



Commission of Architectural Review

6. COA-166438-2025	Final Review	Meeting Date: 5/27/2025
Applicant/Petitioner	Will Gillette	
Project Description	Construct a two-story single-family detached dwelling on the vacant parcel.	
Project Location		
Address: 2206 Jefferson Ave, Richmond, VA 23223		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>The project proposes the construction of a new two-story single-family detached dwelling on a currently vacant lot.</p> <p>The surrounding context is primarily residential, with contributing Late Victorian and Italianate-style buildings that typically feature two-story heights, three-sided chamfered projecting bays, and narrow front porches. The applicant proposes a modern interpretation of these traditional forms, including a rectangular projecting front bay, lap siding, and a four-bay façade. Following conceptual review in April 2025, the applicant made revisions including extending the front bay to the roofline and revising the bay window composition.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<p>On 4/22/2025:</p> <ul style="list-style-type: none"> The Commission conceptually reviewed the project and found the proposal to be generally compatible with the Guidelines. The Commission supported aligning the cornice height with surrounding buildings and required contextual elevation drawings to confirm this relationship The Commission supported the inclusion of three windows on the projecting bay, noting the resemblance to similar configurations that can be found on historic projecting bays nearby, and suggested a larger central window flanked by two smaller, symmetrical openings. The Commission requested a more detailed and developed design for the porch, including its structural supports and roof covering. 	

Staff Recommendations	<p>Staff finds that the proposed new construction is generally compatible with the Design Review Guidelines for the district, and recommends approval of this proposal with the following conditions:</p> <ul style="list-style-type: none"> • adopt a more simplified cornice style, potentially without the inclusion of corbels, to better integrate with the style of the new construction • ensure that the total height of the new construction does not exceed what is currently proposed • provide additional elevation views and section details to fully illustrate the porch design
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Staff Analysis

Surrounding Context		
<p>The property is located on the north side of Jefferson Avenue between North 22nd and North 23rd Streets in the Union Hill Historic District. The block face is composed almost entirely of contributing two-story residential buildings in the Italianate and Late Victorian styles, most of which feature three-sided projecting bays and a continuous cornice line. A commercial structure anchors the southwest corner of Jefferson Avenue and North 22nd Street. The consistent height, form, and architectural detailing of the block contribute to a highly intact historic streetscape.</p>		
Guideline Reference	Reference Text	Analysis
Standards for New Construction – Form, p. 46	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i>	<p>At the April 2025 meeting, the Commission supported the design of the proposed rectangular projecting bay, which featured three narrow vertically oriented windows, and terminated below the cornice line.</p> <p>The revised design includes a projecting bay that now terminates at the cornice line, consistent with neighboring historic forms. While this differs from the previous staff recommendation and Commission comments, staff finds that this form is appropriate.</p> <p><u>Staff further recommends adopting a more simplified cornice style, potentially without the inclusion of corbels, to better integrate with the style of the new construction and to represent the modern interpretation of the surrounding historic styles. This simplified cornice can also be seen in surrounding structures.</u></p>
New Construction – Doors and Windows, p. 49	<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>	<p>The streetscape along this portion of Jefferson Avenue features a continuous Italianate-style cornice, and the adjacent buildings to the proposed project feature three-sided projecting bays that rise vertically to meet this cornice line.</p> <p>Following the Commission’s recommendations, windows on the bay have been revised to include a central large opening flanked by narrower windows. <u>Staff finds that this configuration balances verticality and transparency, and further relates to the historical 3-sided bay design.</u></p>
Standards for New Construction – Form, p. 46	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district. Building form refers to the</i>	<p>The proposed height and massing are consistent with the neighboring two-story buildings. The general width and façade proportion are compatible with adjacent homes.</p>

	<i>specific combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building. Form is greatly influenced by the architectural style of a given structure.</i>	<p>The contextual image (Figure 3: Surrounding Context) demonstrates the intent to align the new construction's final grade, porch height, window placement and roofline with the existing streetscape. The drawing shows the neighboring structures at 25'-10" high, with the proposed construction sitting at a height of 26'-5".</p> <p><u>Staff recommends ensuring that the developed design continues to abide by these set parameters, and that the total height of the new construction does not exceed what is currently proposed.</u></p>
Standards For New Construction: Form, p. 46	<i>2. New residential construction should maintain the existing human scale of nearby historic, residential construction in the district.</i>	<p>The proposed porch features a flat roof covering, which differs from the more common hipped porch roofs found in the district, but appears compatible with the proposed contemporary design.</p> <p>As the front and side elevations do not yet clearly depict the form of the porch roof; <u>staff recommends providing additional elevation views and section details to fully illustrate the porch roof design.</u></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

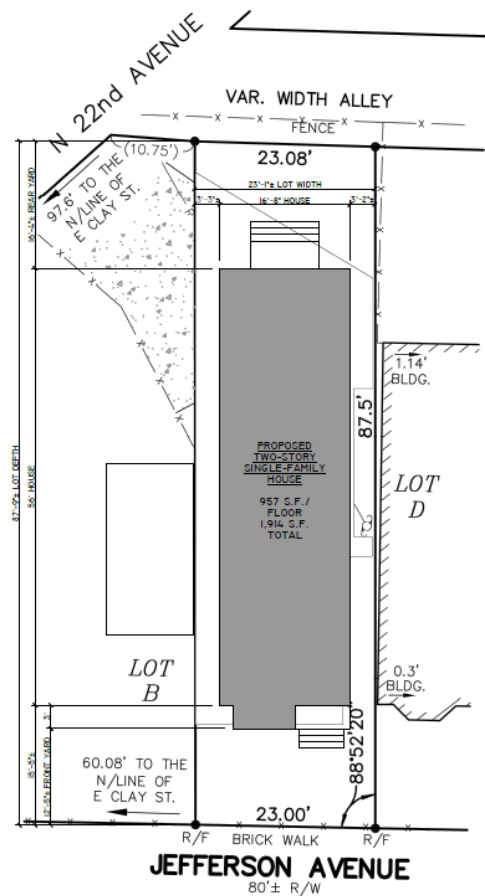


Figure 1: Architectural Site Plan



Figure 2: Floor Plans

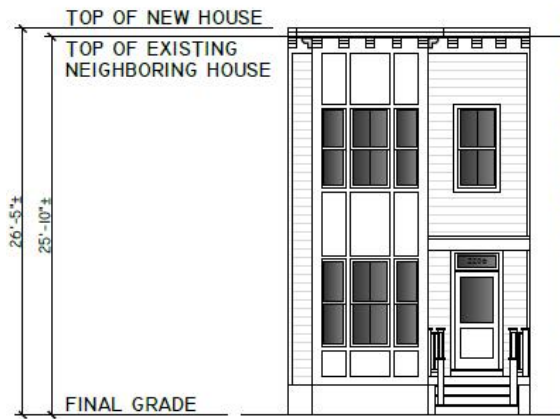
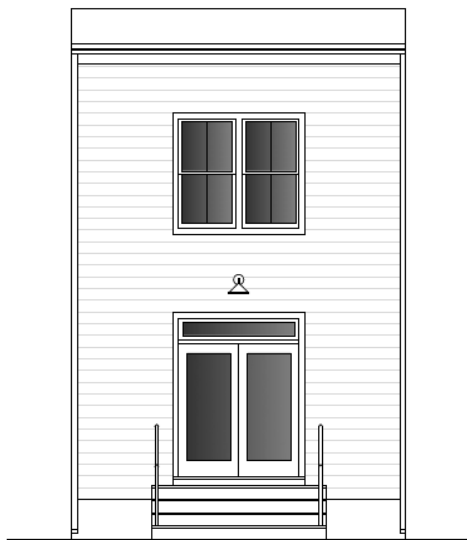
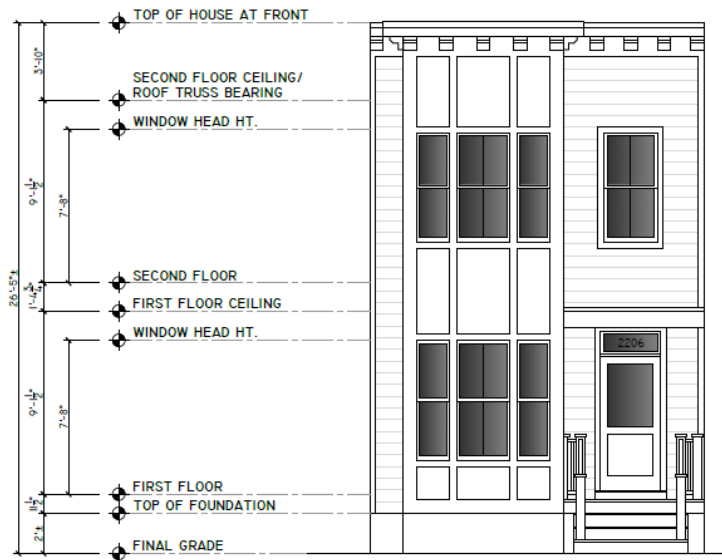


Figure 3: Surrounding Context



02 | REAR ELEVATION
1/4" = 1"

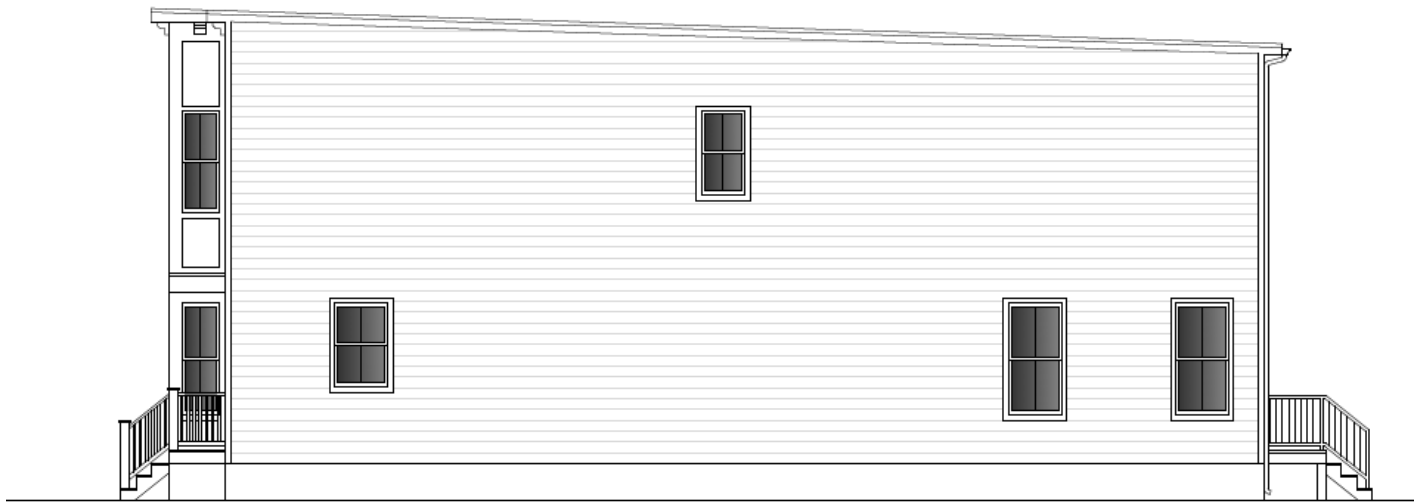


01 | FRONT ELEVATION
1/4" = 1"

Figure 4: Rear and Front Elevations



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



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

Figure 5: Side Elevations