

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

Board of Architectural Review

Thursday, July 2, 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: Amirah Lane, Historic Preservation Planner

1 Call to Order

The Board of Architectural review was called to order at 7:00 p.m. All members were present.

2 Minutes

Consideration of the minutes of the June 17, 2026 Board of Architectural Review Public Hearing.

BOARD ACTION: On a motion by Mr. Spencer, seconded by Ms. Miller, the Board of Architectural Review approved the minutes of the June 17, 2026 meeting as submitted. The motion carried on a vote of 7-0.

Consent Calendar

3 BAR2026-00152 - OHAD

Request for signage and alterations at 400 King Street, Suite 2 (Parcel Address: 480 King Street).
Applicant: Life Alive Organic Café represented by Gary Brent

BOARD ACTION:

This item was moved from the Consent Calendar and heard before item 4. On a motion by Mr. Spencer, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR2026-00152 as submitted. The motion carried on a vote of 7-0.

SPEAKERS:

Gary Brent, applicant representative, available for questions.

DISCUSSION:

Ms. Miller pulled the application from the consent calendar to verify the alignment of the wording on the canopy sign. Mr. Bent confirmed that the wording will be centered.

New Business

- 4 BAR2026-00164 - OHAD
Request for alterations at 312 North Fairfax Street.
Applicant: Margaret and Robert Pasquerella

BOARD ACTION:

On a motion by Ms. Miller, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR2026-00164 as submitted. The motion carried on a vote of 7-0.

SPEAKERS:

Margaret and Robert Pasquerella, the applicants, were available to answer questions.

DISCUSSION:

Ms. Del Ninno asked why the applicants wanted to use insert windows instead of full-frame replacements.

Mr. Pasquerella responded that it was due to cost and the fact that the frames are in good shape.

Mr. Scott said that the Board sometimes opposes insert windows, but this case seems appropriate because this is a modern building and the windows are far from the public right-of-way.

- 5 & 6 BAR2026-00205 - OHAD
Request for alterations and an addition at 119 Wolfe Street.
Applicant: Anne Altizer represented by Derek Binsted, Architect

BAR2026-00206 - OHAD
Request for partial demolition and encapsulation at 119 Wolfe Street.
Applicant: Anne Altizer represented by Derek Binsted, Architect

BOARD ACTION:

On a motion by Ms. Miller, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR2026-00205 and BAR2026-00206 as submitted. The motion carried on a vote of 7-0.

SPEAKERS:

Derek Binsted, the architect, was available to answer questions.

DISCUSSION:

None.

7 Adjournment

The Board of Architectural Review Public Hearing was adjourned at 7:12 p.m.