



City of Richmond

900 East Broad Street
Richmond, VA 23219
www.Richmondgov.com

Meeting Minutes - Final Commission of Architectural Review

Tuesday, January 27, 2015

3:30 PM

5th Floor Conference Room of City Hall

1 Call to Order

2 Roll Call

Present: 7 - Sanford Bond, Bryan Green, Joseph Yates, Gerald Jason Hendricks, Rebecca S. Aarons-Sydnor, Nathan Hughes and Joshua Bilder

Absent: 2 - Matthew Elmes and Jennifer Wimmer

Staff Present

James Hill, PDR
William Palmquist, PDR
Tara Ross, PDR

3 Approval of Minutes

[ID 14-060](#) December 9, 2014 Meeting Minutes

Attachments: [December 9, 2014 Meeting Minutes](#)

A motion was made by Mr. Hughes, seconded by Mr. Yates, that the minutes from the December 9, 2014 meeting be adopted. The motion carried by the following vote:

Aye: 6 - Green, Yates, Hendricks, Aarons-Sydnor, Hughes and Bilder

Excused: 1 - Bond

4 Discussion of proposed changes to the Design Review Guidelines

Mr. Hill stated that they inserted the updated and revised edition of the Guidelines in the packets and will post the revised edition on the City Website. Mr. Hill stated that they changed the Commission Action on page 10 under "defer the application" to state that staff would work with the applicant to get any information that the Commission felt was missing and that didn't allow them to act on the application. Mr. Hill went on to say that the applicant response will be to provide additional information to staff and they would prepare that for the next meeting. Mr. Hill stated that if the application is denied they updated the information concerning the appeal process in that same section of the Guidelines.

Mr. Hughes made a motion to approve the updates to the Design Guidelines as amended and as submitted. The motion was seconded by Ms. Aarons-Sydnor and passed 7-0-0.

Mr. Green stated that they might want to discuss new updates at the Annual Retreat. Mr. Hill stated that they could also discuss organizing the Guidelines Book.

5 Other Business

Secretary's Report

Mr. Hill stated that Mr. Green, Mr. Yates and himself had a good meeting with some of the residents at 407 N. Allen Avenue and that they have some images of the type of brick treatment that they had wanted to recommend to them. Mr. Hill stated that they were very pleased with one image in particular and among the group they decided that would be the look that everybody would be happy with. Mr. Hill stated that they had spoken with the painter who believed he had a chemical process whereby he could remove enough of the primer to approximate that look and that the process can't be done until the temperature is above 60 degrees. Mr. Hill stated that Ms. Ellen Robertson, the new Chair of the Land Use Housing and Transportation, is pleased that it worked out and came off of the agenda for the Land Use meeting.

Mr. Hill stated that the Special Use Permit for Walgreens at the intersection of Belvidere and Broad Streets was withdrawn because the property changed hands or that another entity is looking at it and that it might be something in the lines of a higher density, mixed-use building. He stated that the approved design is not marching forward on the original schedule. Mr. Hill stated that they have been sending the minutes out as a document and that they have been posting all of the applications, staff reports and minutes on Legistar and that is how they make it available to the public. Mr. Hill stated that if the Commission likes, they could send the members the link when the minutes are posted on Legistar or they could send them the Commission both drafts so that the Commission can decide which one they want. Mr. Hill stated that they are very active with enforcement and that they have sent out some Notices of Violations and some Notices of Pending Prosecution.

Administrative Approvals

Mr. Palmquist distributed an Administrative Approval report. Staff issued 50 approvals for the period through January 26, 2015.

Enforcement Report

Mr. Palmquist handed out a list of recent enforcements items and stated that they have issued four Notices of Violations and about eight Notices of Pending Prosecution. Mr. Palmquist stated that he has been hearing from a lot of folks and getting in applications, which is very encouraging.

Mr. Yates inquired about the Notice of Violation for 1600 Monument Avenue and asked if it was directed toward the building owner or the restaurant. Mr. Palmquist stated that it was addressed to the building owner and posted at the restaurant and copies were mailed to the owner of the actual property. Mr. Yates stated that he believes the awning was put up by the owner.

Other Committee Reports

UDC REPORT

Mr. Green stated that there were two UDC projects, one for putting up a grate under the bridge at the 2nd Street connector, which was recommend for approval. The second item was for the Floyd Avenue Bike Boulevard which was recommended for denial.

Mr. Hill stated that they deferred both projects at the Planning Commission and there

were a lot of people that wanted to speak.

Other Items

Mr. Green stated that there is a 2nd meeting tonight for the Bus Rapid Transit project that will impact three locations in City Old and Historic Districts. Mr. Green inquired if Mr. Hill could collect some information regarding this and let the members know.

Mr. Green stated that the Commission's Annual Retreat is coming up on February 7th at Tredegar Ironworks from 9 a.m. to 12 p.m. He stated that they need to make an agenda for the meeting and if there are any issues or information that the Commission wants to discuss, for them to be send to him by e-mail.

Mr. Palmquist stated that he will send the Commission members a map showing the meeting location and parking area.

Mr. Hill stated that he will do a public notice for this meeting and that it will be good that they have an agenda to send with it.

Mr. Hill stated that they had a meeting with some people yesterday who closed on the property at 615 N. 29th Street. They are proposing a new design and requested that the application be withdrawn from the agenda.

CONSENT AGENDA

Mr. Green recused himself from the entire consent agenda.

A motion was made by Mr. Bond, seconded by Mr. Hughes, that the Consent Agenda items be approved. The motion carried by the following vote:

Aye: 6 - Bond, Yates, Hendricks, Aarons-Sydnor, Hughes and Bilder

Recused: 1 - Green

- 1 [CAR No. 2015-001](#) 2807 E. Grace Street - Construct new box window and new rear porch

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

This Application for a Certificate of Appropriateness was approved as submitted.

- 2 [CAR No. 2015-004](#) 1142 W. Grace Street - Install exterior stair

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

This Application for a Certificate of Appropriateness was approved as submitted.

REGULAR AGENDA

- 3 [CAR No. 2014-131](#) 3404 E. Broad Street - Construct new single-family residence

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Chen presented the staff report for the applicant's request to construct a new single-family dwelling at a vacant lot located in the Chimborazo Park Old and Historic District. The applicant proposes a two-story single-family dwelling in a simplified Late Victorian style. Staff recommends approval of the project with the condition that is no longer relevant because the applicant is going to place the HVC units underneath the steps.

Mr. Green opened the floor for applicant and public comment.

Mr. Andy Beach, the contractor for the project, came up and answered questions.

There were no additional comments from the public.

There were two letters in regards to the project expressing concern about the materials and how the building would relate to its neighbors.

Commission discussion began.

A motion was made by Mr. Bond that this Application for a Certificate of Appropriateness be approved with the condition that the doors be as presented in the cut sheet and that the HVAC be located in the rear. Ms. Aarons-Sydnor added a friendly amendment that the corbles extend across the facade and bay. The motion was seconded by Mr. Hendricks and carried by the following vote:

Aye: 7 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes and Bilder

- 4 [CAR No. 2014-133](#) 2818 E. Marshall Street - Restore facade, construct rear deck and balcony

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Chen presented the staff report and summarized the applicant's request to reconfigure the window openings on the façade, remove the porch awning and restore the dentiled cornice, turned posts, and picket balustrade, and to construct a balcony and deck on the rear of this property located in the Church Hill North Old and Historic District. Staff is recommending approval of the application with conditions.

Mr. Green opened the floor for applicant and public comment.

Mr. Aaron Ogburn, the contractor and owner of the property, came up to answer questions.

There were no additional comments from members of the public. Commission discussion began.

A motion was made by Mr. Yates, seconded by Mr. Bond, that this Application for a Certificate of Appropriateness be approved with the following conditions:

- That the new front windows will be 2/2 sash with simulated divided lites.
 - That the new porch steps will be wood.
 - That the rear balcony railing will be Richmond rail.
 - That CAR staff can approve a color other than a traditional brick color for the facade, in order to coordinate with the adjacent, connected facade colors.
- The motion carried by the following vote:

Aye: 7 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes and Bilder

- 5 [CAR No. 2015-002](#) 2300 Venable Street - Replication of historic cornice on storefront; replace removed siding

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Palmquist presented the staff report and summarized the applicant's request to replicate the historic storefront cornice as well as replace the wood lapboard siding with fiber cement siding on the structure's east elevation. This application is the result of enforcement activity and the property is currently under a Stop Work Order. Staff recommends approval of the application with the condition that the lapboard siding be replaced with wood siding that matches the reveal of the original wood siding, as approval was not granted to remove the siding and it was not determined whether the original wood siding was beyond the point of repair.

Mr. Green stated that two e-mails were sent in by citizens regarding this project.

Mr. Green inquired if staff had received any drawings for the cornice and Mr. Palmquist stated no. Mr. Green inquired if they will see the drawings through the permitting process and Mr. Palmquist stated that the drawings will be required for building permits to construct that cornice.

Mr. Green opened the floor for applicant and public comment.

Mr. Rafeeq Salaam stated that they are here to adhere to what was recommended.

Mr. Green inquired if they have a drawing prepared for what they propose to put back to replace the cornice and Mr. Salaam stated not at this time and that they were waiting to see what was approved. They are going to hire an architect to produce the drawings.

Mr. Bilder inquired when the applicant came into possession of this building and Mr. Salaam stated November of 2014. Mr. Bilder inquired if the owner made all the changes to the building and Mr. Salaam stated that he believes that there was some changes done prior to them purchasing the building.

There were no additional comments from members of the public.

Commission discussion began.

Mr. Green stated that his concern will be to make sure that the cornice matches the original and that he is a little eerie of approving a cornice that they haven't seen.

Mr. Hughes stated that the letters mentioned the reveal of the siding.

Mr. Green inquired if staff had a recommendation for the reveal and Mr. Palmquist

stated that as far as dimension he does not.

Mr. Green inquired what the reveal of the siding is that they are proposing and Mr. Salaam stated that they are trying to get it to the way it was originally and that he doesn't have any specific dimensions.

Mr. Hill stated that it looks like a pretty wide reveal and that they don't have a measurement of it.

Ms. Aarons-Sydnor stated that it looks about six inches in reveal.

Mr. Hughes stated that he agrees with Mr. Green that the applicant is acting in good faith but that he doesn't want to approve something that they don't have the actual details on.

Mr. Bond inquired if some of the cornice was left and Mr. Hill stated no.

Ms. Aarons-Sydnor stated that sometimes the Valentine Museum or the Historical Society have photos of old buildings.

Mr. Bilder inquired if they were seeking to replace one side with siding and Mr. Hill stated that the history of this was that before this building was designated, it had vertical siding on the exposed corner side and that they had applied for a building permit to replace that in-kind. Mr. Hill stated that is why they had a Stop Work Order, because they didn't have permission to replace the remaining historic materials and that the historic materials were already gone from the exposed corner side. Mr. Bilder stated that he doesn't think that the material up there now is going to last.

Mr. Bilder made a motion to approve the application based on the staff report and then the applicant can come back to staff and show them the cornice.

Mr. Green stated that another way to do it is to defer the application and let them come back with the information. After further discussion there was no second and the motion failed.

A motion was made by Mr. Yates, seconded by Ms. Aarons-Sydnor, that this Application for a Certificate of Appropriateness be deferred in order to give the applicant a chance to come back with a detailed drawing of the cornice and information on the reveal of the siding. The motion carried by the following vote:

Aye: 6 - Bond, Green, Yates, Hendricks, Aarons-Sydnor and Hughes

No: 1 - Bilder

- 6 [CAR No. 2015-005](#) 2813 M Street - Revisions to approved quadraplex design: two-story front porch

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

Mr. Hill presented the staff report and summarized that the applicant is returning with a proposed revision to recently approved plans for a quadraplex in the Church Hill North Old and Historic District. Staff recommends approval of the project with conditions.

Mr. Green opened the floor for applicant and public comment.

Mr. Matt Jarreau, the owner, came up to answer questions and made some clarifications.

There were no additional comments from members of the public.

Commission discussion began.

A motion was made by Ms. Aarons-Sydnor, seconded by Mr. Bond, that this Application for a Certificate of Appropriateness be approved. The motion carried by the following vote:

Aye: 7 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes and Bilder

- 7 [CAR No. 2015-006](#) 320 N. 32nd Street - Construct new mixed-use development

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

A motion was made by Mr. Yates, seconded by Mr. Bond, that this Application for a Certificate of Appropriateness be approved with the conditions that the owner and architect look at adjusting the height and location of the trash enclosures and preferably move them close to the far side of the project, that they lengthen the first floor windows on the western portion of the residential building, that they rework the column spacing so that it is more uniform, that the mechanical units be on the roof, and that there be windows on the west elevation. The motion carried by the following vote:

Aye: 7 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes and Bilder

- 8 [CAR No. 2015-007](#) 722-724 N. 23rd Street - Construct new mixed-use development

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

Mr. Hill presented the staff report and summarized the applicant's request to construct two structures on vacant parcels at the convergence of North 32nd and Jessamine Streets in the Union Hill Old and Historic District. Staff recommends approval of the project with the conditions that the applicant must submit specific colors to CAR Staff for review and administrative approval, that the cementitious siding have a smooth, untextured finish, that the applicant provide information on the location and configuration of the mechanical units as this is not evident from the drawings provided, and that the building owner or tenant submit any commercial signage for CAR review and approval.

Mr. Green opened the floor for applicant and public comment.

Mr. Todd Dykshorn came up to answer questions.

There were no additional comments from members of the public.

The Commission discussion began.

A motion was made by Mr. Bilder, seconded by Mr. Bond, that this Application for a Certificate of Appropriateness be approved. The motion carried by the following vote:

Aye: 7 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes and Bilder

- 9 [CAR No. 2015-008](#) 606 W. 19th Street - Construct new single-family house and garage

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Palmquist presented the staff report and summarized the applicant's request to construct a single-family house and detached garage on the southern half of a parcel to be subdivided in the Springhill Old and Historic District. Staff is recommending approval of the project with the conditions that the applicant use untextured fiber cement siding with no faux grain, as well as the installation of wood or aluminum-clad windows with simulated-divided lites. Staff also recommends that the applicant provide additional information on the proposed garage doors, as well as screening of the outdoor mechanical unit to staff for their review and approval.

Mr. Green opened the floor for applicant and public comment.

Ms. Janice Lovejoy came up to answer questions and clarified some concerns.

There were no additional comments from members of the public.

Commission discussion began.

A motion was made by Mr. Hendricks that this Application for a Certificate of Appropriateness be approved with the conditions that they place a column and widen the stairs, and an option to provide a shed roof on the porch entrances. Ms. Aarons-Sydnor made a friendly amendment to clarify that the windows are to be what was described by the applicant as 3-over-1. The motion was seconded by Mr. Bilder and carried by the following vote:

Aye: 7 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes and Bilder

- 10 [CAR No. 2014-140](#) 607-609 N. 29th Street - Construct two attached single-family residences

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Mr. Palmquist presented the staff report and summarized the applicant's request to construct a single-family residence on a vacant lot in the Church Hill North Old and Historic District. Staff is recommending approval of the project with the conditions that the applicant use untextured fiber cement siding with no faux grain, as well as black TPO main roof in place of the proposed white TPO roof.

Mr. Green stated that the difference between what the Commission saw in December to what they are seeing now is that the crawl space has been eliminated and Mr. Palmquist stated yes and that it would bring the building height down.

Mr. Hill stated that the windows on the front were 2/2 in the December submission but the rest of the windows are 1/1.

Ms. Aarons-Sydnor inquired why the staff recommended that the applicant go to a black TPO roof. Mr. Palmquist stated that he thought it was more typical and they normally approve black membrane roofs for the main roof structures and stated it was more consistent of what they usually see.

Mr. Green opened the floor for applicant and public comment.

Mr. Joshua Romano came up to answer questions.

Mr. Yates stated that in regards to staff's recommendation about removing the double column where the two house meet and go with a single column on the front porch and inquired if they had any objection in doing a single board in the middle at the second floor and also going back with a single corbel where the two houses meet. Mr. Romano stated that was fine.

Mr. Bilder thanked the applicant for responding to the Commission's concerns and stated that before he had a lot of concerns about the siting of the building. Mr. Bilder inquired if the applicant would consider putting up an architectural shingle roof instead of the EPMD black roof on the front and Mr. Romano stated yes.

Ms. Aarons-Sydnor inquired about the elevation at the roof line where there is a double line in the middle and inquired what it was. Mr. Romano stated that he actually doesn't know and stated that he is having this redone. Ms. Aarons-Sydnor inquired if the roof goes straight across without any interruption and Mr. Romano stated yes.

Mr. Green inquired when the applicant stated that he is going to have this project redone and asked if they were redesigning it and Mr. Romano stated that he will have it more detailed and that whatever the Commission approves he is going to go with that. Mr. Romano stated that he is hoping to get some suggestions from the Commission and stated that he will do it and do it right.

Ms. Aarons-Sydnor stated that it looks like there may be a missing step from the back door and Mr. Romano stated that it is on the ground now and that they have put in a slab and made it into a concrete patio. Ms. Aarons-Sydnor stated that they might need one step down.

Mr. Green inquired about the switch from the 2/2 windows to 2/1 and Mr. Romano stated that he doesn't know and stated that he is open to suggestions or whatever the Commission wants.

Mr. Hill stated that generally when the Commission asks questions and the applicant answers them and then the applicant starts asking them questions things start to break down. Mr. Hill stated that he understands the dynamics of this submission and the change in ownership and that to address the things that they are concerned about the submission.

Mr. Hughes inquired if they should treat this as a conceptual review and that it seems like the plans are going to change anyway and the applicant is just looking for the Commission's input.

Mr. Green stated that they could defer the application and give the applicant an opportunity to come back with more materials and details.

Ms. Aarons-Sydnor stated that in regards to the retaining wall, there are some parts of the applicant that say wood and some that say concrete. Mr. Romano stated that they are going to change it to stone.

Mr. Josh Walters stated that the owner addressed his issue about the retaining wall and that he would like to recommend that it matches the other three homes on the block that have retaining walls verses the parged or extended wood. Mr. Walter inquired if the front door will have a window or not. Mr. Palmquist stated that according to the project description it will have a 2/3 glass front door with transoms.

Mr. Green stated that they received a letter from a citizen regarding the retaining wall and front for this project.

Mr. Adam Bricker inquired about the one recommendation from staff to replace the white TPO with black TPO and stated that he understood about the suggestion about the shingles on the porch roof but that he wasn't sure what the intent was for the shed roof that is not visible from the main road. Mr. Bricker stated that in his experience with buildings the white roof has better performance and is a lot more sustainable and asked for some clarification. Mr. Palmquist stated that he recommended it for more consistency and is what they usually see and approve as far as roof color materials and that if it is not visible, it might not be much of a concern.

There were no additional comments from members of the public.

The Commission discussion began.

Mr. Hughes stated that he thinks they should defer the application and treat it as a conceptual review.

A motion was made by Mr. Hughes, seconded by Mr. Yates, that this Application for a Certificate of Appropriateness be deferred in order to give the applicant a chance to provide additional information and clarification requested by the Commission. The motion carried by the following vote:

Aye: 7 - Bond, Green, Yates, Hendricks, Aarons-Sydnor, Hughes and Bilder

- 11 [CAR No. 2014-142](#) 615 N. 29th Street - Construct new single-family residence

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

This Application for a Certificate of Appropriateness was withdrawn at the applicant's request.

CONCEPTUAL REVIEW

- 12 [CAR No. 2015-003](#) 1914 E. Franklin Street - Construct new multi-family development

Attachments: [Application & Plans](#)

[Site Map](#)

[Staff Report](#)

Ms. Chen presented the staff report and summarized the applicant's request for conceptual review and Commission comments for the construction of a new, six-story multi-family apartment building that incorporates two levels of structured podium parking in the Shockoe Valley Old and Historic District. The revised elevations have been greatly simplified but still lack the monolithic, single material massing of the surrounding industrial buildings. There are points of conflict between the plans and elevations in the placement of balconies, stairs, entrances, and off-sets at the corners. The plans do not provide information on the placement of the rooftop mechanics equipment and information on the placement of dumpsters or other large garbage collection devices was not provided at this conceptual level of review.

Mr. Bilder inquired if there were elevations for N. 19th Street and Ms. Chen stated no, they also didn't receive elevations for E. Grace Street.

Mr. Green opened the floor for applicant and public comment.

Mr. Jos Biviano with Poole and Poole Architecture, the project manager and architect for the project, stated that they submitted two elevations because they wanted to make sure that they are addressing all of the Commission's concerns from the previous meeting and that 19th Street was not shown there. Mr. Biviano stated that their goal here is to make sure they are on track as far as massing and aesthetics.

Mr. Yates inquired about the relationship between the brick and the cementitious panel on the 20th Street elevation and inquired if they are supposed to be recessed. Mr. Biviano stated that they will be recessed slightly to break up the building up and lower the cost of the building. Mr. Yates stated that it is about 2 or 4 inches and Mr. Biviano stated yes. Mr. Yates inquired if they talked to zoning regarding where the building meets the street in terms of store fronts and Mr. Biviano stated yes, and that they have talked to Mr. Duckhardt about how the building interfaces with the street. Mr. Biviano stated that they will continue with the discussion if they are on the right track. Mr. Yates stated that this is certainly a step in the right direction and toning the whole building down in terms of the complexity and the use of materials.

Mr. Bilder inquired if the plan is to attach this building to the historical buildings and Mr. Biviano stated no.

Ms. Aarons-Sydnor stated that the elevations in the montage is a grey colored brick on the center and Mr. Biviano stated yes, that they submitted two color schemes to the Commission. Ms. Aarons-Sydnor stated that on Franklin Street the elevation shows a garage entrance and Mr. Biviano stated that there are two entrances to the garage because there are two levels of podium parking because of the slope on the street and you can actually enter through E. Franklin Street or on the upper level off of 20th Street. Ms. Aarons-Sydnor inquired if they are required to have four entrances and Mr. Biviano stated no, that it is for an easier flow of traffic. Ms. Aarons-Sydnor asked about the portion that is off of 19th Street, where it is setback, what is on the garage roof and Mr. Biviano stated that it has a transfer beam podium which the building then rises above it and that on the very top of the building is an amenity deck. Ms. Aarons-Sydnor stated that she is confused with the floor plan and Mr. Biviano stated that there is an existing structure that is there and an exposed garage. Ms. Aarons-Sydnor inquired if you will see the podium slab and Mr. Biviano stated yes, that they have not designed further what is happening with the units and the terraces that are coming out. He stated

that right now they are showing the massing of the building. Mr. Biviano stated that the plan is much more under developed than the elevations and that is because the project for them is elevation driven and if it is not looking correctly from the outside there is no point in detailing the interior of the buildings. Mr. Biviano stated that the trash is going to be based on a shoot system within the building and has not been located yet because once they know they are on the right track with the massing of the building then they are going to finagle it in where all these shoots are going. Mr. Biviano stated that a truck will come in off of E. Franklin Street so that it can dock in where the shoots are and then back out.

There were no additional comments from members of the public.

The Commission discussion began.

Mr. Green stated that it is much more simplified and that he appreciates that. He stated that he encourages them to keep the simplification and not complicate it anymore with the colors. Mr. Green stated that the 20th Street elevation has calmed down considerably and that anything they can do to simplify the center of the building and use fewer color panels would help. Mr. Green stated that he thinks the Franklin Street elevation needs more work, that it is unbalanced and that the simplification improves it greatly like the opening up of the ground floor and creating a better streetscape.

Mr. Yates stated that the nice thing about the 20th Street elevation is that they have the central façade core with the two towers on either end and that perhaps they want to apply that to the Franklin Street façade and that might give it a bit more unity that Mr. Green is looking for.

Ms. Aarons-Sydnor stated that she would agree that simplification is the word for today. Ms. Aarons-Sydnor stated that right now they have brick and then it steps back and changes the materials and colors and thinks that it might be too many changes.

Mr. Hendricks stated that he thinks the building is heading in the right direction.

Mr. Bilder stated that they are not getting the correct depiction of what the building looks like and stated that there are three or four primary facades that they don't have any information on with some significant architectural elements. Mr. Bilder stated that they are going to be encapsulating the historic building there and inquired what the garage doors are going to look like and that one is white and one is grey and inquired what they are going to be made of. Mr. Bilder stated that they want a pedestrian friendly design and that they need to have locations where the garbage entrances are going to be and what the materials are going to be. Mr. Bilder also stated that he needs to know how many levels the building is going to have and how many levels of parking there is going to be. Mr. Bilder stated that he doesn't know the height of the building, where the setback is and the amenity deck and screening.

Mr. Bond stated that it is kind of busy and the materials change in an arbitrary way and the color has change and that it is very difficult to read the drawings with no context. Mr. Bond stated that there should be a sense of what the building is and what the scale of it is around the building.

Mr. Green stated that he likes the massing and it is very much in keeping with the neighborhood and that big buildings work in the neighborhood as long as they have a good pedestrian experience.

Mr. Hughes stated that they should reinforce the pedestrian experience.

The Commission discussed the proposal with the applicant and made

recommendations in an advisory capacity.

Adjournment

Mr. Green adjourned the meeting at 7:11 p.m.