



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes Commission of Architectural Review

Tuesday, July 23, 2019

3:30 PM

5th Floor Conference Room of City Hall

Call to Order

James Klaus, the Chairman, called the business portion of the July 23 meeting of the Commission of Architectural Review to order at 3:30 pm.

Roll Call

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

Approval of Minutes

June 25, 2019

A motion was made by Commissioner Lane Pearson, seconded by Commissioner Sean Wheeler, that the June 25 2019 Meeting minutes be approved. The motion carried by the following vote:

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

July 9, 2019 Quarterly Meeting

A motion was made by Commissioner Sean Wheeler, seconded by Commissioner Jason Hendricks, that the July 9 2019 Quarterly Meeting minutes be approved. The motion carried by the following vote:

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

Other Business

Secretary's Report

Ms. Carey Jones, Secretary to the Commission of Architectural Review, stated that the Historic Richmond Foundation has offered to hire a structural engineer to evaluate the

property at 401 North 27th Street, and the owner has given permission for the engineer to access the building interior. At this point they are working on scheduling a time.

Ms. Jones reported that the Richmond 300 Summit will take place next Monday, July 29, from 4pm-7pm at the Main Public Library on East Franklin Street. This is part of the Richmond Master Plan process and as such is open to the public, and will be an opportunity to review the draft Future Land Use and Transportation maps, and the draft Policy Recommendations. Ms. Jones encouraged those present to consider attending.

Administrative Approval Report

Chairman Klaus asked if Commissioners had any comment on the most recent Administrative Approval and Building Permit Approval Reports. There were none.

Enforcement Report

There was no discussion of enforcement activities.

Other Committee Reports

Chairman Klaus stated that the next Urban Design Committee meeting on Thursday August 8 will have as an agenda item the new dog park proposed in Barton Heights. The UDC has also been asked to comment on the James River Park System Master Plan. Chairman Klaus asked that Commission members let him know any comments or questions about it, which he can then bring to the UDC.

Officer Elections

Chairman Klaus suggested that the Commissioners wait until Commissioner Johnson's arrival in order to vote on officers. Ms. Jones mentioned that Chairman Klaus was eligible to serve again but that Vice-Chair Hendricks was not eligible since his term expires in less than one year.

Commissioner Johnson arrived at 3:41 PM.

Chairman Klaus expressed willingness to continue serving as Commission Chair.

A motion was made by Commissioner Hendricks, seconded by Commissioner Johnson, to nominate Commissioner Klaus as Chair for an additional term. The motion passed unanimously.

A motion was made by Commissioner Klaus, seconded by Commissioner Hendricks, to nominate Commissioner Johnson as Vice-Chair. The motion passed unanimously.

Chairman Klaus called the regular portion of the meeting to order at 4:00 PM.

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. Members of the public will also have the opportunity to comment on any items placed on the consent agenda.

Ms. Jones stated that two items had been removed by staff from the agenda for the current meeting: the 9th item, COA-057309-2019, 2318 Venable Street was removed from the regular agenda; and the 13th item, COA-057048-2019, 3101-3105 East Marshall Street, was removed from the conceptual review section of the agenda. Staff has reached out to applicants to schedule meetings with them.

A motion was made by Commissioner Morgan, with Commissioner Klaus seconding, to move the 10th item, COA-057231-2019, 715 Mosby Street to the consent agenda. The Commission unanimously approved moving the item, except Commissioner Pearson who recused himself.

A motion was made by Commissioner Wheeler, with Commissioner Johnson seconding, to move the 5th item, COA-057053-2019, 2927 East Marshall Street to the consent agenda. Chairman Klaus stated that some discussion is needed between staff and applicant as to what sort of replacement columns would be appropriate; they have expressed willingness to discuss this. Commissioner Morgan asked if the applicant would be allowed to use their submitted material; Ms. Jones stated that staff would work out this detail with the applicant. The Commission unanimously approved moving the item.

Chairman Klaus asked if there was any public comment concerning the items on the consent agenda. There was none.

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

Aye -- 7 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

- 1 [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 \(7/23/2019\)](#)

A motion was made by Commissioner Morgan, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: specifications for the proposed windows, garage door, and brick colors be submitted for administrative review and approval. The motion carried by the following vote:

Aye -- 7 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

- 2 [COA-057055-2019](#) 3017 E. Marshall Street - Demolish an existing two-story front porch, construct a one-story front porch, and convert a second-story door into a window.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Morgan, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: during the demolition phase of the project, if any physical evidence is revealed which indicates the historic location and configuration of the roof profile that staff can administratively approve the roof form based on this evidence; the columns be simple square, full-length posts and that no other decorative details, such as the proposed dentils, be utilized; the roof material specifications, including the seaming details, be submitted to staff for review and approval; the new second story window sill and header be aligned with the existing second story windows; the diagonal window pattern for the new window be true or simulated divided light and the specifications be submitted to staff for review and approval; and any replacement siding have a smooth finish without a bead and match the existing in terms of profile, reveal, and color. The motion carried by the following vote:

Aye -- 7 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

- 3 [COA-057059-2019](#) 920 N. 25th Street - Rehabilitate an existing masonry building.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Morgan, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: the building be painted a neutral color; and the following information be submitted for administrative review and approval: final paint selections; window and door specifications; and additional information on any new dumpster screening. The motion carried by the following vote:

Aye -- 7 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

- 4 [COA-057279-2019](#) 521 St. James Street - Construct a new single-family, semi-attached residence on a vacant lot.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Commissioner Morgan, 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; and the fence be painted or stained a neutral color found in the Commission paint palette. The motion carried by the following vote:

Aye -- 7 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

- 5** [COA-057053-2019](#) 2927 E. Marshall Street - Replace existing metal front porch columns and rail with turned posts and Richmond Rail.

Attachments: [Site Map](#)

[Application and Plans](#)

[Staff Report](#)

A motion was made by Commissioner Morgan, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: the applicant work with staff to create a design that replicates the historic posts and railing, based on the physical and photographic evidence; a railing at the historic height to match the neighboring porches be installed; and the applicant submit the materials for staff review and approval. The motion carried by the following vote:

Aye -- 7 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

- 10** [COA-057231-2019](#) 715 Mosby Street - Demolish a vacant, one-story, brick building.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

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

Aye -- 7 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

REGULAR AGENDA

- 6 [COA-057295-2019](#) 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.

Commissioner Pearson recused himself from consideration of this application.

Staff recommended that the application be approved with the following conditions: the window specifications be submitted to staff for review and approval; the fence be painted or stained a neutral color found in the Commission paint palette; roof material specifications be submitted for administrative approval; the applicant submit information about the proposed gutters for review and approval and the approved gutters be updated on the plans prior to applying for a building permit.

The applicant, Greg Shron of Center Creek Homes, introduced himself. Mr. Shron stated that the initially proposed chimney had been a source of concern for the Commission but it has been included to provide an accent to the side elevation and the corner lot. Mr. Shron believes it is attractive but appreciates staff position that it is an atypical feature. Mr. Shron stated that some other corner properties in the district are quite ornate, with features such as substantial cornices and bay projections; however, current zoning does not allow the applicants to include any projecting bay elements. He also stated that another feature which was considered but rejected was a wraparound porch. Mr. Shron asked if, given that the design is a modern one, the chimney would be an effective visual punctuation, or if a much simpler façade is desirable.

Commissioner Klaus stated that the Commission has approved some chimneys in new construction; there are chimneys on nearby properties; and the chimney in question does not necessarily read as a chimney but rather as a modern design element; and therefore the chimney should be allowed.

A motion was made by Commissioner Klaus, seconded by Commissioner Wheeler, to approve the application for the reasons cited in the staff report provided the following conditions are met: the window specifications be submitted to staff for review and approval; the fence be painted or stained a neutral color found in the Commission paint palette; roof material specifications be submitted for administrative approval; and the applicant submit information about the proposed gutters for review and approval and the approved gutters be updated on the plans prior to applying for a building permit.

Aye -- 6 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan and Commissioner Sean Wheeler

Recused -- 1 - Commissioner Lawrence Pearson

- 7 [COA-057315-2019](#) 617 W. 21st Street - Parge foundation and construct a new shed in rear yard.

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

Ms. Jones presented this application.

Staff recommended approval of the application, with the following conditions: the applicant screen the HVAC equipment, shed, and rear deck with a fence, to be stained or painted a neutral color found on the Commission palette, fence details to be submitted to staff for administrative review and approval; the CMU foundation be parged to a depth that does not allow the concrete blocks to telegraph through but also does not extend past the siding profile; the applicant develop a plan to install the window casings as shown on the approved plans for staff review and approval; the deck be painted or stained a neutral color.

The applicant's representative, Jimmy Montgomery, expressed agreement with all staff recommendations.

Commissioner Wheeler expressed concern about the window casing. Chairman Klaus stated that it was in the plan that was already approved by the Commission, thus to change it now would go against what neighbors have been led to expect.

Commissioner Wheeler stated that it had not been made clear what brought about the current application. Ms. Jones stated that staff had visited the site and noticed deviations from the approved plans. After meeting with the applicants about this, the need for a new application was arrived at.

A motion was made by Commissioner Johnson, seconded by Commissioner Brewer, to approve the application as submitted provided the following conditions are met: the applicant screen the HVAC equipment, shed, and rear deck with a fence, to be stained or painted a neutral color found on the Commission palette, fence details to be submitted to staff for administrative review and approval; the CMU foundation be parged to a depth that does not allow the concrete blocks to telegraph through but also does not extend past the siding profile; the applicant develop a plan to install the window casings as shown on the approved plans for staff review and approval, and the deck be painted or stained a neutral color found in the Commission palette. The motion carried by the following vote:

Aye -- 7 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

- 8** [COA-057293-2019](#) 2110 M Street - Rehabilitate an existing two-story, single-family detached residence.

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

Ms. Jeffries presented this application.

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

portion of the rear chimney be retained on the roof, revised elevations showing all chimneys be submitted to staff prior to the issuance of a building permit; the historic roof slope of the rear ell be maintained and a roof plan be submitted for administrative review and approval; if wood siding is found under the vinyl siding, it be consolidated on the façade; if wood siding does not exist, wood siding with a reveal to match the historic reveal be installed on the façade; proposed paint colors be submitted to staff for administrative approval; the second story windows on the side elevation be retained and repaired; a window survey be submitted to staff for administrative review; the first story window on the side elevation be replaced with a 2/2 wood or aluminum clad wood window with true or simulated divided lights with interior and exterior muntins and a spacer bar between the glass; the new fenestration on the rear elevation be vertically aligned, to match the historic pattern; the historic windows removed be used for any window replacement or repair needed on the more visible elevations; the addition be clad in fiber cement siding with a different reveal to distinguish it from the historic portion, and the shutters and bead board be removed from the design; the concrete retaining wall remain as existing and any proposed landscaping be submitted to staff for administrative review prior to installation; the rear porch depth be reduced to six feet.

The applicant, Charles Tysinger, stated that he was basically in agreement with staff recommendations, but that he had some questions. Mr. Tysinger mentioned the windows with shutters as being something he has installed in previous jobs, the reveal as being more appealing as submitted, and that the retaining walls in the front of the property are in better condition than some similar ones he has encountered. Chairman Klaus stated that the retaining walls are mentioned in the staff's report because property owners often remove them, not realizing their historic value. Mr. Tysinger stated that he had only disposed of them when they were falling apart and posed a danger.

Mr. Tysinger stated that the staff comments about landscaping were new to him. Chairman Klaus stated that the details in question were better described as hardscaping, as they pertain to durable features as opposed to planting. Mr. Tysinger stated that the fences proposed are consistent with those he has used on two nearby properties.

Chairman Klaus asked why, given that the current doors appear to date from the 1970s, the applicant has not included a more historically appropriate door type in their application. Mr. Tysinger stated that the preference would be to change the doors, but the applicants had been concerned that this was not allowed. Chairman Klaus stated that installing a more suitable door could be dealt with administratively.

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 Hendricks, seconded by Commissioner Wheeler, to approve the application for the reasons cited in the staff report provided the following conditions are met: the exterior portion of the rear chimney be retained on the roof; revised elevations showing all chimneys be submitted to staff prior to the issuance of a building permit; the historic roof slope of the rear ell be maintained and a roof plan be submitted for administrative review and approval; if wood siding is found under the vinyl siding, it be consolidated on the façade; if wood siding does not exist, wood siding with a reveal to match the historic reveal be installed on the façade; proposed paint colors be submitted to staff for administrative approval; the second story windows on the side elevation be retained and repaired; a window survey be submitted to staff for administrative review; the first story window on the side elevation be replaced with a 2/2 wood or aluminum clad wood window with true or simulated divided lights with interior and exterior muntins and a spacer bar between the

glass; the new fenestration on the rear elevation be vertically aligned, to match the historic pattern; the historic windows removed be used for any window replacement or repair needed on the more visible elevations; the addition be clad in a material to differentiate it from the historic portion to be administratively approved by staff; the shutters and bead board be removed from the design; the concrete retaining wall remain as existing and any proposed hardscaping be submitted to staff for administrative review prior to installation; the rear porch depth be reduced to six feet; and if required a new door be submitted to staff for review and approval.

Aye -- 7 - Commissioner Gerald Jason Hendricks, Commissioner James W. Klaus, Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Kathleen Morgan, Commissioner Sean Wheeler and Commissioner Lawrence Pearson

- 9 [COA-057309-2019](#) 2318 Venable Street - Rehabilitate an existing single-family attached residence.

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

This item was withdrawn from the Agenda.

CONCEPTUAL REVIEW

- 11 [COA-057041-2019](#) 918 N. 25th Street - Construct a new single-family, detached residence on a vacant lot.

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

Ms. Jones presented this application.

Staff recommended that the applicant reconsider and simplify the cornice and roof line to be more consistent with those in the surrounding area; the windows on the first story be taller than the windows on the second story; the applicant consider a 1/1 window instead of a 2/2 window; the applicant consider a window on the second story first bay on both elevations; and horizontally and vertically align the visible windows on the north elevation; the applicant revise the material specifications to be consistent with the Guidelines, including the roof and window materials. Staff requested that the applicant provide the following for final review: specifications for the proposed materials and windows; dimensioned elevations; the location of the HVAC equipment; any plans for regrading and/or construction of a retaining wall.

Tom Vavra introduced himself as the architect for this project for the Maggie Walker Community Land Trust. Mr. Vavra stated that he agreed with staff recommendations, but that he had some questions. Ms. Jones stated that they could meet separately to address questions or comments.

Chairman Klaus read from the page 46 of the Design Guidelines, on Standards for New Construction:

"...new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic building or buildings in its setting. However, compatibility does not mean duplicating the existing buildings or environment. In order to avoid creating a false sense of history, new construction should also be discernible from the old."

Chairman Klaus stated that the Commission has been lax about the second part, ensuring that applicants' new constructions are distinct from historic buildings. Chairman Klaus suggested that the applicants refer to the 6th agenda item, the new construction at 3019-3021 East Marshall Street, as an example of successful and distinctive new construction design. Mr. Vavra stated that this related to one of the questions he had, and that the process is new to him.

Mr. Vavra stated that the cornice design suggested in staff comments seemed to match the one on a neighboring house, which has a flat roof. Mr. Vavra stated that he would prefer to have some slope to the roof, which would result in a larger area of siding between the top windows and roof line; and asked what the Commission would prefer be done to alleviate the resulting 30 inches of plain siding. Chairman Klaus affirmed that blank space is a concern, but that the applicant can address such details with staff. More generally, Chairman Klaus stated that mimicking historical details is problematic.

Commissioner Morgan expressed agreement with staff, adding that the rear elevation does not appear to be highly visible. Ms. Jeffries stated that there is no rear alley, and that there is a fairly large retaining wall which blocks much of the view, although upper stories would probably be visible. Commissioner Morgan stated that the steep roof pitch in combination with shingles might not be in keeping with the district. Some nearby pitches appear to be akin to a side gable design, but there do not appear to be any false mansards with a dramatic pitch. Ms. Morgan stated that the Commission has allowed designs with a large siding expanse between top windows and roof line, but that generally this has been mitigated by either enlarging the windows or lowering the roof.

Commissioner Klaus stated that the size and scale are appropriate except perhaps for the roof form, and reiterated his point about making the design more modern in appearance.

Commissioner Hendricks stated that the gutter should be round, not K style, and that there are some discrepancies in the drawings as to height and grade; and that the overall context elevation appears to actually be about 12-14 inches higher than the detail elevations and this will make installing compliant steps down to grade challenging. Commissioner Hendricks advised the applicant to be mindful of this, and also of the issue of trash placement, given that there is no alley. Commissioner Hendricks also recommended that if the corbels are maintained in the design, they be aligned with window edges as opposed to being evenly spaced.

Commissioner Wheeler expressed agreement with staff and other Commissioners, adding that aligning the rear elevation fenestration is advisable. He also stated that a rear door canopy appears to be possible, and is common in the area.

Commissioner Johnson stated that he had nothing to add.

Commissioner Brewer expressed agreement with other Commissioners, stating that she had nothing to add.

Chairman Klaus asked if there was any public comment. There was none.

Mr. Vavra stated that the requested window alignment would be difficult, given the location of a stairwell which would render the interior location of the window somewhat ridiculous. Chairman Klaus stated that the Commission sees many staircase windows, and that there are ways of making it work, e.g., window transoms.

This Application for a Certificate of Appropriateness was conceptually reviewed

- 12 [COA-057054-2019](#) 2211 Jefferson Avenue - Construct a new three-story, mixed-use building.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Jones presented this application.

Staff recommended that the applicant increase the setback of the third story. Staff requested that the applicant provide the following for final review: additional photographs of the existing conditions and the engineers report for the existing building; specifications for the proposed materials and windows; dimensioned elevations for all visible elevations; context site plan; and a dimensioned context elevation.

The applicant Joshua Bilder introduced himself and the architect, Ed Mulreany of Joseph Yates Architects. Mr. Mulreany distributed photographs of existing conditions and also passed around a sculptural model of the proposed building. Mr. Mulreany stated that the existing building is much deteriorated and is propped up internally by temporary walls. He also noted that the site is of an unusual shape, on a prominent corner adjacent to a traffic circle, with commercial buildings on one side and residential structures on another.

Chairman Klaus asked if the applicants would be able to save any details from the commercial building elevations, since the new building would be essentially a reproduction of that. Mr. Mulreany stated that they were able to save two brackets, and will save whatever else they can to be reinstalled in a similar location on the new building, although this is difficult because the existing building is quite deteriorated.

Mr. Mulreany stated that the new building's height of 14 feet would be the same as that of the current building, and that this continuity was well-received by the Church Hill Neighborhood Association when it was presented to them at a meeting.

Chairman Klaus stated that, for final review, it is important that the applicant submit perspective drawings, since it is an unusually shaped building, and members of the public will not have access to the three-dimensional models provided by the applicants at the current meeting.

Commissioner Brewer asked the applicants whether, given the short height of the existing building, they would consider removing the whole third floor. Mr. Mulreany stated that the designers felt the third floor component helps set off the commercial the side of the building from the residential side.

Chairman Klaus asked if there was any public comment.

Ms. Nancy Lampert, a resident of Union Hill, stated that the Union Hill Neighborhood

Association should have been notified of the building plan as well. Mr. Mulreany stated that they had been.

Ms. Lampert stated that three stories is not a compatible height for the neighborhood and is counter to the Guidelines, adding that a similar project had been reduced in height to be more consistent with the neighborhood

Chairman Klaus asked if there was any further public comment. There was none.

Chairman Klaus stated that the site is a difficult one, and suggested that the 3rd floor might be less controversial if set back further, and that the applicants should emphasize that they are salvaging as much historic material as possible from the existing building and that non-historic materials will therefore have to be a very good match. On the Jefferson Street side, the door placement and design has a somewhat compressed appearance.

Commissioner Hendricks stated that the commercial and residential sides don't seem to speak to each other, and that aligning more elements between them might help alleviate this.

Commissioner Wheeler stated that he felt conflicted about the project, and uncertain as to whether the conditions for demolition, as stated in the Guidelines, had been met.

Commissioner Hendricks stated that he had similar misgivings.

Commissioner Wheeler stated that his doubt may be partly due to a lack of information provided, for example the location of the property lines, and more context information. Commissioner Wheeler stated that, if the new construction is an addition to an existing building, it needs to be subordinate to the existing, which would entail a setback on the second floor as well as the third. He also informed the applicant that with a common roof deck an elevator is required.

Commissioner Pearson expressed agreement with staff recommendations, and expressed curiosity as to how the vacant portion of the site may have been used in the past, as this could inform what is done with the residential side of the new construction, and whether the new construction is viewed in part as an addition, or in some way a return to what was previously there.

Commissioner Johnson expressed agreement with staff and fellow Commissioner comments. Commissioner Johnson stated that stepping back the upper stories is important, and does enable the 3rd floor to be effective; and that making the original structure the focal point of the design is advisable. Commissioner Johnson stated that the residential street entrance could be more defined.

Commissioner Brewer expressed agreement with staff and fellow Commissioner comments including the emphasis on the first floor and the importance of the stepping back the upper stories.

Commissioner Morgan stated that photos and an engineer's report will be of importance for the final review, to aid in making an impartial assessment of the existing building's condition. Commissioner Morgan expressed doubts about the appropriateness of a 3-story building at this site, and expressed agreement with Commissioner Wheeler that the 2nd floor needs to be set back further.

Chairman Klaus asked if the applicant had any questions.

Mr. Mulreany pointed out the location of the property line, and the resulting limitation of the building having only two elevations that are available for alteration.

Commissioner Hendricks referred to Commissioner Wheeler's comments, stating that the demolition of the existing structure and construction of a nearly identical building creates a false historicism, and that therefore a "clean slate" design should be used, jettisoning the corbels and other details that were going to be preserved, while maintaining appropriate height, proportion, and massing for the location.

Mr. Mulreany stated that the attempt with the submitted design was to show respect to the existing structure, which dates to about 1900, by incorporating some elements from it.

Chairman Klaus asked Ms. Kim Chen for her input about the quandary presented by this, in that it includes demolition, historical reconstruction, and new construction.

Ms. Chen stated that staff had discussed at length whether the application should be considered an addition to an existing building, or a demolition of a historic building followed by new construction. If an addition, it does not meet the Guidelines. Ultimately the staff opted to view the project as demolition and new construction. Staff felt that the demolition could be justified by how little of historic value is left on the historic building.

Chairman Klaus stated that the applicant has flexibility based on this definition, and that it may be advisable to make less reference to the historic structure in order to make it more of a departure.

This Application for a Certificate of Appropriateness was conceptually reviewed

- 13 [COA-057048-2019](#) 3101-3105 E. Marshall Street - Construct a new mixed-use building; renovate first floor of an existing building, and add a third story.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

This item was withdrawn from the Agenda.

Adjournment

Chairman Klaus adjourned the meeting at 5:21 PM.