

COMMISSION OF ARCHITECTURAL REVIEW

MINUTES

January 27, 2015

The meeting of the Commission of Architectural Review was held on Tuesday, January 27, 2015 at 3:30 p.m. in the Fifth Floor Conference Room in City Hall.

Members present: Mr. Bryan Green, Chair
 Mr. Joseph Yates, Vice-Chair
 Mr. Joshua Bilder
 Ms. Rebecca Aarons-Sydnor
 Mr. Nathan Hughes
 Mr. Sanford Bond (arrived at 3:36)
 Mr. Jason Hendricks

Members absent: Mr. Mathew Elmes
 Ms. Jennifer Wimmer

Staff Present: Mr. James Hill, CAR Secretary
 Mr. William Palmquist, DPDR
 Ms. Tara Ross, Recording Secretary

Others present: See attached sign-in sheet

Mr. Green called the meeting to order at 3:31 p.m.

Approval of the Minutes:

Mr. Hughes made a motion to approve the December 9th minutes as amended. The motion was seconded by Mr. Yates and passed 6-0-0.

Updates to the Proposed Guidelines

Mr. Hill stated that they inserted the updated and revised edition of the Guidelines in the packets and will post the revised edition on the City Website. Mr. Hill stated that they changed the Commission Action on page 10 under "defer the application" to state that staff would work with the applicant to get any information that the Commission felt was missing and that didn't allow them to act on the application. Mr. Hill went on to say that the applicant response will be to provide additional information to staff and they would

prepare that for the next meeting. Mr. Hill stated that if the application is denied they updated the information concerning the appeal process in that same section of the Guidelines.

Mr. Hughes made a motion to approve the updates to the Design Guidelines as amended and as submitted. The motion was seconded by Ms. Aarons-Sydnor and passed 7-0-0.

Mr. Green stated that they might want to discuss new updates at the Annual Retreat. Mr. Hill stated that they could also discuss organizing the Guidelines Book.

Secretary Report

Mr. Hill stated that Mr. Green, Mr. Yates and himself had a good meeting with some of the residents at 407 N. Allen Avenue and that they have some images of the type of brick treatment that they had wanted to recommend to them. Mr. Hill stated that they were very pleased with one image in particular and among the group they decided that would be the look that everybody would be happy with. Mr. Hill stated that they had spoken with the painter who believed he had a chemical process whereby he could remove enough of the primer to approximate that look and that the process can't be done until the temperature is above 60 degrees. Mr. Hill stated that Ms. Ellen Robertson, the new Chair of the Land Use Housing and Transportation, is pleased that it worked out and came off of the agenda for the Land Use meeting.

Mr. Hill stated that the Special Use Permit for Walgreens at the intersection of Belvidere and Broad Streets was withdrawn because the property changed hands or that another entity is looking at it and that it might be something in the lines of a higher density, mixed-use building. He stated that the approved design is not marching forward on the original schedule. Mr. Hill stated that they have been sending the minutes out as a document and that they have been posting all of the applications, staff reports and minutes on Legistar and that is how they make it available to the public. Mr. Hill stated that if the Commission likes, they could send the members the link when the minutes are posted on Legistar or they could send them the Commission both drafts so that the Commission can decide which one they want. Mr. Hill stated that they are very active with enforcement and that they have sent out some Notices of Violations and some Notices of Pending Prosecution.

Enforcement Report

Mr. Palmquist handed out a list of recent enforcements items and stated that they have issued four Notices of Violations and about eight Notices of Pending Prosecution. Mr. Palmquist stated that he has been hearing from a lot of folks and getting in applications, which is very encouraging.

Administrative Approvals

Mr. Palmquist distributed an Administrative Approval report. Staff issued 50 approvals for the period through January 26, 2015.

<u>Address</u>	<u>Summary</u>	<u>Approval No.</u>
122 W. Leigh Street	Change in masonry Materials required by NPS	A14-552
411 E. Grace Street	Replacing 1 existing boiler with 1 Newer type and reconnecting supply And return piping to it	A14-552A
2615 E. Broad Streets	Replace an 80,000 BTU gas Furnace/AC and a 60,000 BTU Gas furnace/AC	A14-553
2118 Venable Street	Installation of ten Velv-A-Lume storm windows	A14-554
801 N. 23 rd Street	Relocation to pre-approved Plans	A14-556
2222 Venable Street	Replacing existing gas furnace Connecting to existing gas pipe And ductwork	A14-557
2222 Venable Street	Replacing existing gas furnace And connecting to existing gas pipe	A14-558
12 E. Franklin Street	Remodel and expand the first floor Kitchen	A14-559
107 Pulliam Street	Upgrade electrical to accommodate House wiring for residential fixtures And appliances	A14-560
107 Pulliam Street	Install two bathrooms, kitchen Appliances	A14-561
2822 W. Grace Street	Upgrade service for apartments	A14-562
2709 W. Grace Street	Replace original front porch That was removed by previous Owners purchase in 1977	A14-563
713 N. 21 st Street	Per project wire up; repair for Interior structure; staircase, bath- Room and kitchen fixtures and Accessories, storm doors	A14-564
2912 E. Leigh Street	Plum house	A14-565
2912 E. Leigh Street	Install gas pipe to two gas Furnaces and one stove	A14-566
2912 E. Leigh Street	Install two gas furnaces with Two 2-ton A/C with duct	A14-567
2601 E. Grace Street	Installation of historic plaque (15"x19") to the right of the front Door	A14-568
2709 E. Marshall Street	Change of use to take-out Restaurant per plans	A14-569
2716 Monument Avenue	Furnish and install 20kw Generator	A14-570

2001 W. Grace Street	Repair existing floor joists For new level floor installation	A14-571
122 W. Leigh Street	Install 40 ton chiller, AHU RTU, 10 VAV boxes electric Heater, natural hot water boiler And ductwork, hot and chilled Water piping	A14-572
721 N. 24 th Street	Revision showing windows Vertically aligned	A14-573
801 N. 23 rd Street	relocate stairs and extend deck As proposed by DHR Re: Administrative Approval No: A14-556 for 805-805 ½ N. 23 rd St.	A14-574
4 S. 14 th Street	Add two partial kitchens and Minor partitioning and bath	A14-575
2815 E. Clay Street	Install two zone HVAC and Duct work	A14-576
12 E. Franklin Street	Come out of MDP panel And install 30 100 amp panel To supply new kitchen. Renovation and split system A/C Dish washers, receptacles disposal	A14-577
2025 Venable Street	Create addition and renovate Current structure	A14-578
102 Virginia St.	Replace 3 existing RTU's with New to match existing	A15-001
8 N. 30 th Street	Remove non-load bearing Wall between bathroom and rear Bedroom. Install be sub floor and Partition Walls to create two Bathrooms.	A15-002
710 N. 23 rd Street	Repair plasters/sheetrock as Needed. Paint interior of home	A15-003
610 N. 23 rd Street 541 Mosby Street	Build new single-family house Remove portion of two dining room Walls; one wall is load bearing. Install new beam, columns and Footing Where load bearing wall removed. Repair damaged drywall throughout Paint interior and exterior. Replace Missing siding. Install new Kitchen Cabinets and light fixtures throughout.	A15-005
2703 M. Street	Replace water service pipe from Crawlspace to property line	A15-004
417 N. 22 nd Street	Install an electric fire alarm System for above location Per NFPA-72	A15-007
418 n. 25 TH Street	Install an automatic fire Alarm system in the building Per NFPA-72	A15-008

23 W. Broad Street	Wire tenant up-fit	A15-010
1411 E. Cary Street	Expand existing patio And reconfigure	A15-011
417 N. 22 nd Street	Mechanical work in new	A15-012
417 N. 22 nd Street	Electrical work in Construction	A15-013
5 W. Broad Street	Construct new walls, install Acoustical ceiling, carpet Paint refinish hardware Floors, hang light fixtures	A15-014
2031 Monument Avenue	Interior remodel	A15-015
3627 E. Broad Street	Gutter and downspouts. Exterior wall repair. Include All accessories/finishes, and Wall/ceiling repair	A15-016
119 E. Leigh Street	Upgrade electrical system For two dwellings units on the 2 nd Floor and restaurant on the Ground	A15-017
119 E. Leigh Street	Install plumbing supply/waste, with Fixtures for two dwelling units On the 2 nd floor and a ground Floor restaurant	A15-018
2912 E. Leigh Street	Painting front door "Crowne Hill Yellow" (Benjamin Moore #312)	A15-019
206 W. Broad Street	Repair of historic windows including Sills and trim work, repair and Painting of soffit to match existing Color, painting the storefront SW #2838 "Polished Mahogany", painting The doors and cornice SW #0046 "White Hyacinth," removing graffiti From side of building, replacing Front doors with a similar glass- Paneled doors, installing Velv- A-Lume Storm windows	A15-020
2223 W. Grace Street	Removal of existing pipe Railing and installation of two black Powdered aluminum rails similar to Those found at 2225 W. Grace Street	A15-021
1606 W. Grace Street	Roof mount solar 20 panels Supported by ballasted racking system	A15-022
417 N. 22 nd Street	Install gas line from street To outside water heater	A15-023
20 W. Leigh Street	Installation of Cali Bamboo Decking (slate gray) on front Porch and rear deck including Stair steps and risers	A15-024

Mr. Yates inquired about the Notice of Violation for 1600 Monument Avenue and asked if it was directed toward the building owner or the restaurant. Mr. Palmquist stated that it was addressed to the building owner and posted at the restaurant and copies were mailed to the owner of the actual property. Mr. Yates stated that he believes the awning was put up by the owner.

Mr. Hill stated that they received letters of public comments for some of the applications that they are reviewing today.

Mr. Palmquist stated that they received some photographs today for 722-724 N. 23rd Street regarding the lack of parking in the area on Sundays.

UDC REPORT

Mr. Green stated that there were two UDC projects, one for putting up a grate under the bridge at the 2nd Street connector, which was recommend for approval. The second item was for the Floyd Avenue Bike Boulevard which was recommended for denial.

Mr. Hill stated that they deferred both projects at the Planning Commission and there were a lot of people that wanted to speak.

Mr. Green stated that there is a 2nd meeting tonight for the Bus Rapid Transit project that will impact three locations in City Old and Historic Districts. Mr. Green inquired if Mr. Hill could collect some information regarding this and let the members know.

Mr. Green stated that the Commission's Annual Retreat is coming up on February 7th at Tredegar Ironworks from 9 a.m. to 12 p.m. He stated that they need to make an agenda for the meeting and if there are any issues or information that the Commission wants to discuss, for them to be send to him by e-mail.

Mr. Palmquist stated that he will send the Commission members a map showing the meeting location and parking area.

Mr. Hill stated that he will do a public notice for this meeting and that it will be good that they have an agenda to send with it.

Mr. Hill stated that they had a meeting with some people yesterday who closed on the property at 615 N. 29th Street. They are proposing a new design and requested that the application be withdrawn from the agenda.

Consent Agenda

(Mr. Green recused himself from the entire consent agenda)

Application No. 15-001 (W. & M. Wingfield)

2807 E. Grace Street

There being no Commission discussion, this item was approved as submitted. The staff report reflects the Commission's reasons for consent agenda approval. Mr. Bond introduced a motion to approve Application No. 15-001 for the reasons stated in the staff report as being consistent with the guidelines in the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. Mr. Hughes seconded the motion, and it passed 6-0-0.

RESOLUTION: WHEREAS, the applicant proposed to construct new box window and new rear porch, and
 WHEREAS, the application is approved as submitted,
 NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

VOTE: Affirmative: Bilder, Bond, Green, Hendricks, Hughes, Aarons-Sydnor and Yates
 Negative: None
 Abstain: None

REGULAR AGENDA

Application No. 14-131 (A. Beach)

3404 E. Broad Street

Ms. Chen presented the staff report for the applicant's request to construct a new single-family dwelling at a vacant lot located in the Chimborazo Park Old and Historic District. The applicant proposes a two-story single-family dwelling in a simplified Late Victorian style. Staff recommends approval of the project with the condition that is no longer relevant because the applicant is going to place the HVC units underneath the steps.

Mr. Green opened the floor for applicant and public comment.

Mr. Andy Beach, the contractor for the project, came up and answered questions.

There were no additional comments from the public.

There were two letters in regards to the project expressing concern about the materials and how the building would relate to its neighbors.

Commission discussion began.

Mr. Bond made a motion to approve the application based on the staff report with the condition that the doors be as presented in the cut sheet and that the HVAC be located in the rear. Ms. Aarons-Sydnor added a friendly amendment that the corbels extend across the façade and bay. The motion was seconded by Mr. Hendricks and passed 7-0-0.

RESOLUTION: WHEREAS, the applicant proposes to construct new single-family residence, and
 WHEREAS, the HVAC units will be located at the rear of the building, and
 WHEREAS, the entry door will be the Therma Tru Half-lite door with clear glass, and
 WHEREAS, the spaced cornice bracket will continue above the bay windows,
 WHEREAS, the application is approved as submitted, and
NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

VOTE: Affirmative: Aarons-Sydnor, Bond, Bilder, Green, Hendricks, Hughes and Yates
 Negative: None
 Abstain: None

Application No. 14-133 (A. Ogburn)

2818 E. Marshall Street

Ms. Chen presented the staff report and summarized the applicant's request to reconfigure the window openings on the façade, remove the porch awning and restore the dentiled cornice, turned posts, and picket balustrade, and to construct a balcony and deck on the rear of this property located in the Church Hill North Old and Historic District. Staff is recommending approval of the application with conditions.

Mr. Green opened the floor for applicant and public comment.

Mr. Aaron Ogburn, the contractor and owner of the property, came up to answer questions.

There were no additional comments from members of the public. Commission discussion began.

Mr. Yates made a motion to approve the applications per the staff report and the recommendations in the staff report with the clarification that the new front steps be wood and the painting of the façade be deferred to staff. The motion was seconded by Mr. Bond and passed 7-0-0.

RESOLUTION: WHEREAS, the applicant proposes to restore façade, construct rear deck and balcony, and
 WHEREAS, the new front windows will be 2/2 sash with simulated divided lites, and
 WHEREAS, the new porch steps will be wood, and
 WHEREAS, the rear balcony railing will be Richmond rail, and
 WHEREAS, CAR staff can approve a color other than a traditional brick color for the façade, in order to coordinate with the adjacent, connected façade colors, and
 WHEREAS, the application is approved as submitted, and
 NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

VOTE: Affirmative: Bilder, Bond, Green, Hendricks, Hughes, Aarons-Sydnor and Yates
 Negative: None
 Abstain: None

Application No. 15-002 (J. R. Salaam)

2300 Venable Street

Mr. Palmquist presented the staff report and summarized the applicant's request to replicate the historic storefront cornice as well as replace the wood lapboard siding with fiber cement siding on the structure's east elevation. This application is the result of enforcement activity and the property is currently under a Stop Work Order. Staff recommends approval of the application with the condition that the lapboard siding be replaced with wood siding that matches the reveal of the original wood siding, as approval was not granted to remove the siding and it was not determined whether the original wood siding was beyond the point of repair.

Mr. Green stated that two e-mails were sent in by citizens regarding this project.

Mr. Green inquired if staff had received any drawings for the cornice and Mr. Palmquist stated no. Mr. Green inquired if they will see the drawings through the permitting process and Mr. Palmquist stated that the drawings will be required for building permits to construct that cornice.

Mr. Green opened the floor for applicant and public comment.

Mr. Rafeeq Salaam stated that they are here to adhere to what was recommended.

Mr. Green inquired if they have a drawing prepared for what they propose to put back to replace the cornice and Mr. Salaam stated not at this time and that they were waiting to see what was approved. They are going to hire an architect to produce the drawings.

Mr. Bilder inquired when the applicant came into possession of this building and Mr. Salaam stated November of 2014. Mr. Bilder inquired if the owner made all the changes to the building and Mr. Salaam stated that he believes that there was some changes done prior to them purchasing the building.

There were no additional comments from members of the public.

Commission discussion began.

Mr. Green stated that his concern will be to make sure that the cornice matches the original and that he is a little eerie of approving a cornice that they haven't seen.

Mr. Hughes stated that the letters mentioned the reveal of the siding.

Mr. Green inquired if staff had a recommendation for the reveal and Mr. Palmquist stated that as far as dimension he does not.

Mr. Green inquired what the reveal of the siding is that they are proposing and Mr. Salaam stated that they are trying to get it to the way it was originally and that he doesn't have any specific dimensions.

Mr. Hill stated that it looks like a pretty wide reveal and that they don't have a measurement of it.

Ms. Aarons-Sydnor stated that it looks about six inches in reveal.

Mr. Hughes stated that he agrees with Mr. Green that the applicant is acting in good faith but that he doesn't want to approve something that they don't have the actual details on.

Mr. Bond inquired if some of the cornice was left and Mr. Hill stated no.

Ms. Aarons-Sydnor stated that sometimes the Valentine Museum or the Historical Society have photos of old buildings.

Mr. Bilder inquired if they were seeking to replace one side with siding and Mr. Hill stated that the history of this was that before this building was designated, it had vertical siding on the exposed corner side and that they had applied for a building permit to replace that in-kind. Mr. Hill stated that is why they had a Stop Work Order, because they didn't have permission to replace the remaining historic materials and that the historic materials were already gone from the exposed corner side. Mr. Bilder stated that he doesn't think that the material up there now is going to last.

Mr. Bilder made a motion to approve the application based on the staff report and then the applicant can come back to staff and show them the cornice.

Mr. Green stated that another way to do it is to defer the application and let them come back with the information. After further discussion there was no second and the motion failed.

Mr. Yates made a motion to defer the application in order to give the applicant a chance to come back with a detailed drawing of the cornice and information on the reveal of the siding. The motion was seconded by Ms. Aarons-Sydnor and passed 6-1-0 (Bilder opposed).

Application No. 15-005 (2813 M. St. LLC)

2813 M. Street

Mr. Hill presented the staff report and summarized that the applicant is returning with a proposed revision to recently approved plans for a quadraplex in the Church Hill North Old and Historic District. Staff recommends approval of the project with conditions.

Mr. Green opened the floor for applicant and public comment.

Mr. Matt Jarreau, the owner, came up to answer questions and made some clarifications.

There were no additional comments from members of the public.

Commission discussion began.

Ms. Aarons-Sydnor made a motion to approve the application as submitted. The motion was seconded by Mr. Bond and passed 7-0-0.

RESOLUTION: WHEREAS, the applicant proposes revisions to approved quadraplex design: two-story front porch, and
 WHEREAS, the application is approved as submitted, and
 NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

VOTE:	Affirmative:	Bilder, Bond, Green, Aarons-Sydnor, Hughes, Hendricks and Yates
	Negative:	None
	Abstain:	None

Application No. 15-006 (Urban Core Development)

320 N. 32nd Street

Mr. Hill presented the staff report and summarized the applicant's request to construct a two-story mixed-use building that houses two ground-floor commercial spaces with two residential apartments above and a third, townhouse-style two-story residential structure on the western end of the building. Staff recommends approval of the project with conditions. Staff recommends that approval be conditioned on the provisions of additional information on the location and configuration of mechanical units, the reduction in size of the trash enclosure to separate it from the townhouse porch entrance, and supplemental screening recommended under Item 6 on pages 4 and 5 of the staff report.

Mr. Green opened the floor for applicant and public comment.

Mr. Todd Dykshorn came up to answer questions and make some clarifications.

There were no additional comments from members of the public.

The Commission discussion began.

Mr. Yates made a motion to approve the application based on the staff report with the condition that the owner and architect look at adjusting the height and location of the trash enclosures and preferably move the trash enclosures close to the far side of the project, lengthen the first floor windows on the western portion of the residential building, rework the column spacing so that it is more uniform, that the mechanical units be on the roof and that there be some windows on the west wall. The motion was seconded by Mr. Bond and passed 7-0-0.

Mr. Elmes made a clarification that the proposed windows are 2-over-2 MW Jefferson 300 double hung windows with simulated-divided lites.

RESOLUTION: WHEREAS, the applicant proposes to construct new mixed-use development, and

 WHEREAS, the applicant will adjust the configuration of the trash enclosure, and

 WHEREAS, the applicant lengthen the first floor windows of the townhouse unit, and

 WHEREAS, the applicant rework the columns spacing on the townhouse porch, and

 WHEREAS, the applicant place the mechanical units on the rood out of the public view, and

 WHEREAS, the applicant include windows in the west wall of the townhouse unit, and

 WHEREAS, the application is approved as submitted, and

 NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

Application No. 15-007 (Urban Core Development)

722-724 N. 23rd Street

Mr. Hill presented the staff report and summarized the applicant's request to construct two structures on vacant parcels at the convergence of North 32nd and Jessamine Streets in the Union Hill Old and Historic District. Staff recommends approval of the project with the conditions that the applicant must submit specific colors to CAR Staff for review and administrative approval, that the cementitious siding have a smooth, untextured finish, that the applicant provide information on the location and configuration of the mechanical units as this is not evident from the drawings provided, and that the building owner or tenant submit any commercial signage for CAR review and approval.

Mr. Green opened the floor for applicant and public comment.

Mr. Todd Dykshorn came up to answer questions.

There were no additional comments from members of the public.

The Commission discussion began.

Mr. Bilder made a motion to approve the application as submitted with the conditions in the staff report. The motion was seconded by Mr. Bond and passed 7-0-0.

RESOLUTION: WHEREAS, the applicant proposes to construct new single-family house and garage, and
 WHEREAS, the application is approved as submitted, and
 NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

VOTE: Affirmative: Bilder, Bond, Green, Hughes, Hendricks, Aarons-Sydnor and Yates
 Negative: None
 Abstain: None

Application No. 14-007 (J. Carter-Lovejoy)

606 W. 19th Street

Mr. Palmquist presented the staff report and summarized the applicant's request to construct a single-family house and detached garage on the southern half of a parcel to be subdivided in the Springhill Old and Historic District. Staff is recommending approval of the project with the conditions that the applicant use untextured fiber cement siding with no faux grain, as well as the installation of wood or aluminum-clad windows with simulated-divided lites. Staff also recommends that the applicant provide additional information on the proposed garage doors, as well as screening of the outdoor mechanical unit to staff for their review and approval.

Mr. Green opened the floor for applicant and public comment.

Ms. Janice Lovejoy came up to answer questions and clarified some concerns.

There were no additional comments from members of the public.

Commission discussion began.

Mr. Hendricks made a motion to approve the application as noted in the staff report with the conditions that they place a column in the center bay on the porch, and the option to move the left hand 2nd column and widen the stairs, and an option to provide a shed roof on the porch entrances. The motion was seconded by Mr. Bilder and passed 7-0-0. Ms. Aarons-Sydnor made a friendly amendment that the windows are to be what was described by the applicant as 3-over-1.

RESOLUTION: WHEREAS, the applicant proposes to construct new single-family house and garage, and
WHEREAS, the applicant will remove the center pier on the front porch, and
WHEREAS, the applicant remove the 2nd of the paired columns on the front porch and widen the porch stairs, and
WHEREAS, the applicant revise the rear porch roof to be a shed roof, and
WHEREAS, all windows will be 3/1, and
WHEREAS, the application is approved as submitted, and
NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

VOTE: Affirmative: Bilder, Bond, Green, Hughes, Hendricks, Aarons-Sydnor, and Yates
Negative: None
Abstain: None

Application No. 14-140 (North 29th Street LLC)

607-609 N. 29th Street

Mr. Palmquist presented the staff report and summarized the applicant's request to construct a single-family residence on a vacant lot in the Church Hill North Old and Historic District. Staff is recommending approval of the project with the conditions that the applicant use untextured fiber cement siding with no faux grain, as well as black TPO main roof in place of the proposed white TPO roof.

Mr. Green stated that the difference between what the Commission saw in December to what they are seeing now is that the crawl space has been eliminated and Mr. Palmquist stated yes and that it would bring the building height down.

Mr. Hill stated that the windows on the front were 2/2 in the December submission but the rest of the windows are 1/1.

Ms. Aarons-Sydnor inquired why the staff recommended that the applicant go to a black TPO roof. Mr. Palmquist stated that he thought it was more typical and they normally approve black membrane roofs for the main roof structures and stated it was more consistent of what they usually see.

Mr. Green opened the floor for applicant and public comment.

Mr. Joshua Romano came up to answer questions.

Mr. Yates stated that in regards to staff's recommendation about removing the double column where the two house meet and go with a single column on the front porch and inquired if they had any objection in doing a single board in the middle at the second floor and also going back with a single corbel where the two houses meet. Mr. Romano stated that was fine.

Mr. Bilder thanked the applicant for responding to the Commission's concerns and stated that before he had a lot of concerns about the siting of the building. Mr. Bilder inquired if the applicant would consider putting up an architectural shingle roof instead of the EPMD black roof on the front and Mr. Romano stated yes.

Ms. Aarons-Sydnor inquired about the elevation at the roof line where there is a double line in the middle and inquired what it was. Mr. Romano stated that he actually doesn't know and stated that he is having this redone. Ms. Aarons-Sydnor inquired if the roof goes straight across without any interruption and Mr. Romano stated yes.

Mr. Green inquired when the applicant stated that he is going to have this project redone and asked if they were redesigning it and Mr. Romano stated that he will have it more detailed and that whatever the Commission approves he is going to go with that. Mr. Romano stated that he is hoping to get some suggestions from the Commission and stated that he will do it and do it right.

Ms. Aarons-Sydnor stated that it looks like there may be a missing step from the back door and Mr. Romano stated that it is on the ground now and that they have put in a slab and made it into a concrete patio. Ms. Aarons-Sydnor stated that they might need one step down.

Mr. Green inquired about the switch from the 2/2 windows to 2/1 and Mr. Romano stated that he doesn't know and stated that he is open to suggestions or whatever the Commission wants.

Mr. Hill stated that generally when the Commission asks questions and the applicant answers them and then the applicant starts asking them questions things start to break down. Mr. Hill stated that he understands the dynamics of this submission and the change in ownership and that to address the things that they are concerned about the submission.

Mr. Hughes inquired if they should treat this as a conceptual review and that it seems like the plans are going to change anyway and the applicant is just looking for the Commission's input.

Mr. Green stated that they could defer the application and give the applicant an opportunity to come back with more materials and details.

Ms. Aarons-Sydnor stated that in regards to the retaining wall, there are some parts of the applicant that say wood and some that say concrete. Mr. Romano stated that they are going to change it to stone.

Mr. Josh Walters stated that the owner addressed his issue about the retaining wall and that he would like to recommend that it matches the other three homes on the block that have retaining walls verses the parged or extended wood. Mr. Walter inquired if the front door will have a window or not. Mr. Palmquist stated that according to the project description it will have a 2/3 glass front door with transoms.

Mr. Green stated that they received a letter from a citizen regarding the retaining wall and front for this project.

Mr. Adam Bricker inquired about the one recommendation from staff to replace the white TPO with black TPO and stated that he understood about the suggestion about the shingles on the porch roof but that he wasn't sure what the intent was for the shed roof that is not visible from the main road. Mr. Bricker stated that in his experience with buildings the white roof has better performance and is a lot more sustainable and asked for some clarification. Mr. Palmquist stated that he recommended it for more consistency and is what they usually see and approve as far as roof color materials and that if it is not visible, it might not be much of a concern.

There were no additional comments from members of the public.

The Commission discussion began.

Mr. Hughes stated that he thinks they should defer the application and treat it as a conceptual review.

Mr. Hughes made a motion to defer the application to give the applicant a chance to provide additional information and clarification requested by the Commission, including details concerning 2/2 windows, the columns and vertical board where the two units join, the arrangement/spacing of the cornice brackets, and the materials and construction detail of the retaining wall. The motion was seconded by Mr. Yates and passed 7-0-0.

CONCEPTUAL REVIEW

Application No. 15-003 (Valley West LLC)

1914 E. Franklin Street

Ms. Chen presented the staff report and summarized the applicant's request for conceptual review and Commission comments for the construction of a new, six-story multi-family apartment building that incorporates two levels of structured podium parking in the Shockoe Valley Old and Historic District. The revised elevations have been greatly simplified but still lack the monolithic, single material massing of the surrounding industrial buildings. There are points of conflict between the plans and elevations in the placement of balconies, stairs, entrances, and off-sets at the corners. The plans do not provide information on the placement of the rooftop mechanics equipment and information on the placement of dumpsters or other large garbage collection devices was not provided at this conceptual level of review.

Mr. Bilder inquired if there were elevations for N. 19th Street and Ms. Chen stated no, they also didn't receive elevations for E. Grace Street.

Mr. Green opened the floor for applicant and public comment.

Mr. Jos Biviano with Poole and Poole Architecture, the project manager and architect for the project, stated that they submitted two elevations because they wanted to make sure that they are addressing all of the Commission's concerns from the previous meeting and that 19th Street was not shown there. Mr. Biviano stated that their goal here is to make sure they are on track as far as massing and aesthetics.

Mr. Yates inquired about the relationship between the brick and the cementitious panel on the 20th Street elevation and inquired if they are supposed to be recessed. Mr. Biviano stated that they will be recessed slightly to break up the building up and lower the cost of the building. Mr. Yates stated that it is about 2 or 4 inches and Mr. Biviano stated yes. Mr. Yates inquired if they talked to zoning regarding where the building meets the street in terms of store fronts and Mr. Biviano stated yes, and that they have talked to Mr. Duckhardt about how the building interfaces with the street. Mr. Biviano stated that they will continue with the discussion if they are on the right track. Mr. Yates stated that this is certainly a step in the right direction and toning the whole building down in terms of the complexity and the use of materials.

Mr. Bilder inquired if the plan is to attach this building to the historical buildings and Mr. Biviano stated no.

Ms. Aarons-Sydnor stated that the elevations in the montage is a grey colored brick on the center and Mr. Biviano stated yes, that they submitted two color schemes to the Commission. Ms. Aarons-Sydnor stated that on Franklin Street the elevation shows a garage entrance and Mr. Biviano stated that there are two entrances to the garage because there are two levels of podium parking because of the slope on the street and you can actually enter through E. Franklin Street or on the upper level off of 20th Street. Ms. Aarons-Sydnor inquired if they are required to have four entrances and Mr. Biviano stated no, that it is for an easier flow of traffic. Ms. Aarons-Sydnor asked about the portion that is off of 19th Street, where it is setback, what is on the garage roof and Mr. Biviano stated that it has a transfer beam podium which the building then rises above it

and that on the very top of the building is an amenity deck. Ms. Aarons-Sydnor stated that she is confused with the floor plan and Mr. Biviano stated that there is an existing structure that is there and an exposed garage. Ms. Aarons-Sydnor inquired if you will see the podium slab and Mr. Biviano stated yes, that they have not designed further what is happening with the units and the terraces that are coming out. He stated that right now they are showing the massing of the building. Mr. Biviano stated that the plan is much more under developed than the elevations and that is because the project for them is elevation driven and if it is not looking correctly from the outside there is no point in detailing the interior of the buildings. Mr. Biviano stated that the trash is going to be based on a shoot system within the building and has not been located yet because once they know they are on the right track with the massing of the building then they are going to finagle it in where all these shoots are going. Mr. Biviano stated that a truck will come in off of E. Franklin Street so that it can dock in where the shoots are and then back out.

There were no additional comments from members of the public.

The Commission discussion began.

Mr. Green stated that it is much more simplified and that he appreciates that. He stated that he encourages them to keep the simplification and not complicate it anymore with the colors. Mr. Green stated that the 20th Street elevation has calmed down considerably and that anything they can do to simplify the center of the building and use fewer color panels would help. Mr. Green stated that he thinks the Franklin Street elevation needs more work, that it is unbalanced and that the simplification improves it greatly like the opening up of the ground floor and creating a better streetscape.

Mr. Yates stated that the nice thing about the 20th Street elevation is that they have the central façade core with the two towers on either end and that perhaps they want to apply that to the Franklin Street façade and that might give it a bit more unity that Mr. Green is looking for.

Ms. Aarons-Sydnor stated that she would agree that simplification is the word for today. Ms. Aarons-Sydnor stated that right now they have brick and then it steps back and changes the materials and colors and thinks that it might be too many changes.

Mr. Hendricks stated that he thinks the building is heading in the right direction.

Mr. Bilder stated that they are not getting the correct depiction of what the building looks like and stated that there are three or four primary facades that they don't have any information on with some significant architectural elements. Mr. Bilder stated that they are going to be encapsulating the historic building there and inquired what the garage doors are going to look like and that one is white and one is grey and inquired what they are going to be made of. Mr. Bilder stated that they want a pedestrian friendly design and that they need to have locations where the garbage entrances are going to be and what the materials are going to be. Mr. Bilder also stated that he needs to know how many levels the building is going to have and how many levels of parking there is going to be. Mr. Bilder stated that he doesn't know the height of the building, where the setback is and the amenity deck and screening.

Mr. Bond stated that it is kind of busy and the materials change in an arbitrary way and the color has change and that it is very difficult to read the drawings with no context. Mr. Bond stated that there should be a sense of what the building is and what the scale of it is around the building.

Mr. Green stated that he likes the massing and it is very much in keeping with the

neighborhood and that big buildings work in the neighborhood as long as they have a good pedestrian experience.

Mr. Hughes stated that they should reinforce the pedestrian experience.

The meeting adjourned at 7:11p.m.

James Hill

Acting Secretary to the Commission of Architectural Review