

12. COA-091345-2021

PUBLIC HEARING DATE

May 25, 2021

PROPERTY ADDRESS

2211 Jefferson Avenue

DISTRICT

Church Hill North

APPLICANT

Sterling Blinder, LLC



STAFF CONTACT

R. Saunders

Commission of Architectural Review

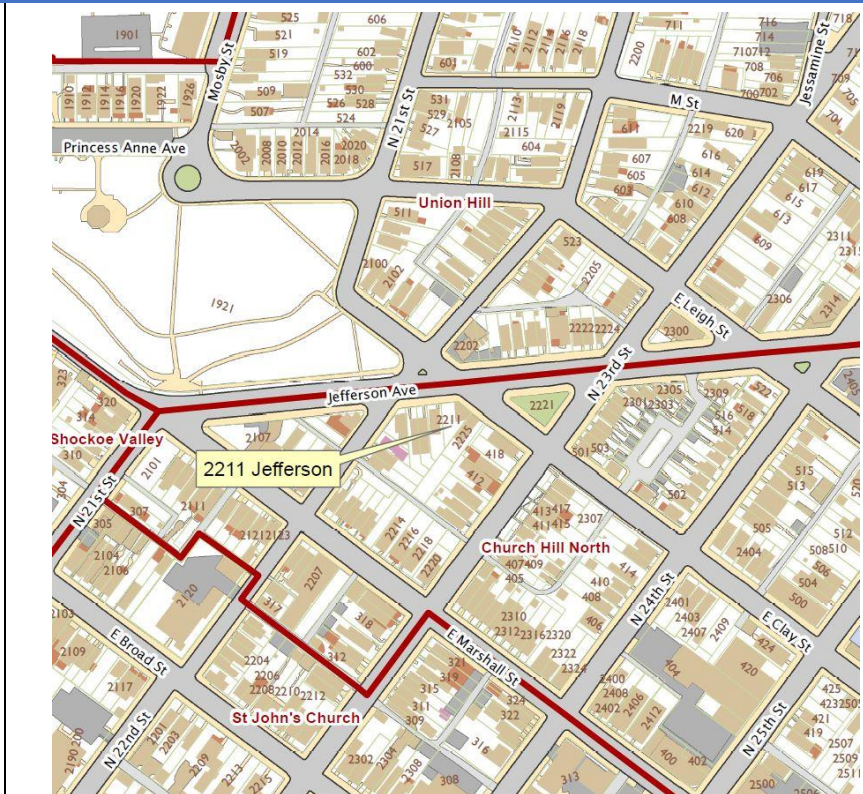
STAFF REPORT

PROJECT DESCRIPTION

Repair an existing building, construct two levels above existing building, and construct a new three-story residence.

PROJECT DETAILS

- The site is triangular, with a one-story frame building. The building is vacant and in a deteriorated condition as evidenced by the missing roof sections, boarded windows, and rusted panels.
- The applicant proposes to repair the existing commercial building and add two residential floors above the existing commercial space. The existing metal faux brick will be replaced with veneer brick and the two stories above will have fiber cement lap siding and trim and casement windows.
- The applicant proposes to construct a new single-family dwelling that will be three stories in height and designed in a similar fenestration pattern to other houses within the block. The new building will have fiber cement siding and trim with a front porch. The proposed windows are double hung with divided lights.



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CONCEPTUAL REVIEW

The applicant is seeking **Conceptual Review** for this project. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the "Standards for New Construction" and "Standards for Rehabilitation" on pages 44, 46-56, and 58 of the Richmond Old and Historic District Handbook and Design Review Guidelines utilizing the Guidelines presented below.

PREVIOUS REVIEWS

In 2019 the Commission conceptually reviewed a plan submitted by the same applicant to demolish the existing building and construct a new, three-story, mixed-use building. The Commission recommended further stepping back the third floor in addition to salvaging as much historic material as possible from the existing building. The Commission also recommended emphasizing the first floor and making the original structure the focal point of the design while not creating an identical building. In 2008 the Commission reviewed and approved a plan to

rehabilitate the building, submitted by a previous owner. In 2011 the Commission reviewed plans to address work performed without a Certificate of Appropriateness, also performed by a previous owner.

SURROUNDING CONTEXT

The area surrounding the project location is primarily residential in character on Jefferson Avenue and a mix of commercial and residential on East Clay Street. The surrounding residential buildings on Jefferson Avenue are primarily frame construction, two stories in height, with decorative porches and cornice lines. Across Jefferson Avenue there are four 2-story frame residences with projecting bays and 1-bay porches. Commercial buildings include a 1-story masonry building immediately adjacent to the subject building and a 1-story eclectic style building that houses a restaurant across East Clay Street. Due to the irregular street grids there is also a triangular lot formed by the intersection of Jefferson Avenue, East Clay Street, and North 23rd Street. It is currently covered in grass and surrounded by a fence. Further southeast on East Clay Street is a 2-story residential building at the corner of East Clay Street and North 23rd Street. The side and rear elevations face onto East Clay Street.

STAFF RECOMMENDED CONDITIONS:

- The applicant increase the setback of the third story of both buildings

STAFF REQUESTS THE APPLICANT PROVIDE THE FOLLOWING FOR FINAL REVIEW:

- Dimensioned elevations for all visible elevations
- Context site plan with dimensions
- Dimensioned context elevation
- Additional context views
- Location of HVAC units and other mechanical equipment

STAFF ANALYSIS

Form, pg. 46, #s1-3

1. New construction should use a building form compatible with that found elsewhere in the historic district.

The majority of residential buildings in the vicinity have front porches. The applicant proposes a one-story full-width porch on the Jefferson Avenue-facing building. Staff finds this is in keeping with the surrounding buildings.

2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.

Staff notes the majority of the residential buildings in the surrounding area are two stories in height and the majority of the commercial buildings are one story in height.

3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.

The residential section on Jefferson Avenue will include ground floor entrances in addition to a full-width porch on the Jefferson Avenue-facing building.

Height, Width, Proportion, & Massing, pg. 47, #s1-3

1. New residential construction should respect the typical height of surrounding residential buildings.

The total height of the proposed buildings is not shown on the elevations; however, both buildings are proposed to be three stories. A majority of residential buildings in the surrounding area are two stories in height and the majority of commercial buildings are one story in height. Staff recommends that the upper story of both buildings be stepped back along both street frontages to be more consistent with typical building heights found in the area.

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.

The fenestration on the East Clay Street elevation is horizontally and vertically aligned on the second and third stories; however, it does not relate to the openings on the first story. The openings on

		Jefferson Avenue are vertically aligned.
	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	Staff requests a context elevation to understand how the cornice lines will relate to the neighboring buildings.
New Construction, Doors and Windows, pg. 49 #3	<i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i>	The openings on the surrounding residential buildings appear to be evenly spaced. The spacing of the openings on the proposed addition and new building appear to be evenly spaced.
New Construction, Standards for New Construction: Corner Properties – Residential, pg. 48	<i>1. Secondary elevations of corner properties should reference massing similar to other corner locations in the historic district. 4. Windows and doors on the secondary, corner elevation should be organized following the principals of the primary elevation: windows should be proportioned appropriately, aligned vertically, and arranged as though designing a primary elevation.</i>	The applicant proposes French door openings for the residential dwelling on the Jefferson Avenue elevation, with full length front porch. The mixed-use building has a Jefferson Avenue entrance to the upper-story dwelling units that is accessed by stairs placed between the existing building and the new residential building. The existing commercial entrance facing East Clay Street is being retained. The openings on the Jefferson Avenue elevation have a consistent window pattern on all three floors, while the East Clay Street elevation has a consistent window pattern on the upper two floors with a different window pattern on the first floor.
Commercial Construction, Standards for Rehabilitation, pg. 58	<i>1. Conduct pictorial research to determine the design of the original building. The Valentine Museum has an extensive collection of photographs of Richmond's 19th-century building stock to aid in this research. If no pictorial documentation is available, any new additions to the storefront design should respect the character, materials and architectural style of the entire building. If possible, careful exploratory demolition should be conducted to determine the extent and condition of all original materials. Consult a knowledgeable professional before beginning work. 2. Retain all original building elements and repair as needed; replace in-kind only if necessary.</i>	The stamped metal faux brick exterior of the existing commercial building is proposed to be replaced with veneer brick. The existing commercial openings are proposed to be retained and new aluminum storefront added in the openings. It appears the bracketed cornice line of the existing commercial building is proposed to be removed and replaced with a new more modern roof overhang. Staff recommends that Sanborn maps be reviewed to determine the historic exterior material of the commercial building.

FIGURES



Figure 1. 2211 Jefferson Street.



Figure 2. 2211 and 2203-2205, 2207, and 2211 Jefferson Street.



Figure 3. 2211 and 2225 Jefferson Street and side elevation of 420 North 23rd Street.