

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

Board of Architectural Review
Wednesday, March 5, 2025
7:00 p.m., City Council Chamber
City Hall

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

Members Absent: James Spencer

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Amirah Lane, Historic Preservation Planner

1 **Call to Order**

The March 5, 2025 Board of Architectural Review meeting was called to order at 7:00 pm. 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 from the February 19, 2025, Board of Architectural Review Public Hearing.

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Zandian, the Board of Architectural Review approved the minutes of the February 19, 2025 meeting as submitted. The motion carried on a vote of 5-0-1, with Ms. del Ninno abstaining.

Unfinished Business and Items Previously Deferred

3 BAR#2025-00021 - OHAD
Request for alterations at 417 King Street.
Applicant: Taco Bell of America represented by Joanie Godsey, Architect

BOARD ACTION: On a motion by Ms. Del Ninno, seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2025-00021 as amended. The motion carried on a vote of 6 to 0.

Speakers:

Justina Kueker, representing the owner, was available for questions.

Discussion:

Ms. Miller asked for clarification on the use and asked if the applicant had a color preference.

Ms. del Ninno asked the applicant if they had read the staff report and conditions.

New Business

4 & 5 BAR#2025-00017 – OHAD

Request for alterations at 326 A Commerce Street.

Applicant: Clare Chmiel & Jonathan Peterson by Stephanie Diamond, Architect

BAR#2025-00018 – OHAD

Request for a partial demolition and encapsulation at 326 A Commerce Street.

Applicant: Clare Chmiel & Jonathan Peterson by Stephanie Diamond, Architect

BOARD ACTION: On a motion by Ms. Miller, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2025-00017 & BAR#2025-00018 as submitted. The motion carried on a vote of 6 to 0.

Speakers:

Stephanie Dimond, architect, was available for questions.

Discussion:

The project was approved without discussion.

6 & 7 BAR#2025-00035 - OHAD

Request for alterations at 1201 E Abingdon Drive.

Applicant: PF III Abingdon LLC and 1201 Parkway Center LLC by Ken Wire and Megan Rappolt, Attorneys

BAR#2025-00036 - OHAD

Request for partial demolition and encapsulation at 1201 E Abingdon Drive.

Applicant: PF III Abingdon LLC and 1201 Parkway Center LLC by Ken Wire and Megan Rappolt, Attorneys

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review voted to defer BAR#2025-00035 and BAR#2025-00036. The motion carried on a vote of 6-0.

Speakers:

Jack Kane, representing the owner, introduced the project.

Federico Soifer, project architect, presented the proposed design.

Discussion:

Mr. Scott asked for clarification regarding the replacement of brick on the existing portion of the building. The applicant indicated that the existing brick would remain with areas of patches to match existing as needed.

Ms. Miller asked for the location of the entrance to the parking garage. The applicant noted its location at the north end of the site.

Ms. del Ninno asked about the meaning of the term semi-private in reference to the courtyard and asked for the height of the proposed fence between the courtyard and the sidewalk. The applicant stated that the gates to the courtyard would be open during the day and locked at night. He also clarified that the height of the new fence would be approximately 6' tall.

Ms. del Ninno asked the applicant if mechanical louvers would be located at the building exterior. The applicant stated that the mechanical equipment would be located on the roof and that the only wall penetrations would be for small exhaust vents.

Ms. Miller appreciated the improvements to the building design, noting the mix of contemporary and historic elements. She expressed concern that the color scheme is trendy and will look outdated in the future. She noted that the entrance to the courtyard needs to be more prominent than it is currently shown.

Mr. Lyons expressed support for the project, noting that the applicant has addressed the concerns of the Board.

Ms. del Ninno agreed with previous comments regarding the entrance to the courtyard, stating that this entrance should be more prominent. She stated a preference for a more quiet scheme that would not have as strong a vertical proportion.

Mr. Adams also agreed with comments regarding the prominence of the courtyard entry. He further suggested that the vertical courtyard element could be more three dimensional through the use of balconies.

Ms. Zandian suggested that the vertical pier adjacent to the corner be more narrow to give it a more elegant form. She clarified with the applicant that no existing window openings are being closed at the south end of the existing building.

Mr. Scott appreciated the high level of detail shown in the proposed design, including the masonry and metal work. He summarized comments from other Board members who noted a preference for a more prominent courtyard entrance and a quieter design for the façade.

8 & 9 BAR#2025-00037 - OHAD

Request for alterations and an addition at 207 S Alfred Street. Applicant: Gregory & Lari Anne Kunderinger by Steve Kulinski, Architect

BAR#2025-00032 - OHAD

Request for a partial demolition and encapsulation at 207 S Alfred Street.

Applicant: Gregory & Lari Anne Kundinger by Steve Kulinski, Architect

BOARD ACTION: On a motion by Ms. Zandian, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2025-00037 and BAR#2025-00032. The motion carried on a vote of 6-0.

Speakers:

Steve Kulinski, project architect, gave a brief summary of the project, noting that the project goal is to convert an office to a house. He was available to answer questions.

Discussion:

Mr. Scott asked if Mr. Kulinski had read staff recommendations. Mr. Kulinski responded in the affirmative and noted that he was happy to comply with them.

Ms. del Ninno asked if the porch was on the east end of the house. Mr. Kulinski advised that it is on the west end. She then asked if he proposed demolishing a fireplace, removing brick wall to enlarge the family room. Mr. Kulinski verified that. She asked if it's original. Mr. Kulinski hasn't been able to assess that yet but noted that it's not very large. He thinks that it may have been part of a cooking kitchen but it was definitely not in the formal front parlor.

Mr. Conkey asked for clarification, as to whether or not this was an interior wall. Ms. Del Ninno told him yes, it's an interior wall but it was probably originally an exterior wall when it was a porch.

No public questions or comments.

Ms. del Ninno thinks it's easy to remove the dilapidated porch and that the addition is nice. She also understands the need to remove the historic back wall, noting it would be nice to keep some of it if possible.

Mr. Lyons supports the project with staff recommendations.

Mr. Adams thinks it looks very nice but that the new steps need a handrail. Mr. Kulinski agreed.

Ms. Miller approves of the project, noting that the three visible facades of the house are all different. She asked how Mr. Kulinski intends to fill in the window on the north elevation. Mr. Kulinski told her that it would be a waterproof panel with a brick mold to hold it in place. It would then have a stucco finish.

Ms. Nastaran agrees with staff recommendations.

Mr. Scott thinks it's a beautiful design and supports it. He appreciates the restoration of the vestibule doors at the front entrance.

Other Business

No other business was discussed.

10 **Adjournment**

The Board of Architectural Review meeting was adjourned at 7:40 p.m.