

City of Richmond

*City Hall
900 East Broad Street*



Meeting Minutes

Tuesday, August 22, 2023

3:30 PM

Virtual Meeting Link: <https://tinyurl.com/43656p6d>

5th Floor Conference Room of City Hall

Commission of Architectural Review

[PDRPRES
2023.047](#) Public Access & Participation Instructions - Commission of Architectural Review

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

Call to Order

This meeting was called to order at 3:35pm.

Alex Dandridge read the announcement for virtual public meetings.

Commission members are present in City Hall.

Staff present: Planner Alex Dandridge, Preservation Planner Annie Delaroderie, Planner Jackie Stephens, Senior Manager Kimberly Chen

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

Absent -- 1 - * Commissioner Andrew Moore

Roll Call

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

Absent -- 1 - * Commissioner Andrew Moore

Approval of Minutes

Secretary’s Report

Administrative Approval Report

Commissioners had no questions on the report.

Enforcement Report

One violation was abated at 2515 E Grace St which consisted of screening of HVAC and repainting of electrical conduits.

Paint Subcommittee Update

The paint palette subcommittee will meet on September 5th and is developing a finalized draft for the Commission’s September meeting.

Window Repair/Replacment Guidelines Supplement

Secretary Dandridge has been working on a supplement for the administrative approval

guidelines for windows. The current guidelines don't offer much guidance on how to fix historic windows. He shared a draft with Commissioners. He envisions the document as a flow chart or informational one-pager.

Rodriguez said adding resources or links to resources could help.

Morgan noted that they've had applicants have wanted to replace their windows because they've been painted shut. This document could provide options for them on how to fix them rather than replace.

Resolution of Appreciation

A motion was made by Commissioner Morgan, seconded by Commissioner Rodriguez, to approve the resolution of appreciation.

The motion carried by the following vote:

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

CONSENT AGENDA

Brewer arrived at 4:00pm.

The consent portion of the meeting began at 4:02pm.

Alex Dandridge reread the announcement for virtual public 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 Morgan to move 2519 E Grace St to the consent agenda. The motion failed due to a lack of second.

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

A motion was made by Commissioner Pearson, seconded by Commissioner Brewer, to approve the consent agenda as presented.

The motion carried unanimously.

A motion was made by Commissioner Pearson, seconded by Commissioner Brewer, to approve the consent agenda as presented.

The motion carried by the following vote:

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

1. [COA-134299-2023](#) 2904.5 East Franklin Street - Construct a new three-story single family detached dwelling.

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

A motion was made by Commissioner Pearson, seconded by Commissioner Brewer, to approve this item with the following conditions:

Final window and door plans be submitted to staff for Administrative review and approval. Windows be wood or aluminum clad.

The motion carried by the following vote:

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

REGULAR AGENDA

The regular portion of the meeting began at 4:06pm.

2. [COA-134295-2023](#) 2519 E. Grace Street - Install a metal pergola in a rear yard.

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

A motion was made by Commissioner Morgan, seconded by Commissioner Brewer, to defer the application to allow the applicant time to receive comments from the VA DHR on the pergola.

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

3. [COA-134294-2023](#) 2001 West Grace Street - Remove existing deteriorating wooden columns and replace them with fiberglass columns.

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

Annie Delaroderie presented this application.

The applicant, Amy Xia, said that they have no problem meeting all of staff's recommended conditions of approval, however they want all the columns to be fiberglass.

The contractor with JP Exteriors, Olivia Murphy, noted that the engaged columns that are attached to the house shall be fiberglass as well, not wood as stated in the staff report.

Commissioner Danese asked if all the columns will be fiberglass.

Olivia Murphy further clarified that the four front columns will be fiberglass, as well as the two engaged columns.

Commissioner Wheeler expressed that he had never seen columns split like the columns shown in the application.

Olivia Murphy stated that the splitting of the columns was not indicative of wood rot, but perhaps stress/weight. She believes that the fiberglass columns will last longer.

Commissioner Wheeler had visited the property and noted that the house had internal gutters at one point so they must have failed. The bases and as much of the tops of the columns could be saved.

Commissioner Morgan asked if the applicant anticipates custom ordering the fiberglass columns.

Amy Xia responded, yes.

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

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

Commissioner Rodriguez thinks the columns were Ionic with the original features falling off. She has seen this up and down West Grace Street.

Commissioner Wheeler said she hasn't noticed any ghosting that proves that.

Commissioner Morgan wonders if they are replacement columns.

Commissioner Wheeler wants to modify the conditions to save what's structurally sound as much as possible.

A motion was made by Commissioner Pearson, seconded by Commissioner Morgan, to approve this application with the following conditions:

The applicant installs new columns that match the extant columns in design, size and diameter, final column and engaged column design submitted for administrative review and approval; new column bases need to be square, not flared; brick pillars supporting the columns need to stay intact and in place, as well as any portion of the columns and engaged columns found to be salvageable; the curved architrave elements above columns be retained and repaired in-kind if necessary; and that any other parts of the entablature that are deteriorating and not mentioned in the application should be repaired in-kind and left in place.

The motion carried by the following vote:

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

4. [COA-134300-2023](#) 1014 Russell Street - Construct a new two-story single family dwelling.

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

Commissioner Danese left at 5:20pm.

Alex Dandridge presented this application.

The applicant, Will Gillette from Baker Development Resources, noted that the current design has been redesigned in response to 1016 Russell Street's approval.

There was no public comment.

A motion was made by Commissioner Brewer, seconded by Commissioner Rodriguez to approve this application with the following conditions:

The two front façade, second-story window canopies be removed from the design; a final window schedule be submitted for administrative review and approval; any side yard hardscaping be submitted on a site plan for administrative review and approval; and if any side gable vents are added to the design, they be triangular in shape to match the front façade gable ornament.

The motion carried by the following vote:

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

CONCEPTUAL REVIEW

5. [COA-134293-2023](#) 618 West 20th Street - Construct a new single-family detached dwelling.

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

The application was presented by Annie Delaroderie.

The owner is proposing to split the lot of 618 West 20th Street, for two 31' lots.

Commissioner Morgan questioned total heights of 616 and 618.

Mr. Gillette said the roof slope will be similar to 618.

Public Comment:

Tasha, a neighbor wants to see the stone wall at the rear of the lot retained. She also asked for part of the stone wall to be moved around the parking space. She spoke about the poor condition of number 618. She knows that the house needs maintenance and upkeep. She was surprised that no plans were submitted for 618.

Commissioner Morgan wants to see the stone wall retained. She wants to see better height comparisons of 616 and 618.

Commissioner Brewer thinks the windows should be enlarged.

Commissioner Wheeler thinks the windows on the South side should follow more of a pattern.

Commissioner Morgan questioned dividing the historic lot.

The Commissioned reviewed this application in an advisory capacity.

Adjournment

This meeting was adjourned at 6:07pm.