



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes Commission of Architectural Review

Tuesday, September 27, 2022

3:30 PM

5th Floor Conference Room of City Hall

To Access the meeting via Microsoft Teams: <http://tiny.cc/568zuz>

[PDRPRES
2022.055](#)

Public Access and Participation Instructions - Commission of Architectural Review

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

Call to Order

This meeting began at 3:30pm.

Roll Call

Staff in Attendance: Planner Alex Dandridge, Planner Alyson Oliver, Planner Jackie Stephens, Planner Samantha Lewis.

Present -- 7 - * Commissioner Ashleigh N. Brewer, * Commissioner Coleen Bulter Rodriguez, * Commissioner Andrew Moore, * Commissioner Sean Wheeler, * Commissioner Kathleen Morgan, * Commissioner Lawrence Pearson and * Commissioner Mitch Danese

Absent -- 2 - * Commissioner Neville C. Johnson Jr. and * Commissioner John Grier

Approval of Minutes

May 2022

A motion was made by Commission Chair Wheeler, seconded by Commissioner Moore, to approve the May 2022 meeting minutes.

The motion carried the following vote:

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

June 2022

A motion was made by Commission Chair Wheeler, seconded by Commissioner Moore, to approve the June 2022 meeting minutes.

The motion carried the following vote:

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

OTHER BUSINESS

Secretary's Report

Mr. Dandridge shared an update on the VUU appeal. He stated that it was approved by the Land Use, Housing, and Transportation Committee but will still be going to Planning Commission to receive recommendations about the sizing of the signage.

A new construction on 28th street was approved during the summer with a condition that the window schedule must be submitted for administrative review and approval. Mr. Dandridge presented a vinyl window sample from this project for material review and indicated that if Commission members had no objections, then an administrative approval could be issued.

Commissioner Morgan questioned what made the vinyl window high quality since it appeared to be a standard vinyl window.

Commission Chair Wheeler said they would need more time to come to a decision and questioned whether the applicant knew that the Commission had never approved a vinyl window.

Morgan expressed concerns that approving vinyl on new construction would be approving an inferior product that would quickly need to be replaced.

Enforcement Report

Commissioner Pearson asked for an update on 406 N. 24th St.

Mr. Dandridge said that the case is still ongoing. He has requested to meet with the contractor to ensure that multiple items meet the administrative approval that was granted.

The business portion was adjourned at 3:47pm.

CONSENT AGENDA

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

Mr. Dandridge re-read the announcement information for virtual meetings.

Commission Chair Wheeler asked if the Commissioners wished to move any items from the Regular Agenda to the Consent Agenda or vice versa.

A motion was made by Commissioner Wheeler, seconded by Commissioner Rodriguez, to move 961 Pink Street, to the Consent Agenda.

Morgan asked if anything changed in the application.

Mr. Dandridge said that the columns on the two-story front porch were adjusted to be one

material rather than two. Mr. Dandridge also found nearby precedents within the area.

The motion carried by the following vote:

Aye — 5 — Brewer, Danese, Rodriguez, Wheeler, Moore

No— 1 — Morgan

Excused— 1 — Pearson

A motion was made by Commissioner Pearson, seconded by Commission Chair Wheeler, to move 2613 E Leigh Street, to the Consent Agenda.

The motion carried by the following vote:

Aye — 7— Brewer, Danese, Rodriguez, Wheeler, Moore, Morgan, Pearson

A motion was made by Commissioner Rodriguez, seconded by Commissioner Brewer, to move 1635 W. Grace St, to the Consent Agenda.

Commission Chair Wheeler asked if the applicant was present. Mr. Dandridge said that a representative was supposed to arrive later, however he had spoken to the applicant earlier and was informed that the applicant is amendable to the staff's conditions of approval.

The motion carried by the following vote:

Aye — 7 — Brewer, Danese, Rodriguez, Wheeler, Moore, Morgan, Pearson

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

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

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

The motion carried by the following vote:

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

1. [COA-117429-2022](#) 512 W. Clay Street - Construct a concrete retaining wall in a front yard.

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

A motion was made by Commission Chair Wheeler, seconded by Commissioner Morgan, to approve the application for the reasons cited in the staff report provided the following conditions are met: The new concrete retaining wall match the width and height of the concrete curb at 514 W. Clay Street.

The motion carried the following vote:

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

2. [COA-117374-2022](#) 425 N. Arthur Ashe Boulevard - Create a new masonry opening on an existing building.

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

A motion was made by Commission Chair Wheeler, seconded by Commissioner Morgan, to approve the application for the reasons cited in the staff report provided the following conditions are met: Submit final window schedule for administration approval; all new windows must match existing windows on the building, with the exception of the window installed at the new, basement level opening. This window may be a contemporary design to read as a newer alteration.

The motion carried the following vote:

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

3. [COA-115911-2022](#) 961 Pink Street - Construct a new duplex and garage on a vacant lot.

Attachments: [Application & Plans \(8/23/2022\)](#)
[Staff Report \(8/23/2022\)](#)
[961 Pink Application & Plans](#)
[Staff Report](#)

A motion was made by Commission Chair Wheeler, seconded by Commissioner Morgan, to approve the application as submitted for the reasons cited in the staff report.

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

8. [COA-117385-2022](#) 2613 E. Leigh Street - Construct a new second-story rear addition on an existing dwelling.

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

A motion was made by Commission Chair Wheeler, seconded by Commissioner Morgan, to approve the application for the reasons cited in the staff report provided the following conditions are met: Final window and door schedule be

submitted to staff for review and approval prior to installation; the visible original window openings on the eastern façade be retained in such a way that they appear functional from the exterior of the building; the door opening on the rear façade retained to appear functional from the exterior of the building; the new window configuration on the non-original, two-story addition be adjusted so that windows are aligned vertically; final material and color specifications be provided for review and approval prior to installation; all existing exterior chimney stacks be retained.

The motion carried the following vote:

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

10. [COA-117430-2022](#) 1635 W. Grace Street - Replace eleven existing vinyl windows with eleven composite wood windows.

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

A motion was made by Commission Chair Wheeler, seconded by Commissioner Morgan, to approve the application for the reasons cited in the staff report provided the following conditions are met: Staff recommends approval of the request to replace ten existing vinyl windows with composite wood windows, as described in the application.

The motion carried the following vote:

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

REGULAR AGENDA

4. [COA-117372-2022](#) 100 W. Leigh Street - Rehabilitate an existing dwelling and expand an existing addition.

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

This application was presented by Alyson Oliver.

The applicant, Will Gillette, stated that the home had previously suffered a fire in the past year and his clients sought to close in the damaged portion to convert the property into a single home. His clients are open to staff recommendations regarding the window and door schedule and plan to shift the side windows to keep them vertically aligned. They also wish to brick the door opening in rather than have it as a functional door and plan to request an administrative approval for a 6-foot fence, screened from public right of way. Gillette stated that it's more historically appropriate to have a bricked-in window rather than a non-functional window.

Commissioner Pearson asked the applicant for an explanation on the rear door and why

the owners objected to leaving it in place.

Will Gillette said it was a security issue and would provide a better appearance from the rear.

Commissioner Morgan added that the applicant should retain the two chimneys rather than demolish them.

Commission Chair Wheeler said the applicant could demolish the chimneys within the interior and retain them on the exterior.

Wheeler opened the floor for public comment. There was none.

A motion was made by Commissioner Pearson, seconded by Commission Chair Wheeler, to approve the application for the reasons cited in the staff report provided the following conditions are met: Final window and door schedule be submitted to staff for review and approval prior to installation; the visible original window openings on the eastern façade be retained in such a way that they appear functional from the exterior of the building; the door opening on the rear façade retained to appear functional from the exterior of the building; the new window configuration on the non-original, two-story addition be adjusted so that windows are aligned vertically; final material and color specifications be provided for review and approval prior to installation; all existing exterior chimney stacks be retained.

The motion carried the following vote:

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

5. [COA-117380-2022](#) 2204 E. Broad Street - Construct a new, rear, one-story addition and covered porch.

Attachments: [Application & Plans \(September 2022\)](#)

[Staff Report \(September 2022\)](#)

[Application & Plans](#)

[Staff Report](#)

This application was presented by Alex Dandridge.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners.

Wheeler asked if this project was an enforcement. Mr. Dandridge stated that it wasn't an official enforcement because he got in contact with the applicant quickly.

The applicant, Joseph Molner, stated that he intended to put in a flat panel door and applied molding to match throughout the house for consistency. The panel around the front door is not salvageable. The front door and windows also suffered water damage. Molner stated that the balustrade for the front stairs would match the neighboring properties and that he didn't intend to start the project without proper authorization but that there was a misunderstanding within the permit process.

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

A motion was made by Commissioner Morgan, seconded by Commission Chair Wheeler, to approve the application with staff conditions.

Wheeler expressed a desire to defer the application so the paperwork could be sorted. There are many unclear pieces within the application and the deferral would allow for time to sort out information. Specifically, the paperwork would need to properly show which windows were missing.

Commissioner Rodriguez agreed with a deferral because there are still questions about whether the transom is coming back and if is the door staying.

Commissioner Morgan retracted her motion.

Joseph Molner said that he is committed to working more with staff to clear up confusion. The windows are his biggest obstacle because it's a structural problem and the wooden sills have been compromised.

A motion was made by Commission Chair Wheeler, seconded by Commissioner Morgan to defer the application to allow the applicant more time to address the concerns raised by the commission.

The motion carried the following vote:

Aye -- 7 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan, Commissioner Lawrence Pearson and Commissioner Mitch Danese

6. [COA-117377-2022](#) 516 N. 26th Street - Construct a new two-story rear addition.

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

Commissioner Pearson left.

This application was presented by Alex Dandridge.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners. There were none.

The applicant, Joe Yates, said that the windows were altered to satisfy staff concerns. He added that the front façade may include evidence of original detailing, but he will not know until the vinyl is removed. The house previously suffered a fire and was leveled in the past so there isn't much left on the front of the house other than a portion of the porch cornice and pilasters.

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

A motion was made by Commission Chair Wheeler, seconded by Commissioner Danese, to approve the application with staff conditions.

Commissioner Rodriguez questioned if they could allow the applicant flexibility to join the

windows if it improves the interior design.

Commissioner Danese asked whether there is an option for the applicant to replace all of the siding on the house.

Mr. Dandridge said they can do a full replacement on the sides since they are out of public view, but that the front should be replaced with wood siding, salvaging any original wood siding if possible.

A motion was made by Commission Chair Wheeler, seconded by Commissioner Danese, to approve the application for the reasons cited in the staff report provided the following conditions are met: New addition: the two second-story, southernmost windows be the six pane configuration as proposed, but be revised to be paired rather than separated. For the rehabilitation of the front façade, staff recommends the following: the new windows be wood or aluminum clad wood and fit within the original window openings based on physical or photographic evidence; new bracket design be based on photographic or physical evidence, or match the historic bracket designs found on similar styles of architecture from the same period, final design specifications submitted to staff for review and approval; the existing non-original front door and sidelight be removed in a way that does not damage the original door frame/opening, and the new double door be installed within the original door opening, final design to match historic evidence and be submitted to staff for review and approval; new composite wood decking be installed perpendicular to the face of the building and be tongue and groove to match the profile of historic decking boards used in the district; any replacement wood siding match the existing in design and reveal; new siding material and color be submitted to staff for administrative review and approval; new standing-seam metal roof material and color be submitted to staff administrative review and approval.

The motion carried the following vote:

Aye -- 6 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Mitch Danese

Excused -- 1 - Commissioner Lawrence Pearson

7. [COA-117624-2022](#) 601-603 W. 19th Street - Construct a new single-family dwelling and rear garage on a vacant lot, and construct a new garage at the rear of an existing dwelling.

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

This application was presented by Alyson Oliver.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners.

Wheeler asked staff to clarify what design elements they had in mind for the front porch.

Alyson Oliver said she wanted to be vague to allow the applicant freedom of design. She also noted that the front façade is lacking the rhythm that is seen on the rest of the street.

The applicant, Jason Hendricks, had concerns with the front porch cover. He said he would like to leave it as designed but if the Commission decides otherwise, he's happy to address that. He would also like to emphasize the massing so prefers not to feature an awning over the entire porch and instead over the door only.

Commissioner Danese said he likes the front façade but asked about the materials for the roofing.

Hendricks said he wants to include a metal roof in a light color.

Commissioner Moore said that the application's elevations show that the roof is dark whereas Hendricks indicated that it would be light.

Hendricks said he will work to resolve that.

The Commission and the applicant further discussed the materials used in the provided renderings.

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

Commissioner Danese said he would like to strike the first staff recommendation. Commission Chair Wheeler agreed.

Commissioners Morgan and Moore disagreed and said it was an important element.

Morgan asked the applicant for nearby examples of board and batten siding.

Jason Hendricks said on 20th street there is a former office building that has board and batten siding. Other houses on the block also feature similar materials.

Wheeler said it is nice to see some modern architecture for a change.

A motion was made by Commissioner Moore, seconded by Commission Chair Wheeler, to approve the application for the reasons cited in the staff report provided the following conditions are met: additional human-scale detailing be added to the front façade, such as the inclusion of a first-story awning above the door and first floor windows to replicate the feel of a traditional front porch. Final design to be submitted to chair and vice-chair for approval; All windows be constructed of wood or aluminum-clad wood and that a final window schedule be submitted to staff for administrative review and approval; Garage doors on the proposed ADUs be simple in design and not incorporate any faux hardware; final material and color specifications for all new construction be submitted for administrative review and approval.

The motion carried the following vote:

Aye -- 6 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Mitch Danese

Excused -- 1 - Commissioner Lawrence Pearson

9. [COA-117266-2022](#) 1 N. 29th Street - Construct a new masonry wall.

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

This application was presented by Samantha Lewis.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners.

Commissioner Rodriguez asked if other houses had a shorter retaining wall in the front and if it was discussed whether the applicants could build a low brick retaining wall.

Mr. Dandridge said that the other properties have retaining walls at-grade rather than above grade.

The applicant, Kevin Wheatley, provided a visual aid from the staff report. He said that he wanted to build a new the retaining wall with brick to replace the old concrete curb so that it looks consistent around the property. He also said the brick would serve as a visual bookend to 19 N. 29th street, a house built pre-Civil War. He noted that here are several examples of low brick retaining walls around St. John's Church.

Lucy Wheatley, the co-applicant, spoke through Microsoft Teams. She added that the wrought iron features at other houses are post-civil war and therefore anachronistic. The wrought iron is in close proximity to the stairs which has created safety concerns. She also stated that getting rid of the wrought iron that is not original to the house and replacing concrete with brick does more for the neighborhood's historical fabric.

Commission Chair Wheeler opened the floor for public comment.

Martha Faulkner, a neighbor, opined that replacing the 6-foot wooden fence is an improvement but that a 6-foot brick wall is too tall and unfriendly. A shorter, 4-foot wall could be better. She added that the wrought iron fence is a beautiful fence that should remain with the house.

Peter Henry said that the applicants seek to accentuate the attractive character of the neighborhood. He declared that replacing the wooden fence with a brick wall is appropriate and that the front, concrete retaining wall is deteriorating.

John Glynn, a neighbor, vouched for the applicants' hard work they've put into taking care of the house. He also affirmed that the concrete retaining wall is crumbling.

Commission Chair Wheeler opened floor for Commission discussion.

Commissioner Moore said if there's a need for retaining function then he has no problem with the wall.

Commissioner Rodriguez said that a slightly shorter wall would be more amenable, such as 18 inches. She asked if the choice of retaining wall height could be left to staff discretion.

Moore asked the applicant if a lower height would satisfy their desires.

Lucy Wheatley said that 2 feet would allow the property to have the same height all around the property. She added that she does not want to create an entire wall but rather a separating barrier.

A motion was made by Commissioner Moore, seconded by Commissioner Danese, to approve the application as submitted provided the following conditions are met: the front yard brick wall be 18 inches in height or no higher than 24 inches. Approval of rear 6-foot brick wall as proposed.

The motion carried the following vote:

Aye -- 6 - Commissioner Ashleigh N. Brewer, Commissioner Coleen Bulter Rodriguez, Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Kathleen Morgan and Commissioner Mitch Danese

Excused -- 1 - Commissioner Lawrence Pearson

CONCEPTUAL REVIEW

11. [COA-117383-2022](#) 219-225 W. Broad Street - Construct a new 8-story mixed-use building on a vacant lot, and rehabilitate the façade of an existing building.

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

This application was presented by Alex Dandridge.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners. There were none.

Christian Kiniry from Bank Street Advisors shared that the project is trying to achieve density, activate the street front in line with the revitalization of the arts district, and respect the historic character of the neighborhood. He said that it's not feasible to keep the building as it currently is with the different design and parking requirements that are demanded by the underlying Zoning of the parcels.

Commissioner Rodriguez asked what they planned to do with the original brick on the western façade of the building.

Kiniry said that the brick is not painted and that they plan to utilize it within the project somehow.

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

Commissioner Moore expressed that usage of the thin brick is questionable because it has been used badly in other parts of the City. He added that he likes the contemporary interpretation of the historic structure including the window groupings and the addition of the surface-level storefront. He suggested that the applicant focus more on the top of the building since the materiality of the first two floors looks flat and won't add to the pedestrian experience.

Rodriguez said she likes the idea of using the old bricks within the interior of the building and suggested the applicants utilize the old painting on the side of the building, too.

Wheeler said that the biggest hurdle is the partial demolition of the three-story gas building. He added that there is a possibility to achieve goals without demolishing any of the building. There is an opportunity to work on the side elevations on Madison Street that show openings that aren't really openings.

Commissioner Morgan agreed that the cornice and the stucco storefronts should look to materiality throughout the district. She also agreed that demolition of the gas building was not favorable.

Commissioner Danese questioned that if it's one project the addition needs to be subordinate to the main structure.

Moore said that it's a new building that happens to have a small building next to it.

This Application for a Certificate of Appropriateness was conceptually reviewed.

12. [COA-117375-2022](#) 535 Mosby Street - Construct a new two-story detached dwelling on a vacant lot.

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

This application was presented by Alex Dandridge.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners. There were none.

Commissioner Morgan asked about the actual width of the house.

Mr. Dandridge said he wasn't sure of the exact measurements but said that a previous structure was 15 feet wide.

Caroline Eddy, representing Center Creek Homes, said they were open to feedback on materials and design. They are trying to balance the historic house on the right and the more contemporary house on the left. To make the most out of scarce usable space, they have pulled the second floor forward.

Commissioner Brewer asked why the applicant chose to align the setbacks with the historic house rather than the contemporary house.

Eddy said that the contemporary house seems to be more of a one-off rather than representative of the neighborhood.

Commission Chair Wheeler opened the floor for public comment.

Nancy Rappart said that the project should be looked at more and questioned if the design is compatible with the neighborhood character. The front porch projection and the columns are not found in Union Hill.

Commissioner Danese said that the mechanical units on the side could be fenced off.

Wheeler said that the project seems to be stuck design-wise between the historic and contemporary home. He suggested more uniform cladding and stated that the second-floor projection was not ideal. Other buildings on the street are angled off the street except for the new build next door. It may be possible to skew this house, too.

Commissioner Moore said the property next door is problematic and doesn't think it should be looked at as a precedent. It could be more attractive to have an open porch on both stories.

Morgan agreed with Wheeler that pushing the building forward would be preferable but in lieu of the second-floor projection, the form of the building is contemporary enough that minimizing some of the detailing and contemporary finishes will help the building blend more into the neighborhood. She added that she prefers a one-story porch.

Brewer said that the form of the building looks odd, and she cannot currently get behind the design.

Danese said that the top portion of the building looks like a container which could be unique but may be an odd design choice.

This Application for a Certificate of Appropriateness was conceptually reviewed.

13. [COA-117426-2022](#) 2818 Monument Avenue - Construct a new four-story, multi-family building on a vacant lot.

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

This application was presented by Alex Dandridge.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners.

The applicant, Charlie Appich, said that they hope to use fiberglass columns.

Commissioner Moore asked how the accessible unit will fit.

Appich said that if they need one, they will make one on the ground floor.

Commissioner Morgan asked if the aluminum clad windows will be double paned.

Appich noted that he doesn't use storm windows.

Commissioner Rodriguez asked if there is space to put trashcans behind the building.

Appich confirmed there is.

Commission Chair Wheeler said that that the more ornate a structure, the more details the Commission needs to review. He is curious to see the rear openings.

Morgan said having some dimensions on the drawings including the size of the windows will be useful. She added that the columns on the first and second floor should read as one column without the trim detail. She added that the form and height are great and agrees with staff comments about wanting information about the setbacks.

Commissioner Danese said he believe it's important for substitute material to try to mimic wood as much as possible.

Rodriguez said the details could be modernized to set the structure apart from others given that the form is very traditional.

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

This Application for a Certificate of Appropriateness was conceptually reviewed.

Adjournment

This meeting was adjourned at 7:03pm.