



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2211 JEFFERSON AVENUE
Historic district CHURCH HILL

Date/time rec'd	RECEIVED CIS JUN 26 2019 7/23/2019
Rec'd by:	
Application #:	
Hearing date:	

APPLICANT INFORMATION

Name JOSEPH F. YATES,
Company JOSEPH F. YATES, ARCHITECTS
Mailing Address 2501 MONUMENT AVE. SUITE 301
RICHMOND, VA. 23220

Phone (804) 839-3747
Email JOSEPHFYARCHITECTS.COM
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify):

OWNER INFORMATION (if different from above)

Name JOSHUA BILDER
Mailing Address 17 S. BELMONT AVE
RICHMOND, VA. 23221

Company STERLING BILDER LLC
Phone (804) 359-5018
Email JOSH.BILDER@GMAIL.COM

PROJECT INFORMATION

Review Type: Conceptual Review Final Review
Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

PLEASE SEE ATTACHED

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. 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 and application materials should be prepared in compliance with zoning.

Signature of Owner Joshua Bilder Date 6/26/2019

PROJECT DESCRIPTION - 2211 JEFFERSON AVENUE CONCEPTUAL REVIEW

The site consists of a triangular shaped lot with an existing one story frame structure and an adjacent undeveloped lot to the east.

The proposal is to construct a mixed use project consisting of a commercial/office space and one apartment on the 1st floor, three (3) apartments on the 2nd floor and one (1) apartment on the 3rd floor. The commercial/office space on the 1st floor will NOT be a restaurant.

There is an existing one story, early 20th century, triangular shaped wood frame structure on part of the site. The structure is abandoned and roof-less and will need to be demolished. The principal facades facing Jefferson Avenue and E. Clay Street will be reconstructed re-using original materials, pressed brick metal siding, wood modillion blocks and the current original sections of the windows. A report from a structural engineer attesting to the condition of the structure will be supplied to the Commission when we return for final approval.

The new portions of the 1st and 2nd -3rd floors will be designed in a contemporary in style, and will complement the surrounding neighborhood. The 2nd and 3rd floors of the building will be set back from the original facade to further differentiate the new components of the building.

How the *RICHMOND OLD AND HISTORIC DISTRICTS HANDBOOK & DESIGN REVIEW GUIDELINES* informed the proposed design:

The principal facades of the original building will be reconstructed to preserve the character of the original structure. The new exterior elements of the building will be set back from the original structure and designed in a contemporary style to clearly state these portions are new construction and have been designed so as not to overpower adjacent structures.



View from Jefferson Avenue & E Clay Street
SCALE: NTS



View from Jefferson Avenue
SCALE: NTS



View from Jefferson Avenue
SCALE: NTS



View from E Clay Street
SCALE: NTS



View from E Clay Street
SCALE: NTS

2211 Jefferson Ave Apts

2211 JEFFERSON AVE
RICHMOND, VIRGINIA

Joseph F. Yates

ARCHITECTS

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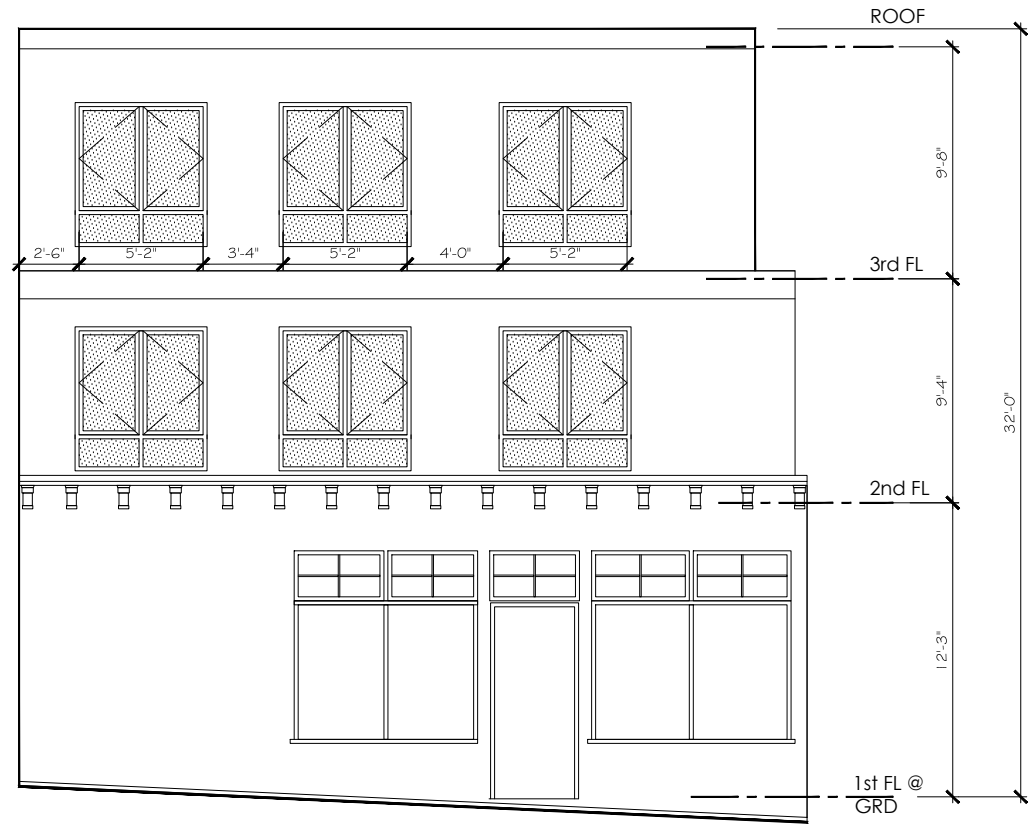


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JUN 24, 2019
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Project No.:
2016-16

DD5

CONCEPTUAL REVIEW



E CLAY STREET ELEVATION

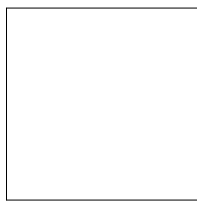
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JEFFERSON AVE ELEVATION

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

CONCEPTUAL REVIEW



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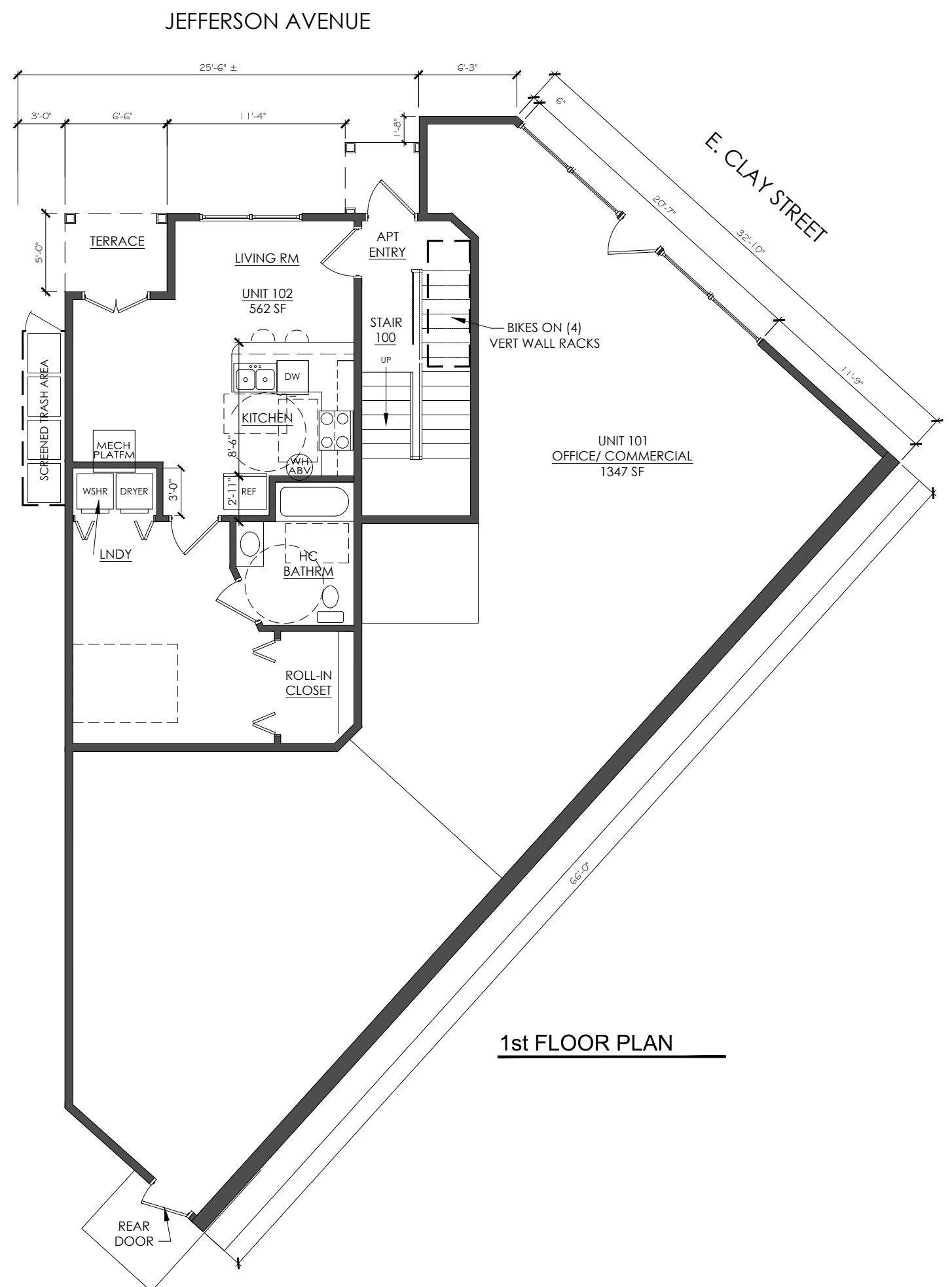
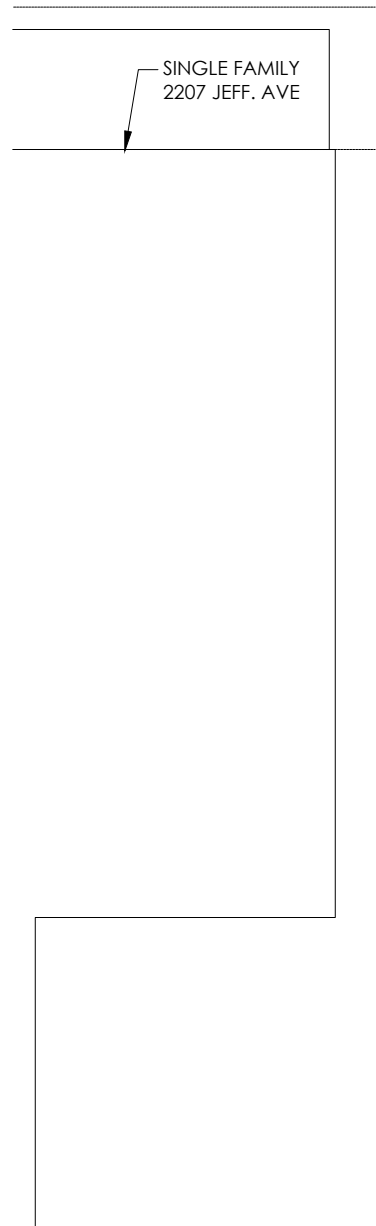


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1st FLOOR PLAN

DRAWING INDEX	
A1	1st Floor Plan
A2	2nd Floor Plan
A3	3rd Floor Plan
A4	Exterior Elevations
A5	Adjacent Structures / Context Photos

CONCEPTUAL REVIEW

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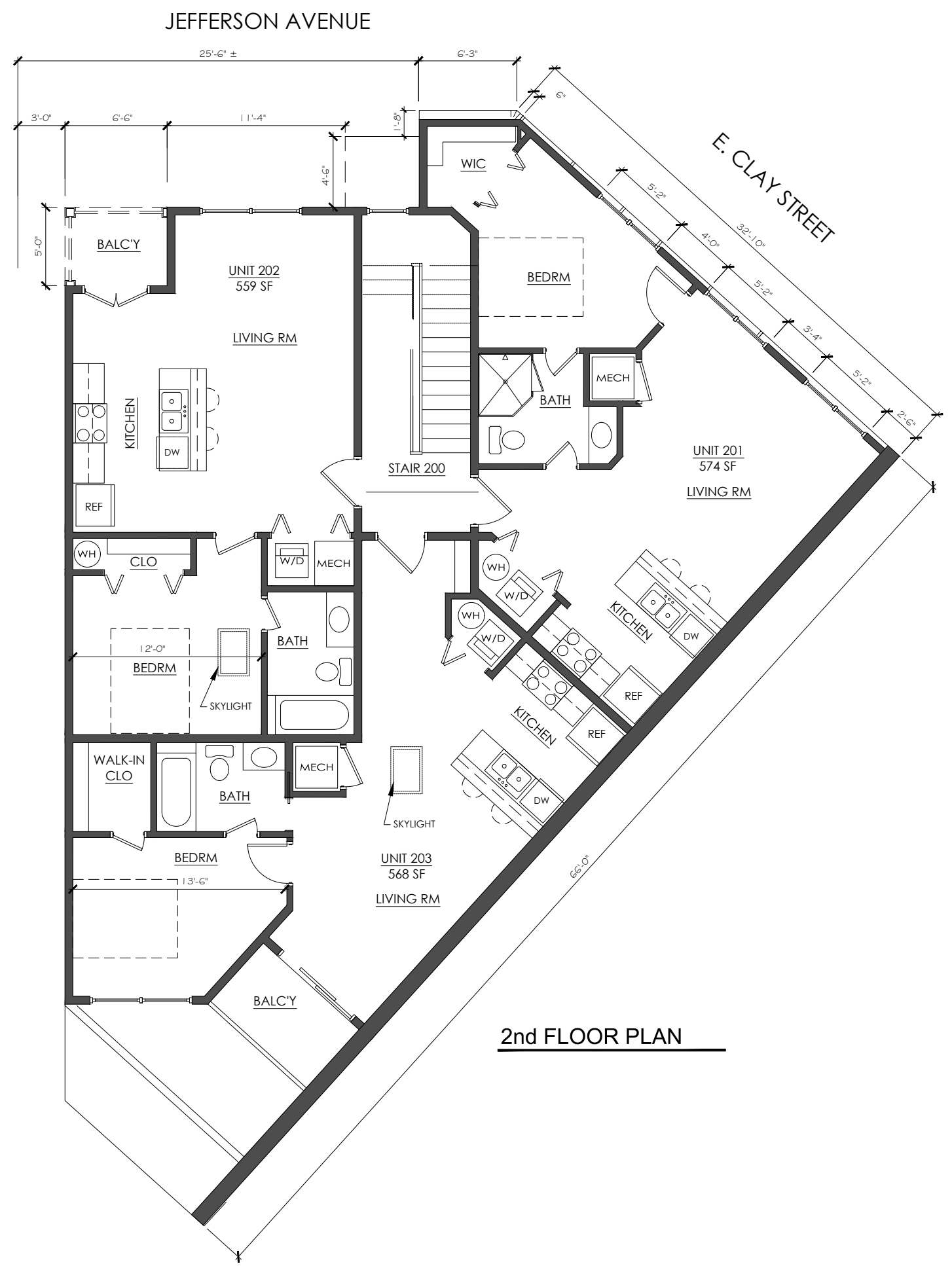
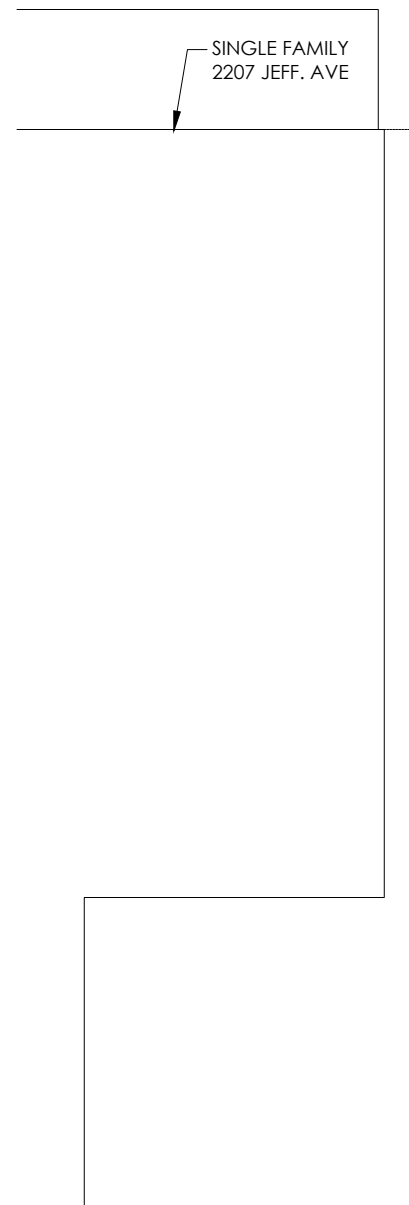
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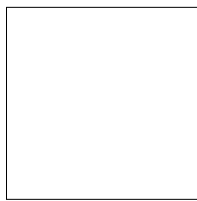
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2nd FLOOR PLAN

CONCEPTUAL REVIEW



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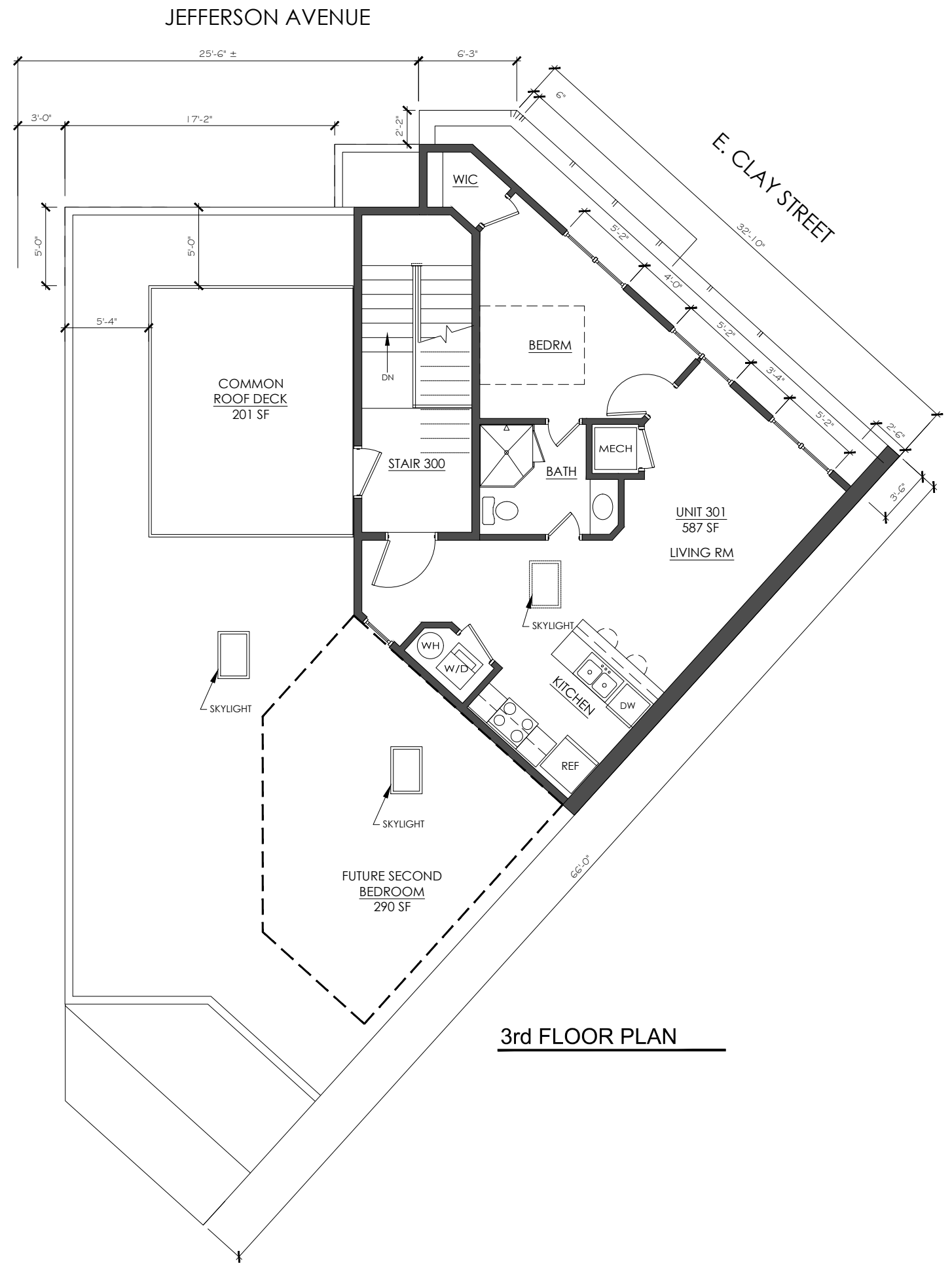
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3rd FLOOR PLAN

CONCEPTUAL REVIEW

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