

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

Board of Architectural Review

Wednesday, April 16, 2025

7:00 p.m., City Council Chamber

City Hall

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

Members Absent: None

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Amirah Lane, Historic Preservation Planner

1 Call to Order

The April 16, 2025 Board of Architectural Review meeting was called to order at 7:00 pm. All members were present

2 Minutes

Consideration of the minutes from the April 2, 2025, Board of Architectural Review Public Hearing.

BOARD ACTION: On a motion by Ms. Miller, seconded by Mr. Lyons, the Board of Architectural Review approved the minutes of the April 2, 2025 meeting as submitted. The motion carried on a vote of 7-0.

Consent Calendar

3 BAR#2025-00070 - OHAD

Request for waiver of rooftop HVAC screening requirement and alterations at 611 King Street.
Applicant: Akeno Old Town represented by Benjamin Keeney, Architect

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2025-00070 as submitted. The motion carried on a vote of 7-0.

Unfinished Business and Items Previously Deferred

4 & 5 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. Lyons, seconded by Vice Chair Zandian, the Board of Architectural Review voted to accept the applicant's request for deferral of BAR#2025-00035 and BAR#2025-00036. The motion carried on a vote of 7-0.

Speakers:

Jack Kane, representing the applicant, presented the project.

Melissa Kuennen, 525 Montgomery Street, expressed concern about the views of the proposed addition from the George Washington Parkway, noting that the proposal is not compatible with the architecture of the historic district. She stated that the building looks like other projects in Old Town North and that it should be more harmonious with the nearby townhouses.

Discussion:

Mr. Lyons expressed appreciation for the revisions that the applicant made to the project in response to Board comments. He noted that he supported the project at the last meeting and continues to support it with these modifications.

Mr. Spencer stated that the design for the addition stands out from the nearby context and is not a background building. He asked the applicant where the verticality in the design came from. The applicant responded that the massing of the addition aligns with the existing building and that the scale is appropriate for the context.

Ms. del Ninno noted the change to the scale of the pilasters from the previous hearing. She stated that the composition lacks horizontal members, specifically commenting on the 5 story unsupported columns at the addition corners.

Mr. Scott indicated that the contrast between the light and dark bricks was still too great and contributed to the verticality of the design.

Ms. Miller suggested that the columns at the north and south end of the west façade should wrap around the corner. She pointed out that the Whitley project on North Washington Street will be coming to the Board soon and features grey brick, giving some context to this proposal.

Mr. Adams stated that the design for the building is too monumental, and that the addition should serve as a background building. He suggested that a variety of window patterns and a more striking entrance would help.

Mr. Spencer expressed support for the building massing. He suggested that the remaining issue with the design is the contrast between the brick colors. He suggested a brick selection that was more complimentary to the red brick of the existing building. He appreciated the extent of brick detailing in the proposed design.

Mr. Scott stated that the applicant has been responsive to Board comments and likes the brick detailing and the use of recessed balconies. He noted that the majority of the Board had concerns about the contrast between the brick colors.

Mr. Adams asked if the massing of the building could be revised to be less imposing. Mr. Scott pointed out that the massing was previously endorsed at the Concept Review level.

Jack Kane, representing the applicant, requested a deferral in order to address comments from the Board.

New Business

- 6 DEFERRAL REQUESTED DUE TO LACK OF NOTICE
BAR#2025-00051 - Parker-Gray
Request for alterations at 224 North Fayette Street.
Applicant: Harold Smith

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review voted to accept the applicant's request for deferral of BAR#2025-00051. The motion carried on a vote of 7-0.

Other Business

- 7 BAR#2025-00074 - OHAD
Concept review of the City Hall, and Market Square Garage and Plaza renovation project at 301 King Street and 108 North Fairfax Street.
Applicant: City of Alexandria represented by Lisa Lettieri, Architect

BOARD ACTION: The Board of Architectural Review received a presentation and heard public testimony on the proposed concept plan for the renovation project of City Hall, and Market Square Garage and Plaza at 301 King Street and 108 North Fairfax Street.

Speakers:

Jeremy McPike, Alexandria General Services, introduced the project.

Michael Bjornberg, Leo Daly, presented the history of the existing building

Sarah Vonesh, EHT Traceries, presented the history of the block

Irena Savakova, Leo Daly, presented the proposed design for the building and Market Square.

John Patrick, 700 Braxton Place, stated that the design for the 1961 addition should be respected

and that he was concerned about the visibility of a fifth floor addition.

Horace Day, 113 N Fairfax Street, appreciated the community outreach process and agreed that the design of the 1961 addition should be respected.

Dino Drudi, 215 N West Street, asked about the existing Latrobe tower, stating that he understood it to be 7 degrees out of plumb.

Gail Rothrock, representing HAF, appreciated the community outreach for the project and the preservation approach for the historic portion of the building. She expressed concern regarding the proposed fifth floor and the proposed sidewalk bump out at the south east corner of the site. She also asked that the existing Council Chambers be retained.

Yvonne Callahan, representing OTCA, expressed support for the community outreach. She expressed concern for the design of the proposed fifth floor, noting that previous versions of the submission showed large extents of glazing. She commented that the proposed entrance does not provide a welcome to the building.

Ms. Zandian asked about the purpose of the existing smokestack, the applicant responded that it is a part of a 1940's era heating system and that it will be demolished as part of the renovation.

Ms. Zandian stated that she will need to see more on the design of the proposed fifth floor before providing meaningful feedback. She stated that the proposed building entrance needs more development. She noted that the design for the Market Square should be more reflective of the formal design of the building.

Mr. Adams expressed support for the restoration of the historic portion of the building. He asked the design team to explore options for the hyphen expression and did not like the proposed projects and glass railing at the loggias. He stated that the entrance should be in a classical style and be a two story element.

Ms. Miller clarified the period of significance.

Ms. del Ninno expressed support for the joining of the two lobbies and agreed that the south entrance needs to be more prominent. She stated that the proposed fifth floor could help to reconcile the existing conditions but should not detract from the historic building. Regarding the design for Market Square, she noted that additional open space would be desirable and expressed support for the curve at the King Street entry. She supported the option that placed the elevator behind the stage rather than at the south west corner of the square.

Mr. Spencer noted that the most common approach to Market Square is from the east and west sides and not from the mid-block entrance. He agreed with other comments regarding the need for a prominent entry at the south side that could be a two story element. He asked for additional information on the design of the proposed fifth floor. He was supportive of the glazed hyphen but asked for additional details showing the glazing and the roof. He did not like the bump out into the loggias, noting that they felt additive.

Mr. Lyons expressed support for a fifth floor that would clean up the roofscape. He stated that

the building entrance needs to be more prominent.

Mr. Scott stated that he would prefer to see the complete renovation of the 1961 addition into a different design element, but barring that, modifications should be consistent with the style of this portion of the structure. He stated that the design for the fifth floor could be its own distinct design separate from the rest of the building. He agreed with comments regarding the design for Market Square, expressing support for a more open design.

Irena Savakova, Leo Daly, summarized the discussion by noting that the fifth floor will move the existing functional elements away from the historic section of the building, the glazed hyphen will allow visibility of the historic building, the design team will explore options for the bump out into the logias and for the building entrance, and that the proposed quoins at the central section of the 1961 addition will help to reinforce the proportions of this section of the building.

8 **Adjournment**

The Board of Architectural Review meeting was adjourned at 9:48 p.m.