

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

Board of Architectural Review  
**Wednesday, December 17, 2025**  
7:00 p.m., City Council Chambers  
City Hall

Members Present: Andrew Scott, Chair  
Bud Adams  
Frances Pratt  
Theresa del Ninno

Members Absent: Nastaran Zandian, Vice-Chair  
James Spencer  
Margaret Miller

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Planner

## 1 **Call to Order**

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

## 2 **Minutes**

Consideration of the minutes of the December 3, 2025 Board of Architectural Review Public Hearing.

**BOARD ACTION:** On a motion by Ms. del Ninno, seconded by Ms. Pratt, the Board of Architectural Review approved the minutes of the December 3, 2025 meeting as submitted. The motion carried on a vote of 4-0.

## **Consent Calendar**

- 3 BAR#2025-00490 - OHAD  
Request for alterations at 311 North Alfred Street.  
Applicant: Al and Kathy Cox

**BOARD ACTION:** This item was moved from the Consent Calendar and heard before items 9 & 10. On a motion by Mr. Adams, seconded by Ms. Pratt, the Board of Architectural Review voted to approve BAR#2025-00490 as submitted. The motion carried on a vote of 4-0.

**REASON:**

The Board agreed with the findings of staff

**SPEAKERS:**

Brad Fleetwood, 312 North Columbus Street, expressed concern about the location of the condenser unit on the side of the building facing the alley and asked if it could be located on the west elevation facing the yard. He further expressed concern about the after the fact nature of the proposal.

Al Cox, applicant, described that the emergency relocation was necessary because of a dispute with a neighbor regarding the location of the property line. It was necessary to relocate the unit immediately in order to maintain the interior temperature of a rental unit in the outbuilding.

**DISCUSSION:**

Ms. Pratt asked if the unit could be located on the yard side of the structure. The applicant responded that due to the interior layout that location would not work.

Ms. Pratt asked if a cover or screening could be installed to disguise the condensing unit. The applicant noted that the clearance requirements would make any screening very large and that in the past the Board has often found that the screening of a unit is more disruptive to the structure than the unit itself.

Ms. del Ninno asked the applicant for the age of the outbuilding on which the unit is installed. The applicant responded that the garage was built of CMU in 1977.

- 4 BAR#2025-00494 - OHAD  
Request for alterations at 1022 King Street.  
Applicant: Churrok's Inc

**BOARD ACTION:** On a motion by Ms. Pratt, seconded by Chair Scott, the Board of Architectural Review voted to approve BAR#2025-00494 as submitted. The motion carried on a vote of 4-0.

**SPEAKERS:**

None – this remained on consent.

**DISCUSSION:**

None – this remained on consent.

- 5 BAR#2025-00505 - OHAD  
Request for signage and alterations at 400 King Street.  
Applicant: Econo Sign Inc/Laura Mercier

**BOARD ACTION:** On a motion by Ms. Pratt, seconded by Chair Scott, the Board of Architectural Review voted to approve BAR#2025-00505 as submitted. The motion carried on a vote of 4-0.

**CONDITION OF APPROVAL:**

1. The proposed individual letter, pin-mounted signs be installed on a sign band or backing, rather than anchored directly to the wall; and,

2. the illumination shall be no greater than 150 lumens and the color of the light should be warmer rather than whiter/cooler and no greater than 3000K

**SPEAKERS:**

None.

**DISCUSSION:**

None.

- 6 BAR#2025-00506 - OHAD  
Request for alterations at 1118 Prince Street.  
Applicant: Kenneth B. Crutchfield

**BOARD ACTION:** On a motion by Ms. Pratt, seconded by Chair Scott, the Board of Architectural Review voted to approve BAR#2025-00506 as submitted. The motion carried on a vote of 4-0.

**SPEAKERS:**

None.

**DISCUSSION:**

None.

- 7 BAR#2025-00507 - OHAD  
Request for alterations at 119 Wolfe Street. Applicant:  
Anne Altizer represented by Derek Binsted, architect

**BOARD ACTION:** On a motion by Ms. Pratt, seconded by Chair Scott, the Board of Architectural Review voted to approve BAR#2025-00507 as submitted. The motion carried on a vote of 4-0.

**SPEAKERS:**

None.

**DISCUSSION:**

None.

- 8 BAR#2025-00511 - OHAD  
Request for signage at 1101 King Street.  
Applicant: City House Old Town LLC represented by Patience Shaffer

**BOARD ACTION:** On a motion by Ms. Pratt, seconded by Chair Scott, the Board of Architectural Review voted to approve BAR#2025-00511 as submitted. The motion carried on a vote of 4-0.

**SPEAKERS:**

None.

**DISCUSSION:**

None.

## New Business

### 9&10 BAR#2025-00484 - OHAD

Request for alterations and an addition at 814 Prince Street.

Applicant: 814 Prince LLC represented by William Cromley, architect

### BAR#2025-00485 - OHAD

Request for partial demolition and encapsulation at 814 Prince Street.

Applicant: 814 Prince LLC represented by William Cromley, architect

**BOARD ACTION:** On a motion by Chair Scott, seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR#2025-00484 and BAR#2025-00485 as amended. The motion carried on a vote of 4-0.

### **CONDITION OF APPROVAL:**

1. That the trim be made of boral
2. That the addition be clad with wood siding

### **REASON:**

The Board agreed with staff's recommendation.

### **SPEAKERS:**

William Cromley, the project architect, gave a brief explanation of the project and was available to answer questions.

### **DISCUSSION:**

Ms. Del Ninno stated that the addition is attractive, however it's to be taller than the existing structure and has a larger massing as well. Mr. Cromley agreed that the proposed addition is large, however it will be minimally visible from any public way and will not distract from the character of the historic district.

Mr. Scott made a motion to add the trim and siding materials noted to be mislabeled in the proposal. There was no further discussion.

### 11&12 BAR#2025-00500 - OHAD

Request for alterations and an addition at 821 South Lee Street.

Applicant: Alex and Sydney McCormack represented by Patrick Camus, architect

### BAR#2025-00499 - OHAD

Request for partial demolition and encapsulation at 821 South Lee Street.

Applicant: Alex and Sydney McCormack represented by Patrick Camus, architect

**BOARD ACTION:** On a motion by Mr. Adams, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR#2025-00500 and BAR#2025-00499 with staff recommendations. The motion carried on a vote of 4-0.

### **REASON:**

The Board found the scale and design of the addition appropriate.

**SPEAKERS:**

Patrick Camus, architect, was available to answer questions.

Christine Roberts, representing the Historic Alexandria Foundation (HAF), stated that HAF wholeheartedly approves the proposal and thinks it will be an improvement over the existing appearance of the building.

Tahroma Alligood of 822 South Fairfax, lives behind the subject property and found the design to be beautiful, but she expressed concern regarding the scale as it relates to other houses in Yates Gardens. She stated that the scale is much larger than all other homes in the block and noted that the letters of support for the project were written by other property owners with additions and that those additions are smaller. She thought that the staff report was good, but she wanted to express her concerns. The front and side are beautiful, but the rear is not great and may lead to noise and privacy issues.

Mr. Camus responded that he felt that the design was layered and massed well enough to not be imposing.

**DISCUSSION:**

Mr. Scott asked if the addition would extend out further than the house next door depicted on page 6 of the staff report. Mr. Camus replied that it would extend 13' further out than the neighbor.

Mr. Adams noted that the farthest back extension is an open porch, which speaks for it not being a solid mass. He liked how it steps down from the house. He found the detailing to be lovely and supported the application.

Ms. Del Ninno agreed with Mr. Adams. She felt that the addition will look better than the rear of the house currently does. She found the massing appropriate and that the addition will be an improvement to the existing appearance.

Ms. Pratt noted that the new side elevation follows the same profile as the existing.

Mr. Scott concurred with his colleagues. He noted that the Board only considers alterations and additions visible from a public right of way and a photo on page 4 of the staff report shows that this will not really be visible.

**13&14 BAR#2025-00502 - OHAD**

Request for alterations and an addition at 107 North Fairfax Street.

Applicant: Pat and Kerry Adams represented by Patrick Camus, architect

**BAR#2025-00501 - OHAD**

Request for partial demolition and encapsulation at 107 North Fairfax Street.

Applicant: Pat and Kerry Adams represented by Patrick Camus, architect

**BOARD ACTION:** On a motion by Chair Scott, seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR#2025-00502 and BAR#2025-00501 with the

condition to work with staff on the pergola and screening, and that the wood be painted a dark color. The motion carried on a vote of 3-1, with Ms. del Ninno voting against.

**REASON:**

The Board had concern about the visibility from King Street.

**SPEAKERS:**

Patrick Camus, architect, gave a quick presentation and was available to answer questions. He noted the visibility from King Street and advised that the owners intend to reside in the building. The building is in poor condition, especially the newer rear addition. The addition to the third floor will be set back. This is a large building and the addition is modest.

Christine Roberts, representing the Historic Alexandria Foundation (HAF), asked for a clarification of the visibility and was glad that the addition will be appended to the newer part of the building.

Mr. Camus explained that pretty much the entire addition would be visible from King Street and the Visitors Center, but the 6' set back from the parapet makes it less obvious.

**DISCUSSION:**

Ms. Del Ninno asked if the two-story rear addition was historic. As explained in the staff report, it is not, as it was constructed in 1967. Ms. Del Ninno noted that the new addition should be quieter, that it draws attention away. The siding is good. The shed roof is okay, but shallow; perhaps Mr. Camus would consider giving it a traditional slope? She felt that that 1967 addition looks historic.

Mr. Adams found the massing intriguing but the location next to the Visitors Center makes the project tricky. He said that he didn't know how to react.

Mr. Scott appreciated the design and was inclined to support it. He felt that the siding should be wood.

Mr. Camus stated that a storyline is that time changes and changes are delineated. The 1967 addition was designed to make it harmonious with the main block. Mr. Camus would like for his addition to look like 2025, which is in keeping with what the City is doing now.

Mr. Adams suggested planters and/or hedges to screen the building and Mr. Camus agreed.

Mr. Scott asked if Mr. Camus could hide the staircase with potted plants and follow Ms. Del Ninno's suggestion regarding the roof.

Mr. Camus said that he could, but following Ms. Del Ninno's suggestion to change the roof slope would make the building too tall.

Mr. Scott asked if Mr. Camus would paint the wood a dark color.

Mr. Camus advised that that was what he had planned to do.

Mr. Adams noted that he liked the geometry of the windows and finds them handsome.

**15&16 BAR#2025-00509 - OHAD**

Request for alterations and a waiver of fence height requirement at 229 South Payne Street.  
Applicant: Mark Boswell represented by Christopher Lyon, architect

**BAR#2025-00508 - OHAD**

Request for partial demolition and encapsulation at 229 South Payne Street.  
Applicant: Mark Boswell represented by Christopher Lyon, architect

**BOARD ACTION:** On a motion by Ms. del Ninno, seconded by Ms. Pratt, the Board of Architectural Review voted to approve BAR#2025-00509 and BAR#2025-00508 as submitted. The motion carried on a vote of 4-0.

**REASON:**

The Board agreed with staff's recommendation.

**SPEAKERS:**

Christopher Lyon, the project architect, gave a brief explanation of the project and was available to answer questions.

**DISCUSSION:**

Ms. Pratt asked the architect why they were proposing to replace the two-door gate with a three-door gate. Mr. Lyon explained that they will have better access with the three-door.

Mr. Scott asked with the shed was historic. Mr. Conkey confirmed that staff didn't have a date for the shed construction but apparently it was built when the fence was installed. There was no further discussion.

**17 BAR#2025-00512 - Parker-Gray**

Request for alterations at 802 Pendleton Street.  
Applicant: Hunter Rideout

**BOARD ACTION:** On a motion by Chair Scott, seconded by Ms. Pratt, the Board of Architectural Review voted to approve BAR#2025-00512 as amended. The motion carried on a vote of 4-0.

**REASON:**

The Board agreed with staff recommendations.

**SPEAKERS:**

Erika and Hunter Rideout, the applicants and property owners, explained the background of the door and were available to answer questions.

**DISCUSSION:**

Mr. Scott asked staff to explain the staff recommendation in the report.

Mr. Conkey responded that staff recommends approval with the condition that when the door is replaced in the future, it be replaced with wood.

Mr. Scott said he thinks the staff recommendation is appropriate.

Ms. Del Ninno referenced another case on North Fairfax Street where the Board required the applicant to replace their door. She said that in this case she could support the staff recommendation, but she hopes to see a wood door in the future.

Ms. Rideout commented that she is happy to replaced the door with wood in the future.

Ms. Pratt asked Mr. Conkey to confirm that when the applicant does replace the door, it would be a staff approval. Mr. Conkey responded that it would be if it's made of wood.

## **Other Business**

- 18**     APPLICANT HAS REQUESTED A DEFERRAL  
BAR#2025-00373 - Parker-Gray  
Request for a concept review at 806 North Columbus Street.  
Applicant: Ken Wire

**BOARD ACTION:** The Board of Architectural Review accepted the applicant's request to defer the concept review of 806 North Columbus Street.

**SPEAKERS:**

None

**DISCUSSION:**

None

**19     Adjournment**

The Board of Architectural Review Public Hearing was adjourned at 8:14 p.m.