



Property (location of work)

Property Address: 611 N 26th Street Current Zoning: R-63
Historic District: Church Hill North

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

Revision to previously approved COA (COA-141042-2024).

Applicant/Contact Person: Will Gillette

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (864) 377-9140

Email: will@bakerdevelopmentresources.com

Billing Contact? Yes Applicant Type (owner, architect, etc.): Agent

Property Owner: Matt Jarreau

If Business Entity, name and title of authorized signee: _____

Mailing Address: 811 N 26th Street

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 306-9019

Email: mattj@htrsi.com

Billing Contact? No

****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: 01/03/25



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: 611 N 28th Street (E0000-434/025)

Members of the Commission,

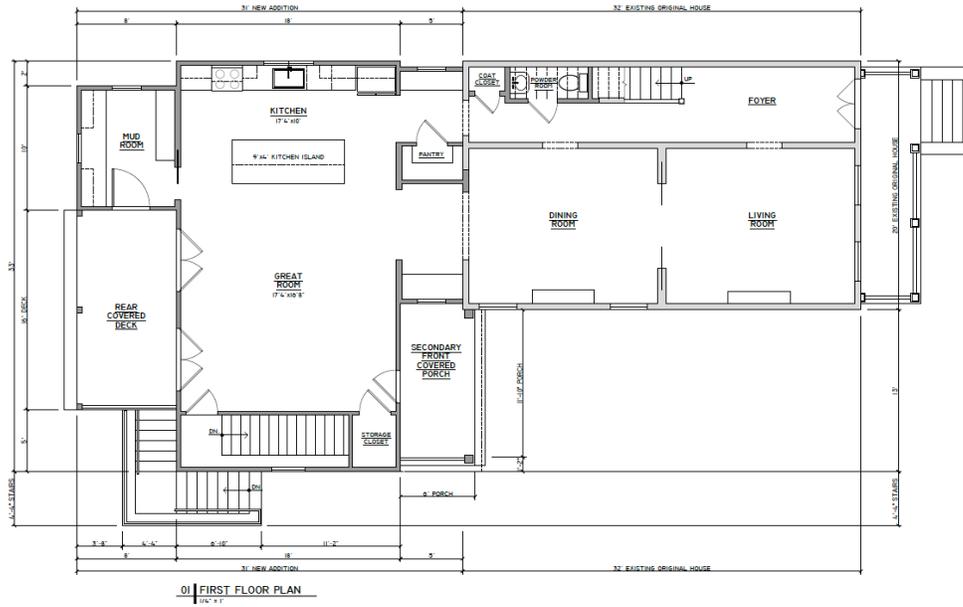
I represent the property owner in an application for review by the Commission of Architectural Review of the revision of the previously approved Certificate of Appropriateness (the “COA”) to construct an addition to the existing single-family detached dwelling and new accessory dwelling unit (the “ADU”) on the property known as 611 N 28th Street (the “Property”).

The Property is located on the east side of N 26th Street between E Leigh and E Clay Streets and lies in the Church Hill North Old and Historic District. Development in the neighborhood began in the early nineteenth-century and it is known for a variety of building styles and materials as well as a range of land uses.

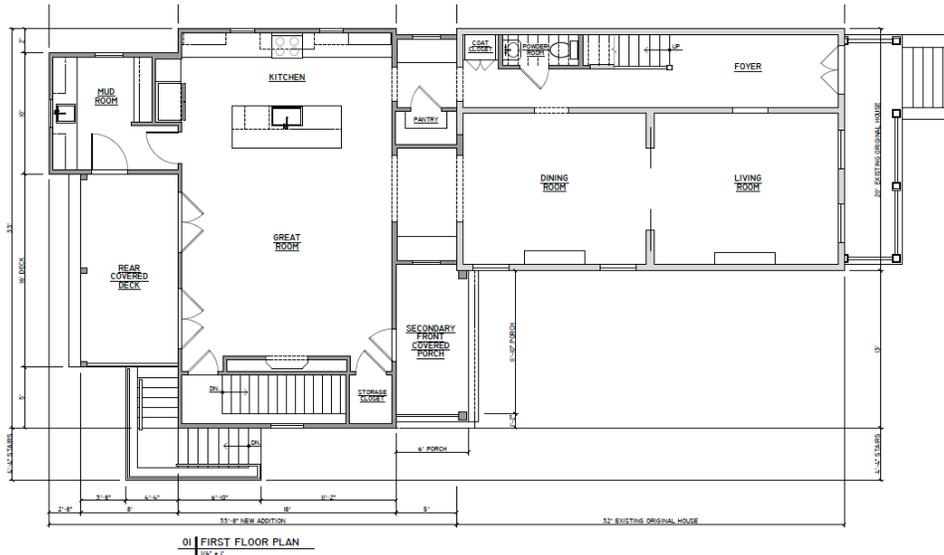
Located mid-block between E Leigh and E Clay Streets, the Property is currently occupied with a two-story single-family detached dwelling constructed c.1880. At the January 2024 meeting of the CAR, a COA (COA-141042-2024) was approved to permit a rear addition to the dwelling and a new two-story garage behind the parcel.

The Property owner would now like to request a revision to the previous COA. The proposed revision would permit a 2’8” extension to the mudroom at the back of the dwelling which would allow for additional floor area and allow for the windows on the right elevation to be revised and be vertically aligned single windows. The ground level window in the basement would also be replaced with three windows to align with the other windows on the elevations and would be standard ½ windows to match the others on the elevation. Finally, the garage has been revised with two windows on the interior façade (as opposed to the originally approved three windows) to allow for the upper floor of the garage to be used as an ADU with a full bath

and kitchen. No changes are proposed to the existing dwelling, the alley-facing façade of the garage, or the originally proposed materials.



Originally Approved Site Plan



Proposed Floor Plan Showing 2'8" Extension

The proposed changes would be compatible with the previous approval and the historical fabric of the block as they recognize the siting, scale, form and massing of the contributing structures. The traditional urban single-family detached design of the dwelling is intended to be consistent with the historic character of the neighborhood and be in keeping with the requirements of the CAR guidelines.



Originally Approved Right Elevation



Proposed Right Elevation Showing New Window Configuration

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 will@bakerdevelopmentresources.com or (864)377-9140.

Sincerely,

William Gillette, AICP
Baker Development Resources, LLC



PROJECT CONTACTS:

DEVELOPER:
MATT JARREAU
804-306-9019

ARCHITECT:
CHRISTOPHER WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

ADDITION TO SINGLE-FAMILY DETACHED HOUSE & NEW DETACHED GARAGE
IN RICHMOND'S HISTORIC CHURCH HILL NEIGHBORHOOD

JARREAU HOUSE

611 N 26TH STREET
RICHMOND, VIRGINIA 23223

ADDITION TO SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S HISTORIC CHURCH HILL NEIGHBORHOOD

JARREAU HOUSE

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01.05.2025

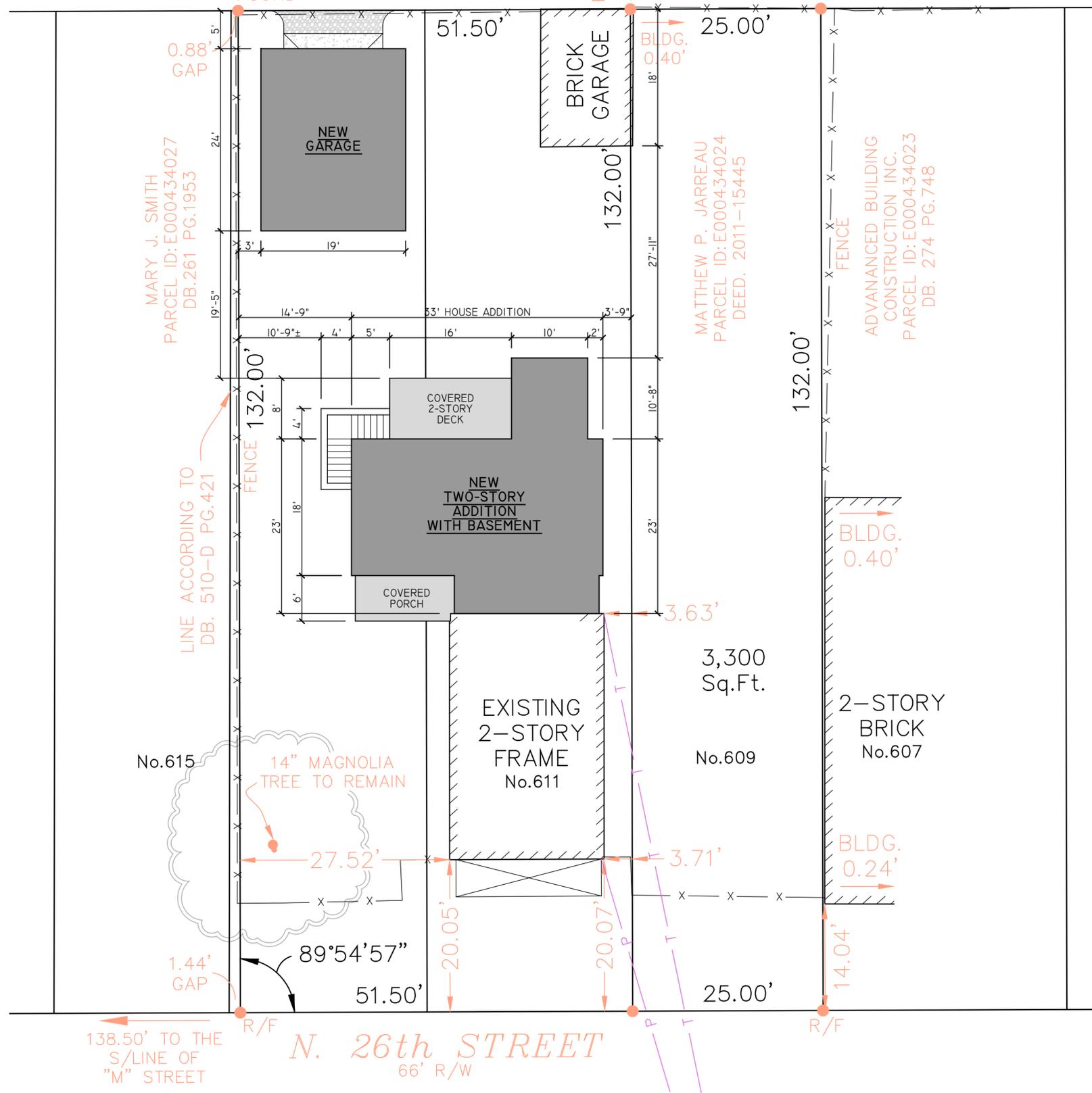
COVER SHEET

CS



MATTHEW P. JARREAU
PARCEL ID: E000434025
DEED. 2012-142244

16' ALLEY



138.50' TO THE
S/LINE OF
"M" STREET

N. 26th STREET
66' R/W

01 ARCHITECTURAL SITE PLAN
3/32" = 1'

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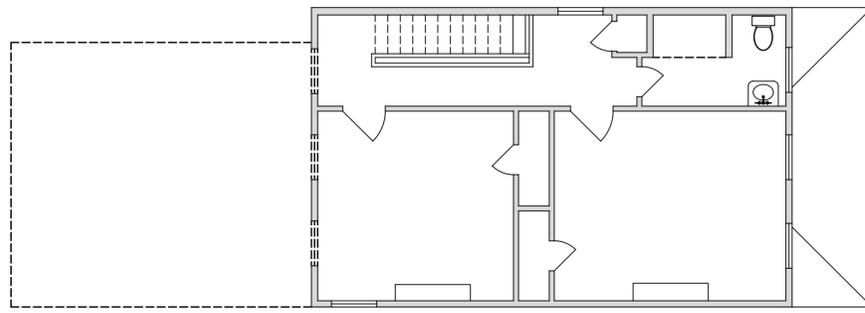


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ARCHITECTURAL
SITE PLAN

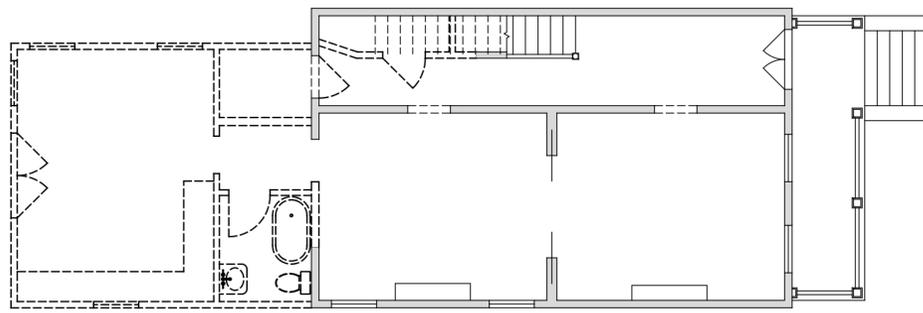
CI.I



HOUSE ADDITION BELOW TO BE DEMOLISHED ORIGINAL HOUSE TO REMAIN

02 AS-BUILT/DEMO SECOND FLOOR PLAN

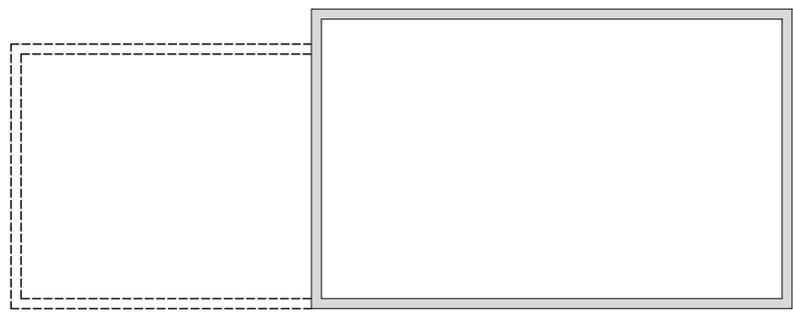
1/8" = 1'



HOUSE ADDITION & DECK TO BE DEMOLISHED ORIGINAL HOUSE TO REMAIN

01 AS-BUILT/DEMO FIRST FLOOR PLAN

1/8" = 1'



HOUSE ADDITION FOUNDATION TO BE DEMOLISHED ORIGINAL CRAWLSPACE FOUNDATION TO REMAIN

00 AS-BUILT/DEMO BASEMENT PLAN

1/8" = 1'

GENERAL CONTRACTOR RESPONSIBLE FOR ALL MEANS & METHODS OF DEMOLITION & CONSTRUCTION & FOR TEMPORARY STRUCTURAL BRACING DURING DEMOLITION & CONSTRUCTION. TEMPORARY BRACING OF EXISTING HOUSE NOT ADDRESSED IN THIS DRAWING SET. GENERAL CONTRACTOR (G.C.) TO CONSULT PROFESSIONAL ENGINEER AS REQUIRED.

PROJECT CONTACTS:

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SCHEMATIC AS-BUILT/
DEMO PLANS

DI.1

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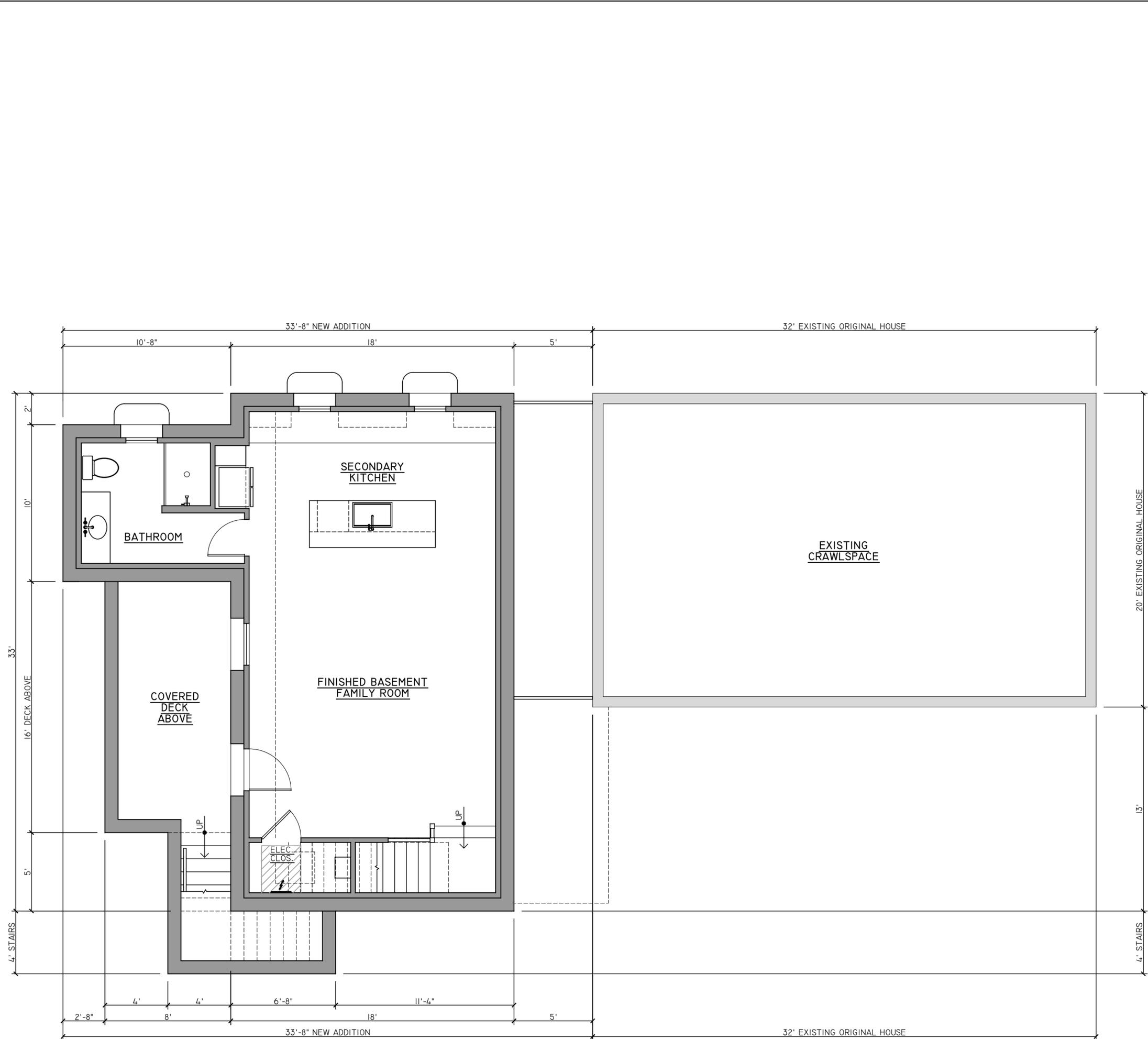
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BASEMENT PLAN

AI.0



01 BASEMENT PLAN
1/4" = 1'

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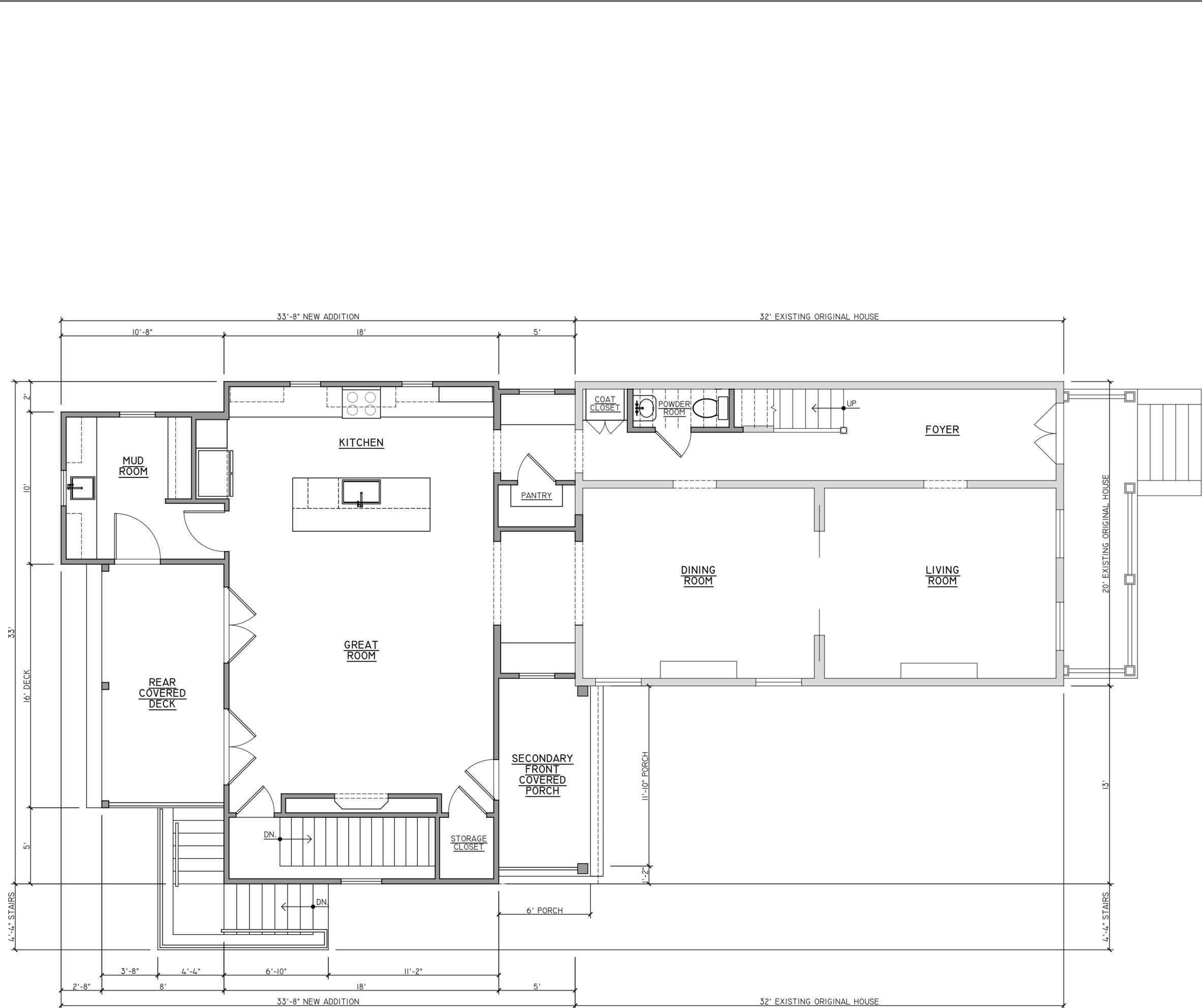
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FIRST FLOOR PLAN

AI.1



01 | FIRST FLOOR PLAN
1/4" = 1'

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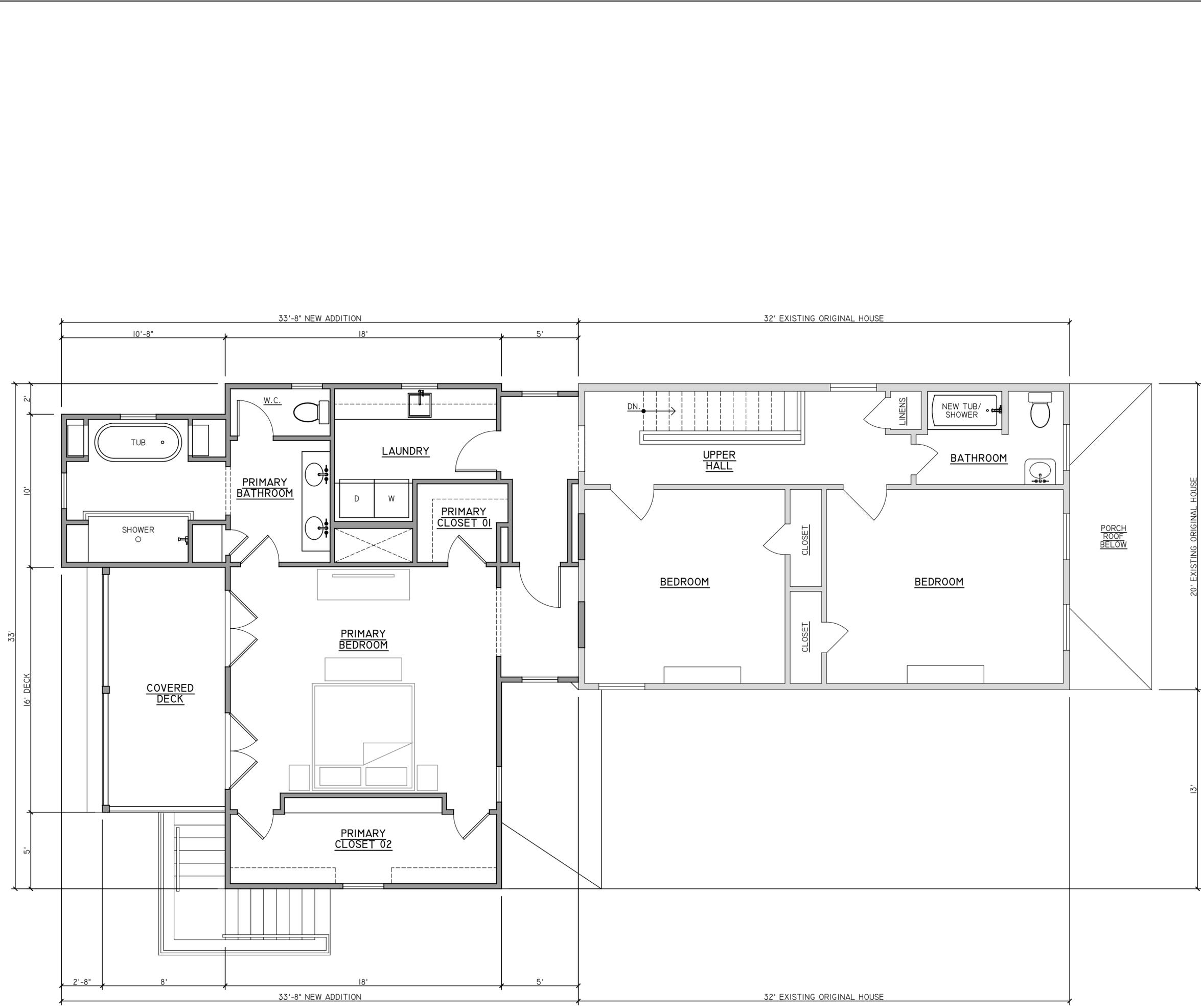
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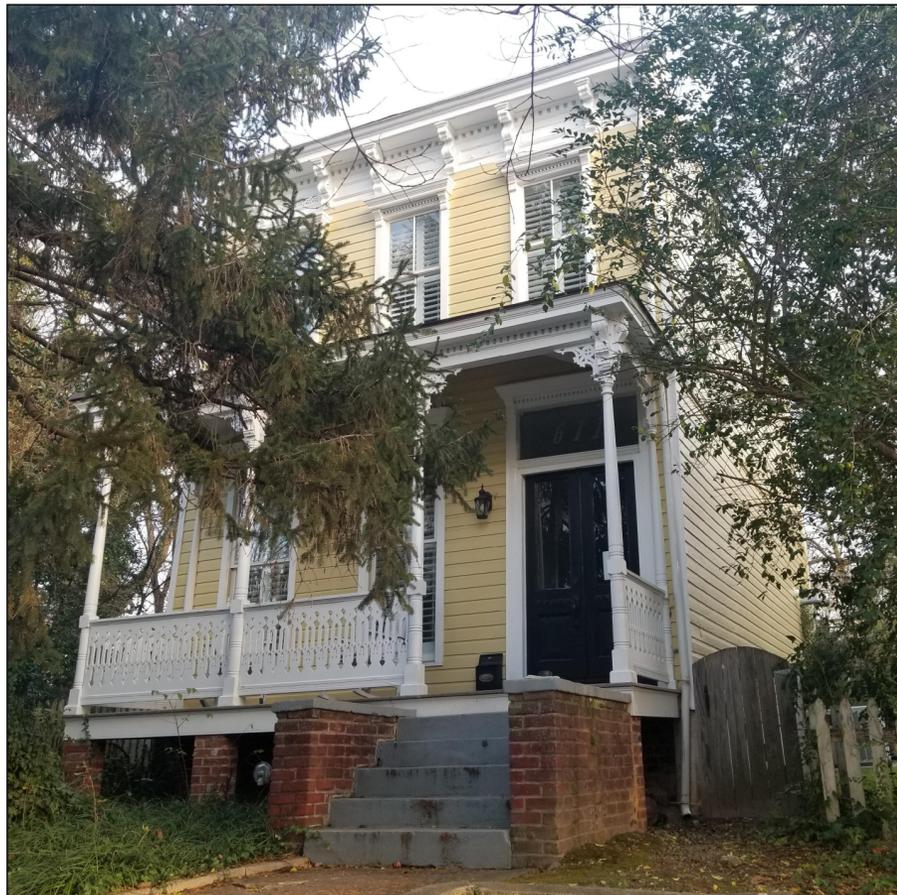
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SECOND FLOOR PLAN

AI.2



01 | SECOND FLOOR PLAN
1/4" = 1'



02 | FRONT OF HOUSE (TO REMAIN)



01 | NEW FRONT PORCH ELEVATION

1/4" = 1"

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NEW FRONT PORCH ELEV.
& EXISTING FRONT VIEW

A2.1

EXTERIOR FINISH SCHEDULE

EXISTING HOUSE		COLOR/FINISH
NO.	COMPONENT/MATERIAL	
01	-	-
02	-	-
NEW ADDITION		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	THRU-COLOR GRAY
02	HARDIE 7" EXPOSURE LAP SIDING	PAINTED TO MATCH EXISTING
03	COMPOSITE/HARDIE TRIM	PAINTED ARCTIC WHITE
04	COMPOSITE/HARDIE VENTED SOFFITS	PAINTED ARCTIC WHITE
05	NEW DOORS	PAINTED - COLOR T.B.D.
06	WINDOWS (SEE NOTES BELOW)	PREFINISHED WHITE
07	MAIN ROOF - TPO	FACTORY WHITE
08	NEW PORCH ROOF - EPDM	FACTORY BLACK
09	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
10	WALL-MOUNTED LANTERNS AT DOORS	BLACK
11	REAR DECK - FRAMING	PAINTED ARCTIC WHITE
12	REAR DECK - WOOD DECKING	OPAQUE STAINED DARK GRAY
13	REAR DECK - "RICHMOND" RAILING	PAINTED ARCTIC WHITE
14	BASEMENT STAIR RAILING - "WROUGHT IRON"	BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.
4. NEW WINDOWS C.A.R.-COMPLIANT S.D.L. CLAD WOOD WINDOWS. NEW WINDOWS DOUBLE HUNG OR FIXED (INOPERABLE).

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02 | EXISTING REAR OF HOUSE



01 | REAR ELEVATION

1/4" = 1'

NOT FOR
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REAR ELEVATION &
EXT. FINISH SCHEDULE

A2.2



← EXISTING HOUSE NEW ADDITION →

01 | RIGHT SIDE ELEVATION
1/4" = 1'

- EXISTING TOP OF FASCIA
 - NEW TOP OF FASCIA
 - NEW 2ND FLOOR CLG.
 - EXISTING 2ND FLOOR CLG.
- 8'-10" ± 9'
- NEW 2ND FLOOR
 - EXISTING 2ND FLOOR
 - FIRST FLOOR CEILING (NEW MATCH EXISTING)
- 23'-11" ± 10'
- FIRST FLOOR (NEW MATCH EXISTING)
 - TOP OF EXISTING FOUND.
 - TOP NEW FOUNDATION AVERAGE GRADE
- 1'-7/8" ± 4" ± 5/2"



← NEW ADDITION EXISTING HOUSE →

02 | LEFT SIDE ELEVATION
1/4" = 1'

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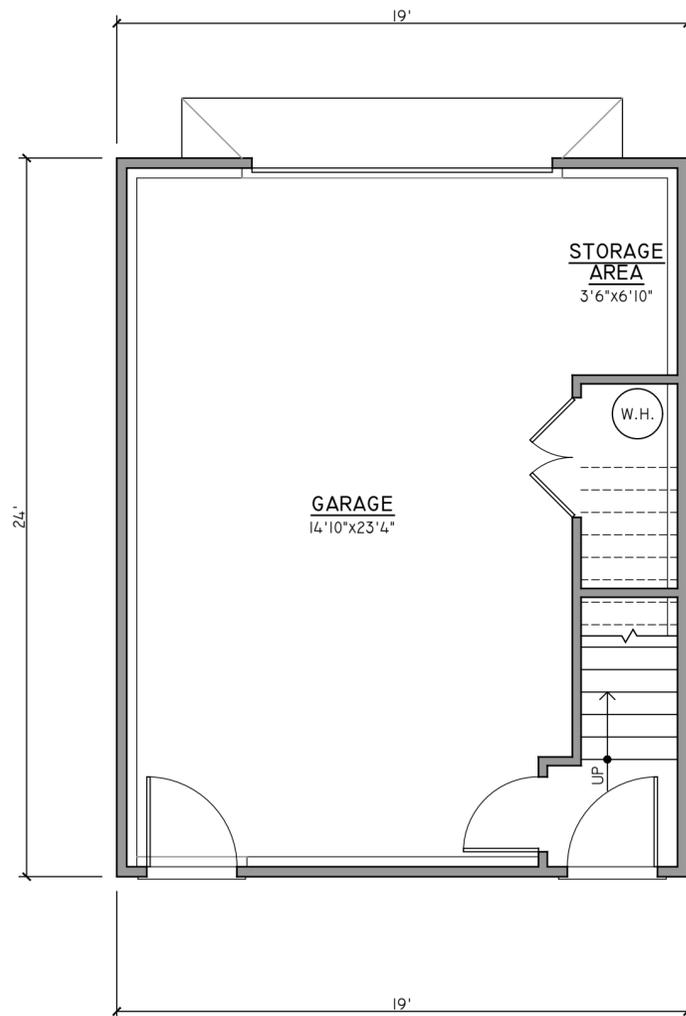
LEFT & RIGHT SIDE
EXT. ELEVATIONS

A2.3

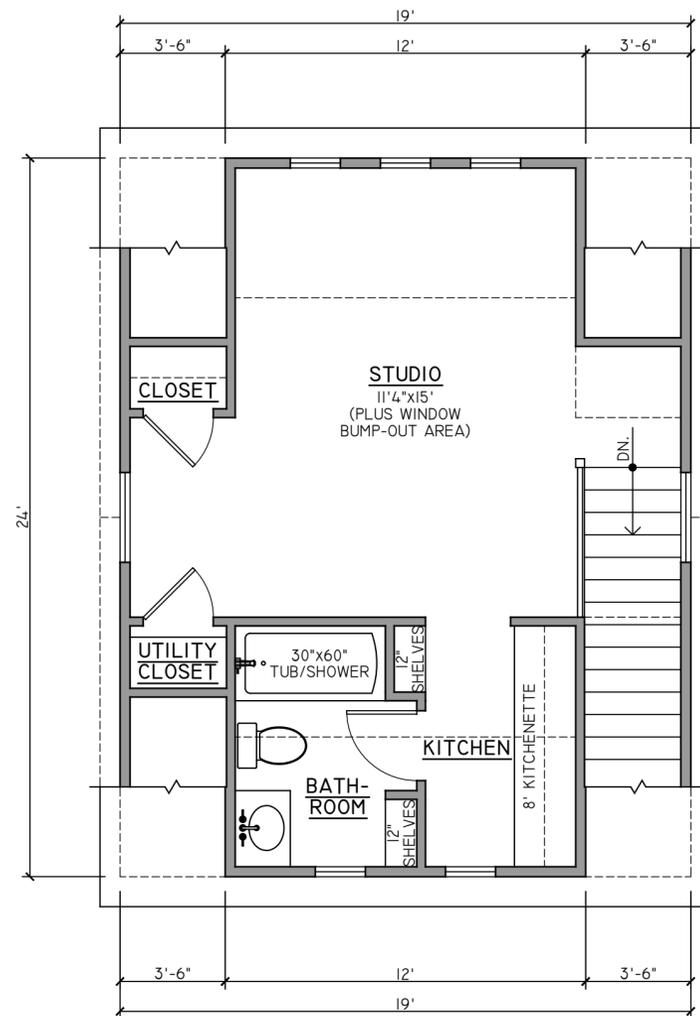
GARAGE EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	DARK GRAY OR CONCRETE
02	HARDIE 7" EXPOSURE LAP SIDING	COLOR T.B.D.
03	COMPOSITE/HARDIE TRIM	"ARCTIC WHITE"
04	COMPOSITE/HARDIE SOFFITS	"ARCTIC WHITE"
05	DOORS	PER DEVELOPER
06	WINDOWS	MATCH C.A.R. APPROVED HOUSE WINDOWS
07	MAIN ROOF - STANDING SEAM METAL ROOF	GRAY/BLACK
08	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
09	WALL-MOUNTED LANTERNS & SECURITY LIGHTS	BLACK

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2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
3. GRADES SHOWN APPROXIMATE. V.I.F.



01 | GARAGE 1ST FLOOR PLAN
1/4" = 1'



02 | GARAGE 2ND FLOOR PLAN
1/4" = 1'

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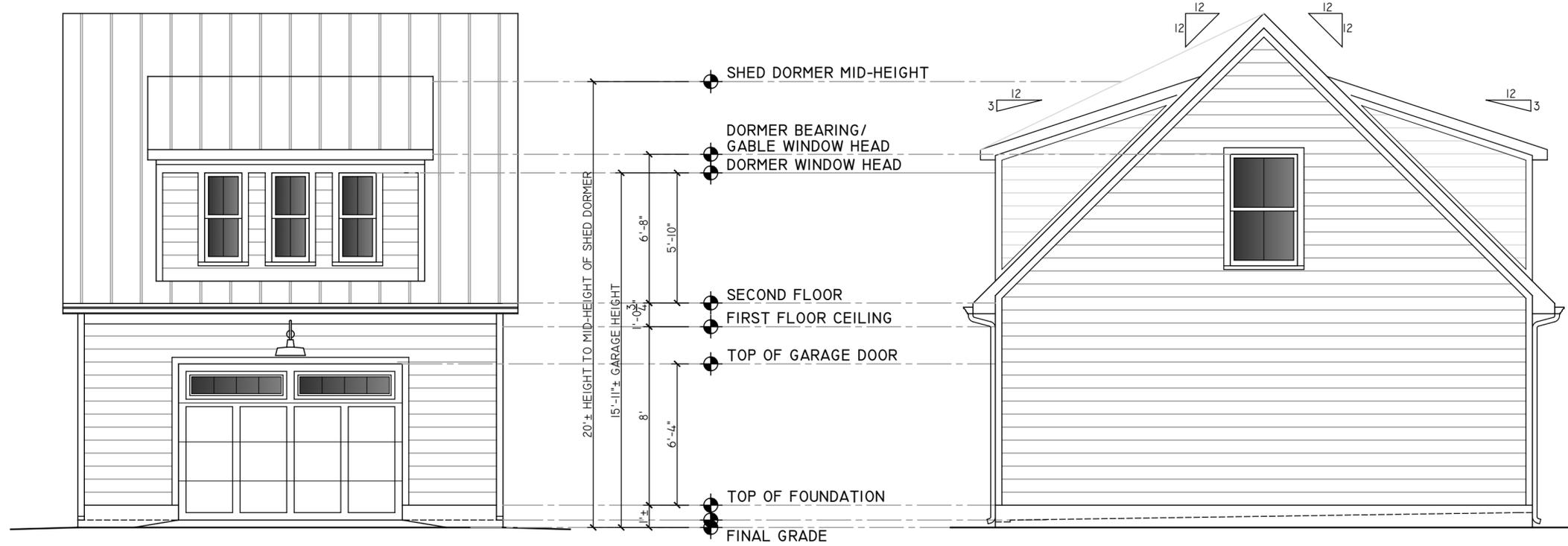
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GARAGE FLOOR PLANS

GI.1



01 ALLEY ELEVATION
1/4" = 1'

02 LEFT SIDE ELEVATION
1/4" = 1'



03 FRONT ELEVATION
1/4" = 1'



04 RIGHT SIDE ELEVATION
1/4" = 1'

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GARAGE
EXTERIOR ELEVATIONS

A2.1