

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

Board of Architectural Review

Wednesday, May 21, 2025

7:00 p.m., City Council Chamber
City Hall

Members Present: Andrew Scott, Chair
Bud Adams
Theresa del Ninno
Michael Lyons
James Spencer

Members Absent: Nastaran Zandian, Vice Chair
Margaret Miller

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Marina Novaes, Historic Preservation Planner

1 **Call to Order**

The Board of Architectural Review was called to order at 7:04 p.m. Chair Scott, Mr. Spencer, Ms. del Ninno, Mr. Adams, and Mr. Lyons were present. Vice Chair Zandian and Ms. Miller were absent.

2 **Minutes**

Consideration of the minutes from the May 7, 2025, Board of Architectural Review Public Hearing.

BOARD ACTION: On a motion by Mr. Spencer, seconded by Mr. Lyons, the Board of Architectural Review approved the minutes of the May 7, 2025 meeting as submitted. The motion carried on a vote of 5-0.

Consent Calendar

- 3 BAR#2025-00128 - OHAD
Request for window blanket approval for Riverton Condominium units (parcel address: 610 Bashford Lane) and alterations for 500 Bashford Lane Unit 3322.
Applicant: Bonnie J. Swanson

BOARD ACTION: On a motion by Ms. del Ninno, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR#2025-00128 as submitted. The motion carried on a vote of 5-0.

- 4 BAR #2025-00161 - OHAD
Request for alterations at 418 South Washington Street.
Applicant: Alexandria Roofing Co., Inc. represented by Matt Stallings, Contractor

BOARD ACTION: On a motion by Ms. del Ninno, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR#2025-00161 as submitted. The motion carried on a vote of 5-0.

Unfinished Business and Items Previously Deferred

- 5&6 BAR#2025-00035 - OHAD
Request for alterations and new construction at 1201 East 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 East 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. Spencer, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2025-00035 and BAR#2025-00036 as submitted. The motion carried on a vote of 3-2, with Mr. Adams and Ms. del Ninno voting against.

Speakers:

Ken Wire, attorney representing the applicant, introduced the project.

Benjamin Kasdan, FAIA, project architect, reviewed the changes made to the design since the previous hearing.

Andrea Haslinger, 522 Bellevue Place, expressed concern regarding access to the site from the east side of the building.

Gail Rothrock, 209 Duke Street, stated that the proposed design is not consistent with the Washington Street Standards and that the precedent images used for the proposal were not subject to these standards.

Al Cox, 311 North Alfred Street, explained the origins of the Washington Street Standards and stated that the proposed design does not comply with these standards.

Yvonne Callahan, 735 South Fairfax Street, stated that the revised brick color is an improvement, but the overall design is not consistent with the Washington Street Guidelines. She noted that the National Park Service has not recently been involved in the review of these cases.

Discussion:

Mr. Spencer appreciated the revised brick color and stated that he could support the proposal.

Mr. Lyons stated that he has supported this project previously and continues to support its approval

with the revised brick color.

Ms. del Ninno appreciated the design revisions, including the new brick color but stated that the proposed design is not compatible with the Washington Street Standards and that it detracts from the memorial character of the parkway.

Mr. Adams noted that the nearby townhouses were designed to be evocative of the historic townhouses found in the historic district. Despite the design changes, he remained unconvinced that the proposed design is appropriate for this location. He asked staff to provide a checklist for how Washington Street standards are met for future projects.

Mr. Scott agreed that a breakdown of how a proposed design addresses the Washington Street Standards would be helpful in evaluating projects such as this. He noted that the project is an addition to a 1980s era office building and found that the proposed design is compatible with the Washington Street Standards.

New Business

- 7 BAR #2025-00098 - OHAD
Request for alterations at 222 South West Street.
Applicant: Linett Axelsson represented by Karen Conkey, Architect

BOARD ACTION: On a motion by Mr. Spencer, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2025-00098 as amended. The motion carried on a vote of 5-0.

SPEAKERS:

Karen Conkey, Architect, explained the project and was available to answer questions.

DISCUSSION:

Ms. del Ninno asked for clarification on the proposed alternative wood to fiber cement siding transition on the side elevation.

Mr. Adams would prefer the German lap siding profile to remain and disagrees with the height of the windows on the façade.

Mr. Lyons has no objection to the window alterations. Believes that the siding visible from the public street should match existing siding.

Mr. Spencer opposes the idea of not have wood siding on the façade.

Mr. Scott agrees that the window on the front façade is a missed opportunity. The building should have wood siding on all visible portions of the side elevation.

- 8 BAR #2025-00138 - OHAD
Request for alterations at 217 South Fairfax Street.
Applicant: Jane Thorpe represented by Harry Frazier Sr.

BOARD ACTION: On a motion by Mr. Spencer, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2025-00138 as submitted. The motion carried on a vote of 5-0.

SPEAKERS:

Harry Frazier, the contractor, was available to answer questions.

DISCUSSION:

Mr. Scott asked Mr. Frazier to clarify that the work was done without BAR approval.

Mr. Frazier explained that they initially planned to replace a few boards but realized that many of them were rotten and a full replacement was needed.

9 **APPLICANT REQUESTING DEFERRAL**

BAR #2025-00139 - OHAD

Request for alterations and new construction at 802 & 808 North Washington Street.

Applicant: 808 Washington LLC represented by Ken Wire and Megan Rappolt, Attorneys

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#2025-00139. The motion carried on a vote of 5-0.

10&11 **BAR #2025-00140 - OHAD**

Request for alterations and an addition at 303 Queen Street.

Applicant: John S. Williams represented by Robert Bentley Adams

BAR #2025-00141 - OHAD

Request for partial demolition and encapsulation at 303 Queen Street.

Applicant: John S. Williams represented by Robert Bentley Adams

BOARD ACTION: On a motion by Ms. del Ninno, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR#2025-00140 and BAR#2025-00141 as amended. The motion carried on a vote of 4-0, with Mr. Adams abstaining.

SPEAKERS:

Phyllis Williams, wife of the applicant and co-owner of the property, gave a history of the property, which Mr. Williams' family has owned for several decades. When Mr. and Mrs. Williams inherited the property in November of 2024 it was in very poor condition.

Wayne Fisher spoke in support of the application. He has known the house and the Williams family for six months. He noted that the interior of the house was a mess when the Williams inherited it. In January of 2025, he managed an estate sale of the contents and recommended that the family hire Mr. Adams as their architect.

Scott Corzine, who resides in the same block of Queen Street, endorsed the proposal, noting that it is tasteful and respects the size and scale of the City. He wholeheartedly backed the proposal.

DISCUSSION:

Ms. Del Ninno asked if the roof ridge would be higher. Mrs. Williams responded that it would be the same height as the roof ridges of the neighboring properties. Ms. Del Ninno noted that the ridge line in the rear may have a gap, as the dormer isn't the full width of the house. The drawings of the front/south elevation do not properly show this. She recommended that staff work with the architect, Mr. Adams, on that aspect of the design.

- 12 Consideration of proposed updates to the Board of Architectural Review Administrative Review Policies for signs in the Historic Districts.

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve the proposed updates to the Board of Architectural Review Administrative Review Policies for signs in the Historic Districts as submitted. The motion carried on a vote of 5-0.

Other Business

No other business was discussed

- 13 **Adjournment**

The Board of Architectural Review Public Hearing was adjourned at 8:29 p.m.