

City of Richmond

*City Hall
900 East Broad Street*



Meeting Minutes

Tuesday, June 27, 2023

3:30 PM

5th Floor Conference Room of City Hall

Commission of Architectural Review

[PDRPRES
2023.041](#) Public Access and Participation Information - Commission of Architectural Review

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

Call to Order

This meeting was called to order at 3:30pm.

Alex Dandridge read the announcement for virtual public meetings.

Commission members are present in City Hall.

Staff present: Planner Alex Dandridge, Planner Samantha Lewis, Preservation Planner Annie Delaroderie

Roll Call

- Present --** 5 - * Commissioner Ashleigh N. Brewer, * Commissioner Coleen Bulter Rodriguez, * Commissioner Sean Wheeler, * Commissioner Kathleen Morgan and * Commissioner Lawrence Pearson
- Absent --** 4 - * Commissioner Neville C. Johnson Jr., * Commissioner Andrew Moore, * Commissioner John Grier and * Commissioner Mitch Danese

Approval of Minutes

April 2023

A motion was made by Commissioner Pearson, seconded by Commissioner Brewer, to approve the April 2023 meeting minutes.

The motion carried by the following vote:

- Aye --** 5 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson

May 2023

A motion was made by Commissioner Pearson, seconded by Commissioner Brewer, to approve the May 2023 meeting minutes.

The motion carried by the following vote:

- Aye --** 5 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson

Secretary's Report

Secretary Dandridge announced the upcoming CLG training on July 19th. The event is being held at St. Patrick's Church from 9am to 4pm and features a walking tour at the end.

Upcoming CAR Elections will be postponed until July.

Enforcement Report

Dandridge summarized a number of active violations for the Commission including those at 905 Belmont Avenue, 2511-2514 E Franklin Street, and 1500 N Lombardy Street. At 2511-2514 E Franklin, the owners built rear additions and the porch additions were altered without CAR approval. Staff got in touch with the owner who reconstructed the porch to resemble the original and fixed the other porch that was removed and installed with improper decking.

Paint Palette Discussion

Dandridge discussed the CAR paint palette with Commissioner. The current paint palette was revised in 2015 with different colors being based on various architectural styles.

Commissioner Morgan feels strongly that CAR should not have a paint palette. Other bodies like DHR and NPS do not regulate paint color. Painting is one of the easiest ways to maintain a property and CAR should not spend time regulating the color of the paint. Efforts should be focused elsewhere.

Commission Chair Wheeler agrees with a caveat that the palette prevents neon colors and other outlandish colors. He suggests a subcommittee to try and finetune the guidelines.

Dandridge brought up door colors.

Morgan thinks paint color on a door is not something CAR should regulate.

Dandridge noted that subcommittees can be up to two people. More than that is a public meeting. Subcommittees can be no longer than three months.

Morgan and Rodriguez volunteered to be the paint subcommittee. Wheeler approved.

The Subcommittee will convene, review the guidelines, and come up with ideas. By September there will be an update. The Subcommittee will also meet with Secretary Dandridge.

CONSENT AGENDA

The consent portion of the meeting began at 4:00pm.

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

There was no movement.

Wheeler opened the floor for public comment.

Nancy Lampert had a question about the 2017 Venable Street application. Alex Dandridge answered.

A motion was made by Commissioner Morgan, seconded by Commissioner Brewer, to approve the consent agenda.

The motion carried by the following vote:

Aye -- 5 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson

1. [COA-131665-2023](#) 2017 Venable Street - Installation of a 6' by 10' prefabricated storage shed in a rear yard.

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

A motion was made by Commissioner Morgan, seconded by Commissioner Brewer, to approve the application with the following conditions:

The shed be screened from view, behind the existing rear fence.

The motion carried by the following vote:

Aye -- 5 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson

REGULAR AGENDA

2. [COA-131386-2023](#) 220 N. 20th Street - Construct five single family attached dwellings.

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

Alex Dandridge presented this application.

Applicant Will Gillette spoke on the application. He is fine with staff comments but would like the second one removed.

The Commission feels that the side elevation is lacking in depth and that there needs to be a slight change in material in order to differentiate the units.

Commission Chair Wheeler suggests amending the second staff condition adding this language and striking the cornice piece of the staff condition. The second staff condition suggests adding either vertical trim board to separate the side elevation of the units or adding a small bump or recess. This would be submitted to the Chair and Vice Chair for approval.

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

A motion was made by Commissioner Pearson, seconded by Commissioner Brewer, to approve the application for the reasons cited in the staff report provided the following conditions are met: a site plan be submitted to staff that includes the front and rear set back distances from the public right-of-way; a more robust vertical trim boards or a small bump or recess greater than one inch be used to separate the individual units on the side elevations; final design submitted for chair and vice chair approval; final material and color selections for exterior cladding and screening be submitted for administrative review and

approval; windows and doors be an appropriate material such as wood or aluminum clad wood; and final window and door schedule submitted for administrative review and approval.

The motion carried by the following vote:

Aye -- 5 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson

CONCEPTUAL REVIEW

3. [COA-131384-2023](#) 2904.5 E. Franklin Street - Construct a new detached dwelling on a vacant lot.

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

Annie Delaroderie presented this application.

Commissioner Brewer pointed out that the building is three feet taller but up on a slope that will make it much taller than the rest of the buildings on the street.

Dandridge noted that a true contextual rendering will be asked for in the final round of CAR review.

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

Commissioners feel that the color of the roof material chops the building and makes it look squat.

Wheeler thinks that the building seems top heavy.

Commissioner Morgan suggests aligning the cornice with the cornice of the historic house next door.

Commissioner Pearson suggests a more defined cornice below the false mansard, without brackets.

Brewer thinks the window configuration is bothersome and wants to see windows that are not ganged, and the center window pushed over.

Commissioner Rodriguez agrees that the windows are distracting. The second-floor window is square which is not in keeping with what is on the rest of the block.

Pearson likes the look of the two over two windows that are on the rest of the block but are lacking on the subject building. The porch roof also does not conform to the block context to which Wheeler agrees. He suggests making the porch a modern, straight roofline, or one that is more similar to the historic house.

4. [COA-131385-2023](#) 972-974 Pink Street - Construct an attached two-story dwelling onto the side elevation of an existing dwelling.

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

Alex Dandridge presented this application.

Pearson left at 4:53pm.

Commission Chair Wheeler opened the floor for public comment.

Nancy Lampert spoke virtually to thank the applicant for respecting the historic context of the neighborhood.

A public comment letter submitted to staff concerns the construction parking. Secretary Dandridge will share this comment with the applicant.

Wheeler agrees with staff recommendations and Nancy Lampert.

Commissioner Rodriguez suggests adding railings on the front porch.

OTHER BUSINESS

Adjournment

This meeting was adjourned at 5:02 pm.