



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes Commission of Architectural Review

Tuesday, October 8, 2019

6:00 PM

City of Richmond Council Chambers

Quarterly Meeting

Roll Call

- Present --** 5 - * Commissioner James W. Klaus, * Commissioner Neville C. Johnson Jr., * Commissioner Ashleigh N. Brewer, * Commissioner Kathleen Morgan and * Commissioner Sean Wheeler
- Absent --** 4 - * Commissioner Sanford Bond, * Commissioner Gerald Jason Hendricks, * Commissioner Lawrence Pearson and * Commissioner Mitch Danese

Call to Order

Chairman Klaus called the meeting to order at 6:05 PM.

2. Replacement materials

The meeting began with a presentation by Mr. Tim Coates of Harvey Windows. Mr. Coates provided an overview of a window they distribute that has vinyl pieces. Chairman Klaus asked if the windows are paintable, are the muntin profiles customizable, and if there have been issues with the longevity and durability. Mr. Coates explained that the windows are constructed in manner to reduce the expansion and contraction of the materials and hence improve the longevity of the finish and the materials and he confirmed that they can be painted. He also mentioned that they can manufacture this window in a larger size due to the rigidity of the materials and the frames are not as bulky as other new windows. He explained further that the manufacturer can replicate historic profiles with a high level of detail and provided details about the installation system that allows for meeting custom sizes.

Ms. Chen inquired if the window product would allow for custom rail dimensions, to more closely match historic wood window design. Mr. Coates responded that the product could not be customized in this manner.

Commissioner Wheeler commented that there is also a vinyl-clad wood product available on the market that could be researched.

Ms. Nancy Lampert, a member of the public, cautioned the Commission against allowing vinyl in some circumstances as this could create allowances for other elements such as vinyl trim in the future.

Staff then shared a small study with the Commission that analyzed the use of modern materials in local historic districts. Ms. Jeffries gave an overview of the study and Ms. Jones stated she would share the full document with Commissioners.

1. Context sensitive design for new construction

Ms. Jones presented the handouts that were provided to Commission members, which included several examples of local historic district guidelines for new construction which

staff hoped to emulate as part of the upcoming Guidelines update. Ms. Jones gave a brief overview of the elements that could help make the new construction Guidelines more user-friendly for the public as well as staff and the Commission.

3. Guideline Updates

Ms. Jeffries shared with the Commission that she has previously updated historic district Guidelines for a small community and the best practices she discovered as part of that project could be used to inform the update to the Commission's Guidelines. Ms. Jones briefly updated the Commission on the current status of the Guidelines updates and shared some preliminary thoughts staff has had on the update process.

There was a brief discussion regarding lighting guidelines for commercial properties located near residential uses.

4. George Mason Elementary School update

Ms. Jones informed the Commission that an application had not been received for the October meeting but she had been informed that the Richmond Public Schools Department is preparing a response and will likely return with an application for the November meeting of the Commission.

Questions, Comments, Concerns

Chairman Klaus inquired about the status of long-standing enforcement issues and whether there are any recent updates. Commission members and staff discussed a few outstanding violations and possible future actions. Ms. Ann Wortham, a member of the public, also commented on enforcement issues in Union Hill that she is following up on.

The meeting was adjourned at 7:35 pm.