

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

Board of Architectural Review

Tuesday, July 16, 2024

7:00 p.m., City Council Chamber

City Hall

Members Present: James Spencer
Andrew Scott
Theresa del Ninno
Nastaran Zandian
Michael Lyons

Members Absent: Margaret Miller
Bud Adams

Secretary: Bill Conkey, Historic Preservation Architect

Staff Present: Brendan Harris, Historic Preservation Planner

1 Call to Order

The Board of Architectural Review Public Hearing was called to order at 7:03 p.m. Ms. Miller and Mr. Adams were absent. All other members were present.

2 Minutes

Consideration of Minutes from the July 3, 2024 Meeting

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Zandian, the Board of Architectural Review voted to approve the July 3, 2024 Meeting minutes. The motion carried on a vote of 5-0.

Consent Calendar

3 BAR#2024-00228 OHAD

Request for signage at 132 King Street
Applicant: Schinstock & Haddow, PLLC

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00228 as submitted. The motion carried on a vote of 5-0.

REASON

The Board agreed with staff recommendations.

SPEAKERS

None.

DISCUSSION

None.

Items Previously Deferred

4 Staff has requested deferral for this item.
BAR#2024-00095 OHAD

Request for alterations at 923 King Street
Applicant: Zia Hassanzadeh

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Zandian, the Board of Architectural Review voted to defer BAR#2024-00095. The motion carried on a vote of 5-0.

REASON

Staff received comments from other City departments that need to be addressed before the application can be reviewed by the BAR.

SPEAKERS

None.

DISCUSSION

None.

5&6 BAR#2024-00119 PG

Request for alterations at 426 Earl Street
Applicant: Lisa James

BAR#2024-00151 PG

Request for partial demolition/encapsulation at 426 Earl Street
Applicant: Lisa James

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00119 and BAR#2024-00151 with staff recommendations and the condition that the applicant work with staff to ensure optimal window alignment. The motion carried on a vote of 4-1.

REASON

The Board found that the proposed window modifications do not detract from the architectural character of the structure.

SPEAKERS

Lisa James, property owner, was available to answer questions

DISCUSSION

Ms. del Ninno clarified that the scope of this approval is limited to the windows on the north and west elevations.

Ms. Zandian discussed the inconsistencies in the submitted drawings and asked that these be resolved when the design for the previously proposed front porch returns to the Board.

Ms. Zandian asked the applicant about the proposed size and location for the new window on the north elevation. The applicant indicated that this window will be in the new stairwell and that is driving the size and location on the elevation.

Mr. Spencer noted that the proposed ground floor window on the rear elevation should match the size and alignment of the second floor window but could be a different operation such as a casement window if that is preferred.

Mr. Scott clarified the scope of work included in this proposal and requested that the drawings be better coordinated when the design for the porch returns to the BAR.

Ms. Zandian asked the applicant to work with staff on the final location of the new window on the north elevation to center it between the second floor windows as much as possible.

New Business

7 BAR#2024-00196 OHAD

Request for addition and alterations at 104 Queen Street
Applicant: Harry Frazier Jr Roofing + Sheet Metal LLC

BOARD ACTION: On a motion by Ms. Zandian, seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR#2024-00196 with staff recommendations. The motion carried on a vote of 5-0.

REASON

The Board agreed with the staff recommendation.

SPEAKERS

Harry Frazier, representing the applicant, introduced the project and was available to answer questions.

DISCUSSION

Ms. del Ninno asked the applicant how far above the existing parapet the proposed railing will extend. The applicant stated the new railing will be approximately 6" above the existing parapet.

Mr. Scott asked how far from the building edge the railing will be located. The applicant noted that the railing will be approximately 2' from the building edge.

8&9 BAR#2024-00237 OHAD

Request for alterations at 302 S Saint Asaph Street
Applicant: John Rock

BAR#2024-00248 OHAD

Request for partial demolition/encapsulation at 302 S Saint Asaph Street

Applicant: John Rock

BOARD ACTION: On a motion by Mr. Lyons, seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR#2024-00237 and BAR#2024-00248 with staff recommendations. The motion carried on a vote of 5-0.

REASON

The Board found the proposed changes appropriate.

SPEAKERS

Robert Guynn, Braswell Design Build, represented the applicant and was available to answer questions.

DISCUSSION

Mr. Lyons stated that he supported the proposal, noting that most of the work will be minimally visible from a public right of way.

Mr. Scott asked if the applicant was adding new chimneys and Mr. Gwynn advised that the chimneys in the renderings are pre-existing.

10 BAR#2024-00244 OHAD

Request for partial demolition/encapsulation at 323 S Pitt Street
Applicant: Harry Braswell, Inc.

BOARD ACTION: On a motion by Ms. del Ninno, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00244 with staff recommendations. The motion carried on a vote of 5-0.

REASON

The Board agreed with the staff findings and recommendation.

SPEAKERS

Robert Guynn, Braswell Design Build, represented the applicant and was available to answer questions.

DISCUSSION

Mr. Scott had a question about the proposed awning size and material and Mr. Spenser questioned the proposed windows, however Mr. Conkey clarified that the location of the proposed scope is not visible from any public way, therefore not under the BAR purview. There was no further discussion.

11 BAR#2024-00245 OHAD

Request for partial demolition/encapsulation at 216 S Fairfax Street
Applicant: Mimi Huynh and Randy Phillips

BOARD ACTION: On a motion by Ms. Zandian, seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR#2024-00245 with staff recommendations. The motion carried on a vote of 5-0.

REASON

The Board agreed with the staff findings and recommendation.

SPEAKERS

Karen Conkey, architect, represented the applicant and was available to answer questions.

DISCUSSION

Ms. Zandian asked for clarification regarding rear wall demolition and encapsulated.

Ms. del Ninno asked for the age of the sunroom. Mrs. Conkey confirmed the construction date of 1994.

Other Business

12 BAR#2024-00015 OHAD

Request for Concept Review II at 500 & 501 N Union Street
Applicant: RTN East LLC and RTN West LLC

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Zandian, the Board of Architectural Review voted to endorse BAR#2024-00015. The motion carried on a vote of 5-0.

SPEAKERS

Ken Wire, attorney representing the applicant, introduced the project

Christian Bailey, project architect, presented the changes to the design since the last concept review.

DISCUSSION

Ms. del Ninno asked for clarification regarding the glazing at the ground floor south elevation at the east building. The applicant clarified that it would be similar to the other elevations except that it would be brick for the first 4' above grade.

Ms. del Ninno asked about the location of glazing at the ground floor of the north elevation of the east building. The applicant noted that there could not be glazing in this area because this is where the parking entrance to the building is located.

Mr. Spencer stated that he preferred the previous design for the restaurant, noting that the current design resembles a bridge or other industrial structure. The applicant noted that the color and design are meant to relate to the west building.

Ms. Zandian stated that she prefers the current restaurant design. She asked about the use of the roof terrace on top of the restaurant. The applicant stated that this terrace would be accessed from the residential portion of the building.

Mr. Scott also preferred the current design for the restaurant. He asked about the ground floor courtyards and how they relate to the restaurant. The applicant stated that the ground floor courtyards would be accessed by the residential units.

Ms. del Ninno stated the there should be more articulation on the west elevation of the west building. The applicant agreed to explore options for this elevation. She expressed support for the revised massing at the north elevation.

Ms. del Ninno appreciated the design for the balconies on the east building and asked the applicant to explore options for additional detailing on these components.

Ms. Zandian appreciated the revisions to the design including the reference to historic buildings both in materials and design. She expressed support for the revised design for the restaurant, noting that it helps to link the two buildings.

Mr. Lyons found that the proposed design is compatible with the existing context. He was concerned about the use of the green glazed brick at the west building.

Mr. Scott supported the double height corners at the west building, noting that they are reminiscent of other waterfront buildings. He asked the applicant to work on the detailing of the balconies on the east building. He suggested that they become more industrial and potentially add a horizontal connection between the bays.

Mr. Spencer appreciated the level of detailing shown on the brickwork for both buildings. He noted that the fact that the discussion was focused on construction details is a good indication that the concept is successful.

- 13** Consideration of a motion to rescind the vote of June 20, 2024 denying the request for BAR#2024-00038 OHAD for alterations at 201 Gibbon Street.

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review rescinded the June 20, 2024 vote denying the request for BAR#2024-00038. The motion carried on a vote of 4-1.

REASON

The Board asked to consider a requested deferral in order to allow the Design Guidelines committee to explore revisions to the window policy.

SPEAKERS

None.

DISCUSSION

None.

- 14** Consideration of a vote of the Requested Deferral of BAR#2024-00038 OHAD for alterations at 201 Gibbon Street.

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Zandian, the Board of Architectural Review voted to defer BAR#2024-00038. The motion carried on a vote of 4-1.

REASON

The Board agreed to a deferral in order to allow the Design Guidelines Committee to explore revisions to the window policy that would influence the proposal.

SPEAKERS

None.

DISCUSSION

None.

15 Proposed updates to the BAR Administrative Approval policies in both Historic Districts

BOARD ACTION: On a motion by Ms. del Ninno, seconded by Mr. Lyons, the Board of Architectural Review voted to approve the updates to the BAR Administrative Approval policies as amended. The motion carried on a vote of 5-0.

REASON

The Board found staff's proposed updates to be appropriate, and asked staff to add the same language from the masonry design guidelines chapter to the public art bullet in the "no review" section, to clarify that staining and limewashing unpainted masonry still requires BAR approval.

SPEAKERS

Gail Rothrock said that door hardware should be removed from the "no approval" list, and she believes that too many historic doors are being lost due to staff approvals. She recommended removing staff's ability to administratively approve window and door replacements.

DISCUSSION

Mr. Scott suggested adding additional language to the "public art" bullet in the "no review" section to include staining and limewashing.

16 Proposed updates to the BAR Policy for Administrative Approval of Gas Meters

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review voted to approve the updates to the BAR Policy for Administrative Approval of Gas Meters as amended. The motion carried on a vote of 5-0.

REASON

The Board found staff's proposed update to be appropriate, but wanted to clarify that the update should apply to existing commercial buildings rather than new ones.

SPEAKERS

None.

DISCUSSION

Mr. Spencer suggested that the word "existing" should be added in front of "commercial buildings" to distinguish these approvals from new commercial buildings.

- 17** The Board will receive a status update on the proposed updates to the Roofing chapter of the Design Guidelines in the Parker-Gray Historic District

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review voted to approve the updates to the Roofing chapter of the Design Guidelines, with a request from staff to determine the standard for reasonably repairable. The motion carried on a vote of 5-0.

REASON

The Board found staff’s proposed updates to be appropriate, and asked staff that once language for “reasonably repairable” has been determined by the design guidelines committee, that language should be used in the roofing chapter as well.

SPEAKERS

None.

DISCUSSION

Mr. Scott said that once the design guidelines committee has come up with a definition of “reasonably repairable”, that language should be used in the roofing chapter.

18 Adjournment

The Board of Architectural Review adjourned at 9:10 p.m.

Administrative Approvals

BAR2024-00176 OHAD
Request for signage at 520 N Washington Street
Applicant: Kathryn Williams

BAR2024-00209 PG
Request for shed replacement at 421 N Patrick Street
Applicant: Christopher and Molly Traci

BAR2024-00257 OHAD
Request for roof replacement at 1730 Carpenter Road
Applicant: Daniel Yi

BAR2024-00258 OHAD
Request for porch renovation and window pane replacement at 228 N Columbus Street
Applicant: Cathleen Curtin Architects LLC

BAR2024-00259 OHAD
Request for window and door replacements at 704 Ford’s Landing Way
Applicant: Fernanda Fisher

BAR2024-00262 OHAD

Request for electric vehicle charging station replacements at 600 N Washington Street
Applicant: Electrify America

BAR2024-00264 OHAD
Request for front door replacement at 308 N Columbus Street
Applicant: Adam Barry

BAR2024-00265 OHAD
Request for front stoop, patio, and walkway tuckpointing of masonry and brick at 625 S Saint
Asaph Street
Applicant: Amy Cain

BAR2024-00272 OHAD
Request for front door replacement at 924 S Fairfax Street
Applicant: David Mudd