

City of Richmond

*City Hall
900 East Broad Street*



Meeting Minutes

Tuesday, March 28, 2023

3:30 PM

To access the meeting via Microsoft Teams, please use the following link: <https://tinyurl.com/5dps4vru>
5th Floor Conference Room of City Hall

Commission of Architectural Review

[PDRPRES](#) Public Participation and Instructions - Commission of Architectural Review
[2023.021](#)

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

Call to Order

This meeting was called to order at 3:31pm.

Alex Dandridge read the announcement for virtual public meetings.

Commission members are present in City Hall.

Staff present: Planning Director Kevin Vonck, Planner Alex Dandridge, Planner Samantha Lewis, Planner Jackie Stephens, Senior Preservation Planner Kimberly Chen, Planner Alyson Oliver, Public Art Commission Secretary Susan Glasser

Roll Call

- Present --** 8 - * Commissioner Neville C. Johnson Jr., * Commissioner Ashleigh N. Brewer, * Commissioner Coleen Bulter Rodriguez, * Commissioner Andrew Moore, * Commissioner Sean Wheeler, * Commissioner Lawrence Pearson , * Commissioner John Grier and * Commissioner Mitch Danese
- Absent --** 1 - * Commissioner Kathleen Morgan

OTHER BUSINESS

Approval of Minutes

January 2023

A motion was made by Commissioner Johnson, seconded by Vice Chair Moore, to approve the January meeting minutes.

The motion carried by the following vote:

- Aye --** 7 - Commissioner Neville C. Johnson Jr., Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson , Commissioner John Grier and Commissioner Mitch Danese
- Excused --** 1 - Commissioner Ashleigh N. Brewer

February 2023

A motion was made by Commissioner Johnson, seconded by Commissioner Danese, to approve the February meeting minutes.

The motion carried by the following vote:

- Aye --** 7 - Commissioner Neville C. Johnson Jr., Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson , Commissioner John Grier and Commissioner Mitch Danese

Excused -- 1 - Commissioner Ashleigh N. Brewer

Secretary's Report

Secretary Dandridge shared updates on how staff are streamlining the enforcement process and discussed how violations are handled by the Commission. Staff are working on methods to try and work with individuals before they need to escalate to Commission review.

Administrative Approval Report

Commissioners had no questions or comments on the administrative approval report.

[a2022 - 919](#) Murals in City Old & Historic Districts - Staff Presentation

Grier arrived at 3:37pm.

Secretary Dandridge shared a presentation about mural guidelines due to the high number of mural-related COA applications. The presentation provided context about the formation of the Commission and historic preservation within the city.

Brewer arrived at 3:44pm.

Susan Glasser, Secretary of the Public Art Commission, approached the podium to clarify misconceptions about the Public Art Commission's purview and funding abilities. The Commission can only fund projects on public property and does not fund temporary art installations like murals. She shared examples of art projects the Commission recently funded around Richmond.

Grier asked if the projects approved by the Public Art Commission need to go to the Urban Design Committee (UDC).

Glasser said the Planning Commission makes the final decision and the Public Art Commission is only a recommending board. Not every project has to go to UDC.

CONSENT AGENDA

The regular portion of the meeting began at 4:05pm.

Mr. Dandridge re-read the announcement for virtual public meetings.

Commission Chair Wheeler asked if the Commissioners wished to move any items from the Regular Agenda to the Consent Agenda or vice versa.

A motion was made by Commissioner Pearson, seconded by Commission Chair Wheeler, to move 301 W. Broad Street to the consent agenda.

Commissioner Rodriguez asked what the paint type is.

Planner Samantha Lewis said it's a Sherwin Williams latex-based paint.

The applicant accepts staff recommendations.

The motion carried by the following vote:

Aye – 8 – Wheeler, Moore, Grier, Johnson, Rodriguez, Danese, Pearson, Brewer
Excused – 1 – Morgan

A motion was made by Commissioner Pearson, seconded by Commissioner Johnson, to move 1200 E. Cary Street to the consent agenda.

Rodriguez asked if the doors that exist now are original.

Dandridge said the doors appeared to be original however a historic image from the 1950s showed a different configuration of the storefront, so staff are not positive about the age or configuration.

Commissioner Danese asked if staff posited the idea of moving the ATM inside the building's opening rather than along the façade.

Dandridge said that the work is planned to be installed in a reversible manner that's sensitive to the opening.

The motion carried by the following vote:

Aye – 7 – Wheeler, Moore, Grier, Johnson, Rodriguez, Pearson, Brewer
No – 1 – Danese
Excused – 1 – Morgan

A motion was made by Commissioner Pearson, seconded by Commissioner Danese, to change the order of items in conceptual review and move #9 to the last place.

The motion carried by the following vote:

Aye – 8 – Wheeler, Moore, Grier, Johnson, Rodriguez, Danese, Pearson, Brewer
Excused – 1 – Morgan

A motion was made by Vice Chair Moore, seconded by Commission Chair Wheeler, to move 324 N. 27th Street to the consent agenda.

The applicant is comfortable with staff conditions.

The motion carried by the following vote:

Aye – 5 – Wheeler, Moore, Grier, Danese, Brewer
No – 2 – Johnson, Rodriguez
Recused – 1 – Pearson
Excused – 1 – Morgan

A motion was made by Commission Chair Wheeler, seconded by Commissioner Johnson to move 313 N. Monroe Street with the condition that new metal parapet wall caps with a drip edge be installed on top of the brick walls including the chimneys. The design of the cap flashing is to be reviewed by staff.

Planning Director Vonck says that if Commissioners are adding conditions, then the case should be on the regular agenda.

Johnson withdrew his second.

Commission Chair Wheeler says that Commissioners are city volunteers not city staff and don't get paid. City Council has charged Commissioners to review cases within City Old & Historic Districts on a case-by-case basis based on Commissioners' knowledge of historic preservation, architecture, and real estate. They review all exterior changes to properties that are visible from a public right of way in relation to the intent of the CAR Guidelines. This project meets 6 out of 9 of the mural guidelines. Wheeler says that the property is in between the residential and commercial land uses and doesn't present as a residential building within the Jackson Ward historic district. The mural can only be viewed from the commercial side of the area. Although it is generally contrary to the guidelines, there are valid reasons to paint unpainted masonry and the reason given by the applicant was an aesthetic effort to deter further graffiti. Removal would just cause more damage to the brick. If it was taken off there would still be ghosting. Adding coping on top of the wall to slow or stop moisture onto the brick is the best option since the current unpainted wood band and termination bar will not be very effective.

Vice Chair Moore seconded Wheeler's comments.

Commissioner Danese asked if the 19 murals that have been approved by CAR in the past have been on residential buildings.

Dandridge shared that previous mural denials have mostly been on residential buildings.

Danese questioned whether the Commission is setting a precedent for murals on residential buildings if they approve this case.

Vonck said he doesn't think so. If cases are reviewed on a case-by-case basis, then it doesn't formally establish a precedent.

Wheeler said that the paint that was used is the wrong paint, and the Commission doesn't want to see anything like that on another mural ever again. A panel, or a mineral-based or breathable paint, would be preferred; It would have been recommended if the case had originally come through to the Commission rather than it being a violation and enforcement.

Rodriguez said that architecture is art and that she has concerns about the parapet because it may not protect the brick in the middle portion of the wall from water damage.

Pearson is interested in finding a way to allow the mural to stay but a more thorough discussion on the regular agenda is needed.

The motion failed by the following vote:

Aye – 2 – Moore, Wheeler

No – 6 – Brewer, Danese, Grier, Johnson, Pearson, Rodriguez

Excused – 1 – Morgan

A motion was made by Commissioner Rodriguez, seconded by Commission Chair Wheeler, to move 905 N. Belmont Avenue to the consent agenda.

Rodriguez said that a case at a recent meeting involved the removal of barrel tile which was replaced with a synthetic and that the Commission found that an alternative does indeed exist.

The applicant is not comfortable with staff conditions.

The motion failed by the following vote:

Aye – 1 – Rodriguez

No – 7 – Brewer, Danese, Grier, Johnson, Moore, Pearson, Wheeler

Excused – 1 – Morgan

Commission Chair Wheeler opened the floor for public comment.

An audience member asked if they could view the 301 W. Broad Street mural.

Secretary Dandridge said that the mural is available online on the city's legistar website for viewing.

Wheeler opened the floor for public comment. There was none.

A motion was made by Vice Chair Moore, seconded by Commissioner Johnson, to accept the consent agenda as amended.

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 Lawrence Pearson, Commissioner John Grier and Commissioner Mitch Danese

1. [COA-126437-2023](#) 604 St. James Street - Replace wood windows with aluminum clad wood windows.

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

A motion was made by Vice Chair Moore, seconded by Commissioner Johnson to approve the application for the reasons cited in the staff report provided the following conditions are met: The new windows be installed in a way that does not damage the existing wooden sills and wood framing; and the width of the proposed muntins be decreased to 5/8 of an inch to better visually reference the existing windows; and final window specifications submitted for staff review and approval.

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 Lawrence Pearson, Commissioner John Grier and Commissioner Mitch Danese

2. [COA-126436-2023](#) 608 N. 27th Street - Enclose a two-story covered rear porch.

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

A motion was made by Vice Chair Moore, seconded by Commissioner Johnson,

to approve the application for the reasons cited in the staff report provided the following conditions are met: HardiPlank siding on proposed enclosure be smooth and without a bead; and final window specifications be submitted for administrative review and approval.

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 Lawrence Pearson, Commissioner John Grier and Commissioner Mitch Danese

6. [COA-126477-2023](#) 301 W. Broad Street - Install a mural on a secondary elevation of a previously painted masonry building.

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

A motion was made by Commissioner Pearson, seconded by Commission Chari Wheeler, to approve the application for the reasons cited in the staff report provided the following conditions are met: The lintels and sills not be painted, and that the design stay below the molding on the third floor as to not obscure the brick diamond pattern; Final mural design indicating that these architectural elements will not be painted as part of the mural to be submitted to staff for administrative review and approval.

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 Lawrence Pearson, Commissioner John Grier and Commissioner Mitch Danese

8. [COA-126430-2023](#) 1200 E. Cary Street - Install a walk-up ATM in a door opening, and replace a set of double doors with a new accessible door.

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

A motion was made by Commissioner Pearson, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: The new accessible door installed in the middle opening feature true or simulated divided lights with an exterior grid; and final door and sidelight specifications submitted for administrative review and approval; and the paneled door jambs, transom windows, and any decorative trim be retained, and also protected during the installation of the new door and ATM; and when mounting the hardware for the sign that holes be drilled into the mortar of the brick, not the brick itself.

The motion carried by the following vote:

Aye -- 7 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner John Grier

No -- 1 - Commissioner Mitch Danese

5. [COA-126438-2023](#) 324 N. 27th Street - Install a mural on a secondary elevation of a previously painted masonry building.

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

A motion was made by Vice Chair Moore, seconded by Commission Chair Wheeler, to approve the application for the reasons cited in the staff report provided the following conditions are met: Any unpainted masonry must remain unpainted.

The motion carried by the following vote:

Aye -- 5 - Commissioner Ashleigh N. Brewer, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner John Grier and Commissioner Mitch Danese

No -- 2 - Commissioner Neville C. Johnson Jr. and Commissioner Coleen Bulter Rodriguez

Recused -- 1 - Commissioner Lawrence Pearson

REGULAR AGENDA

The regular portion of the meeting began at 4:34pm.

3. [COA-123205-2023](#) 313 N. Monroe Street - Installation of a mural on the side of a single-family semi-attached dwelling.

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

Alex Dandridge presented this application.

Commissioner Pearson asked why the brick looks so patchy in the before photo.

Dandridge said it appears there were different types of repointing over time. If thicker repointing was done, it can lead to a different texture and appearance.

Pearson asked if that's evidence that the building had been painted.

Dandridge said no.

Pearson asked whether CAR is typically in charge of approving abatement methods.

Dandridge said the case was deferred at the last meeting to give the applicant time to come back with an abatement method—either removal or some other solution. The new review consists of what the applicant provided based off requests made by the Commission.

Commissioner Brewer wants to be sure that staff is of the opinion that removing the paint from the brick will cause less damage than leaving the paint on the brick.

Dandridge said there may be some damage to the mortar but that it will be less damage

than it being to the bricks.

Commissioner Chair Wheeler said the building appears to have poor mortar joints in general.

Chris Booberg approached the podium on behalf of the applicant, Josh Shaheen. Shaheen reached out to experts who said that the abatement is not recommended because it will require a complete repointing. He reached out to another expert who said upon inspection, there is no way to remove the paint from the structure without damage. The applicant was trying to initially abate the graffiti problem on his home. Booberg provided images of the previous graffiti on the side of the building and images of the abatement estimates from professionals. The applicant does not want to remove the art through removal of the paint because experts say it will cause more damage than any other method of abatement of the violation. The building is on a one-way street, is fairly unobtrusive, and borders a commercial area.

Commissioner Grier asked what the highest extent on the wall was with graffiti tagging.

Commissioner Johnson cautioned that the applicant should be prepared for taggers to paint graffiti on the open parts of the building the potential for an ongoing maintenance issue.

Booberg said the applicant is prepared to handle the maintenance.

Commission Chair Wheeler opened the floor for public comment.

Ian Hess approached the podium to speak. His building is in front of 313 N Monroe Street. He has fought with others to save the 2nd Street Baptist Church and is involved in historic preservation efforts. He noted that the mural is located in the Arts District and requested that the Commission pay notice to the fact that a petition in support of the mural has hundreds of signatures, and that there have been articles and shares on social media also in support for this mural. There are international eyes paying attention to this case. The paint in the mural is waterproof and any attempt to remove the paint will damage the brick. The mural is a gift to the city and should be treated as such.

Janice Carter Lovejoy spoke in opposition to the mural. She has concerns about noncompliance with CAR guidelines. She has seen comments online saying that the Commission doesn't have any teeth with enforcement.

Nils Westergaard spoke in support of the mural. He assisted in painting the mural. The paint that was approved on item number 5 (324 N. 27th Street) is the exact same paint that is under the spray paint used here so it would also make sense for it to be approved here. The artist came from Switzerland which is a great benefit to the city. Richmond is identified by its murals and the loss of the mural would be a great loss to the district and the city if it were to be removed.

A neighbor at 305 N. Monroe Street spoke in support of the mural. The mural is improving the aesthetics in an area that needs more upkeep.

Another resident spoke in support of the mural and the significance of murals within the city of Richmond overall. She has learned so much about the Jackson Ward district simply by admiring the murals in the area.

A resident who helps run Gallery 5 spoke in support of the mural. He notes that there has

been an uptick of tagging in the area. He has been a part of the Richmond Arts District Board of Directors since 2019. Other arts districts are more vibrant than the City of Richmond's and folks are looking for ways to bring more vibrancy to the arts district. Since the mural has been up, people have come to see the mural and have visited the local shops and restaurants. He said murals tend to deter tagging.

Deborah Mann says she moved to Richmond because of her love for murals. Paint durability and elasticity has improved over the years. People go to see art and history and the mural combines those two things.

A resident spoke in support of the mural and about his journey to moving to Richmond and the promotion the city was giving Jackson Ward as an arts district. The mural is vibrant and adds to the character of the area.

Gavin Harrison spoke about the evolving history of Richmond and how murals have contributed to that. Richmond is known as the art capital of Virginia. The mural has brought in an international artist and tourism.

Benjamin White spoke as both a residential and commercial property owner in the city. He hopes that the Commission and the applicant can find a solution that helps to support the international artists that come to the city.

An individual in support of the mural said that regardless if Commissioners get paid or not, they are the deciding factor over whether murals get approved in these districts. He seconded previous comments about the property being in a named arts district. He said 3,000 people have signed a petition to keep the mural.

Joshua Shaheen, the applicant, approached the podium. He believed that the mural would bring some color and improvements to the neighborhood. He chose a historic house so he could have projects to work on around the house. He jumped at the opportunity to have an international artist come to cover the graffiti in what he believed was an ugly alleyway. He wants to arrive at a solution that preserves the brick on the house.

A resident spoke in support of the mural and shared that the community has come to love it.

Suzanne Rosenhammer had a local artist paint a mural on her home. The mural protected her home when homes were tagged in 2020 during the George Floyd protests.

Janis Allen with the Historic Jackson Ward Association shared that murals have brought tourism. She does not advocate for taking the mural off but wonders if taking it off will cause less damage to the building. This case is an opportunity to learn more about City Old & Historic Districts. The decisions made need to be fair and equitable. She thinks the decision CAR has to make is a really hard one.

Katie Spencer spoke as a resident of the same block. She has lived in Jackson Ward for over 10 years and is a member of the Historic Jackson Ward Association. The residents love the mural but understand the issue of structural integrity. They want to preserve both the mural and brick underneath.

Thierry Niggeler said he was attracted to Richmond for its arts. He believes the weathering and decaying brick images and some of Mr. Dandridge's comments need to be fact checked. The hydrophobic capabilities add protection to the structure. There are no architectural elements such as windows that are being affected. The mural will

outweigh the value of the existing façade.

Danese thinks there needs to be a clear seal in a way that is going to protect the wall in a better way.

Wheeler said there needs to be a capability to dry out.

Danese said the whole wall would be better than just 80% of the wall.

Johnson said the brick would undergo a wicking effect because it's a south-facing wall that would absorb heat which would help it dry out.

Moore said there are products that are designed to seal and provide protection against water. He supports the idea that the Commission's best course of action is to try and preserve the integrity of the wall as best as they can. Therefore, the applicants should maintain and protect the mural.

Wheeler also doesn't want to go against the CAR guidelines which are against painting unpainted brick.

Rodriguez says that water also comes up under the base of the house, too. The Commission has an opportunity, with an international spotlight on the case, to find out what they don't know about old brick. There could be custom brick folks who come in to find out what can be done so that if this happens going forward, residents in City Old & Historic Districts and Commissioners will be more knowledgeable.

Johnson said an appropriate type of cap that extends further and around the chimney as needed will help reduce water damage. The guidelines are clear about not painting unpainted brick.

Rodriguez wants to add a condition that a study of a brick wall by a licensed mason who would make further suggestions about how the wall could be as efficient as possible at drying out should be conducted.

Dandridge says that any further studying would lend itself to a deferral rather than an approval. He isn't sure about the purview the Commission has about which kinds of studies can be done. A mason could still come to the Commission to speak during the business portions of future meetings or quarterly meetings.

Grier said the Commission is tasked with living with an experiment and hoping that the owner is vested in the preservation of his own building.

A motion was made by Commissioner Danese, seconded by Vice Chair Moore to approve the application for the reasons cited in the staff report provided the following conditions are met: Approval of the retention of the mural on the south elevation of the building and the installation of coping on the top of the parapet wall and chimneys as a means to prevent water infiltration. Final coping material and installation plans submitted to staff for administrative approval.

The motion carried by the following vote:

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

No -- 1 - Commissioner John Grier

4. [COA-126435-2023](#) 905 N. Belmont Avenue - Replace barrel tile with asphalt shingles.

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

The Commission took a 5-minute break and resumed at 6:00pm.

Alex Dandridge presented this application.

Commission Chair Wheeler asked if the synthetic tiles can be installed over the asphalt shingles.

Dandridge says he doesn't know.

Commissioner Pearson asked if the application is for the approval for the asphalt shingles that have been installed.

Dandridge said the approval is for asphalt shingles, but a substitute material has been looked into if that isn't permitted. He shared samples of the Brava synthetic substitute barrel tiles.

The applicant, Walid Daniel, noted that the terracotta tiles were loose, and he was cited by the city to take care of the tiles. He acted quickly because it was a public safety issue. The terracotta shingles were hard for him to find and are out of the question for him. Using terracotta would also burden him financially.

Pearson asked if the applicant wants approval of the synthetic barrel tile.

Daniel hopes the Commission doesn't get to that as it's a backup.

Commissioner Rodriguez asked if there was any damage to the wood underneath the tiles.

Daniel said yes and it was repaired.

Wheeler opened the floor for public comment. There was none.

Wheeler says that the synthetic is a good choice in this scenario. The home would also have more resale value with the barrel tile.

Commissioner Danese asked how confident staff are that the tiles weren't originally slate.

Dandridge said the 1950's historic assessor's card was clearly listed as tile.

Rodriguez says it's typical for that time-period to have these types of terracotta tiles and they can be seen in other parts of the city.

Commissioner Brewer said if the applicant can install over the shingles, it could help him save a couple thousand dollars.

A motion was made by Commissioner Brewer, seconded by Commissioner

Rodriguez, to partially approve the application with the denial of the installation of asphalt shingles and the approval of the installation of Brava Synthetic Barrel Tile.

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 Lawrence Pearson, Commissioner John Grier and Commissioner Mitch Danese

7. [COA-126429-2023](#) 3601 E. Marshall Street - Construct a one-story rear addition.

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

This Application for a Certificate of Appropriateness was withdrawn.

CONCEPTUAL REVIEW

The conceptual portion of the meeting began at 6:24pm.

11. [COA-126478-2023](#) 220 N 20th Street - Construct five single-family attached dwellings.

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

Alex Dandridge presented this application.

The applicant, Will Gillette, discussed the zero-lot line design which was created to maximize the space and conform to the Richmond 300 Master Plan. The proposed building is designed as 5 single family attached dwellings with 3 stories. Each dwelling will have an individual rooftop deck. It is designed to be appropriately dense urban development. There is metal coping instead of a traditional cornice. The smaller windows are located either in bathrooms or above kitchen sinks. The design also requires a Special Use Permit (SUP). No parking or access is provided at the back of the building which is the alley-fronting elevation.

Commissioner Brewer asked if the stovetops are going to be gas because you can't put a window above a gas stove.

Gillette says he doesn't know.

Commissioner Danese said there is no water absorption/runoff shown in the design. The applicants will either be doing it above or below ground.

Gillette said it would have to be below ground. They'll retain it onsite.

Danese left at 6:36pm.

Commission Chair Wheeler opened the floor for public comment.

Andrew Haugh, a resident of 1919 E. Broad Street, the building to the right, spoke about the proposed design. There are tremendous parking problems in the area in addition to neighboring trees which could pose a problem. The wildlife nesting in the trees will be killed.

Hunter Herbertson, a neighbor, says that the large tree on the large lot is one of only a few trees on the block. The lot seems very narrow, and the proposed design would put a lot of units on one lot.

Vice Chair Moore concurs with staff recommendations. The block has lost most of its historic character and the design is responding to larger apartment buildings nearby that have been established. It's difficult to discern what would be appropriate for exterior materials and articulation. The introduction of some brick could help tie it to surrounding buildings. The windows on the front façade deceive the eye into thinking there is a front bay and there is not.

Commissioner Johnson concurs with Moore. There needs to be something to tie the project into the historic fabric, probably the materials. There also needs to be more detail around the 20th street orientation. It will look like a single-family home even though it isn't in the current design.

Brewer liked the elevations more when she thought there was a bay projection in the front.

Wheeler said any time there's a material change there should be some sort of relief. He recommends there be a brick base around the perimeter. Rotating the first unit so that it's facing the street would provide a much better façade. The windows should be larger on the street-facing façade.

12. [COA-126434-2023](#) 907 N 24th Street - Construct a new two-story single-family detached dwelling.

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

Alex Dandridge presented this application.

The applicant, Will Gillette, said the design was chosen so as to not be replicative of homes nearby. The proposed design represents a compatible infill project and reflects both the Richmond 300 Master Plan and the CAR guidelines.

Commission Chair Wheeler opened the floor for public comment.

Stacy Moulds, a neighbor, thinks the height isn't appropriate for the block and doesn't keep with the guidelines in keeping with mass and scale. The fox mansard roof isn't appropriate. She would like to see the character preserved. The 5-story church hill building is a commercial space and isn't technically on the block.

Charlie Field said the scale and mass doesn't reflect any historic structure in Union Hill. The front door is on the wrong side, all other homes are on the right-hand side. The drawings are unclear, and the house should line up with other homes, not the front porch.

A neighbor poke in opposition to the project. The home isn't compatible with other homes in Union Hill. The dormers aren't compatible historic elements.

Commissioner Johnson said it's difficult to tell in the drawing how the three stories will look. The façade needs to be aligned with each of the houses, so the projection of the front porch is appropriate. The home looks too massive on the third floor. The design could better reflect the old home that was there.

Vice Chair Moore thinks the height is inappropriate for the block. There is some merit into looking into an English basement approach. It could be a good alternative if the applicant wants to have a third level. The architectural style is fine and the house form with the stoop is also fine.

Commissioner Rodriguez says the home looks too much like a Fan house propped into Union Hill. The slant of the roof could go a long way to make it a better scale.

Wheeler added that a contextual site plan is needed to see how the massing relates to neighboring properties.

Commissioner Pearson also has a problem with the height.

9. [COA-126433-2023](#) 1014 Russell Street - Construct a new two-story single-family detached dwelling.

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

Pearson left at 7:08pm.

Grier returned at 7:08pm.

Alex Dandridge presented this application together with 1016 Russell Street, which is next door.

The applicant, Will Gillette, approached the podium to speak about both properties. There are no properties on this block. These lots are relatively shallow, 66 feet deep. The two over two windows at 1014 Russell Street are similar to the ones previously approved at 2317 and 2307 Carrington Street. Ten-foot ceilings on the first floor using windows with transoms above allow for additional light inside. The goal of the projecting bay at 1016 Russell was to add visual interest. Reducing the shingle siding is fine but they would like to keep the overhang over the window.

Commissioner Rodriguez asked if there are a group of wood shingled houses anywhere in Union Hill that are historic.

Gillette said probably not.

Commissioner Grier likes the house plan for 1014 Russell Street if it was in a different area. The roof form could be revisited unless there are examples of long, big historic roofs.

Vice Chair Moore thinks the projecting bay at 1014 Russell Street on the left is competing with the higher gable on the right and it's not a good form for the district. The applicants could do the 1016 Russell Street design right next to it again and it would still look good. The designs just need to be refined to get right. He also has hesitation about the 2-inch wall brick which gives a bit of relief, but it feels like there could be another

approach. It doesn't add much to the building.

Commission Chair Wheeler is opposed to the single-story projection on 1014 Russell Street. There are too many gables which means there will be too many downspouts and it will be a mess. It looks too much like a cottage for a City Old & Historic District. 1016 Russell Street still resembles a cottage but less so. A single sloping roof would be a better approach to simplify the design.

Commissioner Johnson thinks there are too many rooflines on 1014 Russell Street.

Commissioner Rodriguez doesn't like the wood shingles. It's inappropriate for the district.

Commissioner Brewer concurs with comments about the roof and gables at 1014 Russell Street.

Johnson said wood shingles could be used as an accent rather than all over.

10. [COA-126432-2023](#) 1016 Russell Street - Construct a new two-story single-family detached dwelling.

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

See Item #9, 1014 Russell Street, for a summary of Commissioner's comments about this application.

Adjournment

Alex Dandridge introduced new staff member, Annie Delaroderie. She will be handling Section 106 reviews for the Department of Planning and Development Review.

This meeting was adjourned at 7:33pm.