



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes - Final Commission of Architectural Review

Tuesday, March 27, 2018

3:30 PM

5th Floor Conference Room of City Hall

BEGINNING AT 3:30 P.M.

Call to Order

Mr. Yates called the meeting to order at 3:30 pm.

Roll Call

Present -- 9 - * David C. Cooley, * Sanford Bond, * Bryan Green, * Gerald Jason Hendricks, * James W. Klaus, * Andrew Ray McRoberts, * Joseph Yates, * Neville C. Johnson Jr. and * Carey L. Jones

Approval of Minutes

January 16, 2018 (Quarterly Meeting)

The January quarterly minutes will be approved at the next meeting.

February 27, 2018

The February minutes will be approved at the next meeting.

Other Business

Secretary's Report

Marianne Pitts, Secretary, announced that April 10th is the Commission of Architectural Review's quarterly meeting at 6 pm at the offices of Commonwealth Architects. The agenda for the meeting was discussed briefly.

Ms. Pitts stated that staff is working on increasing public outreach, including updating an informational brochure.

Administrative Approvals

Ms. Pitts mentioned that copies of the Administrative Approval report were provided to the Commission.

Enforcement Report

Ms. Pitts noted a window replacement on the 3600 block of Broad Street that was cited this month. She further mentioned that the Commission staff and other planning divisions have been in contact with the owner of 2300 Venable Street, and also following up with

the owner concerning Ocean's Grocery Store to get the wall in front of the parking lot constructed and that the sea life mural on the property has been painted over.

Other Committee Reports

Mr. Green explained to the Commission the work he is doing to update and clarify the Handbook and Design Review Guidelines.

Ms. Pitts announced that Council and the Planning Commission approved the Special Use Permit at 101 North 29th street.

Mr. Green gave a brief presentation on projects before the Urban Design Committee including a new pump station and water tank at 8850 West Huguenot Road, a new sculpture at Brown's Island, a new police Equestrian Center at 3900 Crestview, an addition to the VCU School of Engineering at 401 West Main Street, conceptual changes to the windows of Overby-Sheppard Elementary School at 2300 1st Avenue, and review of signage in Monroe Park and revision to the Checkers House at 719 East Franklin Street.

Ms. Pitts noted that Historic Richmond is having their annual rehab expo on Saturday, April 7 from 9 am to 12 am in Scott's addition and staff will attend.

*****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.

CONSENT AGENDA

Mr. Yates announced the presence of one item, COA-031802-2018, 201 Chimborazo Boulevard on the consent agenda.

Johnson made a motion, seconded by Klaus, to move the second item, COA-031781-2018, 318 N. 23rd Street to the consent agenda. The Commission unanimously approved moving the item.

Yates made a motion, seconded by Bond, to move the third item, COA-031875-2018, 725 N. 24th Street to the consent agenda. The Commission unanimously approved moving the item.

Johnson made a motion, seconded by Klaus, to move the seventh item, COA-031853-2018, 818 N. 25th Street to the consent agenda. Mr. Green noted that public comment had been received for this item. The Commission unanimously approved moving the item.

Klaus made a motion, seconded by Bond, to move the tenth and eleventh items, COA-031749-2018 and COA-031960-2018, 2313--2315 Carrington Street, to the consent agenda. The Commission unanimously approved moving the item.

Cooley made a motion, seconded by Bond, to move the ninth item, COA-031857-2018 2709 East Marshall Street, to the consent agenda. The Commission unanimously approved moving the item.

Mr. Yates asked for public comment on the consent agenda which included items

COA-031802-2018, 401 Chimborazo Boulevard; COA-031781-2018, 318 N. 23rd Street; COA-031875-2018, 725 N. 24th Street; COA-031853-2018, 818 N. 25th street; and COA-031749-2018 and COA-031960-2018, 2313-2315 Carrington Street.

Public comment:

Chris Dossier, the owner of 725 North 24th Street, asked for clarification. Mr. Yates explained that items were being moved from the regular agenda to the consent agenda for approval with staff recommendations. Ms. Pitts clarified that there would be public comment, but no presentation or additional commission discussion. After some discussion with the applicant, Mr. Yates made a motion to move COA-031875-2018, 725 N. 24th Street back to the regular agenda. The motion was seconded by Mr. Green and passed. The Commission approved moving the item back to the regular agenda.

Public comment closed.

A motion was made by McRoberts, seconded by Bond, that the consent agenda be approved. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

- 1 [COA-031802-2018](#) 401 Chimborazo Boulevard - Restore the storefront and install a temporary ramp at the front of a mixed use building.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by McRoberts, 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: details of paint colors be submitted for administrative review and approval and details of the proposed ramp construction including materials and design be submitted for administrative review and approval. The motion carried by the following vote:

- 2 [COA-031781-2018](#) 318 North 23rd Street - Remove a 2nd story rear porch and construct a 2-story rear porch structure.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by McRoberts, 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: the screening be installed behind the porch railing and columns to allow the architectural details of the porch to show and the structure be painted or opaquely stained a neutral color that complements one or more of the colors found on the main structure. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

- 7 [COA-031853-2018](#) 818 North 25th Street - Install front porch railings and wooden picket fence.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by McRoberts, 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: the front porch railing be a turned balustrade to match the pictorial evidence of the railing that was present on the property rather than the proposed Richmond rail and the front yard fence be painted or opaquely stained a color complementary to the main structure. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

- 9 [COA-031857-2018](#) 2709 East Marshall Street - Paint previously painted masonry commercial building.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by McRoberts, seconded by Bond, that this Application for a Certificate of Appropriateness be partially approved for the reasons cited in the staff report. The Commission approved the proposed brown trim color and white wooden panel color. The Commission denied the painting of the brick portions of the structure grey and white (the brick panels below the storefront glazing) and recommends the applicant submit a revised paint color consistent with the Guidelines for painting masonry structures to be submitted for administrative review and approval and denied the proposal to call out details on the cornice and in the sign band and recommended the applicant submit a revised color for the proposed cornice that is consistent with another color proposed to be used on the structure. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

- 10 [COA-031749-2018](#) 2313 Carrington Street - Rehabilitate a single family attached home and construct rear addition.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by McRoberts, 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: during the exploratory demolition phase of the project, if any physical evidence is revealed

which indicates the historic location of the façade windows, staff can administratively approve the location of the façade windows based on this evidence; simulated divided lite windows have interior and exterior muntins and a spacer bar; the windows be wood or aluminum clad wood windows; a detail of the proposed column be provided for administrative review and approval; the work be performed in conformance with the Part II Tax Credit application approval and conditions; and any additional conditions subsequently imposed by DHR or the National Park Service be submitted to CAR staff for administrative review and approval. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

- 11 [COA-031960-2018](#) 2315 Carrington Street - Rehabilitate a single family attached home and construct rear addition.

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

A motion was made by McRoberts, 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: during the exploratory demolition phase of the project, if any physical evidence is revealed which indicates the historic location of the façade windows, staff can administratively approve the location of the façade windows based on this evidence; simulated divided lite windows have interior and exterior muntins and a spacer bar; the windows be wood or aluminum clad wood windows; a detail of the proposed column be provided for administrative review and approval; the work be performed in conformance with the Part II Tax Credit application approval and conditions; and any additional conditions subsequently imposed by DHR or the National Park Service be submitted to CAR staff for administrative review and approval. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

REGULAR AGENDA

- 3 [COA-031875-2018](#) 725 North 24th Street - Replace vinyl siding with fiber cement siding, replace the rear privacy fence, and paint the metal roof.

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

Christopher Dossier, the owner, asked for clarification that the front of the house needed to be wood. Mr. Yates confirmed that assumption. Mr. Dossier explained that he would prefer to replace all of the siding with new wood if the Commission would require him to use wood siding. The applicant preferred to remove the vinyl siding and install new siding over the existing foam board, rather than removing the foam board to assess the condition of the existing siding.

There was no public comment.

Mr. Yates affirmed that the guidelines require that the front of the house would need to keep the original wood. Mr. Cooley further emphasized that the wood siding would be of a better quality than modern wood siding.

A motion was made by Johnson, seconded by Bond, that this Application for a Certificate of Appropriateness be partially approved for the reasons cited in the staff report. The Commission approved the installation of siding and the fence provided that the following conditions are met: the fiber cement siding on the secondary elevations be smooth and without a bead and the specific color be submitted to staff for administrative review and approval; the condition of the wood siding, if any existing under the vinyl siding, be assessed in coordination with CAR staff and if possible, a sufficient amount of existing wood siding be salvaged and installed with the historic reveals on the façade; and if enough siding cannot be salvaged for the façade, wood siding be installed on the façade. The Commission denied the painting of the metal roof the proposed navy blue color. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

- 12 [COA-031894-2018](#) 2212 Jefferson Avenue - Construct a rear addition to a single family home, paint the home, replace the front door, and install fences.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Cooley inquired if the applicant was proposing the door shown on the plans. Ms. Pitts clarified that the front door would be a solid six-panel door, and the rear would be a half lite door, as shown on the spec sheets provided.

Kelly Henderson spoke on behalf of Cava Capitol, the owner of the property. The applicant stated that the side wall could not be inset because they were planning on reusing the existing porch foundation which is not inset. Ms. Henderson also informed the Commission that they are proposing to alter window openings in the rear, as shown on the proposed elevation. Ms. Henderson also confirmed that the proposed doors are shown on the spec sheets, rather than the elevation.

There was no public comment.

A motion was made by Klaus, seconded by Bond, that this Application for a Certificate of Appropriateness be approved with conditions for the reasons cited in the staff report provided that the following conditions are met: the addition be inset the width of a corner board from the existing rear and an alternate paint color for the front door be proposed to be administratively reviewed and approved. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

13 [COA-031765-2018](#) 2113 M Street - Construct a garage.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Johnson inquired if staff had a specific recommendation in terms of reducing the height of the garage. Ms. Pitts replied that staff felt a height of 16 feet would be appropriate.

Marc Anderson, the property owner, asserted that he would like to keep the garage height at twenty feet, claiming that this height would be consistent with heights of structures around the property. Mr. Anderson affirmed that the current garage height is within the constraints of the zoning regulations as well. Mr. Green inquired if the garage would be one or two stories. The applicant responded that he had not yet made a decision as to whether the garage would be one or two stories.

Mr. Johnson inquired whether the applicant had considered staff's recommendation to move the garage closer to the alley. The applicant explained that the larger setback would help create more opportunity for off-street parking which is highly needed in the area due to increased development.

Commissioners, in response to the applicant's presentation, expressed sympathy for the applicant's need for parking but remained skeptical that a twenty foot garage height would be necessary in the area.

Public comment:

Nancy Lampert, a resident of Union Hill, stated that a twelve foot high two car garage is more than sufficient.

Public comment closed.

Commissioners expressed concern that a twenty foot garage height would be excessive, especially since the applicant failed to provide enough construction details and context. Ms. Jones expressed concern that the location would be too close to the house if the applicant's preferences were to be followed, and insisted that the location should be closer to the alley. Commissioners confirmed that the historic nature of garages in the neighborhood demands that they be on or very close to the alley and have no driveways.

A motion was made by Yates, seconded by Johnson that this application for a Certificate of Appropriateness be deferred to allow the applicant the opportunity to provide more detailed plans. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

14 [COA-031770-2018](#) 2115 M Street - Construct a garage.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Hendricks inquired if the applicant had considered constructing an attached garage at the rear of these properties. Marc Anderson, the applicant, replied that an attached structure would not be possible due to zoning requirements. Mr. Yates commented that a variance may be possible.

There was no public comment.

Mr. Klaus commented that there may be enough information that the project could be approved with additional details to be worked out with staff. The commissioners stated that they would wish for the applicant to provide more details about both garages, including details concerning siting and how access could be provided, for the Commission to further consider approval of the applicant's construction plans in the future.

A motion was made by Yates, seconded by Bond that this application for a Certificate of Appropriateness be deferred to allow the applicant the opportunity to provide more detailed plans. The motion carried by the following vote:

- Aye --** 6 - David C. Cooley, Sanford Bond, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones
- No --** 3 - Bryan Green, Gerald Jason Hendricks and James W. Klaus

15 [COA-031745-2018](#) 820 North 23rd Street - Construct a new single family home.

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

The applicant, Charlie Field, the designer for the project, clarified that the foundation of the structure will be superior wall, or a precast structural concrete wall. Mr. Field dismissed the Commission's concern that the neighboring existing home is not parallel to the street, and assured the Commission that the proposed home would match the setback of the existing home.

Public comment:

Emily Cook-Asaro, the homeowner at 816 North 23rd street, expressed her concern about the height of the proposed construction. Ms. Cook-Asaro claimed that new homes built on the other side of her house already mask the appearance of her home. She noted that their home is the only historic home left on the block and asked that the Commission consider protecting it from being more hidden than it already is.

Nancy Lampert, a neighbor living in the area, insisted that a transom window is not appropriate for the area. She further insisted that a metal roof is preferable to TPO, because despite initial higher cost, a metal roof is much easier to maintain.

Public comment closed.

Mr. Green emphasized that to a pedestrian, the alignment of the porches would have more of a visual effect than the alignment of the roofs. Mr. Green also suggested that using the proportions of an upper sash, whether with a blank panel below or not, would be helpful if the transom windows can't be the full size.

A motion was made by Green, 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: the size of the transom windows be modified to reflect the scale of the windows on the 1st story in a manner to be administratively reviewed and approved; the side gable primary roof be clad in metal not the proposed TPO; and the foundation be clad in brick. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

16 [COA-029601-2018](#) 100 East Leigh Street - Replace eleven windows.

Attachments: [Staff Report \(3/27/18\)](#)
[Application and Plans \(2/27/18\)](#)
[Site Map](#)
[Staff Report \(2/27/18\)](#)

Gus and Mary Johnson, the applicants, affirmed their appreciation for the opportunity to work with staff and the Commission, having no further comments.

Public comment:

Charlie Field, a member of the public, commented that the Commission's window policy is arbitrary and capricious, because the policy forces residents to be subjected to sub-par living conditions. He suggested that windows should be viewed as moving, wearing parts that can always be replaced, if needed, rather than as items that need to be preserved.

Public comment closed.

Mr. Cooley stated that the vinyl windows on the subject house were very well done and firmly insisted that the "twelve by twelve", the grid in between the glass, were not an appropriate replacement product. Ms. Pitts confirmed to the Commission that the front of the structure had replacement windows that weren't vinyl but a composite product; the windows on the first story and the basement level and only four windows on the side were replaced by the applicant. All other windows had been previously replaced. Ms. Pitts also assured the Commission that the applicant had received a letter that included information on window replacement in a historic district.

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: the vinyl windows on the 1st story of the façade be removed and replaced with 1/1 wood or aluminum clad wood windows (Windows 4-7) and the first pair of vertically ranked vinyl windows on the side elevation be replaced with 2/2 wood or aluminum clad wood windows with true or simulated divided lites to include interior and exterior muntins and a spacer bar (Windows 8 & 9). The motion carried by the following vote:

Aye -- 5 - Sanford Bond, Gerald Jason Hendricks, James W. Klaus, Neville C. Johnson Jr. and Carey L. Jones

No -- 4 - David C. Cooley, Bryan Green, Andrew Ray McRoberts and Joseph Yates

CONCEPTUAL REVIEW

- 17 [COA-031753-2018](#) 617 West 21st Street - Construct a new single family home.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Alex Lugoroy, the applicant, affirmed his desire to build a single family house with a front balcony that he understood is not typical in the neighborhood. He stated that the cost of construction is important, and vinyl windows are a good product and lower utility bills.

There was no public comment.

Commissioners expressed some opposition to the second story front porch, although the opinion was not unanimous. Mr. McRoberts also expressed concern over the proposed fifteen light front door. Mr. Green was very opposed to the second story porch, affirmed the need for a cornice return, and mentioned that the window size should be uniform. Mr. Cooley commented that the design was too plain, and did not reflect the Craftsman style enough.

- 18 [COA-031755-2018](#) 3613 East Broad Street - Construct a new single family home.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Charles Tysinger, the developer, affirmed his efforts to work with staff to find solutions and to ensure that the roof was acceptable. He stated that the front of the lot is somewhat raised and then levels off for about 100 feet. Mr. Tysinger confirmed that the lot does slope from right to left. Mr. Cooley inquired if the applicant intended to retain the existing curb cut. Mr. Tysinger responded that the curb cut will be removed. Mr. Yates commented on the inconsistency of the proposed window lite configuration. Mr. Tysinger responded that they would be open to any lite configuration.

There was no public comment.

Commissioners commented that the three story reverse sloping roof would be excessively visible from the street and a poor form. Mr. Green expressed that he did not know if there was an effective solution when an applicant attempts to construct a three-story building in a neighborhood with two-story houses, but he insisted that the 3rd floor reverse sloping roof was, nevertheless, questionable. Mr. Yates agreed with Mr. Green's comments.

The Commission members clarified that the design for the three story apartment building across the street was not approved by the Commission of Architectural Review but rather was approved on appeal to City Council.

Mr. Cooley had no objection to the reverse sloping roof, claiming that it would not be visible from the street. Mr. Hendricks and Ms. Jones agreed that the third story in the rear

was not particularly visible on the existing structure nearby.

- 19 [COA-031756-2018](#) 3615 East Broad Street - Construct a new single family home.

Attachments: [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

This project was reviewed with 3613 East Broad Street as it was submitted on the same application.

- 20 [COA-031861-2018](#) 530 North Boulevard - Construct a multifamily building on a vacant lot.

Attachments: [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

Ms. Pitts presented the application. She stated that staff's concerns with the project include the vehicular entrances on Patterson Avenue, the proposed setback from the primary street, the design of the primary elevation on North Boulevard, the use of Juliet balconies, the expanses of brick wall on the first floor at the pedestrian level, and the alignment of the glazing on the Patterson Avenue elevation. Ms. Pitts emphasized staff's serious concerns with the treatment of the Boulevard elevation and the pedestrian level of the Patterson Avenue elevation. She also stated that staff has met with the applicant and has expressed the views that are shared in the staff report.

Mr. Green asked what the proposed materials are. Ms. Pitts responded that the ground floor is a limestone material and the upper stories are stucco.

Bob Englander, the applicant, came forward to present the project. He clarified that the plans include two different drawings of the same elevation, where the center of the elevation is shown with two variations. Mr. Englander stated that the other residences on this block of North Boulevard are three stories, however the buildings are 6 to 12 feet above the sidewalk. He added that the proposed design includes installing a wrought iron fence on the existing retaining wall and landscaping the front yard to create a garden at the pedestrian level.

Mr. Englander further commented that creating a faux entrance at the corner is not desirable, explaining that he has seen examples of main entrances on side streets on Monument Avenue as well as garage and vehicular entrances on Monument Avenue. He added that the design attempts to create a strong visual on the exposed Patterson Avenue elevation, which will be viewed traveling south down North Boulevard.

He emphasized that the 45 foot width of the property precludes having an entrance on the Boulevard because of the need for circulation in the building. He commented on the building's proposed height, stating that the residential entrance is at grade and the first residential floor is approximately two feet higher than other residential buildings on the block. He stated that the Tuscan Villas include some similar design elements, including Juliet balconies and entrances on the side streets. He added that two garage openings are required in order to provide twelve on-site parking spaces. He also expressed regret that the large tree on the property could not be retained.

Mr. Englander commented on the proposed cantilever, stating that it provides additional square footage and a European feel. He added that the design does still need to be adjusted. Mr. Englander went on to explain how the Tuscan Villas informed the proposed design including the Juliet balconies, stucco, French doors, and casement windows. He also stated that the proposed building will be approximately four feet above surrounding structures.

Mr. Yates inquired if the Boulevard façade aligns with the adjacent building. Mr. Englander responded that it aligns with the face of the porch on the neighboring structure.

Mr. Hendricks asked if the cantilever was over the property line, or just the balconies. Mr. Englander responded that the cantilever extends four feet over the property line. Mr. Green inquired if there would be a ten foot overrun for the stairwell on the roof. Mr. Englander replied that there would be.

Mr. Yates asked how the planted courtyard in the front of the building would be accessed. Mr. Englander replied that there would be a door from the parking garage level out into the courtyard, adding that the interior layout has not been finalized yet. Mr. Bond commented that renderings and context drawings would be helpful in reviewing the project, as it was very difficult to provide feedback on the massing of the building without any context.

Public comment:

Tricia Bryant, a neighbor living in the Tuscan Villas, stated that the proposed construction is grossly overbuilt for the lot. She questioned how the building could meet zoning requirements as designed. Ms. Pitts explained that the applicant is seeking a Special Use Permit which would include waivers to the underlying zoning. Ms. Bryant suggested that the elevations were mislabeled, and she insisted that the proposed construction is not particularly similar to the neighboring Tuscan Villas. She emphasized that the construction doesn't fit the character of the neighborhood and is too tall. She also commented that the proposed curb cuts will reduce on-street parking. Ms. Bryant also expressed her concern that low quality materials would be used in construction and insisted that real stucco be used.

Melissa Ferrell, another member of the public living at the Tuscan Villas, expressed opposition to cutting down the oak in the interest of the proposed construction. She expressed the value of the tree's beauty, inherent worth, and longevity. She added that there should be a Boulevard entrance to the proposed construction.

Danielle Porter, representing Historic Richmond, stated that they support staff's review of the project. She stated that the proposed construction should face the most prominent street bordering the site, which would be Boulevard. She stated that the design should incorporate human scale elements by creating an active space along the ground level on the Boulevard side. Ms. Porter applauded the developer for including parking within the building but recommended that parking be accessed from a non-primary elevation such as the alley. She insisted that new construction should use a building form compatible with that found elsewhere in the historic district, and she affirmed that the cantilever and Juliet balconies should be discouraged.

Public comment closed.

Mr. McRoberts commented that the design maximized the square footage on the lot which he did not support. He stated he would be open to a traditional-looking design that does not appear residential on the Patterson elevation and acknowledged that the

Guidelines are clear that the building should face the Boulevard. He expressed opposition to the cantilever and Juliet balconies. He also commented that he was not opposed to the proposed height but was concerned that the massing would overwhelm the view traveling south on the Boulevard. Mr. McRoberts concluded by stating that a vehicular entry off the alley would be desirable, however if it is not possible the height and massing should be reduced with a primary elevation on the Boulevard.

Mr. Hendricks commented that he was not opposed to the Juliet balconies as they have depth and are not applied, and there are examples of it in the district. He added that he otherwise concurred with Mr. McRobert's comments. Mr. Bond commented that he also agreed with the previous comments, adding that there was too much building on too small of a lot.

Mr. Johnson commented that there needed to be more of a presence on the Boulevard, adding that he did not object to the Patterson Avenue façade. He expressed support for the Juliet balconies extending into the right-of-way but not the cantilever.

Mr. Green commented that the cantilever is a design element not found in Richmond and that the Boulevard elevation should be treated as the primary elevation. He asserted that the design did not respond to the neighborhood and did not fit the context of the area.

Mr. Yates commented that it is essential that the building align with the building face of the neighboring structure as there is an existing uniform setback that should be maintained. He added that the entrance should be off of Boulevard and that the building is too large.

Mr. Klaus commented that when visiting the site, he went up and down Boulevard and did not see many, if any, buildings that did not have a primary façade on Boulevard.

Mr. Cooley supported the proposed design, including the Juliet balconies, cantilever, and primary façade on Patterson Avenue.

Ms. Jones asserted her desire for a primary façade on the Boulevard elevation which is supported by recent changes at the nearby museums which have reopened their Boulevard entrances.

4 [COA-031705-2018](#) 2404 East Clay Street - Rehabilitate the front porch, replace the front doors, and paint the structure.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Eliot Clark, the owner and the general contractor, showed interest in recreating the two-part balustrade, with spindles on the top and turned posts on the bottom. He noted that he may need to infill with square spindles because of code requirements. Mr. Clark affirmed his intention to follow the Commission's advice. The applicant also confirmed that a flat-lock copper roof would be installed. He added that they also intended to try to remove the paint from the structures. There was a brief discussion regarding the likely lite configuration of the original windows. Mr. Cooley inquired if any changes were proposed in the rear. The applicant confirmed that no changes to the rear were proposed.

Ms. Pitts inquired if the applicant was seeking tax credits for the project. The applicant confirmed that they were. Ms. Pitts stated that she was unaware of this and did not

include the standard condition for tax credit projects.

There was no public comment.

Ms. Pitts gave an overview of the adjacent structure, which was submitted under the same application.

A motion was made by Klaus, seconded by Johnson, Jr., that this Application for a Certificate of Appropriateness be partially approved for the reasons cited in the staff report. The Commission approved the rehabilitation of the front porch and replacement of the front door provided that the following conditions are met: a balustrade to match that of the surviving section of the historic balustrade be installed on the porch rather than the proposed Richmond rail; the work be performed in conformance with the Part II Tax Credit application approval and conditions; and any additional conditions subsequently imposed by DHR or the National Park Service be submitted to CAR staff for administrative review and approval. The Commission denied the proposed paint scheme and recommends the applicant submit a revised paint scheme to staff consistent with the Guidelines for administrative review and approval. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

- 5** [COA-031707-2018](#) 2406 East Clay Street - Rehabilitate the front porch, replace the front doors, and paint the structure.

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

The project was reviewed with 2404 East Clay Street as it was submitted on the same application.

A motion was made by Klaus, seconded by Johnson, Jr., that this Application for a Certificate of Appropriateness be partially approved for the reasons cited in the staff report. The Commission approved the rehabilitation of the front porch and replacement of the front door provided that the following conditions are met: a balustrade to match that of the surviving section of the historic balustrade be installed on the porch rather than the proposed Richmond rail; the work be performed in conformance with the Part II Tax Credit application approval and conditions; and any additional conditions subsequently imposed by DHR or the National Park Service be submitted to CAR staff for administrative review and approval. The Commission denied the proposed paint scheme and recommends the applicant submit a revised paint scheme to staff consistent with the Guidelines for administrative review and approval. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

- 6** [COA-031708-2018](#) 2408 East Clay Street - Rehabilitate the front porch, replace the front doors, and paint the structure.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

The project was reviewed with 2404 East Clay Street as it was submitted on the same application.

A motion was made by Klaus, seconded by Johnson, Jr., that this Application for a Certificate of Appropriateness be partially approved for the reasons cited in the staff report. The Commission approved the rehabilitation of the front porch and replacement of the front door provided that the following conditions are met: a balustrade to match that of the surviving section of the historic balustrade be installed on the porch rather than the proposed Richmond rail; the work be performed in conformance with the Part II Tax Credit application approval and conditions; and any additional conditions subsequently imposed by DHR or the National Park Service be submitted to CAR staff for administrative review and approval. The Commission denied the proposed paint scheme and recommends the applicant submit a revised paint scheme to staff consistent with the Guidelines for administrative review and approval. The motion carried by the following vote:

Aye -- 9 - David C. Cooley, Sanford Bond, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Andrew Ray McRoberts, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

- 8 [COA-031733-2018](#) 823 North 24th Street - Modify the front door opening and replace the front door of a commercial storefront.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Pitts informed the Commission that staff has been working with the contractor as the repair and in-kind replacement of deteriorated elements is ongoing.

Mr. Charles Field, a representative of the owner, stated that he agreed with staff's recommendations. He expressed a desire for the Commission to approve the repair of the existing storefront. Mr. Yates encouraged the applicant to restore the storefront as it is one of the few intact examples of a wood Italianate storefront in the area. Mr. Yates inquired if a ramp could be installed, either to the front entrance or a side entrance. Mr. Field responded that a ramp could be feasible but informed the Commission that alterations had been made to the floor on the interior that made a ramp more difficult.

Mr. Green commented that a centered door with symmetrical sidelights would be preferable to the one sidelight shown.

Public comment:

Ms. Nancy Lampert, a member of the public, came forward to comment on the proposal. She informed the Commission that the property has been the subject of numerous stop-work orders and notices of violation. She insisted that the owners are not unaware of regulations and the fact that they are in a Historic District. Ms. Lampert also commented that Union Hill has had a lot of smaller properties that have been completely bastardized, and it has destroyed the integrity of the historic district.

Public comment closed.

The Commission briefly discussed the possible original configuration of the storefront and its current condition. Commissioners expressed a desire to encourage the owner to restore the storefront and concern over inappropriate changes that had or could be made.

A motion was made by Johnson, Jr., seconded by Jones, that this Application for a Certificate of Appropriateness be denied. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Bryan Green, Gerald Jason Hendricks, James W. Klaus, Joseph Yates, Neville C. Johnson Jr. and Carey L. Jones

Excused -- 2 - Sanford Bond and Andrew Ray McRoberts

Adjournment

Mr. Yates adjourned the meeting at 7:36 pm.