



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



**Commission of Architectural Review**

COA-096598-2021	<b>Final Review</b>	<b>Meeting Date: 10/26/2021</b>
<b>Applicant/Petitioner</b>	Sebastian Quinn	
<b>Project Description</b>	Construct a 2-and-1-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 2nd commercial floor. The existing metal faux brick will be replaced with fiber cement lap siding and the one story above will have fiber cement lap siding and trim and casement windows.</li> <li>The applicant proposes to build a new, three story mixed-use building at the adjacent vacant lot. It will have fiber cement siding and trim with a front porch and a setback 3rd floor.</li> </ul>		
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>	
<b>Staff Contact</b>	Alex Dandridge	
<b>Previous Reviews</b>	<p>This item was conceptually reviewed at the May 2021 meeting, and was deferred at the August 2021 meeting. The applicant has addressed the Commission's comments in the following ways:</p> <p><b>Existing Commercial Building:</b></p> <ul style="list-style-type: none"> <li>The second story addition has been setback 1.5' and is differentiated from the existing commercial building in color and siding width.</li> <li>The storefront windows are now proposed to be retained and rehabilitated based on historic photographic documentation.</li> </ul> <p><b>Proposed Residential Building:</b></p>	

	<ul style="list-style-type: none"> <li>- The third story of the proposed residential building at 2209 Jefferson has been setback an additional foot.</li> <li>- The sloped roof between the second and third floor has been replaced with a flat roof form</li> <li>- A cornice on the second and third floor is now proposed</li> <li>- The front porch columns have been enlarged and railings have been added.</li> </ul>
<b>Conditions for Approval</b>	<ul style="list-style-type: none"> <li>• Staff recommends that the partial third floor of 2209 Jefferson utilize a simplified cornice with minimal architectural detailing.</li> <li>• Staff recommends that a final window schedule be submitted for administrative review and approval.</li> <li>• Staff recommends that the applicant submit final material and color specification for administrative review and approval.</li> </ul>

## Staff Analysis

<b>Guideline Reference</b>	<b>Reference Text</b>	<b>Analysis</b>
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 two-stories in height and the majority of commercial buildings are one story in height.</p> <p>The applicant has responded to the Commission's recommendations and replaced the pitched, standing seam metal roof between the second floor and the setback third floor with a flat roof form and set back the third story an additional foot.</p> <p>The set-back third floor will utilize a decorative cornice with brackets. In order to visually recess the third floor, and emphasize the main massing of the new building, <u>Staff recommends that the partial third floor utilize a simplified cornice with minimal architectural detailing.</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. The applicant has responded to the Commission's recommendations by increasing the width of the proposed columns and adding railings.</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>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 flat standing seam metal roof between the second floor and the setback third floor.</p>

	<i>3. The cornice height should be compatible with that of adjacent historic buildings.</i>	<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.</p>
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 in the district.</i>	<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, the applicant also proposes to restore the existing storefront windows on the existing commercial building, increasing the visual connectivity between the interior and exterior of the building. Staff finds that the proposed, restored storefront window is in-keeping with existing fenestration patterns of commercial buildings found within the district.</p> <p><u>Staff recommends that a final window schedule be submitted for administrative review and approval.</u></p>
Commercial Rehabilitation, pg. 58	<i>2. Retain all original building elements and repair as needed; replace in-kind only if necessary.</i>	The brackets, cornice, and storefront windows of the existing commercial building will be retained and restored.
New Construction, Materials & Colors, #2&3 pg. 53	<i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i>	<p>The proposed new construction will utilize fiber cement siding, standing seam metal for the front porch 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 material and color specification for administrative review and approval.</u></p>

## Figures

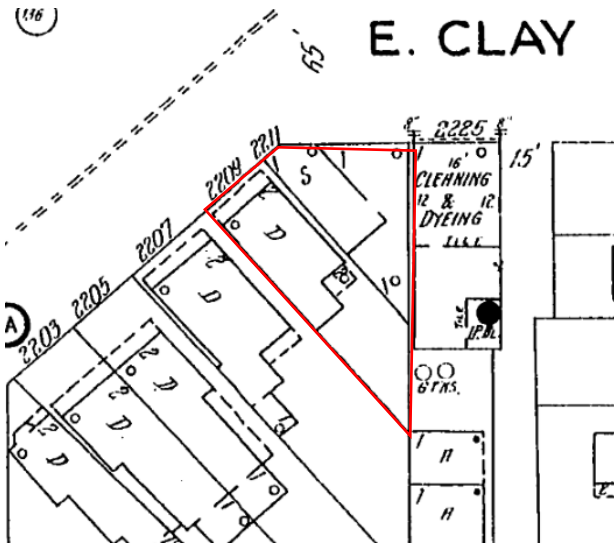


Figure 1. 1924-1925 Sanborn Map



Figure 2. 2211 Jefferson



Figure 3. 2211-2203 Jefferson



Figure 4. Historic photo of 2211 Jefferson