



# City of Richmond

City Hall  
900 East Broad Street

## Meeting Minutes - Final Commission of Architectural Review

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Tuesday, March 28, 2017

3:30 PM

5th Floor Conference Room of City Hall

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### BEGINNING AT 3:30 P.M.

#### 1 Call to Order

#### 2 Roll Call

**Present --** 7 - \* Commissioner David C. Cooley, \* Rebecca S. Aarons-Sydnor, \* Sanford Bond,  
\* Bryan Green, \* Nathan Hughes, \* James W. Klaus and \* Joseph Yates

**Absent --** 1 - \* Andrew Ray McRoberts

#### 3 Approval of Minutes

The February meeting minutes will be approved at the next CAR meeting.

February 28, 2017

#### 4 Other Business

##### Secretary's Report

Ms. Pitts stated that last Tuesday she and Mr. Green attended the Church Hill Association meeting to present some basic information regarding old and historic district responsibilities and the different review processes. Ms. Pitts stated that she feels that the association and residents benefited from the presentation. Ms. Pitts also stated that they haven't reached out to other associations yet but added that Mr. Jonah Lampkin, a student from VCU, has been working with Ms. Chen on his project focusing on the Commission of Architectural Review and public outreach and had presented some preliminary findings to staff. Ms. Chen then mentioned that some of the residents from Jackson Ward were asking why the historic district regulations aren't enforced more in this district and stated that staff hasn't received many complaints in this area. Ms. Pitts stated that they are definitely interested in reaching out to Jackson Ward Civic Association to give a similar refresher presentation and added that they talked with the Planning Director this morning about maybe sending out postcards to everyone in a City Old and Historic District as a reminder of the procedures in the districts.

Mr. Green stated that if they need something from the Chairs to let him know.

Mr. Hughes stated that they spoke briefly about this some time ago, about reaching out to the civic associations and realtors to present the procedures of the City Old and Historic Districts to them.

Ms. Pitts stated that next month the agenda might appear a little different because they are trying to better utilize Energov by inputting all applications into this system and stated that as a result the case numbers are going to look different next month. Ms.

Pitts stated that it will be helpful for citizens so they will be able to better access application information and what the Commission approved.

#### Administrative Approvals

Ms. Pitts stated that Ms. Jeffries has prepared some new administrative approval guidelines.

Ms. Jeffries stated that this month they had prepared window replacements, door replacements and garage door replacements for the Commission's review and stated that staff attempted to incorporate the common conditions for these types of applications. Ms. Jeffries stated that the photographs that are in there are a draft copy and stated that if there are better examples out there staff could change out the pictures.

Mr. Cooley inquired if staff had an example of a good window survey because when applicants submit a survey it is often lacking. Ms. Pitts stated that she has tried to point the applicants in the right direction and added that she will look through the applications and see if they have any good examples.

Mr. Green stated that he has a couple of window surveys that he can send to Ms. Pitts as good examples.

Mr. Hughes inquired if there was a substantive definition of the term 'beyond repair' in the guidelines. Ms. Aarons Sydnor inquired if that it was a Secretary of Interior phrase and Mr. Green answered that it is not defined anywhere. Mr. Hughes stated that even if the definition was at the discretion of the Commission or staff they should have some way of defining it. Mr. Green stated that this might be something good to discuss at the quarterly meeting.

Mr. Cooley stated that his definition of something that cannot be repaired is a window that is not there, adding that windows can almost always be repaired. He then stated that they should continue to strive to maintain the primary façade by requiring that these windows be repaired because they can be. Ms. Pitts stated that they do have a quarterly meeting scheduled for April 11th and Mr. Yates asked that if the Commissioners could take a look at these they could discuss them at the quarterly meeting.

Mr. Green stated that they could hold the quarterly meeting at his office at Commonwealth Architects. Mr. Green inquired how long it would take for these guidelines to be uploaded on the website and Ms. Pitts answered that hopefully they will be on there by the next CAR meeting.

Ms. Pitts stated that they received another request to look at the establishment of a City Old and Historic District at Lumpkin's Jail and the African American Burial Grounds and the applicant requested that the discussion occur at the quarterly meeting.

Ms. Aarons Sydnor inquired about her seat and whether the changes were being finalized. Ms. Pitts answered that she has been working with Mr. Alexander Rawls who works with boards and commissions from the Clerk's Office and stated that he has been reaching out to the Chair of the Land Use Committee to work on a piece of legislation to move that position into an appointment of someone who resides in a City Old and Historic District.

Ms. Pitts provided an update on the Beth Ahabah application where the Commission had recommended approval with a condition that the setbacks of the two outer elements be maximized, with the intent for the applicant to look at the floor plan and

determine how far they could push back the outer elements.

Ms. Pitts stated that the applicant applied for a permit without altering those two elements and stated that City Attorney's Office determined that the Commission's conditions were too vague and if the Commission really wanted to make them to set it back a certain distance they should have specified that in the approval or deferred the application to allow the applicant to come back with a change. Ms. Pitts stated that she wanted to make the Commission aware of this situation so they can keep it in mind when crafting conditions.

Mr. Green stated that they need to be really careful going forward and make sure that there is a positive and clear statement of intent and added that if they can't boil it down to a statement of intent then they need to defer the application.

Ms. Pitts briefly went over a training session that she and Ms. Chen attended last year where other Commission's discussed their processes.

#### Enforcement Report

Ms. Jeffries stated that for enforcement this month there are quite a few items that are on the agenda today that are a result of enforcement activity and stated that they are working with applicants to get them in and get those issues resolved. Ms. Jeffries stated that there were only a couple of cases where staff has had to take the process a little further and consider taking legal action and added that for the most part issues are being resolved.

Mr. Klaus inquired how long an applicant has to abate a violation after being cited. Ms. Pitts responded that a Certificate of Appropriateness is good for a year but the property will continue to be in violation until any work is completed. She also stated that the City Attorney prefers for staff to issue updated notices of violation and stated that on the properties that haven't done any work Ms. Jeffries has gone back and followed up on them. Ms. Jeffries stated that on those properties she has issued a Notice of Violation which gives you 30 days to act.

#### Other Committee Reports

##### UDC Report

Mr. Green stated that the UDC reviewed 3 projects this month, one was the approval of a new pedestrian plaza which is part of the Church Hill North Culinary Complex at 2500 Nine Mile Road, the site of the new Reynolds Culinary School. Mr. Green stated that there were also a series of Verizon Wireless encroachments throughout the near West End, and that the final project was a series of street scape improvements along Patterson Avenue between Maple Wood and Willow Lawn Drive and Grove Avenue between Maple and Westview. Mr. Green stated that this is part of a new master plan to improve some streetscapes.

#### **\*\*\*Please Note\*\*\***

**Public comment on cases brought before the CAR will be heard after the applicant's explanatory remarks of the case and before CAR deliberation. Applicants and individuals wishing to comment on specific aspects of a given case are asked to briefly address issues related to the application.**

**BEGINNING AT 4:00 P.M.**

## **CONSENT AGENDA**

A motion was made by Aarons-Sydnor, seconded by Bond, that this be approved as amended. The motion carried by the following vote:

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

- 1 [CAR No. 2017-034](#) 2715 West Grace Street - Replace wooden fence with brick wall.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Aarons-Sydnor, seconded by Bond, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report. The motion carried by an unanimous vote.

- 2 [CAR No. 2017-041](#) 2510-2512 Monument Avenue - Replace front walk.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Aarons-Sydnor, seconded by Bond, that this Application for a Certificate of Appropriateness be approved for the reasons cited in the staff report providing that all the following conditions are met: the applicant submit details or a sample of the proposed brick paver and the proposed paving pattern and curb cap design to staff for administrative review and approval. The motion carried by an unanimous vote.

- 3 [CAR No. 2017-049](#) 718 North 27th Street - Screen in existing rear porch on new residence.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Aarons-Sydnor, seconded by Bond, that this Application for a Certificate of Appropriateness be approved for the reasons cited in the staff report providing that all the following conditions are met: the screening be installed behind the porch railing and columns and the applicant submit a sketch or plans of the screening showing the configuration of the framing to staff for administrative review and approval. The motion carried by an unanimous vote.

- 5 [CAR No. 2017-032](#) 604 North 1st Street - Rehabilitate a single family home.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

[Public Comment](#)

A motion was made by Aarons-Sydnor, seconded by Bond, that this Application for a Certificate of Appropriateness be approved for the reasons cited in the staff report providing that all the following conditions are met: any replacement of porch elements which have deteriorated beyond the point of repair match the existing in materials and design; the applicant provide a detailed window survey and work with staff, in consultation with a window professional, to determine which window sashes are deteriorated beyond the point of repair; the applicant install a single door in the existing opening on the 2nd story rear building wall rather than the proposed French doors; paint colors be provided to staff for administrative review and approval; the deck be painted or stained a neutral color that complements one or more of the colors found on the main structure to be reviewed and approved by staff; the brick be repointed as needed; and the first floor window at the rear be maintained as existing not altered. The motion carried by the following vote:

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

**8** [CAR No. 2017-036](#) 2623 East Broad Street - Paint rear of the building

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Aarons-Sydnor, seconded by Bond, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report. The motion carried by the following vote:

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

**16** [CAR No. 2017-051](#) 813 North 24th Street - Construct one single family dwelling on a vacant lot.

**Attachments:** [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

A motion was made by Aarons-Sydnor, seconded by Bond, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report providing that all the conditions are met: the fiber cement siding be smooth and unbeaded and the windows be true or simulated divided lite to include interior and exterior muntins and a spacer bar.

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

## **REGULAR AGENDA**

4 [CAR No. 2016-163](#) 808 N. 21st Street - Construct a multifamily structure on a vacant lot.

**Attachments:** [Application and Plans - 3/28/17](#)

[Site Map](#)

[Staff Report - 3/28/17](#)

[Application and Plans - 12/13/16](#)

[Staff Report 12/13/16](#)

[Application and Plans - 11/22/16](#)

[Staff Report - 11/22/16](#)

**A motion was made by Aarons-Sydnor, seconded by Bond, that this Application for a Certificate of Appropriateness be approved provided that the following conditions are met: details of the proposed railing system be submitted to staff for review and approval to ensure the connections are appropriate and the material conveys the appearance of wood; the windows be true divided lite or simulated divided lite to include interior and exterior muntins and a spacer bar; the fences screening the mechanical equipment be painted or opaquely stained; the porch roof be black or grey membrane or flat lock metal; the site be improved with gravel for the parking area and grass for the remainder of the open space as presented; and concrete stairs to match the stairs at the adjacent property be constructed from the sidewalk as presented. The motion carried by the following vote:**

**Aye --** 7 - Commissioner David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Nathan Hughes, James W. Klaus, Joseph Yates and Gerald Jason Hendricks

**No --** 1 - Bryan Green

6 [CAR No. 2017-033](#) 24 East Broad Street - Install a mural

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

**A motion was made by Mr. Cooley, seconded by Klaus, that this Application for a Certificate of Appropriateness be approved for the reasons cited in the staff report provided that the following conditions are met: the mural not including dayglow, luminescent or reflective paint or materials, including not using the neon colors that were presented in the sample artwork; the sills and lintels not be painted as a part of the proposed mural; and details of the proposed mural be provided for administrative review and approval prior to installation. The motion carried by the following vote:**

**Aye --** 6 - Commissioner David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes and James W. Klaus

**No --** 1 - Joseph Yates

- 7 [CAR No. 2017-035](#) 2519 West Grace Street - Paint front facade dark grey.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The Commission members were in consensus that if the applicant wanted to repaint the house the existing color staff approval is not required because it is considered maintenance.

The applicant stated that he wished to paint the house the existing color.

**A motion was made by Hughes, seconded by Bond, that this Application for a Certificate of Appropriateness be denied for the reasons cited in the staff report. The applicant may paint the previously painted brick the color it is currently painted without review or approval by the Commission.. The motion carried by the following vote:**

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

- 9 [CAR No. 2017-037](#) 730 North 23rd Street - Replace siding, windows, doors, roof and fence.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

**A motion was made by Klaus, seconded by Bond, that this Application for a Certificate of Appropriateness be partially approved for the reasons cited in the staff report provided that the following condition is met: smooth, un-beaded fiber cement siding be installed instead of the proposed vinyl siding. The Commission defered review of all other proposed work to allow the applicant to provide more details about the proposed alterations. The motion carried by the following vote:**

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

- 10 [CAR No. 2017-038](#) 9 West Clay Street - Add a second story rear addition.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Aarons-Sydnor, seconded by Yates, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the CMU be parged as to not allow the concrete blocks to telegraph through; paint colors for the addition be submitted to staff for administrative review and approval; and porch details be submitted for administrative review and approval. The Commission encourages the applicant to parge the existing first story CMU addition in addition to the 2nd story addition. The motion carried by the following vote:

**Aye --** 6 - Commissioner David C. Cooley, Rebecca S. Aarons-Sydnor, Nathan Hughes, James W. Klaus, Joseph Yates and Gerald Jason Hendricks

**No --** 2 - Sanford Bond and Bryan Green

- 11 [CAR No. 2017-039](#) 2101 East Broad Street - Install new front stair railing and replace roof with TPO.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Cooley suggested that the applicant leave the 4 by 4's in place because they look fairly well attached, wrap them in a paintable finished material, and then do a true Richmond rail.

Ms. Aarons Sydnor inquired if building code allowed a post interrupting a rail and Mr. Yates stated that he did not think it's a code issue.

Mr. Bond stated that a hand rail is supposed to be continuous. Mr. Cooley agreed and stated that technically one or both sides needs a smaller rail attached to the large rail so that your hand can grab it.

Mr. Klaus stated that to him the rail design was jarring not for code reasons but for aesthetic reasons, and in addition to the picket size, placement and spacing the middle post does not look appropriate.

Mr. Yates state that in his opinion there is no way to alter this railing to make it look like what was removed and stated that the railing needs to be replaced to match what was there.

Mr. Green stated that the Commission reviewed this project 5 or 6 years ago and stated that at the time the applicant requested to put a TPO on the roof and stated that this request was denied by the Commission because it is highly visible. Mr. Green stated that he was a little surprised to see it come back added onto an enforcement issue and stated that he can't support it. Mr. Kahn Le, the applicant, stated that 6 years ago he had applied for shingles for the roof and stated that this time he consulted a roofer and observed that some of the neighbors had TPO roofs, and that is why he put it in his application.

Ms. Aarons Sydnor stated that new construction can have TPO and roofs that are not visible can have TPO and stated that the applicant's roof is very visible from above.

Mr. Green stated that if the applicant wants a TPO roof then they must come back with a full application for a TPO roof.



Mr. Hendricks stated that this is a very prominent house in Church Hill.

Mr. Cooley made a motion to deny the TPO roof and deny the rebuilding of the railing.

Mr. Yates suggested that the Commission defer the application until the applicant returns regarding the railing and the roof.

Mr. Hendricks stated that staff recommends replacing the railing and stated that the Commission can approve that part of the application with staff recommendations and defer the roof replacement.

**A motion was made by Hendricks, seconded by Klaus, that this Application for a Certificate of Appropriateness be denied for the modification of the existing railing to a Richmond rail design for the reasons cited in the staff report. The Commission recommended the applicant restore the railing to match the original railing in a manner to be administratively reviewed and approved. The Commission deferred the review of the roof replacement to allow the applicant the opportunity to provide more information on the visibility of the roof. The motion carried by the following vote:**

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

- 12 [CAR No. 2017-040](#) 611 North 22nd Street - Install shed in the rear yard.

**Attachments:** [Application and Forms](#)

[Site Map](#)

[Staff Report](#)

**A motion was made by Klaus, seconded by Bond, 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 privacy fence or vegetation be installed in a manner to be reviewed and administratively approved by staff to limit the visibility of the shed from the alley and North 22nd Street; and the applicant have the option to locate the shed on the north side of the property. The motion carried by the following vote:**

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

- 13 [CAR No. 2017-045](#) 517 North 29th Street - Install new front yard fence and walkway.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Yates commented that the guidelines are clear on front yard fences.

**A motion was made by Aarons-Sydnor, seconded by Klaus, that this Application for a Certificate of Appropriateness be partially approved the application as**

submitted for the reasons in the staff report. The Commission approved the regrading of the front yard, the installation of the new walkway, the installation of the new stairs and railing, and the installation of the extension of the existing rear yard fence to the front building wall as presented. The Commission denied the installation of the front yard fence for the reasons cited in the staff report. The motion carried by the following vote:

**Aye --** 7 - Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Joseph Yates and Gerald Jason Hendricks

**Abstain --** 1 - Commissioner David C. Cooley

- 14 [CAR No. 2017-047](#) 1208 West Franklin Street - Reconstruct front porch, roof balustrade, and fence and replace front second story doors.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Yates, seconded by Aarons-Sydnor, that this Application for a Certificate of Appropriateness be partially approval of the application as submitted with conditions for the reasons cited in the staff report. The Commission approved the replacement of the second story doors and transom, the installation of the second story porch balustrade, the installation of the roof balustrade, and the painting of the trim provided that the following conditions are met: the replacement doors and transom match the design shown in the survey documentation to be submitted to staff for administrative review and approval; the finials be installed on the porch balustrade; the pickets of the porch balustrade be spaced to match the spacing shown in the drawing of the historic balustrade; the roof balustrade be designed to match the photographic and historical documentation, rather than the new porch balustrade design; and the paint color for the trim be submitted for administrative review and approval. The Commission denied the installation of the proposed fence. The motion carried by the following vote:

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

- 15 [CAR No. 2017-050](#) 2702 East Franklin Street - Construct a shed in the rear yard.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Aarons-Sydnor, seconded by 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 condition is met: screening in a manner to be reviewed and administratively approved by staff be installed to limit the visibility of the shed from the alley. The motion carried by the following vote:

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

## **CONCEPTUAL REVIEW**

17 [CAR No. 2017-042](#) 2900 East Leigh Street - Construct a new single family dwelling.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Klaus stated that it's nice to see something creative and different and have some modern features yet the applicants have taken time to create a thoughtful design. He added that he likes the way that the design mirrored the commercial building and that he agrees with staff about the façade being a little off in terms of the windows. Mr. Klaus then commented that the metal wires for the railing are not appropriate for the neighborhood.

Mr. Cooley stated that he generally likes the entire design and its modern feeling and added that it is different but has the compatible massing. He then stated that he likes the cable railing and the modernist materials.

Mr. Hendricks stated that he likes the attention that the applicant gave to 29th Street with the alignment and stated that he is a little concerned with the height of foundation and the crawl space function. He then added that it would be interesting to see an entrance on the corner and stated that he appreciates the modern aesthetic which differentiates it from the neighborhood.

Mr. Green commented that raw wood does not age well and stated that he is a little concerned with the rear elevation of the building which will read as three stories and stated that they should be cautious with the use of thin materials on the façade and the loss of shadow from those details.

Mr. Yates stated that he likes the contemporary design and appreciated the attention to detail that they have put into this and stated that they should retain the metal roof as opposed to a shingle roof because it is going to be an important feature of the house. Mr. Yates stated that he understands why the columns in the front are spaced the way they are but commented that the asymmetrical column spacing with the triple windows is odd. Mr. Yates commended the applicant and added that it is a very handsome design.

Mr. Bond stated that has no concerns with the design.

Mr. Hughes stated that he likes the design.

**This Application for a Certificate of Appropriateness was conceptually reviewed**

18 [CAR No. 2017-043](#) 717 North 24th Street - Construct a rear addition

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

**This Application for a Certificate of Appropriateness was conceptually reviewed**

- 19 [CAR No. 2017-044](#) 708 North 24th Street - Construct a new single family dwelling.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Green stated that he has concerns about the roof construction and made the applicant aware that if it can't be built to let the Commission know ahead of time.

**This Application for a Certificate of Appropriateness was conceptually reviewed**

- 20 [CAR No. 2017-046](#) 3625 East Broad Street - Construct a new single family dwelling.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Hendricks stated that his only two reservations with the design was the front door and the double rear doors as the arch door seems out of character.

Mr. Cooley commented that the design is handsome and that it looked like it has been here for a while, also stating that he thinks the roof will be a challenge.

Mr. Klaus commented that there is no public view at the back of the house. He added that as the back of the building is not visible the applicant has the ability to open the design a little more on the rear of the building.

Mr. Bond stated that the applicant can make the design modern with more windows and a lot of glass.

Mr. Green cautioned the applicant to be careful not to reduce the depth of the bay and watch the temptation of going too thin with decorative elements.

Mr. Cooley advised the applicant to make sure they have enough pitch to carry water to the back.

**This Application for a Certificate of Appropriateness was conceptually reviewed**

- 21 [CAR No. 2017-048](#) 101 North 29th Street - Rehabilitate an attached single-family dwelling and construct a rear addition.

**Attachments:** [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

[Public Comment](#)

There were several public comment letters regarding this property.

Mr. Larry Horton, speaking as a member of the public, came up and spoke against the project.

Ms. Danielle Worthing, speaking on behalf of Historic Richmond Foundation, came up to provide comments and feedback for this property which is located on a very prominent corner.

Mr. Yates stated that he is not convinced that the obliteration of the porch is appropriate and added that it radically changes the view of the house from the street and the circulation of the way the house was used. He added that the porch is a major feature of the house and has been for over a hundred years. Mr. Yates then stated that the obliteration of the porch bothers him.

Mr. Hughes stated that he agrees with Mr. Yates and that it is a combination of everything that makes this design way too massive for him to give positive feedback. He also agreed that enclosing the porch changes the feel of the building. He then added that the side entrance should remain because the Commission is always talking about the importance of the pedestrian view. He stated that the blank wall bothers him and stated that the proposed massing on a single family home is overbearing.

Mr. Green stated that with the porch enclosure it doesn't read like a porch was there especially with the demolition of the bearing wall behind it, it just doesn't read as a porch enclosure. He added that between the metal and glass panels it is entirely too large and doesn't step down like the other buildings do and it is out scale with the surrounding area. Mr. Green stated that in terms of scale and materials and massing it exceeds anything in the district and added that there is nowhere for the trash or the mechanical equipment.

Mr. Klaus read a statement from a public comment letter saying that when the lot was divided into 2 the builders created a lovely sense of balance by giving the attached dwelling a prominent rear facing porch and the subject property a south facing porch. He added that the proposal will be a significant change in massing that will overwhelm the attached dwelling and set a precedent for most of the east side of the block to eliminate yards and extend houses to the alley. Mr. Klaus stated that he thinks the balance between the two connected buildings will be completely lost, in addition to the negative effect on the neighboring homeowner.

Mr. Hendricks stated that he loves the image and rendering and that it could be an interesting building but stated that he has trouble with removing the porches as well due to the historic aspects of it. Mr. Hendricks stated that he concurs with most of what was said and stated that he likes the design except for a few elements here and there but added that it does not fit the historic building.

Mr. Cooley stated that it is an interesting design but not appropriate in this location and added that zoning is going to have to weigh in. He also commented that the two existing porches worked off of each other. Mr. Cooley stated that the shorter addition if it has to be there is appropriate and commented that the elevator can tuck itself into the corner of the existing structure. He also inquired about where the trash cans and mechanical

equipment would be located and stated that this is problematic.

**This Application for a Certificate of Appropriateness was conceptually reviewed**

## **Adjournment**

Mr. Yates adjourned the meeting at 8:09 pm