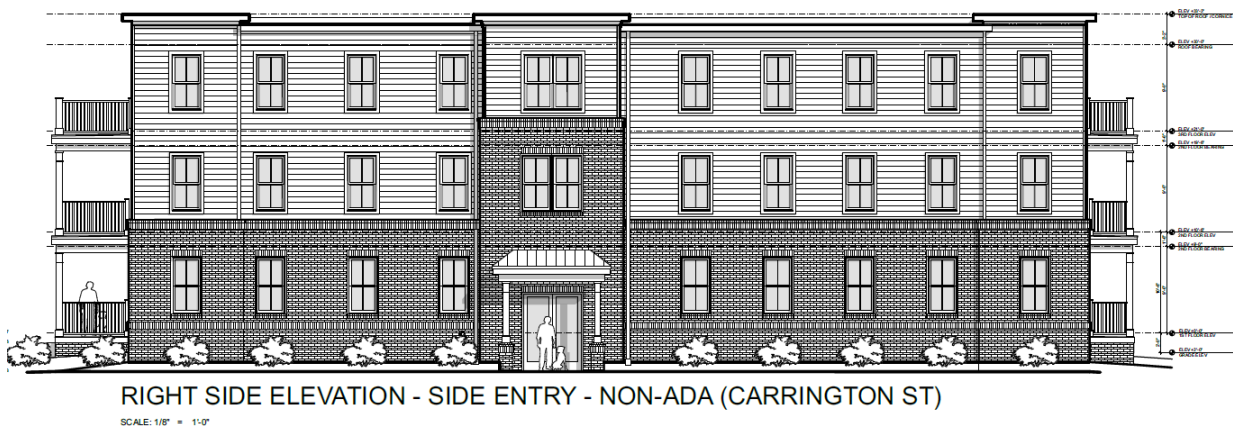


Figure 1: December revised elevations fronting N 22nd Street



RIGHT SIDE ELEVATION - SIDE ENTRY - NON-ADA (CARRINGTON) ST)

SCALE: 1/8" = 1'-0"

Figure 2: November revised elevations fronting N 22nd Street



RIGHT SIDE ELEVATION - SIDE ENTRY - NON-ADA (CARRINGTON) ST)

SCALE: 1/8" = 1'-0"

Figure 3: Initial elevations fronting N 22nd Street

The Carrington Street elevation was previously revised to address scale, materiality, and pedestrian scale elements. However, at the November meeting, the Commission recommended additional human scale elements. In response to comments from the Commission, corner bump-outs have been added to break up the massing of the façade. The entryway along the street has been revised from a storefront oversized transom to a lower covered entry roof. The Carrington Ave elevation has also been improved with a new high rowlock/soldier water table, and a low soldier course water table accent band on the first floor. Basic landscaping is also shown. Importantly, all windows on the Carrington Avenue façade have been revised to be the

same size. Lastly, with the building built with a typical crawlspace, a low slope roof that sheds water side to side has been implemented to help reduce building height.

In these revisions, the applicant has attempted to address as many of the comments from the November review as possible while operating within the constraints of the site. While there is no other practical location for the dumpster, the revised plans include a typical elevation for the trash screen enclosure which would be masonry and 8' tall. Landscaping would be added as well and the exterior balconies for the two apartments in Unit 2 have been removed to provide greater separation distance from the trash area.

Siting:

The proposed dwelling would front Jessamine Street and be aligned with the existing dwelling located at 872 Jessamine Street. The siting of the new dwelling is compatible with others within the area and will present a consistent street frontage along Jessamine Street while filling in a “missing tooth” in the block.

Form:

The dwelling has been designed in a manner which is consistent with the form of other historic structures in the neighborhood and recently approved designs in the district. The proposed design would reference the existing single-family homes in the block with access provided to the first-floor units via the sidewalk and wide front porches fronting Jessamine Street. A combination of two- and three-bay designs, front doors with transom windows, traditional brick and lap siding construction, and a brick foundation carry features from the existing homes in the area consistent with the CAR guidelines.

Scale:

The proposed dwelling is consistent with the scale and character of the existing neighborhood and will appear appropriate from street level. Dwellings in the block range from two to four-stories in height with some two-story dwellings elevated from street height while other buildings are located at grade.

Height, Width, Proportion, & Massing

The proposed dwelling is compatible in height with other structures on the block. Existing structures range from two to four stories. A brick face around the building and discreet porches breaks up the overall massing of the design and reference a more traditional townhome form.

Exterior Cladding/Doors and Windows/Materials

Exterior cladding, doors and windows, foundation, and roofing are as noted on the attached plans. These items were selected to be consistent with CAR requirements and nearby dwellings. All finishes including doors and windows would be as noted on the provided plans.

The proposed design would be compatible with the historical fabric of the block as it recognizes the siting, scale, form, and massing of the existing structures on the block and reflects new construction recently reviewed and approved by the CAR within the block. The proposed dwelling is consistent with the fabric of the historic district while offering a variety of 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.

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 alessandro@bakerdevelopmentresources.com or (804) 432-7892.

Sincerely,



Alessandro U. Ragazzi, AICP
Baker Development Resources, LLC



LOCATION BIRDSEYE VIEW

SCALE: 1:0.67

SK-01

1/23/26

PROJECT NO.: 25001

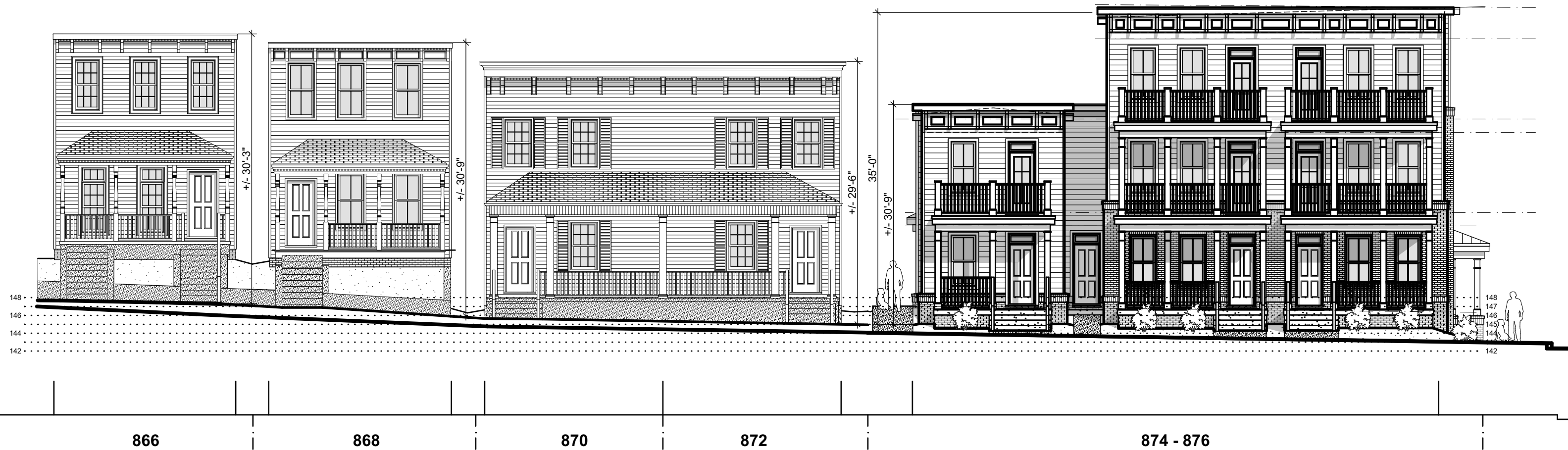
EXISTING CONDITIONS STREETSCAPE VIEW

874-876 JESSAMINE STREET RESIDENCES

RICHMOND, VIRGINIA



mario di marco
ARCHITECTS



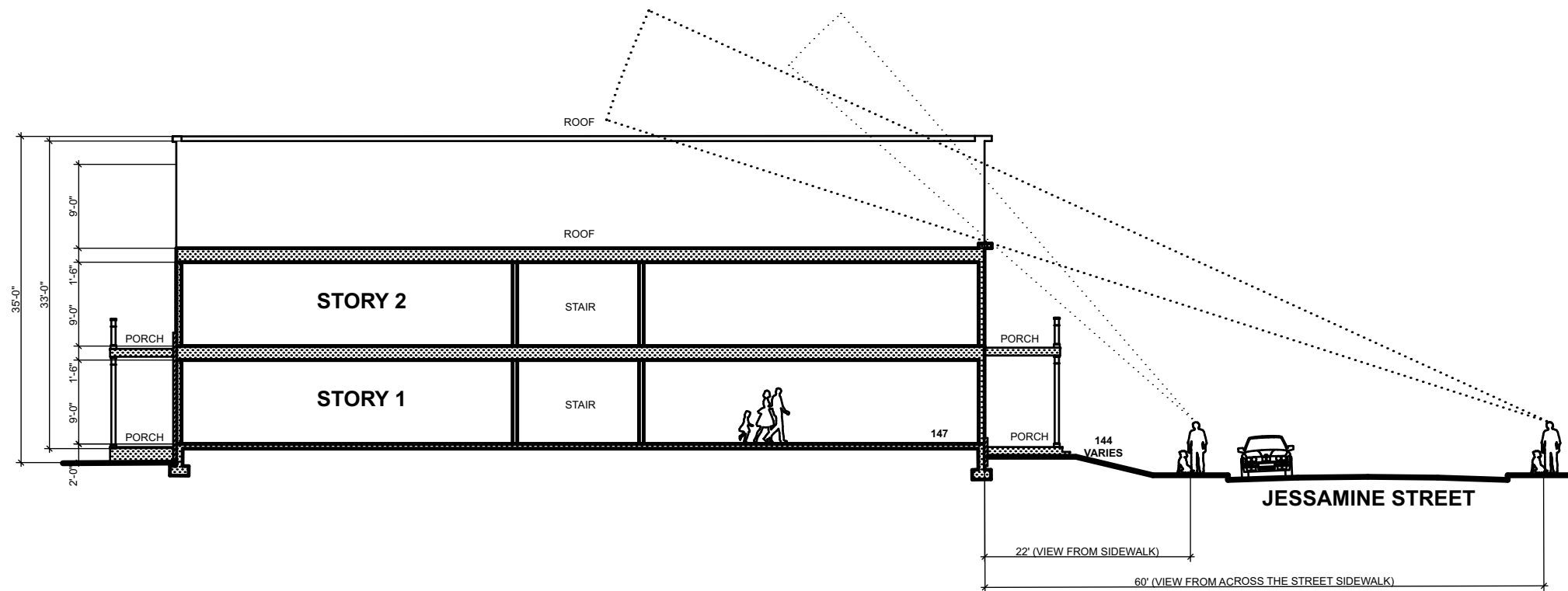
SK-02

1/23/26

PROJECT NO.: 25001

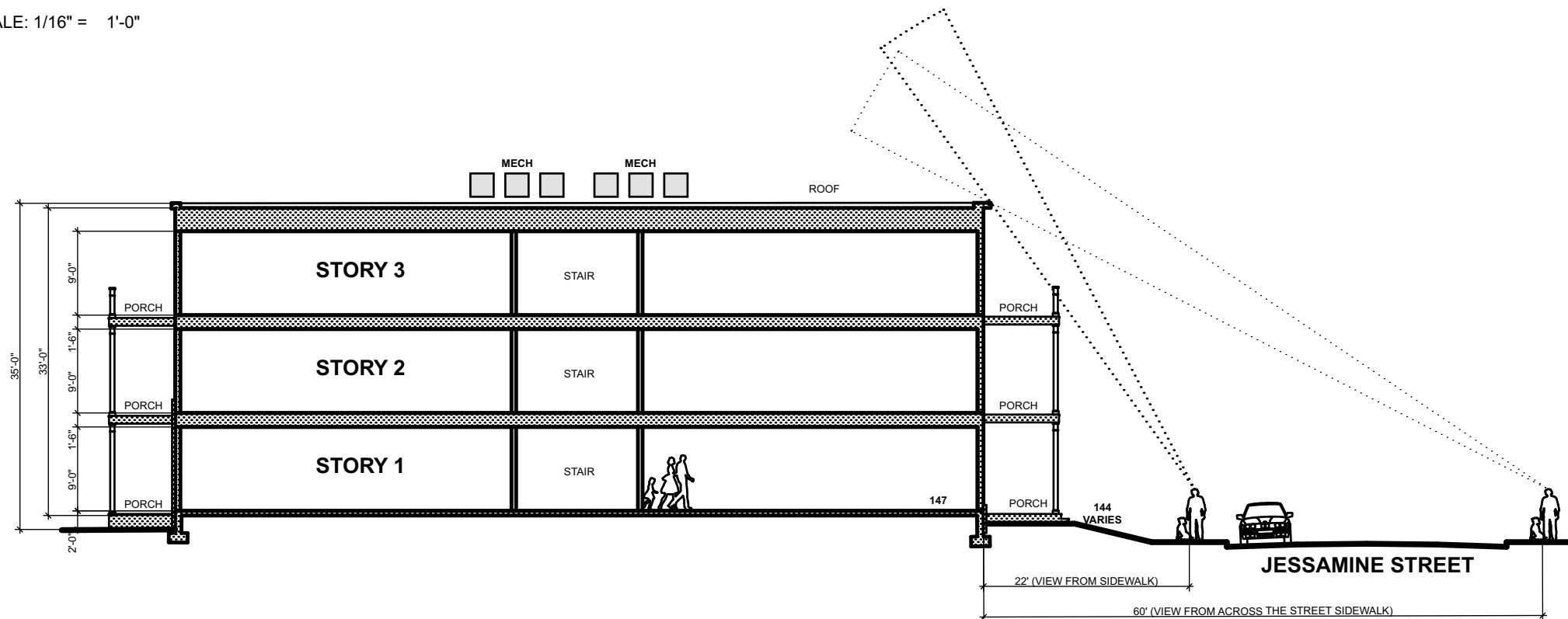
PROPOSED STREETScape
 874-876 JESSAMINE STREET RESIDENCES
 RICHMOND, VIRGINIA





PROPOSED BUILDING SIDEWALK SIGHTLINE - 3 STORY BUILDING SECTION

SCALE: 1/16" = 1'-0"



PROPOSED BUILDING SIDEWALK SIGHTLINE - 2 STORY BUILDING SECTION

SCALE: 1/16" = 1'-0"

SK-03

1/23/26

PROJECT NO.: 25001

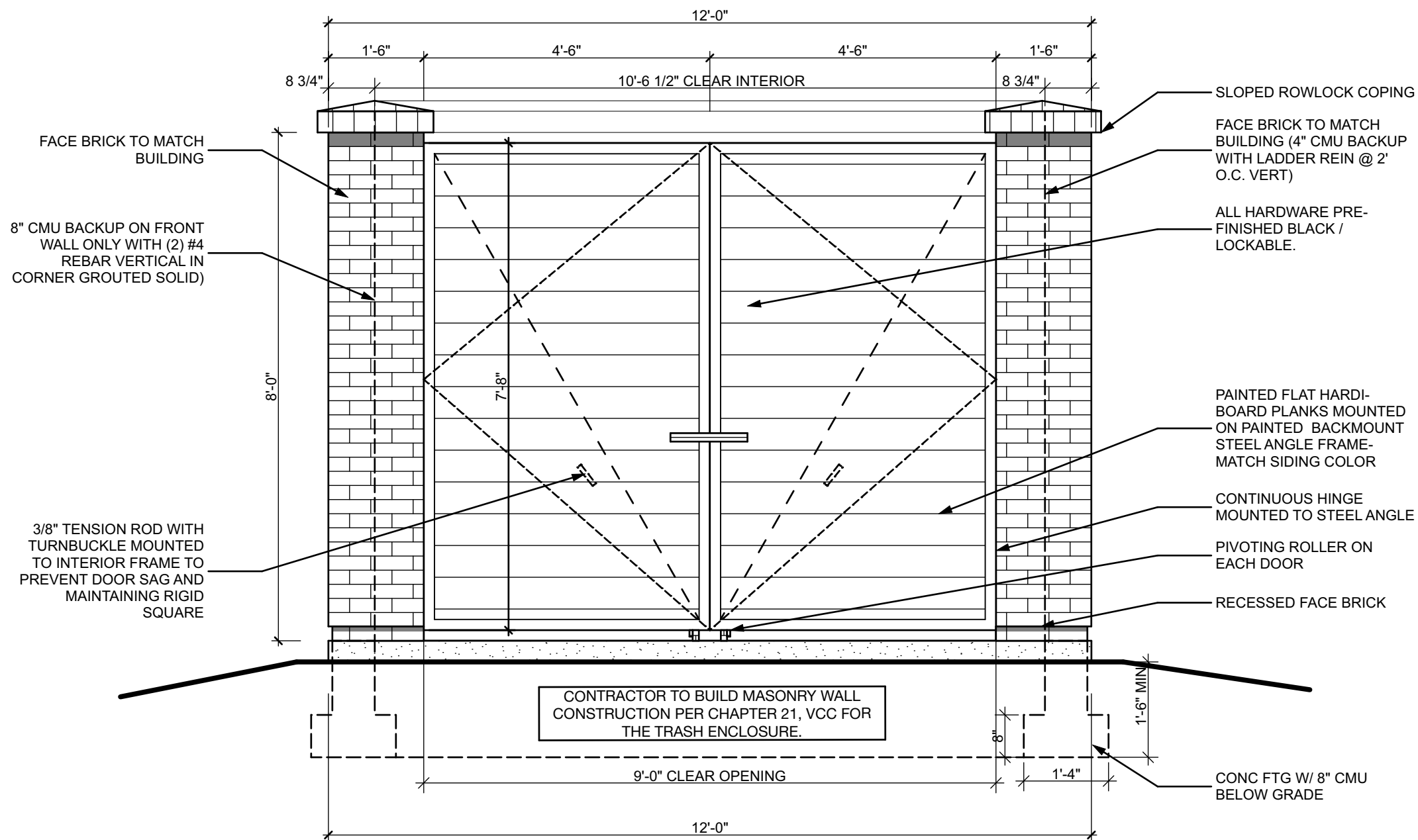
BUILDING SIGHT LINE

874-876 JESSAMINE STREET RESIDENCES

RICHMOND, VIRGINIA



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TRASH ENCLOSURE SCREEN (ALL SIDES BRICK TO MATCH BUILDING)

SCALE: 1/2" = 1'-0"

SK-04

1/23/26

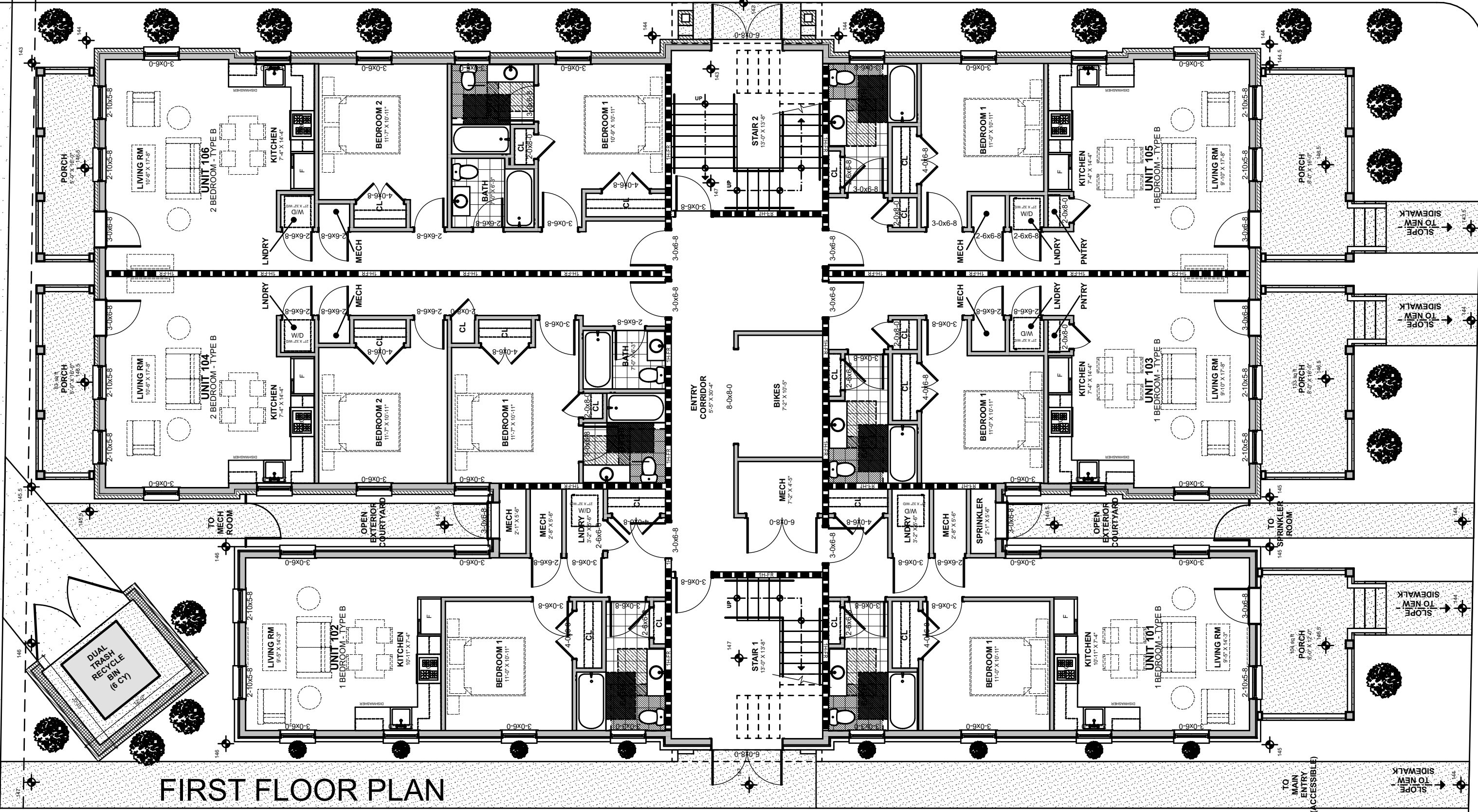
PROJECT NO.: 25001

TRASH ENCLOSURE

874-876 JESSAMINE STREET RESIDENCES

RICHMOND, VIRGINIA





FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

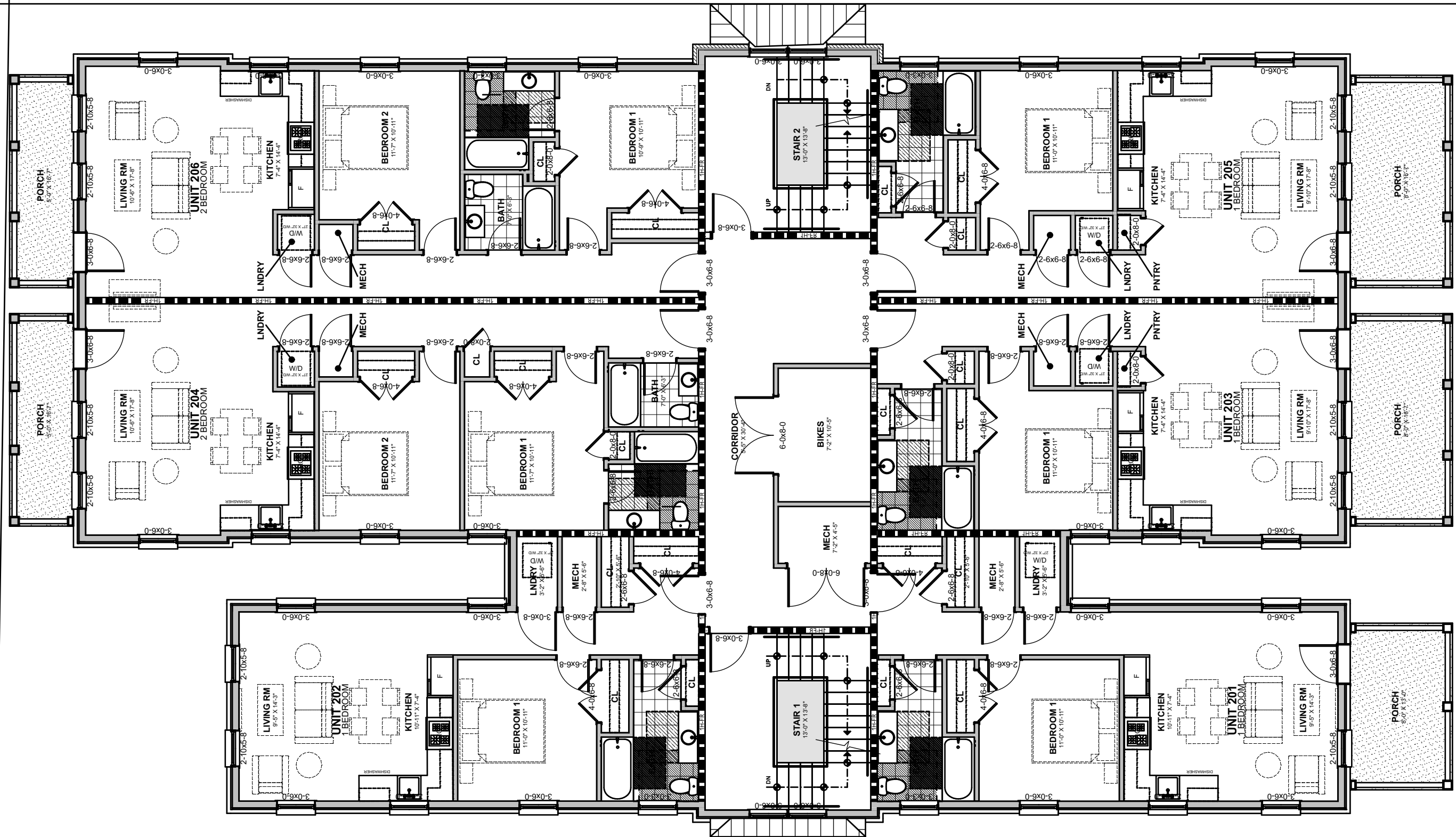
NEW SIDEWALK ALIGNS WITH TOP OF EXISTING CURB

SK-06
1/23/26
PROJECT NO.: 25001

PROPOSED FIRST FLOOR PLAN

874-876 JESSAMINE STREET RESIDENCES
RICHMOND, VIRGINIA





SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

SK-07
1/23/26

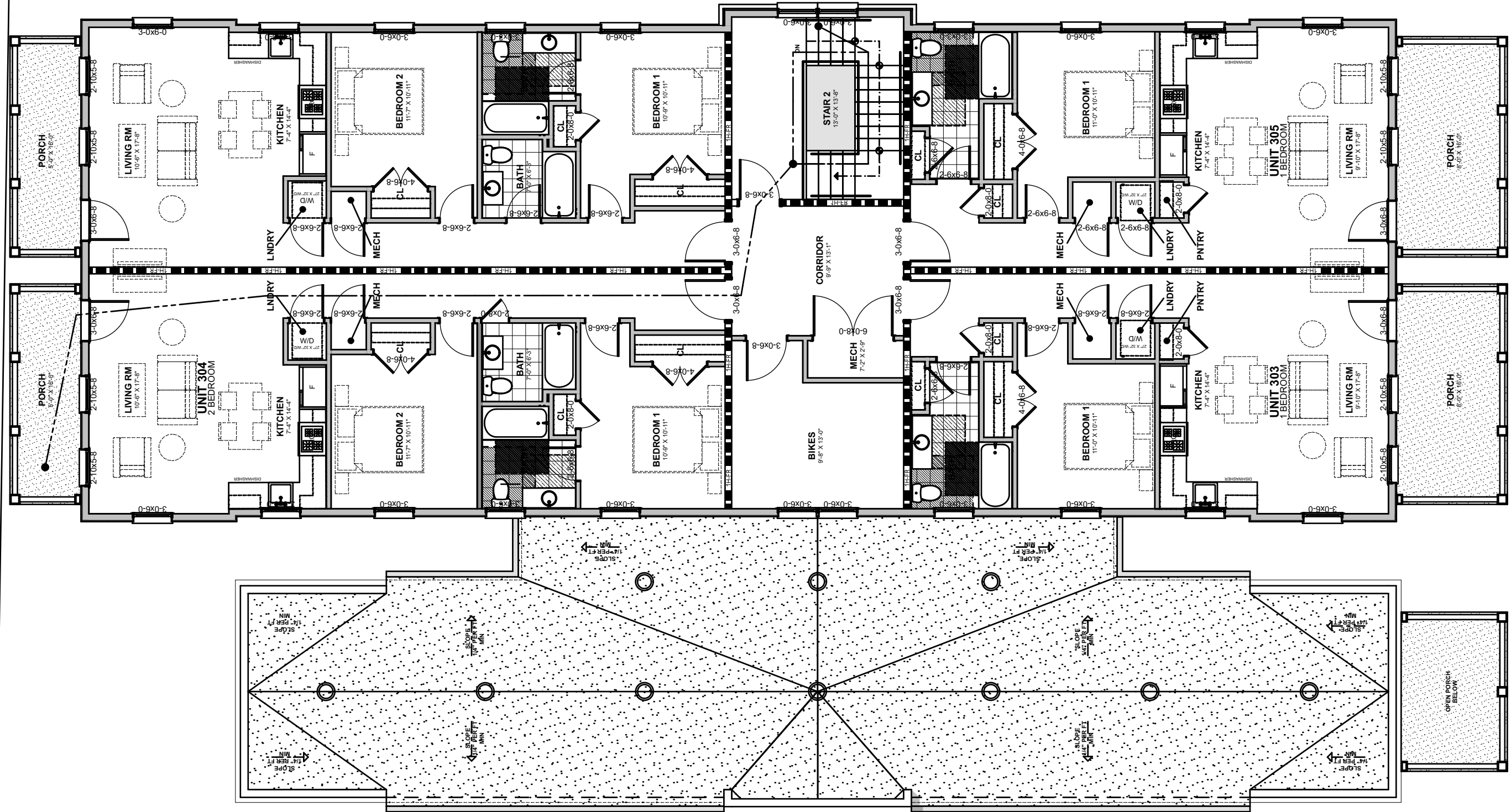
PROJECT NO.: 25001

PROPOSED SECOND FLOOR PLAN
874-876 JESSAMINE STREET RESIDENCES

RICHMOND, VIRGINIA



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PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

SK-08

1/23/26

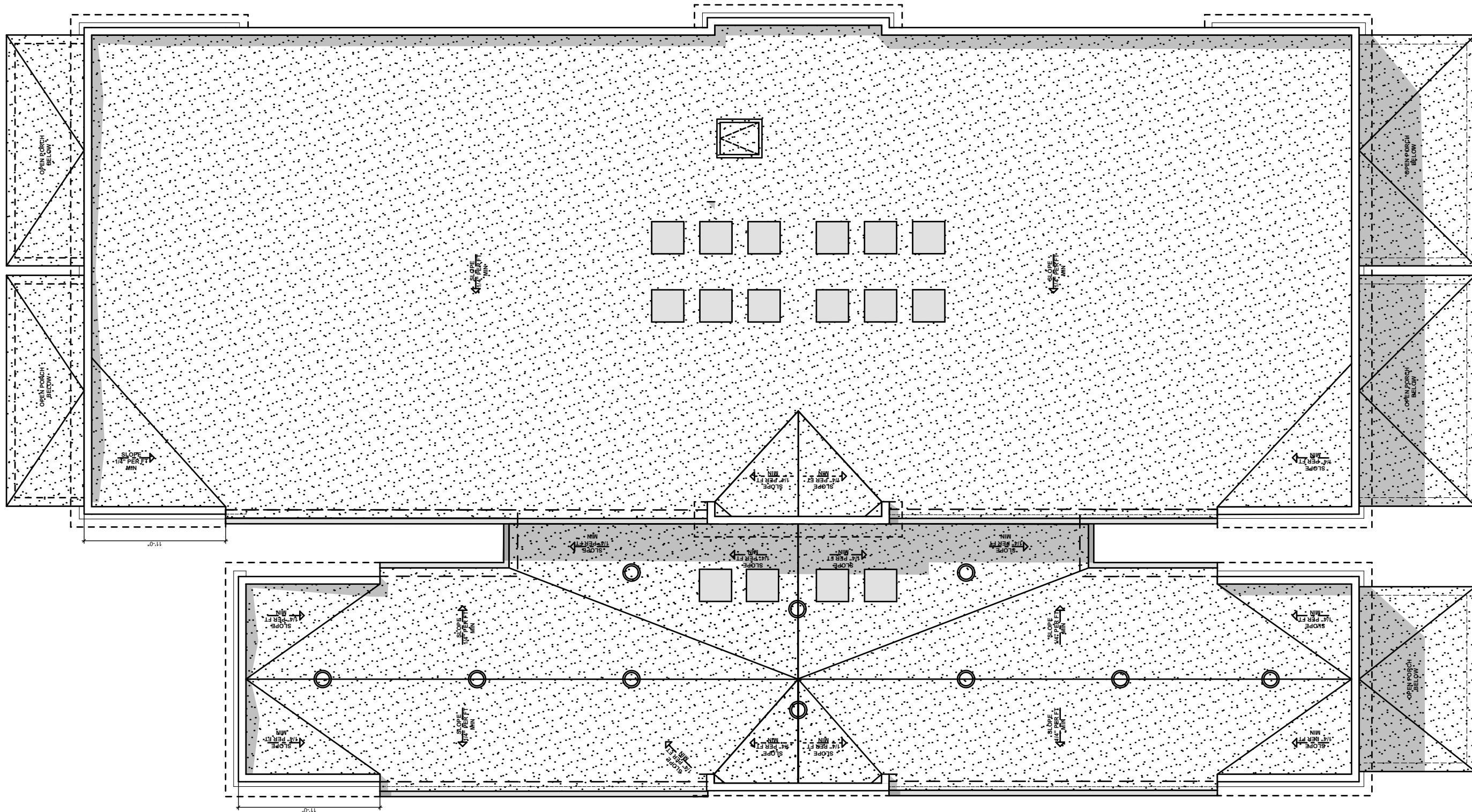
PROJECT NO.: 25001

PROPOSED THIRD FLOOR PLAN 874-876 JESSAMINE STREET RESIDENCES

RICHMOND, VIRGINIA



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ROOF PLAN

SCALE: 1/8" = 1'-0"

SK-09
1/23/26
PROJECT NO.: 25001

PROPOSED ROOF PLAN
874-876 JESSAMINE STREET RESIDENCES
RICHMOND, VIRGINIA





PROPOSED FRONT ELEVATION - JESSAMINE STREET

SCALE: 3/16" = 1'-0"

**CAR PRE-APPROVED DESIGN
GUIDELINES COLOR PALETTE
TO BE IMPLEMENTED**

SK-10
1/23/26
PROJECT NO.: 25001

PROPOSED FRONT ELEVATION (JESSAMINE STREET VIEW)

874-876 JESSAMINE STREET RESIDENCES

RICHMOND, VIRGINIA



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RIGHT SIDE ELEVATION - SIDE ENTRY - NON-ADA (CARRINGTON ST)

SCALE: 1/8" = 1'-0"

SK-11

1/23/26

PROJECT NO.: 25001

PROPOSED RIGHT SIDE ELEVATION (CARRINGTON AVE VIEW)

874-876 JESSAMINE STREET RESIDENCES

RICHMOND, VIRGINIA



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LEFT SIDE ELEVATION (MAIN ADA ENTRY)

SCALE: 1/8" = 1'-0"

SK-12

1/23/26

PROJECT NO.: 25001

PROPOSED LEFT SIDE ELEVATION (MAIN ADA ENTRY)

874-876 JESSAMINE STREET RESIDENCES

RICHMOND, VIRGINIA



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PROPOSED REAR ELEVATION

SCALE: 3/16" = 1'-0"

SK-13

1/23/26

PROJECT NO.: 25001

PROPOSED REAR ELEVATION (ALLEY VIEW)

874-876 JESSAMINE STREET RESIDENCES

RICHMOND, VIRGINIA



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