

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

Board of Architectural Review  
**Wednesday, September 6, 2023**  
7:00 p.m., City Council Chamber  
City Hall

Members Present:

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

Members Absent: Nastaran Zandian

Secretary: Bill Conkey, AIA, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Principal Planner

**I. CALL TO ORDER**

The Board of Architectural Review Public Hearing was called to order at 7:15 p.m. Ms. Zandian was absent. All other members were present.

**II. MINUTES**

Consideration of minutes from the July 19, 2023 meeting.

Consideration of minutes from the July 26, 2023 meeting.

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Ms. Miller, the Board of Architectural Review approved the July 19 and July 26, 2023 Meeting minutes, as submitted. The motion carried on a vote of 6-0.

**Consent Calendar**

- 3**                    **BAR#2023-00317 OHAD**  
Request for alterations at 699 Prince and 114 S. Washington Street  
Applicant: J. River 699 Prince Street LLC
- BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR #2023-00317 as submitted. The motion carried on a vote of 6-0.
- 4**                    **BAR#2023-00322 OHAD**  
Request for alterations at 306 N Columbus Street  
Applicant: Robert Glenn & Eric Shelley

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR #2023-00322 as submitted. The motion carried on a vote of 6-0.

**5**

**BAR#2023-00331 OHAD**

Request for alterations at 4 Potomac Court  
Applicant: Potomac Court, LLC

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR #2023-00331 as submitted. The motion carried on a vote of 6-0.

**6**

**BAR#2023-00337 OHAD**

Request for alterations at 211 King Street  
Applicant: Rajat Malhotra

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR #2023-00337 as submitted. The motion carried on a vote of 6-0.

## **Deferrals Requested**

**7**

**BAR#2023-00336 OHAD**

Request for alterations and signage at 924 King Street  
Applicant: Frances Valentine

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Ms. Miller, the Board of Architectural Review accepted the request for deferral of BAR #2023-00336. The motion carried on a vote of 6-0.

## **New Business**

**8**

**BAR#2023-00307 OHAD**

Request for reapproval of a previously approved application at 1320 Prince Street  
Applicant: Connect & Sip Cafe - Marsha D. Banks-Harold

**BOARD ACTION:** On a motion by Ms. Miller, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR #2023-00307 as submitted. The motion carried on a vote of 6-0.

**REASON**

The Board felt that the proposed alterations would improve the building.

## **SPEAKERS**

Marsha Banks-Harold, the project applicant, was available to answer any questions.

## **DISCUSSION**

The Board approved the application without discussion.

## **9&10**

### **BAR#2023-00318 OHAD**

Request for new construction at 122 Prince Street

Applicant: William Cromley

### **BAR#2023-00349 OHAD**

Request for partial demolition/encapsulation at 122 Prince Street

Applicant: William Cromley

**BOARD ACTION:** On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR #2023-00318 and BAR#2023-00349 as amended. The motion carried on a vote of 6-0.

## **REASON**

The Board found the proposed design appropriate for the historic block. They agreed with Mr. Adams' amendment to permit the applicant to work with staff to add a chimney element if desired.

## **SPEAKERS**

Bill Cromley represented the applicant and gave a summary of the project.

Brenda Gianiny, owner, told the Board that she has lived in Alexandria since 1995 and has owned five properties within a mile of this property. She feels that Mr. Cromley's design blends well into the character of Old Town.

Maria Amato moved here in 1999 and feels that this design fits beautifully into the City and enhances the block.

Furvio Padova does not like vacant lots. He thinks that this design will enhance the street and complete the block.

Blake Moore, who has lived here for nine years, supports the beautiful plan. It is creative and modern while fitting the character of Old Town.

Kevin Brennan has lived in Old Town for approximately twenty-two years. He finds the vacant lot to be an eyesore and finds that this design fits the character of Old Town and upgrades the current look of the lot.

Gifford Hampshire, attorney representing the owner of 118 Prince, Virginia Drewry, requested a deferral, claiming that a Letter of Determination written by the Director of Planning & Zoning regarding the property was invalid.

Dave Canham echoed the prior comments disliking a vacant lot in the block. He thinks that

the design fits the area and improves the location.

Gail Rothrock, representing Historic Alexandria Foundation, said this was a nice design. She agreed with staff that the vertical division of the north elevation reads like two buildings and that the height is a nice segue between the taller buildings to the east and the shorter ones to the west. However, she thought that this design would fit well in other blocks in the City, not this one. She preferred a previously approved Federal Revival design for the site, saying that it was deferential and unassuming, unlike this design. She recommended that the builder use accoya wood, which is found at the Murray Dick Fawcett House and the Freedom House. She agreed with comments that Steve Milone had provided, advising the applicant to remove the curb cut, install a curb, and reinstall the herringbone pattern to the sidewalk.

## **DISCUSSION**

After the public comments were completed, Mr. Cromley advised the Board that Mr. Hampshire was mistaken about the validity of the Letter of Determination. Mr. Scott then asked about the alley between 118 and 122 Prince, the subject of said letter. Mr. Cromley explained that it was not an alley per se, as alleys tend to refer to vehicular usage and those did not exist when the alley was created. He said that this is more of a pedestrian pathway, and that nobody will ever block the alley. Mr. Scott asked Mr. Cromley if he would have to create a new design if 122 Prince were to lose the alley dispute. Mr. Cromley said yes, but that the City Attorney's Office had advised that would be impossible. Mr. Spencer noted that the alley is 8' wide and asked if the proposed house was set back 1' from the alley. Mr. Cromley replied yes, and that the proposed house is therefore 9' from 118 Prince.

Ms. Miller stated that she always likes Mr. Cromley's presentations. He has an intricate knowledge of Old Town and creates great details and designs. This is a historic block and he has done a wonderful job. Ms. Miller has lived near this block for forty-five years and always looked forward to seeing something on this vacant lot. The design is fitting. She stated that she likes Mr. Milone's idea to refine the sidewalk pavers and agreed that the alley should remain open because people behind this property use it to bring their trash to the curb.

Ms. Del Ninno found the design very nice and appropriate to the blockface. She discouraged any use of white paint.

Mr. Scott said that this is a beautiful building and that the door with its transom is especially beautiful. The design has a lovely symmetry with the other buildings. He noted that deference to other buildings is not a standard in the Design Guidelines and is not legally possible. This design is appropriate. Mr. Cromley did a great job and Mr. Scott supports the application.

Mr. Lyons found the building to be beautiful. Mr. Cromley did a great job and should be applauded for working so closely with staff. Mr. Lyons supports the application.

Mr. Adams said that there are no missing teeth on the block now. He asked Mr. Cromley why there was no chimney. Mr. Cromley explained that a chimney would not meet setbacks and the fireplaces are therefore gas. Mr. Adams suggested working with staff to add faux

chimneys to the design.

Mr. Spencer liked Mr. Adams' idea regarding a chimney. He found the design to be respectful to the height, mass, and scale of the block. He approved of the transitions between the larger and smaller buildings and felt that Mr. Cromley did a fantastic job pulling everything together. Mr. Spencer also appreciated the brick choice; it is clean, crisp, and extruded with a modern look, providing a welcome twist in the use of historic material.

## **11&12**

### **BAR#2023-00338 OHAD**

Request for alterations 625 First and 510 Second Street

Applicant: EAHG Alexandria LP

### **BAR#2023-00339 OHAD**

Request for partial demolition/encapsulation at 625 First and 510 Second Street

Applicant: EAHG Alexandria LP

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR #2023-00338 and BAR#2023-00339 as submitted. The motion carried on a vote of 6-0.

### **REASON**

The Board supported the minor alterations proposed.

### **SPEAKERS**

Bob Brant, Attorney, introduced the project and was available for questions.

### **DISCUSSION**

The Board approved the application without discussion.

## **Other Business**

## **13**

### **BAR#2023-00278 OHAD**

Request for concept review III at 301 N Fairfax Street

Applicant: 301 N Fairfax Project Owner LLC

### **SPEAKERS**

Cathy Puskar, attorney for the applicant, introduced the project.

Michael Winstanley, project architect, presented the design for the project.

Neil Hammerstrom, 304 N Fairfax Street, stated that the footprint of the existing building is appropriate for the neighborhood. He expressed concern about additional traffic and the proposed number of units.

Diane Rhodes, 413 N Fairfax Street, was concerned about the mass and scale of the proposed design and the precedent that it would set for the whole block.

Jana McKeag, 315 Queen Street, expressed concern about the precedent that would be set by the design.

Tom Foley, 315 Queen Street, noted that the proposed design is too large for the neighborhood and that the changes that have been made are cosmetic in nature.

Raymond Eresman, 230 N Royal Street, was concerned about the mass and compatibility of the proposed design. He noted that the footprint of the proposed building is too large for the site and would overwhelm the neighboring structures.

Anna Bergman, 300 Queen Street, objected to the proposed mass, scale, and character of the design. She noted that a series of townhouses on the site would be a better fit for the neighborhood.

Scott Corzine, 300 Queen Street, requested that the applicant propose a building size, massing, and character that is compatible with the surrounding neighborhood, noting that the average height of nearby buildings is 2.5 stories. He stated that with the proposed roof structures, the building would effectively be 5 stories.

Tom Lubnow, 314 Queen Street, commented that the existing lot size is too small for the goals of the developer.

Gail Rothrock, representing HAF, supported the views of the neighbors and expressed concern that this project will be a bad precedent for future development.

Ann Shack, 501 Tobacco Quay, expressed concern about the proposed size and character of the design. She has previously submitted design suggestions to the applicant that have been ignored. She stated that the applicant has misled the public on the proposed FAR for the design. She noted that the site is within the waterfront small area plan and should be subject to those limitations.

Allen Krinsmen, 314 North Fairfax Street, was concerned about the size of the proposed building and that the site would be more dense than the surrounding blocks. He expressed the opinion that the design does not comply with the waterfront small area plan.

Ellen Mosher, 324 North Saint Asaph Street, stated that the building design appears to be too commercial instead of residential and that the building is too large.

Cathy Puskar, attorney for the applicant, noted that the project can be re-zoned to an FAR of 2.5 under the current regulations, stating that townhouses on this site would require a similar FAR. She stated that contrary to comments from the public, the applicant is not proposing 98,000 square feet towards the FAR, this number includes below grade parking. She commented that the proposed building is 4 stories tall, instead of 5 as noted by some members of the public. The BAR has approved the construction of 4 story buildings adjacent to 2 story buildings within the district before and that concerns about the number of units is a zoning issue, not related to the BAR.

## DISCUSSION

Mr. Lyons stated that the applicant has demonstrated that there are 4 story buildings adjacent to 2 story buildings throughout the historic district. He would be support the project with staff recommendations.

Ms. del Ninno pointed out that the 4 story addition to the original 2 story Gadsby's Tavern building does tower over the original portion and was concerned that the proposed building would similarly tower over the nearby neighborhood. She expressed support for the brick corbelling above the windows and the proportions of the proposed windows. She stated that she preferred the crenellated top of the Queen Street elevation in the previous design. She commented that she could not support the proposed design based on the overall size relative to the neighboring properties.

Mr. Adams stated that he would prefer a smaller building in this location but understood the realities of the proposal. He appreciated the design changes that have been made and asked that the main building entrance be more prominent.

Ms. Miller pointed out that while the nearby commercial buildings are taller than the residential buildings, they are further downhill so appear to be more in scale with them. She commented on the comparisons to other 4 story buildings adjacent to 2 story buildings, saying that those in the presentation included gable roofs that made them appear smaller. She stated that this design would be more appropriate in north Old Town than in the heart of the historic district. She commented that the North Fairfax Street elevation lacks variety and does not support the proposed entry stoops. She noted that changes to the proposed scale and mass would need to be made from the programming of the building and not only through the architectural expression.

Mr. Scott expressed support for the changes that have been made to the design, noting that the design has improved since the first concept design review. He supported the proposed cornice at the Queen Street elevation, noting that it helps to lower the overall visual height and like the use of precast concrete at the base as a way to ground the building. He stated that he understood the design intent behind the fiber cement panels around the windows but cannot support the use of this material on street facing elevations. He suggested other materials that could produce a similar effect. He supported staff recommendations regarding additional detailing at the proposed entry stoops. Regarding the proposed size of the building, he noted that there are existing multi-family building nearby the project site that are larger than the proposed design and do not detract from the historic character of the neighborhood. He expressed his support for the project with the inclusion of additional detailing.

Mr. Spencer noted that there are different types of fiber cement panels and that if it is to be used on the street facing elevations then it should be a high quality product. He stated that the upper level areas which do use fiber cement panels should have a higher level of detailing to provide visual interest. He noted that the proposed building will have a smaller occupancy than the existing office building. He expressed support for the North Fairfax Street elevation, stating that it is a successful background building that transitions to a special building at the Queen Street elevation.

## **ADJOURNMENT**

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

## **ADMINISTRATIVE APPROVALS**

BAR2023-00309 PG

Request for front door and stoop replacement at 1014 Queen Street

Applicant: Stephen Kulinski AIA

BAR2023-00310 OHAD

Request for roof replacement at 710 Day Lane

Applicant: Charles and Donna Bryant

BAR2023-00314 OHAD

Request for EV charging station installation at 727 S Alfred Street

Applicant: Barney Ales & Marguerite DeVoll

BAR2023-00315 OHAD

Request for slate roofing replacement at 126 Quay Street

Applicant: John Pollock

BAR2023-00321 OHAD

Request for front stoop handrails at 421 S Saint Asaph Street

Applicant: Andrea Courduvelis

BAR2023-00323 PG

Request for fence replacement at 1316 Queen Street

Applicant: Suzanne Arnold

BAR2023-00324 OHAD

Request for gutter replacement at 308 N Columbus

Applicant: Adam Barry

BAR2023-00325 OHAD

Request for electrical meter installation at 311 N Alfred Street: Unit 1

Applicant: Al Cox

BAR2023-00327 PG

Request for siding replacement at 329 ½ N Henry Street

Applicant: Amanda Coleman & Jeremy Gardner

BAR2023-00328 OHAD

Request for roof replacement at 809 King Street

Applicant: Colbert Roofing Copr

BAR2023-00330 OHAD

Request for exterior lighting at 810 Prince Street

Applicant: Andrew M. Holden

BAR2023-00332 OHAD

Request for roof repairs at 300 Queen Street

Applicant: Scott Corzine



BAR2023-00333 OHAD

Request for mortar repairs and gutter repairs at 423 N Columbus Street

Applicant: Rachel Rowland

BAR2023-00335 OHAD

Request for retractable awning at 14 Duke Street

Applicant: Norman Leader

BAR2023-00340 PG

Request for window replacements at 907 Madison Street

Applicant: Leslie Rebnord

BAR2023-00341 OHAD

Request for exterior façade repairs at 1420 King Street

Applicant: Betsy Stagg/ RAMCO of VA, LLC

BAR2023-00342 OHAD

Request for window replacements at 701 Massey Lane: Unit B

Applicant: Mission Exteriors/ Kimmy Kagen

BAR2023-00343 OHAD

Request for shutter replacements at 417 S Lee Street

Applicant: Ann & Thomas McCarthy

BAR2023-00344 OHAD

Request for signage at 418 Cameron Street

Applicant: Mid Atlantic Parking Services Inc

BAR2023-00345 OHAD

Request for window and door replacements at 310 N Pitt Street

Applicant: Jesscia Barry & James Douglas Wills-Lipscomb

BAR2023-00347 OHAD

Request for building façade repairs at 111 S Payne Street

Applicant: Rust Construction

BAR2023-00350 OHAD

Request for shingles replacements at 711 Ford's Landing Way

Applicant: Anne Zishka