

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

Board of Architectural Review  
**Wednesday, January 15, 2025**  
7:00 p.m., City Council Chamber  
City Hall

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

Members Absent: Nastaran Zandian, Vice Chair

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Brendan Harris, Historic Preservation Planner

## 1 **Call to Order**

The January 15, 2025 Board of Architectural Review meeting was called to order at 7:00 pm. Ms. Nastran was absent. All other members were present.

## 2 **Minutes**

Consideration of the minutes from the December 18, 2024, Board of Architectural Review Public Hearing.

**BOARD ACTION:** On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review approved the minutes of the December 4, 2024 meeting as submitted. The motion carried on a vote of 6 to 0.

## **Consent Calendar**

- 3 BAR2024-00437 - OHAD  
Request for alterations at 221 S Alfred St.  
Applicant: Jorge Euceda represented by Scott Sterl, Architect

**BOARD ACTION:** On a motion by Mr. Spencer, seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR#2024-00437 as submitted. The motion carried on a vote of 6 to 0.

- 4 BAR2024-00438 - OHAD  
Request for re-approval of alterations at 317 Prince Street.  
Applicants: City of Alexandria, Fire Department

This item was moved from the Consent Calendar and heard after item #11.

**BOARD ACTION:** On a motion by Mr. Adams, seconded by Ms. Miller, the Board of Architectural Review voted to accept the applicant's request for a deferral of BAR#2024-00438. The motion carried on a vote of 6 to 0.

Scott Bouvia, the structural engineer for the project, introduced the project, giving a brief description.

Mr. Adams asked if the fanlight could remain. He felt there was no reason to change the design or remove the fanlight. Mr. Bouvia noted that a fanlight would not work with a bi-fold door.

Ms. Mitchell opined that the fanlight was integral to the design of the door. Mr. Bouvia noted that the apparatus is made to fit the building and agreed that the building is an important historic structure.

Mr. Scott asked if the intention for replacing the door is to standardize fire station door types. Mr. Bouvia responded that other fire station doors are being replaced, some to bi-fold doors and some to overhead doors. He noted that the doors at 317 Prince need to be changed but they could possibly be overhead doors.

Mr. Spencer asked if the design could exactly mimic the original door in the overhead sectional, perhaps with a shicker piece in the center. Mr. Bouvia responded that that could be possible.

Ms. Del Ninno agreed with other Board members and noted that overhead doors have recently been installed in a new fire station.

Mr. Scott asked if the applicant would like to defer the case; the applicant agreed.

## **Unfinished Business and Items Previously Deferred**

- 5 & 6 BAR2024-00404 - OHAD  
Request for alterations and an addition at 114 Princess Street.  
Applicant: Sharon Dow and Louis Alefantis

BAR2024-00405 - OHAD  
Request for partial demolition and encapsulation at 114 Princess Street.  
Applicant: Sharon Dow and Louis Alefantis

**BOARD ACTION:** On a motion by Ms. Miller, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR#2024-00404 and BAR#2024-00405 as amended. The motion carried on a vote of 6 to 0.

## CONDITIONS OF APPROVAL

1. The applicant has the option to stain or limewash the brick.
2. The applicant shall work with staff to update the roof design to break up the massing by adding a feature such as a dormer or vent/louver.
3. The applicant shall work with staff to align windows A and B on the north elevation with window K on the east elevation.
4. The applicant shall work with staff to make the surround of the entry door on the east elevation more elaborate.

### Reason:

The Board thought that the application was improved from the last submission, but wanted the applicant to work with staff to update some of the minor design details.

### Speakers:

Sharon Dow, the property owner, was available to answer questions.

### Discussion:

Mr. Adams said that the kitchen window sill should be raised to be more symmetrical with the other windows, and that a dormer, vent, or louver would help to break up the roof massing. He also suggested refining the door surround to give more emphasis to the main entry.

Ms. Del Ninno said the second floor windows on the north elevation should align and are disproportionately tall. She suggested aligning the height of windows A and B on the north elevation with window K on the east elevation. She also stated that she is potentially open to limewashing.

Mr. Lyons said he supports the application and would like the applicant to work with staff to make some minor changes.

Mr. Spencer said he has no issue with the modernist design or the window height, and that he supports the application.

Ms. Miller said she thinks that limewash is a good solution for this block. She supports the application and thinks it makes the house more interesting. She stated that she is fine with the height of the second floor windows.

Mr. Scott said he would like to see some of the original details retained, such as the arched window on the east elevation, and that the entry door needs more elaboration.

Ms. Dow said she would be happy to work with staff to address the Board's concerns.

7 & 8 BAR2024-00412 - OHAD

Request for alterations at 206 N Washington St, Unit 100.

Applicants: Liberty Construction, represented by Huyen Nguyen, TD  
Design Consultants

BAR2024-00411 - OHAD

Request for partial demolition and encapsulation at 206 N Washington St, Unit 100.

Applicants: Liberty Construction, represented by Huyen Nguyen, TD  
Design Consultants

**BOARD ACTION:** On a motion by Ms. Miller, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR#2024-00412 and BAR#2024-00411 as submitted. The motion carried on a vote of 6 to 0.

**Reason:**

The Board found the revised application appropriate.

**Speakers:**

Mr. Shanody, applicant representative, explained the changes from the previous hearing.

**Discussion:**

Mr. Scott asked a clarification question about the amount of demolition.

Ms. del Ninno expressed support for the revised submission.

Ms. Miller expressed support for the revised submission.

9&10 BAR2024-00349 - OHAD

Request for alterations at 411 Prince Street.

Applicant: Matthew McBrady, represented by Tatiana Rodriguez

BAR2024-00350 - OHAD

Request for partial demolition and encapsulation at 411 Prince Street.

Applicant: Matthew McBrady, represented by Tatiana Rodriguez

**BOARD ACTION:** On a motion by Mr. Adams, seconded by Mr. Spencer, the Board of Architectural Review voted to accept the applicant's request for deferral of BAR#2024-00349 and BAR#2024-00350. The motion carried on a vote of 6 to 0.

**Reason:**

The applicant requested a deferral in order to revise the proposed design of the garden wall in response to Board comments.

**Speakers:**

Tatiana Rodriguez, 411 Prince Street, representing the owner, introduced the project

Carlos Cecchi, 409 Prince Street, Opposed the proposal based on the design of the proposed fence.

Noting that typically in the historic district, fences do not end at the sidewalk without some type of pier or end treatment. He further stated that the proposed wood design is not consistent with the nearby masonry walls and would prefer to see something similar to that in design.

Discussion:

Item was discussed with docket item 11, see item 11 for discussion.

## **New Business**

11 BAR2024-00446 - OHAD

Request for alterations at 411 Prince Street.

Applicant: Matthew McBrady, represented by Tatiana Rodriguez

**BOARD ACTION:** On a motion by Mr. Spencer, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00446 as submitted. The motion carried on a vote of 6 to 0.

### CONDITIONS OF APPROVAL

The replacement windows be in a two over two configuration

Reason:

The Board agreed with staff that the two over two configuration is most appropriate for the design of the property.

Speakers:

Tatiana Rodriguez, 411 Prince Street, Representing the owner, introduced the project

Discussion:

Ms. del Ninno asked the applicant if she had read the staff report and understood the recommendations. Ms. Rodriguez responded that they understood the recommendation regarding the window configuration but would prefer to have windows in a one over one configuration.

Mr. Scott clarified that the intent is to locate the new wall directly adjacent to the property line. He further clarified with the applicant that they have acquired a valid property survey and noted that the BAR would not be considering property disputes.

Mr. Scott asked the applicant if they would consider an alternate material or height for the proposed wall. The applicant indicated a willingness to consider these options.

Mr. Spencer indicated a preference for the design of the proposed wall to be more open and include a masonry pier similar to the existing wall and gate nearby.

Mr. Lyons did not support the removal of the existing brick wall and agreed with staff regarding the requirement that the windows be in a two over two configuration.

Ms. Miller commented that the previous property owner had parked a car in this location with the existing wall in place. She stated that she could support a fence made with a combination of wood or metal and brick with a brick pier. She clarified with the applicant that the intention is

for the wall to extend perpendicular to the sidewalk.

Mr. Spencer supported the demolition of the existing garden wall and asked for a revised design for the replacement that is more open and includes a masonry pier. He noted his agreement with staff regarding the configuration of the proposed replacement windows.

Ms. del Ninno agreed with the staff recommendation regarding the configuration of the proposed windows. Regarding the replacement wall, she recommended some type of open fence with wood or metal and a masonry pier.

Mr. Scott summarized the comments from Board members, noting that there was consistency in the views regarding the proposed window replacement but less consistency regarding the proposed replacement of the garden wall. He asked the applicant if they would like a deferral on Docket item 11 in order for additional study to be completed on the design for the proposed garden wall.

#### 12&13 BAR2024-00383 - OHAD

Request for alterations at 2 Prince Street.

Applicant: 2 Prince LLC, represented by Paul Beckman, Architect

#### BAR2024-00462 - OHAD

Request for partial demolition and encapsulation at 2 Prince Street.

Applicant: 2 Prince LLC, represented by Paul Beckman, Architect

**BOARD ACTION:** On a motion by Mr. Spencer, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00383 and BAR#2024-00462 as submitted. The motion carried on a vote of 6 to 0

#### CONDITIONS OF APPROVAL

The Hardie Board Plank Lap Siding proposed at the upper level enclosure be a smooth finish.

#### Reason:

The Board agreed with staff the proposed modifications to the existing building are appropriate for the existing context and agreed with the staff recommendation regarding the finish on the lap siding.

#### Speakers:

Paul Beckman, project architect, introduced the project and was available to answer questions.

#### Discussion:

Mr. Spencer asked the applicant for clarification on how the proposed exterior stairs and overhang will work the building enclosure.

Ms. Miller asked if the neighboring business to the west was a part of this property. The applicant pointed out this is on a separate parcel and not a part of the proposed project. She further asked if the proposed rooftop addition would be taller than the neighboring property. The applicant explained that the proposed addition is no taller than the neighboring structure.

Ms. del Ninno asked the applicant if he had considered the use of brackets to support the overhang at the east elevation in lieu of the proposed columns. She expressed concern that these columns will block the view of the park when looking north on Strand Street. The applicant explained that the existing structural system does not allow for the use of wall mounted brackets and pointed out that the overhang is greater than eight feet above the sidewalk, limiting the effect of the overhang on the viewshed.

Mr. Adams expressed support for the overhang and columns as proposed.

Mr. Spencer noted that a cantilevered walkway and stair at the east elevation would look strange and would not be appropriate for the structure. He also noted that the columns help to break up the otherwise blank elevation.

Mr. Scott supported the proposed design, specifically noting the proposed use of color and custom metalwork. He further noted that unlike other proposed developments where he has been critical of the use of fiber cement, the proposed use of the product in this case is appropriate.

14 BAR2024-00440 - OHAD

Request for signage at 751 Thornton Way.

Applicant: Bell Value-Add Fund VIII Old Town, LLC, represented by Gary Robinson

**BOARD ACTION:** On a motion by Ms. Miller, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR#2024-00440. The motion carried on a vote of 6 to 0.

**Reason:**

The Board agreed with staff recommendations.

**Discussion:**

None.

**Speakers:**

Gary Robinson, the applicant's representative, was available to answer questions.

15&16 BAR2024-00441 - OHAD

Request for alterations and signage at 814 King Street, Unit 1.

Applicants: Old Town #1, LLC, represented by Paul Beckman, Architect

BAR2024-00447 - OHAD

Request for partial demolition and encapsulation at 814 King Street, Unit 1.

Applicants: Old Town #1, LLC, represented by Paul Beckman, Architect

**BOARD ACTION:** On a motion by Mr. Lyons, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR#2024-00441 and BAR#2024-00447 as submitted. The motion carried on a vote of 6 to 0.

Reason:

The Board agreed with staff recommendations.

Speakers:

Paul Beckman, architect, was available to answer questions.

Discussion:

None.

- 17 BAR2024-00444 - OHAD  
Request for alterations at 516 Cameron Street.  
Applicants: David and Sue Wilkes

**BOARD ACTION:** On a motion by Ms. Miller, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00444 as amended. The motion carried on a vote of 6 to 0.

David and Sue Wilkes, owners, introduced the project.

Ms. Del Ninno asked for the height of the second-floor railing and was advised that it would be 42” high above the deck.

Mr. Spencer requested that the spacing of the piers be balanced and expressed concern about the proximity of the pier to the wall. The applicant may want to consider adjusting the dimensions. He felt that the railing at the ground floor was too decorative. The Wilkes responded that there is a similar fence at 210 – 212 North Royal Street.

Ms. Mitchell said that she appreciates the ornate design.

Ms. Del Ninno felt the alterations would look nice, stating that the piers should not be interrupted by the band and that the upper-level railing could be simplified. She suggested removing the sill between the pier and the lower part of the wall, and consider wood on the second floor.

Mr. Lyons advised that he liked the materials but the applicant may want to adjust the spacing.

Mr. Adams agreed about the spacing and pointed out flexibility on the second-floor posts. He recommended that the applicant work with staff to refine these details.

Mr. Scott noted that this was a beautiful project which will activate the building elevation. He also discussed the spacing and materials on the upper balustrade.



- 18 BAR2024-00448 - OHAD  
Request for signage at 515 King St Unit 100 (Tatte Bakery & Café).  
Applicant: Douglas Development Corp by Bob Biroonak, Contractor

**BOARD ACTION:** On a motion by Mr. Spencer, seconded by Mr. Lyons, the Board of Architectural Review voted to accept the applicant's request for a deferral of BAR#2024-00448. The motion carried on a vote of 6 to 0.

- 19 Consideration of updates to the Awnings + Canopies chapter of the Design Guidelines in the Parker-Gray Historic District.

The Board provided the following feedback on the awnings chapter:

- Remove the language that retractable awnings should be retracted when not in use, because it's not enforceable.
- Typo – “serve”, not “serves”
- “Awnings have been” – break up into two sentences
- Consider regulating awnings by linear feet and depth, not square footage
- Consider a guideline about awnings on single-family typologies not covering more than one door/window

- 20 Consideration of updates to the Criteria & Standards for Administrative Approval of Signs within the Historic Districts.

- 21 Consideration of proposed updates to the Signs chapter of the Design Guidelines in the Parker-Gray Historic District.

The Board provided the following feedback on the signs chapter:

- Don't say that illuminated signs are discouraged; rather, say that the appropriateness depends on the site context.
- Rephrase the first sentence in the introduction.

**BOARD ACTION:** The Board of Architectural Review discussed the proposed changes to the Parker-Gray Historic District Design Guidelines and Criteria and Standards for Administrative Approval of Signs within the Historic Districts. The Board requested that staff make some minor changes and docket for consideration at the February 5, 2025 BAR Public Hearing.

## Other Business

- 22 BAR2024-00460 - OHAD  
Request for Concept Review of a proposed residential development project at 802 and 808 N Washington St.  
Applicant: 808 Washington LLC, represented by Ken Wire and Megan Rappolt, Attorneys

**BOARD ACTION:** The Board of Architectural Review received a presentation and provided recommendations on the conceptual design of the proposed residential development project at 802-808 N. Washington Street

Speakers:

Ken Wire, attorney representing the applicant, introduced the project.

Eric Colbert, project architect, presented the proposed design.

Dino Drudi, representing West Old Town Civic Association, opposed the project, noting that the height, mass, scale, and architectural character are not appropriate for the historic district.

Discussion:

Mr. Scott asked for a summary of changes made to the design since the previous approval.

Mr. Spencer asked about the proposed size of the building relative to other nearby structures. The applicant noted that the proposed height is similar to the building under construction at 805 North Columbus Street, directly adjacent to the site.

Mr. Lyons expressed support for the proposed design and noted the inclusion of the historic house into the project.

Ms. del Ninno expressed support for the design and detailing of the east elevation facing Washington Street, including the introduction of balconies into the design. She suggested that the link to the historic house be moved back so that the wall does not interfere with the roof line of the townhome. She asked the applicant to explore additional detailing at the Madison Street elevation and a greater level of articulation at the north elevation.

Mr. Adams appreciated the configuration of the building massing. He suggested that additional variation in the various elements could add a richness to the design. He noted that the building entrance should be a more prominent element and asked for some variation in the parapet.

Margaret Miller noted the attention to detail in the design of the east elevation and requested that the north elevation receive a similar treatment.

Mr. Spencer pointed out that the detailing on the hyphen between the new building and the historic townhome lacks the same level of detail found elsewhere on the east elevation and suggested that it be pulled back so that it is not in front of the townhome roof. He suggested that the applicant consider pushing the balcony doors back to create a greater depth in these bays. He also suggested that there be a greater level of articulation in the metal panel portion of the east elevation. He found that the height, mass, and scale of the proposal is appropriate for the historic district.

## **23 Adjournment**

The Board of Architectural Review meeting was adjourned at 10:40 p.m.

### **Administrative Approvals**

BAR2024-00436

Request for window replacement at 1250 S Washington St.

Applicant: Andrew McCauley

BAR2024-00442

Request for roof-mounted solar panels at 216 Prince St.

Applicant: David Schildtknecht

BAR2024-00458

Request for a gas meter at 211 N Pitt St.

Applicant: Mark Goedde

BAR2024-00452

Request for roof repair/shingles at 423 Cameron St.

Applicant: Mishelle Cavanagh

BAR2024-00453

Request for roof repair/shingles at 421 Cameron St.

Applicant: Mishelle Cavanagh

BAR2024-00417

Request for window replacement at 915 King St.

Applicant: Raul Fuentes

BAR2024-00432

Request for window replacement at 917 King St.

Applicant: Raul Fuentes

BAR2024-00459

Request for roof repair at 429 Cameron St.

Applicant: Mishelle Cavanagh

BAR2024-00461

Request for window replacement at 411 Prince St.

Applicant: Matt McBrady

BAR2024-00427

Request for door replacement at 636 N Alfred St.

Applicant: Elizabeth Glass

BAR2024-00456

Request for signage at 1102 King St.

Applicant: Hong Nhan Nguyen

BAR2024-00455

Request for signage at 1102 King St., 1st Floor.

Applicant: Hong Nhan Nguyen

BAR2024-00467

Request for window and door replacement at 18 Alexander St.

Applicant: Stacey Weber

BAR2024-00449

Request for window replacement at 1115 Cameron St.

Applicant: Scott Doughman

BAR2025-00006

Request for fence repair and door replacement at 209 N Royal St.

Applicant: David Wilkes

BAR2025-00005

Request for new glass lantern at 304 S Fairfax St.

Applicant: Jonathan Thoma