



City of Richmond

City Hall
900 East Broad Street

Meeting Minutes Commission of Architectural Review

Tuesday, July 26, 2022

3:30 PM

5th Floor Conference Room of City Hall

[PDRPRES
2022.041](#)

Public Access and Participation Instructions - Commission of Architectural Review

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

Call to Order

The meeting began at 3:34pm.

Alex Dandridge read the announcement for virtual public meetings.

Roll Call

Present -- 6 - * Commissioner Neville C. Johnson Jr., * Commissioner Andrew Moore, * Commissioner Sean Wheeler, * Commissioner Lawrence Pearson, * Commissioner John Grier and * Commissioner Mitch Danese

Absent -- 3 - * Commissioner Ashleigh N. Brewer, * Commissioner Coleen Bulter Rodriguez and * Commissioner Kathleen Morgan

Secretary's Report / Enforcement Report

Secretary Dandridge provided an update on the porch repair at 2609 W. Grace St.

Administrative Approval Report

Mr. Dandridge shared physical copies of the Administrative Approval Report with Commissioners.

The business portion was adjourned at 3:40pm.

CONSENT AGENDA

The regular portion of the meeting was called to order at 4:00pm.

Mr. Dandridge re-read the announcement info for virtual meetings.

A motion was made by Commissioner Moore, seconded by Commissioner Johnson, to move 615 N. 25th Street to the Consent Agenda.

Mr. Dandridge said that the architect expressed interest in using fiber glass windows on the new addition. The Commission typically only approves wood or aluminum-clad wood windows.

The motion was withdrawn.

Commission Chair Wheeler asked if there was any public comment. There was none.

A motion was made by Commissioner Moore, seconded by Commissioner Johnson, to approve the Consent Agenda as presented.

The motion carried by the following vote:

Aye -- 6 - Commissioner Neville C. Johnson Jr., Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson, Commissioner John Grier and Commissioner Mitch Danese

1. [COA-112857-2022](#) 1121 W. Franklin Street - Install window security and a fence.

Attachments: [Application & Plans \(6/28/2022\)](#)

[Staff Report \(6/28/2022\)](#)

[Application & Plans](#)

[Staff Report](#)

A motion was made by Commissioner Moore, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report.

The motion carried by the following vote:

Aye -- 6 - Commissioner Neville C. Johnson Jr., Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson, Commissioner John Grier and Commissioner Mitch Danese

REGULAR AGENDA

2. [COA-112855-2022](#) 2511-2515 E. Franklin Street - Construct a rear addition onto 3 attached dwellings.

Attachments: [Application & Plans \(6/28/2022\)](#)

[Staff Report \(6/28/2022\)](#)

[2511-2515 E Franklin Street - Application & Plans](#)

[Staff Report](#)

This application was presented by Alex Dandridge.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners.

Moore asked about the Commission's responsibility for reviewing trees.

Mr. Dandridge said that the Commission's view is that trees must be considered if the tree is located on subject property and visible from public right-of-way or there is a COA being proposed that includes the removal or major planting of a tree.

The applicant, Will Gillette from Baker Development Resources, gave an overview of changes that have been made. He noted that the entire development can be done by-right per zoning. There are no plans to remove any trees on the adjacent properties but there are plans to remove one major tree on the subject properties that is located along the

property line. The neighbor is supportive of the removal. Gillette would like conditions to be amended to allow a nailed-up picket-style railing on the rear of the property, as many examples of that style appear on rear porches on the subject block.

Danese asked about the proposed material of picket railings.

Gillette said it will be wood.

Pearson asked if there are any plans to prune the tree behind 2517 E. Franklin St.

Gillette stated that pruning may be done as needed where it encroaches on the subject parcel.

Commission Chair Wheeler opened the floor for public comment.

James Menefee, the neighbor at 2517 E. Franklin St., shared his concerns about the tree to the rear of the property, which will likely be killed by this proposed development. He provided an updated report from a consulted arborist.

Johnson asked if the applicant has reached out to Menefee to discuss potential alternatives solutions to the problems with the tree.

Menefee said yes. He gave details on those discussions but that he still wanted to make his concerns heard. He noted that the tree damage is due to improper pruning over the years.

Troy Farmer, a neighbor who lives across the street, spoke in opposition. He said that the applicant has a reduced footprint to meet lot coverage requirements, but has not been willing to do so where it pertains to avoiding negative impacts to the tree behind 2517 E. Franklin St. There are also concerns that the back of the property won't reflect the character of Church Hill.

Commission Chair Wheeler opened the floor for Commission discussion.

Moore said that the CAR guidelines differentiate between porches and decks. Porches on the front of the building have specific railing requirements but decks do not explicitly prohibit nailed picket railing.

Grier asked the applicant how the pruning of the tree behind 2517 E. Franklin will be conducted.

Gillette said that is unknown at this moment.

Wheeler questioned if the footprint of the unit closest to the tree could be reduced.

Pearson noted that the tree is at end of its life. Are there mitigation solutions that can be considered instead?

Danese asked if the Commission could require tree replacement on a neighbor's property or on the applicant's property. He asked the applicant if he was open to planting trees on subject property.

Planner Kim Chen stated that there is a precedent for requiring mitigation. There was a similar past case with a chestnut tree that was set to be removed. The Commission

required that additional trees be planted on the property to mitigate that removal.

Grier suggested the applicant and neighbor work out a solution together beyond what is decided here.

Wheeler said he's in favor of adding a recommendation that the applicant work with the city arborist to plant additional trees on property. It's a character defining feature of the block.

A motion was made by Commissioner Moore, seconded by Commissioner Danese, to approve the application for the reasons cited in the staff report provided the following conditions are met: Applicant submit additional information on the exterior rehabilitation of the existing dwellings in a subsequent COA application to Staff for administrative review and approval; all original windows on the property that will not be removed to accommodate the new additions be repaired and retained; exterior of any original, existing chimneys be retained; half round or box getters be utilized on the rear additions, final specifications submitted to staff for review and approval; HVAC not be visible from the public right-of-way, location submitted to staff for administrative review; in order to preserve and maintain the existing tree canopy, the applicant consult with the City Arborist to mitigate any tree removal with new plantings.

The motion carried by the following vote:

Aye -- 6 - Commissioner Neville C. Johnson Jr., Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson, Commissioner John Grier and Commissioner Mitch Danese

3. [COA-113062-2022](#) 620 N. 25th Street - Replace existing wood siding with a substitute material.

Attachments: [Application & Plans \(6/28/2022\)](#)

[Staff Report \(6/28/2022\)](#)

[Application & Plans](#)

[Staff Report](#)

This application was presented by Alex Dandridge.

Mr. Dandridge noted that a letter of support was received from Historic Richmond.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners.

The applicant, Evin Dogu, thanked the Commission for approving the use of Hardi Plank siding.

Commissioner Pearson asked about the reason that back banding is needed for Boral.

Planner Alyson Oliver said it's due to Boral's thickness.

Commissioner Grier asked if any sheathing is required.

Mr. Dandridge said yes that it would be installed over the framing.

Contractor Kwan Wongivan said that they are installing the 7/16 plywood boards and then putting the house wrap over top of that.

Commissioner Danese said the dimensions will change no matter what material is used. He recommended that the applicant be allowed to choose between Hardi Plank or Boral.

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

Wheeler opened the floor for Commission discussion.

Wheeler said he would like to require consolidation of salvageable wood siding on the angled front façade above the primary entrance.

Danese stated that since it's not the original siding he doesn't see the point.

Wheeler said it's about precedence. The siding would tell the story that the building was all wood.

Danese responded that he's comfortable with amending motion to require wood on the angled front façade but that it be installed over top of air gap to maintain the life of the wood. The applicant should work with staff to determine color of the Hardi Plank.

Wongivan said that the salvageable wood on the one side will look very different from the substitute siding that they install on the rest of the house.

Wheeler said that because it's the main entryway, they are trying to emphasize the historical character to meet guidelines while also helping the applicant.

A motion was made by Commissioner Danese, seconded by Commissioner Johnson, to approve the application for the reasons cited in the staff report provided the following conditions are met: Either salvageable wood siding or new wood siding be installed on the two planes of the primary elevation of the commercial building, between the bottom of the cornice and above the storefront windows, and the applicant consider installing a spacer between the framing and the wood siding to allow for air flow; applicant choose between either Hardi Plank or Boral siding for the secondary elevations and the primary elevation of the residential, set-back portion of the building; and that all siding be installed in a way that does not damage any other historic material, and does not alter or obscure any character defining features of the building such as decorative wooden cornices, trim work, and openings.

The motion carried by the following vote:

Aye -- 6 - Commissioner Neville C. Johnson Jr., Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner Lawrence Pearson, Commissioner John Grier and Commissioner Mitch Danese

4. [COA-114613-2022](#) 615 N. 25th Street - Construct a new one-story side addition.

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

Pearson left at 5:27pm.

This application was presented by Alex Dandridge.

Commission Chair Wheeler asked if there were any questions for staff from Commissioners.

Commissioner Moore asked if, based on the guidelines, the windows of the new addition should match the windows of the original structure. He discussed with staff about how this can be achieved.

Mr. Dandridge clarified that the siding will be hardi plank.

Moore said that in any historic precedent, there would be 3 or 4 inch wide mullions between each window in a grouping of windows. As proposed, the design did not feature this spacing.

The applicant, Sam Tuttle, said that he is available for questions but would like option of fiber glass windows.

All of the colors within the plan are pending review.

Moore asked about the type of window used on the rear studio (detached structure).

Tuttle said he's unsure but that it might be aluminum clad wood. The windows on the front of the house are vinyl. There are no original windows in the house.

Moore asked why he prefers fiber glass windows.

Tuttle said he would like that option because of the cost.

Commission Chair Wheeler opened the floor for public comment.

Daniel Hicks spoke in support.

Commission Chair Wheeler opened the floor for Commission discussion.

Moore questioned why the Commission would approve aluminum clad wood but not fiber glass.

Wheeler said it comes down to the profile.

Commissioner Danese stated that he's comfortable with fiber glass as long as it mimics windows that are already in place. There are no original windows to look to or match.

Commissioner Johnson expressed concern that approving fiber glass windows would set a bad precedent. He questioned why they are okay in this particular situation.

Mr. Dandridge asked if opinion would vary if this was proposed on the historic, original structure.

Danese said not to him. It depends on what fiber glass it is.

Moore requested to amend the motion to require window schedule to be submitted to staff, to be approved by the Commission Chair and Vice Chair.

A motion was made by Commissioner Moore, seconded by Commission Chair Wheeler, to approve the application for the reasons cited in the staff report

provided the following conditions are met: Final material and color specifications to be submitted to staff for administrative review and approval; and a final window schedule be submitted to staff for review, with final approval from the Chair and Vice Chair.

The motion carried by the following vote:

Aye -- 5 - Commissioner Neville C. Johnson Jr., Commissioner Andrew Moore, Commissioner Sean Wheeler, Commissioner John Grier and Commissioner Mitch Danese

Excused -- 1 - Commissioner Lawrence Pearson

CONCEPTUAL REVIEW

5. [COA-114615-2022](#) 516 N. 26th Street - Construct a new two-story rear addition.

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

This application was presented by Alex Dandridge.

The applicant, Joe Yates, the architect on the project, said there is very little original fabric left on the house. The front pilasters, front porch cornice, and turned posts against the façade are original. The vinyl siding will be removed but they're hoping that the original wood is still there. The original windows were larger than the existing windows. The proposed addition is probably 2/3rds the size of the original house. The existing foundation would not support the proposed addition. The north elevation setback features only about 2 feet between adjacent house, so it's unlikely to be visible from street. There is a large tree that is planned to be removed. The adjacent neighbors have no concerns with the removal.

Commission Chair Wheeler opened the floor for Commission discussion.

Commissioner Moore said that brick piers should be sized appropriately for rear porch posts. The window mullion pattern should be simplified on the rear. He likes the idea of restoring 2/2 windows on the front façade. He asked about the half round gable vent.

Yates said it was something to soften the gable and provide ventilation but can easily be reworked.

Commissioner Johnson pointed out the one-story addition demolition and asked if the Commission was okay with it.

Commissioner Danese said he's comfortable with it because it's obviously an addition. Even though it's on the Sanborn map, it's an addition from the original structure. Danese said Yates should consider a more historical door for the front façade. The addition does not appear to be subordinate to the original structure.

Wheeler agreed that the addition is not subordinate because it is too ornate. He pointed out the roof form of both the main house and porch. He said that the back porch columns are too bulky.

Commissioner Grier asked if there was any evidence that the original roof was any taller.

Yates said no.

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

The application was conceptually reviewed. The Commission discussed the proposal with the applicant and made recommendations in an advisory capacity. A record of the comments will be made available to the applicant upon the approval of the meeting minutes.

OTHER BUSINESS

Commissioners and Staff discussed the Traditional Building Conference.

Adjournment

The meeting was adjourned at 6:40pm.