

**Architectural Review Board
City of Petersburg, Virginia**

Minutes of the Regular Meeting
February 9, 2022 6:00 p.m.
Held Virtually Via Zoom

Members Present:

Chair, Larry Murphy
Joe Battiston
Celeste Wynn
Bill Hartsock
Louis Malon

Members Absent:

Vice-Chair, Dino Lunsford
Terry Ammons

Staff:

Secretary to the ARB, Kate Sangregorio

1. CALL TO ORDER

Chair Larry Murphy called to order a regular meeting of the City of Petersburg Architectural Review Board on Wednesday, February 9, 2022, at 6:00 p.m. virtually on Zoom.

2. THE PLEDGE OF ALLEGIANCE

With there being no flag present, the pledge was not performed.

3. REVIEW OF MINUTES

Minutes from the June 2020 ARB meeting were presented. Ms. Wynn motioned to dispense of the review of the minutes, and to direct Staff to present the most recent minutes first and add old minutes when possible. Mr. Malon seconded the motion and it passed unanimously. No minutes were approved.

4. APPROVAL OF AGENDA

Mr. Malon motioned to approve the agenda as presented, with a second by Mr. Hartsock. The motion passed unanimously, approving the agenda and items 6a and 6b on the consent agenda.

5. PUBLIC INFORMATION PERIOD

Chair Murphy opened the Public Information Period to anyone who wished to speak on any subject not on the agenda.

With there being no comments, Chair Murphy closed the Public Information Period.

6. REQUEST(S) FOR CERTIFICATES OF APPROPRIATENESS

6c. 20 W. Old Street

Applicant representative present, Michael Wilson. Staff recommended approval.

Mr. Wilson explained that they had thought the roof was covered in slate but it's actually asbestos. He thinks that DHR would approve the change for tax credits. Mr. Battiston commented that the proposal matched the roof on 309 N. Sycamore, which is holding up well. Mr. Wilson said that they had done product research.

There was no public comment.

Mr. Battiston motioned to approve the application as submitted, with a second from Ms. Wynn. The motion passed unanimously.

6d. 427 Harrison Street and 427 Harrison Street

Applicant present, Joel Erb. Architect present, Mark Spangler. Staff recommended denial. This was the first of a row of four proposed duplexes submitted by the applicant.

After staff's comments, Mr. Erb said he would be willing to adjust the roof and windows, and that most of staff's comments could be met. He explained that he wanted to make the buildings look historic since this was an important area from Civil Rights history. He said from a design perspective it would be hard to differentiate the buildings with anything other than paint colors, and noted that they had not had time to alter the plans since receiving staff comments before the meeting. Mr. Erb explained that he had come before the ARB for a row of townhouses in this location but with electric, sewer, ect, connections those would not be feasible and the duplexes were more economically viable. He said that foundation materials could be changed as well if needed.

Mr. Spangler continued the discussion to say that staff comments regarding scale and proportion in relation to existing residences was valid and that the bays could be changed, the porch gable removed or the porch turned from full length to two one bay porches around the doors. They had chosen central doors for the best furnishing layout. The roofs on the bumpouts could be changed to gables. Mr. Spangler said each building could be made unique, but noted that a row of four repeating units had a look and feeling of its own. He added that there were mostly lots nearby, and that some houses could be lost.

Mr. Malon commented that he liked the duplexes more than the previously proposed townhouses. Mr. Hartsock agreed with staff regarding having the doors to the side

rather than centered, and expressed his concern with the proposed parking, which was not typical for historic districts and set the houses too far back from the street. Staff agreed but noted that the reasoning was that the Zoning Ordinance required parking for new construction. Mr. Murphy also disagreed with the proposed parking. Mr. Hartsock asked if there was room for driveways, Mr. Spangler thought there might be room for a single shared driveway but wasn't sure how it would work logistically with cars coming and going. Mr. Hartsock said that it was common and egress could be added to the deed to say that the driveway was shared. Mr. Spangler mentioned that the Fire Marshall would need to have access to the back of the houses. Mr. Battiston noted that having two cars centered in front of the house blocks the house, which was different from the few houses in areas like High St. which have front yard driveways, but they're set to the side so they don't block the view. Mr. Spangler thought that sounded good.

Mr. Battiston agreed with the need for some differentiation between the houses was important, and liked the subtle changes mentioned by Mr. Spangler.

Chairman Murphy opened the floor for anyone to speak for or against the application.

Kelsi Jewell spoke. She was in favor of the project because vacant lots are detrimental to the community. Mrs. Jewell thought the buildings should still fit with the historic districts, with metal roofs, which are still used today, rather than asphalt shingles, which would be detrimental to the area.

Mr. Hartsock motioned to defer the application, with a second from Mr. Malon.

There was some discussion amongst the ARB about the motion.

Mr. Murphy motioned to amend the motion for deferral to include that the applicant should provide revised elevations based on the comments discussed at the meeting; such as alternate parking options, and the option for an asphalt shingle, standing seam metal, or faux slate roofs. A street style rendering should be included to show all four houses together as well. Mr. Battiston seconded the amended motion and it passed unanimously.

6e. 431 Harrison Street and 433 Harrison Street

Applicant present, Joel Erb. Architect present, Mark Spangler. Staff recommended denial. This was the second of a row of four proposed duplexes submitted by the applicant.

The ARB had the same comments as item 6d.

Chairman Murphy opened the floor for anyone to speak for or against the application.

Kelsi Jewell spoke, again in favor of the project.

No further public comment.

Mr. Murphy motioned for deferral to include that the applicant should provide revised elevations based on the comments discussed at the meeting; such as alternate parking options, and the option for an asphalt shingle, standing seam metal, or faux slate roofs. A street style rendering should be included to show all four houses together as well. Mr. Malon seconded the motion and it passed unanimously.

6f. 433 Harrison Street and 437 Harrison Street

Applicant present, Joel Erb. Architect present, Mark Spangler. Staff recommended denial. This was the third of a row of four proposed duplexes submitted by the applicant.

The ARB had the same comments as item 6d.

Chairman Murphy opened the floor for anyone to speak for or against the application.

Kelsi Jewell spoke, again in favor of the project.

No further public comment.

Mr. Murphy motioned for deferral to include that the applicant should provide revised elevations based on the comments discussed at the meeting; such as alternate parking options, and the option for an asphalt shingle, standing seam metal, or faux slate roofs. A street style rendering should be included to show all four houses together as well. Ms. Wynn seconded the motion and it passed unanimously.

6g. 437 Harrison Street

Applicant present, Joel Erb. Architect present, Mark Spangler. Staff recommended denial. This was the fourth of a row of four proposed duplexes submitted by the applicant.

The ARB had the same comments as item 6d.

Chairman Murphy opened the floor for anyone to speak for or against the application.

Kelsi Jewell spoke, again in favor of the project.

No further public comment.

Mr. Murphy motioned for deferral to include that the applicant should provide revised elevations based on the comments discussed at the meeting; such as alternate parking options, and the option for an asphalt shingle, standing seam metal, or faux slate roofs. A street style rendering should be included to show all four houses together as well. Mr. Hartsock seconded the motion and it passed unanimously.

7. **OLD BUSINESS**

7a. 420 High Street

Applicant present, Shannon Moser, and Pete Price. Staff recommended approval.

Ms. Moser showed the site plan for the project with the courtyard and explained the height of the pool deck would be 18” to 20”, so residents will step up from the courtyard onto the deck, then into the pool. The existing fence meets the height requirements for pool safety, and they plan to add ornamental grass. Ms. Moser pulled up the most recent section rendering up.

Mr. Murphy asked if the grass would block most of the view of the pool from Lafayette Street. Pete Price explained that the grass added a visual buffer, he said they could pick a tall grass and added that it was a good option maintenance-wise. Ms. Wynn asked about boxwoods, Mr. Price said those were temperamental. Mr. Hartsock recommended arborvitae, Mr. Price didn’t think there would be room.

Mr. Murphy opened the floor for anyone to speak for or against the application.

Marcus Squires spoke. Mr. Squires was concerned with the viability of the site, and wondered if the building could be rebuilt in the future. He also asked if the pool would effect the foundation of the site. Ms. Moser replied that they had not gotten a structural evaluation, but the pool isn’t positioned very close to the existing building and it’s not very deep so it could be filled in.

Kelsi Jewell spoke. She was in favor of the project as a resident of High Street. She did not think it would detract from the district, and said that we should look forward because nothing would probably be built there. She added that it was a good use of the space.

Mr. Malon motioned the application, with a second from Mr. Murphy. Voting yes: Malon, Murphy, Wynn, Battiston. Voting No: Hartsock. The motion passed and the application was approved.

7b. 427 S. Sycamore Street

Applicant present, Michael Wilson. Staff recommended approval.

Mr. Wilson explained his absence from the last meeting. He said that a wall had been built between the columns which was not tied into the piers. Before the current owner got the house, a mechanical system was under the porch so it was probably enclosed because the crawlspace is tight. He explained that they would be installing a brick veneer around the new concrete block piers.

Mr. Battiston asked if there was a difference in footings between the piers and wall. Mr. Wilson said yes, there was rubble bricks under the piers but the walls were just in 6 inches of dirt or so. Mr. Battiston said that showed the infill walls were not original. Mr. Battiston asked if the piers would be flush with the porch, Mr. Wilson said they would add metal flashing and trim it so it would not be visible. Mr. Wilson added that there were still bricks from the porch they wanted to reuse.

Mr. Murphy opened the floor for anyone to speak for or against the application.

Mr. Squires spoke in appreciation of Mr. Wilson restoring the home.

There was no further public comment.

Ms. Wynn motioned to approve the application as submitted, with a second from Mr. Malon. The motion passed unanimously and the application was approved.

8. NEW BUSINESS

8a. National Register of Historic Places Nomination for the Byrne Street USO Club

Staff explained that the ARB had an opportunity to express support or opposition or provide any comments to DHR regarding the nomination.

The ARB was supportive of the nomination but asked that staff's letter of support include the hope that it be renovated.

9. WORK SESSION

9a. Process for New Construction Projects

Staff informed the ARB that a text amendment would be submitted for the Zoning Ordinance to require new construction projects to submit an application for discussion before seeking full approval from the ARB. The ARB was agreeable to this.

10. ADJOURNMENT

A motion was made by Mr. Hartsock to adjourn the meeting, with a second from Ms. Wynn. The motion was passed unanimously, and the meeting was adjourned.