

December 4, 2023

Dear Members of the Board of Architectural Review,

We are the owners and residents of 808 Prince Street. We are writing to you, once again, in strong opposition to the requested alterations to 810 Prince Street as outlined in BAR# 2023-00433 OHAD (as updated). To remind you, our home lies adjacent to and east of the 810 Prince Street residence. We are also business and commercial property owners with businesses located on King Street.

We object to the lack of appropriateness of the box frame and the commercial, industrial-looking garage door being proposed for installation by Mr. Dhillon, the owner of 810 Prince Street. We continue to believe that the structural framework of the garage door is out of scale, the structure will hover over the newly-built 6 foot fence by 4 feet, and the housing structure and commercial/industrial garage door will be visible from the public right of way along Alfred Street.

One of the issues that staff, preservation, and the BAR have failed to address in prior hearings is the existence and condition of the aging trees that once lined the alley way that, initially, offered some screening to Mr. Dhillon's rear property. When Mr. Dhillon installed and extended the new fencing on the western edge of his property, he removed 4 large trees that helped to block the new rooftop deck he constructed. This weekend, one of our neighbors removed another tall tree (a Catalpa) that was located on their property (closer to Alfred Street). Mr. Dhillon's rooftop and outdoor kitchen deck are now completely visible from the public right of way on Alfred Street. By not considering the age and declining nature of the trees along this alley way, future applicants and developers seeking rooftop additions will now be able to point to this new structure as a reason for approval of their request. This unwanted precedent has now been set.



With respect to the new stand-alone garage door and housing unit proposed by Mr. Dhillon, staff acknowledged that “the uppermost approximately 2’ of the garage door itself will be visible from the public right of way.” Further, staff notes that “a large tree located on a neighboring property almost completely obscures the view of the garage housing from the public right of way. While the Board doesn’t consider trees or landscaping when taking visibility into account, this limited visibility should be acknowledged.” We believe that the BAR should be aware that the “large tree” to which staff refers is another visibly aging Catalpa tree that will likely be taken down sooner than later. Once that tree is removed, the entire garage door and structure that Mr. Dhillon is proposing will be completely visible from the public right of way along Alfred Street. If approved, another new precedent for future applicants and developers will be set, this one allowing for new, overly-large, stand-alone industrial garage doors and structures in our residential neighborhoods that are visible from the public right of way. We believe that the BAR should give weight to the age and condition of trees throughout our historic residential district when making decisions regarding permanent new building structures in our residential neighborhoods. In this case, we strongly believe that the certificate of appropriateness for this proposed over-sized, industrial-looking garage door and housing unit should be denied as it is clearly visible from the public right of way, with and without tree obstruction.

Thank you for your consideration of our objection.

Sincerely,

Victoria and Michael Vergason