



Commission of Architectural Review

#7 COA-170349-2025	Final Review	Meeting Date: 8/26/2025
Applicant/Petitioner	Arjun Sehgal	
Project Description	Replace 3 vinyl windows on main elevation with 6 over 6 SDL wood windows; alter porch railing style; repaint siding and front door with new colors.	
Project Location		
Address: 806 Jessamine Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>The applicant requests retroactive approval for several exterior alterations to a frame building.</p> <p>The building is a two-story frame, Greek Revival Style cottage ca. 1842.</p> <p>Exterior alterations include replacing non-original windows, exterior painting, chimney repairs, and the installation of a new front porch railing.</p> <p>This application is the result of a violation.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	A notice of violation was issued to the property on July 9, 2025.	
Staff Recommendations	<ul style="list-style-type: none"> The new wood windows installed on the façade be six-over-six with simulated divided lights, final specifications sent to staff for review prior to installation. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Porches and Porch Details, pg. 49	<i>1. Porch railings and balustrades are important character-defining features of historic buildings. The proportions</i>	The existing front porch is a full width, single story, covered porch. It is supported by original turned posts with unique brackets. The porch has a replacement

	<p><i>of these railings are a significant contributing feature to the appearance of both the individual structure and the character of the entire neighborhood.</i></p> <p><i>2. When designing a new railing for a new infill building, or for an existing building which has lost its railing and for which no documentary or physical evidence survives, the balusters in the traditional Richmond rail are generally rectangular in section (with the narrow dimension facing the street) or square. The baluster is fitted into the recess in the top rail and a sloped bottom rail. Typical deck railings, consisting of nailed-up stock elements, are not approved as they are not based on a compatible historical model found in Richmond's Old and Historic Districts.</i></p> <p><i>3. New porch railing designs, compatible with the overall design of the building, will also be considered.</i></p>	<p>asphalt shingle roof and nailed-up pickets for the railings.</p> <p>Historic documentation demonstrates that the building has featured various railing designs on the front porch. The existing front railing is a modern nailed-up picket design. Historic documentation suggest that the building once featured turned balusters, and a simple "x" railing design sometime around the 1950s and before. This can be seen in figure 7. The pictured railing is not original to the building, and staff was unable to locate documentation on the original railing designs.</p> <p>The applicant is proposing to replace the non-original nailed-up pickets with new southern yellow pine railings that reflect the "X" baluster pattern seen in the 1950s images.</p> <p>The guidelines suggest that new railing designs can be considered by the Commission when historic documentation doesn't exist. New railings should be compatible with the design of the building.</p> <p>The proposed railing design is simple, and present on other Italianate and Greek Revival buildings in Union Hill, Church Hill North, and St. John's Church COHD's.</p> <p><u>Staff recommends approval of the new railing design.</u></p>
Building Elements, Windows, Window Replacement and/or Reconstruction, pg. 69	<p><i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i></p>	<p>Three windows on the façade will be replaced. The living room window (33" x 60") and two upstairs bedroom windows (each 36" x 53") which were white vinyl 6-over-6 grid in between glass windows, most recently replaced without CAR approval with black one-over-one vinyl windows.</p> <p>The applicant proposes to replace the one-over-one black vinyl windows with new wood, double hung windows. <u>Staff recommends that the new wood windows installed on the façade be six-over-six with simulated divided lights) SDL'S, final specifications sent to staff for review prior to installation.</u></p>
Paint	<p><i>6. Body and trim of building must be painted contrasting colors.</i></p> <p><i>10. Most porches are generally painted white or off-white while the handrail of the banister are often painted a darker color.</i></p>	<p>The applicant proposes to paint the exterior wood siding Rose Dust (SW005), the trim off-white, and the front door Dutch Tile Blue (SW0031). Staff finds that the off-white trim and light pink body colors create adequate contrast as suggested by the Paint Guidelines and recommends approval of the proposed exterior colors.</p>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

Figures

Figure 1. 806 Jessamine, façade, August 2025.



Figure 2. 806 Jessamine, previous conditio. Date unknow. n.



Figure 3. . 806 Jessamine, previous conditio. Date unknow. n.



Figure 4. 806 Jessamine, rendering of completed rehabilitation.



Figure 5. 806 Jessamine, side elevation, August 2025.



Figure 6. 806 Jessamine, porch detail, August 2025.



Figure 7. 806 Jessamine, 1970s.

