

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

Board of Architectural Review

Thursday, July 2, 2025

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

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

Members Absent: None

Secretary: Susan Hellman, Historic Preservation Architect

Staff Present: Marina Novaes, Historic Preservation Planner

1 **Call to Order**

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

2 **Minutes**

Consideration of the minutes from the June 18, 2025, Board of Architectural Review Public Hearing.

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review approved the minutes of the June 18, 2025 meeting as submitted. The motion carried on a vote of 7-0.

Consent Calendar

- 3 BAR#2025-00217 - Parker Gray
Request for alterations at 1324 Princess Street.
Applicant: Tim Riley

BOARD ACTION: This item was moved from the Consent Calendar and heard before items 4 & 5. On a motion by Mr. Spencer, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2025-00217 as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL:

1. That the new windows be full frame replacement instead of insert windows as proposed by the applicant.

REASON

Mr. Spencer removed the item from the consent calendar because he had questions about the window policy.

SPEAKERS:

Johan Plenter, Home Depot district manager, representing the applicant stated that the replacement windows they were proposing were full frame, not insert windows. He was available to answer questions.

DISCUSSION:

Mr. Spencer asked staff if the Parker Gray window policy allows insert windows. Ms. Novaes explained that since the policy changed, staff can no longer approve insert windows in either district. Mr. Spencer made a motion to approve full frame replacement windows.

New Business

4&5 BAR#2025-00209 - OHAD

Request for a partial demolition and encapsulation at 322 Commerce Street.

Applicant: Sandra Parsons represented by Eduardo Grassioto

BAR#2025-00211 - OHAD

Request for alterations at 322 Commerce Street.

Applicant: Sandra Parsons represented by Eduardo Grassioto

BOARD ACTION: On a motion by Mr. Lyons, seconded by Vice Chair Zandian, the Board of Architectural Review voted to approve BAR#2025-00209 and BAR#2025-00211 as amended. The motion carried on a vote of 7-0.

REASON

The Board found the project to be appropriate for this building.

SPEAKERS:

Eduardo Grassioto, contractor for the project, was available to answer questions.

DISCUSSION:

Ms. Del Ninno stated that she had no problem with the application but felt that the design did not need all of the window mullions, as they are not in keeping with the first and second floors. Mr. Grassioto indicated that the windows will be Pella Lifestyle, aluminum clad, clear, with no divided lites.

6 BAR#2025-00215 - OHAD

Request for signage at 621 King Street.

Applicant: Jesse Amador

BOARD ACTION: On a motion by Ms. del Ninno, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR#2025-00215 as amended, with staff recommendations regarding the lighting, and also providing the applicant flexibility to replace the blade sign with a wall sign. The motion carried on a vote of 7-0.

REASON

The Board supported the application and added a condition as noted above.

SPEAKERS:

Jesse Amador, applicant, explain application and available for questions. Additionally, the applicant asked for modifications to the staff's recommendations.

DISCUSSION:

Ms. del Ninno asked if the proposed blade sign would be internally lit.

Ms. Miller asked about the height of the lettering in relation to other signs on the street.

Mr. Spencer proposed an alternative design option of two wall signs, with one sign above each window and no blade sign.

Ms. Miller asked about the total number of signs allowed by the sign policy.

Other Business

Tersha Currier with the Riverton Condominium Association spoke to the Board about scooter parking. First, she complimented and thanked the Board for their work. Then she asked about a new parking area for scooters that was recently installed along Bashford Lane at the entrance to the community. Mr. Scott advised her to file a complaint with the City, as this is a Zoning matter, not a Historic Preservation matter. Ms. Hellman suggested that Ms. Currier submit an Alex311. Ms. Currier responded that she already had done so six times and the response was that "this isn't a historic preservation thing." Mr. Scott then recommended going to a City Council public hearing.

7 Adjournment

The Board of Architectural Review Public Hearing was adjourned at 7:39 p.m.