



Meeting Minutes - Final
Commission of Architectural Review

Tuesday, January 24, 2017

3:30 PM

5th Floor Conference Room of City Hall

1 Call to Order

2 Roll Call

Present -- 7 - * Sanford Bond, * Joseph Yates, * Gerald Jason Hendricks, * Rebecca S. Aarons-Sydnor, * Nathan Hughes, * James W. Klaus and * Commissioner David C. Cooley

Absent -- 2 - * Bryan Green and * Andrew Ray McRoberts

3 Approval of Minutes

The October and November minutes will be approved at the February meeting.

October 25, 2016

November 23, 2016

December 13, 2016

4 Proposed Mason's Hall Old and Historic District Public Hearing

1805-1807 East Franklin Street

Ms. Pitts stated that at the last meeting a resolution was passed for staff to proceed with the establishment of an old and historic district for the Mason's Hall property and stated that they advertised for a public hearing.

Ms. Chen stated that at last month's meeting they discussed a request that they had received to nominate Mason's Hall as an individual city old and historic district and stated that the applicants, the Masons at Richmond Randolph Lodge Number 19, in cooperation with the Historic Richmond Foundation have asked that this building be considered as an old and historic district. Ms. Chen stated that it is the oldest continuing Masonic Lodge in the United States and is among one of the oldest buildings that is still standing in the City of Richmond, adding that it was built prior to 1802 and it was modified in the early 19th century. Ms. Chen then stated that the consensus from the last meeting was that it was imminently worthy of being protected as a City Of Richmond Old and Historic District and stated that right now it is located in the National Register District which places very little protection on the building.

Mr. Charlie Hundley, Master of Richmond Randolph Lodge Number 18, the owner of Mason's Hall, gave a brief history of Mason's Hall. Mr. Hundley stated that they are requesting approval of Mason's Hall as an individual old and historic district and stated that the request is part of new efforts to preserve, restore and make this amazing

building available to the public.

Mr. Calder Loth, Senior Architectural Historian for the Department of Historic Resources spoke, stating that he serves on the Board of the Historic Richmond Foundation. Mr. Loth stated that he supports the city designation of this unique building as a City Old and Historic District and one of the oldest Mason's Halls. Ms. Cyane Crump, the Executor Director of Historic Richmond, thanked the Commission for considering this request.

A motion was made by Commissioner Cooley, seconded by Yates, to make a recommendation to the City Council to establish the Mason's Hall as a City Old and Historic District. The motion carried by the following vote:

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

5 Other Business

Ms. Pitts stated that item number 5 has been requested by the applicant to be continued and stated that the applicant is hoping that the Commission will grant them a 60 day extension on their appeal as the applicant wants to preserve their right to appeal the decision based on the plan that they are presenting to the Commission.

A motion was made by Hughes, seconded by Bond, to grant the extension on the appeal for 2230 Venable Street. The motion carried by the following vote:

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

Secretary's Report

Continuation of the business meeting.

Ms. Pitts stated that in regards to the Better Housing Coalition project, when the new design was submitted staff had some concerns with the 4-story structure that was proposed at the corner of Carrington and Jessamine Streets. Staff then forwarded the design to the zoning administrator to confirm that it met zoning because the R63 zoning district has a complex requirement for allowing the 4-story at the corner on a primary frontage. Ms. Pitts stated that the Zoning Administrator looked at these plans and stated they would be granted 15 percent of the block face of Venable Street and stated that since multiple buildings were proposed the Zoning Administrator determined that the standalone 4-story building would not be permitted. Ms. Pitts stated that the applicant had wanted to make changes to the design to bring to the Commission today but the City Attorney advised staff that this would not meet public notice requirements. Mr. Yates added that he had suggested they defer the application until the next meeting. The Commission briefly discussed the project and why it was deferred.

The Commission also discussed the matter of Commission members meeting with applicants separately prior to the public meeting and agreed that Commission members should disclose the information to the Commission and the public, asking staff to look into this matter with the City Attorney.

Other Business

Ms. Pitts stated that there was a discussion from Commission members requesting that all new construction applications be required to go through the conceptual review

process prior to coming for final review.

The Commission clarified that this rule would apply to new construction only, not additions to existing buildings.

A motion was made by Yates, seconded by Aarons-Sydnor, that all new construction projects first go through conceptual review before final review. The motion carried by the following vote:

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

Enforcement Report

Ms. Pitts updated the Commission on the property on Cedar Street with the graffiti. Ms. Pitts stated that staff has been following up with the owner whose son was responsible for the graffiti and stated that the family is dealing with some bigger issues. Ms. Pitts added that the father was trying to get the son to submit the application and stated that the goal was to replace all the siding with Hardiplank, however the son hasn't submitted an application yet. Ms. Pitts stated that she informed the owner that staff will follow up with a Notice of Pending Prosecution and the applicant responded that they were going to get an application submitted. Ms. Pitts stated that the community is very concerned and the council person for this area is also concerned. She reiterated that she has followed up with the owner who is expected to submit an application and stated that if an application is not received by the deadline on Friday they will have to go to court. Ms. Pitts stated that she informed the owner that he could remove the vinyl at any time to abate the violation.

Ms. Pitts stated that the Commission approved an addition at Mr. Dykshorn's house, 125 N. 25th Street, with the glass cube design, and stated that unfortunately there was an 1890 addition at the rear which was demolished. Ms. Pitts stated that staff made a site visit and expected to receive an application to rebuild the 1890 addition. She also informed the Commission that as the addition was demolished, any new construction would need to meet setback requirements. Ms. Pitts stated that the application should be on the February agenda. She also added that the applicant did not have a building permit to demolish the structure. Ms. Pitts stated that she and Ms. Jeffries will be citing many of the enforcements and will be following up on a lot of these issues.

Mr. Hughes inquired if the applicant would be required to replicate what was removed. Mr. Yates replied they have to replicate the 1890 addition that was removed.

Ginter Park Expansion

Ms. Chen gave a background of the expansion of the Ginter Park National Register Historic District and described the expanded boundaries. Ms. Chen then stated that architecturally the expansion areas are consistent with others found in Ginter Park and staff recommends that the Commission support this expansion of the district.

A motion was made by Ms. Aarons-Sydnor that they support the extension of the Ginter Park National Historic District, seconded by Mr. Yates and passed 7-0-0.

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

CONSENT AGENDA

2804 E. Leigh Street: A motion was made by Mr. Klaus to move item number 6 from the regular agenda to the consent agenda, seconded by Mr. Bond and passed, Hughes opposed.

900 N. 24th Street: A motion was made by Mr. Cooley to move item number 7 from the regular agenda to the consent agenda, seconded by Mr. Klaus and passed, Hughes opposed.

602 W. 19th Street: A motion was made by Ms. Aarons-Sydnor to move item number 8 from the regular agenda to the consent agenda, seconded by Mr. Bond and passed, Hughes opposed.

2808 E. Leigh Street: A motion was made by Mr. Bond to move item number 11 from the regular agenda to the consent agenda, seconded by Mr. Hughes and passed.

1902-1908 Princess Anne Avenue: A motion was made by Mr. Bond to move item number 14 from the regular agenda to the consent agenda, seconded by Mr. Klaus and passed.

1600 W. Laburnum Avenue: A motion was made by Mr. Bond to move item number 18 from the regular agenda to the consent agenda, seconded by Mr. Hughes and passed.

2516 Monument Avenue: A motion was made by Mr. Bond to move item number 20 from the regular agenda to the consent agenda, seconded by Mr. Cooley and passed.

A motion was made by Bond, seconded by Hughes, to approve the consent agenda as amended with staff's conditions. The motion carried by the following vote:

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

- 1 [CAR No. 2017-004](#) 407 North Allen Avenue - Replace windows in first story projecting bay.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Bond, seconded by Hughes, that this be approved for the reasons cited in the staff report. The motion carried by the following vote:

- 2 [CAR No. 2017-005](#) 701 North 25th Street - Replace existing windows in a commercial structure.

Attachments: [Application and Plans](#)

[Site Plans](#)

[C17-005 701 N 25th](#)

A motion was made by Bond, seconded by Hughes, that this be approved for the reasons cited in the staff report. The motion carried by the following vote:

- 3 [CAR No. 2017-008](#) 111 Virginia Street - Replace existing doors, canopy, and signage.

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

A motion was made by Bond, seconded by Hughes, that this be approved for the reasons cited in the staff report. The motion carried by the following vote:

- 4 [CAR No. 2017-009](#) 2701 West Grace Street - Construct a stamped concrete parking area at the rear of the property.

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

A motion was made by Bond, seconded by Hughes, that this application be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the existing mature tree at the southern corner of the property be preserved, if the condition of the tree allows; and the applicant supply color selections for the stamped concrete pavers and material and color information for the replacement curbing. The motion carried by the following vote:

- 6 [CAR No. 2017-001](#) 2804 East Leigh Street - Construct an addition at the rear of a home.

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

A motion was made by Bond, seconded by Hughes, that this application be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the siding be smooth and unbeaded; and the porch railing be a standard Richmond rail design that is more compatible with the district, or the pickets be placed on the inside of the handrail for a more finished appearance. Hughes opposed. The motion carried by the following vote:

- Aye --** 6 - Sanford Bond, Joseph Yates, Gerald Jason Hendricks, Rebecca S. Aarons-Sydnor, James W. Klaus and Commissioner David C. Cooley
No -- 1 - Nathan Hughes

- 7 [CAR No. 2017-002](#) 900 North 24th Street - Demolish existing rear addition and construct a new addition.

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

A motion was made by Bond, seconded by Hughes, that this be approved the application as submitted for the reasons cited in the staff report provided that the following conditions are met: the siding be smooth and unbeaded; paint colors be submitted to staff for administrative review and approval; the window be a wood or aluminum clad wood window; the roof be grey or black membrane; and the color of the opaque stain for the privacy fence be submitted to staff for administrative review and approval. Hughes opposed. The motion carried by the following vote:

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

- 8 [CAR No. 2017-003](#) 602 West 19th Street - Construct a single family home to include new windows and doors and construct an addition at the rear.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Bond, seconded by Hughes, that this be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: the proposed garage door be submitted to staff for administrative review and approval prior to installation and the mechanical units be screened from the public right of way. The motion carried by the following vote:

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

- 11 [CAR No. 2017-017](#) 2808 East Leigh Street - Replace windows on the side elevations of an existing single family dwelling.

Attachments: [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

A motion was made by Bond, seconded by Hughes, that this be approved for the reasons cited in the staff report. The motion carried by the following vote:

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

- 14 [CAR No. 2016-178](#) 1902-1908 Princess Anne Avenue - Modify previously approved plans to change the proposed window material.

Attachments: [Application and Plans - 1/24/17](#)

[Site Map](#)

[Staff Report - 1/24/17](#)

[Application and Plans - 12/13/16](#)

[Staff Report - 12/13/16](#)

A motion was made by Bond, seconded by Hughes, that this be approved for the reasons cited in the staff report. The motion carried by the following vote:

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

- 18** [CAR No. 2017-016](#) 1600 West Laburnum Avenue - Install a 20' by 20' sun shade.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Bond, seconded by Hughes, that this be approved for the reasons cited in the staff report. The motion carried by the following vote:

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

- 20** [CAR No. 2016-175a](#) 2516 Monument Avenue - Construct a new partially enclosed porch at the rear of the structure.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Bond, seconded by Hughes, that this be approved for the reasons cited in the staff report. The motion carried by the following vote:

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

REGULAR AGENDA

- 5** [CAR No. 2017-006](#) 2230 Venable Street - Construct five new multi-family structures.

Attachments: [Application and Plans - 2/28/17](#)

[Site Map](#)

[Staff Report - 2/28/17](#)

[Application and Plans - 1/24/17](#)

[Staff Report - 1/24/17](#)

This application was withdrawn

This Application for a Certificate of Appropriateness was withdrawn by the applicant.

- 9 [CAR No. 2017-007](#) 2013 Venable Street - Rehabilitate a single family home to include new windows and doors and construct an addition at the rear.

Attachments: [Application and Plans](#)

[Site Plan](#)

[Staff Report](#)

A motion was made by Klaus, seconded by Bond, that this Application for a Certificate of Appropriateness be approved as submitted for the reasons cited in the staff report provided that the following conditions are met: if possible, a sufficient amount of existing wood siding be salvaged and installed with the historic reveals on the façade; siding color be provided to staff for administrative review and approval; the applicant work with staff to determine if it is possible to retain and repair any window sashes that could be concentrated on the façade of the dwelling; the shed roof design of the existing addition be retained; the roof of the addition be a shed roof and an extension of the existing shed roof; and the addition be differentiated from the existing through the use of different siding in a manner to be administratively reviewed and approved by staff. The motion carried by the following vote:

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

- 12 [CAR No. 2017-010](#) 508 West Marshall Street - Construct a new single family dwelling.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Klaus, seconded by Commissioner 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 siding be smooth and unbeaded; the foundation be clad in brick rather than the proposed parged CMU; the porch columns be the round columns as illustrated not the turned columns as noted; dimensioned details of the proposed frieze, soffit, and fascia be provided to staff for administrative review and approval; and the first floor windows be 1/1 windows with sashes of equal size and no transoms. The motion carried by the following vote:

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

- 13 [CAR No. 2017-011](#) 3112 East Marshall Street - Construct a new single family dwelling.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Klaus, seconded by Commissioner Cooley, that this Application for a Certificate of Appropriateness be approved for the reasons cited in the staff report provided that the following conditions are met: the siding be smooth and unbeaded; paint colors be submitted to staff for administrative review and approval; the windows be simulated or true divided lite; the porch roof be black or grey membrane; cornice and door details be submitted to staff for administrative review and approval; the deck meet the Commission's deck Guidelines to include sub-decking to be screened with wood lattice work or with brick piers and the deck to be painted or stained a neutral color that complements one or more of the colors found on the main structure; the corbels use a traditional alignment and align with the windows; and all glass in windows be clear. The motion carried by the following vote:

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

- 15 [CAR No. 2017-012](#) 215 West Clay Street - Replace existing windows on a commercial structure.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Klaus inquired about the cost of new wood windows versus repairing the existing wood windows and Mr. Bond replied that new windows are probably much less expensive. Ms. Aarons-Sydnor stated that in her experience with two different buildings in Church Hill she was surprised how little it cost to repair windows that she thought were unreparable, in addition to installing storm windows.

Mr. Cooley stated that it is an interesting concept to replace all the windows and stated that there aren't many professionals that repair wood sashes left but they can be found. Mr. Cooley added that he is fond of original fabric, though it is more labor-intensive to save a pair of sashes than it is to buy them new. Mr. Cooley then stated that it is prominent corner building, and what occurs here needs to set the standard, adding that he thinks the windows should be restored.

Mr. Yates stated that he has repaired many historic windows and that while there are some windows that need to be repaired, he did not see any that were beyond repair on this building, adding that he thinks that they can easily be repaired. Mr. Yates then stated that it is a historic building and a very prominent corner and although the applicant has provided the window survey he disagrees with the applicant and cannot vote for replacement of these windows because he does not see justification for it.

A motion was made by Klaus, seconded by Yates, that this Application for a Certificate of Appropriateness be deny the application for the replacement of all windows for the reasons cited in the staff report. The applicant may work with staff in consultation with a window professional to identify any window sashes that are beyond repair and may replace these windows in-kind with true divided lite wood windows. . The motion carried by the following vote:

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

16 [CAR No. 2017-013](#) 504 North 29th Street - Replace existing windows on a residential structure.

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 provided that the following conditions are met: the 1/1 windows on the façade and the 2/2 windows on the secondary elevations be retained and repaired; the 1/1 windows on the secondary elevations be replaced with 2/2 true or simulated divided lite wood windows to match the appearance of the historic windows on the secondary elevations; and the applicant work with staff in consultation with a window professional to identify any 2/2 window sashes on the secondary elevations that are beyond repair and replace these windows with 2/2, true or simulated divided lite wood windows. The motion carried by the following vote:

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

17 [CAR No. 2017-014](#) 318 North 36th Street - Replace siding on secondary elevations with fiber cement siding and replace windows on the rear elevation.

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

A motion was made by Hughes, seconded by Klaus, that this Application for a Certificate of Appropriateness be partially approve the project as submitted for the reasons cited in the staff report. The Commission approved the installation of the fiber cement siding on the secondary elevations for the reasons cited in the staff report. The Commission denied the installation of two vinyl windows at the rear of the structure as the Guidelines note that “vinyl windows are not appropriate for historic buildings in historic districts.” The motion carried by the following vote:

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

19 [CAR No. 2017-015](#) 533 Mosby Street -- Construct a new single family dwelling and a garage.

Attachments: [Application and Plans - 2/28/17](#)

[Site Plan](#)

[Staff Report - 2/28/17](#)

[Application and Plans - 1/24/17](#)

[Staff Report - 1/24/17](#)

Mr. Yates stated that he was concerned about the proposed setbacks of the structure.

Ms. Aarons-Sydnor commented that it was her understanding that the owner was interested in using green building elements in this structure and that black siding would not be a good choice if this were the case. Mr. Cooley agreed with Ms. Aarons-Sydnor, that a black structure is going to get hot. Mr. Klaus added that a black house in a historic district is unusual and when the house is already very unusual and modern, he could not support black siding. Mr. Klaus stated that he is okay with the black siding and added that since there are modern buildings on the street the design has a little more leeway in that regard. Mr. Klaus then commented on the proposed roof form, stating that all the houses on one side of the street are mansard roofs and there are no gable roofs on the entire block.

Mr. Hughes inquired if the Commission thought that the design is taking its cues from the district, adding that they always say that they want something different and inquired if this design is too different. Ms. Aarons-Sydnor answered that she thinks it adheres to the proportion and scale patterns of the district, and the overall massing and windows to a certain extent.

Mr. Klaus stated that it has the side door entry mimics all the other houses on the street, adding that he thinks the design is pushing the envelope but that is a good thing in this case. He then commented that the house has space on either side of it because of the odd shape of the lot and it is not going to be butted up to the other houses. Ms. Aarons-Sydnor inquired about the color of the core-ten steel and whether or not it will change over time. Mr. Jonah Green, the applicant, replied that it will change over time and will start as a mild steel look that rusts slowly to a uniform orange rust color, adding that it will darken over time.

Mr. Cooley stated that he concurs with Mr. Yates regarding the setbacks on the studio garage and added that if it was allowed by zoning that was fine. Mr. Green stated that they talked with Mr. David Duckhardt in zoning numerous times and he confirmed that the setback was fine.

Ms. Nancy Lambert, speaking as a member of the public, reminded the Commission that this application is in the Union Hill District and the apartment complex across the street is not. She then commented that there is an alley in the back of the property.

Mr. Hughes inquired if there was any treatment proposed for the rear parking access.

Mr. Yates stated that he is not comfortable with the context drawings submitted, depicting the relationship to the other houses and stated that he will not be voting in favor for that reason.

Mr. Hendricks stated that they are looking for more detail on the porch elevations and window elevations. Mr. Yates added that they ask applicants to include context drawings and stated that what was submitted was not a successful attempt.

Ms. Aarons-Sydnor then asked the Commission, to give the applicant clear direction, if any Commissioners had an issue with the applicants having core-ten on the front

elevation knowing that is a dark grey that will turn into a rust color. Ms. Aarons-Sydnor commented that it is metal in a historic district and it's across from a building that has metal but that is not in the historic district. Mr. Yates replied that the design is a contemporary house with contemporary materials.

The Commission was in consensus that the application be deferred until the applicant provides context drawings with 3 distinct elevations of the houses on either side, details on window sizes and heights, porch heights, detailed dimensions, details on the parking surface areas, and details on the exterior mechanical equipment.

A motion was made by Aarons-Sydnor, seconded by Klaus, that this Application for a Certificate of Appropriateness be deferred to provide the applicant the opportunity to revise the plans to provide a detailed context elevation to include porch, window and door locations; details of the proposed parking area; locations for the exterior mechanical equipment, trash, and recycling receptacles; and an alternate paint color for the siding. The motion carried by the following vote:

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

10 [CAR No. 2016-177](#) 2112 E. Clay Street - Construct two attached single family dwellings.

Attachments: [Application and Plans - 1/24/17](#)

[Site Plan](#)

[Staff Report - 1/24/17](#)

[Application and Plans - 12/13/16](#)

[Staff Report - 12/13/16](#)

A motion was made by Klaus, seconded by Bond, that this Application for a Certificate of Appropriateness be approved the application as submitted for the reasons cited in the staff report provided that the following conditions are met: a landscape plan be provided for staff to review and approve to include trees to mitigate the effects of the tree removal; the siding be smooth and unbeaded; a railing detail be provided for administrative review and approval; and the foundation be added to bays on the North 22nd Street elevation. The motion carried by the following vote:

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

Adjournment

Mr. Yates adjourned the meeting at 6:22pm.