



# Minutes

## Architectural Review Board

August 28, 2023

2nd Floor Conference Room, City Hall

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)  
Helen P. Ross  
Laura Galke  
Kelly Penick  
D.D. Lecky

### Members Absent

James Jarrell IV

### Staff

Kate Schwartz

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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 that they had and a copy of the notice had been provided to the Board.

### APPROVAL OF AGENDA [00:0X:XX]

Ms. Lecky motioned to approve the agenda as written. Ms. Galke seconded and the motion carried 6-0.

### DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

### DISCLOSURE OF CONFLICTS OF INTEREST

None.

### DISCUSSION [00:0X:XX]

- A. COA FY24-0004 – 319 Prince Edward Street – Frederick Street, LLC requests to construct a two-story, approximately 2800 square foot addition attached to the rear elevation of this single-family residence.

Raymond and Dana Herlong, project architects, were present to represent the application. Mr. Herlong reviewed the history of the property, noting its previous blighted condition and the owner's efforts to repair and preserve the building. Mr. Herlong described the impact of land values and construction costs, especially when other large additions have been approved or are planned in the vicinity and said that the addition was needed to make the finances for this rehabilitation work. He said the primary concerns heard from the ARB were the size of the addition and height of the new building. He discussed other streetscapes in the district and described the modifications made to the design:

- Height of gabled section reduced to 1'-11" above original house
- Drawings include the visibility of the addition from Prince Edward Street
- Shutters were removed from the addition's porch to simplify the appearance
- Hyphens are clad in dark anodized panels

Discussion followed on the use of the door included in the hyphen. Mr. Herlong said it served as the back door for the original structure and that the primary entrance would now be onto the new porch from Frederick Street. Mr. Herlong described the variation in floor elevations across the property and said that higher ceiling heights were needed. They looked at reducing to one story in height but can't accommodate the desired spaces.

ARB members generally expressed support for sensitivity to the neighborhood context and suggested the following areas for further consideration or evaluation:

- Consider duplex forms in the neighborhood as a precedent for massing and as a way to simplify the Frederick Street elevation.
- Concerns voiced with reorienting the site to Frederick Street and the possibility of presenting a false history; front door/main entry should remain on Prince Edward Street.
- Some members encouraged the use of glass for hyphens to create a more open appearance.
- High-end construction contrasts significantly with neighborhood's working class origins.
- Consider the use of shed/flat roofs to reduce overall height and match original structure.
- The overall size still appears to dwarf the historic structure.
- Consider attaching to more of the original house to reduce parts of the addition to one-story.
- Consider detaching the garage and look for other ways to simplify the architectural details.
- Eliminate the second porch on the Frederick Street side.
- A view of the rear/east elevation is needed.

Board members generally agreed that subordinate in terms of a strict square footage calculation may not be feasible, but that some reduction in size or massing is needed. The application will be scheduled for the continued public hearing on September 11.

#### **GENERAL PUBLIC COMMENT**

None.

#### **OTHER BUSINESS [00:0X:XX]**

None.

#### **ADJOURNMENT**

Chair Irvin adjourned the meeting at 7:10 p.m.



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Karen Irvin, Chair