

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

Board of Architectural Review  
**Wednesday, October 4, 2023**  
7:00 p.m., City Council Chamber  
City Hall

Members Present:

Andrew Scott  
Theresa del Ninno  
James Spencer  
Michael Lyons  
Nastaran Zandian  
Margaret Miller  
Bud Adams

Members Absent:

Secretary: Bill Conkey, AIA, Historic Preservation Architect

Staff Present: Marina Novaes, Historic Preservation Planner

**I. CALL TO ORDER**

The Board of Architectural Review Public Hearing was called to order at 7:05 p.m. All members were present.

**II. MINUTES**

Consideration of minutes from the September 20, 2023 meeting.

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Ms. Miller, the Board of Architectural Review approved the September 20, 2023 Meeting minutes, as submitted. The motion carried on a vote of 7-0.

## **Consent Calendar**

**3 BAR#2023-00361 100YOB**

Request for alterations at 3610 Bishop Walker Circle  
Applicant: ACER Associates, LLC

**BOARD ACTION:** On a motion by Ms. Miller, and seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2023-00361 as submitted. The motion carried on a vote of 7-0.

- 4 BAR#2023-00373 OHAD**  
Request for alterations at 801 Duke Street  
Applicant: Nova Solar, Inc. (Barklie Estes)

**BOARD ACTION:** On a motion by Ms. Miller, and seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR #2023-00373 as submitted. The motion carried on a vote of 7-0.

## Deferrals Requested

- 5 BAR#2023-00375 OHAD**  
Request for demolition/encapsulation at 1614 King Street  
Applicant: Dechantal Associates, LLC

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Ms. Zandian, the Board of Architectural Review accepted the request of deferral of BAR #2023-00348 as submitted. The motion carried on a vote of 7-0.

## Items Previously Deferred

- 6 BAR#2023-00230 PG**  
Request for new construction at 899 & 999 N Henry Street  
Applicant: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden Fairstead Developer, LLC, and MCRT Old Town LLC

**BOARD ACTION:** On a motion by Ms. Zandian, and seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR #2023-00230 as submitted. The motion carried on a vote of 7-0.

### REASON

The Board found the proposed design to be compatible with the historic district and in compliance with the Design Guidelines.

### SPEAKERS

Stephanie Farrell, Torti Gallas architects, presented the modifications to the proposed design since the last project review.

### DISCUSSION

Mr. Scott asked for clarifications regarding brick detailing. The applicant described the proposed reveal in the masonry.

Mr. Scott appreciated the responsiveness of the team to previous comments, noting that the proposed design is an improvement over previous versions. He further noted that he supports the use of fiber cement siding in this specific location based on the building massing and surrounding

context.

Ms. Zandian agreed that the revisions to the design are improvements and appreciated the responsiveness of the design team.

Ms. Miller supported the proposed design, noting that while it is a large building, it is appropriate in this context.

Mr. Lyons expressed support for the proposed design.

Ms. del Ninno noted that the design for the north end of the north building has improved and liked the changes to the windows. She asked the applicant to work with staff on the final location and design of wall penetrations.

Mr. Adams appreciated the responsiveness of the team.

Mr. Spencer thanked the team for the interactive review process and supported the project.

## **New Business**

### **7 BAR#2023-00360 OHAD**

Request for alterations at 613 S Royal Street

Applicant: E and R General Contractor (Adolfo Maradiaga)

**BOARD ACTION:** On a motion by Ms. Miller, and seconded by Mr. Scott, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00360. The motion carried on a vote of 7-0.

#### **REASON**

The Board wanted more details on the scope of the painting to be done and whether there would be any contrast between the window lintels and door head.

#### **SPEAKERS**

Adolfo Maradiaga, the contractor, represented the owner and was available to answer questions.

Dan Hazelwood, the owner, was also available for clarification of some questions. He stated that he though the intention was not to leave any portions of the building unpainted.

Yvonne Callahan expressed concern about the partial painting and possible detriments to painting new brick.

#### **DISCUSSION**

Ms. Miller said she would support painting the whole building and agrees with Staff recommendations.

Mr. Adams said this house is the most high-style on the block but painting is appropriate on the blockface. He does not like the partial painting.

Ms. Del Ninno said she cannot support painting masonry because our guidelines discourage it.

Ms. Zandian said it looks strange partially painted and recommends approval of painting the entire building, with Staff recommendations.

Mr. Scott said this is modern brick so we are less focused on historic preservation, and he wants to see more context of the blockface. He recommends approval of painting the entire building, with Staff recommendations.

Mr. Lyons said it looks strange partially painted.

Mr. Spencer said this building is not historic but he does not want to support painting of any masonry.

## **8 BAR#2023-00371 OHAD**

Request for alterations at 329 N Washington Street

Applicant: Hershel Kleinberg and Lisa Cohen

**BOARD ACTION:** On a motion by Ms. Miller, and seconded by Mr. Lyons, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00371. The motion carried on a vote of 7-0.

### **REASON**

The Board felt that the proposed design required refinements and reduction in size.

### **SPEAKERS**

Teri MacKeever, project architect, represented the owner. She provided a full summary of the project and was available to answer questions.

### **DISCUSSION**

Mr. Lyons stated that the design looks nice and he supported the project with staff recommendations.

Mr. Adams discussed prior controversies regarding the approved addition to the original house. He reminded the applicant that properties on Washington Street are held to a higher standard than those in the rest of the historic districts. He felt that the proposed pergola is too large and covers part of the original house, therefore not respecting the house or its history. He said that the column spacing is haphazard. The applicant should reduce the size of the pergola and consider different materials.

Ms. Del Ninno found the thinness and dark color of the aluminum appropriate. She agreed with staff recommendations to remove the westernmost 9' portion of the pergola from the design. She also recommended bringing the pergola away from the windows on the main block of the house and removing the privacy screens.

Ms. Miller said that because this is a significant house with a significant history on Washington Street, it is important to respect the heritage of the building. The applicant should do something

more in keeping with the original house instead of the modern addition. The addition should be secondary to the main house; the pergola should have more traditional materials and style, as it is too dominant. Make the addition the only modern part of the house. She agreed with staff recommendations to remove the westernmost 9' section.

Mr. Scott praised the new addition and felt that the pergola represents a third style, as it is not in keeping with either the main house or the addition. The massing detracts from the historic portion. He does not want to see anything constructed west of the addition. It is too far west, too big, and too visible. The pergola should be located near the new addition only. While the style is nice, it doesn't complement the original house or the addition or the street. Mr. Scott would therefore not be inclined to support the proposal.

Ms. Zandian agreed with her colleagues. She felt that the pergola would be very visible from Washington Street and that it looks like a third object. It doesn't go with the new addition and the size should be reduced to the extent of the addition. The pergola should be as simple as possible so that it doesn't contrast with the rest of the building. She noted that the south elevation doesn't have a coherent rhythm. As Mr. Adams noted, the columns are haphazardly spaced. She felt that it is a beautiful pergola but it doesn't go with the property and should be made smaller.

Mr. Spencer felt that the pergola somewhat fits the addition but not the original house. Due to the fact that it is raised up on a terrace, it would still appear to be too large even if it were redesigned. He recommended confining the pergola to the extent of the addition with no overlap into the historic structure. He agreed with Mr. Adams and Ms. Zandian that the column spacing doesn't seem to make any sense. Mr. Spencer had no issue with the idea of the design. He had issue with the execution and lack of detail in how things are laid out.

## **Other Business**

### **10 BAR#2023-00376 OHAD**

Request for concept review at 1604-1614 King Street  
Applicant: Dechantal Associates, LLC

#### **SPEAKERS**

Peter Labovitz, applicant, presented the project

Nick Gueterman, Heffner Architects, presented the proposed design

#### **DISCUSSION**

Mr. Scott clarified with the applicant that the new building will extend to the east and west property lines and asked if the proposed building will be taller than its neighbors. The applicant described the condition at the east and west property lines and agreed that the new building will be taller than the adjacent structures.

Ms. Zandian asked if the stated building height includes the penthouses and if the townhouses are within the flood plain. The applicant stated that the height is to the roof structure and does not include any penthouses. He further stated that the townhouses are not within the flood plain.

Mr. Spencer expressed his concern with the proposed removal of the facades from the existing townhouses.

Ms. del Ninno asked the applicant why the existing townhouses cannot be kept intact. The applicant noted that the proposed change in use from commercial to residential requires that the structures be brought up to current code and that they intend to excavate below the townhouses for the below grade parking structure.

Mr. Spencer expressed concern that upon the removal of the building at 1614 King Street, the site will lack a sense of arrival and that the blockface will seem incomplete.

Ms. del Ninno suggested the possibility of adding an arched element to create an entry portal.

Mr. Spencer noted that the previous design which maintained the upper level of 1614 King Street and created a pedestrian arcade at the ground floor felt like a false façade.

Mr. Scott supported the inclusion of balconies at the building exterior but encouraged the inclusion of additional variation in the design of the façade. He compared the entry into the internal courtyard to European courtyards which feature a small entry portal from the street. He agreed with previous statements that if the building at 1614 King Street is demolished, there should be an entry element in its location.

Mr. Spencer asked about the line between public and private at the interior courtyard. The applicant noted that the entry to the courtyard would be pulled back from the façade of the townhouses to remain.

Mr. Spencer expressed concern regarding the demolition of all but the facades of the townhouses, noting that they could be preserved. He further noted that the design for the large building requires additional variation.

Mr. Scott noted that the Board has recently approved the demolition of all but the building façade at the multi-family building at 615-621 King Street and that he would support a similar approach in this location.

Mr. Spencer noted his support for the removal of the ells but not for the main portion of the townhouses.

Mr. Lyons stated that the design for the balconies was similar to the design for Robinson Terminal South and that the applicant should look to that design as a precedent.

Ms. del Ninno asked the applicant to include additional information regarding the size and design of neighboring buildings at a subsequent hearing in order to understand the overall blockface. She stated that if the main blocks of the townhouses were demolished, they should be rebuilt in a similar footprint and similar roof configuration.

Ms. Zandian remarked that if 1614 King Street is demolished, the entrance to the courtyard should be more pronounced. She asked if the townhouses will be used for commercial or residential purposes. The applicant responded that they would be a residential occupancy.

Ms. Miller noted that the rebuilt townhouses could be attractive and a welcome addition to the block. She suggested that the design for the new multi-family building be as a secondary background for the historic buildings. She expressed concern about the demolition of 1614 King Street, noting that the retention of the façade in some way could be successful.

Mr. Scott noted that the clay tile roof at the townhouses is a unique feature and asked if that could somehow be incorporated into the design for the multi-family building.

Mr. Adams referenced other projects where all but the building facades were removed and suggested that the applicant consider how these were executed. He was generally supportive of the idea of removing the rear portion of the townhouses. He asked the applicant to find a way for the upper levels of the multi-family building to have a playful design.

Mr. Spencer asked the applicant to explore some options where some portion of the building at 1614 King Street is retained and suggested that the character of the townhouses be reflected in the design for the multi-family building.

#### ADJOURNMENT

The Board of Architectural Review adjourned at 10:15 pm.

#### **ADMINISTRATIVE APPROVALS**

BAR2023-00358 OHAD

Request for siding replacement at 419 N Columbus Street

Applicant: Nathan Reich (Harry Brasswell INC)

BAR2023-00374 OHAD

Request for front door replacement at 712 S Pitt Street

Applicant: Megan Au

BAR2023-00383 OHAD

Request for door replacement at 102 S Union Street

Applicant: Route 66 Ventures

BAR2023-00385 OHAD

Request for signage at 713 Pendleton Street

Applicant: Sarah Evans, Peak Chiropractic, LLC

BAR2023-00388 OHAD

Request for signage at 211 King Street

Applicant: Rajat Malhotra

BAR2023-00405 OHAD

Request for front entry step replacement and window sill/trim replacements at 1115 Prince Street

Applicant: 1115 Prince Street, LLC

BAR2023-00406 OHAD

Request for roofing replacement at 803 Second Street

Applicant: Nancy L. Meyers

BAR2023-00408 OHAD

Request for roof replacement at 23 Keith's Lane

Applicant: Katherine Hamilton

BAR2023-00409 OHAD

Request for roof repairs at 421 S St. Asaph Street

Applicant: Andrea Courduvelis