



You may view and listen to the Architectural Review Board meeting in its entirety [here](#). The time of each presentation is in brackets below [00:00:00].

Members Present

Karen Irvin (Chair)
Adriana Moss (Vice Chair)
Laura Galke
James Jarrell IV
D.D. Lecky
Kelly Penick

Members Absent

Helen P. Ross

Staff

Kate Schwartz

Chair Irvin called the Architectural Review Board meeting to order at 5:30 p.m.

OPENING REMARKS

Chair Irvin determined that a quorum of 6 members was present and asked if public notice requirements had been met. Ms. Schwartz confirmed they had and a copy of the notice had been provided to the Board.

APPROVAL OF AGENDA

There were no changes to the agenda.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

DISCLOSURE OF CONFLICTS OF INTEREST

None.

DISCUSSION

- A. COA FY23-0030 - 400 Princess Anne Street - James Whitman requests approval of the site planning, scale, and massing of five new three-story townhomes to be constructed on the property behind the existing commercial building.

Mr. Whitman was present and provided an overview of the changes shown.

Ms. Galke said she appreciated the increased fenestration, but noted that while other buildings of this scale existed in the neighborhood, those were typically masonry rather than frame structures. Ms. Lecky also noted concerns with the overall height, especially for the component facing Princess Anne Street. She said they needed clarification on the rooftop elements including their size and visibility.

Ms. Penick noted that they needed an updated site layout and also requested section views or drawings comparing this development to neighboring structures. She also had concerns about the height and recommended looking at ways to reduce or modify the rooftop mechanical elements. She also said that the use of masonry in selective areas and the use of the mansard roof did not fit

the district character. Mr. Jarrell agreed and said that masonry construction would be more appropriate than wood siding.

Vice Chair Moss requested additional perspective views and said she was also concerned by the overall height. She noted that alternative roof profiles or the use of dormers could deemphasize the scale.

Chair Irvin asked for clarification of total floors and whether these were really four stories in height. She recommended sloping back the mansard roof, or redesigning as an appropriately scaled third floor without the mansard. She also recommended looking at a belt course or detailing between the second and third floors.

- B. COA FY23-0032 - 905 Princess Anne Street - Laurel Loch on behalf of St. George's Episcopal Church requests approval of exterior alterations and additions including the construction of an accessible entry ramp and alteration to the narthex, alteration of an entrance to McGuire Hall to accommodate a new interior elevator, and an addition to McGuire Hall within the cemetery courtyard.

Rector Joe Hensley was present to represent the application. Kerri Barile was also present as archaeological consultant. He reviewed the architect's updates including a shift to post-and-beam construction for the ramp to limit ground disturbance.

Ms. Galke noted her concerns with the disturbance of graves and asked several questions confirming the applicant's readiness to mitigate all archaeological impacts. Ms. Lecky noted that the McGuire Hall addition design was improving and asked some details about the visibility of the green roof. Mr. Hensley said it was not intended as a visible feature.

Ms. Penick said she continued to be concerned about impacts to the cemetery as an architectural element of the site. Mr. Jarrell agreed and asked about the possibility of sidewalk encroachment instead of impacts in the graveyard. Ms. Schwartz said that the Public Works Department would not be willing to support the option in the right-of-way.

Vice Chair Moss said that it seemed there were still alternatives worth considering. Discussion followed about the applicant's reasons for wanting to avoid impacts to the main doors of the church. There was also discussion about the reasons for the placement and size of the proposed addition. Chair Irvin said she believed the alterations did meet the guidelines. She asked the applicant to confirm that all reinterred remains could fit on site; Ms. Barile said they could.

GENERAL PUBLIC COMMENT

Ms. Mo Dedman (214 Princess Anne Street) spoke in opposition to COA FY23-0030 - 400 Princess Anne Street citing concerns with removing the parking.

Ms. Denise Malczewski (220 Princess Anne Street) spoke in opposition to COA FY23-0030 - 400 Princess Anne Street stating that adding too much density was detrimental to the neighborhood.

OTHER BUSINESS

Ms. Schwartz reminded the Board that there will be another work session on March 2, 2023 at 5:30 pm.

ADJOURNMENT

Chair Irvin adjourned the meeting at 6:53 p.m.



Karen Irvin, Chair