



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes - Final Commission of Architectural Review

Tuesday, July 25, 2017

3:30 PM

5th Floor Conference Room of City Hall

BEGINNING AT 3:30 P.M.

Call to Order

Mr. Yates call the meeting at 3:30

Roll Call

Present -- 7 - * David C. Cooley, * Rebecca S. Aarons-Sydnor, * Bryan Green, * Gerald Jason Hendricks, * Nathan Hughes, * James W. Klaus and * Joseph Yates
Absent -- 2 - * Sanford Bond and * Andrew Ray McRoberts

Approval of Minutes

June 27, 2017

Will be approved at the next meeting.

Other Business

Secretary's Report

Ms. Pitts stated that Ms. Kim Chen has been appointed to the Planner III position of the division and stated that the division will now have more direction and guidance. Ms. Pitts stated that they have been discussing Ms. Aarons-Sydnor's appointment which is recommended by the Better Housing Coalition to City Council and about changing the appointment to a citizen that lives in a City Old and Historic District. Ms. Pitts stated that the proposed change went through the Land Use Committee and the committee recommended approval to Council. At Council there was some discussion about the possibility that the CAR should have no recommending bodies, that the purpose of some of these bodies aren't really aligned with historic preservation. Ms. Pitts stated that the Boards and Commissions Administrator has looked into the purpose of all the different bodies and had some discussion with council members on this and stated that when it came up last night councilwoman Robertson who patroned the legislation opted to continue it to look at more comprehensive changes to the composition of the CAR. Ms. Pitts stated that she has asked to be included in the meeting since no one else who is working on it has ever attended a CAR meeting and stated that hopefully they can give some insight. Ms. Pitts stated that Ms. Chen is looking at their CLG requirements to make sure that no changes are made that will jeopardize that status.

The Commission members briefly discussed the process and appointments for new members.

Mr. Green stated that under previous leadership the chair and vice chair were given the opportunity to give comments on applicants and stated that they were able to give some guidance on people's background but that is no longer the case with the current leadership and stated that it was very helpful to have that. Mr. Green stated that another thing that makes the Commission function well is that they have a high level of professional participation blended with citizen participation and stated that not all architectural review board meetings he's attended across the state have that.

Ms. Aarons-Sydnor inquired if they can let her know when the appointments are advertised.

The Commission had a brief discussion about the election for Chair and Vice Chair.

Mr. Cooley nominated himself for vice chair and Mr. Yates stated that he would be okay with being the Chair for another year. Mr. Green stated that he doesn't mind continuing as vice chair unless they want him to step out. Mr. Klaus nominated himself as vice chair being that the vice chair normally gets appointed as chair. The Commission moved the nominations until the end of the meeting.

Continuation of discussion

The Commission briefly discussed the remainder of the new language in the Fence Guidelines.

A motion was made by Mr. Hughes to approve the Guidelines. The motion was seconded by Mr. Yates and passed 7-0-0.

Mr. Klaus made a motion to appoint Mr. Yates as Chair, seconded by Ms. Hughes and passed 6-0-1 (Yates abstained).

Ms. Aarons-Sydnor made a motion to appoint Mr. Klaus as Vice Chair. The motion was seconded by Hughes. Mr. Yates stated that the vice chair traditionally becomes the Chair. After further discussion the motion passed 4-0-3 (Yates, Green and Klaus abstained).

Administrative Approvals

Ms. Pitts stated that they are moving toward having all of their administrative approvals put into the Energov system so that the citizens will be able to view the information online.

Enforcement Report

Ms. Pitts mentioned that a short list of outstanding enforcement items was distributed to the Commission. Ms. Pitts stated that at 3420 E. Marshall the owners enclosed the rear and side porch without any building permits or permission from CAR.

Ms. Pitts stated that the City has kicked off the Master Plan process and stated that she will keep the Commission informed of the process. She added that there is a Master Plan Advisory Committee and stated that they have a website.

The Commission briefly discussed the advised draft Administrative Guidelines and Ms. Pitts commented that they wanted to hold off on the window replacement until she can give the members some more forms and to have more time to work on them.

Ms. Aarons-Sydnor made some brief typo corrections and some window replacement language in the Administrative Guidelines.

Mr. Klaus made a motion to approve the administrative Guidelines with the changes, seconded by Hughes and passed 8-0-0.

Mr. Yates stated that they are going to hold off on the window replacement until August

Other Committee Reports

*****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

Mr. Klaus inquired about 10 W. Leigh Street and stated that he knows that some of the windows seem to be original and inquired if the Commission needs to worry about the window on the side. Ms. Pitts stated that DHR will deal with that in the Part II approval.

Ms. Aarons-Sydnor made a motion to move item # 11 for 615 N 28th Street from the regular agenda to the consent agenda, seconded by Mr. Hughes and passed.

Ms. Aarons-Sydnor made a motion to move item # 12 for 2707 E Broad Street with staff recommendations to the consent agenda. Ms. Pitts stated that she didn't hear from the applicants. The applicant wanted the item to remain on the regular agenda. The motion was withdrawn by Ms. Aarons-Sydnor.

Ms. Aarons-Sydnor made a motion to move item # 14 for 704 N 24th Street from the regular agenda to the consent agenda with staff recommendations. Ms. Pitts stated that they heard from the applicant and stated that they are fine with staff's recommendations. The motion was seconded by Mr. Klaus and passed.

Ms. Aarons-Sydnor made a motion to move item # 16 for 411 N 1st Street from the regular agenda to the consent agenda, seconded by Mr. Hughes and passed.

Mr. Klaus made a motion to move item #18 for 2701 W Grace Street with staff conditions. Ms. Pitts stated that the applicant accepts the staff conditions. Mr. Green stated that he has some concerns and stated that he thinks the repairs go too far and thinks that some of them are salvageable. Mr. Yates stated that he agrees with Mr. Green. The application was kept on the regular agenda.

Mr. Klaus made a motion to move item #10 for 2703 E Grace Street with staff conditions and stated that there was a letter of approval from HRF who has an easement on the property. The motion was seconded by Mr. Cooley and passed.

Ms. Pitts stated that application #15 for 2221 Jefferson Avenue had been withdrawn by the applicant.

A motion was made by Ms. Aarons-Sydnor to approve the consent agenda as amended with staff conditions. The motion was seconded by Mr. Klaus and passed all.

A motion was by Aarons-Sydnor, seconded by Klaus, that the consent agenda be approved with conditions. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

- 1 [COA-019805-2017](#) 2501 East Franklin - Replace transom window.

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. The motion carried by the following vote:

- 2 [COA-019840-2017](#) 10 West Leigh Street - Rehabilitate a 3-story structure.

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 conditions are met: a revised paint color for the front door that is consistent with the Commission's paint palette be submitted for administrative review and approval; the work is 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 provided to staff for administrative review and approval. The motion carried by the following vote:

- 3 [COA-019814-2017](#) 2201 East Marshall Street - Replace front porch roof with TPO.

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. The motion carried by the following vote:

- 4 [COA-019928-2017](#) 201 South Boulevard - Install front porch roof and create door opening at the rear.

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 conditions are met: the door color be submitted to staff for administrative review and approval and the door glazing have simulated divided lites include interior and exterior muntins and a spacer bar. The motion carried by the following vote:

- 10 [COA-019832-2017](#) 2703 East Grace Street - Construct a rear addition on a single family home.

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 the fiber cement siding be smooth and without a bead; and at the intersection of the new addition with the existing addition at the rear wall, vertical trim similar to the existing corner board be installed to distinguish the new addition from the previous addition. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

- 11 [COA-019836-2017](#) 615 North 28th 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. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

- 14 [COA-019849-2017](#) 704 North 24th Street - Remove existing rear exterior stairs.

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 a detail of the railing to be installed on the eastern side of

the porch be submitted for administrative review and approval. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

- 16 [COA-019857-2017](#) 411 North 1st Street - Rehabilitate a two-story commercial structure.

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. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

REGULAR AGENDA

- 5 [COA-019796-2017](#) 2512 East Marshall Street - Paint facade of brick home red.

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

A motion was made by Klaus, seconded by Hughes, 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 façade be painted a darker red similar to one found on the Commission's Paint Palette, to be administratively reviewed and approved; the paint have a lower sheen than the current paint to better mimic the redwashed brick finish; and the paint be removed from the stone lintels on the second story if it is possible to do so without damaging the stone. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

- 6 [COA-019798-2017](#) 713 North 24th Street - Construct a new attached single family home.

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

A motion was made by Hughes, seconded by Hendricks, 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 gable roof, shed roof, and the transition between and gable and shed roofs on the proposed structure align with that of the existing attached home; the south side of the deck

align with the south building wall; the first bay of windows on the side elevation be vertically aligned; the gable roof be a hand formed standing seam metal roof; the porch roof be a metal roof with flat-lock seams or a membrane roof; the brick cladding of the foundation be extend through the gable portion of the structure; the windows be wood, true or simulated divided lite windows with interior and exterior muntins and a spacer bar; the doors and railings be wood; paint colors be submitted for administrative review and approval; and the siding be smooth and unbeaded. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

- 7 [COA-019801-2017](#) 522 North 21st Street - Rehabilitate single family home and construct rear addition.

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

Mr. Klaus made a motion to approve the application striking staff's recommendation on the simplified porch and going with the proposed porch structure and retaining the staff's recommendations on the doors and adding on the fascia to delineate where the new construction is. The motion was seconded by Mr. Cooley and passed 5-2-0 (Hendricks and Yates opposed).

A motion was made by Klaus, seconded by Cooley, 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 glazing for the doors be rectangular rather than oval; the fiber cement siding be smooth and without a bead; paint colors be submitted to staff for administrative review and approval; and to differentiate the addition from the historic structure, the existing corner board detail be retained and the fascia board be added. The motion carried by the following vote:

Aye -- 5 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Nathan Hughes and James W. Klaus
No -- 2 - Gerald Jason Hendricks and Joseph Yates

- 8 [COA-019807-2017](#) 2510 - 2512 Monument Avenue - Replace front walk with concrete pavers.

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

Mr. Yates stated that he doesn't recall them approving a brick cap. Ms. Pitts stated that the previous application that was placed on the consent agenda that was approved by the Commission and stated that Mr. Yates expressed his concern about approving similar future applications.

Mr. Yates stated that these were expensive apartment buildings when they were built and they chose to use concrete as the paving material and stated that is the appropriate material to go back with and stated if that is not the direction they choose to go in then the two buildings need to match. Mr. Yates stated that they are identical buildings and

every treatment that is used out in the front of one needs to match the other.

Mr. Cooley stated that somehow they must have been asleep at the wheel if brick was approved when there was a concrete base and stated that he waited outside in the hallway for a couple of projects that had concrete that were kept as concrete and they weren't allowed to be turned over into brick. Mr. Cooley inquired if they are here to right this and stated that the blue stone and the irregularly textured concrete pavers doesn't fit the bill for these two houses.

Ms. Aarons-Sydnor stated that it will be very odd to cap the concrete with either of those materials.

Mr. Yates commented that they could defer the application so that the applicant could work with staff.

Mr. Klaus stated that they could deny these two materials and they could go back to concrete or work with staff on a new brick.

Mr. Green stated that they could back with a brick color that is closer to the façade color.

A motion was made by Mr. Klaus to deny the application for the alternative pavers with the option to repair the concrete or modify the brick. The motion was seconded by Mr. Cooley and passed.

A motion was made by Klaus, seconded by Cooley, that this application for a Certificate of Appropriateness be denied for the reasons cited in the staff report.

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

9 [COA-019808-2017](#) 2908 East Broad Street - Construct a 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 the palings of the fence be vertically orientated in a manner to be reviewed and approved by staff. The motion carried by the following vote:

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

No -- 1 - Bryan Green

12 [COA-019843-2017](#) 2707 East Broad Street - Replace two rear porches on a two-family structure.

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

A motion was made by Yates, seconded by Cooley, 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 brick for the proposed infilled opening on the side elevation be inset to acknowledge the historic opening; the proposed new window have true or simulated divided lites with interior and exterior muntins and a spacer bar; and any salvageable siding beneath the asphalt siding be restored. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

- 13 [COA-019847-2017](#) 2515 East Grace Street - Install a front yard picket fence.

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 the fence be identical in style and construction to the wooden picket fences across the street. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

- 15 [COA-019855-2017](#) 2221 Jefferson Avenue - Construct a new pocket park.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Withdrawn by applicant

This Application for a Certificate of Appropriateness was withdrawn

- 19 [COA-020167-2017](#) 2209 Venable Street - Construct an accessory dwelling unit at the rear of the property.

Attachments: [Site Map](#)

[Application and Plans \(8/22/17\)](#)

[Staff Report \(8/22/17\)](#)

[Public Comment \(8/22/17\)](#)

[Application and Plans \(7/25/2017\)](#)

[Staff Report \(7/25/2017\)](#)

[Public Comment \(7/25/17\)](#)

Mr. Yates stated that he had some concerns about the zoning for this property.

Mr. Cooley inquired if DHR had seen these sketches and Ms. Pitts replied yes. Mr.

Cooley stated that he is wondering why they are there if they have DHR approval. Mr. Green stated that there are some issues with siding DHR didn't comment on it and stated that staff gave a recommendation regarding that.

Ms. Nancy Lambert, speaking as a member of the public, came up to speak against the project and stated that this is not a form that is found in this district.

Ms. Aarons-Sydnor stated that she has a couple of concerns and stated that the siding has been addressed and thinks that the south elevation windows can be appropriate but stated that the square windows on the side and the awning over the entry are not evident anywhere in the district. Ms. Aarons-Sydnor stated that she has a problem with the awning and feels that it is not appropriate and that it is going to be visible from Burton Street. She also added that the structure is tall.

Mr. Hendricks stated that he is struggling with the height as well and stated that he drove down Burton and there are a lot of 2-story homes.

Mr. Green stated that the Guidelines stated that the secondary building should relate to the primary building and stated that other than a gable roof he is not sure what ties these structures together other than they are on the same lot. Mr. Green stated that if you show him a photo of the building at the rear there is nothing to suggest that it is related to the primary building.

Mr. Klaus stated that he agrees with the other members that it doesn't relate to the existing structure on the lot in fenestration, roof or materials and stated that there needs to be some type of relationship to the primary structure.

Mr. Cooley stated that the awning type of protection for backdoors is not common but states that they are out there. Mr. Cooley stated that this is a double width awning which makes it a little different and stated that generally they would deny the square windows and commented that if it is a by right building they have the right to do it.

Ms. Aarons-Sydnor stated that if it is by right height that doesn't mean that the Commission doesn't have a say about it and stated that maybe if it was a different design the height might be fine and the gable is making it look taller than it is.

Mr. Cooley stated that the gable in the yellow and red house on the left is about 6'12" and stated that the board and baton is horizontal at the bottom.

Mr. Green stated that he thinks staff's recommendation was fine on that point and stated that you don't see materials combined in that way in the district.

Ms. Aarons-Sydnor made a motion to defer the application so that the applicant can provide a more compatible roof design or roof form, compatible windows, and to look at the awning at the doors. Mr. Yates stated that he thinks the windows are just an expression of the fact that it is a contemporary structure and stated that the square windows don't bother him. Ms. Pitts stated that the applicant included in his application the approval letter from DHR and in the previous comment letter which included new construction and stated that the lap width and 1 over 1 windows must not match the design of the original house so that is probably why they did that in response to DHR comments. Ms. Aarons-Sydnor stated that she is fine with moving the window element out of the motion. The motion was seconded by Mr. Hughes and passed 4-3-0 (Hendricks, Yates and Cooley opposed).

A motion was made by Aarons-Sydnor, seconded by Hughes, that this

application for a Certificate of Appropriateness be deferred to allow the applicant the opportunity to explore a revised design to include a more compatible roof form such as a shallow gable roof; more compatible windows; and more compatible awning design approved as submitted for the reasons cited in the staff report. The motion carried by the following vote:

Aye -- 4 - Rebecca S. Aarons-Sydnor, Bryan Green, Nathan Hughes and James W. Klaus

No -- 3 - David C. Cooley, Gerald Jason Hendricks and Joseph Yates

CONCEPTUAL REVIEW

20 [COA-019852-2017](#) 600 North 28th Street - Construct a new single family home.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

There were 5 letters of opposition from the public for this project.

Public Comment

Mr. Nathan Ryan, speaking as a member of the public, came up to speak against the project. He stated the sizing, massing, and form are inconsistent with the block and added that the structure doesn't have any setbacks.

Ms. Katie Ryan, speaking as a member of the public, came up to speak against the project regarding the height, depth and massing and stated that the structure is too big.

Mr. Jason Storm, speaking as a member of the public came up to speak against the project and stated that the structure is massive and out of scale.

Mr. Seth McMullen, speaking as a member of the public, came up to speak against the project, stating that he questions the use of the property and commenting that it will dominate the block and that it is not set back. Mr. McMullen stated that it is tall and is out of scale.

Close Public Comment

Mr. Yates explained that the Commission does not either approve or disapprove a project that has come before them for conceptual review. Mr. Yates stated that the Commission will offer suggestions and recommendations but states that there is no up or down vote on the conceptual review.

Mr. Hendricks stated that it is big and stated that there is minimal front yard setbacks but added that to be a good neighbor it will be nice to see a setback here. Mr. Hendricks stated that he is torn about the setback because there is precedence both ways and stated that he likes the way that it is semi replicating what used to be there, adding that the 3rd floor height is still an issue for him and he doesn't know if there is a way to mitigate it.

Ms. Aarons-Sydnor stated that she agrees with everything that staff recommended and stated that she feels that yes a commercial building was on that site but they are

proposing a single family home and thinks they need to decide whether this is an appropriate design for a single family home. Ms. Aarons-Sydnor stated that she is unsure if replicating the store front is appropriate for a single family home and stated that it is too tall and too massive. Ms. Aarons-Sydnor stated that she agrees with staff comments about the dormers on the rear that it needs to be smaller and stated that she would encourage the owners to design it like a single family home versus trying to build it like a commercial building that used to be on this lot.

Mr. Klaus stated that he is torn about the façade and stated that it is not a commercial building so why make it look like that, but that he could go either way. Mr. Klaus then stated that if they are going to go with what was there before than the whole rear of the structure is too big. He added that they are being sensitive to what was in the front but in the rear they are going a different way and it is really too tall in the rear. Mr. Klaus stated that he is torn about the setback in the front and stated that what burned down went all the way to the line and stated that on the front they have more leeway and stated that it is the rear and the 3rd floor he is having more problems with.

Mr. Yates stated that his issue with the storefront is that the earlier building was a store with a residence above and stated that area now is all residential and stated that if it was him he would go back with what clearly speaks to the residential character of the neighborhood. Mr. Yates stated that the other houses in that block and on the same side are set back with the depth of a porch or the houses have a bay window that sets the rest of façade back so there is some relief on that block. Mr. Yates stated that this structure is right up on the corner and it is a lot taller than the adjacent houses and added that the mass is certainly larger and covers too much of the lot. Mr. Yates stated that the fenestration needs to be toned down on the side street and the 3rd floor certainly needs to be compressed.

Mr. Green stated that it is out of scale for the neighborhood and stated that it is too deep, too big and too tall and stated that the 3rd floor is inappropriate especially on a corner site where it is highly visible and there is nothing to mitigate it. Mr. Green stated that the basement is going to create another problem because it is lifting everything up 3ft and there is no way to get the windows to align and stated that the second floor isn't going to align with the building next to it. Mr. Green stated that it needs to be set back and stated that he feels that it is cherry picking the most favorable things from the previous structure on the site and stated that it is too much on a small lot.

Mr. Cooley stated that he is studying the picture of what used to be there because it interests him and stated that he reads it as the house/commercial structure also went to the north property line and was butting against the property at 602. Mr. Cooley stated that the square footage of the first floor is 955 square feet for a 50ft long building and the tax assessment of 602 is 40ft long and has a setback at the front. Mr. Cooley stated that that house is a bit smaller at 655 square feet per floor. Mr. Cooley stated that property comes with rights and also comes with restrictions and commented that in this case it comes with a neighborhood and stated that the first gentleman that spoke suggested that they just learned about these plans yesterday which is not long ago. Mr. Cooley stated that he finds the storefront to be intriguing and stated that he didn't like what he was seeing when he first looked at it but understands the applicant's ideas of having multiple uses at some point. He also commented that Mr. Yates is right, that a commercial building really should be closer to grade so they can get those people in there in the future. Mr. Cooley stated that what was there used to be taller than 602 and is not sure if it had a gable roof or not.

Mr. Hughes stated that he had a lot of thoughts but they have already been covered.

Mr. Yates encouraged the applicant to work with staff.

This Application for a Certificate of Appropriateness was conceptually reviewed

- 17 [COA-019859-2017](#) 409 West Clay Street - Construct rear deck stairs and replace the garage doors.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Yates inquired if the applicants were proposing a single or two smaller garage doors and Ms. Jeffries replied that she doesn't know and stated that she did try to reach out to the applicant regarding the design and whether there would be any glazing but they didn't respond.

Mr. Klaus inquired if they need to be replaced and stated that those were very solid doors and commented that they may be inconvenient and that you can't use an automatic opener on them. Mr. Klaus stated that he was a little skeptical if they need to be replaced.

Mr. Yates stated that he doesn't know if these doors are operable and stated that they looked like one side has been recessed in the opening and stated that the other looks like it could be made to be operable.

There was no applicant or public comment.

A motion was made by Mr. Yates to defer the application so the applicant can provide more information. The motion was seconded by Mr. Yates 7-1-0 (Aarons-Sydnor opposed).

A motion was made by Yates, seconded by Cooley, that this application for a Certificate of Appropriateness be deferred to allow the applicant the opportunity to explore a revised design to include a more compatible roof form such as a shallow gable roof; more compatible windows; and more compatible awning design. The motion carried by the following vote:

Aye -- 6 - David C. Cooley, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

No -- 1 - Rebecca S. Aarons-Sydnor

- 18 [COA-020210-2017](#) 2701 West Grace Street - Reconstruct front porch columns and roof with matching composite materials.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Green stated just to clarify on the safety issue the applicant raised there is a post that is inside the columns that is carrying the load above and the fluted envelope is not carrying the porch above unless something very strange is happening. Mr. Green stated that the load bearing portion of that column is inside.

There was no applicant or public comment.

Mr. Yates stated that the base of the column is deteriorated yes and it needs to be replaced and stated that there is a split in that same column. Mr. Yates stated that basically you glue it and clamp it in certain places and you bring it back together and stated that the cornice and entablatures are fine and the other columns are fine, the base and pilasters are fine. Mr. Yates stated that he doesn't think the applicant has crossed the threshold of showing the Commission that this porch needs to be replaced and stated that this porch can be easily repaired.

Mr. Aarons-Sydnor stated that if there is a post inside it is a steel post and inquired what it will be sitting on the wood or the concrete. Mr. Green stated that more than likely the base is sitting on concrete.

Mr. Yates made a motion to deny the application. The motion was seconded by Mr. Cooley and passed 7-0-0.

A motion was made by Yates, seconded by Cooley, that this application for a Certificate of Appropriateness be denied as the applicant did not provide sufficient evidence for the Commission to determine the porch elements were beyond repair. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Bryan Green, Gerald Jason Hendricks, Nathan Hughes, James W. Klaus and Joseph Yates

Adjournment

Mr. Yates adjourned the meeting at 7:06pm