

City of Alexandria

*Charles Houston Recreation Center
901 Wythe Street
Alexandria, Va 22314*



Action Docket

Wednesday, April 8, 2026

7:00 PM

Board of Architectural Review Public Hearing

Project Locator Map

Attachments: [Project Locator Map](#)

1 Call To Order

The Board of Architectural Review was called to order at 7:02 p.m. Vice Chair Zandian, Ms. Miller, Ms. del Ninno, Ms. Robinson, and Mr. Adams were present. Chair Scott and Mr. Spencer were absent. Mr. Spencer arrived at docket items #7 & 8.

Minutes

2 Consideration of the minutes of the March 18, 2026 Board of Architectural Review Public Hearing.

Attachments: [3.18.26 Draft Minutes](#)

On a motion by Ms. Miller, seconded by Vice Chair Zandian, the Board of Architectural Review approved the minutes of the March 18, 2026 meeting as submitted. The motion carried on a vote of 5-0.

Consent Calendar

3 BAR2026-00053 - OHAD Request for signage at 106 North Lee Street. Applicant: Amir Mostafavi represented by Scott McGhee, Architect

Attachments: [BAR2026-00053 Staff Report](#)

On a motion by Vice Chair Zandian, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR2026-00053 as submitted. The motion carried on a vote of 5-0.

4 BAR2026-00061 - OHAD Request for modifications on a previously approved application for an addition at 109 Duke Street. Applicant: Ann and Christopher Dolin represented by Jorge R. Leon, Architect

Attachments: [BAR2026-00061 Staff Report](#)
[Additional Materials](#)

On a motion by Vice Chair Zandian, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR2026-00061 as submitted. The motion carried on a vote of 5-0.

New Business

5&6

BAR2026-00025 - OHAD

Request for alterations and an addition at 623 South Royal Street.
Applicant: Jay and Erica Levesque represented by Jonathan Parsons,
Agent

BAR2026-00050 - OHAD

Request for partial demolition and encapsulation at 623 South Royal
Street.
Applicant: Jay and Erica Levesque represented by Jonathan Parsons,
Agent

Attachments: [BAR2026-00025 & BAR2026-00050 Staff Report](#)

**On a motion by Ms. Miller, seconded by Ms. Robinson, the Board of
Architectural Review voted to approve BAR2026-00025 and BAR2026-00050 as
amended. The motion carried on a vote of 5-0.**

7&8

BAR2026-00043 - OHAD

Request for new construction at 1126 Prince Street.
Applicant: Prince Corner Real Estate LLC represented by Stephen
Kulinski, Architect

BAR2026-00042 - OHAD

Request for complete demolition at 1126 Prince Street.
Applicant: Prince Corner Real Estate LLC represented by Stephen
Kulinski, Architect

Attachments: [BAR2026-00042 & BAR2026-00043 Staff Report](#)
[Additional Materials](#)

Mr. Spencer arrived at docket items #7 & 8.

**On a motion by Vice Chair Zandian, seconded by Mr. Adams, the Board of
Architectural Review voted to approve BAR2026-00042 as amended. The
motion carried on a vote of 5-0, with Mr. Spencer abstaining.**

**On a motion by Vice Chair Zandian, seconded by Ms. del Ninno, the Board of
Architectural Review voted to accept the applicant's request for a deferral of
BAR2026-00043. The motion carried on a vote of 5-0, with Mr. Spencer
abstaining.**

9

BAR2026-00051 - OHAD

Request for new construction at 220 & 224 South Peyton Street.
Applicant: Windmill Hill LLC represented by Stephen Kulinski, Architect

Attachments: [BAR2026-00051 Staff Report](#)
 [Staff Memo](#)

On a motion by Vice Chair Zandian, seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR2026-00051 as amended. The motion carried on a vote of 6-0.

10

BAR2026-00055 - OHAD
Request for alterations and an addition at 732 North Washington Street.
Applicant: 732 and 806 Development LLC represented by Kenneth Wire, Attorney

Attachments: [BAR2026-00055 Staff Report](#)

On a motion by Vice Chair Zandian, seconded by Mr. Spencer, the Board of Architectural Review voted to accept the applicant's request for a deferral of BAR2026-00055. The motion carried on a vote of 6-0.

11

BAR2026-00054 - Parker-Gray
Request for a concept review at 724, 726, & 728 North Patrick Street.
Applicant: Eric Bernstein and Kirby Holdings LLC represented by Stephen Kulinski, Architect

Attachments: [BAR2026-00054 Staff Report](#)

The Board of Architectural Review received a presentation and heard public testimony on the proposed concept review of 724, 726, & 728 North Patrick Street.

Other Business

12 **Adjournment**

The Board of Architectural Review Public Hearing was adjourned at 9:08 p.m.

Administrative Approvals

BAR2026-00065
Request for window replacement at 607 Bashford Lane, Unit 3.
Applicant: Ramsey Gorchev

BAR2026-00067
Request for light replacement at 726 South Union Street.
Applicant: Katharine Grafton

BAR2026-00070
Request for signage at 101 South Saint Asaph Street, Unit A.

Applicant: Ezgi Kaya

BAR2026-00047

Request for window replacement at 15 Keith's Lane.

Applicant: Brett Hopkins

BAR2026-00075

Request for door and window replacement at 15 Alexander Street.

Applicant: Kathleen Lynch

BAR2026-00082

Request for gas meter installation at 811 South Lee Street.

Applicant: Charles Lawler

BAR2026-00087

Request for window replacement at 715 South Washington Street.

Applicant: Katherine Barton

BAR2026-00089

Request for window replacement at 811 South Lee Street

Applicant: Charles Lawler

BAR2026-00084

Request for fence replacement at 623 South Royal Street.

Applicant: Erica Levesque

BAR2026-00081

Request for signage at 1022 King Street.

Applicant: Veronica Castaneda

BAR2026-00099

Request for roof replacement at 205 Wolfe Street.

Applicant: Marg Madsen

BAR2026-00096

Request for steps replacement at 245 Buchanan Street.

Applicant: Nathan Zencey

BAR2026-00083

Request for masonry repair at 906 Prince Street, Unit 101.
Applicant: Robert Null

BAR2026-00085

Request for slate replacement at 1736 Carpenter Road.
Applicant: Fay Iudicello