



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes - Final Commission of Architectural Review

Tuesday, September 26, 2017

3:30 PM

5th Floor Conference Room of City Hall

BEGINNING AT 3:30 PM

Call to Order

Mr. Yates called the meeting to order at 3:30 pm.

Roll Call

Present -- 6 - * David C. Cooley, * Rebecca S. Aarons-Sydnor, * Gerald Jason Hendricks, * James W. Klaus, * Andrew Ray McRoberts and * Joseph Yates
Absent -- 3 - * Sanford Bond, * Bryan Green and * Neville C. Johnson Jr.

Approval of Minutes

August 22, 2017

The August minutes will be approved at the next meeting.

Section 106 Review - Notice of Adverse Effect

[Sect. 106 - Glenwood](#) 3801 Glenwood Avenue - Demolition and Redevelopment.

Attachments: [Notice of Adverse Effect](#)
[Glenwood Ridge Section 106 Package](#)

Ms. Chen gave an overview of the Section 106 review process for the proposed Glenwood development. Ms. Aarons-Sydnor commented that the trash dumpsters should be relocated and that there should be pedestrian access to the trolley barn and at each vehicular access. Mr. McRoberts commented that the former railway could be an opportunity for a pedestrian trail.

Other Business

Secretary's Report

Ms. Pitts informed the Commission that a quarterly meeting has been scheduled for October 10th at 6pm at City Hall. She stated that one of the items on the agenda will be the window form that staff has been developing. She also gave an update regarding the status of changing one of the Commission seats to a resident of a City Old and Historic District.

Administrative Approvals

Ms. Pitts announced that staff would provide a new report format next month that utilizes the City's permitting software.

Enforcement Report

Ms. Jeffries stated that staff is currently following up on issues with built projects that do not meet the conditions of approval.

Other Committee Reports

There were no reports.

*****Please Note*****

Public comment on cases brought before the CAR will be heard after the applicant's explanatory remarks of the case and before CAR deliberation. Applicants and individuals wishing to comment on specific aspects of a given case are asked to briefly address issues related to the application.

BEGINNING AT 4:00 PM**CONSENT AGENDA**

A motion was made by McRoberts, seconded by Cooley, that the consent agenda be approved with conditions. The motion carried by the following vote:

Aye -- 6 - David C. Cooley, Rebecca S. Aarons-Sydnor, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

- 2** [COA-022090-2017](#) 3200 East Broad Street - Construct a stoop for new chair lift on side of structure, create new entrance.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by McRoberts, seconded by Cooley, that this application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the arch above the existing window and the sides of the window opening be maintained and the brick, door, and railing colors be submitted to staff for administrative review and approval. The motion carried by the following vote:

Aye -- 6 - David C. Cooley, Rebecca S. Aarons-Sydnor, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

- 7** [COA-022646-2017](#) 602 West 19th Street - Expand existing garage.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by McRoberts, seconded by Cooley that this application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following condition is met: details of the proposed garage door be provided for administrative review and approval prior to installation. The motion carried by the following vote:

Aye -- 6 - David C. Cooley, Rebecca S. Aarons-Sydnor, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

REGULAR AGENDA

- 1 [COA-021095-2017](#) 727 North 22nd Street - Construct 2-story rear addition, restore front porch.

Attachments: [Application and Plans \(9/26/17\)](#)

[Site Map](#)

[Staff Report \(9/26/17\)](#)

[Application and Plans \(8/22/17\)](#)

[Staff Report \(8/22/17\)](#)

The applicant, Mr. Charles Fields, stated that it was not possible to create a kitchen that would meet modern standards within the current footprint.

Mr. Klaus inquired if there is any evidence of former window openings in the structure. The applicant replied that the additional window openings would be new, and are required by code.

Mr. Cooley inquired if the chimney in the rear was going to be demolished. Mr. Fields replied that it would.

Ms. Aarons-Sydnor commented that the mass and scale are character-defining features and the addition does not fit within the existing footprint. Mr. Klaus agreed. Mr. Yates disagreed, stating that the design was in keeping with the existing house and made it livable to modern standards.

A motion was made by Cooley, seconded by Yates, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following condition is met: paint colors be submitted to staff for administrative review and approval. The motion carried by the following vote:

Aye -- 4 - David C. Cooley, Gerald Jason Hendricks, Andrew Ray McRoberts and Joseph Yates

No -- 2 - Rebecca S. Aarons-Sydnor and James W. Klaus

- 3 [COA-022630-2017](#) 3207 1/2 Monument Avenue - Enclose rear porches, construct a rooftop terrace.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Nicole and Jared Williams, the applicants, stated that the deck is their primary outdoor space and they desire a roof for shade.

Mr. Cooley stated that he liked the modern design.

Mr. Klaus stated that he agreed with the staff report, with the exception of the recommendation for the second floor window. Ms. Aarons-Sydnor agreed, adding that there was another way to design the roof over the terrace that would be less massive.

A motion was made by Hendricks, seconded by McRoberts, that this Application for a Certificate of Appropriateness be partially approved for the reasons cited in the staff report. The Commission approved the 1st and 2nd story modifications and the changes to the openings on the 3rd story rear building wall for the reasons cited in the staff report provided that the following conditions are met: the siding be smooth, unbeaded, and with a reveal consistent with the existing siding and the windows be true or simulated divided lite windows with interior and exterior muntins and a spacer bar. The Commission denied the proposed rooftop terrace and recommended the applicant revise the plans to include a more transparent design and an alternate roof form. The motion carried by the following vote:

Aye -- 4 - Rebecca S. Aarons-Sydnor, Gerald Jason Hendricks, James W. Klaus and Andrew Ray McRoberts

No -- 1 - David C. Cooley

Recused -- 1 - Joseph Yates

- 4 [COA-022635-201](#) 608 North 23rd Street - Rehabilitate a single family home, replace front steps.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Yates, seconded by Aarons-Sydnor, that this Application for a Certificate of Appropriateness be approved as presented for the reasons cited in the staff report provided that the following conditions are met: the façade be clad in smooth, unbeaded, fiber cement or wood siding; the front porch treads and risers be constructed of a composite material as presented; the windows be wood or aluminum clad wood windows with 2/2 true or simulated divided lights to include interior and exterior muntins and a spacer bar between the glass and be installed to fit the original window openings; revised window specifications be submitted to staff for administrative review and approval; the modern porch brackets and dentils be removed; the replacement brackets be submitted to staff for administrative review and approval; a wood double door with a single light transom be installed for the front door with the design and dimensions to be administratively reviewed by staff; a final dimensioned site plan to include the proposed straight stair run be submitted for administrative review prior to installation; any changes to openings on the secondary elevations, including

window replacement, be submitted as a new application for review by the Commission; the deck be painted or opaquely stained a color to be administratively reviewed and approved; the sub-decking be screened with wood lattice; the deck railing design be submitted to staff for administrative review and approval; and paint colors be submitted to staff for administrative review and approval. The motion carried by the following vote:

Aye -- 6 - David C. Cooley, Rebecca S. Aarons-Sydnor, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

- 5 [COA-022640-2017](#) 409 West Clay - Remove small second story addition, construct rear deck stairs.

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

A motion was made by Klaus, seconded by Yates, that this Application for a Certificate of Appropriateness be approved as presented for the reasons cited in the staff report provided that the following conditions are met: the installation of the garage door does not require altering or damaging the two historic openings; the existing garage door hardware on the exterior of the garage remain; the fiber cement siding be smooth and unbeaded; and the new window be a wood or aluminum clad wood window with a size to match the existing windows on the elevation and a light configuration to be reviewed and approved by staff. The motion carried by the following vote:

Aye -- 6 - David C. Cooley, Rebecca S. Aarons-Sydnor, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

- 6 [COA-022645-2017](#) 2514 East Marshall Street - Rehabilitate single family home.

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

A motion was made by Klaus, seconded by Cooley, that this Application for a Certificate of Appropriateness be approved as presented for the reasons cited in the staff report provided that the following condition are met: the design of the picket fence match the 1977 Historic Richmond Survey photograph as closely possible, to be administratively approved by staff; the rear privacy fence be painted or opaquely stained a color to be administratively approved; the glass in the side doors be clear and not include leading or bevels; the original window at the rear be retained and repaired if necessary; any elements replaced on the front porch match the 1977 photograph except the railing which may be standard Richmond rail; all replacement elements for the porch be painted to match the existing porch; details of the proposed columns be submitted to staff for administrative review and approval; the new mortar have the same hardness as the existing mortar; and details of the location of any repointing be provided to staff for administrative review and approval. The motion carried by the following vote:

Aye -- 5 - David C. Cooley, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

Excused -- 1 - Rebecca S. Aarons-Sydnor

8 [COA-022829-2017](#) 2113 M Street - Rehabilitate a single family home.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Klaus, seconded by Yates, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the 1st story windows on the façade have a 2/2 lite configuration; the 2nd story and basement windows on the façade and the windows at the rear and east elevation have a 6/6 lite configuration; all new windows and French doors be true or simulated divided lite windows with interior and exterior muntins and a spacer bar; details of the proposed front and basement doors be provided for administrative review and approval; the 1st story rear door which will access the deck be a single door to fit between the jambs of the historic window opening; the door be installed on the west elevation if a privacy fence is approved and installed; details of the proposed roofing material be submitted for administrative review and approval; the front porch should be reconstructed per the 1940s picture to include turned posts, sawn brackets, high wooden piers, a landing, and stairs that run east parallel to the façade; the applicant work with staff on the design and layout of the front stairs; the revised porch design be submitted to staff for administrative review and approval; the deck be painted or stained a neutral color that complements one or more of the colors found on the main structure; the deck railing be a standard Richmond rail design, or the pickets be placed on the inside of the handrail for a more finished appearance; and the new windows on the east elevation match the size of the historic windows. The motion carried by the following vote:

Aye -- 5 - David C. Cooley, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

Excused -- 1 - Rebecca S. Aarons-Sydnor

9 [COA-022896-2017](#) 2620 East Grace Street - Enclose portion of side porch, install fence.

Attachments: [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

A motion was made by Klaus, seconded by Hendricks, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the existing cornice and columns be maintained; glazing be installed to the cornice in a manner to be reviewed and administratively approved by staff to include the use of larger windows and/or transoms; a revised paint color instead of the proposed

Kimono Violet for the bead board and privacy fence be submitted for administrative review and approval; 6/6 windows be installed in the porch enclosure; the windows be true or simulated divided lite windows with interior and exterior muntins and a spacer bar; the brick infill of the rear door be inset to acknowledge the historic opening and be new brick; the existing stone heads and sills for the rear door be maintained; any alterations to the existing outbuilding be submitted to staff for administrative review and approval; and details of the rear yard fence palings be submitted for administrative review and approval. The motion carried by the following vote:

Aye -- 5 - David C. Cooley, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

Excused -- 1 - Rebecca S. Aarons-Sydnor

- 10 [COA-022899-2017](#) 2320 Venable Street - Rebuild side and rear wall of a single family home.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Cooley, seconded by McRoberts, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the CMU be double parged to not allow the concrete blocks to telegraph through and the face brick be salvaged and reused. The motion carried by the following vote:

Aye -- 5 - David C. Cooley, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

Excused -- 1 - Rebecca S. Aarons-Sydnor

- 11 [COA-021082-2017](#) 1101 West Grace Street - Remove a wall at the rear of the property.

Attachments: [Application and Plans \(9/26/17\)](#)

[Site Map](#)

[Staff Report \(9/26/17\)](#)

[Application and Plans \(8/22/17\)](#)

[Staff Report \(8/22/17\)](#)

A motion was made by Cooley, seconded by Klaus, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following condition is met: screening for the parking area to replace the removed wall be installed, the design to be administratively reviewed by staff. The motion carried by the following vote:

Aye -- 5 - David C. Cooley, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

Excused -- 1 - Rebecca S. Aarons-Sydnor

- 12 [COA-023280-2017](#) 101 North 29th Street - Enclose side porches and construct a rear addition.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Todd Dykshorn, the applicant, came forward to answer questions from the Commission. Mr. Dykshorn explained that with this submittal the design for the Second Street enclosure was completely changed, and the elevator was moved to the interior of the structure. He also stated that the project will likely need a Special Use Permit to resolve any zoning issues. Mr. Yates inquired if the applicant and the owner were comfortable with extending the metal railing in the rear as staff recommended. Mr. Dykshorn replied that they were comfortable with the recommendation. Mr. Yates then asked what the proposed cladding was for the second story enclosure. Mr. Dykshorn replied that it would be either metal or board panel. Mr. Cooley inquired whether the applicant was comfortable with omitting the rear balcony. Mr. Dykshorn replied that it served as a vertical element to tie into the proposed design.

Ms. Margaret Freund, the owner, came forward to answer questions from the Commission. Ms. Freund stated that any evidence of rear openings or porches may have been removed when the wall was repaired and repointed several years ago. She added that she would prefer to keep the proposed rear balcony to allow for access to outdoor space and fresh air on the upper floor.

Public Comment

Mr. Larry Horton, speaking as a member of the public, came forward to speak firmly against the project. Mr. Horton stated that he has lived in the adjoining home for 29 years and he has no recollection of a rear porch on the upper floor and sees no existing evidence of one. Mr. Horton stated that the proposed materials are not historic and the proposal has lot coverage issues and a lack of green space. He also expressed concerns regarding the height of the proposed garage and asked that the project be certified by a professional engineer as he is concerned with the structural integrity of the attached homes.

Ms. Genni Sasnett, Vice President of the Church Hill Association, came forward to speak against the project. Ms. Sasnett commented on the importance of the open side porches, that the structure is located in a gateway to the neighborhood and is highly visible. She expressed concern over the proposed modern building materials, including the railing on the garage roof. She expressed opposition to the proposed rear balcony.

Ms. Danielle Worthing, with Historic Richmond Foundation, came forward to speak against the project and stated that Historic Richmond continues to have many of the same concerns they expressed with the previous submittals. She commented that the second story porch enclosure does not reflect the historic design. Ms. Worthing stated that there are multiple and compounding changes proposed that will affect over half of the existing historic fabric.

Mr. Tom Saunders, speaking as a member of the public, came forward to speak against the project. He commented that the design reflected a suburban aesthetic and expressed his opposition to the porch enclosures and rear balcony.

Public Comment Closed

Mr. McRoberts expressed concern that the property presently does not comply with the conditions of a previous Certificate of Appropriateness as the garage was never rebuilt. He also commented that the side porches are a key feature of the structure and the proposal does not read as a porch enclosure. He also expressed concerns regarding the zoning requirements for the property and stated that he would prefer to know what zoning will allow, adding that the proposal is too massive, especially the garage portion. He also stated that the proposed addition and garage do not reflect the historic carriage house that was on the property. Mr. McRoberts stated that the proposal removes too much of the structure's historic fabric, does not meet the Commission's Guidelines, and he is not supportive of the project.

Mr. Hendricks stated that he does not have an issue with the modern two-story garage as new construction should be of its time. Mr. Hendricks then commented on the side porch enclosures. He stated that the Commission has approved side porch enclosures before, and the current design has been the closest to conveying an enclosed porch, though the second story reads as a modern addition. He expressed concern that there has not been an opening on the rear, and would not be opposed to eliminating the proposed rear balcony. Mr. Hendricks expressed support for the railing above the garage as proposed. Mr. Hendricks stated that he is generally in support of the project.

Mr. Klaus stated that he is supportive of removing the rear balcony, extending the railing above the garage, and administrative approval of the material on the second story porch enclosure.

Mr. Yates stated that the applicant has generally responded to the Commission's concerns and that he is generally in support of the project. He also expressed support for the use of contemporary materials and the rear balcony.

Mr. Cooley expressed concern regarding the zoning issues, inquiring whether any subsequent zoning approvals would affect an approval by the Commission. He stated that he is not comfortable with the rear balcony, as he sees no evidence of a previous porch or opening. He expressed support for the use of modern materials.

A motion was made by Mr. Yates to approve the application with staff's recommendations, with the exception of allowing the rear balcony as proposed. The motion was seconded by Mr. Hendricks and failed.

A motion was made by Klaus, seconded by Yates, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the column width on the porch enclosure be increased to be consistent with the existing columns; the floor plans be revised to match the approved elevations; the garage's rooftop railing should be the proposed metal railing for the entire East Franklin Street frontage rather than incorporating a brick wall; details of the proposed garage door be submitted for administrative review and approval; and the proposed upper story balcony and door not be incorporated in the project's design. The motion carried by the following vote:

Aye -- 4 - David C. Cooley, Gerald Jason Hendricks, James W. Klaus and Joseph Yates

No -- 1 - Andrew Ray McRoberts

Excused -- 1 - Rebecca S. Aarons-Sydnor

CONCEPTUAL REVIEW

13 [COA-022633-2017](#) 1131 West Grace Street - Construct new multifamily building.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A representative of the applicant, Ms. Lory Markham, presented the application to the Commission. Ms. Markham stated that the proposal meets the current zoning and includes parking within the building, adding that if the proposed courtyard was lowered to grade there would need to be exposed parking on the site.

Mr. Jeffrey Jacobs, a representative of St. John's United Church of Christ, came up to speak about the project. Mr. Jacobs stated that the church is attempting to monetize the value of the parking lot. He explained that the church released a request for proposals looking for a development that was compatible with the neighborhood. Mr. Jacobs stated that the developer that was chosen was proposing the smallest project while also including parking for church use.

Mr. Walter Parks, the architect for the project, came up to speak about the proposal. Mr. Parks explained that the area has a mixture of building heights, with corners punctuated with taller buildings. He then commented on the existing berm, which will remain. Mr. Parks stated that it would be possible to improve the proposed courtyard without changing the overall massing, and the design could either incorporate an open courtyard or parking, but not both. He then stated that with this application they are looking for feedback on the overall massing and will return with materials and architectural details.

Mr. Yates commented that it should be possible to keep the parking area while also providing a street-level entrance from Grace Street, adding that the design of the exterior should take cues from neighboring buildings which include the some of the finest apartment buildings in the city.

Mr. Klaus commented that the building should step down in height to Grace Street, rather than to the alley as currently proposed. The Commission then commented generally on the proposed parking.

Public comment

Mr. Jim Wright, a member of the public, spoke against the project, specifically concerning the height and massing.

Ms. Kerthy Hearn, a member of the public, spoke against the project, specifically concerning the massing.

Mr. Jonathan Marcus, president of the West Grace Association, spoke against the project, specifically concerning the proposed courtyard and the massing.

Mr. Wilcox Dunn, a member of the public, spoke against the project, specifically concerning massing and the use of the alley.

Ms. Cyan Crump, of Historic Richmond, spoke in support of the project, specifically concerning the massing and public outreach of the applicant. She also commented that the design should incorporate brick.

Close public comment

Mr. Cooley commented that he is not concerned with the massing and height.

This application for a Certificate of Appropriateness was conceptually reviewed.

- 14 [COA-023281-2017](#) 8-10 East Main Street - Construct second story addition on existing 1-story carriage house.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Dave Johannas, architect for the project, came forward to answer questions about the proposal.

Public comment

Ms. Danielle Worthing, of Historic Richmond, commented on the accuracy of the drawings submitted and the proposed color scheme.

Close public comment

Mr. McRoberts stated that he likes both designs presented and did not have any issues with the proposed size.

Mr. Hendricks stated that he also liked the design and appreciated the differentiation of materials.

Mr. Klaus stated that the design is reading more residential where it should appear more industrial or like an outbuilding. Mr. Yates agreed, adding that the roof shape could be adjusted to reduce the massing. Mr. Cooley agreed with Mr. Yates' comment regarding the roof.

This Application for a Certificate of Appropriateness was conceptually reviewed

Adjournment

Mr. Yates adjourned the meeting at 8:33 pm.