



Meeting Minutes - Final
Commission of Architectural Review

Tuesday, November 24, 2015

3:30 PM

5th Floor Conference Room of City Hall

1 Call to Order

Mr. Green called the meeting to order at 3:31 p.m.

2 Roll Call

Staff Present:

Marianne Pitts, CAR Secretary
Tara Ross, Recording Secretary
Kimberly Chen, PDR

Present -- 9 - * Sanford Bond, * Matthew Elmes, * Bryan Green, * Joseph Yates, * Gerald Jason Hendricks, * Rebecca S. Aarons-Sydnor, * Nathan Hughes, * James W. Klaus and * Andrew Ray McRoberts

3 Approval of Minutes

The October meeting minutes will be approved at the December meeting.

4 Other Business

Secretary's Report

Ms. Pitts stated that Mr. James Hill is longer with the City of Richmond and stated that he is now working at Sadler & Whitehead Architects. Ms. Pitts discussed the December CAR meeting and noted that it will be earlier on December 15th and there is a large agenda.

Administrative Approvals

Ms. Pitts distributed an Administrative Approval report. Staff issued 68 approvals for the period from October 27, 2015 through November 12, 2015.

Enforcement Report

Mr. Green inquired if they had any reports on the Allen Avenue apartments. Ms. Pitts explained to the Commission that this was the case in which the applicant painted the brick, and the Commission's decision to deny the painting was appealed to City Council. Ms. Pitts stated that since the time of introduction of the appeal Mr. Green, Mr. Yates, and staff have been working with the applicant to find a resolution with which both the Commission and the homeowners would be happy. Ms. Pitts stated that the applicants found a treatment that they could apply to the bricks which will remove some of the paint from the bricks to create the effect that was previously on the bricks. Ms. Pitts stated that Mr. Yates and Mr. Green have reviewed the proposed treatment and feel that it is an appropriate treatment. Based on this development, the applicant withdrew their appeal from City Council. Ms. Pitts stated that the treatment would not be applied

until the spring because it needs to be applied in warmer weather. Mr. Green stated that it is pretty close and stated that it seems like an amicable solution that they all wanted to see. Ms. Pitts stated that they are working closely with the Building Department on several other enforcements items in Union Hill where they issued Stop Work Orders.

Other Committee Reports

Mr. Green stated that they have a Memorial Resolution for Mr. Drew Carneal who passed away in late September and stated that he was a great friend of Historical Preservation, a former City Attorney and was on the CAR Commission for many years. Mr. Green read the resolution into the minutes as follows:

WHEREAS, It is with a profound sense of loss that we, the members of the Commission of Architectural Review, mark the passing of Drew St. John Carneal on September 25, 2015. The Commission honors his contributions to the preservation of the City's historic and natural resources and mourn the loss of our colleague.

WHEREAS, Drew S. Carneal served as City Attorney for the City of Richmond from 1985 until 1988; and

WHEREAS, he served on the Commission of Architectural Review from 1995 until 2000; and

WHEREAS, his book Richmond's Fan District (1996) is indispensable to an understanding of historic Richmond. No one can purport to understand Richmond's buildings, streets, alleys, and parks without carefully reading this book; and
WHEREAS, he enthusiastically served the City of Richmond through many boards, associations, committees, and foundations, always giving generously of his time and talents; and

WHEREAS, he served as member of the Board of the Maymont Foundation, including serving on its Executive Committee; and

WHEREAS, he served as president of the Fan District Association; and

WHEREAS, he served as on the Board of Directors of the Monument Avenue Preservation Society; and

WHEREAS, he served on the Board of Directors of the Historic Richmond Foundation; and

WHEREAS, he served on the Board of Directors of the Valentine Richmond History Center; and

WHEREAS, he served on the Board of Directors of the Massey Cancer Center; and

WHEREAS, his breadth of architectural and historical knowledge was a great gift to the City of Richmond; and

NOW THEREFORE the undersigned members of the Commission of Architectural Review hereby express our sense of loss at the passing of Drew S. Carneal, while expressing our thanks for his many contributions to the City of Richmond.

Mr. Green distributed some material samples which is a fly ash material that is similar to the cementitious boards that they approve on secondary elevations for renovation projects and primary elevations for new projects. Mr. Green stated that one of the nice things about this material is that it has some really great profiles and it is in stock and from local distributors.

Mr. Green showed a presentation that was put together by Ms. Aarons-Sydnor, Ms. Pitts, Ms. Chen and Mr. Green which was presented to the Land Use Committee of Council regarding the Commission's annual report. Mr. Green discussed the logistics of the annual report in detail. Mr. Green also discussed the amount of projects that staff has with only a limited amount of staff and discussed ways to streamline the process. Mr. Green stated that the Commission should have a meeting to discuss ways to help staff with the projects.

Ms. Aarons-Sydnor inquired if there was any feedback from members of City Council regarding the annual report, and Mr. Green stated no.

Ms. Ann Wortham inquired if this information would be available to the citizens, and Mr. Green stated that they could share the information with the neighborhood civic associations and groups.

Ms. Pitts stated that they could post it on Legistar site so that the public would have a chance to view it.

Mr. Bond stated that since he has been on the Commission, over 50 percent of the application have staff's full approval and inquired if they could consider moving anything that has staff's total approval with no conditions to the consent agenda. Mr. Bond stated that after they review it if they want to pull something off of the Consent Agenda because it needs some discussion then they could do that. Mr. Bond stated that this revision to procedures might help speed things up a little bit.

Ms. Aarons-Sydnor asked if this was a request to make this a practice going forward, and Mr. Bond stated that they could start with this meeting.

Mr. Klaus inquired what the process is for finalizing the agenda, and Mr. Green stated that the Commission does not usually take action on moving items on the agenda until the meeting.

Mr. Elmes stated that in the past whoever was secretary took the temperature of the application and what has previously been approved and what was approvable not necessarily administratively. Mr. Elmes stated that the only thing he worries about when putting everything that staff approve on the consent agenda is that the Commission does not always agree with staff.

Mr. Bond stated that in the past if one person wanted to discuss something on the agenda it was automatically pulled.

Ms. Aarons-Sydnor stated that based on Mr. Bond line of thinking could they end up spending more time dealing with what's on the docket for the consent agenda versus putting things on, and Mr. Bond stated that he doubt it.

Mr. Elmes stated that an aggressive attempt to put things on the consent agenda has been helpful.

The Commission members discussed this issue briefly.

Mr. Green stated that the Chair, Co-Chair and Secretary could run through the agenda next month and see if there is anything they could push up to the consent agenda.

Ms. Pitts stated that the rules of procedure do outline what she can put on the consent agenda and stated that it notes that any item that requires direct public notice cannot be put on the consent agenda.

Mr. Green stated that they could defer new construction projects on applications that are not complete and stated that they could discuss that.

CONSENT AGENDA

*Ms. Aarons-Sydnor recused herself from the consent agenda.

Mr. Bond made a motion to move item #5 for 1600 Monument Avenue from the regular

agenda to the consent agenda. The motion was seconded by Mr. Yates and passed 8-0-0.

Mr. Bond made a motion to move item #6 for 2604 E. Franklin Street from the regular agenda to the consent agenda. The motion was seconded by Mr. Hughes. Mr. Elmes stated that he has a great deal of concern on what the repair sash replacement are going to be and stated that he thinks further discussion is needed. After further discussion the motion failed 3-5-0(Elmes, Kraus, McRoberts, Hendricks and Green opposed).

Mr. Bond made a motion to move item # 7 for 2606 E. Franklin Street from the regular agenda to the consent agenda. There was no second and the motion failed.

Mr. Bond made a motion to move item # 9 for 2028 Monument Avenue from the consent agenda to the regular agenda. There was no second and the motion failed.

Mr. Bond made a motion to move item #10 for 812 N. 2rd Street from the regular agenda to the consent agenda. There was no second and the motion failed.

Mr. Bond made a motion to move item #11 for 814 N. 23rd Street from the regular agenda to the consent agenda. There was no second and the motion failed.

Mr. McRoberts made a motion to approve the consent agenda. The motion was seconded by Mr. Bond.

Mr. Elmes inquired if the applicant had a sample of the evolve synthetic decking material, and Mr. Robert Lytle showed the Commission a sample of the evolve material which is 90 percent recycled material and stated that it is similar to AZEK which the Commission has previously approved.

A motion was made by Mr. McRoberts, seconded by Mr. Bond, that the Consent Agenda be approved.

Aye -- 8 - Bond, Elmes, Green, Yates, Hendricks, Hughes, Klaus and McRoberts

Recused -- 1 - Aarons-Sydnor

- 1 [CAR No. 2015-135](#) 1606 W. Grace Street - Replace decking with Evolve synthetic decking

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

A motion was made by Mr. McRoberts, seconded by Mr. Bond, that this Application for a Certificate of Appropriateness be approved as submitted.

- 5 [CAR No. 2015-137](#) 1600 Monument Avenue - Install two signs

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

A motion was made by Mr. McRoberts, seconded by Mr. Bond, that this

Application for a Certificate of Appropriateness be approved as submitted.

Aye -- 8 - Bond, Elmes, Green, Yates, Hendricks, Hughes, Klaus and McRoberts

Recused -- 1 - Aarons-Sydnor

REGULAR AGENDA

- 2 [CAR No. 2015-133](#) 725 N. 24th Street - Painting of elements on the front facade and installation of a plaque

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Pitts presented the staff report and summarized the applicant's request for approval to paint elements on the front façade and install a plaque adjacent to the front door of a Greek Revival home in the Union Old and Historic District. This application is the result of enforcement activity as the work was completed without obtaining a Certificate of Appropriateness. Staff recommends denial of the painting of both the previously unpainted brick piers and the previously painted masonry foundation. Staff recommends approval of the installation of the wall plaque. Staff also noted that the proposed color a bright blue is not appropriate for Greek Revival style homes and is not a color included in the Guidelines paint palette, therefore staff cannot recommend approval of the painting the wooden elements to include the rails, decking, treads, and door this color.

Mr. Green opened the floor for applicant and public comment.

Mr. Christopher Dosier, owner, came up to answer questions.

There were no additional comments from members of the public. Commission discussion began.

A motion was made by Mr. Elmes, seconded by Mr. Bond, that this Application for a Certificate of Appropriateness was approved with the conditions that previously painted masonry piers be painted a red brick color to be determined by staff and that the applicant work with staff to determine a usable blue color from the color palette for the element of the front façade of the house per the Guidelines. Ms. Aarons-Sydnor made a friendly amendment that the applicant has the option to use a more appropriate blue or another color listed for Greek Revival style structures.

Aye -- 9 - Bond, Elmes, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and McRoberts

- 3 [CAR No. 2015-134](#) 801 N. 21st Street - Install windows in existing altered window opening

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Pitts presented the staff report and summarized the applicant's request approval to install windows on the west side of the first floor of an existing 2 story building at the

corner of 21st and Venable Streets in the Union Hill Old and Historic District. Staff recommends approval with the conditions that large single pane storefront windows and single lite transom windows that fit the entire window openings in the layout proposed be installed rather than the proposed multi-lite windows. Additionally, staff recommends that the existing masonry curb which is not shown on the plans be maintained. Staff recommends the windows should be wood or aluminum clad wood windows, and the door should be wood to match the historic materials

Mr. Green opened the floor for applicant and public comment.

Ms. Karen Gentry, the owner, came up to answer questions.

There were no additional comments from members of the public. Commission discussion began.

A motion was made by Mr. Yates, seconded by Mr. Bond, that this Application for a Certificate of Appropriateness be approved with the conditions that the masonry curb at the bottom be retained, that the 2 large window openings be fitted without any mullions, that a transom bars be installed as in the 1970's photo, that the proposed steel door is fine, and that the windows be aluminum clad or wood windows. Ms. Aarons-Sydnor made an amendment that all of the glazing will have clear glass.

Aye -- 9 - Bond, Elmes, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and McRoberts

4 [CAR No. 2015-136](#) 25 N. Boulevard - Replace third floor balcony railing

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

Ms. Pitts presented the staff report for the applicant's request for approval to install a 42" black metal railing on the third floor balcony of a three story brick Colonial Revival style apartment building in the Boulevard Old and Historic District. This application is before the Commission as a result of enforcement activity. The metal railing does not match the historic balustrade as shown in previous photographs of the property, and therefore, staff cannot support the installation of the metal railing. Staff recommends the applicant install a wooden railing to match the historic railing to include rectangular pickets and square pedestals. Staff recommends the applicant consider the installation of a metal backer rail to meet this requirement.

Mr. Green opened the floor for applicant and public comment.

Ms. Aarons-Sydnor inquired if when code enforcement cites a property in an Old and Historic District, is there a trigger for CAR review like there is for a building permit within an Old and Historic District, and Ms. Pitts stated no. Ms. Aarons-Sydnor stated that there was no building permit to remediate the code enforcement violation, and Ms. Pitts stated correct. Ms. Aarons-Sydnor stated that they needed one when there is a code enforcement issue, and Ms. Pitts stated that she is not sure if the installation of rails would require a building permit. Ms. Aarons-Sydnor inquired if the code enforcement issue has gone away, and Ms. Pitts stated that she spoke with the code enforcement officer and he inspected the property last week and stated that he was impressed about how they handled all of the maintenance and repairs to the balconies.

Mr. Larry Cluff, with the ownership group, stated that they acquired this property in December, and they were promptly served with notices to immediately rectify peeling paint, and he stated that the City inspector, Mr. Walsh, gave them 48 hours to take care of the railings. Mr. Cluff stated that when they purchased the property the previous management company had taken the original railing down and there was nothing left there but plywood boxes. Mr. Cluff stated that they did not have any pictures to go by and that they also had safety issues with the peeling paint. Mr. Cluff stated that they looked at up and down the Boulevard and the majority of structures with third story balconies had metal railing. Mr. Cluff stated that his application included photographs of other properties. He stated that they typically match everything historically and that one option is to put an inaccurate metal railings on top of the wooden railings. Mr. Cluff stated that they do not agree with staff and stated that they want to have a safe building.

Mr. Elmes stated that the order of events is weird. Mr. Elmes asked the applicant if when they bought the building if the railings were gone, and Mr. Cluff stated that is correct. Mr. Elmes stated that there a lot of metal handrails on the 3rd floor balconies but states that are behind the wooden handrails.

There were no additional comments from members of the public. Commission discussion began.

Ms. Aarons-Sydnor inquired if a 48 hour required turnaround for remediating the problem is correct. Mr. Yates stated yes, and Code Enforcement gives them a short amount of time to fix it.

Mr. Elmes stated that a permit being applied for would have caused a different outcome and stated that usually when you have a code enforcement issue and you go and apply for a permit, they allow time for abatement.

Mr. Hendricks stated that these are pretty significant elements of a façade to the scaling and proportion of the front porches and stated that to him it is important to have an element that is similar to what was there.

Mr. Bond stated that he concurs and stated that it is really about the scale of the building and the railings.

Mr. McRoberts stated that to be consistent with other applications that have come before the Commission, the railings should have to build like they were. Mr. Bond stated that the black railing behind will disappear.

Mr. Green stated that they have been pretty consistent with other railings that have come before the Commission and inquired if there was any photos of the deteriorated balcony.

Ms. Aarons-Sydnor stated that it is unfortunate sequence of events and agree that they have to be consistent.

A motion was made by Mr. Hendricks, seconded by Mr. McRoberts, that this Application for a Certificate of Appropriateness be denied.

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

No -- 1 - Elmes

6 [CAR No. 2015-138](#) 2604 E. Franklin Street - Replace deteriorated windows and rebuild side porch

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Chen presented the staff report and summarized the applicant's request for approval to replace deteriorated windows and rebuild a side porch on a dwelling located in the St. John's Church Old and Historic District. The porch has been removed, and reconstruction has begun. The deteriorated windows were also removed, and the openings boarded. The window sash and frames on the second story of the house were extensively damaged by dry rot and termites. Staff recommends approval of the proposed replacement windows and porch reconstruction.

Mr. Green opened the floor for applicant and public comment.

Mr. Jeremy Creasey, the contractor, came up to answer questions.

There were no additional comments from members of the public. Commission discussion began.

A motion was made by Mr. Elmes, seconded by Mr. Yates, that this Application for a Certificate of Appropriateness be approved per the staff recommendations for the replacement of windows, the porch reconstruction, and the fence construction and stated that he would like to see the inclusions of the same handrail details that is shown in the picture, that the windows be a true divided lite aluminum clad SDL Geld Wen were applicable and the windows have a 2/2 configuration based on 2/2 style of the irreplaceable sashes found after the construction begin.

Aye -- 9 - Bond, Elmes, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and McRoberts

- 7 [CAR No. 2015-139](#) 2606 E. Franklin Street - Replace deteriorated windows

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Chen presented the staff report and summarized the applicant's request for approval to replace deteriorated windows and a door and construct a wood privacy fence on a dwelling located in the St. John's Church Old and Historic District. The windows and door have been removed and the openings boarded. The proposal to replace the deteriorated windows with windows of the same size and glazing pattern meets the Commission's Guidelines. The deteriorated door on the east elevation will be replaced with a 6-panel wood door. Staff recommends approval of the proposed replacement windows and door and the construction of a privacy fence.

Mr. Green opened the floor for applicant and public comment.

Mr. Jeremy Creasey, the contractor, came up to answer questions.

There were no additional comments from members of the public. Commission discussion began.

A motion was made by Mr. Elmes, seconded by Ms. Aarons-Sydnor, that this

application for a Certificate of Appropriateness be approved per the staff recommendations for the replacement of windows, the porch reconstruction, and the fence construction and stated that he would like to see the inclusions of the same handrail details that is shown in the picture, that the windows be a true divided lite aluminum clad SDL Geld Wen were applicable and the windows have a 2/2 configuration based on 2/2 style of the irreplaceable sashes found after the construction begin.

Aye -- 9 - Bond, Elmes, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and McRoberts

- 8 [CAR No. 2015-140](#) 726 N. 27th Street - Enclose a two-story side porch

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

Ms. Chen presented the staff report and summarized that the applicant's request to enclose an existing two story side porch and construct a new rear porch. The applicant came before the Commission at the July 2015 meeting seeking approval to enclose the existing two-story side porch, construct a one-story screened-in porch, and a garage. Staff recommended denial of the porch enclosure, modification of the screened porch to an open deck, and approval of the garage. The Commission deferred the application and requested that the applicant return with a revised application that includes a design for the deck and more information about the garage roof design. Staff recommends the approval of the rear deck with conditions that the balustrade is "Richmond-style" rail or other contemporary railing and not a suburban applied picket railing as shown on the drawings; that the supporting piers be brick or screened with wood lattice, and that the deck be painted or opaquely stained. Staff recommends approval of the porch enclosure with the condition that on the submission of colors for the porch enclosure to be approved by staff.

Mr. Green opened the floor for applicant and public comment.

Mr. Charlie Field, representing the owner, came up to answer questions.

There were no additional comments from members of the public. Commission discussion began.

A motion was made by Mr. Green, seconded by Mr. Bond, that this Application for a Certificate of Appropriateness be approved with the following conditions: that the balustrade be Richmond-style rail or other contemporary railing and not a suburban applied picket railing as shown on the drawings, that the supporting piers be brick or screened with wood lattice, that the deck be painted or opaquely stained, and that the paint colors be submitted to staff for review and approval.

Aye -- 9 - Bond, Elmes, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and McRoberts

- 9 [CAR No. 2015-130A](#) 2028 Monument Avenue - Install new doors, windows, and stairs at the rear of the structure

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Chen presented the staff report and summarized the applicant's request for approval to modify two openings on the rear of a dwelling located in the Monument Avenue Old and Historic District. The application was denied in October 2015, and the applicant has returned with a modified proposal. Staff recommends approval of the proposed new doors.

Mr. Green opened the floor for applicant and public comment.

Mr. Tom Paul, representing the owner, came up to answer questions.

There were no additional comments from members of the public. Commission discussion began.

A motion was made by Mr. Yates, seconded by Mr. Klaus, 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: a brick flat jack arch be provided above the new opening; the new opening be located between the outer jambs of the existing openings; existing bricks be used and the brick a mortar color should match existing; and the railing material choice should be deferred to staff for review and approval.

Aye -- 9 - Bond, Elmes, Green, Yates, Hendricks, Aarons-Sydnor, Hughes, Klaus and McRoberts

10 [CAR No. 2015-141](#) 812 N. 23rd Street - Construction of a new single-family dwelling

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Chen presented the staff report and summarized the applicant's request approval to construct a single-family dwelling on a small, vacant irregular shaped in the Union Hill Old and Historic District. The proposed building will be situated next to a paved parking lot and a proposed new dwelling to the north. Staff recommends approval of the project.

Mr. Green opened the floor for applicant and public comment.

Mr. Jimmy Freeman, representing the owner, came up to answer questions.

Ms. Nancy Lambert, speaking as a member of the public, came up to speak on the project.

There were no additional comments from members of the public. Commission discussion began.

A motion was made by Mr. Green, seconded by Mr. McRoberts, to approve this Application for a Certificate of Appropriateness in accordance with staff recommendations and with the condition that the roof color be black, silver or grey to match rooflines of neighboring buildings, that the front corbels align with the windows and that the parging be opaque and not translucent or transparent,

and that the applicant consider incorporated windows on the side left elevation and the approval of any new windows on this elevation be defer to staff for review.

Ms. Aarons-Sydnor stated that if they make the windows optional if it is likely that they will not be included in the project, and therefore, she would like to make it a condition of approval. The Commission had a brief discussion regarding the condition that the applicant install windows on the side of the house and the motion was not amended to make this a condition of approval.

Aye -- 8 - Bond, Elmes, Green, Yates, Hendricks, Hughes, Klaus and McRoberts

No -- 1 - Aarons-Sydnor

- 11 [CAR No. 2015-142](#) 814 N. 23rd Street - Construction of a new single-family dwelling

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Chen presented the staff report and summarized the applicant's request approval to construct a single-family dwelling on a small vacant irregular lot in the Union Hill Old and Historic District. The proposed building is two-stories in height and four-bays wide and of a traditional design. Staff recommends approval of the project.

Mr. Green opened the floor for applicant and public comment.

Mr. Jimmy Freeman, representing the owner came up to answer questions.

Ms. Nancy Lampert, speaking as a member of the public, came up to speak on the project.

There were no additional comments from members of the public. Commission discussion began.

A motion was made by Mr. Green, seconded by Mr. Kalus, that this Application for a Certificate of Appropriateness be approved with the conditions that the roof be black, silver or grey, that the parging be opaque, that the entrance be moved to one of the two cent bays and a two-bay entry porch with a shed roof with a shed roof, side stairs, and details to be resolved with staff be constructed.

Ms. Aarons-Sydnor made a friendly amendment that the corbels align with the windows.

Aye -- 5 - Bond, Green, Hughes, Klaus and McRoberts

No -- 4 - Elmes, Yates, Hendricks and Aarons-Sydnor

- 12 [CAR No. 2015-123A](#) 725 N. 26th Street - Construct a two-story carriage house

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Pitts presented the staff report and summarized the applicant's request for approval to build a new two-story garage. The applicant requests approval to construct a two-bay two-story frame garage at the rear of this residential property in the Church Hill North Old and Historic District. The applicant has referenced Sanborn maps indicating that a one-story outbuilding with a similar footprint formerly stood on the site. This area of the Church Hill North Old and Historic District features granite curbs with a granite-block-paver gutter pan. The orientation of the garage doors would require a curb cut adjacent to the alley for access. Therefore, staff does not feel the application addresses the concerns raised by the Commission at September 22, 2015, when the Commission requested the applicant to return with a revised design for a smaller building to address issues with the scale of the proposed building. Staff also recommends that the garage doors should address the alley for access. This traditional orientation of the garage would avoid the introduction of a curb cut across the public sidewalk and obviate the need to modify the historic curb and gutter materials. In staff's opinion the massing of the building proposed and the orientation of the garage doors facing the street are elements that are not compatible with the Guidelines for outbuildings and the historical pattern of development in the Church Hill North Old and Historic District. The Commission may wish to consider if an outbuilding with the same 27' by 20' footprint and single story of the historic outbuilding as indicated in the Assessor's records would be an appropriate model for an outbuilding on this property. Staff does not recommend approval of the current project.

Mr. Green opened the floor for applicant and public comment.

Ms. Deanna Lewis, representing the owner, came up to answer questions.

Ms. Nancy Lampert, speaking as a member of the public, came up to speak against the project.

There were no additional comments from members of the public. Commission discussion began.

Mr. Hughes made a motion to defer the application. The motion was seconded by Mr. Yates, and it failed 3-6-0 (McRoberts, Klaus, Elmes, Hendricks, Green and Bond opposed).

A motion was made by Mr. Elmes, seconded by Mr. Hendricks, that this Application for a Certificate of Appropriateness be approved with the conditions that it be a 22ft wide building with a gable roof, and the applicant work with staff regarding details of the fenestration to alter the scale and proportion by increasing door heights.

Mr. Hendricks made a friendly amendment that the sill heights can be lowered.

Aye -- 5 - Bond, Elmes, Hendricks, Hughes and Klaus

No -- 4 - Green, Yates, Aarons-Sydnor and McRoberts

Adjournment

Mr. Green adjourned the meeting at 7:43 p.m.

