



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

COA-096598-2021	<b>Final Review</b> <b>Meeting Date: 8/24/2021</b>
<b>Applicant/Petitioner</b>	Sebastian Quinn
<b>Project Description</b>	Construct a two-and-one-half story mixed-use residence.
<b>Project Location</b>	
<b>Address:</b> 2211 Jefferson Ave.	
<b>Historic District:</b> Church Hill North	
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>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.</li> <li>The applicant proposes to rehabilitate existing commercial building at 2211 Jefferson and to add a 2<sup>nd</sup> commercial floor. The existing metal faux brick will be replaced with fiber cement lap siding and the 1 story above will have fiber cement lap siding and trim and casement windows.</li> <li>The applicant proposes to build a new, 3-story mixed-use building at the adjacent vacant lot. It will have fiber cement siding and trim with a front porch and a setback 3<sup>rd</sup> floor.</li> </ul>	
<b>Staff Recommendation</b>	<b>Deferral</b>
<b>Staff Contact</b>	Alex Dandridge, alex.dandridge@rva.gov
<b>Previous Reviews</b>	<p>This item came before CAR for Conceptual Review in May 2021. Updates to the conceptual design include the following incorporated suggestions:</p> <ul style="list-style-type: none"> <li>Elimination of 3<sup>rd</sup> floor at 2211 Jefferson</li> <li>3<sup>rd</sup> floor of 2209 Jefferson has been setback an additional 7'- the total setback is 14' from the property line, including a previously proposed 7' setback at the 1<sup>st</sup> and 2<sup>nd</sup> floors, within which a front porch is proposed</li> <li>To clarify the building height (per the previous questions from Planning staff), we have provided building sections</li> <li>Windows at 2209 Jefferson are proposed with 2-over-2 grille patterns</li> </ul>
<b>Staff Recommendations</b>	<ul style="list-style-type: none"> <li>The pitched roof between the second and third floors be replaced with a flat roof form, and that the third-floor be recessed even further.</li> <li>The slope of the roof be the same across both of the side elevations to be more in keeping with the building forms found in the district</li> <li>The applicant increase the width of the square posts to be more substantial and to add additional railings between the front porch and the sidewalk in order to better support the upper half of the building, visually.</li> </ul>

	<ul style="list-style-type: none"> <li>• The first story of the commercial space have additional glazing to more closely resemble large storefront windows, which will add more connectivity between the street and the building.</li> <li>• The applicant submit final window and door specifications and colors to staff for administrative review and approval.</li> <li>• Staff recommends that the applicant provide context drawings showing the view of the new construction from Clay Street and from Jefferson Avenue.</li> </ul>
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## Staff Analysis

Guideline Reference	Reference Text	Analysis
Form, pg. 46, #1-3	<p><i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i></p> <p><i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i></p> <p><i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches, and front steps into their design.</i></p>	<p>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.</p> <p>Staff notes the majority of the residential buildings in the surrounding area are 2 stories in height and the majority of commercial buildings are 1 story in height.</p> <p>The proposed residential building will have a pitched, standing seam metal roof between the second-floor and the setback third-floor. This is not a common building form found in the district, nor in new construction previously reviewed and approved by the Commission. <u>Staff recommends that the pitched roof between the second and third floors be replaced with a flat roof form, and that the third-floor be recessed even further.</u></p> <p>Staff also notes that the roof on the residential building has a low slope, then a very steep slope at the rear on either side of a rear projecting center bay. <u>Staff recommends that the slope of the roof be the same across both of the side elevations to be more in keeping with the building forms found in the district.</u></p> <p>The residential section on Jefferson Ave. will include ground floor entrances in addition to a full-width porch on the Jefferson-Avenue facing building. In the renderings provided by the applicant, the front porch appears to utilize slim, square posts and doesn't utilize railings or many architectural features that visually ground the building. <u>Staff recommends that the applicant increase the width of the square posts to be more substantial and to add additional railings between the front porch and the sidewalk in order to better support the upper half of the building, visually.</u></p>

Height, Width, Proportion, and Massing, pg. 47, #1-3	<p><i>1. New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p><i>2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.</i></p> <p><i>3. The cornice height should be compatible with that of adjacent historic buildings.</i></p>	<p>The Applicant has responded to the Commission's feedback by reducing the height of the proposed addition to the existing commercial building from two stories to one story. The proposed residential dwelling will be three stories, however the third story will be set back to reduce its visibility from Jefferson Street.</p> <p>There will be a pitched, standing seam metal roof between the second floor and the setback third floor.</p> <p>Windows and doors on the proposed addition and the new residential dwelling will match the vertical orientation of existing properties in the district, having vertically aligned windows and doors.</p> <p>A context drawing has been provided by the applicant which demonstrates that the cornice line of the new residential dwelling will generally align with that of the neighboring historic residential dwelling. Additionally <u>Staff recommends that the applicant provide context drawings showing the view of the new construction from Clay Street and from Jefferson Avenue.</u></p>
New Construction, Doors and Windows, pg. 49 #3	<p><i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established in the district.</i></p>	<p>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.</p> <p>While the applicant is proposing vertically aligned windows on the rehabilitated commercial space, <u>staff recommends that the first story of the commercial space have additional glazing to more closely resemble large storefront windows, which will add more connectivity between the street and the building.</u></p>
Commercial Rehabilitation, pg. 58	<p><i>2. Retain all original building elements and repair as needed; replace in-kind only if necessary.</i></p>	<p>The brackets and cornice of the original storefront will be retained.</p>
New Construction, Materials & Colors, #2&3 pg. 53	<p><i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p>	<p>The proposed new construction will utilize hardie plank siding, standing seam metal for the front porch roof and second-story pitched roof, and an asphalt roof for the main roof which is minimally visible from the street.</p> <p>The submitted plans specify that commercial building will utilize aluminum casement windows, and the residential building will utilize double-hung, two-over-two windows.</p> <p><u>Staff recommends that the applicant submit final window and door specifications and</u></p>

Figures

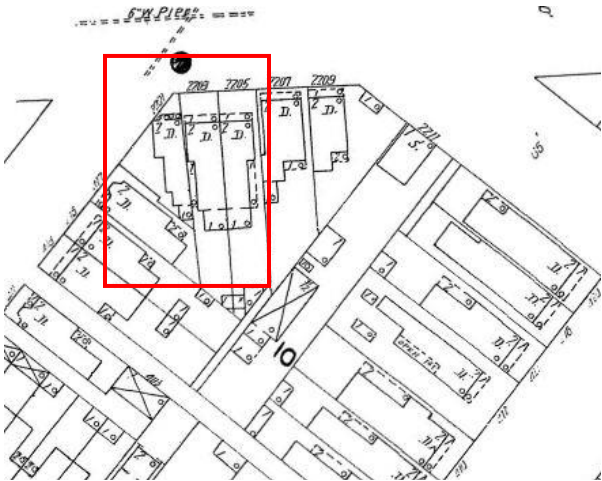


Figure 1. 1924-1925 Sanborn Map



Figure 2. 2211 Jefferson St.



Figure 3. 2211-2203 Jefferson St.

Figure 4. Historic photo of 2211 Jefferson.