

\*\*\*\*\***DRAFT MINUTES**\*\*\*\*\*

Board of Architectural Review  
**Wednesday, April 22, 2026**  
7:00 p.m., 901 Wythe Street  
Senior Room

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

Members Absent:     Margaret Miller

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. Vice Chair Zandian, Ms. Miller, Ms. del Ninno, Ms. Robinson, and Mr. Adams were present. Ms. Miller was absent.

**2     Minutes**

Consideration of the minutes of the April 8, 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 April 8, 2026 meeting as submitted. The motion carried on a vote of 6-0.

**New Business**

**3     BAR#2026-00064 - OHAD**  
Request for alterations at 608 South Fairfax Street.  
Applicant: Ramesh Ponnuru represented by Donald Foster, Agent

**BOARD ACTION:**  
On a motion by Vice Chair Zandian, seconded by Mr. Adams, the Board of Architectural Review voted to deny BAR#2026-00064. The motion carried on a vote of 5-1, with Chair Scott voting against.

**SPEAKERS:**

Don Foster, representing the applicant, introduced the project and explained why he believes the proposed door is appropriate for the Federal Revival style.

**DISCUSSION:**

Mr. Scott asked Mr. Conkey to clarify the Board's policy on storm doors. Mr. Conkey replied that storm doors do not require approval because they are temporary and protect the main door.

Mr. Adams asked if the transom above the existing door is divided into three lites and asked if it would be changed. Mr. Foster replied that it is three lites and will not be changed.

Mr. Adams said the solid door is more appropriate, particularly with the transom above it. He thinks the six-lite door would look uncoordinated. He agrees with the staff recommendation.

Ms. Robinson said that she believes there is a design that was previously approved that incorporates two glass lites. Mr. Conkey clarified that this was administratively approved by staff. Ms. Robinson thinks the design guidelines are clear and that the portion of glass to solid on the front of the building would be disrupted by a full-glass door. Also, the surrounding buildings are in a Federal style.

Ms. Zandian said she agrees with the other Board members and that the all-wood or 4-wood with 2 lites style would be appropriate.

Mr. Adams said that if the homeowner installed a clear glass storm door, they could leave the wood door open to let in more natural light.

Ms. del Ninno agreed with Mr. Adams and thinks the front door should be solid wood.

Mr. Scott said that there are Federal style doors with glass inserts and he would be willing to approve the proposed door.

- 4 BAR#2026-00074 - OHAD  
Request for complete demolition and encapsulation at 707 Oronoco Street (Parcel Address: 500 North Washington Street.  
Applicant: Kulinski Group Architects PC, represented by Stephen Kulinski, Architect

**BOARD ACTION:**

On a motion by Mr. Spencer, seconded by Vice Chair Zandian, the Board of Architectural Review voted to approve BAR#2026-00074 as submitted. The motion carried on a vote of 6-0.

**SPEAKERS:**

Mr. Steve Kulinski, the project architect, gave a brief project explanation and was available to answer any questions.

Mr. Colin Leach, resident at 207 S. Alfred Street, spoke in favor of the project.

**DISCUSSION:**

Ms. Zandian asked staff if the ancillary was built later than the main building. Mr. Conkey clarified that the garage was built around 1958 and its modification to office occurs in the 2000s.

Mr. Scott asked the architect if the reason for the total demolition was to increase the property's FAR. Mr. Kulinski agreed.

Ms. del Ninno remarked that the building is very visible from Washington Street and that any modification or new construction to the site will require Board approval. Mr. Kulinski acknowledged.

There was no further discussion.

- 5 BAR#2026-00076 – OHAD  
Request for alterations at 115 Queen Street.  
Applicant: Melissa Sordyl represented by Susan Frei, Agent

**BOARD ACTION:**

On a motion by Mr. Spencer, seconded by Ms. Robinson, the Board of Architectural Review voted to approve BAR#2026-00076 as amended. The motion carried on a vote of 6-0.

**CONDITION OF APPROVAL:**

The applicant is authorized to work with staff to find a similar product to the Brava synthetic slate.

**SPEAKERS:**

Susan Frei, representing the applicant, introduced the project and explained why she doesn't agree with the staff recommendation to use synthetic slate, as well as her concerns about material availability.

**DISCUSSION:**

Ms. Zandian asked if the applicant had considered using real slate. Ms. Frei responded that the company that manufactures the same type of real slate on the roof has gone out of business.

Mr. Scott asked if the applicant had considered just replacing the new slate roof. Ms. Frei responded that she did not.

Mr. Scott asked Mr. Conkey to clarify what the guidelines would require in this case. Mr. Conkey responded that real slate must be replaced by real slate under the administrative approval guidelines. However, the Board sometimes does make exceptions for modern buildings.

Mr. Adams said the roof slope is very shallow and is in the middle of the block, making it hardly

visible. He said that because of that, he would be willing to support the use of synthetic slate.

Ms. del Ninno asked if there are other synthetic slate options that the applicant considered. Ms. Frei responded that they did look at other options.

Mr. Scott said that this neighborhood is unique because the developer chose a variety of different roof styles and materials. He is comfortable with the use of any kind of synthetic slate, but not with the switch to composition shingles.

Ms. del Ninno agreed with Mr. Scott and said that using the synthetic slate would allow the snowguards to remain.

Ms. Zandian and Ms. Robinson agreed with Mr. Scott.

**6 APPLICANT HAS REQUESTED A DEFERRAL**

BAR#2026-00071 - OHAD

Request for partial demolition and encapsulation at 732 North Washington Street.

Applicant: 732 and 806 Development LLC, represented by Kenneth Wire, Attorney

**BOARD ACTION:**

Without objection, the Board of Architectural Review approved deferral of BAR2026-00071.

**7 APPLICANT HAS REQUESTED A DEFERRAL**

BAR#2026-00078 – Parker Gray

Request for partial demolition and encapsulation at 1019 Cameron Street.

Applicant: Robert T. Pizzano Contractors, Inc represented by M. Catharine Puskar, Attorney

**BOARD ACTION:**

Without objection, the Board of Architectural Review approved deferral of BAR2026-00078.

**Other Business**

**8 BAR Design Guidelines Committee Memo**

**BOARD ACTION:**

On a motion by Vice Chair Zandian, seconded by Mr. Spencer, the Board of Architectural Review approved the Design Guidelines Committee Updates. The motion carried on a vote of 6-0.

**9 Discussion on Fiber Cement**

**BOARD ACTION:**

The Board of Architectural Review received a presentation from staff on Fiber Cement.

## **10    Adjournment**

The Board of Architectural Review Public Hearing was adjourned at 8:34 p.m.