



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes Commission of Architectural Review

Tuesday, August 24, 2021

3:30 PM

5th Floor Conference Room of City Hall

This meeting will be held through electronic communication means.

[PDRPRES
2021.152](#) Public Access and Participation Instructions - Commission of Architectural Review

Attachments: [Public Access and Participation Instructions -COMMISSION OF ARCHITECTURAL REVIEW](#)

Call to Order

The meeting began at 3:30pm.

Alex Dandridge read the announcement for virtual public meetings:

This meeting of the Commission of Architectural Review will be held as an electronic meeting pursuant to and in compliance with Ordinance 2020-093. The public has been notified of this meeting and how to participate by a notice in the Richmond Times Dispatch, and an instruction sheet posted with the agenda on the Legistar website. The public may participate in the meeting by calling *67-804-316-9457 and entering 201-932-327#. Public comment will be heard for each item on the agenda after the applicant has responded to staff recommendations. Members of the public will be limited to 3 minutes for their comments.

Commission members are electronically present, none are physically present in City Hall.

Roll Call

Present -- 9 - * Commissioner Neville C. Johnson Jr., * Commissioner Ashleigh N. Brewer, * Commissioner Mitch Danese, * Commissioner Coleen Bulter Rodriguez, * Commissioner Andrew Moore, * Commissioner James W. Klaus, * Commissioner Sean Wheeler, * Commissioner Kathleen Morgan and * Commissioner Lawrence Pearson

Approval of Minutes

July 27th, 2021 Minutes

A motion was made by Commissioner Moore, seconded by Commission Chair Johnson, to approve the July minutes.

The motion carried by the following vote:

Aye -- 5 - Commissioner Neville C. Johnson Jr., Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore and Commissioner Lawrence Pearson

Excused -- 2 - Commissioner Ashleigh N. Brewer and Commissioner Kathleen Morgan

Abstain -- 2 - Commissioner James W. Klaus and Commissioner Sean Wheeler

OTHER BUSINESS

Secretary's Report

Mr. Dandridge said they are hoping the two positions are filled by the end of September.

Administrative Approval & Building Report

There were no questions or comments regarding the Administrative Approval Report.

Enforcement Report

There were no updates regarding enforcement.

Shockoe Small Area Plan Presentation - Kim Chen

Kim Chen presented about the Shockoe Small Area Plan.
Commission Chair Johnson adjourned the business portion of the meeting at 3:43pm.

CONSENT AGENDA

The regular portion of the meeting was called to order at 4:00pm.

Alex Dandridge re-read the announcement info for virtual meetings.

Commission Chair Johnson explained that there is an order to the meeting, starting with the Consent Agenda, which are items earmarked for the staff recommendations to be approved by Commission without formal review, followed by the Regular Agenda, and concluding with the Conceptual Review. At appropriate times, applicants will have an opportunity to speak in regard to their applications, or to request that their items from the consent agenda.

Commission Chair Johnson asked if the Commissioners wished to move any items from the regular agenda to the consent agenda.

A motion was made by Commissioner Moore seconded by Commissioner Klaus, to move 610 N. 29th to the Consent Agenda.

The applicant, Tracy Lipscombe, identified herself and said she was fine with the staff recommendations and being added to the Consent Agenda.

Commission Chair Johnson asked if there was any public comment. There was none.

The motion carried by the following vote:

Aye – 8 - Commission Chair Neville Johnson, Commissioner Ashleigh Brewer, Commissioner Andrew Moore, Commissioner Lane Pearson, Commissioner James Klaus, Commissioner Sean Wheeler, Commissioner Mitch Danese, Commissioner Coleen Butler-Rodriguez

Excused - 1 - Commissioner Kathleen Morgan

A motion was made by Commissioner Klaus, seconded by Commissioner Danese, to move 24 E. Broad St. to the Consent Agenda.

Commission Chair Johnson asked if there was any other discussion from the Commission.

Commissioner Moore asked to clarify if it was a motion for denial.

The applicant, Dana Tucker, identified himself and said he would like to keep his application on the Regular Agenda.

Commissioner Klaus withdrew his motion.

A motion was made by Commissioner Wheeler, seconded by Commissioner Moore, to approve the Consent Agenda.

Commission Chair Johnson asked if there was any Commission discussion on the Consent Agenda.

Commissioner Moore asked about 1821 Monument, asking about the design of the bricks. Moore said it would be possible to build concrete on the inside, and wanted to make sure this wasn't the applicant's desire.

The applicant, Joe Reid, identified himself and said the bricks will be hand-formed, and said the neighbors are consenting. He said that the brick will be the same on both sides.

Commission Chair Johnson asked if there was any applicant discussion on the Consent Agenda. There was none.

Commission Chair Johnson asked if there was any public comment on the Consent Agenda. There was none.

A motion was made by Commissioner Wheeler, seconded by Commissioner Moore, to approve the Consent Agenda.

The motion carried by the following vote:

Aye -- 7 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner James W. Klaus and Commissioner Sean Wheeler

Excused -- 1 - Commissioner Kathleen Morgan

Abstain -- 1 - Commissioner Lawrence Pearson

1. [COA-096850-2021](#) 1821 Monument Avenue - Replace a wooden fence with a brick wall.

Attachments: [Monument 1821 - Application & Plans](#)
[1821 Monument - Staff Report](#)

A motion was made by Commissioner Wheeler, seconded by Commissioner Moore, to approve the application as submitted.

The motion carried by the following vote:

Aye -- 7 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner James W. Klaus and Commissioner Sean Wheeler

Excused -- 1 - Commissioner Kathleen Morgan

Abstain -- 1 - Commissioner Lawrence Pearson

2. [COA-096602-2021](#) 610 N. 29th Street - Construct a rear deck.

Attachments: [29th N 610 - Application & Plans](#)
[610 N 29th - Staff Report](#)

A motion was made by Commissioner Wheeler, seconded by Commissioner Moore, to approve the application for the reasons cited in the staff report provided the following conditions are met: the wood deck and fencing should be painted or stained a neutral color that complements one or more colors found on the main structure; and the applicant must abide by applicable zoning regulations.

The motion carried by the following vote:

Aye -- 7 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner James W. Klaus and Commissioner Sean Wheeler

Excused -- 1 - Commissioner Kathleen Morgan

Abstain -- 1 - Commissioner Lawrence Pearson

REGULAR AGENDA

3. [COA-096598-2021](#) 2211 Jefferson Avenue - Construct a two-and-one-half story mixed-use residence.

Attachments: [Staff Report \(August 2021\)](#)
[Application & Plans \(August 2021\)](#)
[Application & Plans \(October 2021\)](#)
[Staff Report](#)

The application was presented by Alex Dandridge.

Commission Chair Johnson asked if there were any question for staff from Commissioners.

Commissioner Moore said that the 1st story of the commercial portion was shown as masonry, and asked what led to the transformation to fiber cement siding. Mr. Dandridge said that was a better question for the applicant.

Commission Chair Johnson asked if the applicant was present. The applicant, Sebastian Quinn, responded yes. He said he's the architect and Josh Bilder is the property owner. He said that the project meets the zoning ordinance and will bring new life to the area. They believe the project will be a really nice place for the occupant. They think they responded to the May conceptual review comments. He said the existing commercial building never had brick, so that's why they proposed the fiber cement lap siding. Mr. Quinn said they wanted to make sure it was compatible with the neighborhood and with the Guidelines.

Commission Chair Johnson responded to Mr. Quinn that they've come a long way, but there were items that he would like to see re-worked.

Commissioner Wheeler asked if Mr. Quinn knew what's behind the metal, faux brick siding. Mr. Quinn said it was plywood, not masonry.

Commissioner Klaus asked about the glazing pattern, and said it would be nice to retain the glazing pattern or at least the visual effect. Mr. Quinn said the front door is in the same spot but the additional glazing because the building would get less light inside otherwise. Commissioner Klaus said his problem was with the large, plate glass windows that have been turned into storefront windows.

Commission Chair Johnson opened the floor for public comment.

Charlie Field said he's strongly against the project, starting with destroying the existing fenestration, tearing down the historic metal siding, and replacing it all with hardie plank – says it's a slap in the face to the neighborhood. He said it's set up without any egress on the commercial property. Mr. Field says the commercial part is thrown away – they need to leave the building as is and have a viable commercial property. He says the zoning is 28' height restriction and that the majority of the roof is over 28'. He believes it doesn't meet the boundary of the survey that exist. He says that Union Market and Sub Rosa are very popular and this could be very popular given the location and zoning, but that the commercial wouldn't be able to be used.

Commission Chair Johnson opened floor for Commission discussion.

A Motion was made by Commissioner Moore, seconded by Commissioner Danese that this application be deferred to allow the applicant to consider the following: 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; 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; 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; 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; the applicant submit final window and door specifications and colors to staff for administrative review and approval; the applicant provide context drawings showing the view of the new construction from Clay Street and from Jefferson Avenue; the applicant differentiate the cladding of the first and second stories of the commercial building at 2211 Jefferson Avenue; applicant investigate historic precedent for a 3-part cornice configuration on surrounding buildings and to potentially introduce such an element into the buildings design; casing around the windows; stepping back the second-story addition to the commercial building to differentiate from the existing one-story building; introducing an element, such as a balcony, within the step back between the second and third floors of the building proposed at 2209 Jefferson

Avenue.

Commissioner Moore said the proposed hardie panel is not convincing as a differentiator between the 1st and 2nd floor, and the roof is simplistic on the cornice, and that he would encourage the applicant to look at precedent. Not even historic. The original building's roof edge has 2 parts, and historic houses in the district have a similar roof edge. He says the roof edge needs more expression. He windows expressed in hardie should have casing around the windows in keeping with the historic character.

Commissioner Wheeler said one of the key pieces brought up during Conceptual Review was that the massing should be set back, because if you look at other recent additions, CAR has insisted that the masses be set back. On the residential, he finds the current massing to look like an addition on top of a 2 story building. He thinks a balcony would be a good consideration on the 3rd floor.

Commission Chair Johnson said we don't want to get rid of the historic character, and that's why 2nd story has been set back for additions.

A Motion was made by Commissioner Moore, seconded by Commissioner Danese that this application be deferred to allow the applicant to consider the following: 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; 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; 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; 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; the applicant submit final window and door specifications and colors to staff for administrative review and approval; the applicant provide context drawings showing the view of the new construction form Clay Street and from Jefferson Avenue; the applicant differentiate the cladding of the first and second stories of the commercial building at 2211 Jefferson Avenue; applicant investigate historic precedent for a 3-part cornice configuration on surrounding buildings and to potentially introduce such an element into the buildings design; casing around the windows; stepping back the second-story addition to the commercial building to differentiate from the existing one-story building; introducing an element, such as a balcony, within the step back between the second and third floors of the building proposed at 2209 Jefferson Avenue.

The motion passed by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner James W. Klaus, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

Excused -- 1 - Commissioner Kathleen Morgan

4. [COA-096601-2021](#) 24 E. Broad Street - Paint a previously painted masonry building

Attachments: [Broad E 24 - Application & Plans](#)
[24 E Broad - Staff Report](#)

The application was presented by Emily Routman. Morgan and Wheeler recused themselves.

Commission Chair Johnson asked if the applicant was present. The applicant, Dana Tucker, said he was. When they had originally selected those colors, they wanted to enhance the mural that's in place on the side of the building. They wanted it to look like it's in collaboration with the mural because the mural plays a prominent role on the building. The artist is coming back and touching up the paint. Everyone is aligned with the color selection, and everyone thinks it will enhance the artwork. If you look at other buildings in the area, they're complementary to the Moscow Midnight color.

Commission Chair Johnson asked if there are any questions from Commissioners.

Commissioner Klaus said that within the block, the colored buildings are not masonry, so they are allowed to be blue. The other way on Broad, the masonry buildings are original colors or from the CAR Color Palette. The mural has lots of colors on it, and other colors could complement the mural that are approvable.

Commission Chair Johnson opened the floor for public comment.

Sarah McInerney, the architect, identified herself and wanted to make note that there are brick buildings that are not within the CAR Color Palette.

Commission Chair Johnson opened the floor for Commission discussion.

A motion was made by Commission Chair Johnson, seconded by Commissioner Butler-Rodriguez, to deny the application for the reasons cited in the staff report, with the recommendation that the applicant choose an approvable paint color for previously-painted masonry buildings from the CAR Color Palette.

Commissioner Pearson said that applicants will cite non-historic buildings' colors for their applications, but that is only necessary for Notice of Violations. Commission Chair Johnson said that they are just trying to be consistent.

A motion was made by Commission Chair Johnson, seconded by Commissioner Butler-Rodriguez, to deny the application for the reasons cited in the staff report, with the recommendation that the applicant choose an approvable paint color for previously-painted masonry buildings from the CAR Color Palette.

The motion passed by the following vote:

Aye -- 7 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner James W. Klaus and Commissioner Lawrence Pearson

Abstain -- 2 - Commissioner Sean Wheeler and Commissioner Kathleen Morgan

5. [COA-096845-2021](#) 2107 Cedar St. - Enclose a rear porch.

Attachments: [Cedar 2107 - Application & Plans](#)
[2107 Cedar - Staff Report](#)

The application was presented by Emily Routman.

Commissioner Moore asked staff how they make sure that the applicant adheres to the conditions. Mr. Dandridge said that Administrative Approvals are the way staff makes sure applicants are adhering.

Commissioner Klaus said that an additional staff recommendation for a fully rendered plan be provided to staff. Commissioner Moore agreed.

Commission Chair Johnson asked if the applicant was present. The applicant, Eldon James, said he was. They want to add additional living space without changing the footprint. They're hoping to have the enclosure constructed in a way to minimize maintenance.

Commission Chair Johnson asked if there are any questions from Commissioners.

Commissioner Moore asked if the applicant was comfortable with the staff conditions. Mr. James said they're comfortable with trying to achieve with staff recommendations. They didn't hire an architect yet, so that's why they don't have renderings.

Commission Chair Johnson opened the floor for public comment. There was none.

Commission Chair Johnson opened the floor for Commission discussion.

A motion was made by Commissioner Moore, seconded by Commissioner Butler-Rodriguez, to approve the application for the reasons cited in the staff report provided the following conditions are met: The applicant choose a window material that is in keeping with the Guidelines; the applicant choose a siding material that is in keeping with the Guidelines; the square posts and some railing elements are maintained on the exterior of the enclosure; and that the applicant provide staff with a detailed, dimensioned drawing of the proposed enclosure.

A motion was made by Commissioner Moore, seconded by Commissioner Butler-Rodriguez, to approve the application for the reasons cited in the staff report provided the following conditions are met: The applicant choose a window material that is in keeping with the Guidelines; the applicant choose a siding material that is in keeping with the Guidelines; the square posts and some railing elements are maintained on the exterior of the enclosure; and that the applicant provide staff with a detailed, dimensioned drawing of the proposed enclosure.

The motion carried by the following vote:

Aye -- 9 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner James W. Klaus, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson

6. [COA-096599-2021](#) 1839 Monument Avenue - Enclose a rear porch, and construct a new two-story side addition.

Attachments: [Monument 1839 - Application & Plans](#)
[1839 Monument - Staff Report](#)

The application was presented by Alex Dandridge.

Commission Chair Johnson said that this application should have more architectural plans before approval. Commissioner Butler-Rodriguez is wondering what the façade of the addition will be. Commission Chair Johnson wanted to know of any feedback from the neighbors.

Commission Chair Johnson asked if the applicant was present. The applicant, Erin Webb, said she was. They have full intention of detailing the plans, and they wanted to get CAR approval first. The adjacent neighbors are amenable to the addition and understand the impact and design. The brick changes from a refined brick on the front, and the addition will be a rougher, common bond brick. They found the historic doors and windows that were once enclosed on the back porch, so they could use those instead of the proposed design.

Commission Chair Johnson asked if there are any questions from Commissioners.

Commission Chair Johnson opened the floor for public comment. There was none.

Commission Chair Johnson opened the floor for Commission discussion.

A motion was made by Commission Chair Johnson, seconded by Commissioner Butler-Rodriguez, to defer the application to allow the applicant to provide the Commission with more detailed, dimensioned, architectural drawings and renderings of the two-story side addition and rear porch enclosure.

Commissioner Moore said the project's in the right trajectory, but that the application is not complete, so he supports the deferral.

Commissioner Wheeler said that additions usually should go for Conceptual Review first.

A motion was made by Commission Chair Johnson, seconded by Commissioner Butler-Rodriguez, to defer the application to allow the applicant to provide the Commission with more detailed, dimensioned, architectural drawings and renderings of the two-story side addition and rear porch enclosure.

The motion carried by the following vote:

Aye -- 9 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner James W. Klaus, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson

CONCEPTUAL REVIEW

7. [COA-096610-2021](#) 2307 Carrington Street - Construct a new two-story, detached, single-family residence.

Attachments: [Carrington 2307 - Application & Plans](#)
[2307 Carrington - Staff Report](#)

Commissioners Danese and Pearson recused themselves and left the meeting.

The application was presented by Alex Dandridge.

The applicant, Amanda Seibert, identified herself. She said she wants a metal, dimensional roof. The lot shape is unique, and the design is to be maximizing an

awkward lot. She said it incorporates architectural elements, and feels timeless, tasteful, and classic. She agrees with wrapping the porch around to the side. She said she proposes to have 3 more buildings on Pink Street as well.

Commissioner Klaus asked about all the shutters, since the neighborhood doesn't have a lot of shutters. Ms. Seibert says she loves the shutters and that they take up blank space and make it feel richer.

Commissioner Moore said that filling in the L-shaped lot with an odd massing could be helped with wrapping the porch around the other side, or perhaps an enclosed porch. He said the right side elevation is more problematic in his opinion. He said that maybe the inside of the L could be an enclosed porch. He wanted to clarify if asphalt shingles are permitted. They are not permitted.

Commissioner Klaus said that it fits in with the other projects on the street, but that the staff recommendations are good.

Commissioner Butler-Rodriguez said she doesn't understand the roof, the first floor porch, or the first floor vent. The vent looks "West End"-ish to her.

Commission Chair Johnson said he likes how the two houses transition to the lot adjacent. He thinks one issue is with the roof form as it stands now, the material to be used. That may affect how the roof form is actually presented. Ms. Seibert said her new construction had asphalt shingles.

Commissioner Wheeler said he likes the wraparound porch idea and he does not like the shutters. He said the roof will be a critical element for this design. He is not in favor of ornate details, like the column caps and railing. He will push for more modern.

Commissioner Morgan said that the 2-over-2 windows are false historicism.

Commissioner Moore said that he has a different view of the secretary of exterior standards.

The application was conceptually reviewed. The Commission discussed the proposal with the applicant and made recommendations in an advisory capacity. A record of the comments will be made available to the applicant upon the approval of the meeting minutes.

8. [COA-096612-2021](#) 2309 - 2311 Carrington Street - Construct two new, two-story, single-family, semi-attached residences.

Attachments: [Carrington 2309-2311 - Application & Plans](#)
[2309-2311 Carrington - Staff Report](#)

The application was presented by Alex Dandridge.

The applicant, Amanda Seibert, said that they are trying to build larger homes, but they're not in a popular part of the neighborhood, so they want to keep the price down. She wants to build more modern stuff, but this is the style they should go with for the demand price-wise. 2317 Carrington is much larger than 2315 and 2313, so this would match that massing.

Commissioner Morgan asked about the height of existing buildings.

Commissioner Wheeler says he's still not a fan of the shutters, but they should be put

throughout the project, not just on one façade. The window details bother him, because the window headers are more for masonry buildings instead of wood. He thinks the form is good.

Commission Chair Johnson said that the height is an issue, but since it's an awkward corner, it's not as obvious. He's inclined to work with the applicant on that. The shutters make it look too busy. The three houses together work for the corner, but the roof form on the corner will be an issue. Otherwise, he thinks it's a good project for that odd corner lot.

Commissioner Morgan said that she agrees with Commissioner Wheeler's comments about the traditional nature of the design, like the shutters and headers. 6-over-6 window is a traditional design. She wants to push back on the height as well. She said they could get away with dormers on the rear.

Commissioner Klaus says he agrees with Commissioner Morgan, that the roof doesn't seem right. It seems like a very tall roof. It looks like a full height ceiling.

Commissioner Brewer said that the 6-over-6 windows and shutters are very busy.

The application was conceptually reviewed. The Commission discussed the proposal with the applicant and made recommendations in an advisory capacity. A record of the comments will be made available to the applicant upon the approval of the meeting minutes.

Adjournment

The meeting was adjourned at 5:54pm.