



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes Commission of Architectural Review

Tuesday, February 22, 2022

3:30 PM

5th Floor Conference Room of City Hall

This meeting will be held through electronic participation means

[PDRPRES
2022.004](#) 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 3:34pm.

Alex Dandridge read the announcement for virtual public meetings.

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

All members of the Commission of Architectural Review participated by electronic communication means.

Commission Chair Johnson explained that the meeting's first half hour is for business matters, which may not be of interest to the general public, though they are welcome to attend.

Roll Call

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

Secretary's Report

Administrative Approval Report

Enforcement Report

[a2022 - 487](#) Statement of Opposition - 13 W. Franklin

Attachments: [CAR Statement 2_22_22](#)

Commission Chair Johnson said he is reaching out to the Commission because there has been a lot of discussion about the Church demolition. He wants to get a vote of confidence on the Statement.

A motion was made by Commissioner Wheeler seconded by Commissioner Pearson, to approve a vote of confidence for the Second Baptist Church Statement.

Commissioner Pearson said some things should be added to the statement. In recent years, he believes there have been many proposals for wealthy businesses and powerful institutions to demolish important buildings, for instance the George Mason Elementary School and the signage for Virginia Union University. He believes that City Council & other City employees should be educated on a regular basis on the importance of CAR.

Commissioner Moore said that he has a conflict of interest in this matter and recused himself.

Commissioner Butler-Rodriguez said she agreed with Commissioner Pearson, that the statement could be made stronger.

Commissioner Wheeler asked if this statement will go to City Council. Mr. Dandridge said no, it's just for the record.

Commission Chair Johnson said that there may be a chance to make an elaborated statement furthermore.

Commissioner Pearson said that Mr. Kevin Vonck is on the call, and perhaps he can answer some questions.

Mr. Vonck said he wanted to provide context on the issue. He discussed the timeline of the project. In legal terms, the public process has already happened. In terms of next steps, the hold on the demolition permit has been released. He said that the City should codify in law the fact that COAs are valid only for 1 year.

Commissioner Morgan asked if part of the issue that the Zoning Ordinance does not include the 1 year expiration date. Mr. Vonck said yes, O&HDs are part of the Zoning Ordinance that gives CAR the ability to have procedures that are policies, not laws. COAs have no legal time limit in the Zoning Ordinance.

Commissioner Pearson asked if there is a COA issued for the demolition or just the City Council resolution; Mr. Vonck said they are one and the same.

Mr. Vonck also said that there has been a fair amount of staff turnover, and he's pleased that Mr. Dandridge has stepped up for CAR Secretary. PDR has had a lot of changes recently and they are continuing to work with the resources they have.

A motion was made by Commissioner Wheeler seconded by Commissioner Pearson, to approve a vote of confidence for the Second Baptist Church Statement.

The motion carried by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner John Grier

Abstain -- 1 - Commissioner Andrew Moore

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 Pearson seconded by Commissioner Butler-Rodriguez, to move 3833 Hermitage Road to the Consent Agenda.

Commission Chair Johnson asked if the applicant was present. Louise Gordon-Lockett identified herself and said that she had a question on the replacement of a window, but otherwise, she would be okay with it being moved to the Consent Agenda.

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

Commission Chair Johnson opened the floor for Commission discussion. There was none.

The motion carried by the following vote:

Aye – 9 – Brewer, Danese, Grier, Johnson, Moore, Morgan, Pearson, Butler-Rodriguez, Wheeler

A motion was made by Commissioner Butler-Rodriguez seconded by Commissioner Pearson, to move 2323 Venable Street to the Consent Agenda.

Commission Chair Johnson asked if the applicant was present. Ross Phillips identified himself and said he's not comfortable with staff recommendations and wants to remain on the regular agenda.

Commissioners withdrew their motion.

A motion was made by Commissioner Wheeler seconded by Commissioner Danese, to move 1015 E. Clay Street to the Consent Agenda.

Commission Chair Johnson asked if the applicant was present. Fernando Viego identified himself and said that he is amenable to the staff recommendations.

Commissioners Moore and Morgan recused themselves from this case.

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

Commission Chair Johnson opened the floor for Commission discussion. There was none.

The motion carried by the following vote:

Aye – 7 – Brewer, Danese, Grier, Johnson, Pearson, Butler-Rodriguez, Wheeler
Abstain – 2 – Moore, Morgan

A motion was made by Commissioner Pearson seconded by Commissioner Morgan, to move 314 Chimborazo Blvd. to the Consent Agenda.

Commission Chair Johnson asked if the applicant was present. Walter Joseph identified himself and said they are comfortable with moving it to the Consent Agenda.

Alyson Oliver said that there was a discrepancy in the drawings – they thought it was a metal roof, but it said asphalt shingles.

Commissioner Wheeler said he has concerns about this project.

Commissioners Pearson and Morgan withdrew the motion.

A motion was made by Commissioner Wheeler, seconded by Commissioner Danese, to approve the Consent Agenda as amended.

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

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

A motion was made by Commissioner Wheeler, seconded by Commissioner Danese, to approve the Consent Agenda as amended.

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 Sean Wheeler, Commissioner Lawrence Pearson and Commissioner John Grier

Abstain -- 2 - Commissioner Andrew Moore and Commissioner Kathleen Morgan

1. [COA-105884-2022](#) 1831 Monument Avenue - Construct a brick wall in a rear yard.

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

A Motion was made by Commissioner Wheeler, seconded by Commissioner Danese, to approve the application provided the following conditions are met: fence must abide by 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 Sean Wheeler, Commissioner Lawrence Pearson and Commissioner John Grier

Abstain -- 2 - Commissioner Andrew Moore and Commissioner Kathleen Morgan

4. [COA-105887-2022](#) 3833 Hermitage Road - Replace existing concrete roofing tiles with asphalt shingles and enclose a rear porch.

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

A motion was made by Commissioner Wheeler, seconded by Commissioner Danese, to partially approve the application for the reasons cited in the staff report provided the following conditions are met: denial of the use of asphalt shingles on the visible portions of the roof; that a roofing material that more closely resembles the original in style and form be installed on the visible portions of the roof, such as a clay or concrete tile with a French profile. (See Figure 7); approval of the applicants color selections for the body and trim, “blue coal” and “varsity white”; approval of the rear porch enclosure with the condition that the enclosure be clad in a material different from the main building, such as horizontal siding, and that exterior trim pieces be used to indicate the historic location of the square post, floor, and ceiling of the historic porch; final materials submitted to staff for review; and approval of the rear privacy fence with the condition that it be stained or painted a neutral color and meets all applicable zoning requirements for height; proposed color submitted to staff for review.

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 Sean Wheeler, Commissioner Lawrence Pearson and Commissioner John Grier

Abstain -- 2 - Commissioner Andrew Moore and Commissioner Kathleen Morgan

6. [COA-105885-2022](#) 1015 E. Clay Street - Construct a rear, 2-story addition on top of a one-story non original addition and enclose a portion of a rear porch.

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

A motion was made by Commissioner Wheeler, seconded by Commissioner Danese, to approve approved the application for the reasons cited in the staff report provided the following conditions are met: details on final materials specifications for the proposed addition and enclosed rear porch be submitted to for review and approval; the applicant enclose the rear porch on the Brasford Cecil House as shown in “Option B” of the submitted application, as it better reflects the historic window pattern; all new windows are clear, without a tint or reflective finish, with the exception of the proposed curtainwall. Final window schedule be submitted to staff for review and approval; and windows on the rear of the Bransford Cecil House be wood or aluminum clad wood, submitted to staff for review and approval.

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 Sean Wheeler, Commissioner Lawrence Pearson and Commissioner John Grier

Abstain -- 2 - Commissioner Andrew Moore and Commissioner Kathleen Morgan

REGULAR AGENDA

2. [COA-106339-2022](#) 3101-3105 E. Marshall Street - New COA to Modify previously approved plans to rehabilitate an existing building and build an addition onto the roof and rear; and to construct a new, connected, mixed-use addition on the corner.

Attachments: [Application and Plans](#)
[Staff Report](#)

The application was presented by Alex Dandridge.

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

Commissioner Moore asked if there had been any discussions about the siding. Mr. Dandridge said that the original conditions didn't mention the paneling or siding.

Commission Chair Johnson asked if the applicant was present. The applicant, Sean Jefferson, responded yes. He said there was one more approval in 2021 – he claims that the majority of those conditions were resolved. In reference to the SUP, it regulated what was needed for the pavement.

Mr. Dandridge said that no, CAR hasn't seen this again. Mr. Jefferson said maybe he was confusing it with Planning Commission.

Commissioner Moore asked if the Commission is affirming a previously-approved COA, or reviewing the project on its own merits. Commission Chair Johnson said that it's the former.

Commission Chair Johnson opened the floor for public comment.

John Trotta said there is overwhelming opposition to the project in this neighborhood. There were over 200 signatures for a petition against it. He asks the Commission to take an objective look at this – the impact that it will have in the immediate neighborhood, and the precedent it will set for St. John's O&HD. He noticed also that the alleyway extends, which will impact 2 property fence lines. Mr. Jefferson said it's all City property – right now, Mr. Trotta's fence is on City property.

Melissa Newel is a property owner within 150 feet. She wanted to make sure that the Commission is aware that the issuance of the SUP has been appealed in Circuit Court, and if this should be tabled until the Circuit Court has dealt with this. Mr. Dandridge said that there is not a process in place to appeal this. Ms. Newell said that the appeal is still in Circuit Court, filed on February 10th.

Jim Dedie said he echoes Mr. Trotta's comments. He asked if the planters are going into the existing alley. Mr. Jefferson said the City asked for a buffer zone between Mr. Trotta's house and the parking zone – the planters are the approved solution for this.

Commission Chair Johnson opened floor for Commission discussion.

A motion was made by Commission Chair Johnson, seconded by Commissioner Morgan, to approve the application provided the following conditions are met: : the hardscaping within the 4 parking areas underneath the rear projection of 3101-3103 E Marshall be a material that is compatible with the district, such as, granite, brick, or even unstamped concrete; final material submitted for staff review; the visible portion of the existing buildings rear wall remain intact and be repaired as necessary using a similar brick and mortar composition, color, and reveal; final specifications to be reviewed by staff; staff recommends approval of the transom window, and that the window be an approvable material submitted to staff for review; the rear three story brick pier be retained in the plans to unify the overall design. For 3105 East Marshall Street: the applicant provide additional information about the condition of the rear CMU section and the need to demolish it, including that there are no feasible alternatives to demolition or opportunities to retain it, for review and approval by PDR staff and the Commission Chair and Vice-Chair; the design of the rehabilitated historic storefront match the historic photograph including, but not limited to, the wood panels below the windows and the pilasters separating the bays; the windows surrounding the door be a consistent size; the interior floor plans be updated with the dimensions of the east elevation inset and submitted to staff for review and approval; and the brick pier at the corner be retained as a terminating element to unify the overall design. For 3101-3103 East Marshall Street: the applicant submit a fully dimensioned elevation with exterior heights to staff and the Commission Chair and Vice-Chair for review and approval; the revised plans reflect the panels aligned with the window openings as indicated with a note on the plans; the applicant provide detailed drawings of the proposed storefront design and the revised plans be submitted to PDR staff and the Commission Chair and Vice-Chair for review and approval; and the applicant submit the following for approval: A line-of-sight drawing to determine the extent of the visibility of the new rooftop additions; An accurate dimensioned site plan be submitted with all setbacks indicated on a physical improvements survey rendered at a legible scale; A detailed roof plan with the location of the HVAC units indicated and a line-of-sight drawing from East Marshall Street and North 31st Street; Information about the gutters and downspouts; and a key to the plans and elevations.

Commission Chair Johnson said that this project has been around since 2019 and has been very contentious, and they are trying to move this forward.

Commissioner Danese sighed heavily.

Mr. Vonck said that there has been a ton of back and forth on this project, and that's the reason that there are so many conditions.

Commissioner Grier said that he respects the work of the developer, however he wants to abstain because he is a new commissioner. He has lots of comments about the building itself, but it seems like they're set in stone from the last approval.

A motion was made by Commission Chair Johnson, seconded by Commissioner Morgan, to approve the application provided the following conditions are met: : the hardscaping within the 4 parking areas underneath the rear projection of 3101-3103 E Marshall be a material that is compatible with the district, such as, granite, brick, or even unstamped concrete; final material submitted for staff review; the visible portion of the existing buildings rear wall remain intact and be repaired as necessary using a similar brick and mortar composition, color, and reveal; final specifications to be reviewed by staff; staff recommends approval of the transom window, and that the window be an approvable material submitted to staff for review; the rear three story brick pier be retained in the plans to unify the overall design. For 3105 East Marshall Street: the applicant

provide additional information about the condition of the rear CMU section and the need to demolish it, including that there are no feasible alternatives to demolition or opportunities to retain it, for review and approval by PDR staff and the Commission Chair and Vice-Chair; the design of the rehabilitated historic storefront match the historic photograph including, but not limited to, the wood panels below the windows and the pilasters separating the bays; the windows surrounding the door be a consistent size; the interior floor plans be updated with the dimensions of the east elevation inset and submitted to staff for review and approval; and the brick pier at the corner be retained as a terminating element to unify the overall design. For 3101-3103 East Marshall Street: the applicant submit a fully dimensioned elevation with exterior heights to staff and the Commission Chair and Vice-Chair for review and approval; the revised plans reflect the panels aligned with the window openings as indicated with a note on the plans; the applicant provide detailed drawings of the proposed storefront design and the revised plans be submitted to PDR staff and the Commission Chair and Vice-Chair for review and approval; and the applicant submit the following for approval: A line-of-sight drawing to determine the extent of the visibility of the new rooftop additions; An accurate dimensioned site plan be submitted with all setbacks indicated on a physical improvements survey rendered at a legible scale; A detailed roof plan with the location of the HVAC units indicated and a line-of-sight drawing from East Marshall Street and North 31st Street; Information about the gutters and downspouts; and a key to the plans and elevations.

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 Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson

No -- 1 - Commissioner Andrew Moore

Abstain -- 1 - Commissioner John Grier

3. [COA-106340-2022](#) 207 N. 31st Street - Construct two new attached, 3- story single family residences.

Attachments: [31st N 207 - Application & Plans](#)
[Staff Report](#)

Application was withdrawn by applicant

5. [COA-105889-2022](#) 2323 Venable Street - Enlarge existing windows to match the historic masonry window openings and replace existing vinyl windows with new vinyl windows.

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

The application was presented by Alex Dandridge.

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

Commissioner Wheeler asked if the vinyl windows installed before the Union Hill District was established. Mr. Dandridge said yes, he had no evidence otherwise.

Commission Chair Johnson asked if the applicant was present. The applicant, Ross Phillips responded yes.

He quoted Mike Tyson, saying he had been "punched in the face" by the mold and other problems they confronted when they moved into the home. This threw off their plans to remodel the house, and this was a priority. There was a lot of mold and yeast as a result of the windows.

Commission Chair Johnson asked if they had gone through the permitting process. Mr. Phillips said no, they hadn't. Commission Chair Johnson asked if they were aware they were in a CAR district. Mr. Phillips said yes.

Commissioner Pearson asked for the justifications for them not following the CAR Guidelines by installing vinyl windows. Mr. Phillips said that getting the windows done was his priority. Commission Pearson asked if the vinyl windows are permanent. Mr. Phillips said yes, he intends to keep them permanently.

Commission Chair Johnson opened the floor for public comment.

Nancy Lambert asked not to make a precedent for not asking for forgiveness, but permission. There is due diligence to be done with homes.

Mr. Dandridge said that in instances of immediate need of health, staff is amenable to helping swiftly.

Commission Chair Johnson opened floor for Commission discussion.

A motion was made by Commissioner Moore, seconded by Commissioner Wheeler, to partially approve approved the application for the reasons cited in the staff report provided the following conditions are met: denial of front facade vinyl windows, and vinyl transom windows; denial of the front facade window trim; approval of the enlargement of the masonry openings on the front façade to match the dimensions of the historic masonry openings based on physical and photographic documentation; approval of replacing the existing vinyl windows; and staff recommends double-hung wood, or aluminum clad wood windows be installed that fit within the historic masonry openings on the front facade and match the historic lite configuration, or be a 1/1 light configuration if photographic evidence does not exist.

Commission Chair Johnson said they feel for the applicant, but there is a process to be followed.

Commissioner Moore said it's a difficult situation, but they need to stick with the precedent.

Commissioner Wheeler said he agrees, and there are administrative approvals that can be done for damaged windows.

Commission Chair Johnson said he applauds that the applicant re-opened the original openings.

A motion was made by Commissioner Moore, seconded by Commissioner Wheeler, to partially approve approved the application for the reasons cited in the staff report provided the following conditions are met: denial of front facade

vinyl windows, and vinyl transom windows; denial of the front facade window trim; approval of the enlargement of the masonry openings on the front façade to match the dimensions of the historic masonry openings based on physical and photographic documentation; approval of replacing the existing vinyl windows; and staff recommends double-hung wood, or aluminum clad wood windows be installed that fit within the historic masonry openings on the front facade and match the historic lite configuration, or be a 1/1 light configuration if photographic evidence does not exist.

The motion carried by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner John Grier

Excused -- 1 - Commissioner Ashleigh N. Brewer

7. [COA-105890-2022](#) 314 Chimborazo Boulevard - Construct a rear, two-story covered porch.

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

The application was presented by Alyson Oliver.

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

Commissioner Wheeler said there's another deck on the roof and asked if that went through staff review. Mr. Dandridge said they didn't notice it on a site visit.

Commissioner Wheeler said there's English basement access in the rear and said that element wasn't addressed in the application.

Commission Chair Johnson asked if the applicant was present. The applicant, Walter Joseph, responded yes. He said they intend to relocate the utilities to the interior wall. The stairs to the basement weren't in the scope of work. To his knowledge, there is a structure on the roof supporting the HVAC. He also said he tried to stay consistent with other decks in the area.

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

Commission Chair Johnson opened floor for Commission discussion.

A motion was made by Commissioner Wheeler, seconded by Commissioner Danese, to approve approved the application for the reasons cited in the staff report provided the following conditions are met: the new rear porch be constructed with wood in the Richmond Rail style, and painted or stained a neutral color that compliments the main building and have a finished appearance with no exposed hardware, final colors submitted to staff for review and approval; the rear deck be installed in a way that minimizes damage to historic material; If any mechanical or electrical equipment must be moved to allow for the installation of the deck, it shall be located so that it is minimally visible on the least visible façade; applicant shall indicate the repair and location of the English basement retaining wall in the final deck design; roofing material on the rear deck be an

approvable material such as standing seam metal, submitted to staff for review; the rear deck be inset on each side of the dwelling, being no wider than the inner face of the parapet walls; and that the rear deck have a depth no greater than 12 feet.

Commissioner Moore said should add the change in roof material to the conditions and said that inseting the porch in the corners might be more in-keeping.

Commissioner Wheeler said he agreed with pulling in the edges so that it wouldn't be in line. In the past, CAR limited the size of decks on historic structure, and he believes this is rather large.

Commission Chair Johnson asked where the water meters will be relocated to. Commissioner Wheeler said he thinks the downspout and electrical line will be kept in place. Commissioner Wheeler also said that the roof deck had handrails, so it didn't seem like it was for HVAC.

Commissioner Morgan said in the past, CAR has been reluctant to approve decks as long as 16'. She also wondered if there was a shed in the back. She also said there's a 2-story porch next to this which is shed style with a bit of a slope which is open on the side and doesn't have a closed-in, 'gable-ish' end. She agreed with the concern of Richmond Rail. There shouldn't be exposed steel plates along the deck – there should be a finished element to the construction.

Commissioner Morgan said she thinks they can't restrict how the roof deck is used and asked how visible it was. Commissioner Wheeler said the handrail made it fairly visible. Commissioner Morgan said that it's not in the application, so it's not really in the scope of this approval.

Commissioner Butler-Rodriguez said maybe this could be followed up on by staff later.

A motion was made by Commissioner Wheeler, seconded by Commissioner Danese, to approve approved the application for the reasons cited in the staff report provided the following conditions are met: the new rear porch be constructed with wood in the Richmond Rail style, and painted or stained a neutral color that compliments the main building and have a finished appearance with no exposed hardware, final colors submitted to staff for review and approval; the rear deck be installed in a way that minimizes damage to historic material; If any mechanical or electrical equipment must be moved to allow for the installation of the deck, it shall be located so that it is minimally visible on the least visible façade; applicant shall indicate the repair and location of the English basement retaining wall in the final deck design; roofing material on the rear deck be an approvable material such as standing seam metal, submitted to staff for review; the rear deck be inset on each side of the dwelling, being no wider than the inner face of the parapet walls; and that the rear deck have a depth no greater than 12 feet.

The motion carried by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner John Grier

Excused -- 1 - Commissioner Ashleigh N. Brewer

CONCEPTUAL REVIEW

8. [COA-105892-2022](#) 2 W. Leigh Street - Construct a new 3-story, multi-family building on a vacant lot.

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

The application was presented by Alex Dandridge.

Commission Chair Johnson asked if the applicant was present. The applicant, Bruce Shirley, identified himself and said he's in agreement with all staff comments.

Commission Chair Johnson opened the floor for Commission discussion.

Commissioner Moore said this is a good example of contextual design. He said that the cornice line between 2nd and 3rd floor looks appropriate on the front elevation, but looks flat on the side elevation. Typically, there would be a more pronounced projection. He thinks the pitch of the dormer looks odd and could be shallower.

Commissioner Wheeler said he agrees with staff and Commissioner Moore. He said that the cornice could go up a little bit. He appreciates the amount of windows on the east façade and thinks it's a good project.

Commissioner Morgan said each level appears to be the same height, and on the first floor there's larger historic windows. The cornice is making the third floor look a little heavier than everything else so she wouldn't be opposed to a true third story, as opposed to the false mansard.

Commissioner Butler-Rodriguez said making the windows on the 2nd floor on the rear elevation would help in the visual imbalance.

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.

9. [COA-105886-2022](#) 2906 E. Franklin Street - Construct a new, 3-story, single-family, detached residence on a vacant lot.

Attachments: [Application & PLans](#)
[Staff Report](#)

Commissioner Danese had to leave and excused himself.

The application was presented by Alex Dandridge.

Commission Chair Johnson asked if the applicant was present. The applicant, Will Gillette, identified himself. He said the lot is very narrow and there is significant change in topography. They kept in mind the 2908 E Franklin designs that were approved by CAR in 2017. The proposed 3rd floor allowed for a 3 story building while the setback and 2nd story parapet will reflect the dwelling to the west.

Commission Chair Johnson opened the floor for Commission discussion.

Commissioner Wheeler said that he would recommend aligning the main body of the building with the historic and letting the projecting bay project past that. He's fine with the third story setback. He questions the site orientation and how it's pushed to one side. He thinks the design is approvable.

Commission Chair Johnson said he really likes this part of Franklin, and he thinks they did a good job of transitioning between the two properties.

Commissioner Moore said this is a nice contextual response to the street and he could go either way on the roof deck.

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.

10. [COA-105888-2022](#) 313 N. 32nd Street - Construct a new 2-story duplex with a roof-top deck on a vacant lot.

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

The application was presented by Alyson Oliver.

Commission Chair Johnson asked if the applicant was present. The applicant, Brian Spencer, identified himself. He likes the staff comment of adding a faux mansard. He said the applicants live next door and plan to use the first floor as storage and second floor as a rental unit. They used the same roof angles as others he'd seen around the district.

Commission Chair Johnson opened the floor for Commission discussion.

Commissioner Wheeler said that showing the slope of the roof would be helpful. He doesn't understand the enclosure at the top when it's open air below, making it out of proportion compared to the district. He thinks the windows are fine. The deck and roof terrace he isn't sure about. The north elevation is problematic because there should be more articulation on the windows.

Commissioner Moore said the rear porch seems to be designed around a staircase and it wouldn't be a huge challenge to continue that up to the 3rd floor.

Commissioner Pearson – false mansard. The current proposal is a little shorter roofline than its neighbors, so it could be increased to keep it in line with the neighbors' roof lines.

Commissioner Butler-Rodriguez agreed that it was a little short compared to others.

Commission Chair Johnson said this might need more thought in regards to the back porch.

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.

OTHER BUSINESS

[Nomination - Shockoe Hill Burying Ground Historic District Nomination](#)
[2/22/2022](#)

Attachments: [Shockoe Hill Burying Ground Historic District Nomination](#)

Alyson Oliver presented the nomination.

Commission Chair Johnson opened the floor for Commission discussion.

A motion was made by Commissioner Morgan, seconded by Commissioner Grier, to approve the nomination.

Commissioner Wheeler said he didn't understand why the boundary includes the highway and the railroad.

Commissioner Butler-Rodriguez asked if this would help with archaeology discovery. Ms. Oliver said yes.

A motion was made by Commissioner Morgan, seconded by Commissioner Grier, to approve the nomination.

The motion carried by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner John Grier

Excused -- 1 - Commissioner Mitch Danese

Adjournment

The meeting was adjourned at 6:34pm.