



Meeting Minutes
Commission of Architectural Review

Tuesday, January 25, 2022

3:30 PM

5th Floor Conference Room of City Hall

This meeting will be held through electronic communication means.

[a2021 - 5406](#) Public Access and Participation Instructions

Attachments: [Public Access and Participation Instructions -COMMISSION OF ARCHITECTURAL REVIEW](#)

Call to Order

The meeting began at 3:30pm.
Alex Dandridge read the announcement for virtual public meetings.
Commission members are electronically present, none are physically present in City Hall.

Roll Call

Present -- 8 - * Commissioner Neville C. Johnson Jr., * Commissioner Ashleigh N. Brewer, * Commissioner Mitch Danese, * Commissioner Coleen Bulter Rodriguez, * Commissioner Andrew Moore, * Commissioner Sean Wheeler, * Commissioner Lawrence Pearson and * John Grier

Excused -- 1 - * Commissioner Kathleen Morgan

Approval of Minutes

A motion was made by Butler-Rodriguez, seconded by Wheeler, to approve the November 2021 minutes.

The motion carried by the following vote:

Aye – 7 – Commissioner Danese, Commissioner Grier, Commission Chair Johnson, Commissioner Moore, Commissioner Pearson, Commissioner Rodriguez, Commissioner Wheeler

Excused– 2 – Commissioner Brewer, Commissioner Morgan

A motion was made by Wheeler, seconded by Commission Chair Johnson, to approve the December 2021 minutes.

The motion carried by the following vote:

Aye – 7 – Commissioner Danese, Commissioner Grier, Commission Chair Johnson, Commissioner Moore, Commissioner Pearson, Commissioner Rodriguez, Commissioner Wheeler

Excused– 2 – Commissioner Brewer, Commissioner Morgan

Secretary's Report

Alex Dandridge reported that Eva Campbell has transitioned into a new role and he will be stepping into a permanent CAR Secretary.

He said that the City hired a Historic Preservation Consultant, Jacqueline Drayer, with Mulberry Preservation. She will be helping out with various CAR tasks. Commission Chair Johnson said that she may be able to help with updating the CAR Guidelines. He said he would like to avoid a task force.

Commissioner Danese said that he didn't want to overhaul the Guidelines completely. He said there just may be some tweaks to add in as it relates to materials.

Emily Routman did an analysis on the potential Jackson Ward boundary expansion. Mr. Dandridge said he needs to figure out the next steps on this.

Commission Chair Johnson stated that no one else wanted to be Chair or Co-Chair, and he proposed that he and Commissioner Wheeler would continue through June 2022.

The meeting was recessed at 3:47pm.

CONSENT AGENDA

The regular portion of the meeting was called to order at 4:00pm.

Alex Dandridge re-read the announcement info for virtual meetings.

Commission Chair Johnson explained that there is an order to the meeting, starting with the Consent Agenda, which are items earmarked for the staff recommendations to be approved by Commission without formal review, followed by the Regular Agenda, and concluding with the Conceptual Review. At appropriate times, applicants will have an opportunity to speak in regard to their applications, or to request that their items from the consent agenda.

Commission Chair Johnson asked if the Commissioners wished to move any items from the regular agenda to the consent agenda.

A motion was made by Commissioner Moore seconded by Commissioner Wheeler, to move 304 W. Leigh to the Consent Agenda.

Commission Chair Johnson asked if the applicant was present. Lucas Fritz said he was here and he is willing to be moved to the Consent Agenda.

Commission Chair Johnson asked if there was any public comment. There was none.

Commission Chair Johnson opened the floor for Commission discussion. There was none.

The motion carried by the following vote:

Aye – 8– Commissioner Brewer, Commissioner Danese, Commissioner Grier, Johnson, Commissioner Moore, Commissioner Pearson, Commissioner Butler-Rodriguez, Commissioner Wheeler

Excused – 1 - Commissioner Morgan

A motion was made by Commissioner Moore to 413-415 N. Arthur Ashe Blvd. to the Consent Agenda. There was no second.

A motion was made by Commissioner Pearson seconded by Commissioner Danese, to move 2606 W. Grace to the Consent Agenda.

Commissioner Moore said there was a discrepancy between the application and the staff comments. Mr. Dandridge said that the applicant provided updated plans that included the gable face being screened in and not closed.

Commission Chair Johnson asked if the applicant was present. David Smith said he was here. Commission Chair Johnson asked about the gable. Mr. Smith said his wife wanted as much air as possible.

Commission Pearson said he would withdraw his motion and Commissioner Danese agreed.

A motion was made by Commissioner Wheeler, seconded by Commissioner Moore, to approve the Consent Agenda as amended.

Commission Chair Johnson asked if there was any Commission discussion on the Consent Agenda.

Commission Chair Johnson asked if there was any public comment. There was none.

A motion was made by Commissioner Wheeler, seconded by Commissioner Moore, to approve the Consent Agenda as amended.

The motion carried by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and John Grier

Excused -- 1 - Commissioner Kathleen Morgan

1. [COA-104543-2022](#) 612 N 27th St. - Remove a non-original addition and construct a new rear, two-story addition and shed.

Attachments: [612 N 27th - Application and Plans](#)
[Staff Report](#)
[612 N 27th Public Comment](#)

A Motion was made by Commissioner Wheeler, seconded by Commissioner Moore, to approve the application provided the following conditions are met: a final window schedule should be submitted to staff for administrative review & approval.

The motion passed by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner John Grier

Excused -- 1 - Commissioner Kathleen Morgan

5. [COA-104535-2022](#) 304 W Leigh St. - Construct detached garage in the rear of the property.

Attachments: [Application & Plans](#)
[Staff Report](#)

A motion was made by Commissioner Wheeler, seconded by Commissioner Moore, to approve approved the application as submitted.

The motion passed by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner John Grier

Excused -- 1 - Commissioner Kathleen Morgan

REGULAR AGENDA

2. [COA-104837-2022](#) 620 Chamberlayne Pkwy - Construct two new attached double houses.

Attachments: [Application & Plans](#)
[Staff Report](#)

The application was presented by Alyson Oliver.

Commission Chair Johnson asked if there were any question for staff from Commissioners.

Commissioner Danese asked staff to further explain the incorporation of elements on side façade. Ms. Oliver said windows on the side facades were removed from the past iteration, and staff wanted to know if some element could be added back.

Commissioner Butler-Rodriguez asked if staff was recommending the porch be the same in all other elements besides it becoming full-width. Ms. Oliver said yes, they're comfortable with the flat roof form and just extending it the width of the full unit.

Commission Chair Johnson asked if staff wanted the porch roof to go over the entire home including the other first floor windows.

Commission Chair Johnson asked if the applicant was present. The applicant, Forrest Frazier, responded yes. He said that he further articulated each unit with the vertical reveals. He believed that extending the width of the front porch, it would detract from the vertical reveals which give the project a better proportion. There is precedent for non-full width front porch. He also said that windows weren't taken away in this iteration, just

re-configured.

Commission Chair Johnson opened the floor for public comment.

Anthony and Jennifer have lived in Jackson Ward for 16 years. They asked when they would expect to break ground on this project. Commission Chair Johnson said that the question is beyond the scope of the Commission. He asked if there are plans to take away the existing trees, or add any other beautification. Mr. Frazier said the trees are on City property. The lot has no landscaping now, but any further landscaping is out of his purview since he's just the architect. Anthony asked why red brick wasn't being used, in order to match other homes nearby. Mr. Frazier said they were trying to match the cementitious hardie, and there are other brick colors besides red in the area. Anthony said that he believes the homes look like a prison. Mr. Frazier said he has no comment.

Commission Chair Johnson opened floor for Commission discussion.

A motion was made by Commission Chair Johnson, seconded by Commissioner Wheeler, to approve the application provided the following conditions are met: each unit utilize a full width, single story, covered porch; the applicant consider incorporating elements and treatments that are more architecturally significant on the secondary elevations; final window and door schedule be submitted to staff for administrative review & approval; the applicant provide a final material & color specifications for staff review & approval; cornice detail be wrapped around the sides of the building; greater articulation be provided at the windows such as the inclusion of headers and sills; front porch proportions be contextually inspired by surrounding, historic porches; applicant consider extending the front porch of each unit to be the width of a single bay; brick color be alternated on the the front of each unit to better separate the units visually; and an architectural element be provided that acknowledges the full height of the entablature.

Commissioner Moore said he's going to vote no on this motion. Although the architect has responded to some comments, but this design doesn't mesh with the historic houses surrounding it. He said it doesn't seem to respect the existing fabric. He said that porches are very thin; the proportion of the units look different from other buildings.

Commissioner Butler-Rodriguez said she agrees on voting no. She has a problem with the porches and the side facades.

Commission Chair Johnson said that the commissioners may be frustrated about this project since it seems like the architect hasn't met them halfway.

Commissioner Wheeler said one recommendation would be to wrap around the cornice work; some articulation at the windows, either at the sill or header.

Mr. Frazier said that the porches are an homage to the cast iron porches in the neighborhood. The dimensions of the columns are inspired by the slender columns of cast iron porches. As far as adding a sill or header, he is open to that.

Commissioner Wheeler said widening the porch roof could be an option.

Commissioner Moore said the entablature – including the cornice – don't match the height of the Italianate brackets in the adjacent houses.

Mr. Frazier said there's an added cost for each additional change.

Commissioner Danese asked if there was any discussion of changes the colors of units on one or two to give some differentiations between the units without adding a bunch of cost.

Ms. Oliver said that the main comments staff has been to differentiate the units, proposing many different options.

Commissioner Butler-Rodriguez said the bays on the rear façade are different sizes. She asked if the original front façade was done – maybe changing the bay sizes could differentiate the units on the front façade.

Commissioner Brewer said addressing everything is too much for staff conditions.

Commissioner Wheeler said it's difficult because it was deferred last time and came back with not many differences.

A motion was made by Commission Chair Johnson, seconded by Commissioner Wheeler, to approve the application provided the following conditions are met: each unit utilize a full width, single story, covered porch; the applicant consider incorporating elements and treatments that are more architecturally significant on the secondary elevations; final window and door schedule be submitted to staff for administrative review & approval; the applicant provide a final material & color specifications for staff review & approval; cornice detail be wrapped around the sides of the building; greater articulation be provided at the windows such as the inclusion of headers and sills; front porch proportions be contextually inspired by surrounding, historic porches; applicant consider extending the front porch of each unit to be the width of a single bay; brick color be alternated on the front of each unit to better separate the units visually; and an architectural element be provided that acknowledges the full height of the entablature.

The motion carried by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner John Grier

Excused -- 1 - Commissioner Kathleen Morgan

3. [COA-104534-2022](#) 2206 Monument Ave. - Enclose a rear porch.

Attachments: [Application & Plans](#)
[Staff Report](#)

The application was presented by Alyson Oliver.

Commission Chair Johnson asked if there were any question for staff from Commissioners.

Commissioner Butler-Rodriguez asked if there are any larger window types that staff would approve. Ms. Oliver said they would request that the opening not be widened.

Commission Chair Johnson asked if the applicant was present. Aaron Olson, the designer, said yes. He said that the area in question was once part of the building and

was converted into an open porch in 2008.

Commissioner Moore said that the door in the west elevation seems very narrow. Mr. Olson said that it's an existing masonry opening; but this part is not visible from public right-of-way. Commission Chair Johnson wanted to clarify if they are altering the opening. Mr. Olson said no, they're not altering the opening.

Commission Chair Johnson opened the floor for public comment. There was none.

Commission Chair Johnson opened floor for Commission discussion.

A motion was made by Commissioner Brewer, seconded by Commissioner Butler-Rodriguez, to approve the application for the reasons cited in the staff report provided the following conditions are met: that the existing window opening is left unaltered: if the opening is enlarged, staff recommends that the existing brick arch above the opening be retained.

Commissioner Moore said the east façade window looks like it's being altered too. Mr. Dandridge said they would like to see the brick arch retained. The east elevation isn't as visible as the rear façade, so staff made no comment on that. Commissioner Moore said he agreed with staff comments.

Commission Chair Johnson said they often encourage homeowners to incorporate old designs, such as this brick arch. He said he didn't have a problem with the window opening being enlarged.

Commissioner Moore said that enlarging the window would take away the purpose of the arch. Ms. Oliver agreed, but stated that retaining the brick arch would create a visual story of the alterations to that elevation.

Commissioner Butler-Rodriguez and Commission Chair Johnson noted that it's so minimally-visible from the alley. Mr. Olson said he doesn't think it would truly be visible from the alley.

Commissioner Wheeler asked if they're asking to knock out the corner. Olson said it would be easier to add a steel column, and it would be more costly to retain the masonry. He said the lintel would be done in the same detail; they would be following the precedent done at that time.

Commissioner Butler-Rodriguez said that she's been inside the house, but that the project proposed would make the house much more liveable.

Commissioner Moore said he would remove the staff comment and approve it as submitted.

Commissioner Brewer withdrew the motion. Commissioner Butler-Rodriguez agreed.

A motion was made by Commissioner Moore, seconded by Commissioner Brewer, to approve the application as submitted.

A motion was made by Commissioner Moore, seconded by Commissioner Brewer, to approve the application as submitted.

The motion carried by the following vote:

Aye -- 7 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Lawrence Pearson and Commissioner John Grier

No -- 1 - Commissioner Sean Wheeler

Excused -- 1 - Commissioner Kathleen Morgan

4. [COA-104773-2022](#) 2606 W Grace St. - Construct a covered rear porch.

Attachments: [Application & Plans](#)
[Staff Report](#)

The application was presented by Alex Dandridge.

Commission Chair Johnson asked if there were any question for staff from Commissioners. There were none.

Commission Chair Johnson asked if the applicant was present. The applicant, David Smith, said he was here. He said that it's been hard to utilize the backyard and felt that they wanted the ability to dine outdoors.

Commissioner Wheeler asked what the proposed railing is. Mr. Smith said it would be Richmond Rail.

Commission Chair Johnson opened the floor for public comment. There was none.

Commission Chair Johnson opened floor for Commission discussion.

A motion was made by Commissioner Moore, seconded by Commissioner Butler-Rodriguez, to approve approved the application for the reasons cited in the staff report provided the following conditions are met: the rear facing gable not be open and screened-in, but rather closed and clad in horizontal siding or another appropriate treatment; final material and color of the new metal roof be submitted for administrative review and approval; final paint and/or stain colors be submitted for administrative review and approval; and the new rear door be installed to fit within the width of the existing masonry opening, and that the existing arched brick detailing be retained.

Commissioner Danese asked if they would have to put the electric and gas meters on the back of the house. Mr. Smith said they intended to move them to the side of the house. Mr. Dandridge said staff will have to sign off on those types of permits, so they will make sure the masonry isn't damaged.

Commissioner Wheeler said he likes the idea of the screen at the gable, because it would look similar to the gable on the façade.

Commissioner Wheeler said the screen could be set back slightly from the screen below.

A motion was made by Commissioner Moore, seconded by Commissioner Butler-Rodriguez, to approve approved the application for the reasons cited in the staff report provided the following conditions are met: the rear facing gable not be open and screened-in, but rather closed and clad in horizontal siding or

another appropriate treatment; final material and color of the new metal roof be submitted for administrative review and approval; final paint and/or stain colors be submitted for administrative review and approval; and the new rear door be installed to fit within the width of the existing masonry opening, and that the existing arched brick detailing be retained.

The motion carried by the following vote:

Aye -- 8 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Mitch Danese, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson and Commissioner John Grier

Excused -- 1 - Commissioner Kathleen Morgan

6. [COA-104541-2022](#) 413-415 N Arthur Ashe Blvd - Construct two new attached, 3- story single family residences.

Attachments: [Application & Plans](#)
[Staff Report](#)

Commissioner Danese and Pearson had to recuse themselves and left the meeting.

The application was presented by Alex Dandridge.

Commission Chair Johnson asked if there were any question for staff from Commissioners.

Commission Chair Johnson asked if the applicant was present. The applicant, Caroline Eddy, responded yes. She said that they did move the open porch area to the rear of the third floor. The front façade and massing, the overall scale feels good compared to the last iteration. The fence will be a dark stain.

Commission Chair Johnson asked if they met with the neighbor who had comments. Greg Shron said they met and are going to collaborate.

Commissioner Wheeler asked if the cantilever canopies are true, or will have tie rods and brackets. Mr. Shron said the idea was to cantilever them, keeping them as clean and minimalist as possible.

Commissioner Wheeler asked if the rear had a break in the siding as is portrayed in the drawings. Ms. Eddy said correct, it's just the graphic.

Commission Chair Johnson opened the floor for public comment. There was none.

Commission Chair Johnson opened floor for Commission discussion.

A motion was made by Commission Chair Johnson, seconded by Commissioner Moore, to approve approved the application for the reasons cited in the staff report provided the following conditions are met: all final material specifications and colors be submitted to staff for review and approval; the patio material be submitted for administrative review and approval; and the fence be a simple design and painted or stained a color that complements the building.

Commission Chair Johnson said the applicant did a great job responding to comments

and really enhanced the project. Commissioner Moore agreed.

Commissioner Wheeler said that the roof terrace seems like a plain box massing, and there was an opportunity to make it more interesting with a shade structure or roof overhangs. Overall, he thought it was much improved. Ms. Eddy said they wanted to keep it as minimalist as possible.

A motion was made by Commission Chair Johnson, seconded by Commissioner Moore, to approve approved the application for the reasons cited in the staff report provided the following conditions are met: all final material specifications and colors be submitted to staff for review and approval; the patio material be submitted for administrative review and approval; and the fence be a simple design and painted or stained a color that complements the building.

The motion carried by the following vote:

Aye -- 6 - Commissioner Neville C. Johnson Jr., Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler and Commissioner John Grier

Excused -- 3 - Commissioner Mitch Danese, Commissioner Kathleen Morgan and Commissioner Lawrence Pearson

CONCEPTUAL REVIEW

7. [COA-104804-2022](#) 207 N 31st St - Construct two new attached, 3- story single family residences.

Attachments: [Application & Plans](#)
[Staff Report](#)
[207 N 31st Public Comment](#)

The application was presented by Alex Dandridge.

Commissioner Moore asked what the criteria for demolition is. Mr. Dandridge said that staff would like to see some additional documentation, but it doesn't seem to be within the era of significance.

Commissioner Butler-Rodriguez asked to clarify whether or not it is a contributing building. Ms. Oliver said no, it's not a contributing building.

Commissioner Grier asked if this was on a raised slab and if the front porch elevation would be higher.

Commissioner Wheeler asked where to find the list of contributing buildings. He also asked if it really mattered if it's a contributing building, since it seems to be frowned upon to demolish buildings no matter what in historic districts. Ms. Oliver clarified that the contributing buildings are at a Federal level, not City-level.

Commission Chair Johnson asked if the applicant was present. The applicant, Josh Bosler, identified himself. There are details that weren't really worked out before sending the project over, so they just wanted to get some feedback.

Commission Chair Johnson asked about their investigation into the original structure. Mr. Bosler said they haven't, but it's a 1950s structure, not in the best condition. It doesn't

have any architectural significance.

Commission Chair Johnson said there have been comments from neighbors about the alley encroachment and asked if that is the current plat to have the right setbacks. Mr. Bosler said that they've been speaking to neighbors about the alley. There's an implied easement in the back of the property, but they might put a formal easement on the rear portion.

Commission Chair Johnson opened the floor for public comment.

Steve McKay said he owns the garages behind this property. This alley has been utilized for years, because his garages were built in 1945. He didn't know where the property line is where it is because there's a chain link fence that he assumed was the border of the property. He talked to Mr. Bosler and future owners might take advantage of the property lines. He says that the house on the lot has been occupied and that there may be peaceful alternatives to demolition.

Vincenzo asked if shingles are allowed on the rear. Commission Chair Johnson said that those features will be discussed at Final.

Matthew Elmes said he was interested in learning more about the demolition process and the contributing buildings. He suggested that the applicant take more time on the rooftop deck.

Commission Chair Johnson opened the floor for Commission discussion.

Commissioner Moore said there are precedents for columns: either between the two doors, typically 7 columns across the front; or four columns. He also thought that the cornice line on the rear and draw it across to be cohesive. Or, instead, to have a sloped parapet. He also said there might be an opportunity to step back the façade to break it up.

Commissioner Wheeler said he's not convinced about the demolition about the existing structure. He said the applicant needs to prove that the building should be demolished.

Commissioner Moore said he agreed – there's a fundamental hurdle to get over about the demolition. There's very clear recommendations on how to achieve permission for demolition in the Guidelines – they should make a case in their Final review.

Commissioner Wheeler said that the existing structure is already set back, so it's awkward to potentially make an addition to it. He said that the current proposal seems disjointed – much like 404 N. 23rd, there is an awkward stair tower. They should go back to the drawing board.

Commissioner Grier said he's still troubled by the demolition. He said some of these nominations were done decades ago, and they were looking at one pattern of development. Non-contributing may have development themes that we should consider before presuming demolition.

Commission Chair Johnson pleaded the applicant 'do their homework' on the demolition of the building. He also encouraged them to get together with the neighbors to eliminate problems down the road.

The application was conceptually reviewed. The Commission discussed the proposal with the applicant and made recommendations in an advisory capacity.

A record of the comments will be made available to the applicant upon the approval of the meeting minutes.

OTHER BUSINESS

Adjournment

The meeting was adjourned at 6:45pm.