

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

Board of Architectural Review
Wednesday, January 18, 2023
7:00 p.m., City Council Chamber
City Hall

Members Present: James Spencer, Chair
Robert Adams
Andrew Scott
Michael Lyons
Theresa del Ninno

Members Absent: Christine Sennott, Margaret Miller

Secretary: Bill Conkey, AIA, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Principal Planner

I. CALL TO ORDER

II. MINUTES

Consideration of minutes from the December 21, 2022 meeting.

BOARD ACTION:

On a motion by Mr. Lyons, and seconded by Mr. Scott, the Board of Architectural Review approved the December 21, 2022 Meeting minutes, as submitted.

III. ITEMS DEFERRED FROM THIS HEARING

3&4. BAR#2022-00524 OHAD

Request for partial demolition/encapsulation at 424 S Lee Street
Applicant: Charles Enoch

BAR#2022-00526 OHAD

Request for addition and alterations at 424 S Lee Street
Applicant: Charles Enoch

CONSENT CALENDAR

8. BAR#2022-00418 OHAD

Request for Signage at 701 King Street
Applicant: Alex Sorell

BOARD ACTION: On a motion by Ms. del Ninno and seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR2022-00418 on the consent calendar, as submitted. The motion carried on a vote of 5 – 0.

9. BAR#2022-00548 PG

Request for alterations (outdoor lighting) at 1501 Cameron Street
Applicant: James B. Spengler

BOARD ACTION:

On a motion by Ms. del Ninno, and seconded by Mr. Adams, the Board of Architectural Review unanimously voted to approve BAR2022-00548, as submitted.

10. BAR#2022-00573 OHAD

Request for alterations at 113 North Fairfax Street
Applicant: Talmage Day Jr.

BOARD ACTION:

On a motion by Ms. del Ninno and seconded by Mr. Adams, the Board of Architectural Review unanimously voted to approve BAR2022-00573, as submitted.

REASON

The Board found the proposed awning to be appropriate.

SPEAKERS

None.

DISCUSSION

None.

ITEMS PREVIOUSLY DEFERRED

5. BAR#2022-00495 OHAD

Request for Certificate of Appropriateness at 400 Wolfe Street
Applicant: Elizabeth Gorman

BOARD ACTION:

On a motion by Mr. Scott and seconded by Mr. Lyons the Board of Architectural Review voted to approve BAR 2022-00495 with Staff Recommendations by a vote of 3-2, Mr. Spencer and Mr. Adams voted against the motion.

REASON

The Board found that the proposed siding profile was acceptable.

SPEAKERS

Elizabeth Gorman, the applicant, presented the changes to the proposal from the previous submission.

Steve Milone, representing OTCA, stated that he thought that the existing siding could be retained and that if it is replaced wood siding should be used in lieu of the proposed siding. He noted that similar conditions exist elsewhere in the district and was concerned about this as a precedence.

Gail Rothrock, representing HAF, agreed with Mr. Milone and was similarly concerned about the precedence. She noted that the revised proposal is an improvement over the previous version but asked the Board to adhere to the Design Guidelines.

Ms. Gorman, the applicant, noted that the only access to the siding in question is through the neighbor's yard and that the siding is only visible at a distance from the sidewalk, making this a unique condition.

DISCUSSION

Mr. Scott asked the applicant why she was proposing the submitted material in lieu of wood siding. The applicant noted that maintenance in this area is difficult and wanted the additional durability of the proposed siding.

Mr. Scott noted that this is a unique circumstance because of the visibility of the siding and the required access through the neighbor's property.

Mr. Lyons stated that he had supported the previous application and appreciated the proposed revision in response to Board comments.

Ms. del Ninno expressed her preference for the use of wood siding but agreed that the proposed material is an improvement over the previous submission.

Mr. Adams expressed concern over the lack of access to the subject property and stated that he did not support the proposed variation from the Design Guidelines.

6&7. BAR#2022-00498 OHAD

Request for demolition/encapsulation at 227 South Fairfax Street
Applicant: Errol de Montille

BAR#2022-00516 OHAD

Request for Certificate of Appropriateness at 227 South Fairfax Street
Applicant: Errol de Montille

BOARD ACTION: On a motion by Mr. Adams and seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR2022-00498 and BAR2022-00516, as amended. The motion carried on a vote of 5 – 0.

REASON

The Board supported the application with staff recommendations and added the condition that the pier is retained/rebuilt to be slightly taller than the proposed fence.

SPEAKERS

Errol de Montille, applicant, explained project and answered questions.
Steve Milone, 907 Prince St., wants the fence to be painted or stained.

DISCUSSION

Mr. Scott asked for clarification for of the proposed location of the fence.
Mr. Spencer asked for clarification on the pier.
Mr. Adams wants the pier to be retained.

NEW BUSINESS

11&12. BAR#2022-00513 OHAD

Request for roof alterations at 122 Queen Street
Applicant: Marks-Woods Construction

BAR#2022-00514 OHAD

Request for demolition/encapsulation at 122 Queen Street
Applicant: Marks-Woods Construction

BOARD ACTION: On a motion by Mr. Scott and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR2022-00513 and BAR2022-00514, as amended. The motion carried on a vote of 5 – 0.

REASON

The Board found the design appropriate.

SPEAKERS

Beth Trerotola, owner, explained project and available for questions.

DISCUSSION

Mr. Lyons expressed his support for the project.

Ms. Del Ninno stated that it was a good idea to put the deck on the rear portion of the roof.

13&14. BAR#2022-00556 OHAD

Request for addition and alterations at 104 Pommander Walk Street
Applicant: Dan Morrison and Lianne Reilly

BAR#2022-00557 OHAD

Request for demolition/encapsulation at 104 Pommander Walk Street
Applicant: Dan Morrison and Lianne Reilly

BOARD ACTION: On a motion by Mr. Lyons and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR2022-00556 and BAR2022-00557, as amended. The motion carried on a vote of 5 – 0.

CONDITIONS OF APPROVAL

The applicant work with staff to refine the dormer size proportion.

REASON

The Board in general found the project appropriate, except for Ms. del Ninno who found the proposed dormer out of scale and recommended the applicant work with staff to refine the dormer size, the recommendation turned to an amendment to the previous motion to approve the project as submitted.

SPEAKERS

Patrick Camus, the project architect, briefly explained the project and was available to answer any

questions. Mr. Camus also stated in response to a letter of opposition received, that the proposed condensers on the rooftop will be smaller in size and less noisy than regular condensers.

Mark Eisenhower, resident at 101 Franklin Street, spoke in opposition to the proposed condensers on the new dormer rooftop. The concern is the noise they will propagate since there is no barrier to muffle such resonant noise.

DISCUSSION

Mr. Scott stated that noise is not regulated by the BAR, therefore not under the Board's purview. Mr. Scott also had a question about the visibility of the proposed condensers. Mr. Camus, explained that the location of the condensers will be setback and behind the existing chimney, they will be further screened by the proposed metal railing which complies with the zoning regulations.

Ms. del Ninno had a question about the reason for the scale of the dorm and condensers' location. Mr. Camus explained that even though the condensers are new, the existing interior ducts are not being replaced which determined the location of the condensers on the roof, also the proposed dorm width.

Mr. Spencer stated that he didn't have a problem with the proposal, however, in his opinion the railing and the proposed new skylight to access the new dormer roof resemble more of a rooftop deck. There was no further discussion.

15&16.BAR#2022-00560 OHAD

Request for alterations at 117 Prince Street.
Applicant: Alan and Julie King

BAR#2022-00561 OHAD

Request for partial demolition/encapsulation at 117 Prince Street
Applicant: Alan and Julie King

BOARD ACTION:

On a motion by Ms. del Ninno and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR2022-00560 and BAR2022-00261, as submitted. The motion carried on a vote of 5 – 0.

REASON

The Board found the design appropriate.

SPEAKERS

Lynette Camus represented the applicant and was available to answer questions. She noted that she agreed with the staff report.

DISCUSSION

Mr. Adams loved the project, praising the handsome design which adds nice detail to the house.

Ms. del Ninno found this to be a good design with nice landscaping. The wood porch will dress up the property.

Mr. Spencer felt that the design was an improvement to what is there now; he expressed his full support.

17. BAR#2022-00568 OHAD

Request for partial demolition/encapsulation at 322 South St. Asaph Street
Applicant: Gail and Charles Camalier

BOARD ACTION:

On a motion by Ms. del Ninno and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR2022-00568, as submitted. The motion carried on a vote of 5 – 0.

REASON

The Board found the design appropriate.

SPEAKERS

Stephanie Dimond, project architect, presented the project and was available for questions.

DISCUSSION

There was no Board discussion.

ADJOURNMENT

The Board of Architectural Review adjourned at 8:10 pm.

ADMINISTRATIVE APPROVALS

BAR#2022-00551 OHAD

Request for door replacement at 220 S Fairfax Street
Applicant: Jonathan Boocock

BAR#2022-00552 OHAD

Request for metal roof seam replacement at 603 Queen Street
Applicant: Peak Roofing Company

BAR#2022-00564 OHAD

Request for window replacement at 862 S Lee Street
Applicant: Christopher & Sarah Miller

BAR#2022-00558 OHAD

Request for charging station at 623 S Fairfax Street
Applicant: Pearson Electric

BAR#2022-00563 OHAD

Request for repainting wooden railing at 321 S Fairfax Street
Applicant: Aaron Siirila

BAR#2022-00566 OHAD

Request for shingles replacement at 717 Fords Landing Way
Applicant: Peak Roofing Contractors

BAR#2022-00569 PG

Request for window replacements at 115 Cameron St Unit: 404
Applicant: Andrew Palmieri

BAR#2022-00570 OHAD

Request for light pole removal and replacement at 703 N Washington Street

Applicant: Crown Castle Fiber, LLC/ Rusty Carringer

BAR#2022-00571 OHAD

Request for wood pole replacement at 610 Montgomery Street

Applicant: Crown Castle Fiber, LLC/ Rusty Carringer

BAR#2022-00562 OHAD

Request for signage at 1203 Prince Street

Applicant: Afsaneh Rangiani

BAR#2022-00574 OHAD

Request for shingles replacement at 616 S Lee Street

Applicant: Lynn Raymond Stewart

BAR#2022-00559 OHAD

Request for window replacement at 19 Keith's Lane

Applicant: Karlen Murray/ Renewal by Anderson

BAR#2023-00001 OHAD

Request for fence replacement at 610 Gibbon Street

Applicant: Lisa Lu

BAR#2022-00572 OHAD

Request for light pole removal and replacement at 225 Washington Street

Applicant: Crown Castle Fiber, LLC/ Rusty Carringer

BAR#2022-00555 OHAD

Request for signage at 1303 King Street

Applicant: Erik Muendel/ Galactic Panther