



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes Commission of Architectural Review

Tuesday, August 27, 2019

3:30 PM

5th Floor Conference Room of City Hall

Call to Order

James Klaus, the Chairman, called the business portion of the August 27 meeting of the Commission of Architectural Review to order at 3:36 pm.

Roll Call

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

Approval of Minutes

July 23, 2019

A motion was made by Commissioner Neville Johnson, seconded by Commissioner Sean Wheeler, that the July 23 2019 Meeting minutes be approved. The motion carried by the following vote:

- Aye --** 4 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Sean Wheeler and Commissioner Mitch Danese
- Excused --** 4 - Commissioner Sanford Bond, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson
- Abstain --** 1 - Commissioner Gerald Jason Hendricks

Other Business

Secretary's Report

Ms. Carey Jones, Secretary to the Commission of Architectural Review, stated that the engineer's report for the Wills Store building at 401 North 27th Street has been received. The report indicates that the building is overall in good condition, and recommended work that will be required to stabilize the building. Staff is working with the owner to figure out next steps, which will include hiring a qualified contractor and mason. Ms. Jones expressed thanks to Historic Richmond for their assistance.

The School Board voted last week to approve the demolition of the George Mason Elementary School. Staff has not yet received an application for the demolition, but expect it to be submitted in the near future.

Staff is working on simplifying and updating the Color Palette. This has been distributed

to Commissioners for their review. The attempt to simplify is intended to make the Palette easier for homeowners to use, and will be focused more on dates and styles than the existing version. Commissioners are requested to send any comments on the redesign to Principal Planner Kim Chen.

Draft recommendations for Richmond 300 have been emailed to Commissioners. Any comments or suggestions can be sent to Ms. Chen.

Commissioner Hendricks asked if the George Mason Elementary School demolition is intended to include all school buildings, as the preservation of more historically significant structure(s) had been discussed at a previous Commission meeting. Ms. Jones stated that she did not know specifics of what the demolition would include, since an application had not yet been submitted.

Chairman Klaus asked about the examples provided in the updated Color Palette, indicating that the examples shown might be misleading. Ms. Chen stated that the Palette has changed many times, beginning with great flexibility as to age of structure, then later being much more detailed as to time period matching to color, but without clear reasoning supporting the specifications. Ms. Chen has researched in order to more accurately match the palette to historical precedent. Chairman Klaus suggested that the historical citations be mentioned in the palette, to reinforce homeowners' understanding that the Palette is not arbitrary.

Ms. Chen indicated that the format of recommended/not-recommended in the sample provided to the Commission is a format being considered for the whole Guidelines document, to give a clearer indication of what are and are not approved practices. A history of paint, explaining sources of colors, is also being considered as a component in the revised Guidelines. Chairman Klaus stated that the wording could be worked on jointly with Commission; "not recommended," for example, may not be a strong enough wording.

Commissioner Johnson asked if other handbooks of historic guidelines use a similar design. Ms. Chen stated that the Secretary of the Interior's guidelines are set up in this way [with the what-to-do and what-not-to-do examples].

Administrative Approval Report

Ms. Jones stated that two approved projects were not included in the Administrative Approval Report distributed to Commissioners. One was the Valentine Museum, for which staff approved minor repairs and replacement materials on the exterior; the other was the Stewart-Lee House, for which replacement materials were approved based on an approval from the Department of Historic Resources, which holds an easement on the property. Chairman Klaus asked if those both are free-standing historic districts unto themselves. Ms. Jones confirmed that they are, adding that both projects were employing best practices and matching materials, so that staff felt comfortable approving them.

Ms. Jones stated that no building permits of special note had been reviewed, although a couple had been denied, either due to the plans not matching what had been approved by the Commission, or because an application for a Certificate of Appropriateness had not been received in time.

Chairman Klaus asked what "permit voided" means. Ms. Jones stated that this is typically a comment put in by the building plans reviewer, and could indicate either a withdrawal of the permit application by the applicant, or that a permit was actually not

needed for the work. Ms. Chelsea Jeffries added that this could also indicate that the permit had been entered incorrectly.

Enforcement Report

Ms. Jones stated that one of the applications for the current meeting is the result of an enforcement. Staff has followed up on some outstanding enforcement actions. A vinyl fence in Jackson Ward has been replaced with a wood fence. On Monument Avenue some work has been done to address brick violations, although work on other parts of the property in question remain to be done, and will be addressed by staff.

Other Committee Reports

Ms. Jones stated that CAR staff has reviewed the proposal brought before the Urban Design Committee, to replace all the historic windows at Binford Middle School.

CAR staff received feedback from Commission members, and made the recommendation that the applicants work with a window specialist to repair, not replace, the historic windows; and added that storm windows could be installed if necessary, which would help with energy efficiency. These recommendations were forwarded to Mr. Josh Son, the Secretary to the Urban Design Committee, and if Commission members have additional comments, Ms. Jones will forward those as well.

Chairman Klaus stated that this may be a tricky project, in that some windows might have air conditioning units installed which would preclude installing storm windows.

Review of National Register Nominations

[NR 2019 4](#) Holly Springs Apartments

Attachments: [NR Holly Springs Apartments](#)

Ms. Jones presented the application. Staff concurred with the nomination of the property under National Register Criteria A and C in the areas of Architecture, Planning and Community Development and Social History, and recommended that the Commission vote to support the nomination of Holly Springs Apartments in the state and national registers, based on these criteria and areas of significance.

Chairman Klaus asked for clarification as to CAR's advisory role, and whether another city commission has a more decisive role. Ms. Jones stated that, as representatives of local government, CAR serves in an advisory capacity to DHR on nominations in its locality.

Chairman Klaus stated, as a reminder to those present, that the nomination does not result in the property being added as a City Old and Historic District.

A motion was made by Commissioner Johnson, seconded by Commissioner Bond, that the Holly Springs Apartments National Register nomination be approved. The motion carried by the following vote:

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

Excused -- 1 - Commissioner Lawrence Pearson

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.

A motion was made by Commissioner Wheeler, with Commissioner Johnson seconding, to move the 3rd item, COA-058594-2019, 2301 Burton Street to the consent agenda. The Commission unanimously approved moving the item.

A motion was made by Commissioner Klaus, with Commissioner Brewer seconding, to move the 4th item, COA-059058-2019, 918 North 25th Street to the consent agenda. Chairman Klaus stated that the applicant had agreed to the staff recommendations. The Commission unanimously approved moving the item, with Commissioner Danese abstaining.

A motion was made by Commissioner Klaus, with Commissioner Johnson seconding, to move the 6th item, COA-058375-2019, 507 North 29th Street to the consent agenda. Chairman Klaus stated that the applicant had agreed to the staff recommendations. The contractor asked for clarification regarding the shed roof and stain options. Chairman Klaus stated that the staff could work with the contractor in reviewing and approving these details. The Commission unanimously approved moving the item.

Chairman Klaus asked if there was any public comment concerning the items on the consent agenda.

Mr. Ronald Crumpton, referring to item #3, 2301 Burton Street, asked what consent agenda approval of the item would mean. Chairman Klaus stated that there had been no building permit or CAR approval for the work already done as described in the item, and that vinyl siding is not permitted under the historic Guidelines – thus, the item is an enforcement action. Mr. Crumpton stated that he paid for a building permit, and that other houses in the neighborhood are vinyl-sided. Chairman Klaus stated that the item could be removed from the consent agenda if Mr. Crumpton would prefer a full discussion.

Commissioner Hendricks made a motion, with Commissioner Klaus seconding, to remove the 3rd item, COA-058594-2019, 2301 Burton Street from the consent agenda. The motion passed by the following vote:

Aye – 7 - Commissioner Ashleigh Brewer, Commissioner Sanford Bond, Commissioner Mitch Danese, Commissioner Neville Johnson, Commissioner James Klaus, Commissioner Jason Hendricks, Commissioner Kathleen Morgan

No – 1 - Commissioner Sean Wheeler

Excused - 1 – Commissioner Lane Pearson

A motion was made by Commissioner Johnson, Jr., seconded by Commissioner Bond, that this be approved. The motion carried by the following vote:

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

Excused -- 1 - Commissioner Lawrence Pearson

1 [COA-058470-2019](#) 711 N. 22nd Street - Construct a new rear garage.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Johnson, seconded by Commissioner Bond, to approve the application for the reasons cited in the staff report provided the following conditions are met: the roof be covered in a gray or dark-colored membrane; a simple contemporary light be installed on the alley elevation of the garage and specifications be submitted to staff for administrative approval; and no faux hardware be installed on the garage door and final door specifications be submitted for administrative approval. The motion carried by the following vote:

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

Excused -- 1 - Commissioner Lawrence Pearson

2 [COA-058483-2019](#) 414 N. 27th Street - Construct a small, rear addition; install a rear entry door in an existing opening.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Johnson, seconded by Commissioner Bond, to approve the application for the reasons cited in the staff report provided the following conditions are met: the color of the storm windows correspond with the overall paint scheme of the building; the color of the siding be submitted for review and approval; the roof of the addition be a dark membrane material; the new door fit within the existing opening; and all work be performed in conformance with the Part II Tax Credit application approval and conditions and the applicant submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval. The motion carried by the following vote:

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

Excused -- 1 - Commissioner Lawrence Pearson

- 4 [COA-059058-2019](#) 918 N. 25th Street - Construct a new, single-family, detached residence on a vacant lot.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Johnson, seconded by Commissioner Bond, to approve the application for the reasons cited in the staff report provided the following conditions are met: the retaining wall will be painted a neutral masonry color from the Commission palette; the applicant utilize a flat-lock metal seamed roof or a membrane roof for the front porch; the applicant use wood for the railings and 1/1 wood or aluminum clad wood windows; the final material selections be submitted to staff for review and approval; a dimensioned context elevation be submitted to staff for review and approval; and the rear deck pickets be on the interior for a finished appearance and be painted or stained a neutral color found on the Commission palette. The motion carried by the following vote:

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

Excused -- 1 - Commissioner Lawrence Pearson

- 6 [COA-058375-2019](#) 507 N. 29th Street - Remove an existing deck and construct a screened porch.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Johnson, seconded by Commissioner Bond, to approve the application for the reasons cited in the staff report provided the following conditions are met: the porch roof be redesigned to be more consistent with the primary structure and the district; the porch be inset at least 6 inches from the north wall of the home and revised plans be submitted to staff for administrative approval; the sub-decking be screened with lattice or brick piers; the porch utilize a Richmond Rail or the pickets be placed on the interior of the rail for a more finished appearance; and the porch be painted or stained a neutral color, the color to be submitted for administrative approval. The motion carried by the following vote:

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

Excused -- 1 - Commissioner Lawrence Pearson

REGULAR AGENDA

3 [COA-058594-2019](#) 2301 Burton Street - Install vinyl siding.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The application was presented by Ms. Jones.

Chairman Klaus asked what had occurred with the building permit which Mr. Crumpton had referred to. Ms. Jones stated that staff had received a permit application, and denied it. Ms. Chelsea Jeffries stated that the permit application was paid for, though the permit was not issued due to not being approved.

Commissioner Morgan asked if the building is listed on the National Register as a contributing structure to the district. Ms. Jones said yes, in all probability it would be, and that this is based on building form and overall character. This was subsequently confirmed by Ms. Kim Chen, Principal Planner. Ms. Morgan stated that the brick on the front of the building appeared to be non-original.

Mr. Crumpton stated that his company contracted to put vinyl siding on the building, and that his understanding was that vinyl siding is allowed in the neighborhood, since it is ubiquitous. Mr. Crumpton stated that the owner is a resident of many years and is attempting to improve her property based on a limited budget; putting on Hardi plank siding would have required removing asbestos siding and would have been prohibitively expensive.

Chairman Klaus pointed out that houses in the Union Hill City Old and Historic District would have had their vinyl siding grandfathered in if the siding was in place at the time the City and Old Historic District was established. However, any new construction is subject to the Guidelines, and the permitting process is meant to catch such transgressions and prevent prohibited work from being done. Chairman Klaus stated that if this had been caught earlier before the work was done, other cost-effective options that conformed to the Guidelines could have been explored.

Ms. Chen stated that the building is listed as contributing on the National Register Nomination.

Chairman Klaus stated that the Commission is constrained by the Guidelines and thus cannot allow the vinyl siding. This decision can however be appealed to other bodies such as the City Council, who might make an exception.

Mr. Crumpton stated that he had not thought the property was in a historic district, due to the appearance of the neighborhood as opposed to, for example, Monument Avenue; and that he believes other non-permitted uses of vinyl siding are occurring in the neighborhood.

Chairman Klaus stated that postcards are sent out annually to alert and remind City and Old Historic District residents of the Guidelines governing exterior work allowed on their property.

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

A motion was made by Commissioner Johnson, seconded by Commissioner Bond, to deny the application for the reasons cited in the staff report. The motion carried by the following vote:

Aye -- 7 - Commissioner Sanford Bond, Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Sean Wheeler and Commissioner Mitch Danese

Excused -- 1 - Commissioner Lawrence Pearson

Abstain -- 1 - Commissioner Kathleen Morgan

- 5 [COA-058696-2019](#) 801-803 Mosby Street - Construct one mixed-use building and two, two-family, semi-attached residences.

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

The application was presented by Ms. Jones.

Commissioner Wheeler asked if Zoning staff had seen the proposal. Ms. Jones stated that they had, and that they had initially thought the project would require a Special Use Permit, but now they think it probably will not.

Chairman Klaus stated that there is concern about the proposed structure being three stories, but asked if it was true that there are other 3-story houses in close proximity. Ms. Jones stated that a house down the street from the proposed structure is on a rise and has an English basement in keeping with the style of that building. Ms. Jones continued that the proposed structure will, for ADA accessibility, have to be flush with the ground and that the majority of the buildings in the area are two stories.

The applicant representative, architect Todd Dykshorn, stated that there are some design aspects he feels strongly about, but that he was also hoping to get useful feedback on some of the project's imperfections.

Mr. Dykshorn stated that across the street from the proposed structure is a 4-story apartment building, and that part of what creates the character of Union Hill is the variety of building heights. Mr. Dykshorn stated that a 5-6 foot high berm will be cut down to get the building to grade, and that there will be an artificially high parapet in order to screen HVAC equipment, and to accommodate roof decks. If this parapet were lowered, the building would be in line with the tall house's eave. Mr. Dykshorn stated that the proposed window configuration would be in sync with that tall building.

Mr. Dykshorn expressed disagreement regarding staff's recommendation to make the 801 Mosby façade plane more consistent with the surrounding buildings, stating that the proposed design breaks up the scale, gives more verticality and visual interest, and makes a more private entrance. The porch roofs were requested by the owner to help define the different units of the 4-unit townhouse.

Mr. Dykshorn stated that the cantilevered corner is to provide some shelter for the storefront, and does not seem to him to be radically out of step with the historic neighborhood character.

Commissioner Wheeler asked if the applicant had received feedback from Zoning staff. Mr. Dykshorn stated that Zoning had called several items to their attention, some to do with subdivision rules. Mr. Dykshorn believed that most of these had been dealt with. The owner would be required to make adjustments to lot lines, and to make parking arrangements. The owner may apply for a special use permit in order to reduce the parking requirements; the available parking would be insufficient for some commercial uses, e.g., a restaurant.

Commissioner Wheeler asked if Zoning had had any comments about the proposed heights, and whether the stair tower would be considered 4 stories. Mr. Dykshorn said that no one so far had questioned the stair tower.

Ms. Jones stated that the plans had been sent to Zoning for preliminary review, but during the permitting phase of the project Zoning would do a more thorough review.

Commissioner Wheeler stated that his interpretation of the Zoning, with which he's familiar, is that the stair tower would be considered a 4th story, and the 4th story in this case would only be allowed on Carrington, not on Mosby. Mr. Dykshorn stated that if it came to that, they would lower the height.

Commissioner Wheeler stated that, if a building is considered to be 4 stories, it is then constrained to a minimum 10 feet and maximum 12 feet height per story.

Commissioner Morgan asked if, in the event the parapet were removed, it would be replaced by a guardrail. Mr. Dykshorn stated that there would then be a rail, but situated so that it would not be visible except from a considerable distance.

Chairman Klaus asked if there was any public comment.

Nancy Lampert, a Union Hill resident, expressed concern about the building height, and the 4th story, stating that the 4th floor will be visible even with the setback. The location of the project makes it a gateway or boundary to the district and thus significant in terms of defining the neighborhood.

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

A motion was made by Commissioner Wheeler, seconded by Commissioner Johnson, to defer the application for the reasons cited in the staff report and to allow the applicant the opportunity to revise the plans per the Commission recommendations.

Chairman Klaus stated that the applicant seemed to expect a deferral, but would also appreciate some feedback from the Commission.

Commissioner Wheeler stated that the orientation of the Carrington Street house needs to be aligned to Carrington Street., the cantilever and different setbacks are still feasible, but the structure needs to address the street at 90 degree angles. He continued that the tall blank wall on the other structure is problematic because, being up against the street, there is limited space in which to place additional elements to alleviate or distract from the continuous massing. He also concurred with staff the fenestration, at least on the sidewalk elevation, would be an improvement. Commissioner Wheeler also stated that the 4th story is of concern due to Zoning regulations; a 3-story height would not be problematic, nor is the cantilever.

Commissioner Morgan expressed agreement with Commissioner Wheeler, and re-emphasized earlier comments about the transom-height windows on the Mosby Street elevation being too small.

Commissioner Klaus expressed agreement with Commissioner Wheeler about the cantilever not being an issue, but stated that the parapet height is an issue, which could perhaps be alleviated by stepping it down on the furthest north unit, which is next to a 2-story building. Commissioner Klaus also expressed agreement with Commissioner Morgan regarding the transom window height on the commercial use building, on both floors, but added that a minor adjustment should suffice. Commissioner Klaus expressed ambivalence regarding the building orientation, and whether or not it should address Carrington Street.

Commissioner Bond stated that he too did not find the cantilever an issue that it helps the scale and is appropriate for a new construction. Commissioner Bond also stated that not addressing the street squarely has precedent and is not a problem.

Commissioner Danese stated that it would be useful to have statistics on building heights in Union Hill, as it is a topic which comes up often.

A motion was made by Commissioner Wheeler, seconded by Commissioner Johnson, to defer the application for the reasons cited in the staff report and to allow the applicant the opportunity to revise the plans per the Commission recommendations. The motion carried by the following vote:

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

Excused -- 1 - Commissioner Lawrence Pearson

8 [COA-057309-2019](#) 2318 Venable Street - Rehabilitate an existing single-family attached residence.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The application was presented by Ms. Jeffries.

The applicant representative, contractor Chris Humes, stated that the many staff recommendations made sense to him and could be accommodated, but expressed disagreement about the rear window which is currently situated above the kitchen sink. Maintaining the sill would therefore be problematic. Mr. Humes suggested that a recessed design with brick detailing might be an alternate solution.

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

Commissioner Hendricks suggested that the exterior form of the kitchen window could be preserved, while interior adjustments could be made so that the kitchen configuration is accommodated.

A motion was made by Commissioner Johnson, seconded by Commissioner

Wheeler, to approve the application for the reasons cited in the staff report provided the following conditions are met: revised elevations showing all chimneys be submitted to staff prior to the issuance of a building permit; the existing front door transom be retained and a wood double front door be installed in the opening to match the historic configuration; the basement-level front door be replaced with a solid wood four-panel door to match the existing design; windows W2, W3, W11, and W21, as indicated on the plans, be 6/6 to match the historic light configuration; all replacement windows have true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass; window W11, as indicated on the plans, not be in-filled and the existing window dimensions be maintained; the three new door openings on the addition be vertically aligned and be located within the proposed addition, and not require cutting into the existing rear brick wall with revised elevations to be submitted for administrative approval; the fiber cement siding on the addition be smooth and without a bead; the rear deck railing be Richmond Rail and painted or stained a neutral color found on the Commission palette; the front porch roof be clad in flat-lock metal or a dark membrane; the lintels and sills on the façade not be repainted; the new second-story rear wall be finished to match the existing material; the applicant submit an application for any planned rehabilitation of the outbuilding; and the following information be submitted for administrative approval: all proposed paint colors and revised front door specifications for the first story and basement level. The motion carried by the following vote:

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

Excused -- 1 - Commissioner Lawrence Pearson

CONCEPTUAL REVIEW

- 9 [COA-057048-2019](#) 3101-3105 E. Marshall Street - Construct a new mixed-use building; renovate first floor of an existing building, and add a third story.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The application was presented by Ms. Jones.

Chairman Klaus asked if there is an indication from the Sanborn maps whether the original structure on the property was three stories high. Ms. Jones stated that it appeared to have been a 2-story structure with a one-story addition added later, but that this could be double-checked for the next review. Ms. Jones confirmed that this previous building and the current building have a history of commercial use.

The applicant representative, Brian Jefferson, representing the owner, stated that he hoped to get feedback from Commission on how best to fit in with the neighborhood, and to what degree new construction must adhere to guidelines in terms of height and other details, adding that he observed a project on 32nd Street which is similar to what they are proposing.

Commissioner Wheeler asked what the applicant was requesting in their application for a Special Use Permit. Mr. Jefferson stated that the SUP application pertained to parking.

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

Commissioner Morgan stated that the removal of the brick infill from the storefront is a positive change, and that the work proposed for the storefront seems reasonable and appropriate, but that slightly more detail about the design would be desirable. Commissioner Morgan stated that the rooftop addition as proposed is too big and should be set back, and expressed uncertainty that the addition should be 3 stories in height, and whether any addition at all would be appropriate; therefore, she stated that she also could not support the rooftop addition.

Commissioners Hendricks and Morgan discussed whether the 3-story structure could or could not be considered a new building unto itself, Commissioner Morgan stating that it could not, and that therefore it should be subject to size restrictions on additions on corner lots.

Commissioner Johnson stated that he also had doubts about the addition and its extent, which would be overwhelming to the original structure, as well as wiping out meaningful historical details. Commissioner Johnson suggested that the applicant reevaluate the project and consider making a separate new structure instead of building the addition.

Chairman Klaus stated that he agreed with the concerns about the addition, and that its being L-shaped and wrapping around is most problematic, the 3-story height on its own not necessarily being an issue. Breaking down the design into a less extensive addition, and then a separate structure, could be a good solution.

Commissioner Hendricks expressed agreement with Chairman Klaus, suggesting that guidelines about rooftop additions be consulted to guide the design revision, and also that the division between historic renovation and new building have a clear distinction. Commissioner Hendricks expressed concern about the height of the planned new construction, and about the opening for parking on 31st Street being an atypical form.

Commissioner Brewer expressed agreement with other Commissioners, stating that the addition should either be subordinate or be a completely separate building.

Commissioner Wheeler expressed general agreement with other Commissioners, adding a suggestion that the connecting piece be removed and the addition be set back and the cornice of the added storefront be reclaimed. This would help to align the new structure with the block, and also maintain the primacy of the existing historic structure. Commissioner Wheeler also suggested that the dormers be removed from the design as not appropriate, and that the parking screening on 31st be reconsidered and suggested a wall would be just as effective. Commissioner Wheeler stated that the openings on the floor plans do not seem to correspond to the openings on the elevations, and also that the rooftop addition is too visible from the right of way, especially from Marshall Street.

Shawn Jefferson, applicant representative, stated that both the new building and the addition are intended to be two separate units, and that what was termed an addition should have been called "new construction." Chairman Klaus stated that the L shape wrapping the new construction around the existing makes this definition problematic. Mr. Jefferson stated that the load-bearing walls are distinct, which defines this as a separate building.

Commissioner Wheeler requested clarification about the hash lines on the floor plan, and where the parking would be located.

Chairman Klaus stated that, even if the addition is redefined and revised to be new construction, the L-shape would cause concern because it blocks parts of the historic structure from view.

This application for a Certificate of Appropriateness was conceptually reviewed.

- 10 [COA-058275-2019](#) 420 N. 26th Street - Rehabilitate an existing one-story detached, single-family residence and construct a rear addition; construct a new detached, two-story single-family residence.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The application was presented by Ms. Jones.

Chairman Klaus stated that in addition to staff comments about fenestration, the paired windows on the front elevation are generally considered inappropriate.

Commissioner Wheeler asked if the existing building is considered contributing to the historic district. Ms. Jones stated that the designation of "contributing" is not officially used in City Old and Historic Districts, but that given the age of the building as shown by Sanborn maps, it is historic and contributes to the historic character of the neighborhood, though it has an addition from the 50s which disrupts its original rectangular shape and would not be considered historic or contributing.

The applicant representative, Mark Baker of Baker Development Resources, introduced himself as being present on behalf of the owner. Mr. Baker expressed general agreement with staff recommendations, only differing on the subject of the 2/2 windows, which the owners would like to keep in the design, given that they will be in the context of a major re-design from the version currently under review. Mr. Baker stated that there are other examples of 2/2 windows in the district.

Chairman Klaus requested that more accurately scaled drawings, and context drawings, be provided for the final review; indicated that the 3rd story as submitted would have to be reduced in height; and stressed the importance of avoiding false historicism in new construction.

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

Chairman Klaus stated that the staff comments regarding fenestration are important, regarding all façades of the building.

Commissioner Hendricks had no comment to add.

Commissioner Brewer stated that as all the fenestration is being revised, the double windows in the front should be as well.

Commissioner Wheeler stated that it would be worthwhile to alter the roof slope of the

1950s-era addition to the existing building, so that it is not a continuation of the existing slope.

Commissioner Morgan expressed agreement with all other Commission comments.

Mr. Baker requested clarification regarding Commissioner Wheeler's comment regarding changing the roof slope and roof direction of the 1950s-era addition. He then said that he would look into it.

This application for a Certificate of Appropriateness was conceptually reviewed.

- 7 [COA-059046-2019](#) 606-608 N. 29th Street - Construct two new, semi-attached residences.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

This item was heard as part of the regular agenda, and was moved to the end of the meeting because the Applicant was not present.

The application was presented by Ms. Jones.

Chairman Klaus asked for clarification about the side gables suggested in the staff comments – whether they would have dormers, and whether the gables would increase the building height. Ms. Jones stated that side gable roofs with and without dormers exist in the district and provided photographic examples, including new construction which makes use of Greek Revival architectural language. Chairman Klaus expressed concern that the height could be increased by the addition of gables. Ms. Jones stated that staff is concerned that the plans have inconsistencies and thus do not accurately convey the height of the building. Chairman Klaus suggested that cautionary wording about height should be included in the Commission comments.

Commissioner Hendricks expressed concern about the narrowness of the lot, and whether Zoning would permit two residences on it. Ms. Jones stated that Zoning had reviewed the plans submitted and had no specific comments about this. Ms. Jeffries stated that the Zoning comments had been about the side stairways, because they need to be at least 2.6 feet from the property line and they are currently on the property line, so a variance would be needed. The applicants did receive a letter from Zoning stating that the lot is buildable, but staff is not familiar with the exact content of this letter.

Commissioner Morgan asked whether, if the stairs were eliminated, the applicants could build to the lot line. Ms. Jeffries and Ms. Jones stated that there is a required side yard setback, which Ms. Jeffries stated would be 3 feet.

Mr. Danese voiced concern about the location of the trash and the HVAC equipment, stating that unless the stairs are eliminated, those items would have to be located in front, which is not allowed. Ms. Jones stated that as of yet the location and screening of HVAC and trash are open questions.

Commissioner Wheeler asked why a change in roof form was recommended by staff. Ms. Jones stated that there are stylistic discontinuities, for example, elements of the design reference the Greek Revival style, but the roof form for a Greek Revival house would be different. The large gap between the cornice line and third story windows is also

problematic, and the roof form change suggested could help to address that.

Chairman Klaus suggested that another option would be to make the design more modern so that it does not read as referring to traditional forms, and other ways that the cornice line/windows gap could be addressed.

Chairman Klaus asked if there was any public comment.

Nancy Lampert, a Union Hill resident and member of the Clean City Commission, stated that the lack of provision for trash receptacle placement is problematic, and that the current applicant has other properties at which this has not been dealt with adequately, resulting in receptacles being on the street where they block traffic.

Commissioner Morgan recommended that the applicant avoid making the property any narrower, and also avoid letting the side stairs be a determining factor in the form of the building.

Commissioner Wheeler stated that a modern interpretation of a Charleston Single style house might be a direction for the applicant to consider.

A motion was made by Commissioner Johnson, seconded by Commissioner Bond, to defer the application for the reasons cited in the staff report and to allow the applicant the opportunity to revise the plans per the Commission recommendations. The motion carried by the following vote:

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

Excused -- 1 - Commissioner Lawrence Pearson

Adjournment

Chairman Klaus adjourned the meeting at 5:59 PM.