



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes Commission of Architectural Review

Tuesday, November 26, 2019

3:30 PM

5th Floor Conference Room of City Hall

Call to Order

James Klaus, the Chairman, called the business portion of the November 26 meeting of the Commission of Architectural Review to order at 3:39 pm.

Roll Call

- Present --** 8 - * Commissioner Sanford Bond, * Commissioner Gerald Jason Hendricks, * Commissioner James W. Klaus, * Commissioner Ashleigh N. Brewer, * Commissioner Kathleen Morgan, * Commissioner Sean Wheeler, * Commissioner Lawrence Pearson and * Commissioner Mitch Danese
- Excused --** 1 - * Commissioner Neville C. Johnson Jr.

Approval of Minutes

October 22, 2019

A motion was made by Commissioner Ashleigh Brewer, seconded by Commissioner Sean Wheeler, that the October 22, 2019 Meeting minutes be approved. The motion carried by the following vote:

- Aye --** 6 - Commissioner Sanford Bond, Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese
- Excused --** 3 - Commissioner Gerald Jason Hendricks, Commissioner Neville C. Johnson Jr. and Commissioner Kathleen Morgan

OTHER BUSINESS

Secretary's Report

Ms. Jones distributed the 2020 Commission meeting schedule to Commissioners.

Ms. Jones stated that Commission staff have been working with the owners of the Woodward House at 3017 Williamsburg Avenue to have temporary bracing installed, as the house has a worsening lean. Staff and owners have been working with Historic Richmond, which has an easement on the property, to develop a plan to repair the building.

Ms. Jones stated that herself, Ms. Jeffries, and Commissioners Wheeler and Klaus recently met with Bob Weatherford, who provided copious information about windows of various compositions, designs, and durability. This information will be passed along to the other Commissioners. One idea which emerged from this discussion was that there should be a distinction between window options for new construction as opposed to

window replacement in historic buildings.

Chairman Klaus stated that nothing presented at the meeting with Mr. Weatherford indicated that window guidelines should be changed – vinyl windows had been improved, but not sufficiently to meet the Guidelines. Commissioner Wheeler expressed agreement with this.

Administrative Approval Report

Ms. Jones stated that there was a large quantity of administrative approvals in the past month, probably due to winter storm preparation. One of the more involved administrative approvals was for a tile roof replacement at the New Community School, located at 4211 Hermitage Road.

There was also a great deal of building permit activity in the past month. Ms. Jones pointed out that the ones denied by Commission staff generally were denied due to being different from what had been approved by the Commission, or had applications with insufficient information. Ms. Jones also stated that there has been a great deal of activity on Venable Street.

Enforcement Report

Ms. Jones stated that Commission staff is following up on several recently reported cases, and that four Notices of Violation had been issued in the past month, and that these would be followed up on in 30 days, as is standard practice.

Other Committee Reports

Ms. Jones stated that she had distributed the agenda for the upcoming Urban Design Committee meeting, and that neither of the two items on it relate to historic districts, although the one pertaining to Brown's Island might be of interest.

Chairman Klaus stated that the Brown's Island proposal coming before UDC is a very large report, and asked that Commission members pass along any questions they may have. Chairman Klaus stated that he would be absent from the next meeting, and had not ascertained yet from UDC Secretary Joshua Son if sending another CAR member in his place might be an allowed option. Ms. Jones stated that she would follow up with Mr. Son.

Chairman Klaus adjourned the business portion of the meeting at 3:48 PM.

*****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.

CONSENT AGENDA

The Chairman invited the Commission to suggest projects that they would like to move from the regular agenda to the consent agenda. He explained to the applicants and the general public that items are placed on the consent agenda if they do not seem to require much discussion. However, if an application is placed on the consent agenda and the applicant does not think it belongs there, they have an opportunity to have it moved back

to the regular agenda. Also, members of the public have an opportunity to comment on any items placed on the consent agenda.

No additions or deletions were made to the consent agenda.

There was no public comment on the Consent Agenda.

A motion was made by Commissioner Wheeler, seconded by Commissioner Bond, that the Consent Agenda be approved. The motion carried by the following vote:

Aye -- 8 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

Excused -- 1 - Commissioner Neville C. Johnson Jr.

1. [COA-063227-2019](#) 109 N. Arthur Ashe Boulevard - Replace two third-floor windows on the front façade; install a metal hand rail on front steps.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Wheeler, seconded by Commissioner Bond, to approve the application for the reasons cited in the staff report provided the following conditions are met: the new windows fit the existing openings and be constructed of wood or aluminum clad wood and final material specifications be submitted to staff for administrative approval and the handrail be attached to the mortar in a manner that does not harm the historic brick.

The motion carried by the following vote:

Aye -- 8 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

Excused -- 1 - Commissioner Neville C. Johnson Jr.

2. [COA-063226-2019](#) 416 W. Clay Street - Reconstruct a front porch and reinstall cast iron posts and railing.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Wheeler, seconded by Commissioner Bond, to approve the application for the reasons cited in the staff report provided the following conditions are met: the front porch roof profile be designed to match the ghosting on the façade, as well as the front porch roof at 414 West Clay Street, the metal roof be flat-lock or hand-seamed, the new porch include a box gutter and the applicant submit additional information for administrative approval and if any additional exterior work is required, the applicant work with

staff to ensure the work is consistent with the Commission's Standards for Rehabilitation and submit an additional application for a Certificate of Appropriateness as necessary.

The motion carried by the following vote:

Aye -- 8 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

Excused -- 1 - Commissioner Neville C. Johnson Jr.

3. [COA-063207-2019](#) 3309 Monument Avenue - Revise fenestration pattern for previously approved plans.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Wheeler, seconded by Commissioner Bond, to approve the application for the reasons cited in the staff report provided the following conditions are met: the new rear windows and the new side door be wood or aluminum clad wood with true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass and the stairway use a Richmond rail and be painted or opaquely stained a neutral color to be administratively approved.

The motion carried by the following vote:

Aye -- 8 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

Excused -- 1 - Commissioner Neville C. Johnson Jr.

REGULAR AGENDA

4. [COA-064118-2019](#) 2330 Monument Avenue - Install one freestanding sign in a front yard.

This application was withdrawn by the applicant.

5. [COA-060187-2019](#) 813 North 28th Street - Demolish an existing school building and construct new community amenities.

Attachments: [Application and Plans \(9/24/2019\)](#)

[Site Map](#)

[Staff Report \(9/24/2019\)](#)

[RPS Response to CAR](#)

[Staff Report](#)

The application was presented by Ms. Jones.

Commissioner Bond asked when RPS first brought the application for CAR to approve the school plan. Ms. Jones stated that the conceptual review occurred at the November 27, 2018 meeting, and the final approval at the January 22, 2019 meeting. Commissioner Bond stated that at that meeting, the demolition had been brought up, and the Commission had stated that there would be historical elements to deal with and that the applicants would have to make a separate application for the demolition. Commissioner Bond commented that it took a year for RPS to do that [apply for demolition], whereas they could have made it a year ago. Commissioner Bond stated that RPS was now trying to ram it through without due consideration.

Chairman Klaus stated that the ordinance of the Commission of Architectural Review is to protect the historic character of buildings in our Old and Historic Districts, of which the building under consideration is one. Chairman Klaus stated that the uses to which these buildings are put falls outside of the Commission's responsibility; and asked that those present understand that the fact of the projected playground use of the site does not factor into the Commission decision.

Mr. Darin Simmons, Jr., Chief Operating Officer, with Richmond Public Schools, introduced himself and stated that he had reviewed the staff report and had met with Ms. Jones and Ms. Chen on November 25th, 2019, and that the applicants understood and appreciated the charge of the Commission to preserve the history of Richmond. Mr. Simmons stated that Richmond Public Schools have millions of dollars' worth of deferred maintenance, including roof leaks and heating and hot water problems, and therefore the applicants do not agree with the recommendation that they spend resources to study a building that they wish to remove to make way for play space for children and the community.

Mr. Simmons stated that the proposed site for play space meets the bare minimum of space required for this purpose, and that proposals such as relocating the historic property or selling it are outside of the locus of control of RPS. The play area cannot be relocated to the nearby water tank area, as was suggested, as this is owned by Richmond Department of Public Works. The land of the site cannot be granted by RPS to a developer for rehabilitation, as RPS does not own the land or the buildings; to do this, RPS would have to "surplus" the land back to the city.

Mr. Simmons stated that the building under discussion should have been demolished a decade ago, and that the school children need a modern school building with modern amenities.

Chairman Klaus asked if there was any public comment.

Ms. Ann Wortham read from a letter she wrote stating that RPS had not responded to the Commission with additional information as required which the Commission must consider when reviewing an application for demolition; and that the Commission raised concerns about the demolition of the school building during the conceptual review meeting in November 2018, and again at the January 2019 meeting. Ms. Wortham stated that deferring the application today may cause costly delays; however, for RPS to complain about such delays is specious because RPS was apprised of the concerns and requirements over a year ago; and RPS could have saved millions of dollars had it used a different bid process. Ms. Wortham stated that the Richmond Free Press reports that the more costly bid process was used for political reasons. Ms. Wortham stated that, since RPS has not provided information necessary for the Commission to review the

application, that the Commission should defer the application.

Chairman Klaus asked if there was further public comment.

Mr. Jim Adams, a resident of O Street, stated that he had chosen to live in Church Hill partly because of the Commission and its work to preserve historic buildings. Mr. Adams stated that Ethel Furman Park was also an attractive feature, used by many residents, and that this park was taken away a year ago. Mr. Adams stated that School Board, City Council members, the Parks Department, and the Mayor all made promises that the park would be preserved and rebuilt on the site of the existing school. He further stated that if the Commission maintains its stance, there will be no park for the neighborhood to use. Mr. Adams expressed dismay that a Commissioner had stated that the Commission's sole concern was to protect historic buildings in the City. Mr. Adams asked that the Commission to consider "the lives of the people who had their park taken away from them by your actions." Mr. Adams stated that a deferral by the Commission would set back the process by another 4-5 months, and that he hoped the Commission would reconsider.

Chairman Klaus asked if there was further public comment.

Ms. Nancy Lampert, a Union Hill resident, stated that she fully supported the staff recommendation and hoped that the Commission would decide in accordance with it. Ms. Lampert stated that RPS should be ashamed for disregarding the living history of the George Mason School in its plans to demolish and build a new structure. Ms. Lampert stated that notable figures of the African-American community had attended the school both in its early and its recent history, and a reuse of the building could be devised to recognize that. Ms. Lampert cited examples of George Mason alumni, including Governor Wilder, Senator Marsh, the philanthropist Thomas Cannon, and Ethel Bailey Furman, a noted Richmond architect, as well as the history of the school structure itself, with which Ms. Furman's father was probably involved. Ms. Lampert stated that other historic sites in Richmond have been honored, and it is a shame on RPS that they are not taking the trouble to honor their own history and that of children who have attended, and that there are moneys which could have been used for the restoration. Ms. Lampert stated that the Superintendent of RPS is making more money than the governor of New York, that RPS is attempting to hold the kids of Richmond hostage, and that the cultural history of the schoolchildren is more important than a shiny new school.

Chairman Klaus asked if there was further public comment.

Ms. Deborah Morton, Deputy Director for Parks, Recreation and Community Facilities asked the Commission to not defer the application, stating that the community fought hard to have the Ethel Bailey Furman Park named after Ms. Furman and refurbished. Ms. Morton stated that Parks and Recreation had been about to put several hundred thousand dollars' worth of improvements into the Park, and had been told that when the new school was built where the park is currently, the park would be rebuilt in the footprint of the existing school complex. Ms. Morton stated that the park is important for both the schoolchildren and the community, and is used extensively.

Chairman Klaus asked if there was further public comment.

Mr. Jason Kamras, Superintendent of Richmond Public Schools, asked that the Commission approve RPS' application for demolition. Mr. Kamras expressed disagreement with Chairman Klaus's statement that the Commission of Architectural Review's sole responsibility is the preservation of historic elements, stating that the

ordinance does mention that there may be competing interests and provides recommended actions to be taken before resorting to demolition. Mr. Kamras argued that, if the preservation of historic buildings is to be without exception, then no humans would be required to make judgments on individual cases. Mr. Kamras stated that the Commission's charge is to weigh the historic value of buildings against competing values and efforts that have been made toward preservation.

Mr. Kamras conceded that RPS had not provided a detailed plan for the historic school building's preservation, due to such a project not being possible within the limited budget of RPS. Mr. Kamras stated that money put to this purpose would have to be diverted from basic upkeep of school infrastructure, school supplies, and teacher salaries.

Mr. Kamras stated that the original historic building was torn down and no longer exists. Mr. Kamras stated that the reason historic sites are preserved is because they have meaning, which in this case would be the history of expanding rights for African-Americans in Richmond, which is important, but, Mr. Kamras argued, the essence of that would be to ensure that current African-Americans students have access to a modern school and its amenities.

Chairman Klaus asked if there was further public comment.

Ms. Cheryl Burke, 7th District Representative on the School Board, stated that she and her family had been long-term residents of Richmond and that she has considerable respect for history. Ms. Burke stated that the building under discussion was not the 1881 building built for African-Americans, and that there has not been a new school building in the eastern district since 1967. Ms. Burke stated that her constituents live in small apartments and rely on schools and school grounds as gathering places and play areas. Ms. Burke expressed disappointment about the Commission's deferral, although she stated that she understood the Commission's position. Ms. Burke asked that the Commission reconsider the deferral, and make a decision in the best interest of children.

Chairman Klaus asked if there was further public comment. Hearing none, he closed public comment and opened the floor for a Commission motion and discussion.

Chairman Klaus stated that the Commission is sensitive to Richmond Public Schools' plight, sympathetic to the needs of children, and aware of the need to move the proposal forward. Chairman Klaus stated that he wished to remind those present that there is an appeal process for Commission decisions, and that a Commission denial followed by an appeal would allow the proposal to be determined by the Richmond City Council, who could weigh both the historic and educational imperatives and hopefully reach a decision in a timely manner.

A motion was made by Commissioner Klaus, seconded by Commissioner Brewer, to deny the application for demolition.

Commissioner Bond stated that the reason for the current situation was that RPS did not make a timely application despite being informed a year ago of the need to apply for a demolition permit. Commissioner Bond suggested that a potential win-win solution, which the Commission could approve, would be to preserve the façade of the building, converting it into a gateway into the playground. This would not take up park space, as the façade is right along the sidewalk edge. This had been suggested to RPS at an earlier meeting, and Commissioner Bond stated that, due to the failure of Richmond Public Schools to follow up on the suggestion, he would support a denial of the application.

Commissioner Pearson stated that the present moment was when action could potentially be taken to preserve the building, and that once the decision was passed on to the City Council, this opportunity would be lost.

Commissioner Hendricks expressed agreement and concern that, if the Commission were to vote to deny, a political process would follow in which sympathies would be appealed to. Chairman Klaus stated that he did not believe the applicants would ever come forth with a proposal for the reuse or preservation of the building, and therefore it would not be useful for the Commission to continue meeting with them.

Commissioner Wheeler asked if, when RPS representatives met with Commission staff on November 25, the idea of preserving the façade had been discussed. Ms. Jones stated that it had not been mentioned, and that the discussion had been focused on what RPS would have to provide in terms of information in order to make possible a decision other than deferral.

Commissioner Hendricks referred to applicants' submitted plans of the 1922 building, and suggested that the public play area be converted into the school's play area, thus the schoolchildren would have the same square footage of play area that they had previously.

Commissioner Morgan stated that it was important to note that the majority of public comments from school neighbors had not been in favor of preserving the historic school building, and that comments about preservation have not expressed concern about the contextual history.

The motion failed by the following vote:

Aye – 3 - Commissioner Ashleigh Brewer, Commissioner Sanford Bond, Commissioner James Klaus,

No – 5 - Commissioner Lane Pearson, Commissioner Sean Wheeler, Commissioner Mitch Danese, Commissioner Kathleen Morgan, Commissioner Jason Hendricks

Excused – 1 – Commissioner Neville Johnson

A motion was made by Commissioner Bond, seconded by Commissioner Wheeler, to defer the application for the reasons cited in the staff report to allow the applicant the opportunity to respond to staff and Commission comments.

Commissioner Brewer asked what would actually be gained by deferring the application again. Commissioner Hendricks stated that the time-frame of the proposal is not in the Commission's control, and that if the owners had done their due diligence on the site, things could have moved forward quickly.

Commissioner Danese stated that the Commission could vote for demolition with retaining the façade.

Commissioner Hendricks stated that the Commission could vote for demolition of all but the 1922 portion of the building; this would provide green space, and the building could be mothballed at low cost until a plan for its use could be devised.

Chairman Klaus stated that approving demolition of all but the façade seemed like a compromise solution. Commissioner Hendricks stated that demolition of all but the façade could be fairly expensive, although it would make an attractive backdrop.

Commissioner Wheeler stated that it should be emphasized that the Commission is only

concerned about preserving the historic portion of the building, not the whole complex.

Commissioner Bond withdrew the motion.

A motion was made by Commissioner Danese, seconded by Commissioner Hendricks, to partially approve the application for demolition as submitted. The Commission approved the demolition of the 1936-1979 additions. The Commission expressed a strong preference for the retention of the entire 1922 building and denied the demolition of the façade of the 1922 building.

The motion carried by the following vote:

Aye -- 8 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

Excused -- 1 - Commissioner Neville C. Johnson Jr.

6. [COA-063206-2019](#) 1500 N. Lombardy Street - Install four internally illuminated wall signs on the Belgian Building Tower.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

This application was withdrawn by the applicant.

8. [COA-062062-2019](#) 3101-3105 E. Marshall Street - Renovate first floor of an existing building and add a third story; and construct a three-story side addition.

Attachments: [Application and Plans \(10/22/2019\)](#)

[Site Map](#)

[Staff Report \(10/22/2019\)](#)

[Application and Plans](#)

[Staff Report](#)

The application was presented by Ms. Jones.

The applicant, Sean Jefferson, stated that the rear portion which the applicants plan to remove is not original. Regarding staff comments about reducing the scale of the rear, Mr. Jefferson stated that he had thought this was already sorted out at the previous review of the project.

Commissioner Morgan asked Mr. Jefferson about the height of the addition in relation to the historic structure, stating that the addition appeared to be taller. Mr. Jefferson stated that the addition could be lowered.

Chairman Klaus stated that in an earlier review the Commission had asked that the roof-top addition be set back further to reduce visibility from the street, and that the applicants had done so. Chairman Klaus also stated that the height of the addition is the same height as the historic building, if the parapet is included.

Commissioner Wheeler stated that the plans were confusing as to the window locations in relation to the parapet. Mr. Jefferson stated that there is a setback on top of the parapet, and the window in the drawing should have been adjusted to reflect that. Commissioner Wheeler stated that there was a lack of clarity between the plans and the elevations submitted, and also that the labeling of the wall sections was confusing. Mr. Jefferson stated that there had been discussion of taking brick from the back of the building and using it on the side where there is currently a shed with synthetic lap siding. Commissioner Wheeler stated that the new openings matching the historic construction is counter to what the Commission typically allows, and that differentiating them by setting them back would be desirable.

Commissioner Hendricks stated that keeping much of the historic fabric, internally as well, would be advantageous and less expensive than tearing it down and having to restructure those areas. Mr. Jefferson stated that for the most part this is the applicants' plan, but that the section proposed to be removed is a 3-foot by 20-foot room, for which the applicants have no use.

Mr. Jefferson stated, in response to Commission questions about the plans, that the only wall slated for demolition is the rear wall on the 1st and 2nd floor. Commissioner Hendricks stated that, with minor adjustments, it should be possible to keep the wall.

Chairman Klaus asked if there was any public comment. Hearing none, he closed public comment and opened the floor for a Commission motion and discussion.

A motion was made by Commissioner Wheeler, seconded by Commissioner Danese, to defer the application for the reasons cited in the staff report to allow the applicant the opportunity to respond to staff and Commission comments.

Chairman Klaus stated that the applicant had complied with many of the Commission's requests from previous reviews, and pointed out that the west façade of the building would previously have been concealed from view by a no-longer-existent building. Chairman Klaus stated that if the Commission defers this application again, they should provide very specific guidance as to what changes they would like to see.

Commissioner Pearson suggested that the Commission give consideration as to how many of the remaining changes to the project could be administratively approved.

Commissioner Danese stated that his main concern was with the plans for the rear of the structure.

A motion was made by Commissioner Wheeler, seconded by Commissioner Danese, to defer the application for the reasons cited in the staff report to allow the applicant the opportunity to respond to staff and Commission comments.

Aye -- 6 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

No -- 2 - Commissioner James W. Klaus and Commissioner Ashleigh N. Brewer

Excused -- 1 - Commissioner Neville C. Johnson Jr.

9. [COA-063692-2019](#) 524 N. 1st Street - Rehabilitate two existing semi-attached residences.

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

The application was presented by Ms. Jeffries.

Commissioner Kathleen Morgan recused herself from review of the application, as she was representing the applicant for this project.

Ms. Morgan stated that she did not have any issues with the staff recommendations. Ms. Morgan stated that the Parks Service had given a condition regarding the rear porch, that it should be constructed of TPO rather than metal in order to achieve differentiation. Ms. Morgan stated that a shed style roof would not be a problem, if the Commission deemed that necessary. Ms. Morgan also stated that the arched windows on the front elevation had been changed somewhat from the versions for which the Commission had plans, and are not the current design.

Chairman Klaus asked if there was any public comment. Hearing none, he closed public comment and opened the floor for a Commission motion and discussion.

A motion was made by Commissioner Klaus, seconded by Commissioner Bond, to partially approve the application for the reasons cited in the staff report provided the following conditions are met: If a window is found to be beyond repair, a full window survey including documentation of the window condition be submitted to staff for administrative review prior to any windows being replaced, all new windows be wood or aluminum clad wood with true or simulated divided lites with interior and exterior muntins and a spacer bar between the glass, the front porch roof be flat-lock or hand-seamed metal, and material specifications be submitted to staff for administrative approval, revised plans that meet the Part II conditions of approval be submitted to staff for administrative approval, the rear porch have a Richmond rail and be painted or opaquely stained a neutral color, new gutters be half-round or built-in box gutters, proposed paint colors be submitted to staff for administrative approval, the applicant return with a complete application for the garage if one is planned in the future, and the work be performed in conformance with the Part II tax credit approval and any conditions subsequently imposed by DHR or the NPS be submitted to staff for administrative approval. The Commission denied the new window opening in the historic brick on the north elevation.

The motion carried by the following vote:

Aye -- 6 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

Excused -- 2 - Commissioner Neville C. Johnson Jr. and Commissioner Sean Wheeler

Recused -- 1 - Commissioner Ashleigh N. Brewer

10. [COA-063613-2019](#) 2117-2119 Carrington Street - Construct two new two-story semi-attached residences on a corner lot.

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

The application was presented by Ms. Jones.

The applicant, Ms. Tiffany Person, introduced herself as the Director of the Single Family Development for the Better Housing Coalition. Ms. Person stated that she was aware that final plans as to the paint colors and the door had not yet been decided, and also that there were concerns about the left elevation, but that she hoped it would be possible to obtain Commission approval and then subsequent administrative approvals as needed for other project components.

Chairman Klaus asked Ms. Person if she would be willing to speak to some neighbors, including the nearby church, who had expressed some concerns. Ms. Person stated that she would try to answer their questions.

Commissioner Wheeler commented, in regard to the applicant having stated that a contemporary-looking downspout was proving difficult to find, that the applicant could use any gutter and downspout system that was not K-style.

Chairman Klaus asked if there was any public comment.

Ms. Shirley Munroe-Lewis introduced herself as a member of the nearby Seven Day Praise and Worship Church. Ms. Munroe-Lewis stated that they had been notified of the building plans 3 or 4 days previously, and were concerned about the next phases, which would include building activity at the side of the church and at the back of the church property. Ms. Munroe-Lewis stated that the congregation hoped to be able to continue without any alteration to their events and activities, which include concerts; fundraisers; a yard sale; community outreach; youth activities, scholarships and trips, and others.

Ms. Munroe-Lewis asked that the Commission not approve anything which would interfere with church activities, and cited the planned mini-mall next to the church as potentially disruptive, as well as the possibility of tenants traversing church property and leaving trash in it. Ms. Munroe-Lewis stated that the applicants should erect a fence to protect the church property, and should also put more dumpsters in place, as trash is already an issue with their existing properties.

Ms. Munroe-Lewis stated that the concern of the church members is based on Better Housing Coalition's tendency to put up housing without regard for what goes on in that housing afterward, and cited an instance of a child falling from the third story of an existing BHC building, for whom parishioners called emergency services.

Ms. Tanetta Caleb introduced herself as a resident of Jessamine Street.

Ms. Caleb expressed her agreement with Ms. Munroe-Lewis, and stated that she was concerned about parking on Tulip Street and potential for disruption of church activities, as well as overcrowding in an area where there is already discord among neighbors. Ms. Caleb stated that the existing BHC properties are not managed properly.

Ms. Nancy Lampert expressed concern about the south side of the site, which abuts a lot which is church property – that it would be used by construction workers, and subsequently by residents of the new building. As this lot is used for church activities, Ms. Lampert asked that the Commission make a condition of approval a requirement that

the applicants erect a fence to block access.

Chairman Klaus asked Ms. Person if BHC would be asking the back area of the project site for parking. Ms. Person stated that they were planning to use it, to fulfill off-street parking requirements. Chairman Klaus pointed out that this would be an issue. Ms. Jones asked Ms. Person to provide details on how parking would be accessed. Ms. Person stated that BHC would have to have curb cuts put in, to allow tenants to go around to the back.

Ms. Munroe-Lewis stated that construction workers for a previous BHC project in the area used the church parking lot during the construction. Chairman Klaus suggested that the parties involved exchange contact info to facilitate avoiding a repeat of this situation.

A motion was made by Commissioner Bond, seconded by Commissioner Hendricks, to approve the application for the reasons cited in the staff report provided the following conditions are met: the applicant submit the exterior colors and front and rear doors for review and approval, the application provide details of the curb cut and drive to staff for review and approval, and the applicant consider a fence along the rear of the property.

Commissioner Hendricks suggested to Ms. Munroe-Lewis that the church contact their Councilperson in order to secure street parking during Sunday services.

Commissioner Morgan stated that the 10-foot side yard setback seemed excessive for an urban setting.

A motion was made by Commissioner Bond, seconded by Commissioner Hendricks, to approve the application for the reasons cited in the staff report provided the following conditions are met: the applicant submit the exterior colors and front and rear doors for review and approval, the application provide details of the curb cut and drive to staff for review and approval, and the applicant consider a fence along the rear of the property.

The motion carried by the following vote:

Aye -- 7 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Mitch Danese

Excused -- 2 - Commissioner Neville C. Johnson Jr. and Commissioner Lawrence Pearson

11. [COA-063697-2019](#) 3516 E. Broad Street - Enclose an existing rear porch.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The application was presented by Ms. Jeffries.

Ms. Erin Webb, architect, introduced herself, Mr. Chase Cothran, architect, and Mr. Mark Franko, contractor. Mr. Cothran stated by way of clarification that the applicants plan to retain the entablature and the existing porch paint color.

Mr. Cothran stated that all the glass in the plans is clear, merely indicated in the plans in grey for visual clarity.

Ms. Webb stated that the architects had updated plans, which she then distributed to the Commissioners. Ms. Webb stated that the applicants wished to push back in regard to the recommendation to not remove the cased opening, their position being that this is on the interior and thus within their purview to remove if they wish.

Chairman Klaus asked if there was any public comment. Hearing none, he closed public comment and opened the floor for a Commission motion and discussion.

Chairman Klaus stated that, since the applicants are attempting to match the original panels, their design should reflect that the columns also appear to have been moved, at the same time that the railing was moved. Ms. Webb stated that this could be done, and that the applicants had reference photos to assist with this.

Commissioner Hendricks asked if the opening size could be limited. Ms. Webb stated that it was, and that the openings would be from jamb to jamb.

Ms. Kim Chen pointed out that, because they had not been submitted in time to be made public, the Commission's decision could not be based on the updated plans which they were given at the meeting.

A motion was made by Commissioner Morgan, seconded by Commissioner Wheeler, to approve the application for the reasons cited in the staff report provided the following conditions are met: the solid panels on the side elevations be removed from the design, the entablature remain the existing color, the design be modified to be administratively reviewed and approved by staff to reflect the existing railing or the previous paneled railing and in a manner to reflect the 2011 photograph, the new glass panels have clear glass, final specifications for the proposed lighting be submitted to staff for administrative approval, and the landing and steps be painted or opaquely stained, the color to be administratively approved, and the railings be wood Richmond rail.

The motion carried by the following vote:

Aye -- 7 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Mitch Danese

Excused -- 2 - Commissioner Neville C. Johnson Jr. and Commissioner Lawrence Pearson

CONCEPTUAL REVIEW

12. [COA-063223-2019](#) 2009 Cedar Street - Construct a new single-family residence on a vacant lot.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The application was presented by Ms. Jones.

Chairman Klaus stated that the proposal employed a historic vernacular in a manner not suited to new construction, and expressed the wish that the staff had pointed this out more in the staff report.

Chairman Klaus explained to the applicant that, in addition to the staff comments, during

this conceptual review they would also be given comments in turn by the Commissioners present. The goal would be that when the applicant returns for their next review they will have addressed all these comments and can be rapidly approved on the consent agenda.

The applicant Don Files introduced himself, stating that he had designed the project under review as well as the following two projects on the agenda.

Mr. Files stated that he could easily agree to some of the suggested changes, such as the removal of the shutters and alteration of the muntin pattern. Mr. Files pointed out that the lot is quite narrow, which constrains the house proportions and makes fitting a typical front porch unfeasible.

Mr. Files stated that it would be no problem to convert the side roof to a shed or gable roof.

Chairman Klaus asked if there was any public comment. Hearing none, he closed public comment and opened the floor for Commission comments.

Commissioner Bond stated his agreement with Mr. Klaus that as new construction this project afforded an opportunity to do something different, not based on historic vernacular. Commissioner Bond spoke in favor of figuring out a way to include a porch, and suggested that it would be possible to move the façade back and devise means of getting sufficient room within the structure, perhaps by deploying a stepped design as in the design for 609 North 21st Street, or by extending the structure in the back.

Commissioner Brewer expressed support for both staff and Commission comments, adding that the roof configuration stuck out to her as being unique for the area.

Commissioner Wheeler stated that flipping the plan so that the side porch is facing the alley might make parking easier. Commissioner Wheeler suggested reducing the roof slope, which would allow a change from asphalt shingles for the roof composition; and that the windows on the first floor should be taller than on the second floor.

Chairman Klaus stated that a design with a historic appearance invites comparisons to its neighbors, whereas a more modern design allows greater flexibility and leeway to, for example, forego a front porch.

Commissioners Morgan and Hendricks had no additional comments.

This Application for a Certificate of Appropriateness was conceptually reviewed

13. [COA-063219-2019](#) 800-802 Jessamine Street - Construct a new single-family residence on a vacant lot.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The application was presented by Ms. Jones.

Chairman Klaus stated that the proposed front porch has a side stair as opposed to the forward stair more typical for the area, and asked Ms. Jones what staff opinion of this would be. Ms. Jones stated that overall, staff would prefer a full-width front porch which, given the site, would come toward the street like neighboring houses.

Commissioner Hendricks asked about the existing historic concrete wall, which appeared

to be in poor condition. Ms. Jones stated that this would fall under site improvements, which would hopefully be dealt with in plans for the next review of the project.

Mr. Files asked if, were he to reduce the roof pitch and change the material to something other than asphalt shingles, this would be more likely to move the approval process forward. Chairman Klaus responded in the affirmative.

Mr. Files stated that some of the windows in back are dictated by the layout of the rooms.

Chairman Klaus asked if there was any public comment.

Ms. Nancy Lampert stated that the Clean City Commission is pushing for trash receptacles to be relocated off sidewalks, and that with this proposal and the previously reviewed one, there is no alleyway for trash receptacle placement. Ms. Lampert asked that a place set aside for trash and recycling be made a condition of approval for this project and the previous one. Chairman Klaus stated that this information is generally a condition of final approval.

Chairman Klaus asked if there was any further public comment. Hearing none, he closed public comment and opened the floor for Commission comments.

Chairman Klaus stated that this project is easier than the one previously reviewed, since in this case there is a precedent of what was there before, but that the Commission preference for a modern vernacular with modern construction still applies. Chairman Klaus pointed out that, as with 2009 Cedar Street, the Commission would prefer that the stairs be oriented forward rather than to the side.

Commissioner Hendricks stated that the staff comments were sound, and that it would be useful for the applicant to look at surrounding buildings.

Commissioner Wheeler suggested that the applicant consider a full-sized porch and that, because it is a corner property, the applicant consult the Guidelines for guidance on how the porch and roof can "turn the corner."

Mr. Files stated that there are setback constraints. Commissioner Wheeler stated that porches do not fall under setbacks.

Chairman Klaus stated that side elevations on a corner are treated almost like front elevations in terms of their visual importance.

Commissioners Morgan, Brewer, and Bond had no comments to add.

This Application for a Certificate of Appropriateness was conceptually reviewed

14. [COA-063213-2019](#) 609 N. 21st Street - Construct a new single-family residence on a vacant lot.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Commissioners 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.

The application was presented by Ms. Jones.

Commissioner Wheeler pointed out that the dwelling is actually 3 stories high, not 2 as stated in the staff report, and asked if staff were concerned about the height of the building, or just the roof form. Ms. Jones stated that staff were concerned about the massing of the roof, as much larger than those surrounding, and also that the roof dormers are not a form found in the area.

Commissioner Brewer asked about the age of the house at 607 N. 21st Street. Ms. Jones stated that it was among the oldest in the district, and that the blue house next to it was a modern construction.

Mr. Files stated that the lot for this project was very unusual, which was the reason for the stepping in the design. He also stated that the reason for the roof design was that, in order to fit 3 bedrooms in the residence, it was necessary to put one of them in the attic, and that he hoped to retain this, if Commission had suggests on how to modify dormers et cetera in such a way that it would be acceptable. Chairman Klaus stated that there are examples of older houses with a third bedroom in the attic which do not read as being disproportionate, so this should be possible.

Commissioner Hendricks recommended the applicant look at the 3-story houses with mansard-type roofs at 29th Street and Franklin Street for examples of the configuration he is attempting.

Chairman Klaus stated that dimensioned context elevations would be important with this project for the final review, so that the Commissioners can see how it compares to other properties nearby.

Commissioner Hendricks stated that the variation in porch levels on the block would be an advantage, and that the applicant should opt for a height in between the existing porch heights.

Chairman Klaus stated that there are some 2 ½ -story buildings on the block already, which would help with getting a desirable height approved, though not as tall as 3 stories.

Chairman Klaus asked if there was any public comment. Hearing none, he closed public comment and opened the floor for Commission comments.

Commissioner Bond stated that he was not concerned about the proposed height, and more about the overall scale, and agreed with staff that the roof massing could be toned down a little.

Commissioner Brewer agreed with staff in regard to the roof massing.

Commissioner Wheeler stated that he agreed also about the roof massing, that he was not generally in favor of mansard roofs and small dormers, that a raised basement might be an approach to consider, and that a roof form modeled somewhat on that of 612 North 21st Street might be a good option.

Commissioner Morgan agreed with Commissioner Wheeler that a raised basement might be a good idea, and stated that the building height could be higher than typical heights in the area, but only by a small amount.

Chairman Klaus stated that the roof form was his biggest concern.

This Application for a Certificate of Appropriateness was conceptually reviewed

7. [COA-063701-2019](#) 514 N. 28th Street - Construct a new second story rear porch and change fenestration on the side and rear.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

This application was heard as part of the Regular Agenda.

The application was presented by Ms. Jeffries.

The applicant was not present during the review.

Chairman Klaus asked if the staff condition regarding glass or Richmond rail options on the first floor could be extended to state that it should be either all glass or all Richmond rail.

Ms. Jeffries stated that the applicants had some new changes, including a new planter, but some details such as materials were not provided and were therefore listed among the conditions for approval.

Chairman Klaus asked if there was any public comment. Hearing none, he closed public comment and opened the floor for a Commission motion and discussion.

A motion was made by Commissioner Klaus, seconded by Commissioner Wheeler, to approve the application for the reasons cited in the staff report provided the following conditions are met: the first and second floor porch railing be of a consistent design and material, the railing on the ground level landing be wood and utilize a Richmond Rail or the pickets be placed on the interior of the rail for a more finished appearance, the porch utilize a consistent support system, final material specifications be submitted for administrative approval prior to applying for building permits and the materials be reflected on the building permit plans, the new second story door align with the door below, the new rear window be a 1/1 wood or aluminum clad wood window, the new rear doors match the existing rear door design, and revised plans reflecting the conditions of approval be submitted for administrative review.

The motion carried by the following vote:

Aye -- 7 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Mitch Danese

Excused -- 2 - Commissioner Neville C. Johnson Jr. and Commissioner Lawrence Pearson

Adjournment

Chairman Klaus adjourned the meeting at 6:44 PM.