

\*\*\*\*\***DRAFT MINUTES**\*\*\*\*\*  
Board of Architectural Review  
**Wednesday, May 6, 2026**  
7:00 p.m., 4850 Mark Center Drive  
Room 1305

Members Present:     Andy Scott, Chair  
                          Nastaran Zandian, Vice-Chair  
                          Theresa del Ninno  
                          Michaela Robinson  
                          Margaret Miller  
                          James Spencer

Members Absent:     Bud Adams

Secretary:           William Conkey, Historic Preservation Architect

Staff Present:       Marina Novaes, Historic Preservation Planner

**1     Call to Order**

The Board of Architectural Review was called to order at 7:02 p.m Chair Scott, Vice Chair Zandian, Ms. Miller, Ms. del Ninno, Ms. Robinson, and Mr. Spencer were present. Mr. Adams was absent.

**2     Minutes**

Consideration of the minutes of the April 22, 2026 Board of Architectural Review Public Hearing.

**BOARD ACTION:** On a motion by Mr. Spencer, seconded by Vice Chair Zandian, the Board of Architectural Review approved the minutes of the April 22, 2026 meeting as submitted. The motion carried on a vote of 6-0.

**Consent**

**3     BAR#2026-00100 - OHAD**

Request for alterations at 714 Wolfe Street.

Applicant: Robert and Elaine Flanagan represented by Tobin Tracey, Architect

**BOARD ACTION:**

On a motion by Ms. Robinson, seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR2026-00100 as submitted. The motion carried on a vote of 5-1, with Mr. Spencer voting against.

## **Unfinished Business and Items Previously Deferred**

### **4&5 BAR#2026-00071 - OHAD**

Request for partial demolition and encapsulation at 732 North Washington Street.

Applicant: 732 and 806 Development LLC, represented by Kenneth Wire, Attorney

### **BAR#2026-00055 - OHAD**

Request for alterations and an addition at 732 North Washington Street.

Applicant: 732 and 806 Development LLC, represented by Kenneth Wire, Attorney

### **BOARD ACTION:**

On a motion by Chair Scott, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR2026-00055 and BAR2026-00071 as amended. The motion carried on a vote of 6-0.

### **SPEAKERS:**

Patrick Bloomfield, applicant, presented the revisions to the project since the last hearing

### **DISCUSSION:**

Mr. Spencer suggested that the applicant remove the keystone and decorative brick arch from the small window at the west elevation.

Ms. del Ninno expressed concern about the angle of the proposed mansard roof and asked the applicant if they were seeking a zoning exception. The applicant responded that an exception was not needed because the design complies with the zoning requirements.

Ms. del Ninno asked the applicant to consider 10% additional slope on the proposed mansard and noted that the current design looks like an additional floor instead of a mansard roof.

Mr. Spencer stated that the columns shown as an alternate at the upper level recessed balconies were not fully designed and suggested that the sloped portion above the recess and the side walls of the recess be clad in fake slate.

Ms. del Ninno supported the comments of Mr. Spencer and suggested that the sides of the recess be sloped.

Ms. Zandian agreed with the comments related to the sides and top of the recessed balcony.

Ms. Robinson noted that the gothic design for the balcony railings was not consistent with the style of the building and suggested a simplified design for these elements.

Mr. Spencer suggested that the applicant shorten the recessed balcony at the north elevation so that there is more wall area between the recess and the adjacent dormer and center the recess over the windows below.

Mr. Scott asked the applicant to respond to comments regarding the slope of the mansard. The applicant stated that he prefers the design as proposed but would consider some modifications.

Mr. Scott appreciated the changes to the design since the last hearing and agreed with previous comments regarding the brick detailing at the small window on the west elevation.

Mr. Scott summarized the Board discussion and noted the following issues to be included in the motion of approval.

- The top and sides of the recessed balconies be clad in fake slate to match the mansard roof.
- The applicant work with staff on the design of columns to be added to the recessed balconies at the upper level.
- The applicant work with staff on the final masonry details at the windows on the west elevation.
- The applicant work with staff on the final details of the balcony railings.
- The applicant shorten the recessed balcony at the north elevation to allow for more wall area next to the dormer.
- Work with staff to increase the slope of the mansard roof.

## **New Business**

**6&7** BAR#2026-00088 – OHAD  
Request for alterations and an addition at 229 South Pitt Street.  
Applicant: Chris and Courtney Cox represented by Suzie O’Brien, Architect

BAR#2026-00092 – OHAD  
Request for partial demolition and encapsulation at 229 South Pitt Street.  
Applicant: Chris and Courtney Cox represented by Suzie O’Brien, Architect

### **BOARD ACTION:**

On a motion by Mr. Spencer, seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR2026-00088 and BAR2026-00092 as submitted. The motion carried on a vote of 6-0.

### **SPEAKERS:**

Suzie O’Brien, architect, was available for questions.

### **DISCUSSION:**

Ms. del Ninno asked about design of gutters and downspouts

## **8 Adjournment**

The Board of Architectural Review Public Hearing was adjourned at 7:57 p.m.