



City of Richmond, Virginia  
Commission of Architectural Review

February 22, 2022

Re: Resolution 92-R174-223 adopted October 12, 1992  
(Second Baptist Church)

To the Honorable Members of the Richmond City Council:

The Commission of Architectural Review **denied** an application for a Certificate of Appropriateness for the proposed demolition of 13 W. Franklin Street, (former Second Baptist Church) at the Commission's **April 1992 meeting**. This decision was appealed by the owner to the City Council, as is provided in the City Code, and was **reversed** by the City Council in **October 1992** by Resolution 92-R174-223.

On **September 10, 1992**, the Commission of Architectural Review forwarded a letter to the City Council stating their opposition to resolution 92-R174, as it was the Commission's belief that not all options had been explored to justify the demolition of the significant architectural resource located within the West Franklin Street City Old and Historic District, which is historically significant for its eclectic array of architectural styles dating back to the late 19<sup>th</sup> century.

Reinforcing the opposition of the 1992 Commission of Architectural Review of the demolition of 13 W. Franklin Street, The Commission of Architectural Review of 2022 would like to formally express its continued opposition to this demolition, and believes the owner should demonstrate that every possible solution has been explored, as demolition is final, cannot be reversed, and will negatively impact the historic, architectural inventory and character of the this Old and Historic District.

Thank you,

Sincerely

Neville C Johnson, Jr. Chairman CAR

City of Richmond  
Commission of Architectural Review



900 East Broad Street, Richmond, Virginia 23219  
804-780-6335

September 10, 1992

Re: RESOLUTIONS 92-R173, 92-R174  
(Second Baptist Church Complex)

To the Honorable Members of Richmond City Council:

Attached is a packet of information regarding the proposed demolition of 7-13 West Franklin Street (former Second Baptist Church Sanctuary and Education Building) by the owners of the Jefferson Hotel, Historic Hotels Inc. The Commission of Architectural Review denied an application for demolition in April. This decision of the Commission has been appealed to Council as is provided in the City Code.

On the September 14, 1992 City Council Docket there are two resolutions pertaining to this case. Resolution 92-R173 would sustain the decision of the Commission to deny demolition. Resolution 92-R174 would overturn the decision of the Commission and allow demolition.

Enclosed is the petition of the applicant, the Commission's response to the petition, recent correspondence on this structure, a map showing parking availability in the vicinity of the Jefferson Hotel, a alternate parking proposal developed by Commission member Doug Harnsberger and some information on two previous attempts to redevelop the buildings. The Commission urges you to carefully review these materials and and sustain our decision by voting for resolution 92-R173.

The Commission feels strongly that the applicant has failed to justify the need to demolish the buildings for the following reasons:

1. Demolition is a final solution. All other alternatives should be exhausted before demolition is approved and several alternatives exist.
2. The applicant maintains that the parking on the site of these buildings is essential to the viability of the Jefferson. However

you will see from the enclosed map that the Jefferson is surrounded by parking lots and vacant land

3. The owner maintains that the buildings are structurally unsound and cannot be reused. This conflicts with two cases the Commission has documented. These development efforts failed because of problems with the previous owners, not because of the condition of the buildings.
4. The Second Baptist buildings are noteworthy examples of early Twentieth Century American Classicism. They contribute greatly to the character of the Franklin Street corridor and the setting of the Jefferson Hotel. They are important to reinforcing the image of Richmond as a great historic city.

For these reasons and others included in your packet we ask that you support the Commission in its decision to deny demolition.

Thank you.

Sincerely

  
J. Terry Cox, Chairman CAR