

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

Board of Architectural Review

Wednesday, April 8, 2026

7:00 p.m., 901 Wythe Street

Multipurpose Room

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

Members Absent: Andrew Scott, Chair

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 7:02 p.m. Vice Chair Zandian, Ms. Miller, Ms. del Ninno, Ms. Robinson, and Mr. Adams were present. Chair Scott and Mr. Spencer were absent. Mr. Spencer arrived at docket items #7 & 8.

2 **Minutes**

Consideration of the minutes of the March 18, 2026 Board of Architectural Review Public Hearing.

BOARD ACTION: On a motion by Ms. Miller, seconded by Vice Chair Zandian, the Board of Architectural Review approved the minutes of the March 18, 2026 meeting as submitted. The motion carried on a vote of 5-0.

Consent Calendar

- 3 BAR#2026-00053 - OHAD
Request for signage at 106 North Lee Street.
Applicant: Amir Mostafavi represented by Scott McGhee, Architect

BOARD ACTION:

On a motion by Vice Chair Zandian, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR2026-00053 as submitted. The motion carried on a vote of 5-0.

- 4 BAR#2026-00061 - OHAD

Request for modifications on a previously approved application for an addition at 109 Duke Street.
Applicant: Ann and Christopher Dolin represented by Jorge R. Leon, Architect

BOARD ACTION:

On a motion by Vice Chair Zandian, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR2026-00061 as submitted. The motion carried on a vote of 5-0.

New Business

5&6 BAR#2026-00025 – OHAD

Request for alterations and an addition at 623 South Royal Street.

Applicant: Jay and Erica Levesque represented by Jonathan Parsons, Agent

BAR#2026-00050 – OHAD

Request for partial demolition and encapsulation at 623 South Royal Street.

Applicant: Jay and Erica Levesque represented by Jonathan Parsons, Agent

BOARD ACTION:

On a motion by Ms. Miller, seconded by Ms. Robinson, the Board of Architectural Review voted to approve BAR2026-00025 and BAR2026-00050 as amended. The motion carried on a vote of 5-0.

CONDITION OF APPROVAL:

The proposed porch's roof must have the same slope as the existing one-story rear addition roof.

SPEAKERS:

Jonathan Parsons, the project contractor, was available to answer questions.

DISCUSSION:

Ms. Robinson asked Mr. Parsons to explain the new porch's roof line since the drawing was unclear and the upper part of the new porch is going to be visible. Mr. Parsons explained that one portion of the gable roof will be extended beyond the existing one-story roof. Ms. Zandian showed Mr. Parsons how the roof line of the new porch should be (off camera). Mr. Parsons agreed. Ms. Zandian stated that the proposed porch roof must be aligned with and have the same angle as the existing one-story addition. There was no further discussion.

7&8 BAR#2026-00043 - OHAD

Request for new construction at 1126 Prince Street.

Applicant: Prince Corner Real Estate LLC represented by Stephen Kulinski, Architect

BAR#2026-00042 – OHAD

Request for complete demolition at 1126 Prince Street.

Applicant: Prince Corner Real Estate LLC represented by Stephen Kulinski, Architect

BOARD ACTION:

On a motion by Vice Chair Zandian, seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR2026-00042 as amended. The motion carried on a vote of 5-0, with Mr. Spencer abstaining.

On a motion by Vice Chair Zandian, seconded by Ms. del Ninno, the Board of Architectural Review voted to accept the applicant's request for a deferral of BAR2026-00043. The motion carried on a vote of 5-0, with Mr. Spencer abstaining.

SPEAKERS:

Steve Kulinski, architect, presented project.

Ken Crutchfield, 1118 Prince Street, expressed concerns and asked about alternatives to demolition.

Shawn Lamb, 1130 Prince Street, expressed concerns about demolition, historic character, and lose of windows at 1130 Prince Street.

Christine Roberts, HAF, Agreed with staff recommendations and that the conditions from the 2010 report should be added.

DISCUSSION:

Ms. Robinson stated that the block has smaller houses and is concerned about views from the east.

Ms. del Ninno stated that the design may overwhelm the existing mostly two-story buildings. Questioned is the tower element could be reduced. The sawtooth roof scape is appropriate. She additionally, stated that the proposed building is too similar to the building to the west and asked if the tower can be pushed back.

Ms. Nastaran stated that the rear elevation appears too tall and would prefer it to be brick. She also questioned whether the second and third floor ceilings can be lowered.

Mr. Adams agreed with documenting the exiting property.

- 9 BAR#2026-00051 - OHAD
Request for new construction at 220 & 224 South Peyton Street.
Applicant: Windmill Hill LLC represented by Stephen Kulinski, Architect

BOARD ACTION:

On a motion by Vice Chair Zandian, seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR2026-00051 as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL:

1. Work with staff to further develop the design of the plaza structure(s).
2. Work with staff on the height of the terrace walls.

SPEAKERS:

Cathy Puskar, attorney, introduced the project.

Steve Kulinski, architect, presented the design changes from the concept review to the Certificate of Appropriateness.

Christine Roberts, speaking on behalf of the Historic Alexandria Foundation, said that the Board should keep the archaeology conditions.

Ms. Puskar clarified that the archaeology conditions are only included as part of the site plan.

DISCUSSION:

Ms. Del Ninno asked about the details of the plaza.

Mr. Kulinski responded that they have showed details of the plaza including planters.

Ms. Zandian asked how tall the terrace dividers are.

Mr. Kulinski responded that they are 10 feet tall to allow for trellises.

Ms. Del Ninno said that the design is appropriate and looks good.

Ms. Miller said the project is very nicely done and that the applicant has responded to the Board's previous concerns.

Mr. Adams said that the applicant has responded to the previous Board comments and has improved the design since the concept review.

Ms. Robinson said this project is a strong response to a challenging lot, and will be an asset.

Mr. Spencer said the scale of windows proposed is more appropriate and feels more like a residential building. He supports the project.

Ms. Zandian said the privacy walls could be slightly lowered to appear more open.

10 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 Vice Chair Zandian, seconded by Mr. Spencer, the Board of Architectural Review voted to accept the applicant's request for a deferral of BAR2026-00055. The motion carried on a vote of 6-0.

SPEAKERS:

Patrick Bloomquist, applicant, presented the proposed design

Christine Roberts, HAF, noted that the Washington Street Standards were not included in the staff report and that the proposed balconies facing North Washington Street are not compatible with these standards.

DISCUSSION:

Ms. Zandian stated that the balconies facing North Washington Street are not appropriate and that the ones on the north elevation appear to be stuck onto the building. She suggested that balconies should be either fully or partially recessed.

Mr. Adams agreed that there should not be projecting balconies on the North Washington Street elevation. He noted that the ground floor arched windows should include vertically oriented muntins in lieu of the horizontal orientation.

Mr. Spencer stated that the balconies on all elevations appear stuck onto the building rather than integrated into the design. He suggested that the applicant explore the use of curved balconies with brackets rather than turnbuckles. He also expressed concern about the length of the unsupported roof section at the upper level recessed balconies.

Ms. Miller said that the design for the roof is not consistent with the design for the rest of the building. She stated that the balconies are not appropriate as designed. She asked the applicant about the amount of provided parking and whether the building would be equipped with an elevator. She stated a preference that the rear of the building include a level of articulation similar to the other elevations.

Ms. del Ninno appreciated that the natural brick finish will be retained. She said that the slope of the proposed mansard is too steep as design and should be closer to seventy degrees. She noted that the dormers are too tall and that their roof should not be aligned with the peak of the mansard. She also asked that the mansard roof be extended across the south and a portion of the east elevation.

Mr. Spencer stated that the balconies have too much of an industrial look and said that Juliette balconies could work on the North Washington Street elevation.

Ms. Miller stated that balconies should not be allowed on North Washington Street elevations.

Ms. del Ninno suggested that recessed balconies could be added to the south elevation if the rear wall of the balcony was sufficiently recessed from the property line.

- 11 BAR#2026-00054 – Parker Gray
Request for a concept review at 724, 726, & 728 North Patrick Street.
Applicant: Eric Bernstein and Kirby Holdings LLC represented by Stephen Kulinski, Architect

BOARD ACTION:

The Board of Architectural Review received a presentation and heard public testimony on the proposed concept review of 724, 726, & 728 North Patrick Street.

SPEAKERS:

Steve Kulinski, project architect, presented the design

Rick Wanzer, 728 North Patrick, is the tenant for the building proposed for demolition and asked to be included in updates regarding the project progress.

DISCUSSION:

Ms. Robinson appreciated the level of brick detailing included in the proposal and liked the tower elements at either end of the building. She asked the applicant if the center section could be pushed further back to create greater depth within the elevation.

Ms. Miller expressed support for the project.

Ms. Zandian agreed that greater depth for the center section would provide more visual interest and asked the applicant to provide material samples when the project returns to the Board.

Mr. Spencer stated that he supports the proposed height, mass, scale, and general architectural character. He suggested that the applicant explore a slightly different masonry color for the end portions. He also asked the applicant what the material would be at the upper levels, the applicant replied that they would be a Boral lap siding.

Ms. del Ninno expressed concern regarding the transition of the building to the smaller building to the south of the site and suggested that the applicant consider stepping the building down at this end of the site.

12 Adjourment

The Board of Architectural Review Public Hearing was adjourned at 9:08 p.m.