

City of Richmond

*City Hall
900 East Broad Street*



Meeting Minutes

Tuesday, July 27, 2021

3:30 PM

5th Floor Conference Room of City Hall

Commission of Architectural Review

This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public. Less than a quorum of Richmond City Commission of Architectural Review members will assemble for this meeting in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219, and most Commission members and other staff will participate by teleconference/videoconference via Microsoft Teams.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in the Commission of Architectural Review meeting on Tuesday, July 27, 2021 at 3:30 PM, you have several options outlined in the following document:

[PDRPRES 2021.140](#) Public Access and Participation Instructions - Commission of Architectural Review 7/27/2021

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

Call to Order

The meeting began at 3:38pm.

Alex Dandridge read the announcement for virtual public meetings:

This meeting of the Commission of Architectural Review will be held as an electronic meeting pursuant to and in compliance with Ordinance 2020-093. The public has been notified of this meeting and how to participate by a notice in the Richmond Times Dispatch, and an instruction sheet posted with the agenda on the Legistar website. The public may participate in the meeting by calling *67-804-316-9457 and entering 201-932-327#. Public comment will be heard for each item on the agenda after the applicant has responded to staff recommendations. Members of the public will be limited to 3 minutes for their comments.

Commission members are electronically present, none are physically present in City Hall.

We will be conducting a roll call vote with the Secretary stating each Commissioners name prior to voting.

Roll Call

Present -- 6 - * Commissioner Neville C. Johnson Jr., * Commissioner Ashleigh N. Brewer, * Commissioner Lawrence Pearson, * Commissioner Coleen Bulter Rodriguez, * Commissioner Andrew Moore and * Kathleen Morgan

Excused -- 3 - * Commissioner Mitch Danese, * Commissioner James W. Klaus and * Sean Wheeler

OTHER BUSINESS

All members of the Commission of Architectural Review participated by electronic communication means.

Commission Chair Johnson explained that the meeting's first half hour is for business matters, which may not be of interest to the general public, though they are welcome to attend.

Approval of Minutes

A motion was made by Commissioner Pearson, seconded by Commissioner Moore, to approve the draft Minutes for February, March, April, May, and June CAR minutes.

The motion carried by the following vote:

Aye – 5 –Commission Chair Johnson Johnson, Commissioner Butler-Rodriguez, Commissioner Lane Pearson, Commissioner Kathleen Morgan, Commissioner Andrew Moore

Excused – 4- Commissioner James Klaus, Commissioner Sean Wheeler, Commissioner Mitch Danese, Commissioner Ashleigh Brewer

Secretary's Report

Commission Chair Johnson mentioned that the 2 vacant related positions were open, and Mr. Dandridge mentioned that the Section 106 position is closed now. Mr. Dandridge also mentioned that the Monuments appeal was on the consent agenda at the City Council meeting last night.

Commission Chair Johnson adjourned the business portion of the meeting at 3:46 pm.

CONSENT AGENDA

The regular portion of the meeting was called to order at 4:00pm.

Alex Dandridge re-read the announcement info for virtual meetings.

Commission Chair Johnson explained that there is an order to the meeting, starting with the Consent Agenda, which are items earmarked for the staff recommendations to be approved by Commission without formal review, followed by the Regular Agenda, and concluding with the Conceptual Review. At appropriate times, applicants will have an opportunity to speak in regard to their applications, or to request that their items from the consent agenda.

Commission Chair Johnson explained the difference between the Consent Agenda and Regular Agenda, and asked if the Commissioners wished to move any items from the regular agenda to the consent agenda or vice-versa.

A motion was made by Commissioner Pearson, seconded by Commission Chair Johnson, to move the 3rd item, 1600 Monument Avenue, to the Consent Agenda.

Commissioner Moore said that the proposed construction is already built, and concur that the proposed construction is relatively minor, but it's right on Monument Avenue and is extremely prominent, so he would vote against moving it to the Consent Agenda. Commissioner Butler-Rodriguez said she agreed with Commissioner Moore, and said it came before CAR and MAPS several years ago, and said she wants to hear what the applicant has to say about it. Commissioner Pearson withdrew his motion.

A motion was made by Commissioner Morgan to move 2704 E. Grace St. to the Consent Agenda and approving it as submitted. There was no second, and thus the motion died.

A motion was made by Commissioner Butler-Rodriguez to move 2610 E. Grace St. to the Consent Agenda. She withdrew the motion.

A motion was made by Commissioner Pearson, seconded by Commissioner

Butler-Rodriguez, to move 511 N. 29th Street to the Consent Agenda and approve with staff recommendations.

Commissioner Moore said there were architectural details that he wanted to speak to, and would vote against moving it to the Consent Agenda.

Commission Chair Johnson asked if anyone from the public would speak to 511 N. 29th Street. There were none.

The motion carried by the following vote:

Aye – 4 - Commission Chair Neville Johnson, Commissioner Coleen Butler-Rodriguez, Commissioner Kathleen Morgan, Commissioner Lane Pearson

No – 1- Commissioner Andrew Moore

Excused – 4- Commissioner James Klaus, Commissioner Sean Wheeler, Commissioner Mitch Danese, Commissioner Ashleigh Brewer

A motion was made by Commissioner Morgan, seconded by Commissioner Butler-Rodriguez, to approve the Consent Agenda.

Commission Chair Johnson asked if there was any applicant discussion on the Consent Agenda. There was none.

Commission Chair Johnson asked if there was any public comment on the Consent Agenda. There was none.

Commission Chair Johnson asked if there was any Commission discussion on the Consent Agenda.

A motion was made by Commissioner Morgan, seconded by Commissioner Butler-Rodriguez, to move to 2610 E. Grace St. to the Consent Agenda, approve with staff conditions.

Commissioner Moore said that there are significant architectural details that would not significantly change the cost, but that would increase its compatibility with the historic district, and he would vote against moving it to the Consent Agenda.

The applicant, Ken Schwartz, said he would be amenable to making changes.

Commissioner Moore said the design is currently proposed to have a single slope roof, but the exposed parapet is more historic in character. The second condition proposed is instead of having a single, large garage door, to instead be broken into two doors with mid-point masonry pier or rearticulated in 4 panels instead of 2. The architect, Charlie Field, said Commissioner Moore was correct about the parapet roof issue and that the drawings have been redone. The garage door, Mr. Field said, CAR has mandated specifically a modern door in the past, and would be amenable to whatever CAR wants.

Commission Chair Johnson asked if there was any public comment. There was none.

The motion carried by the following vote:

Aye – 5 - Commission Chair Neville Johnson, Commissioner Ashleigh Brewer, Commissioner Kathleen Morgan, Commissioner Lane Pearson, Commissioner Coleen Butler-Rodriguez

No –1 Commissioner Andrew Moore
Excused – 3- Commissioner James Klaus, Commissioner Sean Wheeler, Commissioner Mitch Danese

A motion was made by Commissioner Morgan, seconded by Commissioner Butler-Rodriguez, to approve the Consent Agenda as amended.

Commission Chair Johnson asked if there was any discussion from Commissioners. There was none.

Commission Chair Johnson asked if applicants had any discussion about the motion. There was none.

Commission Chair Johnson asked if the public had any comment about the Consent Agenda.

A motion was made by Commissioner Morgan, seconded by Commissioner Butler-Rodriguez, to approve the Consent Agenda as amended.

The motion passed by the following vote:

Aye -- 4 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez and Kathleen Morgan

No -- 1 - Commissioner Andrew Moore

Excused -- 3 - Commissioner Mitch Danese, Commissioner James W. Klaus and Sean Wheeler

Abstain -- 1 - Commissioner Lawrence Pearson

1. [COA-094560-2021](#) 1807 E. Franklin St. - Construct new retaining wall and fence on front side yard

Attachments: [Franklin E 1807 - Plans & Application](#)
[Franklin E 1807 - Staff Report](#)

A motion was made by Commissioner Morgan, seconded by Commissioner Butler-Rodriguez, to approve the application as submitted.

The motion passed by the following vote:

Aye -- 4 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez and Kathleen Morgan

No -- 1 - Commissioner Andrew Moore

Excused -- 3 - Commissioner Mitch Danese, Commissioner James W. Klaus and Sean Wheeler

Abstain -- 1 - Commissioner Lawrence Pearson

2. [COA-094561-2021](#) 214 N. 26th St. - Construct a new rooftop deck and install a spiral staircase

Attachments: [214 N 26th - Application and Plans](#)
[26th N 214 - Staff Report](#)

A motion was made by Commissioner Morgan, seconded by Commissioner Butler-Rodriguez, approve the application as submitted.

The motion passed by the following vote:

Aye -- 4 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez and Kathleen Morgan

No -- 1 - Commissioner Andrew Moore

Excused -- 3 - Commissioner Mitch Danese, Commissioner James W. Klaus and Sean Wheeler

Abstain -- 1 - Commissioner Lawrence Pearson

6. [COA-094573-2021](#) 2610 E. Grace St. - Construct a new rear 2-story detached garage

Attachments: [Grace E 2610 - Application & Plans](#)
[Grace E 2610 - Staff Report](#)

A motion was made by Commissioner Morgan, seconded by Commissioner Butler-Rodriguez, to approve the application for the reasons cited in the staff report provided the following conditions are met: the final colors and hardware for the garage door be submitted for staff review & approval.

The motion passed by the following vote:

Aye -- 4 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez and Kathleen Morgan

No -- 1 - Commissioner Andrew Moore

Excused -- 3 - Commissioner Mitch Danese, Commissioner James W. Klaus and Sean Wheeler

Abstain -- 1 - Commissioner Lawrence Pearson

8. [COA-094863-2021](#) 511 N. 29th - Construct a 2-story rear addition

Attachments: [29th N 511 - Application and Plans](#)
[29th N 511 - Staff Report](#)

A motion was made by Commissioner Morgan, seconded by Commissioner Butler-Rodriguez, to approve the application for the reasons cited in the staff report provided the following conditions are met: the addition be differentiated from the main structure by inseting the side elevation from the main house and differentiating the addition's roof line from the main house; the existing chimney should be retained; and specifications for all proposed materials including windows and doors be submitted to staff for administrative approval.

The motion passed by the following vote:

Aye -- 4 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez and Kathleen Morgan

No -- 1 - Commissioner Andrew Moore

Excused -- 3 - Commissioner Mitch Danese, Commissioner James W. Klaus and Sean Wheeler

Abstain -- 1 - Commissioner Lawrence Pearson

REGULAR AGENDA

3. [COA-094562-2021](#) 1600 Monument Ave. - Construct a new enclosed outdoor seating area

Attachments: [Monument 1600 - Application & Plans](#)
[Monument 1600 - Staff Report](#)

The application was presented by Rich Saunders, who explained that he was also overseeing the Special Use Permit for this project.

Commission Chair Johnson asked if the Commission had any questions for Mr. Saunders.

Commissioner Moore asked to clarify if staff is recommending that the wood structure be retained, and that the wood should be stained. Commissioner Moore asked about the question of using the 'easily removed' part of the staff conditions. Mr. Dandridge said the polycarbonate material isn't approvable and is fixed to the post and thus is not easily removed. He said they want to make streetscape elements more translucent, and more in keeping with the district like blinds or roll-up fabric.

Commissioner Moore clarified if he meant like fabric canopy or fabric umbrellas. Mr. Dandridge said no, nothing that would cover the sidewalk. Commissioner Moore asked about the polycarbonate roofing as well, and asked if staff was recommending a substitution for that as well. Mr. Dandridge said no. Commissioner Moore asked to clarify if it would then be covered for rain. Mr. Dandridge said no.

Commission Chair Johnson asked if staff could give thought to protecting the patio from rain, as that would be a concern, and asked if there was any other option. Commissioner Butler-Rodriguez asked staff if they had spoken with the applicant whether the polycarbonate panels were installed for rain or for enclosure in the winter. Mr. Saunders said he hadn't consulted the applicant about that.

Commission Chair Johnson asked if the applicant wanted to speak to the application. Michael Pellis, architect, said he could speak with limited knowledge because he was only involved after the Notice of Violation was given to the owner. He said that the attempt was to cover from rain, but apparently the customers prefer to sit underneath this enclosure. The restaurant owner said everything can be easily removed. Mr. Pellis said they could remove the polycarbonate on the side of the structure and do a roll-up fabric, but wasn't sure about the polycarbonate on the roof. Mr. Pellis as to the condition of removing the taller metal framing, those actually are the ways to sit on that side of the porch. He added that they are happy to paint neutral colors on the decking.

Commission Chair Johnson asked if the Commissioners had any questions for the applicant. There were none.

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

Commission Chair Johnson opened the floor for Commission discussion.

A motion was made by Commissioner Morgan, seconded by Commission Chair Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: the translucent polycarbonate panels for the enclosed outside seating

area be removed and replaced with a less permanent screen that can be easily removed – rolled up or rolled down – when not in use, as administratively approved by staff; the wood framing for the enclosed patio be opaquely stained a neutral stain that complements the historic building; the taller metal framing for the unenclosed outside seating area be removed; and the decking for the seating wall in the outside seating area be painted a neutral color that complements the main building as administratively approved by staff.

Commissioner Moore said he appreciated the intent of the structure and wanted to keep small businesses afloat, including this location. He believes that the structure is inappropriate for outdoor dining, and that staff comments are trying to generate a design that doesn't exist. Commissioner Moore said that the staff comments were prescriptive enough, but that staff comments shouldn't be design-focused anyway. He said there's a problem to be solved on the other side of the patio as well, because the staff comment of removing the seats would leave the area without seats. Commission Chair Johnson said he would be amenable to deferring the application, letting the applicant massage the details from Commissioners, and come back later with a better direction. Commission Moore said it should have more architectural character and be more in keeping with the district.

Commissioner Butler-Rodriguez said she was around when this outdoor seating was first brought to CAR, and she said this felt more like a Conceptual Review so she couldn't vote.

Commissioner Morgan said she agreed, and she said the Guidelines about outdoor dining had more about guardrails, removable furniture, and that an enclosed dining area on Monument Avenue isn't entirely appropriate. She withdrew her motion.

A motion was made by Commissioner Morgan, seconded by Commission Chair Johnson to defer the application and have the applicant work with staff and Commissioners to find a solution that is more in keeping with the Monument Avenue City Old & Historic District.

A motion was made by Commissioner Morgan, seconded by Commission Chair Johnson to defer the application and have the applicant work with staff and Commissioners to find a solution that is more in keeping with the Monument Avenue City Old & Historic District.

The motion passed by the following vote:

Aye -- 6 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Lawrence Pearson, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore and Kathleen Morgan

Excused -- 3 - Commissioner Mitch Danese, Commissioner James W. Klaus and Sean Wheeler

4. [COA-094566-2021](#) 2704 E. Grace St. - Remove deteriorated side porch and construct a new, 2-story side addition

Attachments: [Grace E 2704 - Application & Plans](#)
[Grace E 2704 - Staff Report](#)

The application was presented by Emily Routman.

Commission Moore asked what the philosophy regarding minimally visible view if CAR even has purview on this.

Commission Chair Johnson asked if there were any question for staff from Commissioners.

Commissioner Moore asked about the metal 'texture.' He asked if flat metal siding would be approved. Mr. Dandridge said staff doesn't have the authority to approve metal in Historic Districts. Commission Chair Johnson said that because where it's being used as an addition, it's more restricted, and if it was in the fence line it would be more allowable.

Commission Chair Johnson asked if the applicant was present. The applicants, Derk Jeffrey and Christine Bali, responded yes. He said that they're not proposing anything faux or stamped or textured; it's horizontally-corrugated metal and painted steel was compatible in Historic Districts. He iterated that no one will see this addition. The corrugated metal was chosen to panelize the wall, and between the panels are the windows with real wood underneath. The color of the metal was chosen to be compatible with the wood. He said it's a rather high-quality approach that's easier to correct and focuses on the utility and durability.

Commission Chair Johnson asked if there were questions for the applicant from the Commissioners.

Commissioner Moore asked if the metal would be rainscreen as well. Mr. Jeffrey said they only had about 4 feet of offset to get this done and hold it back from the corner for an inch or two, so they decided to do horizontal so they could have one continuous piece. Commissioner Moore said that the application package included the approved DHR version, which has some precedent. He said this design was more of a monolithic approach, whereas the DHR version has bays and floors expressed. Mr. Jeffrey said that they did take off the porch already, and that the floor plan was to add a staircase instead of shutters that weren't really shutters. He said the horizontal rib provided the shadow line that a shutter would. Commissioner Moore said he was talking more about breaking it up in horizontals and verticals.

Commissioner Butler-Rodriguez asked about the roof material. Mr. Jeffrey said it could be anything – the roof has TPO membrane roof so they were thinking it could be the same since it's so flat. Commissioner Butler-Rodriguez said it's well thought out and she wouldn't be inclined to fight it.

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

Commission Chair Johnson opened floor for Commission discussion.

A motion was made by Commissioner Pearson, seconded by Commissioner Morgan, to approve the application as submitted.

A motion was made by Commissioner Pearson, seconded by Commissioner Morgan, to approve the application as submitted.

The motion passed by the following vote:

Aye -- 6 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Lawrence Pearson, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore and Kathleen Morgan

Excused -- 3 - Commissioner Mitch Danese, Commissioner James W. Klaus and Sean Wheeler

5. [COA-094571-2021](#) 523-527 N. 21st St. - Rehabilitate 4 existing attached houses; construct new rear addition

Attachments: [21st N 523-527 - Application & Plans](#)
[21st N 523-527 - Staff Report](#)

The application was presented by Alex Dandridge.

Commission Chair Johnson asked if the applicant was present. The applicant, Charlie Field, said he was.

Commission Chair Johnson asked if there were any questions for staff by the Commissioners.

Commissioner Moore asked about repairing existing windows, if they're original. Mr. Dandridge said that yes, he believes they're original.

Commissioner Moore asked if the cornices are actually to be simplified or if that's just in the drawing. Mr. Dandridge said he wasn't 100% sure but the applicant might be able to speak to it.

Commission Chair Johnson asked if the applicant wanted to speak. Mr. Field said they wouldn't be messing with the cornice of the roof. Mr. Field wasn't sure about the staff recommendation about the massing of the addition. Mr. Dandridge said the addition should be even further differentiated from the main house, giving greater reference to the existing one-story, rear projection's roof form.

Commissioner Moore agreed with Mr. Dandridge's comments. Mr. Field said that it wouldn't be a problem. Mike Thomas, the applicant and owner, stated that he would be amendable to referencing the existing rear projection's roofline with banding, given that the subject façade is minimally visible.

Commission Chair Johnson asked if there are any questions from Commissioners for the applicants. There were none.

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

Commission Chair Johnson opened the floor for Commission discussion.

A motion was made by Commissioner Morgan, seconded by Commissioner Moore, that this application be approved with the following conditions: if any window elements are found to be deteriorated beyond repair, that they be replaced in-kind to match the original; the final paint color specifications be submitted to staff for administrative review & approval; the chimney be repaired properly and retained, and not removed; the new rear addition be further differentiated from the main building, making greater reference to the historic massing and roof line of the building; an appropriate solution for screened trash receptacles be submitted to staff for review and approval; any architectural elements that are determined to be deteriorated beyond repair be replaced in-kind; and the northern side elevation wall be retained and not removed, and any wooden siding found underneath the modern siding should be retained.

Commissioner Moore said he'd like to tweak the conditions to add that the other architectural woodwork profiles that are on the building be retained, and if there's deterioration it should be replaced in-kind.

Commissioner Butler-Rodriguez said that the building won't look good if the trashcans must stay in the front and said maybe there should be lattice there to screen.

Commissioner Morgan said the 2nd floor projection concerns her and she was concerned with rebuilding it with hardi-wood, which is what she believes is shown in the plan. She said usually CAR would throw a condition on not to demolish the existing wall, but retaining the wall and removing the non-historic siding.

A motion was made by Commissioner Morgan, seconded by Commissioner Moore, that this application be approved with the following conditions: if any window elements are found to be deteriorated beyond repair, that they be replaced in-kind to match the original; the final paint color specifications be submitted to staff for administrative review & approval; the chimney be repaired properly and retained, and not removed; the new rear addition be further differentiated from the main building, making greater reference to the historic massing and roof line of the building; an appropriate solution for screened trash receptacles be submitted to staff for review and approval; any architectural elements that are determined to be deteriorated beyond repair be replaced in-kind; and the northern side elevation wall be retained and not removed, and any wooden siding found underneath the modern siding should be retained. The motion carried by the following vote:

Aye -- 6 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Lawrence Pearson, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore and Kathleen Morgan

Excused -- 3 - Commissioner Mitch Danese, Commissioner James W. Klaus and Sean Wheeler

7. [COA-094659-2021](#) 14 S. 15th St. - Installation of 3 new window openings; painting of a new mural to replace the existing mural

Attachments: [15th S 14 - Application & Plans](#)
[14 S 15th - Staff Report](#)

The application was presented by Emily Routman.

Commission Chair Johnson asked if the applicant was present. The applicant, Kimberly Macauley, said she was.

Commission Chair Johnson asked if there were any questions for staff by the Commissioners. There were none.

Commission Chair Johnson asked if the applicant wanted to speak. The applicant, Kimberly Macauley, said they were present. They were unaware that it was in a CAR district. They got approval on the painting of the building in May, but they want to honor the architecture of the building but add sunlight to the windows. They are the only building on this side of 15th Street and had reached out to adjacent owners. They said that other buildings in the district go against CAR Guidelines in some way. They want to add value to the building and add sunlight and want to use it as an opportunity to enhance the neighborhood as well. The style of window they'll put in would be historically replicated, 6-over-6. The existing windows are different styles. After getting no-build easements, they'll come back to CAR to get approval for window styles.

Commission Chair Johnson asked if there are any questions from Commissioners. There were none.

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

Commission Chair Johnson opened the floor for Commission discussion.

A motion was made by Commissioner Morgan, seconded by Commissioner Rodriguez, that this application be approved with the following conditions: a mock-up of the mural should be provided to staff for administrative approval; the mural should not include dayglow, luminescent, or reflective paint or materials; new window openings and windows should be a contemporary design submitted to staff for review and approval.

Commission Chair Johnson said they have been very cautious about cutting in open and exposed walls next to parking areas that had not had windows because a window could go back up at some point. If it was on a corner, CAR might not approve that.

Commissioner Moore said he was going to make a similar motion, but didn't want to give someone a pass.

Commissioner Butler-Rodriguez said that there was a CAR case on Monument Avenue where a 1st floor office use was allowed to be converted into residential with a new window opening next to a house. As long as the windows can be differentiated, she said it should be allowed here.

Commissioner Pearson said he'd like to see the motion tied to the Guidelines, and that the Commission should be careful because this could 'spillover' and not have the future property owners have to not follow the historic footprint of the buildings.

A motion was made by Commissioner Morgan, seconded by Commissioner Butler-Rodriguez, that this application be approved with the following conditions: a mock-up of the mural should be provided to staff for administrative approval; the mural should not include dayglow, luminescent, or reflective paint or materials; new window openings and windows should be a contemporary design submitted to staff for review and approval.

The motion passed by the following vote:

Aye -- 4 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore and Kathleen Morgan

No -- 2 - Commissioner Neville C. Johnson Jr. and Commissioner Lawrence Pearson

Excused -- 3 - Commissioner Mitch Danese, Commissioner James W. Klaus and Sean Wheeler

CONCEPTUAL REVIEW

9. [COA-094569-2021](#) 3302-3308 E. Marshall St. - Demolition of existing buildings; construction of a new, 2-story, mixed-use building

Attachments: [Marshall E 3302-3308 - Application & Plans](#)
[Marshall E 3302-3308 - Staff Report](#)

Alex Dandridge presented the application.

Commission Chair Johnson asked if there were any questions for staff from Commissioners. There were none.

Commission Chair Johnson asked for the applicant's presentation. Matt Jarreau, the applicant, said that this was an interesting stretch on Marshall and it was his old gym. They want to supply a walkable, mixed-use component of this area because there's nothing at this moment in time that serves this neighborhood. As for the demolition, they

understand that CAR wants to keep historic fabric, but it's hard to tie new buildings into old buildings. They want to replicate what once was there but make it new so it's supported correctly. They want direction to see if this is reasonable or unreasonable.

Commission Chair Johnson asked if they thought about retaining the original façade and utilizing it in the structure instead of an homage to the façade, much like Alewife.

Commissioner Morgan said she couldn't support the demolition of the structures.

Commissioner Moore's comments were with the assumption that the building could be built as proposed. The articulation of the storefront should have more reference to historic precedent, with the addition of a few more vertical divisions and differentiations between upper and lower glass. Another comment would be the addition of something at the top of the masonry near the roofline with a suitable termination, like some sort of corbeling or cap, instead of a hard stop. Commissioner Moore also made the comment that the applicant should consider additional windows on the rear elevation.

Commissioner Butler-Rodriguez said she would not be able to get behind demolition of the structures.

Commission Chair Johnson said that incorporating the structures like Alewife would be better, and could not get behind the total demolition.

Commissioner Pearson said that the demolition is a non-starter for him.

Commissioner Brewer agreed with all of the comments.

The application was conceptually reviewed. The Commission discussed the proposal with the applicant and made recommendations in an advisory capacity. A record of the comments will be made available to the applicant upon the approval of the meeting minutes.

Adjournment

The meeting was adjourned at 6:21pm.