



Meeting Minutes - Final
Commission of Architectural Review

Tuesday, September 27, 2016

3:30 PM

5th Floor Conference Room of City Hall

1 Call to Order

2 Roll Call

Present -- 8 - * Sanford Bond, * Bryan Green, * Joseph Yates, * Gerald Jason Hendricks, * Rebecca S. Aarons-Sydnor, * Nathan Hughes, * James W. Klaus and * Commissioner David C. Cooley

Absent -- 1 - * Andrew Ray McRoberts

3 Approval of Minutes

July 26, 2016

A motion was made by Hughes, seconded by Green, that this be approved.

The motion carried by the following vote:

Aye -- 5 - Green, Yates, Hughes, Klaus and Cooley

August 23, 2016

The August minutes will be approved at the next meeting.

5 Secretary's Report

Secretary's Report

Ms. Pitts discussed the new format for the minutes that will now be in Legistar and stated that she will email the Commission members a draft of the August minutes. Ms. Pitts stated that Ms. Chen and she attended a training seminar offered by the Department of Historic Resources for Architectural Review Boards and stated that their focus was on making sure that the Commission's decisions are defensible based on the Guidelines. Ms. Pitts stated that there was a representative from Danville that had drafted interesting new Guidelines where they vote to see if the project meets the Guidelines and then they have a second vote to see if the project has a negative impact so there can be a project that does not meet the Guidelines but there is no negative impact to the historic district so they will still approve it. Mr. Green briefly discussed a similar situation in Raleigh where they were using this technique in which they ended up in court regarding the decision not to approve the project.

Ms. Pitts stated that the Planner I position which will help with the CAR was advertised and hopefully they will be doing interviews soon.

Ms. Chen stated that they received an inquiry last week from DHR about an expansion to the Ginter Park District. Ms. Chen stated that in 2009, it was approved by the State

Review Board and was listed on Virginia Landmark Register and it was forwarded up to the National Park Services (NPS). NPS kicked it back to DHR for some technical revisions that needed to be made. Ms. Chen stated that they are finally in the process of doing the revisions, and she does not anticipate any substantive changes to the Register Nomination. Ms. Chen stated that the Commission would have reviewed it in 2009 and inquired if the Commission has any interest in re-reviewing it. It was the Commission consensus that they would like to review the nomination.

Ms. Pitts stated that she has asked a representative from the City Attorney's Office to attend the meeting today because of the some of the recommendations in her staff report in regard to zoning and the Commission's role and stated that Ms. Ashley is here if there are any questions.

Administrative Approvals

Ms. Pitts distributed the Administrative Approval Report from August 22, 2016 to September 26, 2016 and there were 50 items that were approved. Ms. Pitts stated that they are still working with the Energov system getting things routed correctly to them and stated that it is progressing. Ms. Pitts stated that she thinks the citizen's access portal in some way is visible to the public now for applicants to look at the status of their permits and plans.

Enforcement Report

Ms. Pitts stated that there are a couple of enforcement items that are on today's agenda. Ms. Pitts stated that she had a meeting with a representative from Ocean Grocery regarding some of the violations and stated that hopefully they will be receiving an application on Friday for violations at this property.

Other Committee Reports

Mr. Green stated that they several projects at the last Urban Design meeting and stated that there was a review of streetscape improvements associated with the new construction of the building at 111 S. 6th Street, signage encroachments at 202 S. Robinson Street, review of the landscaping plan for the BRT Pulse stations throughout the system and the final review of wrap-up work on the Main Street Station which was mostly site work.

Ms. Pitts stated that application #15 for 1907 E. Grace Street has been withdrawn by the applicant.

The Commission briefly discussed the time and place for the quarterly meeting and it was the consensus of the Commission that the quarterly meeting will be held at the Department of Historic Richmond Foundation at 4 E. Main Street at 6pm on October 11th and the topics discussed will be paint colors and the new forms.

CONSENT AGENDA

Mr. Cooley made a motion to move item #8 from the regular agenda to the consent agenda. The motion was seconded by Mr. Bond and passed 7-0-0.

Mr. Cooley made a motion to move item #13 from the regular agenda to the consent agenda. The motion was seconded by Mr. Klaus and passed 7-0-0.

Mr. Hughes made a motion to move item #11 from the regular agenda to the consent

agenda. The motion was seconded by Mr. Bond and passed 7-0-0.

A motion was made by Mr. Cooley to approve the consent agenda, seconded by Bond, that this be approved. The motion carried by the following vote:

Aye -- 7 - Bond, Green, Yates, Aarons-Sydnor, Hughes, Klaus and Cooley

- 1 [CAR No. 2016-128](#) 518 N. 25th Street - Install a 2/2 aluminum clad wood window in a restored opening on the facade.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Mr. Cooley, seconded by Bond, to approve this application for a Certificate of Appropriateness for the reasons cited in the staff report. The motion carried by the following vote:

Aye -- 8 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and Cooley

- 2 [CAR No. 2016-138](#) 2616 Monument Avenue - Rehabilitate six existing garages to include new roofing, windows, slab, and garage doors.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Mr. Cooley, seconded by Bond, to approve this application for a Certificate of Appropriateness for the reasons cited in the staff report provided that the following conditions are met: paint colors for the trim be submitted for administrative review and approval and a detailed window survey that illustrates the condition of the existing windows visible from the public right of way be submitted for staff review and approval prior to the window replacement. The motion carried by the following vote:

Aye -- 8 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and Cooley

- 3 [CAR No. 2016-143](#) 3012 Monument Avenue - Install rooftop cellular antennas in a faux chimney structure.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Mr. Cooley, seconded by Bond, to approve this application for a Certificate of Appropriateness for the reasons cited in the staff report. The motion carried by the following vote:

Aye -- 8 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and Cooley

- 4 [CAR No. 2016-134](#) 2802 E. Franklin Street - Install a new window and door in a new opening.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Mr. Cooley, seconded by Bond, to approve this application for a Certificate of Appropriateness for the reasons cited in the staff report provided that the following conditions are met: the rooftop portion of the chimney which is visible from the public right of way not be altered or removed as a part of this project. The motion carried by the following vote:

Aye -- 8 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and Cooley

- 8 [CAR No. 2016-132](#) 2205 Venable Street - Enclose a 2nd story rear porch of a home which was constructed in 2009.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

This item was moved from the regular agenda to the consent agenda and passed with staff conditions

A motion was made by Mr. Cooley, seconded by Bond, to approve this application for a Certificate of Appropriateness for the reasons cited in the staff report provided that the following conditions are met: the wooden portions of the porch be painted or opaquely stained. The motion carried by the following vote:

Aye -- 8 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and Cooley

- 11 [CAR No. 2016-136](#) 2915 E. Marshall - Reconstruct garage.

Attachments: [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

This item was moved from the regular agenda to the consent agenda and passed with staff conditions

A motion was made by Mr. Cooley, seconded by Bond, to approve this application for a Certificate of Appropriateness for the reasons cited in the staff report provided that the following conditions are met: if the applicant does not install a garage door which will match the neighboring garage doors, details of the garage door be submitted to staff for review and approval. The motion carried by the following vote:

Aye -- 8 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and Cooley

- 13 [CAR No. 2016-139](#) 2307 Monument Avenue - Enclose porch at the rear of the home.

Attachments: [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

This item was moved from the regular agenda to the consent agenda and passed with staff conditions

A motion was made by Mr. Cooley, seconded by Bond, to approve this application for a Certificate of Appropriateness for the reasons cited in the staff report. The motion carried by the following vote:

Aye -- 8 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and Cooley

REGULAR AGENDA

- 5 [CAR No. 2016-127](#) 2611 W. Grace Street - Paint brick facade blue.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The Commission members had concerns that the blue paint color is typical for wood frame buildings and is not typical for brick as stated in the Guidelines. The Commission members noted that the Guidelines specify the use of natural brick colors when painting previously painted masonry. The Commission members stated that the applicant could paint the building back to the existing color or a shade of brick red or remove the paint with the compatibility of the proposed design.

A motion was made by Mr. Hughes, seconded by Mr. Bond, that this Application for a Certificate of Appropriateness be denied for the reasons cited in the staff report. The motion carried by the following vote:

Aye -- 6 - Bond, Yates, Aarons-Sydnor, Hughes, Klaus and Cooley

No -- 1 - Green

- 6 [CAR No. 2016-130](#) 300 W. Clay Street - Paint window box trim and unpainted masonry navy blue.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Klaus, seconded by Aarons-Sydnor, that this Application for a Certificate of Appropriateness be partially approved of the project as submitted for the reasons cited in the staff report. The Commission approved the painting the wooden portions of the structure Naval as proposed and denied the painting of the masonry. The motion carried by the following vote:

Aye -- 7 - Bond, Green, Yates, Aarons-Sydnor, Hughes, Klaus and Cooley

- 7 [CAR No. 2016-131](#) 824 N. 24th Street - Modify a window and door opening at the rear of the home and construct a deck at the rear.

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

A motion was made by Mr. Klaus, seconded by Bond, that this Application for a Certificate of Appropriateness be approved based on the reasons cited in the staff report provided that the following conditions are met: a detailed survey of the existing condition of the proposed windows and doors to be replaced be submitted and reviewed and approved by staff; any replacement windows match the existing in material and design to include simulated or true divide lite wood windows in the same lite configuration as the existing; the deck sub-decking be screened with wood lattice or with brick piers; the new window opening at the rear be the same width as and align with the window above and have the same head height as the other first floor openings; the wood awning over the front door be repaired in kind; and the arches in the window openings be maintained. The motion carried by the following vote:

Aye -- 7 - Bond, Green, Yates, Aarons-Sydnor, Hughes, Klaus and Cooley

- 9 [CAR No. 2016-133](#) 3003 E. Marshall Street - Rehabilitate an existing home to include replacing vinyl siding on the rear and side elevations with fiber cement siding, installing a new porch roof, and constructing an addition at the rear; and construct a garage at the rear of the property.

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

A motion was made by Bond, seconded by Aarons-Sydnor, that this Application for a Certificate of Appropriateness be approved for the reasons cited in the staff report provided that the following conditions are met: the fiber cement siding be smooth and unbeaded and the applicant submit the proposed color to staff for administrative review and approval; the membrane roof on the porch be black or gray in color; the addition be set back at least the width of a corner board from the existing building walls; the fenestration pattern on the floors plans match the elevations submitted; the details of the garage door be submitted to staff for review and approval; and the applicant confirm that the project as approved meets the zoning requirements. The motion carried by the following vote:

Aye -- 7 - Bond, Green, Yates, Aarons-Sydnor, Hughes, Klaus and Cooley

- 10 [CAR No. 2016-135](#) 2230 Venable Street - Construct two new multifamily structures and rehabilitate an existing structure to include new windows.

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

The Commission members had the concerns regarding the application and deferred the

application to provide the applicant an opportunity to address the concerns with the compatibility of design, massing, scale and height. The Commission recommended the applicant consider ways to break up the massing and redistribute the massing on the site.

A motion was made by Mr. Bond, seconded by Hughes, that this Application for a Certificate of Appropriateness be partially approved for the reasons cited in the staff report. The Commission approved the rehabilitation of the existing Citadel of Hope building. The Commission deferred the portion of the application related to the construction of two new buildings and the related parking lot to allow the applicant the opportunity to address the Commission's concerns and the concerns raised in the staff report regarding the height, scale, and material selection including considering ways to redistribute the massing of the project across the site. The motion carried by the following vote:

Aye -- 6 - Bond, Green, Yates, Hughes, Klaus and Cooley

- 12 [CAR No. 2016-137](#) 409 N. Boulevard - Replace 10 existing windows with aluminum clad wood windows.

Attachments: [Application and Plans - 10/25/16](#)

[Site Plan](#)

[Staff Report - 10/25/16](#)

[Application and Plans - 9/27/16](#)

[Staff Report - 9/27/16](#)

The Commission members were in consensus that the applicant must provide a window survey before the Commission can make a decision on the replacement of windows.

A motion was made by Yates, seconded by Bond, that this Application for a Certificate of Appropriateness be deferred to provide the applicant an opportunity to provide a detailed window survey illustrating the condition of the existing windows. The motion carried by the following vote:

Aye -- 6 - Bond, Green, Yates, Hughes, Klaus and Cooley

- 14 [CAR No. 2016-140](#) 512 N. 29th Street - Rehabilitate the existing home to include painting the structure and installing a new front door.

Attachments: [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

The application was withdrawn by the applicant.

- 15 [CAR No. 2016-142](#) 1907 E. Grace Street - Demolish an existing brick storage shed.

Attachments: [Application and Plans](#)

[Site Plan](#)

The application was withdrawn by the applicant.

- 16 [CAR No. 2016-121](#) 1121 W. Franklin Street - Expansion of the education building for the Congregation Beth Ahabah and connect of the building to the temple building on the east and the Joel House on the west.

Attachments: [Application and Plans - 9/27/16](#)

[Site Map](#)

[Staff Report - 9/27/16](#)

[Application and Plans - 8/23/16](#)

[Staff Report - 8/23/16](#)

A motion was made by Klaus, seconded by Aarons-Sydnor, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the setback of the two outer sections be maximized and the cornice design be modified to create a more prominent cornice. The motion carried by the following vote:

Aye -- 4 - Bond, Aarons-Sydnor, Hughes and Klaus

No -- 3 - Green, Yates and Cooley

CONCEPTUAL REVIEW

- 17 [CAR No. 2016-129](#) 2107 Cedar Street - Rehabilitate an existing home to include new windows, doors, siding, and roof; removal of the existing single story addition; and construction of a two story addition and deck at the rear.

Attachments: [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

Staff has concerns with the demolition of the single story projecting bay. Though the bay appears to be in poor condition, the structure was in place as of 1905, as seen in the Sanborn map, and staff believes it has obtained historic significance in its own right even if it may have not been originally present on the building in 1861. For this reason, staff recommends this element be retained. Staff believes the proposed replacement of the existing standing seam metal roof with asphalt shingles and white TPO is inappropriate. Staff has concerns that the addition is not subordinate in size to the main building as it is larger in square footage. Staff has concerns that the proposed addition will alter the historic roof line and materials and will remove two historic chimneys. Staff recommends the applicant consider ways to differentiate the addition including setting back the addition from the side walls of the main structure, maintaining the historic roof, and using a different roof form for the addition.

The Commission agreed with the concerns raised by staff. It was the consensus of the Commission that the integrity of the bay and chimneys be retained. The Commission also stated that the applicant uses something to differentiate the new addition (setting it back or using another material to clad the structure) and that PVC windows not be used.

This Application for a Certificate of Appropriateness was conceptually reviewed.

- 18 [CAR No. 2016-141](#) 808 N. 21st Street - Construct an eight unit multifamily structure on a vacant lot.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Pitts shared staff's concerns with the compatibility of the building form, height and materials proposed. Staff stated that their specific concerns are the construction of this unrelated wing as it is proposed that is unrelated both architecturally and in its massing to the attached structure is not a building form that is found in the district. Additionally staff has concerns about the height being that the block is 2 ½ stories not 3 stories as proposed. Staff has concerns regarding the transom windows on the side elevations of the structure as this window form is not found in the district. Staff also stated that though lapped siding is a material that is found in the district, the subject block is characterized by brick buildings.

The Commission members stated that in the final they would like to see how this building interacts with the block and buildings around it and stated that they would like to see some perspective drawings of the views from the street. The Commission also had concerns that the rear building is unrelated to the primary building. The Commission stated that the front of the addition should be brick to tie it together more with structures on the block. The Commission members also had some concerns about the parking and the screening for the trash receptacles. The Commission members were in consensus that the building is looming and feels that the massing needs to be reduced. The Commission was also recommended that the applicant use a mansard roof form.

This Application for a Certificate of Appropriateness was conceptually reviewed.

Adjournment

Mr. Yates adjourned the meeting at 8:02pm