

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

Board of Architectural Review

Wednesday, June 17, 2026

7:00 p.m., 901 Wythe Street

Multipurpose Room

Members Present: Nastaran Zandian, Vice Chair
Bud Adams
Theresa del Ninno
Michaela Robinson
Margaret Miller
James Spencer

Members Absent: Andy Scott, Chair

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Julie Weisgerber, Historic Preservation Planner

- 5 BAR#2026-00130 - OHAD
Request for alterations at 409 South Royal Street.
Applicant: Moore Construction Group, represented by Rachel DeBaun, Contractor

BOARD ACTION:

On a motion by Mr. Spencer, seconded by Ms. del Ninno, the Board of Architectural Review voted to defer BAR#2026-00130. The motion carried on a vote of 6-0.

SPEAKERS:

Nate Moore, the applicant, presented the submission.

DISCUSSION:

Mr. Adams asked if any work has been completed yet. Mr. Moore responded no.

Ms. Del Ninno said that she agrees with the staff recommendation and that she opposes painting the brick. She thinks the other examples of trim are not appropriate, and that ornate trim is not appropriate on this house.

Ms. Miller supports the staff recommendation, as the property is a twin and she doesn't support the decorative trim.

Ms. Robinson said she appreciates the proposal but changes to the twin are not appropriate. She could support changes if coordinated with the twin.

Mr. Adams said he is not as opposed because house styles change. He thinks twins do not need to remain twins, and is open to supporting a limewash or staining.

Mr. Spencer said that he is not sold on the idea that twins need to remain identical, but he does not support the proposed changes.

Ms. Zandian said she agrees with staff, and that the building should not be painted. She said that any changes should be consistent with the style of the building.

Mr. Moore asked if a stain or different cornice style could be acceptable if coordinated with the twin.

Ms. Miller said she could support minimal changes to the cornice.

Ms. Zandian said she does not support painting but could support the addition of appropriate trim.

Ms. Del Ninno said she would support an improvement at the front steps but doesn't support staining.

Mr. Moore asked if a sealant would be acceptable. Ms. Del Ninno responded that it would trap moisture.

Mr. Spencer said he could support a change in the cornice and upgrading the front entry.

Ms. Zandian suggested working with staff on coming up with a new proposal.

Mr. Spencer said he would like to see the new changes return to the Board.