

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

Board of Architectural Review

Wednesday, June 3, 2026

7:00 p.m., 901 Wythe Street

Multipurpose Room

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

Members Absent: None

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Julie Weisgerber, Historic Preservation Principal Planner

1 Call to Order

The Board of Architectural review was called to order at 7:02 p.m. All members were present.

2 Minutes

Consideration of the minutes of the May 20, 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 May 20, 2026 meeting as submitted. The motion carried on a vote of 7-0.

Unfinished Business and Items Previously Deferred

3 BAR2026-00043 - OHAD

Request for new construction at 1126 Prince Street.

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

BOARD ACTION:

On a motion by Ms. Miller, seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR2026-00043 as submitted. The motion carried on a vote of 7-0.

SPEAKERS:

Stephen Kulinski, Architect, presented project
Sean Lambe, property owner at 1130 Prince St.

DISCUSSION:

Ms. Robinson asked the applicant for material clarification on the rear and side elevations. Stated that seeing the proposed amount of slate on a flat surface is unusual.

Ms. Zandian expressed appreciation for the rear elevation changes. She also preferred the previous window layout on the façade.

Ms. Miller appreciated the changes and would prefer the previous façade layout, but understands the reasons for the changes.

Ms. del Ninno appreciates the brick on the east elevation. She also pointed out that 8-foot building heights can be reasonable in projects. Recommended to investigate a light-well option for the adjoining elevation.

Mr. Scott stated that the project has improved with architectural detailing and appreciated the wrapped brick and updated brick design.

New Business

4 APPLICANT HAS REQUESTED DEFERRAL

BAR2026-00130 – 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 Vice Chair Zandian, the Board of Architectural Review voted to approve the applicant's request for a deferral. The motion carried on a vote of 7-0.

5 Adjournment

The Board of Architectural Review Public Hearing was adjourned at 7:28 p.m.