

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

Board of Architectural Review
Wednesday, September 20, 2023
7:00 p.m., City Council Chamber
City Hall

Members Present:

Andrew Scott
Theresa del Ninno
James Spencer
Bud Adams
Michael Lyons
Nastaran Zandian

Members Absent: Margaret Miller

Secretary: Bill Conkey, AIA, Historic Preservation Architect

Staff Present: Brendan Harris, Historic Preservation Planner

I. CALL TO ORDER

The Board of Architectural Review Public Hearing was called to order at 7:05 p.m. Ms. Miller was absent. All other members were present.

II. MINUTES

Consideration of minutes from the September 6, 2023 meeting.

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. Zandian, the Board of Architectural Review approved the September 6, 2023 Meeting minutes, as submitted. The motion carried on a vote of 6-0.

Items Previously Deferred

3 BAR#2023-00229 OHAD

Request for alterations and signage at 425 S Washington Street
Applicant: Bloom Tea

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Mr. Scott, the Board of Architectural Review voted to **deny** the after-the-fact work and **approve** the signage proposal with staff's recommendation, BAR #2023-00229. The motion carried on a vote of 6-0.

CONDITION OF APPROVAL

1. The wall signage be installed through the mortar joints.
2. The wall sign be smaller or rectangular so as not to cover any architectural feature.

REASON

The Board agreed with the staff’s recommendation.

SPEAKERS

Mr. Khanh Dao, the property owner, was available to answer questions.

DISCUSSION

Mr. Dao was given time to read the staff report.

Ms. del Ninno stated that she agrees with staff that the after-the-fact work of painting previously unpainted masonry and replacing the windows must be reversed and that the signage portion of the application could be approved with staff’s recommendations. Mr. Dao asked if he is required to reinstall the old windows since he has saved them. Mr. Spencer clarified that he must work with staff to identify which windows could be salvaged and which can be replaced. Mr. Dao asked if he could keep the replaced windows not visible from the public way. Mr. Conkey clarified that the BAR has no purview over the windows that are not visible from any public way.

Mr. Scott asked staff if the BAR has a purview over below grade windows. Mr. Conkey clarified that the BAR has no purview if the window is totally below grade and not visible, however, if portion of the window is visible, as in this case, the BAR has purview. Mr. Scott asked staff if the paint could be removed. Mr. Conkey clarified that yes, the paint can be removed. There was no further discussion.

4 BAR#2023-00336 OHAD

Request for alterations and signage at 924 King Street
Applicant: Frances Valentine

BOARD ACTION: On a motion by Mr. Scott, and seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR #2023-00336 as amended. The motion carried on a vote of 5-1.

The Board voted to remove Staff recommendation #1 (that the South Patrick Street awning be removed from the scope) and keep Staff recommendation #2.

REASON

The Board felt that adding awnings on both the King Street and South Patrick Street facades would improve the massing of the building and its presence on the corner.

SPEAKERS

Bob Biroonak represented the applicant and answered questions.
Ann Holt, the manager of the Frances Valentine store, spoke in support of the application.

DISCUSSION

Ms. Del Ninno thought the awnings will help define the corner and the overall massing, as well as provide shade.
Mr. Adams said that many buildings in Old Town used to have awnings, and they look good.
Mr. Scott did not have an issue with the awnings.
Mr. Lyons agreed with the Staff recommendations.

New Business

5 BAR#2023-00348 PG
Request for alterations at 335 N Patrick Street
Applicant: Christopher Erik Ohslund

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. del Ninno, the Board of Architectural Review voted to deny BAR #2023-00348 as submitted. The motion carried on a vote of 6-0.

REASON

The Board found that the modifications made to the building did not comply with the BAR policies.

SPEAKERS

Erik Ohslund, applicant, presented the proposal

DISCUSSION

Mr. Adams noted that the installed windows, shutters, and trim do not comply with the Board guidelines and agreed with the staff recommendations.

Mr. Lyons stated that when working on his own home he followed the Board policies and that everyone in the district should be held to the same standard.

Mr. Scott referred to the Zoning Ordinance and the Guidelines, noting that the installed materials does not comply with these documents.

Ms. Zandian agreed with staff recommendations.

Ms. del Ninno agreed with staff recommendations and noted that the installation of shutters is voluntary.

Mr. Spencer relayed that he had faced a similar challenge when work was performed on his house and that he had corrected the issue to bring it into compliance with the Board policies.

6&7 BAR#2023-00351 OHAD
Request for partial demolition/encapsulation at 500 Wolfe Street
Applicant: Kulinski Group Architects, PC

BAR#2023-00352 OHAD
Request for alterations at 500 Wolfe Street
Applicant: Kulinski Group Architects, PC

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR #2023-00351 and BAR#2023-00352 as submitted.

The motion carried on a vote of 6-0.

REASON

The Board found the proposed changes appropriate.

SPEAKERS

Steve Kulinski, project architect, gave a brief presentation and was available to answer questions.

DISCUSSION

There was no discussion.

8&9 BAR#2023-00353 OHAD

Request for alterations and addition at 609 S Pitt Street

Applicant: WINN Design + Build/James Finn

BAR#2023-00354 OHAD

Request for partial demolition/encapsulation at 609 S Pitt Street

Applicant: WINN Design + Build/James Finn

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR #2023-00353 and BAR#2023-00354. The motion carried on a vote of 6-0.

The Board approved the application with the following amendments, #1 vertical siding comes down, #2 horizontal fence is appropriate, and #3 work with staff on the door details.

REASON

The Board supported the project with added conditions.

SPEAKERS

James Finn, project architect, introduced the project and was available to answer questions.

DISCUSSION

Ms. del Ninno asked for clarification regarding the use of two materials on the proposed addition and asked clarification questions about the siding.

Ms. Zandian agreed with the staff recommendations.

Mr. Adams complimented the design and said that trim work on the front windows should be changed.

Mr. Scott recommended coordinating door lites with the windows and supports staff recommendations.

Mr. Spencer disagrees with staff on the fence, the horizontal fence is appropriate and recommends a more contemporary door.

Mr. Lyons supports the project and staff recommendations.

- 10** The Board will receive a status update on the proposed updates to chapters of the Design Guidelines in the Parker-Gray Historic District for stoops, steps + railings, fences, gates + walls, solar energy systems, roofing, and chimneys + flues.

REASON

The Board endorsed the template and format created by Staff.

SPEAKERS

Gail Rothrock and Steve Milone both recommended that Staff work to include more introductory and historical information in the chapters.

DISCUSSION

Mr. Scott recommended making some formatting changes to the color scheme and adding clarifications to emphasize when Board approval may be required.

Several Board members thought it would be a good idea to include more introductory information in each chapter.

ADJOURNMENT

The Board of Architectural Review adjourned at 9:50 pm.

ADMINISTRATIVE APPROVALS

BAR#2023-00237 OHAD

Request for window replacements and brick/mortar repairs at 820A and 820B S Washington Street

Applicant: Betsy Stagg

BAR#2023-00305 OHAD

Request for window and rear door replacement at 736 Fords Landing Way

Applicant: Julia Dagher

BAR#2023-00356 OHAD

Request for exterior lighting replacements at 304 N Pitt Street

Applicant: Grace & Liam O'Grady

BAR#2023-00362 OHAD

Request for paint removal and sill/lintel repairs at 209 S Lee Street

Applicant: Todd Pickell, Vaughan Restoration Masonry

BAR#2023-00366

OHAD Request for fence replacement at 712 S Pitt Street

Applicant: Megan Au

BAR#2023-00367 PG

Request for exterior gas meter at 602 N Columbus Street

Applicant: Washington Gas Light

BAR#2023-00368 OHAD

Request for signage at 113 S Columbus Street

Applicant: Chu Pak

BAR#2023-00369 OHAD

Request for door replacements at 1115 Prince Street

Applicant: 1115 Prince Street, LLC

BAR#2023-00370 OHAD

Request for front and rear door replacements at 724 Gibbon Street

Applicant: Chris Galla

BAR#2023-00372 Request for signage at 400 N Washington Street

Applicant: Econo Sign Inc.

BAR#2023-00377 PG

Request for siding removal and replacement at 517 N Patrick Street

Applicant: Christine Lee