

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

Board of Architectural Review  
**Thursday, November 2, 2023**  
7:00 p.m., City Council Chamber  
City Hall

Members Present:

James Spencer  
Michael Lyons  
Nastaran Zandian  
Andrew Scott

Members Absent: Bud Adams, Theresa del Ninno, Vice Chair Miller

Secretary: Bill Conkey, Historic Preservation Architect

Staff Present: Brendan Harris, Historic Preservation Planner

**I. CALL TO ORDER**

The Board of Architectural Review Public Hearing was called to order at 7:08 p.m. Ms. del Ninno, Mr. Adams, and Vice Chair Miller were absent. All members were present.

**II. MINUTES**

Consideration of minutes from the October 18, 2023 meeting.

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Ms. Zandian, the Board of Architectural Review approved the October 18, 2023 Meeting minutes, as submitted. The motion carried on a vote of 4-0.

**Consent Calendar**

**3 BAR#2023-00399OHAD**  
Request for signage at 515 King Street  
Applicant: Petmedic Urgent Care

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2023-00399 as submitted. The motion carried on a vote of 4-0.

**4 BAR#2023-00417 OHAD**  
Request for signage at 625 First and 510 Second Street  
Applicant: EAHG Alexandria LP

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2023-00417 as submitted. The motion carried on a vote of 4-0.

**5**     **BAR#2023-00426 OHAD**  
Request for alterations at 1106 King Street  
Applicant: Eat Augies LLC

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2023-00426 as submitted. The motion carried on a vote of 4-0.

**6**     **BAR#2023-00433 OHAD**  
Request for alterations at 810 Prince Street  
Applicant: Andrew M Holden

This item was removed from the consent calendar.

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Ms. Zandian, the Board of Architectural Review voted to accept the request for deferral of BAR#2023-00433. The motion carried on a vote of 4-0.

**REASON** The Board requested more details on the proposal.

**SPEAKERS**

Kahan Dhillon represented the applicant and was available to answer questions.

Michael Vergason, 808 Prince Street, spoke in opposition to the proposal, voicing criticisms regarding the previously approved roof deck and fence, the removal of trees, drainage issues, and the appearance of the proposed garage door.

Kimberlee Eveland, 212 South Alfred Street, spoke in opposition to the proposal, opposing the height and wanting more detail as to the finish/materials.

**DISCUSSION**

Mr. Spencer wanted a better sense as to the appearance of the project. He suggested working with staff to provide better drawings with architectural detailing.

Ms. Zandian agreed with Mr. Spencer and asked about the colors. She thought the door looked industrial instead of residential. Mr. Dhillon noted that residential-style doors that do not roll up do not comply with Zoning due to open space requirements.

Mr. Scott noted that although the door and its housing will not be very visible from the road, he'd like to know how deep/wide the housing will be, as that is most of what will be seen from the public right of way.

Mr. Dhillon indicated that not all of the documents he submitted to staff were included in the docket. Mr. Scott therefore recommended deferral.

Mr. Lyons asked Mr. Dhillon about his time constraints and agreed with colleagues that he would prefer to have more information as to the appearance of the overall project.

## Items Previously Deferred

### 7 **BAR#2023-00360 OHAD**

Request for alterations at 613 S Royal Street  
Applicant: E and R General Contractor (Adolfo Maradiaea)

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2023-00360 as amended. The motion carried on a vote of 3-1.

#### **REASON**

The Board agreed with Staff recommendations and added an amendment that the applicant work with Staff on choosing appropriate colors to show differentiation in the wall color and window heads.

#### **SPEAKERS**

None. The applicant was not present.

#### **DISCUSSION**

Mr. Scott asked Staff some clarifying questions about the paint colors. He believed that Staff should work with the applicant to address the color differentiation.

## Deferrals Requested

### 8&9 **BAR#2023-00401 OHAD**

Request for alterations at 225 N Fairfax Street  
Applicant: Alturas 225 NF, LLC

### **BAR#2023-00436 OHAD**

Request for partial demolition/encapsulation at 225 N Fairfax Street  
Applicant: Alturas 225 NF, LLC

On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to accept the request for deferral of BAR#2023-00401 and BAR#2023-00436. The motion carried on a vote of 4-0.

### 10 **BAR#2023-00410 OHAD**

Request for alterations 1006 Cameron Street  
Applicant: Custom Stonescaping LLC

On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to accept the request for deferral of BAR#2023-00410. The motion carried on a vote of 4-0.

**11 BAR#2023-00416 OHAD**

Request for partial demolition/encapsulation at 1113 Prince Street  
Applicant: Robert B and Jane J Wallace

On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to accept the request for deferral of BAR#2023-00416. The motion carried on a vote of 4-0.

**New Business**

**12&13BAR#2023-00420 OHAD**

Request for partial demolition/encapsulation at 119 Princess Street  
Applicant: Kulinski Group Architects

**BAR#2023-00421 OHAD**

Request for alterations and addition at 119 Princess Street  
Applicant: Kulinski Group Architects

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2023-00420 & BAR#2023-00421 as submitted. The motion carried on a vote of 4-0.

**CONDITION OF APPROVAL:**

- 1. That the new dormer windows on the front/south elevation have SDL colonial muntins to keep with the structure’s existing windows type or have the one/over/one grid configuration as the owner prefers.

**REASON**

The Board agreed with staff’s recommendation, however wanted to give the property owner the option to choose the grid pattern of the dormer’s windows that could be one-over-one or have the colonial grid as staff suggested.

**SPEAKERS**

Stephen Kulinski, the project architect, gave a brief explanation of the project and was available to answer any questions.

Kristina Hagman, resident at 118 Princess Street, spoke in favor of the project.

Paul Osullivan, resident at 333 Green Street, spoke in support of the project.

**DISCUSSION**

Mr. Scott asked the architect if the similar project in the neighborhood that he mentioned also has a shed dormer. Mr. Kulinski affirmed that the dormer is of the same type and size.

Mr. Kulinski asked the Board to consider the one/over/one window configuration on the dormer since the property owners are planning to replace all the windows on the house with one/over/ones

in the near future to give the structure a more contemporary feeling. Mr. Scott agreed that they should have the option to choose the grid pattern for the dormer windows. There was no further discussion.

### **14&15BAR#2023-00423 OHAD**

Request for alterations and addition at 418 S Lee Street  
Applicant: John and Fiona Moran

### **BAR#2023-00424 OHAD**

Request for partial demolition/encapsulation at 418 S Lee Street  
Applicant: John and Fiona Moran

**BOARD ACTION:** On a motion by Ms. Zandian, and seconded by Mr. Lyons , the Board of Architectural Review voted to approve BAR#2023-00423 & BAR#2023-00424 with staff recommendations and the condition to adjust the shutter size to be proportional to the window size. The motion carried on a vote of 4-0.

### **REASON**

The Board found the project appropriate but wanted the shutter size to be proportional to window size.

### **SPEAKERS**

John Moran, applicant, gave a brief introduction and was available to answer questions.

Patrick Camus, architect, was also available to answer questions.

Tom Clare, 201 South Lee Street, spoke in support of the application.

Lee Dunn, 519 South Lee Street, spoke in support of the application.

### **DISCUSSION**

Ms. Zandian asked Mr. Camus if the shutters are indeed larger than the window openings. Mr. Camus said yes, slightly, because they were trying to replicate the proportions of the 1920s porch. Ms. Zandian also asked if the brick on the addition would match that on the house. Mr. Camus answered affirmatively.

Mr. Lyons stated full support for the project.

Mr. Scott said he liked the project and thought that the shutters were fine as designed.

Mr. Spencer agreed with Ms. Zandian that the shutters looked too large for the windows.

## **Other Business**

**16** The Board will receive a status update on the proposed updates to chapters of the Design

Guidelines in the Parker-Gray Historic District.

**BOARD ACTION:** On a motion by Ms. Zandian and seconded by Mr. Lyons, the Board of Architectural Review voted to adopt the format of all Parker-Gray Design Guidelines chapters. The motion carried on a vote of 4-0.

On a motion by Mr. Scott and seconded by Mr. Lyons, the Board of Architectural Review voted to adopt the revised chapters on Fences, Gates + Walls, Chimneys + Flues, Skylights, Solar Energy Systems, and Stoops, Steps + Railings of the Parker-Gray Design Guidelines. The motion carried on a vote of 4-0.

### **ADJOURNMENT**

The Board of Architectural Review adjourned at 8:21 pm.

### **ADMINISTRATIVE APPROVALS**

BAR#2023-00396 OHAD

Request for signage at 1306 King Street

Applicant: Framebridge

BAR#2023-00398 OHAD

Request for window replacements at 114 Commerce Street

Applicant: Catherine Christ

BAR#2023-00411 OHAD

Request for front stair and railing replacement at 517 Queen Street

Applicant: Jack B. Perkins

BAR#2023-00430 PG

Request for fence installation at 426 Earl Street

Applicant: Dawanta Millin

BAR#2023-00431 OHAD

Request for roof replacement at 1712 Carpenter Road

Applicant: Fuller O Griffith IV

BAR#2023-00434 PG

Request for window replacements and fence installation at 426 Earl Street

Applicant: Anthony Jones

BAR#2023-00435 OHAD

Request for roof replacement at 216 S Alfred

Street Applicant: Kelly Meyers

BAR#2023-00437 OHAD

Request for window replacements, door/shutter painting and trim replacement at 631 N Columbus Street

Applicant: BOWA

BAR#2023-00440 OHAD  
Request for front lamp replacements at 330 N Royal Street  
Applicant: Michael R. Strain

BAR#2023-00441 OHAD  
Request for front lamp replacements at 335 N Pitt Street  
Applicant: Carroll Dobranski

BAR#2023-00443 OHAD  
Request for roof replacement at 917 S Saint Asaph Street  
Applicant: Sarah Bobbin

BAR#2023-00444 OHAD  
Request for fence installation at 604 S Fairfax Street  
Applicant: Divya Shenoy

BAR#2023-00445 OHAD  
Request for roof replacement at 915 S Saint Asaph Street  
Applicant: Shelly Miller

BAR#2023-00446 OHAD  
Request for tuck-point mortar in kind at 809 Cameron Street  
Applicant: Jason Jones

BAR#2023-00447 OHAD  
Request for roof replacement at 604 S Lee Street  
Applicant: Springfield Roofing

BAR#2023-00449 OHAD  
Request for back section roof install at 1019 Oronoco street  
Applicant: Tim Riley/ The Neher Group

BAR#2023-00451 OHAD  
Request for roof replacement at 314 N Royal Street  
Applicant: Patrick Rodjom

BAR#2023-00452 OHAD  
Request for front door replacement at 908 Princess Street  
Applicant: Elizabeth Neiner

BAR#2023-00455 OHAD  
Request for three patio door replacements at 408 Wolfe Street  
Applicant: Nancy Carlton