

Minutes
Architectural Review Board
Wednesday, February 11, 2026
Petersburg Public Library
201 W. Washington St.
5:30 p.m.

In attendance: Louis Malon (Chair), Joe Yates (Vice-Chair), Bill Hartsock, Larry Murphy, Michelle Murrills, Celeste Wynn

Jared Crews, City Planning Staff

Absent: Joe Battiston

Meeting was called to order at 5:30pm.

Approval of Agenda:

Ms. Murrills motioned to adopt the agenda as presented. Vice-Chair Yates seconded the motion, which passed unanimously.

Review of Minutes:

The Board reviewed the draft minutes for the January 14, 2026 regular meeting.

Mr. Hartsock motioned to approve the minutes as drafted. Mr. Murphy seconded the motion, which passed unanimously.

Public Information Period:

Chairperson Malon opened the floor for public comments.

Marcus Squires, 1701 Monticello Street, stated he had concerns about some of the new construction within the local historic districts being out of character with existing development, particularly in terms massing of the dwellings and window placement. Mr. Squires stated the City of Richmond's Commission of Architectural Review was very strict when it comes to these features and suggested the Board consider following its example. Mr. Squires noted the Board has approved asphalt shingle roofs and roofs with inappropriate pitches. Mr. Squires stated there was new construction with windows installed on the envelopes of the dwellings rather than being inset which visually stand out from existing historic homes. Mr. Squires stated the city would have additional revenue coming in the near future and that he would like to see more consideration for what is allowed to be built.

The Board asked Mr. Squires if he could provide examples of the issues he had noted. Mr. Squires stated there is new construction at the corner of Grove Avenue and Jones Street which has windows on the envelope of the home and a hipped roof that does not match the surrounding

development. Mr. Squires stated there was also a new home on West High Street with similar issues. Mr. Squires stated he would provide examples to staff to be shared with the Board.

Hearing no further comments, the public information period was closed.

Requests for Certificate of Appropriateness:

a. 120 Pine Street; Folley Castle Historic District; Owner: Integrity Investments, LLC, Applicant: Joel Mieses

Mr. Crews presented an overview of the request, stating the applicant was looking to construct a two-story, 1,860-square-foot dwelling on the vacant lot. Mr. Crews stated there are few homes on the block currently, but the proposed dwelling was generally comparable in terms of height and scale and the materials would be appropriate for new construction. Mr. Crews stated the proposed setback of the home would not be within the recommended range from the design guidelines, but noted there were only two homes on the same side of the street on the block and neither was directly adjoining the subject property.

The applicant, Joel Mieses, was present and stated he had made sure to provide the driveway to the side of the proposed dwelling since the lot was wide enough to accommodate it.

Vice-Chair Yates stated he had concerns over the proposed design of the home, noting it did not appear appropriate for Petersburg, particularly the gabled roof over the porch and the alignment of the windows on the facade. Vice-Chair Yates stated it would be more appropriate to use a shed-style roof for the porch which would also allow the windows to be aligned symmetrically. Vice Chair Yates provided a sketch to the applicant outlining the possible changes to the design.

Mr. Mieses stated the property owner had requested the gable roof over the porch, but he agreed the shed roof would be more appropriate for the area. Mr. Mieses stated he could speak with the client and revise the plans accordingly.

Ms. Wynn motioned to deny the application as presented with a recommendation that the plans be revised to show a shed-style roof over the porch and the windows on the front façade to be aligned symmetrically. Ms. Murrills seconded the motion, which passed unanimously.

b. 130 Tulip Alley; Poplar Lawn Historic District; Owner: MARTEFLIP, LLC, Applicant: Joel Mieses

Mr. Crews presented an overview of the request, stating the applicant was looking to construct a two-story, 2,000-square-foot dwelling on the vacant lot. Mr. Crews stated there are only two homes on the same block currently, but noted staff felt the proposed height and size of the proposed dwelling would be noticeably different than the existing structures.

Mr. Crews stated he was also concerned about the proposed 22-foot setback of the home, which would disrupt the existing building line. Mr. Crews noted it appeared the existing two homes were accessed from a rear alley or easement and stated he recommended the applicant explore whether rear access was possible to the subject property so the driveway could be provided in the rear yard and the house could be moved forward.

Mr. Mieses, was present and stated he was unsure whether rear access to the property was possible. The Board discussed the possible rear access, noting survey or plat information would likely be required.

The Board determined the height of the structure was not a concern since one of the existing homes on the street is two-story but noted the 22-foot setback was not desirable if it could be avoided.

Chairperson Malon asked whether there were any members of the public who wished to speak on the request. Mr. Squires stated the home would be visible from Poplar Lawn Park based on the proposed height and noted attention should be paid to rear façade in addition to the front.

Vice-Chair Yates stated he felt the second, smaller gable on the roof was not appropriate for the district and the Board agreed. Vice-Chair yates suggested removing the second gable and providing an additional decorative window on the façade. Mr. Mieses stated he was open to making these changes and investigating whether the driveway could be provided to the rear of the home.

Mr. Hartsock motioned to deny the application as presented with the recommendation that the plans be revised to remove the secondary, smaller gable on the roof and provide an additional decorative window on the front façade. The recommendation also included determining whether rear access could be provided and, if so, siting the home closer to the front of the lot and locating the off-street parking behind it. Ms. Wynn seconded the motion, which passed unanimously.

c. **1013 Upper Appomattox Street; Battersea/West High Street Historic District; Owner: MARTEFLIP, LLC, Applicant: Joel Mieses**

Mr. Crews presented an overview of the request, stating the applicant was looking to construct a two-story, 2,000-square-foot dwelling on the vacant lot. Mr. Crews noted the surrounding development was similar in scale and massing and the proposed setback was appropriate. Mr. Crews noted the orientation of the roof would differ from the existing homes, but the lot is 33-feet-wide and a side-gable roof would not be feasible. Mr. Crews stated the driveway would be located partially in front of the home, but noted the Board had determined this may be permissible on lots less than 40 feet in width.

The designs for this home were similar to the previous request, and Vice-Chair Yates reiterated he felt the second, smaller gable on the roof was not appropriate for the district. Vice-Chair yates suggested removing the second gable and providing an additional

decorative window on the façade. Mr. Mieses stated he could make these changes to the plans and resubmit them for review.

Mr. Murphy motioned to approve the application on the condition that the plans be revised to remove the second roof gable and provide an additional decorative window on the front façade. Mr. Murphy stated the revised plans should be submitted to staff for review in conjunction with Vice-Chair Yates prior to issuance of a building permit for the project. Ms. Murrills seconded the motion, which passed unanimously.

d. 601 Grove Avenue; Old Towne Historic District; Owner/Applicant: Leigh Ann Bacevich

Mr. Crews presented an overview of the request, stating the applicant was looking to demolish an approximately 90-square-foot portion of the existing secondary structure on the lot and subsequently remodel and add on to the structure to accommodate a farmer's market location. Mr. Crews stated the plans included the work on the existing building as well as a detached structure for storage, an outdoor gathering area, and fences and landscaping throughout the site. Mr. Crews stated the subject structure was built in 1979 and was not considered contributing to the Old Towne Historic District and noted the applicant had provided a scope of work document detailing the materials proposed for use in the project.

The applicant, Leigh Ann Bacevich, was present and provided the Board with an overview of her plans for the property, including a retail space and commercial kitchen inside the subject building and an outdoor event space. Ms. Bacevich stated the property would serve as a market to sell products from her own farm and she would be partnering with other farmers and artisans for use of the space. Ms. Bacevich noted future plans included use of the older, brick building on the site for short-term rental in a future phase. The architect for the project, Michael Shearn, was also present and provided a three-dimensional model of the proposed project for the Board's review.

The Board asked whether the applicant was coordinating with Planning staff on the use of the property and parking requirements. Mr. Crews stated staff had met with the applicant several times and would continue to coordinate throughout the process. The Board clarified an additional Certificate of Appropriateness may be required if parking is needed on the site.

Mr. Murphy motioned to approve the application as presented. Ms. Murrills seconded the motion, which passed unanimously.

Old Business:

There was no old business for discussion/action.

New Business:

a. Administrative Approvals

Mr. Crews stated there was only one administrative approval for the month, which was for an in-kind repair to the roof at Johnson Funeral Home at 530 South Sycamore Street to address a leaking issue.

b. Update on Renovation at 702-708 Harrison Street

Mr. Crews reminded the Board the City's Code Compliance Department had brought a request to demolish the structure at 702-708 Harrison Street in September, 2025. Mr. Crews stated that request was denied, noting the property owner had asked for the opportunity to stabilize and rehabilitate the home. Mr. Crews stated a building permit had been issued for plans to stabilize the structure, noting he wanted to make the Board aware the owner was following through on his request.

c. Miscellaneous

Mr. Crews noted Mr. Squires had emailed some photos showing examples of the issues he had mentioned with windows on historic structures. The Board reviewed these photos and asked Mr. Squires to provide additional examples of properties within the local historic districts.

Mr. Crews informed the Board Virginia Commonwealth University (VCU) was adding an Architectural Review Board Certification to its Land Use Education Program. Mr. Crews stated similar trainings have been available for Planning Commissions and Boards of Zoning Appeals and noted the programs are highly recommended. Mr. Crews stated he would try to provide money in the upcoming budget so Board members may be able to attend the training.

Adjournment:

The meeting was adjourned at 7:07 p.m.