

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

Board of Architectural Review
Wednesday, February 19, 2025
7:00 p.m., City Council Chamber
City Hall

Members Present: Andrew Scott, Chair
Nastaran Zandian, Vice Chair
Bud Adams
James Spencer

Members Absent: Theresa del Ninno, Michael Lyons, and Margaret Miller

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Planner

1 **Call to Order**

The February 19, 2025 Board of Architectural Review meeting was called to order at 7:00 pm. Ms. del Ninno, Ms. Miller and Mr. Lyons were absent. All other members were present.

2 **Minutes**

Consideration of the minutes from the February 5, 2025, Board of Architectural Review Public Hearing.

BOARD ACTION: On a motion by Mr. Spencer, seconded by Mr. Adams, the Board of Architectural Review approved the minutes of the February 5, 2025 meeting as submitted. The motion carried on a vote of 4 to 0.

New Business

3&4 BAR#2025-00008 - OHAD
Request for alterations and an addition at 518 S Fairfax Street.
Applicant: Joseph Crosby and Lauren Doroghazi represented by Robert Guynn, Architect

BAR#2025-00009 - OHAD
Request for partial demolition and encapsulation at 518 S Fairfax Street.
Applicant: Joseph Crosby and Lauren Doroghazi represented by Robert Guynn, Architect

BOARD ACTION: On a motion Ms. Zandian, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR2025-00008 & BAR2025-00009 as amended. The motion carried on a vote of 4 to 0.

Speakers:

Robert Guynn and Marta St. Amour, project architects, presented the project and were available for questions.

Discussion:

Ms. Zandian asked the applicant for an approximate construction date for the chimney being proposed for demolition. The applicant responded that they had not seen any specific information on the construction date but that it appears to be from the 20th century.

Mr. Adams appreciated the proposed design, noting the simplification of the massing. He stated that he could support the proposed relocation of the entry door.

Ms. Zandian expressed concern about the demolition of the proposed chimney without additional information about its original construction date.

Mr. Scott noted that the design for the proposed entry door is somewhat understated and asked if additional elements such as a transom or sidelights could be added. The applicant stated that the intention is for the existing window head to remain in place and become the door head. This limits the ability to add additional elements to the door design.

Ms. Zandian made a motion to approve the Permit to Demolish/Capsulate and Certificate of Appropriateness with staff recommendation #2 and that the applicant should work with staff to determine whether or not the chimney being proposed for demolition is historic.

5&6 BAR#2025-00012 - OHAD Request for an addition at 125 S Pitt Street.
Applicant: John and Patti Petkosek represented by Patrick Camus

BAR#2025-00013 - OHAD Request for a partial demolition and encapsulation at 125 S Pitt Street.
Applicant: John and Patti Petkosek represented by Patrick Camus

BOARD ACTION: On a motion by Mr. Spencer, seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2025-00012 and BAR#2025-00013 as amended. The motion carried on a vote of 4 to 0.

Speakers:

Patrick Camus, project architect, represented the applicant and was available to answer questions. He noted that the staff report was great.

There were no public comments.

Discussion:

Mr. Scott observed that the roofline of the proposed addition would be the same height as the existing roof of the main block, and asked Mr. Camus if that roofline could be made slightly lower. Mr. Camus responded in the affirmative. Mr. Scott noted that bringing the pitch down would make it obvious that the addition was new, not original.

Mr. Adams said he was very pleased with the design and he agreed with the idea to make the subtle change to the roofline.

Mr. Spencer agreed with Mr. Adams, feeling that the change of roofline was a small request. He appreciated the simplicity of the design.

Ms. Zandian stated that the proposed addition would comply with all BAR requirements and felt that it would be great.

Mr. Spencer made the motion to approve the application with the staff recommendation to allow Alexandria Archaeology to observe the excavation, and the added recommendation to slightly decrease the roof height of the new addition.

- 7 BAR#2025-00021 - OHAD
Request for alterations at 417 King Street.
Applicant: Taco Bell of America represented by Joanie Godsey, Architect

BOARD ACTION: On a motion by Mr. Spencer, seconded by Ms. Zandian, the Board of Architectural Review voted to accept the applicant's request to defer BAR#2025-00021. The motion carried on a vote of 4 to 0.

Other Business

No other business was discussed.

8 Adjournment

The Board of Architectural Review meeting was adjourned at 7:40 p.m.