



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes - Final Commission of Architectural Review

Tuesday, June 27, 2017

3:30 PM

5th Floor Conference Room of City Hall

BEGINNING AT 3:30 P.M.

Call to Order

Roll Call

- Present --** 8 - * David C. Cooley, * Rebecca S. Aarons-Sydnor, * Sanford Bond, * Bryan Green, * Nathan Hughes, * James W. Klaus, * Andrew Ray McRoberts and * Joseph Yates
- Absent --** 1 - * Gerald Jason Hendricks

Approval of Minutes

Mr. Klaus stated that the word corridor was spelled incorrectly in the minutes on page 3 and 4.

A motion was made by Hughes, seconded by Klaus, that this be approved. The motion carried by the following vote:

- Aye --** 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

May 23, 2017

Other Business

Secretary's Report

Ms. Pitts stated that the Public Art Commission wanted to share that they will be unveiling the Maggie Walker statue on Saturday, July 15th at 10am. Ms. Pitts then stated that the members might have heard about the Monument Avenue Commission and stated that staff is not aware of what they are doing and how the Commission will be involved but added that as more details come in she will share them with the Commission.

Mr. Yates stated that there is one person from Monument Avenue who is on the Commission who is also a board member from Historic Richmond Foundation.

Mr. McRoberts stated that he would hope that anything that comes from this Commission that the CAR would be informed and that they would consult this body.

Ms. Pitts distributed the Administrative Approval Guidelines for tax credit projects which the Commission has not been operating under and stated that they were adopted in 2011. Ms. Pitts stated that they are hoping to start utilizing them so that if an applicant

has Part II approval of a project that doesn't require public notice those projects can be administratively approved.

Mr. Green stated that his only concern is that they have had a few instances that have come up where the tax credit review will consist of contemporary infill that they would not typically approve and stated that he would not like to see the Commission roll over those just because there is an administrative approval process in place. Ms. Pitts stated that if there is any concern staff could forward it along for a full Commission review. Ms. Pitts stated that the next quarterly meeting is scheduled for July 11th and stated that at the last meeting they didn't have a quorum and inquired if they had enough members that will attend and enough items for discussion for this meeting. Ms. Pitts stated that Mr. Green has offered the office at the Commonwealth for the meeting at 6:00pm. Ms. Pitts stated that at the last meeting there was discussion of archaeology and Mr. Green stated that they some additional Guidelines that they were working on and stated that they can discuss them at the quarterly meeting and inquired if anyone else had items to discuss or updates to the Guidelines.

Ms. Aarons-Sydnor stated that they could discuss the individual properties that are designated and are listed in the books.

Mr. Green stated that they can discuss front yards, terraces, walks and fences.

Mr. Hughes inquired what counts as not being able to be repaired and Mr. Green stated that they discussed a definition at the last quarterly meeting.

The Commission briefly discussed the Commission nominations and the nomination for Chair and Vice Chair that will be voted on at the next meeting.

Administrative Approvals

Ms. Pitts distributed the Administrative Approval Report.

Enforcement Report

Ms. Jeffries stated that staff has been focused on projects that have been going on for multiple years and stated that they going through each of them individually and determining the next step. Ms. Jeffries stated that there were a few that were able to be resolved and others are going to require some research.

Mr. Yates stated at the next meeting if the list isn't too big that Ms. Jeffries could give the Commission members a run down.

Ms. Pitts stated that they have been trying to follow up with the property owner of Oceans Grocery and stated that they have received approval for ways to mitigate violations on that property but states that they haven't been implemented. Ms. Pitts stated that they are going to have to follow up with additional enforcements because they aren't getting any response from the property owner.

Other Committee Reports

Mr. Green stated that the only agenda items that really had historic content were 3 separate proposals for project within Monroe Park and stated that the only real debate was over removal of a brick railing at the Checkers House in which the applicant wanted to take off the brick railing to make repairs and replace it with a modern aluminum rail.

Mr. Green stated that they requested that the brick rail be returned to its original position.

*****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

Ms. Aarons-Sydnor made a motion to move item # 7 for 510 W 20th Street from the regular agenda to the consent agenda with staff recommendations. The motion was seconded by Mr. Hughes and passed 8-0-0.

Mr. Cooley made a motion to move item #8 2601 E Broad Street from the regular agenda to the consent agenda. The motion was seconded by Mr. Green who added that they received a letter from the public in favor of the project. The motion was reconsidered and the item was left on the regular agenda.

Ms. Aarons-Sydnor made a motion to move item #18 for 815 East Grace Street from the regular agenda to the consent agenda. The motion was seconded by Mr. Klaus and passed 7-1-0 (Green opposed).

Mr. Green inquired what the applicant was proposing to paint and Mr. David Merrick, the applicant, stated that they are painting the door and overhang.

Mr. Bond made a motion to approve the consent agenda. The motion was seconded by Mr. Klaus and passed 8-0-0.

A motion was made by Bond, seconded by Klaus, that the consent agenda be approved. The motion carried by the following vote.

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

- 1 [COA-018232-2017](#) 517 Catherine Street - Construct ramp for front entry.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Bond, seconded by Klaus, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report providing that the following conditions are met: the railing be a standard Richmond rail design that is more compatible with the district, or the proposed pickets be placed on the inside of the handrail for a more finished appearance and the ramp be painted or opaquely stained a color to be administratively reviewed and approved by staff. The motion carried by the following vote.

- 2 [COA-018773-2017](#) 20 East Broad Street - Rehabilitate an attached commercial structure.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Bond, seconded by Klaus, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report providing that the following conditions are met: 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.

- 7 [COA-018238-2017](#) 510 West 20th Street - Paint an existing garage and replace the garage door.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Bond, seconded by Klaus, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report providing that the following conditions are met: the installation of the garage door does not require altering the size of the historic opening. The motion carried by the following vote.

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

- 18 [COA-018931-2017](#) 815 East Grace Street - Paint exterior storm doors and modify existing walkway.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Bond, seconded by Klaus, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report. The motion carried by the following vote.

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

REGULAR AGENDA

- 3 [COA-018230-2017](#) 506 North 29th Street - Replace metal windows with vinyl windows and install vinyl siding.

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

Mr. Chad Chow, the owner, stated that they are not opposed to using a wood or cementitious siding without grain and using insulated steel windows or clad casement aluminum windows.

Mr. Green stated that the city code does not support the definition of non-contributing resource and stated that when they use that they are talking about state and national districts.

Mr. Klaus stated that a similar apartment building has wood grain hardie plank and clarified that it was approved after installation.

Ms. Aarons-Sydnor stated that she is concerned because they have an owner who wants to improve his property but admitted that the Guidelines are tying their hands as the Guidelines state that if its masonry that it has to remain masonry and the windows have to remain the same. Ms. Aarons-Sydnor stated that she is not clear what kind of leeway they have.

Mr. Cooley stated that he agrees with what staff stated in the 1st paragraph that major changes should not be made to the appearance and stated that wrapping in hardiplank is a major change.

Mr. Bond stated that if the applicant cleaned it up and pulled all the old wires off it and paint it that it might approve the appearance.

Mr. Cooley commented that some aluminum framed casement windows that pretty well match the steel and fresh paint will look great.

A motion was made by Mr. Cooley to defer the application. Ms. Aarons-Sydnor inquired if the applicant could use stucco. Mr. Yates stated that treatment will still change the appearance. The motion was seconded by Mr. Hughes. Mr. Klaus stated that he is thinking about the building in Sugar Bottom where they started all over and brought it up to the standards of this century and covered it with stucco. Mr. Klaus inquired if the Commission will be interested in looking at a more ambitious plan for this building besides just painting it. Mr. Klaus stated that this building is an anomaly in this neighborhood that has to stay the same.

Ms. Aarons-Sydnor made a friendly amendment to indicate that repair or replacement with similar type of metal windows and painting or stucco or other options that are accepted under the Guidelines can be investigated as well.

After further discussion the motion passed 7-1-0.

A motion was made by Cooley, seconded by Hughes, that his application for a Certificate of Appropriateness be deferred to allow the applicant the opportunity to explore repairing or replacing the existing windows with similar windows; and painting, applying stucco, or installing another appropriate cladding to the structure. The motion carried by the following vote:

Aye -- 7 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, Andrew Ray McRoberts and Joseph Yates

No -- 1 - James W. Klaus

- 4 [COA-018231-2017](#) 3009 Monument Avenue - Replace rear porch.

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

A motion was made by Aarons-Sydnor, 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: details of the decking boards be submitted for administrative review and approval; a sample of the proposed railing be provided for administrative review and approval to allow staff to determine if the railing conveys the appearance of wood; the posts be wrapped in a smooth composite material to be reviewed and approved by staff, not the proposed vinyl; the applicant install a wooden fence to separate the porches or work with staff to determine a more appropriate material than the proposed faux wood grain, composite fence; and the railing and fence colors be submitted to staff for administrative review and approval. The motion carried by the following vote:

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

- 5 [COA-018233-2017](#) 2015 Venable Street - Rehabilitate a single-family home and construct a rear addition.

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

A motion was made by Green, 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 condition of the historic siding beneath the vinyl on all elevations be assessed in coordination with staff and be salvaged for installation on the façade, and if the siding cannot be salvaged, wood siding with a reveal to match the historic reveal be installed on the façade; the fiber cement siding installed on the secondary elevations be smooth, unbeaded, and with a reveal to match the historic reveal; the color for the siding should be submitted to staff for administrative review and approval; the porch be restored to match front porches found on the similar structures on the block which retain more historic fabric; and the front porch roof be metal with flat seams or be a dark colored membrane roof which will effectively convey the appearance of flat seam metal roof. The motion carried by the following vote:

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

- 6 [COA-018237-2017](#) 2313 - 2315 Carrington Street - Rehabilitate two attached single family homes and construct rear additions.

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

A motion was made by Bond, 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 fiber cement siding installed on the new construction be smooth, unbeaded, and with a reveal to match the historic reveal; 2/2 wood or aluminum clad wood windows be installed on the façade and the windows be true or simulated divided lite windows with interior and exterior muntins and a spacer bar; the proposed cornice extension not be installed; During the exploratory demolition phase of the project, if any physical evidence is revealed which indicates the historic location of the façade windows the applicant work with staff to obtain administrative approve the location of the façade windows based on this evidence; four panel doors be installed instead of the propsoed six panel doors; and the porch be restored in a manner to be administratively reviewed and approved based on any ghosting uncovered during construction. The motion carried by the following vote:

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

8 [COA-018239-2017](#) 2601 East Broad Street - Replace rear entry porch.

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

A motion was made by Aarons-Sydnor, seconded by McRoberts 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 -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

9 [COA-018240-2017](#) 2031 Monument Avenue - Install a front yard fence.

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

Mr. Bond inquired if a hostile hedge would serve the same purpose and would be sufficient to keep the dogs out.

Mr. Klaus stated that they have had 2 or 3 of these types of applications come up in the last 3 meetings where there was no evidence that a fence was there before.

Mr. Cooley stated that the idea is very handsome but added that there is no physical evidence of a fence.

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. The motion carried by the following vote.

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

10 [COA-018242-2017](#) 2901 Monument Avenue - Construct three attached single-family homes.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Mr. Klaus, seconded by Mr. Hughes, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report providing that the following conditions are met: the garage doors be replaced with windows to align with the openings above and vehicular doors be limited to the alley elevation and the cornice be accentuated. The motion failed by a vote of 2-5 (Mr. Yates recused himself as he is the project architect).

A motion was made by Bond, seconded by Cooley, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report providing that the following conditions are met: the cornice on the façade turn the corner and be extended. The motion carried by the following vote.

Aye -- 4 - David C. Cooley, Sanford Bond, Bryan Green and Andrew Ray McRoberts

No -- 3 - Rebecca S. Aarons-Sydnor, Nathan Hughes and James W. Klaus

Recused -- 1 - Joseph Yates

11 [COA-018243-2017](#) 517 North 29th Street - Replace rear porch, reinstall two rear doors.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Klaus, seconded by McRoberts, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report providing that the following conditions are met: the structure be painted or stained a color to be administratively approved by staff; the head-height of the opening on the northern elevation be maintained and dimensioned plans including head heights be submitted for staff review and approval; and the middle column be eliminated and replaced with a post in a manner to be reviewed and administratively approved by staff. The motion carried by the following vote.

- Aye --** 7 - Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates
- No --** 1 - David C. Cooley

12 [COA-018248-2017](#) 508 West Marshall Street - Amend plans for a new single-family home.

Attachments: [Site Map](#)

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

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

[Application and Plans \(6/27/2017\)](#)

[Staff Report \(6/27/2017\)](#)

Mr. Green inquired about the change from wood like siding on the front to brick and commented that he didn't see any soldier courses over the windows, just punched openings. Mr. Green inquired what they typically approve on masonry in new structures and stated that he is not familiar with seeing raw punched openings on a front elevation. Ms. Pitts stated that typically they don't see that.

Ms. Aarons-Sydnor inquired if staff finds it acceptable to change from brick to siding on the side. Ms. Pitts stated that based on the proximity of the adjacent structures from the façade she didn't think the transition would be visible.

Mr. Cooley stated that he doesn't remember any spiral staircases in the district but states that he likes the proposal.

Mr. Yates stated that it is a new house and the stairs don't bother him and added that it is a good way to communicate from top to bottom. Mr. Yates stated that he is okay with the roof deck because it's at the rear of the house and it is a new building.

Mr. Bond stated that he doubts that it will be visible because of how tight is it with the adjacent houses.

Mr. Yates stated that he had some concerns about the brick on the side but states that now he sees the site plan the house is fairly tight against the other two houses. Mr. Yates inquired if they ever approved masonry without some kind of detail over the windows.

Mr. Green stated that they might have but states that his issue is that all of the details have been stripped away from the building and now it's just a brick veneer with punched openings and an asymmetrical door and stated that all of the architecture has been removed from the design.

Mr. Yates stated that the unadorned cornice on the front is more of an issue to him and stated that he wouldn't mind seeing lintels or soldier courses over the front windows.

Mr. Green stated that the door is off center with only one side-lite that doesn't really make any sense.

Ms. Aarons-Sydnor stated that they are in consensus on the spiral stairs and stated that it is a new house and it' in the rear.

Mr. Bond stated that it is an odd detail with door and the porch and stated that it is mis-proportioned.

Mr. Cooley made a motion to defer the application. The motion was seconded by Mr. Bond.

Mr. Klaus stated that the main concern is the façade and some examples of the brick will be fine. Mr. Klaus stated that the applicant was going modern with the front door and stated that it is 6 panel front door with a very traditional form on the whole entry way and stated that they need to go one way or the other. Mr. Klaus stated that there is no details on the windows or the cornice. The Commission is generally in support of the spiral stairs and deck.

After further discussion the motion passed 8-0-0.

A motion was made by Bond, seconded by Klaus, that this application for a Certificate of Appropriateness be deferred to allow the applicant the opportunity to modify the design for the façade. The motion carried by the following vote.

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

13 [COA-018250-2017](#) 2303 Venable Street - Install an air compressor in the front yard.

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

Mr. Cooley stated to the applicant that the Commission is asking them to move the unit out of the front of the yard. The applicant responded that they can't move it because there is too much moisture in the back yard. Mr. Cooley stated that the applicant will need some more gravel and dirt and some drain tile that will guide the water away. Mr. Cooley stated that the applicant can level the place where they are going to put the condenser and added that the applicant can put a 3 inch slab on the back.

Mr. Bond stated that the applicant can put the condenser on a platform in the back if water is an issue.

Mr. Klaus stated that the bottom line is that the unit shouldn't be in the front yard.

Mr. Green stated that they received 2 letters from the public in opposition of the project.

A motion was made by Mr. Hughes to deny the project for the reasons cited in the staff report. The motion was seconded by Mr. Yates and passed 8-0-0.

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

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

15 [COA-018253-2017](#) 102 East Leigh Street - Construct a new garage.

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

A motion was made by Bond, seconded by Klaus, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report providing that the following conditions are met: the windows be double hung, wood or aluminum clad wood windows with simulated divided lites to include interior and exterior muntins and a spacer bar; details of the proposed garage door be provided for administrative review and approval; and brick color be reviewed and administratively approved by staff. The motion carried by the following vote.

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

- 16 [COA-018325-2017](#) 2415 Venable Street - Rehabilitate attached single-family home and enclose rear porch.

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

A motion was made by Klaus, seconded by Bond, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report providing that the following conditions are met: paint colors be provided for administrative review and approval; on the first story of the rear elevation, the glazing be continued to up to the bottom of the skirt board; the side elevation of the porch enclosure be modified in a manner to be administratively reviewed and approved by staff to include glazing and shutters if the addition of glazing does not accommodate the desired floor plans; the work be 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 submitted to CAR staff for administrative review and approval. The motion carried by the following vote.

Aye -- 8 - David C. Cooley, Rebecca S. Aarons-Sydnor, Sanford Bond, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

CONCEPTUAL REVIEW

- 19 [COA-018234-2017](#) 22 East Leigh Street - Rehabilitate three buildings for use as a community event center and construct a ticket booth.

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

It was the consensus that the Commission was concerned about placing the ticket booth in the front of the building and advised the applicant to try to locate the ticket booth behind the façade.

Mr. Klaus stated that there is a big space in there and stated that most ticket booths are in the inside.

Mr. Green stated that they wouldn't normally approve an auxiliary building in front of an existing building.

Mr. Yates stated that if they extend the sidewalk and put the ticket booth in a location so that it won't obscure the annex building.

Mr. McRoberts stated that if the concrete curb and retaining wall are historic then they will have to be retained.

Mr. Bond inquired if the awning issue could be solved by a different shape awning and moved up higher.

Ms. Aarons-Sydnor stated that if they are adding additional HVAC on the roof that they should be screened.

Ms. Green stated that the applicant should retain the brick around the sign and just put a new sign into it. Mr. Green stated that the Guidelines recommend against LED lights and stated that they could be white lights only and no moving or blinking and it must be a fixed message. Mr. Green stated that there can be a compromise if the brick structure can be retained and the LED is fixed and toned down.

Conceptual Review

- 20 [COA-018772-2017](#) 101 North 29th Street - Construct rear addition on a single-family attached home.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

[Public Comment](#)

Mr. McRoberts stated that he likes the 2-story porch and agrees with the staff report but added that he might do something different to the back of the building though the new design is more similar to other things that are up there in Church Hill.

Mr. Yates stated that his issue is that duplicating the adjacent porch at the rear diminishes the significance of the adjacent porch and stated that he likes the balcony design because it's cleaner and more contemporary. Mr. Yates stated that he thinks the owner is trying to fit too much into this house and stated that it is a very long and narrow house that has restrictions. Mr. Yates stated that if this was not in an historic district he thinks it is a very elegant design but it obliterates one of the significant features of one of the most prominent houses in Church Hill. Mr. Yates stated that he doesn't know if there is a solution to achieve what the owner wants and still maintain the appearance of the porch.

Mr. Green stated that he agrees with staff and Mr. McRoberts that the second option for the rear porch works much better and stated that the balcony takes a confusing language and makes it even more confusing.

Public Comment

Mr. Larry Horton, speaking as a member of the public, came up to speak against the project. Mr. Horton had concerns about the mechanical units, garbage cans, materials,

the porch enclosure, and the zoning and setback issues.

Ms. Pitts stated that she spoke with the zoning official today and he has some concerns with the lot coverage. Zoning staff also noted that Franklin Street should be considered a front yard so the setbacks will have to meet the front yard setback.

Mr. Cooley stated that last plan was 13ft 10 inches of new construction all the way to the property line and stated that what this has done is eliminated that above the first floor.

Close Public Comment

Mr. Green stated that option 2 works better on the side porches but states that it still reading as too massive to him and added that the Commission's original thoughts on enclosing of porches was more of a gentle capturing of space. Mr. Green stated that instead the Commission is seeing whole building envelopes pushed out toward the edges.

Mr. Cooley stated that he does not have any trouble with that.

Mr. Klaus stated that he likes option 1 better but inquired if they need that little balcony and stated that he was not supportive of option 2. Mr. Klaus added that he does not like how those columns coming from the second floor make it look about 2-stories high.

Mr. Green stated that fundamentally it does not read like an enclosed porch because it's too big and stated that it read like an addition on a modern building.

Mr. Yates stated that the design diminishes the appearance of the existing porch and stated that there is too much going on.

Conceptual Review

- 14 [COA-018251-2017](#) 2021 West Grace Street - Replace front steps and walkway.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Cooley, seconded by McRoberts, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report providing that the following conditions are met: the concrete steps and sidewalls be repaired or replaced in-kind as the proposed changes to the steps would alter the intended appearance of the entrance. The motion carried by the following vote.

Aye -- 6 - David C. Cooley, Bryan Green, Nathan Hughes, James W. Klaus, Andrew Ray McRoberts and Joseph Yates

Excused -- 2 - Rebecca S. Aarons-Sydnor and Sanford Bond

- 17 [COA-018775-2017](#) 2701 West Grace Street - Reconstruct front porch with matching composite materials.

Attachments: [Application and Plans](#)

[Site Map](#)

[Staff Report](#)

A motion was made by Yates, seconded by Klaus, that this application for a Certificate of Appropriateness be approved as submitted for the reason cited in the staff report. The Commission approved the replacement of the 1st and 2nd story railings and column capitals and bases. The Commission denied the replacement of the remainder of the porch and recommends the remaining elements of the portico be retained and repaired. The motion carried by the following vote.

Adjournment

Mr. Yates adjourned the meeting at 7:57