

*******DRAFT MINUTES*******

Board of Architectural Review
Wednesday, April 17, 2024
7:00 p.m., City Council Chamber
City Hall

Members Present: James Spencer
Bud Adams
Margaret Miller
Nastaran Zandian

Members Absent: Andrew Scott, Michael Lyons, Theresa del Ninno

Secretary: Bill Conkey, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Planner

1 Call to Order

The Board of Architectural Review Public Hearing was called to order at 7:02 p.m. Mr. Scott, Mr. Lyons, and Ms. del Ninno were absent. All other members were present.

2 Minutes

Consideration of Minutes from the April 3, 2024 Meeting

BOARD ACTION: On a motion by Ms. Miller, and seconded by Ms. Zandian, the Board of Architectural Review approved the April 3, 2024 Meeting minutes, as submitted. The motion carried on a vote of 4-0.

Consent Calendar

3 BAR#2024-00090 OHAD

Request for reapproval of a previously approved application for signage at 700 S Washington Street (Parcel ID Address: 610 Franklin Street)

Applicant: CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington Associates, LLC, and McCaffrey South Washington LLC

BOARD ACTION: On a motion by Ms. Zandian, and seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR#2024-00090 as submitted. The motion carried on a vote of 4-0.

REASON

The Board agreed with staff recommendations.

SPEAKERS

Cathy Puskar, attorney, represented the applicant.

DISCUSSION

This item was removed from the consent calendar by Ms. Miller. Ms. Miller asked for a more detailed explanation and a rewording of the staff recommendations. Ms. Puskar explained that the proposed sign will be on Franklin Street, and the Balducci's sign is on South Washington Street. Ms. Puskar explained that the staff recommendation is exact as that the other sign referenced is from the 2022 approval. Ms. Miller responded that she is okay with the new blade sign.

New Business

4&5 BAR#2024-00093 OHAD

Request for partial demolition/encapsulation at 720 N Saint Asaph Street
Applicant: 720 St. Asaph Partners, LLC

BAR#2024-00094 OHAD

Request for alterations at 720 N Saint Asaph Street
Applicant: 720 St. Asaph Partners, LLC

BOARD ACTION: On a motion by Ms. Miller, and seconded by Mr. Zandian, the Board of Architectural Review voted to approve BAR#2024-00093 and BAR#2024-00094 with staff recommendations. The motion carried on a vote of 4-0.

REASON

The Board found that the proposed modifications were consistent with the design of the existing building and in keeping with the Design Guidelines.

SPEAKERS

Cathy Puskar, attorney for the applicant introduced the project.

Gozde Tanyeri and Jenny Crawford, project architects, presented the proposed design.

DISCUSSION

Ms. Miller noted that the proposed design is an improvement to the building and asked for clarification regarding the false wood batten product. The applicant described these as metal battens with a wood grain appearance.

Ms. Miller asked the applicant to describe the material being used to re-skin the existing structural members. The applicant described the finish system.

Ms. Zandian asked the applicant if mechanical units will be located on the roof. The applicant stated that there will be some units on the roof and they will either be located such that they are not visible from the public right of way or will be screened.

Mr. Adams asked about the alignment of the ground floor retail with the floors above. The applicant described how this wall works with the existing components.

Ms. Zandian expressed her support for the project.

Mr. Adams suggested that the applicant work with staff on the articulation of the ground floor retail space.

Mr. Spencer expressed his support for the proposed design including the configuration of the ground floor retail.

- 6 BAR#2024-00114 PG**
Request for partial demolition/encapsulation at 318 N Payne Street
Applicant: Craft Build LLC

BOARD ACTION: On a motion by Ms. Zandian, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2024-00114 as submitted. The motion carried on a vote of 4-0.

REASON

The Board agreed with staff recommendations.

SPEAKERS

The managing partner for the project was available to answer questions.
Scott Leaf, 316 ½ S Payne, expressed concerns about effects to drainage on neighboring properties.

DISCUSSION

Ms. Miller asked about siding. The representative responded that the front will be wood.
The representative responded to Mr. Leaf's concerns about draining by saying that there is no footprint being added so there will be no additional water, and all construction rules will be followed.
Mr. Spencer asked if the roof is becoming more steep. The representative responded that the roof line is changing.

Other Business

- 7** Informational session on the proposed updates to the City-wide Sign Ordinance

8 Adjournment

The Board of Architectural Review adjourned at 8:33 p.m.

Administrative Approvals

BAR2024-00097 OHAD
Request for siding replacement at 526 Gibbon Street
Applicant: Exterior Medics

BAR2024-00109 OHAD
Request for fence and gate installation at 919 Duke Street
Applicant: Athanasios Prionas (P&P Landscaping and Lawncare Inc.)

BAR2024-00120 OHAD
Request for natural gas conversion at 211 N Pitt Street
Applicant: Mark G. and Marion Ann Goedde

BAR2024-00123 OHAD

Request for fence replacement at 426 N Columbus Street
Applicant: William Cromley

BAR2024-00129 OHAD
Request for door and gate replacement and gas lamp installation at 413 S Washington Street
Applicant: Erich Kahner

BAR2024-00133 OHAD
Request for window and door replacement at 1250 S Washington Street Unit 608
Applicant: Sarah Fortney

BAR2024-00144 OHAD
Request for roof replacement at 422 Queen Street
Applicant: Scott Falk

BAR2024-00146 OHAD
Request for window, door, and trim replacement at 1307 Duke Street
Applicant: Aaron Jones

BAR2024-00148 OHAD
Request for roof replacement at 408 Jefferson Street
Applicant: Barbara Dunn

BAR2024-00149 OHAD
Request for window replacement at 829 Queen Street
Applicant: Kyong Yi