

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

Board of Architectural Review
Wednesday, November 19, 2025
7:00 p.m., City Council Chambers
City Hall

Members Present: Nastaran Zandian, Chair
Theresa del Ninno, Vice-Chair
Bud Adams
Margaret Miller
Frances Pratt
Andrew Scott
James Spencer

Members Absent: None

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 7:01 p.m. Vice-Chair del Ninno was absent. All other members were present.

2 **Minutes**

Consideration of the minutes of the November 5, 2025 Board of Architectural Review Public Hearing.

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Spencer, the Board of Architectural Review approved the minutes of the November 5, 2025 meeting as amended. The motion carried on a vote of 6-0.

Unfinished Business and Items Previously Deferred

3 **BAR#2025-00370 - OHAD**

Request for alterations at 301 King Street and 108 North Fairfax Street.
Applicant: City of Alexandria represented by Lisa Lettieri, Architect

BOARD ACTION: Vice-Chair del Ninno arrived at docket item #3. This item was moved and heard after docket item #5. On a motion by Mr. Scott, seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2025-00370 as amended. The motion carried on a vote of 7-0.

SPEAKERS:

Jeremy McPike, City of Alexandria, answered questions from the Board.

DISCUSSION:

Ms. Zandian, introduced the continuation of the deliberations from the previous hearing, noting that the Board had received input from the public and from the applicant in the form of letters and a memo from the applicant. These materials have been reviewed by the Board and are included in the project record.

Mr. Scott made a motion for approval with conditions.

Mr. Conkey noted that the applicant submitted a memo clarifying their proposal since the last hearing.

Mr. Scott asked the applicant if this memo replaces the previous submission.

Mr. McPike stated that the design described in the proposed motion is not consistent with the proposed design.

Mr. Scott stated that the mandatory items in the motion are from options included in the submission from the previous hearing.

Mr. McPike reiterated that the proposed motion is not consistent with the design as described in the memo provided by the applicant.

Ms. Miller seconded the motion.

New Business

- 4 & 5** BAR#2025-00426 - Parker-Gray
Request for partial demolition and encapsulation at 307 North West Street.
Reed Smith Jr. represented by Karen Conkey, architect

BAR#2025-00427 - Parker-Gray
Request for an addition and alterations at 307 North West Street.
Reed Smith Jr. represented by Karen Conkey, architect

BOARD ACTION: On a motion by Mr. Spencer, seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR#2025-00426 and BAR#2025-00427 as submitted. The motion carried on a vote of 6-0.

REASON:

The Board agreed with staff's recommendation.

SPEAKERS:

Karen Conkey, architect, presented project and was available for questions.

DISCUSSION:

Approved without discussion.

6 THE CITY HAS REQUESTED A DEFERRAL OF THE ACCESSIBILITY STRUCTURES CHAPTER OF THE DESIGN GUIDELINES

Consideration of updates to the Signs Chapter of the Design Guidelines for the Parker-Gray District and the Old and Historic Alexandria District.

Consideration of updates to the Accessibility Structures Chapter of the Design Guidelines for the Parker-Gray District and the Old and Historic Alexandria District.

Consideration of updates to the Exterior Staircases & Fire Escapes Chapter of the Design Guidelines for the Parker-Gray District and the Old and Historic Alexandria District.

BOARD ACTION: On a motion by Chair Scott, seconded by Vice-Chair del Ninno, the Board of Architectural Review voted to approve the updates to the Signs Chapter and the Exterior Staircases & Fire Escapes Chapter of the Design Guidelines for the Parker-Gray District and the Old and Historic Alexandria District as submitted. The motion carried on a vote of 7-0. The Board of Architectural Review accepted staff's request to defer consideration of updates to the Accessibility Structures Chapter of the Design Guidelines for the Parker-Gray District and the Old and Historic Alexandria District.

REASON:

The Board agreed with the committee's recommendations.

SPEAKERS:

None.

DISCUSSION:

None.

Other Business

7 BAR #2025-00305 - OHAD

Request for a concept review at 333 North Fairfax Street.

Applicant: Ken Wire

BOARD ACTION: The Board of Architectural Review received a presentation and heard public testimony on the proposed concept review of 333 North Fairfax Street.

SPEAKERS:

Jack McLaurin, applicant, presented the design.

Scott Corzine, 300 Queen Street, appreciated the porosity of the site design but stated that the design for the architecture is incompatible with the surrounding blocks. He showed a variety of examples of other development projects noting that these look more like townhouses than the design being proposed.

Anna Bergman, 300 Queen Street, stated that the design should be reconsidered and that the

buildings should look more like individual townhouses.

DISCUSSION:

Mr. Scott stated that in the proposed design, each block of townhouses appears to be a single building rather than a collection of individual townhouse units. He agreed that flat roofs could be okay in this location as long as there is additional variation between the units. He also noted that where the end of a block of townhouses faces the street it should be more prominent as the front of the building.

Mr. Adams suggested that the recessed fourth floor massing alternate locations so that in some units it is in the front and others in the back. This would help to provide additional variation within the blocks. He also suggested that some units not include a roof deck. He stated a preference for Queen Street as being a critical blockface and that this should specifically have a greater level of variation.

Ms. del Ninno noted that the design has improved since the last hearing and that the massing is consistent with the neighborhood. She asked the applicant about the material for the proposed trellis and was told that cedar is a possible option. She appreciated the response and noted that she liked the openness of the trellis but was concerned about the longevity of wood in this location. She expressed concern about the Nichiha clad bays facing Queen Street.

Mr. Spencer stated that the design is improved from the previous version and that the applicant has been responsive to Board comments. He did not have an issue with the use of Nichiha at the projecting bays and stated that flat roofs are preferable to sloped ones that meant the roofs would be taller.

Ms. Miller stated that the Queen Street elevation is important and these buildings should be more prominent. She asked the applicant to make the buildings more similar to nearby context and asked them to explore additional porosity.

Ms. Zandian agreed with previous comments regarding the need for additional variation within the building design. She suggested that some variation in building height might help to add visual interest to the block. She stated a preference for historic looking buildings in lieu of contemporary design and does not like the two story Nichiha clad projecting bays. She did not think that the trellis on Street facing units was successful because they make the buildings appear to be too tall. She asked for additional variation in the window design including some with potentially arched window heads and did not like the proposed casement windows.

Mr. Scott summarized the conversation noting an overall preference for additional variety within the individual blocks.

8 THE CITY HAS REQUESTED A DEFERRAL OF THIS ITEM
Discussion of “Insert Windows” in the Historic District

9 Adjournment

The Board of Architectural Review Public Hearing was adjourned at 8:53 p.m.