

**u\*\*\*\*\*DRAFT MINUTES\*\*\*\*\***

Board of Architectural Review

**Thursday, May 4, 2023**

7:00 p.m., City Council Chamber

City Hall

Members Present:

Andrew Scott  
Michael Lyons  
Theresa del Ninno  
James Spencer

Members Absent: Bud Adams

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 April 19, 2023 meeting.

**BOARD ACTION:**

On a motion by Mr. Lyons, and seconded by Mr. Scott, the Board of Architectural Review approved the April 19, 2023 meeting minutes, as submitted. The motion carried on a vote of 4-0.

**III. NEW BUSINESS**

**3 BAR#2023-00054 OHAD**

Request for alterations at 403 N Lee Street

Applicant: Kathleen Tufts

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR #2023-00054 as amended. The motion carried on a vote of 4-0.

**REASON**

The Board found the deck design to be generally appropriate given the limited visibility. The Board added an amendment that the applicant use a black metal railing.

**SPEAKERS**

None

**DISCUSSION**

Mr. Lyons supports staff recommendations because of the limited visibility. Ms. Del Ninno said that a black metal railing would look better than pressure-treated wood.

**4&5 BAR#2023-00138 OHAD**

Request for partial demolition/encapsulation at 619 S Saint Asaph Street

Applicant: Amanda and Helmut Mertins

**BAR#2023-00165 OHAD**

Request for alterations and addition at 619 S Saint Asaph Street

Applicant: Amanda and Helmut Mertins

**BOARD ACTION:** On a motion by Ms. del Ninno, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR #2023-00138 and BAR #2023-00165 as submitted. The motion carried on a vote of 4-0.

**REASON**

The Board supported the project with staff recommendations.

**SPEAKERS**

Holly Smith, architect, answered questions on behalf of the property owners.

**DISCUSSION**

Ms. del Ninno confirmed that the applicant agreed with staff recommendations.

**6. BAR#2023-00143 OHAD**

Request for alterations at 115 King Street

Applicant: Landini Restaurant, Inc./Noe Landini

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Ms. del Ninno, the Board of Architectural Review voted to approve the request for a deferral by the applicant for BAR 2023-00143. The motion carried on a vote of 4-0.

**REASON**

The Board expressed concern regarding the installation of the duct on the outside of the building and asked the applicant to explore additional options.

**SPEAKERS**

Duncan Blair, attorney for the applicant, introduced the project and was available to respond to questions.

**DISCUSSION**

Ms. Ninno asked if it would be possible to relocate the ductwork to the interior of the building. The applicant responded that this would require the loss of historic fabric original to the building in the interior.

Ms. del Ninno expressed concern about the dimension of the ductwork from the exterior wall and asked in the design could be modified to allow the ductwork to sit side by side flat against the wall. The applicant agreed to study this option.

Mr. Scott asked if the ductwork could be painted to match the color of the adjacent brick. The applicant noted that they have explored this option but were concerned about the long term durability of the painted finish.

Ms. del Ninno asked why the ductwork extends so close to the sidewalk. The applicant explained that this is required because of the stacking of the ductwork and the interior shaft configuration.

Mr. Scott stated that in a recent case a homeowner was required to relocate mechanical lines to the interior of a structure and that it would not be fair to allow these ducts to be installed at the exterior of this structure.

Mr. Lyons stated that given the character of this alley, he was not opposed to the installation of ductwork on the exterior of the building.

Mr. Spencer noted that the residential case where coolant lines had to be relocated differed from this case because of the type of installation. He noted that he would prefer if this ductwork could also be located in the interior of the building.

Mr. Scott expressed concern for a difference in the treatment of residential and commercial cases.

Mr. Spencer noted that it may be possible to route the ductwork through the building interior and asked the applicant to explore additional options for the proposal.

## **ADJOURNMENT**

The Board of Architectural Review adjourned at 7:42 pm.

## **ADMINISTRATIVE APPROVALS**

BAR#2023-00158 OHAD

Request for window replacements at 1229 King Street

Applicant: King Street Apts LLC, a Virginia limited liability company

BAR#2023-00164 OHAD

Request for front entrance tile replacement at 210 N Washington Street

Applicant: Christ Clark

BAR#2023-00166 OHAD

Request for window replacements at 115 S Alfred Street

Applicant: Ted Shine

BAR#2023-00168 OHAD

Request for signage at 1555 King Street

Applicant: BDC 1555 King Street LLC

BAR#2023-00170 OHAD

Request for roof replacement at 104 Duke Street

Applicant: Nahid Dehgan

BAR#2023-00172 OHAD

Request for fence screening at 625 and 635 Slaters Lane

Applicant: Brookfield Towngate, LLC

BAR#2023-00173

Request for shed replacement at 417 S Fairfax Street

Applicant: Eva Domotorffy

BAR#2023-00175 OHAD

Request for storefront repairs at 610 Franklin Street

Applicant: Nancy Laskowski

BAR#2023-00182 OHAD

Request for signage at 108 N Columbus Street

Applicant: Legendary Custom Signs and Graphics

BAR#2023-00184 OHAD

Request for window and door replacements at 511 S Saint Asaph Street

Applicant: John Korona

BAR#2023-00188 OHAD

Request for window and door replacements at 1250 S Washington Street Apt. 301

Applicant: Nick Kalivretenos c/o The Window Man

BAR#2023-00189 OHAD

Request for garage door replacement at 517 N Saint Asaph Street

Applicant: Scott E. Gibson/ Julia J. Calabrese

BAR#2023-00190 OHAD

Request for front door replacement at 209 Wilkes Street

Applicant: Greg Marks

BAR#2023-00193 OHAD

Request for window replacements at 709A Massey Lane

Applicant: Mission Exteriors/ Kimmy Kagen