

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

Board of Architectural Review
Wednesday, September 17, 2025
7:00 p.m., City Council Chamber
City Hall

Members Present: Andrew Scott, Chair
Nastaran Zandian, Vice Chair
Bud Adams
Michael Lyons
Margaret Miller
Theresa del Ninno

Members Absent: James Spencer

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Brendan Harris, Historic Preservation Planner

1 **Call to Order**

The Board of Architectural Review was called to order at 7:00 p.m. Chair Scott, Vice Chair Zandian, Ms. Miller, Ms. del Ninno, Mr. Adams, and Mr. Lyons were present. Mr. Spencer was absent.

2 **Minutes**

Consideration of the minutes of the September 3, 2025 Board of Architectural Review Public Hearing.

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review approved the minutes of the September 3, 2025 meeting as submitted. The motion carried on a vote of 6-0.

New Business

- 3 BAR#2025-00326 - OHAD
Request for alterations at 214 North Fairfax Street.
Applicant: Keith and Kerri Urbahn

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. del Ninno, the Board of Architectural Review voted to accept the applicant's request for deferral of BAR#2025-00326. The motion carried on a vote of 6-0.

Reason:

The applicant accepted the deferral to explore the existing trim and history.

Speakers:

Christine Roberts, representing HAF, spoke in opposition of the application.

Yvonne Callahan, representing OTCA, spoke in opposition of the application.

Luston Turner, 210 N Fairfax St, spoke in support of the application.

Discussion:

Mr. Scott asked if the existing trim is original to the property.

Mr. Lyons agree with staff recommendations, and believes the trim is appropriate.

Ms. Zandian recommended the owner would replace the trim in-kind and add shutters.

Ms. del Ninno agrees that shutters should be considered and that existing trim should remain, if original.

Mr. Adams liked the simplicity of the current trim, proposed design goes too far.

- 4 Consideration of updates to the Board of Architectural Review Bylaws.

BOARD ACTION: On a motion by Mr. Lyons, seconded by Vice Chair Zandian, the Board of Architectural Review voted to approve the updates to the Board of Architectural Review Bylaws as submitted. The motion carried on a vote of 6-0.

- 5 Consideration of updates to the Doors Chapter of the Design Guidelines for the Parker-Gray District and the Old and Historic Alexandria District.

Consideration of updates to the Dormers Chapter of the Design Guidelines for the Parker-Gray District and the Old and Historic Alexandria District.

BOARD ACTION: On a motion by Chair Scott, seconded by Vice Chair Zandian, the Board of Architectural Review voted to approve the updates to the Doors Chapter and the Dormers Chapter of the Design Guidelines for the Parker-Gray District and the Old and Historic Alexandria District as submitted. The motion carried on a vote of 6-0.

Other Business

- 6 Information Session on Proposed Zoning Text Amendments.

BOARD ACTION: The Board of Architectural Review received a presentation on the proposed Zoning Text Amendments.

- 7 **Adjournment**

The Board of Architectural Review Public Hearing was adjourned at 8:33 p.m.