



# City of Richmond

City Hall  
900 East Broad Street

## Meeting Minutes Commission of Architectural Review

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Tuesday, June 25, 2019

3:30 PM

5th Floor Conference Room of City Hall

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### Call to Order

James Klaus, the Chairman, called the business portion of the June 25 meeting of the Commission of Architectural Review to order at 3:30 pm.

### Roll Call

- Present --** 7 - \* Commissioner James W. Klaus, \* Commissioner Neville C. Johnson Jr., \* Commissioner Ashleigh N. Brewer, \* Commissioner Kathleen Morgan, \* Commissioner Sean Wheeler, \* Commissioner Lawrence Pearson and \* Commissioner Mitch Danese
- Excused --** 2 - \* Commissioner Sanford Bond and \* Commissioner Gerald Jason Hendricks

### Approval of Minutes

April 9, 2019, Quarterly Meeting

**A motion was made by Commissioner Neville C. Johnson, Jr., seconded by Commissioner James Klaus, that the April 9 2019 Quarterly Meeting minutes be approved. The motion carried by the following vote:**

- Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese
- Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

April 23, 2019

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

- Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese
- Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

May 28, 2019

**A motion was made by Commissioner Sean Wheeler, seconded by Commissioner James Klaus, that the May 28 2019 Meeting minutes be**

**approved. The motion carried by the following vote:**

- Aye --** 6 - Commissioner James W. Klaus, Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese
- Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks
- Abstain --** 1 - Commissioner Neville C. Johnson Jr.

## Other Business

Mr. Joshua Son, Secretary to the Urban Design Committee, provided an update to the Commission about UDC-2019-19, an application for review of security bollard encroachments along West Franklin Street in front of the campus of Congregation Beth Ahabah, which was initially reviewed by the UDC at their June 6 2019 meeting.

Mr. Son related the project summary and recommendation as follows:  
Beth Ahabah, a historic 228-year old Jewish Congregation, is in the process of seeking permission to install 39 bollards along a 290' stretch on the south side of W. Franklin Street where it intersects with Ryland Street. The Congregation received a funding from the Department of Homeland Security to harden the campus for protection against potential acts of violence. The proposed bollards would include structural foundations to provide a K-4 impact rating and would align with other street furnishings such as signs and street trees, however there would be no impact on existing street trees.

As Beth Ahabah is in a National Register-listed Historic District it would require Section 106 review – an assessment of how any federally funded project may affect historic properties – which to the Committee's knowledge the project has at this point undergone.

Additionally, the Department of Public Works did not support the installation of encroachments in the right-of-way and suggested that the applicant team install them on private property.

The recommendation by staff was that the Urban Design Committee recommend deferral for resubmission, which they went forward with, and also concluded that a subcommittee should meet on-site to examine the existing conditions and the impact of the proposed bollards, which occurred on June 18 at 1:45 pm, at 1111 West Franklin Street, which is at the Congregation. Brian Copple of the Department of Public Works was there, as well as Larry Salzman [head of the Congregation's Architecture Committee]; Dave Johannas; Andrew Gould; Andrea Quilici; James Klaus [Committee members]; Rabbi Nagle, the group determined that the project would be divided into two applications: one focused on bollards in front of the historic building where it meets Ryland; and the second application would consist of a discussion of bollards on either side of Ryland along West Franklin Street on the southern side.

DPW understood the need for bollards, and mentioned that they would review and likely approve the ones directly in front of the historic building, but discussed that there might be a need for a mix of bollard layouts and maybe a mix of street trees on either side.

There has not been much discussion about the aesthetics of the bollards – color, material, form. If the Commission has a recommendation after reviewing the application, that would be appreciated.

Chairman Klaus asked if the Commission would be reviewing a revised plan and making a

recommendation to the UDC. Mr. Son confirmed this, stating that UDC is asking for a letter of recommendation from CAR. CAR's role to UDC would be advisory; UDC's role is also advisory, and they will make a recommendation to DPW, which is ultimately the deciding party on this application.

Mr. Son stated that the application number 1, for bollards in front of the historic Congregation building, will most likely go forward and will most likely be administratively approved by Planning and Preservation staff; therefore Mr. Son asked that CAR submit their aesthetic bollard recommendations to Ms. Jones.

Chairman Klaus stated that Committee member Dave Johannas had had a good suggestion: that the bollards in front of the 1904 Congregation building be of a traditional design, while the bollards in front of the recently built sanctuary could be more modern.

Chairman Klaus stated that the initial application from Beth Ahabah did not have a specific bollard design recommendation, and that the follow-up application with more contextual information should be easier for the Commission to review.

Chairman Klaus stated that application number 2, for the extended row or rows of bollards possibly mixed with other elements, will be more interesting as there will hopefully be a chance to add trees to the streetscape. Chairman Klaus explained to the Commission that the Congregation is most concerned about protecting the historic structure due to its location where Ryland dead-ends, which is vulnerable to a perpendicular vehicular attack.

Commissioner Johnson asked about the vulnerability of the east and the west sides of Ryland in relation to the Congregation buildings. Mr. Son and Chairman Klaus confirmed that these areas are vulnerable as well, including to a potential vehicle attack via the sidewalk, but these will be dealt with somewhat less urgently via application number 2.

Mr. Son explained that the Department of Homeland Security did an analysis of the campus and arrived at a recommendation of 39 bollards based on the premise of a potential 45-degree vehicular attack.

Commissioner Morgan stated that she is fine with a modern bollard type, but that color is her main concern. Chairman Klaus suggested that black should be the default. Commissioner Johnson pointed out that light grey could also be effective.

Chairman Klaus asked if application number 1 from Beth Ahabah, when it arrives, could be disseminated to Commission members via email due to the urgency. Ms. Jones agreed that she or Ms. Jeffries would send out the application when they have it, and then discuss and get feedback with Commission members by phone. Mr. Son stated that the Congregation is planning to submit application number 1 for the August UDC meeting, thus a deadline of July 11, with a bit of leeway.

#### Secretary's Report

Ms. Carey Jones, Secretary to the Commission of Architectural Review, stated that the Commission typically elects officers at the June meeting; however, this year's elections will be postponed until July. Any Commission member who has at least one year left to serve as a Commissioner is eligible. Ms. Chen and Ms. Jones reviewed the Commission member list and determined that everyone is eligible to be an officer with the exception of Vice-Chair Hendricks, whose term will end in less than a year. Ms. Jones will distribute an updated Commissioners list as soon as she receives it from the Clerk's Office.

Ms. Jones stated that the Commission's next quarterly meeting will be held on July 9th, 6 PM at 2100 East Cary Street, and that agenda items will include: updating standard operating procedures for setting the monthly meeting agenda; and looking at the Guidelines for rooftop additions and decks.

Ms. Jones stated that staff recently attended a Freedom of Information Act training. The primary take-away for Commissioners is that any time three or more Commissioners are together constitutes a public meeting. Commissioners don't need to avoid each other, but Ms. Jones asked that if they meet outside of a scheduled Commission meeting they not discuss Commission business such as previous or pending applications.

Ms. Jones updated the Commission about the corner property at 401 N 27th Street which is in need of extensive work including brick, mortar, and stucco repair, and was reviewed at the May 2019 Commission meeting. The Historic Richmond Foundation is working with the property owner to complete the structural engineer report needed to assess the overall condition of the building and develop a plan to address the structural issues.

Ms. Jones reported that staff is continuing outreach efforts: a postcard mailing for all owners of properties in City and Old Historic Districts is being printed and will be mailed shortly. Ms. Jones thanked Alex Dandridge and Matt Everett for their work on the postcard. Staff also attended a meeting of the Union Hill Civic Association where Ms. Jones introduced herself and Mr. Dandridge, and gave a short overview of the Commission and staff, how to apply for a Certificate of Appropriateness, and the role of community members; and also answered follow-up questions from individual property owners.

Ms. Jones informed Commissioners that City Hall will be closed Thursday July 4th and Friday July 5th for Independence Day holiday; and that both Ms. Jones and Ms. Chen will be out of office for that week, during which time Ms. Jeffries will handle all Commission business.

#### Administrative Approval Report

Ms. Jones stated that staff processed 10 administrative approvals this month, primarily painting and porch repairs.

Ms. Jones stated that, for the new elementary school recently reviewed, only the land disturbing and some site work has been approved. Commission staff have been very clear when approving permits that nothing else has been approved, and no demolition has been approved.

#### Enforcement Report

Ms. Jones stated that staff responded to a reported violation late last week in the Springhill City and Old Historic District. The property was recently purchased and the owner began work without approvals or permits. Staff issued a notice of violation and code enforcement issued a stop work order. Staff has already heard from the owner representative who has submitted an application.

Staff has also successfully addressed some fence and porch violations.

Commissioner Johnson asked about the frequency of outreach notifications to City Old and Historic District residents. Ms. Jones explained that new residents receive a notification upon moving into a COHD, but that in addition the postcard mailing is done to all residents once a year. Ms. Jones added that Commission staff will endeavor to

prepare the mailing earlier next year, to better coincide with the busy spring maintenance season.

#### Other Committee Reports

Chairman Klaus stated that the next Urban Design Committee meeting on Wednesday July 3 will have one agenda item, concerning Broad Street streetscape improvements from Belvedere to the expressway; and that he will be sure to share a link to the agenda with Commission members.

#### Call to Order

Chairman Klaus called the regular portion of the meeting to order at 4:00 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 present that, if an application is placed on the consent agenda and they do not think it belongs there, they would have an opportunity to have it moved back to the regular agenda.

A motion was made by Commissioner Johnson, with Commissioner Wheeler seconding, to move the 4th item, COA-055424-2019, 2306 East Leigh Street to the consent agenda. Chairman Klaus commended the applicant for their efforts in researching a photo from the 1920s and attempting to recreate the historical appearance. The Commission unanimously approved moving the item.

A motion was made by Commissioner Johnson, with Commissioner Danese seconding, to move the 5th item, COA-055411-2019, 2601 East Broad Street to the consent agenda. Commissioner Wheeler stated that he does not agree with the staff condition which removes the brick piers from the fence design, as he does not find the proposed brick piers problematic. Chairman Klaus stated that a letter had been received from Historic Richmond Foundation, which has an easement on the property, stating that they too are okay with the brick piers. Chairman Klaus stated that brick piers with brick walls are not uncommon in the district, but that he has not seen examples of brick piers with wooden fence, as proposed.

The Commission approved moving the item by the following vote:

Aye – 4 – Commissioner Johnson, Commissioner Klaus, Commissioner Brewer, Commissioner Danese

No – 3 – Commissioner Pearson, Commissioner Wheeler, Commissioner Morgan

A motion was made by Commissioner Pearson, with Commissioner Johnson seconding, to move the 1st item, COA-055382-2019, 531 North 21st Street to the consent agenda. Chairman Klaus expressed uncertainty as to whether an application with a denial recommendation could be moved to the consent agenda. Ms. Jones and Ms. Chen confirmed that it can. The Commission unanimously approved moving the item.

A motion was made by Commissioner Morgan, with Commissioner Wheeler seconding, to move the 12th item, COA-055419-2019, 12 North 30th Street, to the consent agenda

for approval as submitted. Commissioner Morgan stated that the area in question is minimally visible from the alley. The motion failed by the following vote:

Aye – 2 - Commissioner Wheeler, Commissioner Morgan

No – 5 - Commissioner Ashleigh Brewer, Commissioner James Klaus, Commissioner Lane Pearson, Commissioner Neville Johnson, and Commissioner Mitch Danese

A motion was made by Commissioner Klaus, with Commissioner Johnson seconding, to move the 2nd item, COA-055422-2019, 1821 Monument Avenue to the consent agenda. Chairman Klaus stated that the rear porches in question are nearby invisible to the public due to a large garage. The Commission unanimously approved moving the item.

A motion was made by Commissioner Wheeler, with Commissioner Johnson seconding, to move the 6th item, COA-055408-2019, 2711 East Broad Street to the consent agenda. The Commission unanimously approved moving the item.

A motion was made by Commissioner Wheeler, with Commissioner Johnson seconding, to move the 11th item, COA-055391, 815 Mosby Street to the consent agenda. Chairman Klaus expressed concern about the house behind the wall, and that approving the wall removal could facilitate demolishing the house. Chairman Klaus stated that the house had a demolition permit, since expired, and asked if the engineering report on the wall affirmed that the house would be unaffected. Commissioner Wheeler stated that the engineering report only dealt with the retaining wall.

The Commission approved moving the item by the following vote:

Aye – 3 - Commissioner Pearson, Commissioner Wheeler, Commissioner Johnson

No – 2 - Commissioner Klaus, Commissioner Morgan

Abstaining – 2 – Commissioner Brewer, Commissioner Danese

A motion was made by Commissioner Klaus, with Commissioner Pearson seconding, to move the 13th item, COA-055423-2019, 1813 West Grace Street to the consent agenda. Commissioner Wheeler asked if the property had gone through Part II review in the Department of Historic Resources rehabilitation tax credit process. Ms. Jones stated that it had not, but that this would be included in the conditions of approval. Commissioner Morgan expressed concern about the quantity of staff conditions, and whether they would conflict with conditions imposed by the Department of Historic Resources. Chairman Klaus stated that in case of a conflict, the DHR condition would prevail. Ms. Jeffries stated that Commission staff could work with the applicant to ensure that they abide by DHR recommendations. The Commission unanimously approved moving the item.

A motion was made by Commissioner Klaus, with Commissioner Johnson seconding, to move the 7th item, COA-055414-2019, 2218 East Grace Street to the consent agenda. Chairman Klaus stated that this was another instance in which the work would be barely visible. The Commission unanimously approved moving the item.

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

Steve Crumley, the owner of 2601 E Broad Street, requested that his application [#5, COA-055411-2019] be approved as submitted, with the inclusion of brick piers for the wooden fence. After discussing with Chairman Klaus, he asked that his application be removed from the consent agenda and placed back on the regular agenda.

Brian Frame, owner of 531 North 21st Street, stated that they were misled by a contractor into installing the unauthorized fence, and asked for advice about remedy and redress, inquiring whether a variance could be requested from Zoning. Chairman Klaus

stated that Mr. Frame would have to appeal to City Council. Ms. Chen added further details: there is a 15-day window and \$150 fee for an appeal, and a Commission decision can only be appealed if the Commission has violated the City Old and Historic District Guidelines.

Mr. Frame asked about the protocol for removing the fence, and whose responsibility it is to do so. Ms. Jones stated that the violation remains active while the fence is in place. Chairman Klaus advised that Mr. Frame stay in contact with staff regarding the progress of his dealing with the contractor.

Commissioner Klaus made a motion, seconded by Commissioner Johnson, to remove the 5th item, COA-055411-2019, 2601 East Broad Street, from the consent agenda, and return it to the regular agenda. The Commission unanimously approved moving the item.

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

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

1 [COA-055382-2019](#) 531 N. 21st Street - Install a vinyl fence.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

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

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

2 [COA-055422-2019](#) 1821 Monument Avenue - Enclose two existing rear porches, and construct a rear porch and patio.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

**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: the second story railing be of a simple design to clearly differentiate it from the historic materials, and the window specifications for the porch enclosure and details of the proposed second story railing be submitted for administrative review. The motion carried by the following vote:**

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

- 4 [COA-055424-2019](#) 2306 E. Leigh Street - Rehabilitate an existing building including the storefront.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

**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: any proposed signage be submitted to staff for review and approval; the final window specifications be submitted to staff for review and approval; and the applicant submit a natural brick color for the masonry for staff review and approval. The motion carried by the following vote:**

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

- 6 [COA-055408-2019](#) 2711 E. Broad Street - Construct a new tool shed in the rear yard.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

**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: final window specifications including materials be submitted for review and approval, and the colors be submitted to staff for review and approval. The motion carried by the following vote:**

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

- 7 [COA-055414-2019](#) 2218 E. Grace Street - Replace existing utility room roof, remove existing rear wall and door, install windows in existing openings, and install gutters.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)



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: the new windows be one-over-one wood or aluminum-clad wood and the specifications be submitted to staff for review and approval; and a roof plan and line of sight diagram with the relocated HVAC equipment be submitted to staff for review and approval. The motion carried by the following vote:

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

11 [COA-055391-2019](#) 815 Mosby Street - Demolish a concrete retaining wall.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

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

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

13 [COA-055423-2019](#) 1813 W. Grace Street - Reconstruct a front porch and rehabilitate an existing garage.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

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: the columns next to the façade be engaged, rectangular pilasters, as seen in the photograph rather than freestanding; paint colors be submitted for administrative approval; accurate revised drawings be submitted for administrative review and approval; the front porch columns be smooth rather than fluted; the metal roof be flat-lock or hand-seamed, rather than the standing seam metal proposed; additional information regarding any proposed gutters be submitted for administrative approval; the garage door not have windows, the work be performed in conformance with a Part II Tax Credit application approval and conditions and any additional conditions subsequently imposed by DHR or the National Park Service be submitted to staff for administrative review and approval. The motion carried by the following vote:

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

## **REGULAR AGENDA**

- 3 [COA-055439-2019](#) 2510 W. Grace Street - Reconstruct balustrade above front porch; remove rear porch and construct a new, larger porch.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jeffries presented this application.

Staff recommended that the application be partially approved with the following conditions: the historic rear porch be repaired and any elements that require replacement be replaced in-kind; and, the applicant redesign the rear porch addition in such a way as to maintain the historic rear porch, to be differentiated from the historic porch, and be a size and scale that protects the existing architectural features of the historic porch.

The applicant, owner David Kreis, introduced himself.

Mr. Kreis stated that most parts of the back porch have already been replaced. It is currently 5 feet deep, so is not useful for any modern purposes such as family functions. Mr. Kreis stated that the porch is minimally visible and they would like to extend it out to make it more usable.

Chairman Klaus stated that his take on the staff recommendations is that they do not mind the porch being extended, as long as the new part is visually differentiated from the old. Mr. Kreis stated that the applicants had attempted to reference the historic construction by keeping the brick piers and the first set of columns in place and by keeping the half pillars and the roof against the house the same, and by using Richmond rail. Chairman Klaus stated that the applicants are near to getting approval but should use different materials for the addition, to aid in differentiation from the historic porch. Mr. Kreis stated that the current materials are non-original, as can be discerned from the plank measurements, which he believes were put in place in the 1990s. He added that the owner's desire is for the entire porch to be consistent.

Chairman Klaus stated that, though it is not the original porch in terms of materials, it has been established that it is the same size as it was originally, therefore by the Guidelines the expansion must be differentiated. Mr. Kreis asked for Commission advice on ways to differentiate. Commissioner Morgan suggested that a simpler design be used, for example eliminating the decorative detail at the top of the proposed new columns; she also suggested making the new brick piers in a slightly different shade of brick. Commissioner Johnson added that a different, perhaps smoother texture to the new piers could also be an option. Chairman Klaus stated that the differentiating detail or details could be very subtle and is up to the applicant; the Commission does not want to dictate a specific design.

Mr. Kreis asked about the process moving forward. Ms. Jones explained that a specific

design would be submitted to staff for administrative approval, with Chairman Klaus and Vice-Chair Hendricks being consulted if necessary. Turnaround time should be quick, possibly as fast as two days.

Contractor Kennon Perrin asked if the Commission requirements were limited to eliminating the caps on the newer posts and making the bricks different, which Chairman Klaus confirmed.

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

Commissioner Wheeler asked about the roofline and how that would be dealt with, stating that removing the roof requires removing the trim, and the transition from old to new construction will be challenging. Chairman Klaus stated that presumably the builder would arrive at a solution for this.

Commissioner Wheeler stated that the porch is minimally visible.

**A motion was made by Commissioner Johnson, seconded by Commissioner Brewer, to approve the application for the reasons cited in the staff report provided the following conditions are met: the applicant maintains the historic elements of the porch including the roof rafters, joists, floor and piers and the applicant redesign the rear porch addition in such a way as to maintain the historic rear porch, to be differentiated from the historic porch, and be a size and scale that protects the existing architectural features of the historic porch. The motion carried by the following vote:**

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

- 5 [COA-055411-2019](#) 2601 E. Broad Street - Remove an existing wooden fence and construct a new wooden fence with decorative brick piers.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jones presented this application.

Staff recommended approval of the application, with the following condition: The brick piers not be installed and the applicant work with staff to install a privacy fence or wall that meets the Commission's Guidelines for Fences and Walls.

The owner, Steve Crumley, stated that his preference would be to keep the brick piers as part of the fence design.

John Albers, former Secretary to the Commission and neighbor to Mr. Crumley, introduced himself and stated that he has worked with Mr. Crumley on the proposed design, as well as another fence in the neighborhood. Mr. Albers stated that the brick pier design would make the fence match and blend better with adjacent structures than if the fence were only wood. Mr. Albers stated that there is a history of the Commission allowing brick with wood. Chairman Klaus stated that this may depend on the area and the time period represented. Mr. Albers stated that he does not agree, and that designs

can be compatible without perfectly replicating what was historical. Mr. Albers cited a fence which he helped design as an example.

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

**A motion was made by Commissioner Morgan, seconded by Commissioner Wheeler, to approve the application as submitted provided the following condition is met: the brick materials be submitted for staff review and approval. The motion carried by the following vote:**

**Aye --** 6 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**No --** 1 - Commissioner Ashleigh N. Brewer

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

8 [COA-055578-2019](#) 708 N. 21st Street - Rehabilitate an existing, single-family home.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jeffries presented this application.

Staff recommended approval of the proposal, with the following conditions: the front porch roof be metal with flat seams or be a dark colored membrane roof which will effectively convey the appearance of a flat seam metal roof; the exterior portion of the chimney be retained; a full window survey be conducted and the applicant work with staff to determine which windows require replacement; any replacement windows match the original light configuration; the window openings be enclosed from the interior in a manner that could be reversed in the future and maintains the existing exterior appearance; the existing window openings on the rear porch enclosure be maintained as existing and the new windows be of a contemporary design; the rebuilt addition be clad in wood or smooth unbeaded fiber cement siding; the rear stair have Richmond rail and be painted or stained a neutral color; and the following items be submitted for administrative review: paint colors, roof material specifications, window specifications, rear door specifications, revised elevations, and a site plan with the location of the exterior HVAC unit.

Chairman Klaus asked for clarification regarding the staff recommendation that the 1st floor front 3-part window not match those of the upper floor. Ms. Jeffries explained that staff's intent was to prevent pseudo-historic features from being added to an existing element. Chairman Klaus stated that the window, which appears to be from the 1960s, seems to have an arbitrary light configuration.

The applicant, Scott Lennon, introduced himself and stated that most of the staff recommendations are not problematic. He stated that the non-functioning chimney limits functionality of the house, taking up a great deal of space. Chairman Klaus stated that only the exterior section of chimney needs to be preserved; the interior chimney components can be removed. Mr. Lennon stated that the recommended conditions could in that case be met.

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

**A motion was made by Commissioner Johnson, seconded by Commissioner Brewer, to approve the application for the reasons cited in the staff report provided the following conditions are met: the front porch roof be metal with flat seams or be a dark colored membrane; the exterior portion of the chimney be retained; a full window survey be conducted and the applicant work with staff to determine which windows require replacement; any replacement windows match the original light configuration; the window openings be enclosed from the interior in a manner that could be reversed in the future and maintains the existing exterior appearance; the existing window openings on the rear porch enclosure be maintained as existing and the new windows be of a contemporary design; the rebuilt addition be clad in wood or smooth unbeaded fiber cement siding; the rear stair have Richmond rail and be painted or stained a neutral color; the following items be submitted for administrative review: paint colors, roof material specifications; window specifications; specifications for the rear door; revised elevations; a site plan with the location of the exterior HVAC unit; fence specifications, if one is proposed, and details for any proposed gutters or downspouts. The motion carried by the following vote:**

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

- 9 [COA-055877-2019](#) 2301 Venable Street - Construct a new, single-family, detached residence on a vacant lot.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

This application was presented by Ms. Jones.

Staff recommended approval of the application, with the following recommendations: the applicant submit information about the proposed materials, including porch and main roof, porch railing, and trim work, to staff for review and approval; the applicant use a less visually intrusive gutter profile; the proposed color scheme be submitted to staff for review and approval; the exterior chimney be omitted from the final design; the applicant use a wood or aluminum-clad wood window, with the specifications to be reviewed and approved by staff.

Lawrence Williams introduced himself as the architect for the project, representing the Maggie Walker Community Land Trust. The organization hopes that the submitted application may serve as a prototype for future affordable housing endeavors. Mr. Williams stated that the windows in the drawing may appear large, but they are the dimensions of windows in surrounding houses.

Mr. Williams stated that brick was discussed for the exterior of the house, but it was determined that this would require alterations to the interior plan. The chimney feature is to add visual appeal and distinctiveness including the textured brick and stone base, and Mr. Williams stated that one Commissioner had been in favor of it during the conceptual review. Box gutters are proposed; Mr. Williams said that he believed these could be of a

low profile, and added that if the Commission wished, crown moulding in PVC could be added to them. Mr. Williams stated that average gutters deteriorate in 15-20 years, reducing affordability, thus making more durable box gutters a better option. Mr. Williams stated that the aluminum clad window type selected for the house is one commonly used in Church Hill.

Chairman Klaus asked if there was any public comment.

Nancy Lampert, a Church Hill resident, stated her support of the staff recommendations, and asked that the Commission in its decision abide by the Design Review Guidelines. Ms. Lampert stated that she supports affordable housing, but rules must be followed.

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.

Commissioner Wheeler stated that he believed the proposed chimney could be retained. Chairman Klaus stated that he agreed with staff that it should not be, especially given the proposed juxtaposition of cobblestones with the brick chimney; and that not having a chimney would not detract from the house's quality or value.

Commissioner Wheeler asked if the second-floor window by the stairs, on the left elevation, could be raised for the sake of symmetry with the right. Chairman Klaus stated that, as the distance to the neighboring house is only 3 feet, it would not be perceptible from the street.

**A motion was made by Commissioner Wheeler, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: the applicant submit information about the proposed materials, including porch and main roof, porch railing, and trim work, to staff for review and approval; the applicant use a less visually intrusive gutter profile; the proposed color scheme be submitted to staff for review and approval; and the applicant use a wood or aluminum-clad wood window, with the specifications to be reviewed and approved by staff. The motion carried by the following vote:**

**Aye --** 4 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan and Commissioner Sean Wheeler

**No --** 1 - Commissioner James W. Klaus

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

**Recused --** 2 - Commissioner Lawrence Pearson and Commissioner Mitch Danese

- 10 [COA-055493-2019](#) 2011 Venable Street - Construct a new, covered front porch and a rear deck and stairs.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jeffries presented this application.

Staff recommended approval of the application, with the following conditions: the front porch be constructed of wood, and paint colors be submitted for administrative approval;

the railings be removed from the front porch design if not required by code, revised plans to be submitted to staff for administrative approval; the front porch roof be clad in flat-lock or hand-seamed metal, or black membrane roofing rather than the proposed asphalt shingles; the applicant submit additional information regarding any proposed gutters for administrative approval; the deck be constructed of wood, painted or stained a neutral color, with a Richmond rail; lattice be used to screen the sub-decking of the lower level; the new rear door fit between the existing window jambs, and a transom window be used to maintain the existing lintel height, door details to be submitted to staff for administrative review and approval.

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

Chairman Klaus stated that though a back window will be converted by the proposed construction, it would be reversible.

Commissioner Wheeler asked if the chain link fence in front of the property would be removed.

Megan Sperotto, niece of the owner Zenobia Dabney, stated that she believed the chain link fence would be removed, and that at some point in the future a wrought iron gate or some other enclosure might be proposed.

**A motion was made by Commissioner Klaus, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: the front porch be constructed of wood, and paint colors be submitted for administrative approval; the railings be removed from the front porch design if not required by code, revised plans to be submitted to staff for administrative approval; the front porch roof be clad in flat-lock or hand-seamed metal, or black membrane roofing rather than the proposed asphalt shingles; the applicant submit additional information regarding any proposed gutters for administrative approval; the deck be constructed of wood, painted or stained a neutral color, with a Richmond rail; lattice be used to screen the sub-decking of the lower level; the new rear door fit between the existing window jambs, and a transom window be used to maintain the existing lintel height, door details to be submitted to staff for administrative review and approval; and any new fences be submitted to staff for administrative approval. The motion carried by the following vote:**

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

- 12 [COA-055419-2019](#) 12 N. 30th Street - Widen an existing window opening and change window configuration from one to two double-hung wooden windows.

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

Ms. Jeffries presented this application.

Staff recommended approval of the proposal, with the following conditions: staff

recommends denial of the removal of the historic window as the Guidelines recommend retaining original windows and window surrounds; a revised elevation that maintains the existing original window and opening, including the arched lintel, be submitted to staff for administrative review and approval; the new window be consistent with the design of the existing window.

The applicant and property owner, Mary Lorino, introduced herself. She stated that she proposes two alternatives that would meet staff's recommended conditions. Ms. Lorino stated that the existing brick arch is in poor condition and has been repaired badly, and that for structural integrity she would need to leave a considerable amount of brick on the side of the existing window, thus requiring that the new fenestration be moved closer to the edge of the house, which Ms. Lorino feels would be strange and not desirable. The other option would be to acquire a custom steel lintel, retaining the arch, and putting a window adjacent to the arch. This option has the disadvantage of expense, but would leave the arch intact.

Ms. Lorino stated that the window proposed will be barely visible. She requested that, whether the arch is retained or not, a larger window be approved as that will give a better view of the backyard and maximize natural light on the first floor.

Chairman Klaus clarified with the applicant that her original proposal would have the window enlarged by lowering it about 9 inches, though not turning it into a door. Ms. Lorino confirmed this.

Commissioner Brewer asked if the applicant would be open to the proposed design of two separated window openings. Ms. Lorino said that she would not, that in that case she would simply leave the house as-is.

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 Morgan, seconded by Commissioner Johnson, to approve the application as submitted, as the window's visibility is very limited. This would eradicate the arch.

Commissioner Johnson stated that the historical arch is interesting and that the proposal which preserves it, though somewhat awkward, is appealing. Chairman Klaus stated that he is not against increasing the window depth, but that the arch is visible from the alley and worth preserving.

The motion failed by the following vote:

Aye—2 - Commissioner Morgan, Commissioner Wheeler

No – 5 - Commissioner Johnson, Commissioner Pearson, Commissioner Klaus, Commissioner Brewer, Commissioner Danese

Excused – 2 – Commissioner Jason Hendricks, Commissioner Sanford Bond

Commissioner Wheeler asked the applicant if she would be open to removing the straight soldier course of brickwork above the new window, leaving the arch and the steel lintel. Ms. Lorino consented to this. Chairman Klaus stated that this could be submitted for administrative approval.

**A motion was made by Commissioner Johnson, seconded by Chairman Klaus to approve the application for the reasons cited in the staff report provided the following condition is met: a revised elevation that maintains the existing arched lintel be submitted to staff for administrative review and approval. The motion**



**carried by the following vote:**

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

- 14 [COA-055420-2019](#) 2816 E. Franklin Street - Demolish a one-story, masonry garage, and construct a new, two-story accessory building.

**Attachments:** [Application and Plans \(6/25/2019\)](#)

[Site Map](#)

[Staff Report \(6/25/2019\)](#)

[Application and Plans](#)

[Staff Report \(7/23/2019\)](#)

Ms. Jeffries presented this application.

Staff recommended partial approval of the application, with the following conditions: the brick be extended to clad the entire first story to reduce the impact of the massing of the second story; specifications for the proposed window, door, and metal shingles be submitted for administrative review and approval.

Todd Dykshorn, the architect, introduced himself and the owner Colin Wozencraft. Mr. Dykshorn stated that since this project was conceptually reviewed, Mr. Wozencraft has spoken to several neighbors who would have a view of the metal-clad second story of the proposed building, mostly from 29th Street, thus that second story is of greater concern in terms of visibility and possible obtrusiveness. In response to this, the applicants have reconsidered the design. Chairman Klaus said that a new design presented at the meeting, rather than submitted for public view by the meeting deadline, could not be reviewed, since there is no way to be certain the applicants surveyed every neighbor.

Mr. Klaus stated that the application could be deferred, if the applicants wish, to provide time for submittal and review of a revised design.

Mr. Wozencraft stated that he has spoken to many neighbors, though not all, and believes that the revised design would better please the ones who have opposed the metal cladding.

Chairman Klaus asked if there was any public comment.

Karen Jones, a neighbor who lives on East Grace Street, stated that she had not been spoken with the applicant, that her home is positioned with a view the proposed building, and that she would appreciate having a chance to see a revised design, and also to speak with the applicants.

Bill McGuire, a neighbor on East Grace Street, who also would have a view of the proposed building, stated that a metal clad structure would not be in keeping with the alley.

Mr. Wozencraft stated that the current proposal has a revised, lowered height, in response to conceptual proposal feedback. In addition the staircase has been moved to the inside of the structure, and the balcony removed. Mr. Wozencraft stated that he

would be happy to resubmit the application with different materials and a more complete rendering, so neighbors have a better idea of what is proposed.

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

**A motion was made by Commissioner Klaus, seconded by Commissioner Johnson, to defer the application to allow the applicant to submit a revised design and to allow the applicant the opportunity to seek input from the neighboring property owners. The motion carried by the following vote:**

**Aye --** 7 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

- 15 [COA-055878-2019](#) 519 St. James Street - Construct a new, single-family, semi-attached residence on a vacant lot.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jones presented this application.

Staff recommended approval of the proposal, with the following conditions: the applicant submit window specifications that meet the Commission Guidelines for staff review and approval; the fence be painted or stained a neutral color found in the Commission paint palette; should the property at 521 Saint James not be constructed, the treatment of the side elevation be submitted for administrative review and approval.

Chairman Klaus stated that the one public comment letter received by the Commission had been in favor of the application.

The applicant, Greg Shron, introduced himself and stated that he was glad it had been possible to combine the project with that of 521 St. James Street. Mr. Shron stated that in conceptual review, Chairman Klaus and Commissioner Hendricks had recommended moving the 3rd-floor mass toward the front, and this was seriously considered by the applicants. They ultimately decided to submit a modified version of the original proposal, which does address other Commission and staff comments.

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

Chairman Klaus stated that the setback is less concerning than it was, now that it can be seen in a dimensioned elevation plan. Chairman Klaus expressed concern about the usage of the 3rd elevation and its conduciveness to keg parties, baby pools, and the like.

Commissioner Morgan asked if the parapet is tall enough that a guardrail is not required. Mr. Shron confirmed that it is.

**A motion was made by Commissioner Wheeler, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: the applicant submit window**

specifications that meet the Commission Guidelines for staff review and approval; the fence be painted or stained a neutral color found in the Commission paint palette; and should the property at 521 Saint James not be constructed, the treatment of the side elevation be submitted for administrative review and approval.

**Aye --** 6 - Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Mitch Danese

**Excused --** 2 - Commissioner Sanford Bond and Commissioner Gerald Jason Hendricks

**Recused --** 1 - Commissioner Lawrence Pearson

## **CONCEPTUAL REVIEW**

- 16 [COA-055873-2019](#) 521 St. James Street - Construct a new, single-family, semi-attached residence on a vacant lot.

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

Ms. Jones presented this application.

Staff recommended that the following be submitted for final review: a window schedule with updated material specifications that meet the Guidelines; the location of the HVAC equipment and information about any screening; any site improvements, including a fence; a detailed context elevation.

Commissioner Wheeler asked if the property is landlocked or if it has a rear alley. Ms. Jones stated that there is a side alley, and there does not appear to be a rear alley. Mr. Shron stated that there is a dedicated public alley behind the lots in question, but it is only 7 ½ feet wide, not wide enough for vehicles.

Chairman Klaus inquired about parking. Ms. Jones stated that parking requirements would be determined by Zoning, which would be a step after CAR approval; applicants might get a parking variance due to lack of access to parking.

Chairman Klaus pointed out that this is an unusual project to conceptually review, as its sister property, to which it will be conjoined, has just gone through final review.

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

Commissioner Wheeler suggested that the two properties, 519 and 521 St. James, be painted different colors.

Commissioner Morgan agreed with Commissioner Wheeler.

This application for a Certificate of Appropriateness was conceptually reviewed.

Commissioner Pearson left the meeting at 6:07 PM.

**This Application for a Certificate of Appropriateness was conceptually reviewed.**

- 17 [COA-055425-2019](#) 3019-3021 E. Marshall Street - Construct two new, single-family, semi-attached residences.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jones presented this application.

Staff recommended that: the applicant reconsider the traditional design elements, including the porch roof and window lite configuration, to be more in keeping with the modern design elements; the applicant consider a treatment of the side elevation that references the guidelines for new residential construction on corner properties.

The applicant, Mr. Shron, stated that the design in question was attempting to be contemporary and perhaps needs to go further in this direction. Mr. Shron stated that Commission feedback would be welcome, particularly in regard to the side elevation facing 31st Street.

Chairman Klaus asked if there was any public comment.

Ms. Sarah Benslimane, of 3017 East Marshall Street, stated that she had some concern about the windows facing her property in terms of privacy and safety; that there would be sufficient room between houses to maintain access to the alley; that she was unclear about property lines; and that finding on-street parking would be an issue for her, as she works late.

Chairman Klaus asked Ms. Jones about Zoning's position regarding on-street parking for this property. Ms. Jones stated that she had not received a zoning review and could not comment.

Chairman Klaus stated that the Commission has only limited influence over fenestration. Ms. Jones pointed out that there are also building codes about how close windows can be to each other on adjacent properties Ms. Jones stated that she would be happy to pass on this information to the applicant and neighbors when she has it.

Mr. Frank Watkins, a 31st St. resident, stated that his property would have a view of 3021. Mr. Watkins requested clarification about the current state of review of that side elevation. Chairman Klaus stated that the current design is for a "middle of the block" elevation, and that the current review would address ways to make it more suited to its corner location.

Mr. Watkins asked for details about the front railing, which appears to be horizontal and thus incongruous. Chairman Klaus stated that, as it is new construction, there is flexibility and in fact a design that does not reference historical railings might actually be encouraged, so as to differentiate new from old.

Mr. Shron stated that he had received a Zoning confirmation letter, which included a waiver of the off-street parking requirement, as Zoning had determined that the alley is too narrow for parking. Mr. Shron stated that, given its setback, the 3019 elevation does have permission for openings of up to 25% of its area. Mr. Shron stated that, relative to currently submitted plans, some windows would probably be removed from the interior side and placed instead on the street corner side.

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

Chairman Klaus expressed agreement with staff recommendations, and stated that the side elevation does need to be modified to be more like a primary façade, as it is street-facing.

Commissioner Brewer expressed agreement with staff, reiterating that windows should be simplified from 2/2 to a 1/1 configuration. Ms. Brewer stated her support for the porch railing design, and expressed her agreement with staff that the roof should be made more contemporary.

Commissioner Danese asked if there was any information about HVAC equipment.

Mr. Shron stated that they would be in the fenced rear yard, and that the applicants would make sure to clearly mark them in plans submitted for final review.

Commissioner Johnson expressed agreement with staff recommendations.

Commissioner Wheeler expressed agreement with staff recommendations, adding that a canopy over the back door could be considered as a nice modern touch, and stated that no K-style gutters should be used.

Commissioner Morgan asked for clarification about the front porch columns, and whether they have trim applied. Chairman Klaus asked if Commissioner Morgan was requesting something simpler, and suggested that he would be in favor of this.

**This Application for a Certificate of Appropriateness was conceptually reviewed.**

- 18 [COA-055433-2019](#) 801-803 Mosby Street - Construct one commercial mixed-use building and two, two-family, semi-attached residences.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jones presented this application.

Staff commented regarding the application in general: the irregular shape of the buildings is not in keeping with the surrounding buildings, which use a more rectangular form; the topography of the site is raised and staff requests information about retaining walls, if these will be necessary.

Staff commented regarding the 801 Mosby Street multi-family residential building: staff suggests that the applicant consider human-scale elements, such as front entry stairs; the applicant proposes frame construction, while most of the surrounding buildings are masonry; staff requested that additional information about the site improvements, including the parking lot, be submitted.

Staff commented regarding the 803 Mosby Street mixed-use building: the residential section that faces Mosby Street does not contain any residential human-scale elements such as stairs and porches; the Juliet balconies are not in keeping with the district; the Mosby Street elevation does not utilize a consistent fenestration pattern. Staff suggested

that additional openings be considered for the Carrington Street elevation. Staff requested that the location of the HVAC units be included for final review.

Architect Todd Dykshorn reintroduced himself and introduced the owner, Mr. Augustine Garrett.

Mr. Dykshorn stated that the proposed materials were partly inspired by the varied materials of the apartment buildings opposite. The quad separating the proposed commercial and residential buildings was seen as an appropriate way to fit the buildings into the neighborhood. The setbacks are a response to the non-90-degree property lines, as well as an attempt to break down the mass of the buildings and work with the street front.

Commissioner Brewer questioned the 45 degree angle setback off of Mosby Street. Mr. Dykshorn stated that he was not certain, but it was his understanding that is the required setback line.

Commissioner Wheeler stated that his understanding of zoning requirements was that, if there is a building within a certain distance – 250 feet or thereabouts – the setback needs to be modeled on that building. Mr. Dykshorn stated that the applicants should consult with Zoning staff. Ms. Jones stated that she would get feedback from Zoning and provide it to the applicants.

Chairman Klaus asked if there was any public comment.

Ms. Nancy Lampert, a Church Hill resident, stated that the height and massing of the proposed construction are incompatible with the neighborhood, and that in the past the Commission had required a new building to be reduced from three stories to two. Ms. Lampert stated that the historic character of Union Hill is eroding due to an ongoing land grab and rapid development, and asked that the Commissioners not let themselves be bullied into approving projects that are not in keeping with the Guidelines.

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

Commissioner Morgan expressed agreement with many of staff's recommendations. She stated that the proposed mixed-use building is too high, and that context elevations with heights provided would be necessary for final review, to get a sense of how the buildings fit into the neighborhood.

Chairman Klaus expressed opposition to the proposed Juliet balconies; that the entrance on Carrington Street as currently configured makes the front of the building look more like a side; and that there needs to be more of an entrance on Mosby Street for the residential component of the large mixed-use building. Chairman Klaus suggested that the height of existing buildings be addressed by stepping down the height of the last bay.

Commissioner Brewer expressed agreement with Chairman Klaus, suggesting that both buildings could be stepped down. Commissioner Brewer agreed with staff that the residential building should be a rectangular shape to be more in keeping with surrounding buildings; stated that she did not care for the proposed color selection; expressed opposition to the Juliet balconies; and suggested that a canopy be installed over the commercial entrance to identify it as a public entrance.

Commissioner Danese asked the applicants what sorts of variances would be required for

the project, in terms of density or height. Mr. Dykshorn stated that the property's square footage is just under the requirement for 4 residences, implying that the applicants would seek a variance for this. Otherwise the applicants would attempt to stay within the requirements for R-63 zoning.

Commissioner Danese asked what sort of commercial usage would be allowed for the commercial component. Mr. Dykshorn stated that the small size would be conducive to either a small market or a coffee shop. Commissioner Danese suggested that a dumpster or trash receptacle location be included on the plans.

Mr. Dykshorn stated that Mr. Garrett owns an adjacent property and that this figures in to their parking planning: he would grant himself an easement to share parking behind both properties.

Commissioner Johnson stated that there seemed to be confusion about the mixed use and resulting density, and that discarding the commercial element might be a necessary simplification.

Mr. Garrett stated that R-63 allows many uses and that the applicants had no particular preference or expectation about the commercial use. Commissioner Johnson stated that the applicants may have to reconfigure, given that height in the neighborhood context is an issue.

Mr. Dykshorn stated that the height is for enhanced rooftop access, as the property will have excellent downtown views.

Commissioner Wheeler expressed agreement with the staff and other Commissioner's comments. Commissioner Wheeler stated that the buildings' orientation to the street is very important, and that some element is needed on the Mosby Street side, for example a porch, that addresses the street. Commissioner Wheeler stated that the side of the commercial building should be parallel to Carrington Street, and that there could be dynamic interplay between the buildings, but not to the detriment of street orientation.

Commissioner Wheeler stated that the massing and proportion of the buildings is problematic, as is the big dead space on the wall of the commercial building. Commissioner Wheeler stated that the rooftop terraces have potential. Commissioner Wheeler stated that the upper-story windows are not proportional to the massing. Commissioner Wheeler suggested that the brick detailing on the Mosby St. side either be more consistent or be discarded; that Juliet balconies not be used; and that a true balcony or a porch system could be considered instead.

Commissioner Morgan stated that the Hardie plank should not have a faux wood grain, and that details of any hardscaping or other site details would need to be submitted for the final review.

Mr. Dykshorn asked the Commission for feedback about the relocating the massing relative to the street since the commercial use is already at the Mosby Street corner. Commissioner Wheeler suggested the massing could be rotated slightly and that the Carrington Street elevation is important and needs to address the street.

**This Application for a Certificate of Appropriateness was conceptually reviewed.**

19 [COA-055389-2019](#) 606-608 N. 29th Street - Construct two new, semi-attached residences.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jones presented this application.

Staff suggested that the applicant reconsider the exterior details on the façade to be more stylistically consistent; consider ways to reduce the space between the bottom of the cornice line and the second floor window lintels; and requested the applicant provide additional details about the stairs on the façade and side porches.

The applicant Matt Jarreau introduced himself and stated that he believed the pitch of the roof could be reduced in order to reduce the space between cornice and window line from four feet to three feet, a measurement which has been acceptable in past applications. Mr. Jarreau asked that the Commission provide guidance about cornice lines, and whether they should be plain or decorated, stating that a previous Jessamine Street project had been approved with a very plain cornice design.

Mr. Jarreau stated that the plans for the next review would show the grade and rise of the site. He stated that the porches would ultimately have eight steps, as against the 10 or 11 on the current submitted plans.

Chairman Klaus asked how the side stairs on the proposed residences going directly out could work, given that they will be between other houses. Mr. Jarreau stated that here again the submitted plans were not up to date, and that in the updated plan there would be a three-foot landing which would break to the rear and to the front of the house. Mr. Jarreau stated that the intention of putting staircases on the sides is to be able to include a decent-sized living room; using a front door as the main door would render the small front living room unusable. Chairman Klaus pointed out that the houses do have front doors, with stairs. Mr. Jarreau stated that given the dimensions, those would not be used, or at least it would be beneficial if they were not needed and could be blocked off for more complete usage of the room.

Chairman Klaus suggested that the doors could be put on the other sides of the houses, with the doors underneath the stairs, in an English basement style, instead, and that this would be a somewhat more normal placement. Mr. Jarreau said that that made sense to him.

Commissioner Danese asked if the side stairs would have to be metal to meet fire code. Mr. Jarreau said that the stairs would be pressure-treated wood.

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

Commissioner Brewer suggested that the side windows be lined up; and stated that the side doors do not seem necessary to her, though their inclusion would not be a make-or-break issue.

Commissioner Danese asked if the parged foundation wall would be flat or textured. Mr. Jarreau stated that it would be flat.

Commissioner Johnson stated that he likes the design, and that he does not have an issue with the side entrance. Commissioner Johnson stated that a center stair is another



option to consider, and that the cornice line should be simplified.

Commissioner Wheeler stated that final plans should have details as to gutters, downspouts, and railings; that he would like a more modern appearance; and that the topography needs to be clearer in the plans. Commissioner Wheeler suggested that the houses could be done in a Charleston single style, with a wrap-around porch.

Commissioner Morgan stated that height comparison is not clear from the plans provided; and that some of the confusion about the front door and whether it is for use or for decoration could be fixed via a wrap-around porch, eliminating the stairs. Commissioner Morgan suggested that if a wrap-around design is done, it not be too fussy; and that the windows should be 1/1 configuration.

Chairman Klaus requested that designs be submitted which make the context clearer.

Mr. Jarreau requested clarification about cornice lines, and whether simple or ornate is preferable.

Chairman Klaus stated that simple is better.

**This Application for a Certificate of Appropriateness was conceptually reviewed.**

- 20 [COA-055426-2019](#) 2412-2416 Venable Street - Construct ten new, single-family townhomes.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jones presented this application.

Staff commented that: the two masses are not sited in a manner that is consistent with the historic development patterns in the district; staff recommends the siting be redesigned to reinforce the typical street walls on side streets and to address the corner property guidelines; staff recommended that the design include human scale element such as front steps and porches; the perforated metal panels are not a material used to mimic openings in the surrounding district.

Chairman Klaus asked if there was evidence or knowledge of previous housing or usage in the neighborhood of proposed construction, and asked for confirmation that there had never been a house facing onto Russell, the side street. Ms. Jones confirmed this, and mentioned that though there have been questions about whether or not the property has an alley, this has not yet been determined.

The applicant, Sarah McInerney of Walter Parks Architects, introduced herself as representative of the property owner, Michael Magnes. Ms. McInerney stated that the property is zoned R-63, which means up to 15 units are allowable on the square footage. The applicants tried to be sensitive to the Venable Street elevation, its height, and the proximity of townhouses and a mix of other types of buildings, including a modern church, a historic warehouse, and two 2 ½ -story houses on the diagonal corner from the project site.

Ms. McInerney stated that stylistically the submitted designs lean more toward the commercial aspect of their surroundings, with an attempt to keep the residential

aesthetic in mind. The buildings were not designed with fronts and backs in mind, but more with the idea of having three fronts.

Ms. McInerney stated that entry points along Russell Street could be added, if that is deemed helpful. Parking will be in a private courtyard space, and the buildings will face both the courtyard and Venable Street. In terms of human scale, Ms. McInerney stated that the construction is slab on grade to keep the height of the first floor moderate; and that the applicants would like to incorporate more porches than are in the design as currently presented.

Chairman Klaus asked if there was any public comment.

Ms. Nancy Lampert stated that the three-story height and the massing are incompatible with the neighborhood, and that a past application at Pink and Venable, of similar height, was denied by the Commission.

There being no further public comment, Chairman Klaus opened the floor for Commission discussion and suggestions.

Commissioner Johnson stated that he would like there to be street access on both Russell and Carrington; that he could not tell if the three-story height would be problematic in context; and that, if the applicant is committed to three stories, the English basement option, as in the previously reviewed application, should be explored.

Commissioner Morgan suggested that perhaps the back set of units could be rotated to line Russell Street. Commissioner Morgan expressed uncertainty about the perforated metal on the front, but stated that she appreciated the mix of materials, and that all brick or all siding would not be effective with this project. Commissioner Morgan expressed support for front porches, and that various styles for these, and for the railings, could be considered; and stated that the site is conducive to flexibility about height.

Chairman Klaus stated that he liked the mixture in the design, except for the Juliet balconies and the perforated metal. Chairman Klaus suggested that raising the structure slightly would allow for a step or steps, without making the height excessive; and stated that being across the street from a five-story building makes the three-story height more acceptable, and that stepping down the last unit of the building slightly would help that side of the building reference its neighbors. Chairman Klaus stated that there should be an elevation on Russell Street, and that this could conceal the under-building parking, which should not be visible.

Commissioner Brewer abstained from comment.

Commissioner Danese stated that he likes the building height, in light of the nearby 5-story building. Commissioner Danese stated that he would like to see where the trash would go, and agreed with Chairman Klaus about raising the building slightly to allow a porch.

Ms. McInerney stated that the applicants would follow up on the advice to raise the building and add porches and/or railings; that they would conceal the parking; and that they would focus more attention on the Russell Street side. Chairman Klaus stated that it would make the five units facing Russell Street more marketable if their façades addressed the street.

Ms. McInerney asked the Commissioners what other modern materials might be

recommended and allowed, in place of the perforated metal which the Commission disliked. She stated that brick and Hardie plank were planned, and asked what might go with that for a modern construction. Chairman Klaus stated that metal had been used on other new construction, and also cementitious panels. Ms. Jones stated that she could discuss other options with the applicant.

**This Application for a Certificate of Appropriateness was conceptually reviewed.**

## **Adjournment**

Chairman Klaus adjourned the meeting at 7:37 PM.