

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

Board of Architectural Review

Wednesday, June 18, 2025

7:00 p.m., City Council Chamber

City Hall

Members Present: Andrew Scott, Chair
Nastaran Zandian, Vice Chair
Bud Adams
Michael Lyons
Margaret Miller
Theresa del Ninno
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 7:00 p.m. All members were present.

2 **Minutes**

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

BOARD ACTION: On a motion by Mr. Lyons, seconded by Mr. Spencer, the Board of Architectural Review approved the minutes of the June 5, 2025 meeting as submitted. The motion carried on a vote of 7-0.

Consent Calendar

3 BAR#2025-00188 - OHAD
Request for alterations at 118 Quay Street.
Applicant: Catherine Joyce represented by Karen Conkey, Architect

BOARD ACTION: On a motion by Mr. Spencer, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR#2025-0188 as submitted. The motion carried on a vote of 7-0.

Unfinished Business and Items Previously Deferred

4&5 BAR#2025-00031 - OHAD
Request for alterations at 400 King Street.
Applicant: AB/FH Alexandrian Hotel represented by James Pandula, Architect

BAR#2025-00049 - OHAD
Request for partial demolition and encapsulation at 400 King Street.
Applicant: AB/FH Alexandrian Hotel represented by James Pandula, Architect

BOARD ACTION: On a motion by Mr. Lyons, seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR#2025-00031 and BAR#2025-00049 as amended. The motion carried on a vote of 7-0.

Speakers:
James Pandula, architect, summarized the project and was available for questions.

Discussion:
Mr. Scott asked if signage was included in the project.

Ms. del Ninno asked if a wood storefront was considered.

6&7 BAR #2025-00114 - OHAD
Request for alterations and signage at 910 King Street.
Applicant: 910 King St LLC represented by Romana Sanchez, Architect

BAR #2025-00154 - OHAD
Request for a partial demolition and encapsulation at 910 King Street.
Applicant: 910 King St LLC represented by Romana Sanchez, Architect

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 deferral of BAR#2025-00114 and BAR#2025-00154 as submitted. The motion carried on a vote of 6-1.

Speakers:
Kahan Dillon, applicant, presented the project and was available for questions.

Christine Roberts, HAF, stated that given that 5 of the 7 proposed conditions of approval require input from HAF would like to see the case return to the BAR for further review. She further stated that the proposed design for the railing and the decorative metalwork at the roof are not appropriate and that the proposed lights have the capability to change colors and flash. She also recommended that the cylinder glass at the existing transom be retained.

Discussion:
Ms. del Ninno stated that the stair enclosure is too visible from the public right of way and that she did not support painting any of the brick.

Mr. Lyons agreed and stated that he did not support the proposal.

Mr. Spencer also did not support the proposal, noting that the metalwork at the front door and the rooftop sign are not appropriate.

Ms. Zandian stated that she would not support the painting of any of the brick. She further noted that in addition to the metalwork and the rooftop signage, the lighting is inappropriate.

Mr. Scott pointed out that the proposed metalwork at the rooftop is not comparable to the roof at the building across the street and that the proposed design is not appropriate. He stated that any metalwork in this location should be a maximum of 18" tall.

Mr. Dillon summarized the inspiration for the metalwork, noting details on the building and from other buildings on King Street.

Mr. Spencer asked the applicant how tall the railing at the entry stoop would be, the applicant responded that the design is for 36"-42" in height. Mr. Spencer stated that it should be no taller than 32" and should be much simpler.

Ms. Miller stated that she does not support the proposal.

Ms. Zandian stated that the design for the railings is too ornate for the building, that the brick should not be painted, and that the lighting should be a single warm white color.

The applicant requested a deferral to revise the design in response to Board comments.

8&9 BAR#2025-00139 - OHAD

Request for alterations and new construction at 802 & 808 North Washington Street.

Applicant: 808 Washington LLC represented by Ken Wire and Megan Rappolt, Attorneys

BAR#2025-00202 - OHAD

Request for a partial demolition and encapsulation at 802 & 808 North Washington Street.

Applicant: 808 Washington LLC represented by Ken Wire and Megan Rappolt, Attorneys

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#2025-00139 & BAR#2025-00202 as submitted. The motion carried on a vote of 7-0.

Speakers:

Eric Colbert, architect, presented the revisions to the project design.

Gail Rothrock, HAF, reviewed the Washington Street standards noting how the proposed design does not comply with them. She suggested setback at the upper levels and a revision to the south end of the building to be more compatible with the historic townhouse.

Melissa Kuennen, NOTICE, appreciated the design details but noted that the scale and massing of the building are too large for the site and overwhelms the historic townhouse. She suggested that the building should be stepped away from the townhouse.

Discussion:

Mr. Scott agreed with staff regarding the application of the Washington Street Standards to the proposed design. He expressed concern regarding the use of fiber cement on the rear of the building, noting that this building is different than the neighboring 805 N Columbus building because of its frontage onto Washington Street. He suggested that if panels are used they should be designed not to include exposed fasteners. He supported the red brick option for the building.

Mr. Spencer appreciated the high level of brick detailing and liked the revisions to the design of the hyphen. He noted the use of classical building components such as a distinguished base-middle-top and punched windows. He asked the applicant where vents would be located, specifically noting that they should not be located on the Washington Street elevation, the applicant agreed.

Ms. del Ninno expressed support for the red brick option and for the revised hyphen design. She expressed concern for the lack of detail at the north elevation and asked the applicant to consider the composition of the south elevation. She also questioned the use of metal panels on Washington Street. Mr. Scott asked what a better option would be than the metal panels, she suggested a natural material.

Mr. Spencer supported the use of metal panels but asked that they be more articulated.

Ms. Zandian supported the red brick option. She agreed with Ms. del Ninno regarding the use of metal panels and asked the applicant to explore other options. She also asked the applicant to consider additional muntins for the windows in the brick sections.

Ms. Miller mentioned the use of materials other than metal panels at the Washington Street elevation and asked if the proposed massing is the same as the previously approved design. The applicant stated that the height and size of the building are the same and that the massing is similar but slightly different. She stated that the design for the north elevation was improved and agreed with Mr. Scott regarding the use of fiber cement. She stated that the design overwhelms the historic townhouse and asked if the hyphen could be recreated at the middle bay.

Mr. Adams expressed an interest in varying the window configurations and cornice designs. He preferred the design of the massing at the rear of the building to the Washington Street elevation. He suggested that each building section use a different color brick.

Mr. Lyons expressed a preference for the red brick and supported the project.

Ms. del Ninno asked the applicant to consider using fireproof glazing and installing windows at the north elevation.

New Business

10 & **BAR#2025-00088 - OHAD**

11 Request for alterations and signage at 330 North Washington Street.
Applicant: Wells Fargo Bank represented by Nicholas Kennedy

BAR#2025-00087 - OHAD

Request for partial demolition and encapsulation at 330 North Washington Street.
Applicant: Wells Fargo Bank represented by Nicholas Kennedy

BOARD ACTION: On a motion by Ms. Miller, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2025-00088 and BAR#2025-00087 as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

None

REASON

The Board agreed with staff's recommendation

SPEAKERS:

Nicholas Kennedy, the applicant's representative, was available to answer questions.

DISCUSSION:

There was no discussion.

- 12 & BAR#2025-00173 - OHAD
13 Request for alterations and an addition at 202 South Pitt Street.
Applicant: Chris Clark

BAR#2025-00171 - OHAD
Request for partial demolition and encapsulation at 202 South Pitt Street.
Applicant: Chris Clark

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2025-00173 & BAR#2025-00171 with staff recommendations. The motion carried on a vote of 6-0.

Speakers:

Joel DeLeon, architect, was available to answer questions.

Discussion:

Ms. Del Ninno asked why the applicant included a soil study in the packet. Mr. DeLeon replied that it was to determine whether or not the foundation or other areas needed to be rebuilt.

- 14 & BAR#2025-00193 - OHAD
15 Request for alterations at 609 Queen Street.
Applicant: Russell and Michelle Shearer represented by Patrick Camus, Architect

BAR#2025-00194 - OHAD
Request for partial demolition and encapsulation at 609 Queen Street.
Applicant: Russell and Michelle Shearer represented by Patrick Camus, Architect

BOARD ACTION: On a motion by Mr. Spencer, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2025-00193 and BAR#2025-00194 as submitted.

The motion carried on a vote of 6-0.

Speakers:

Patrick Camus, representing the applicant, was available to answer questions.

Discussion:

None.

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

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review voted to approve the updates to the Awnings and Canopies Chapter of the Design Guidelines for the Old and Historic Alexandria District and the Parker-Gray District. The motion carried on a vote of 7-0.

Speakers:

None.

Discussion:

None.

Other Business

- 17 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 review of the City Hall, and Market Square Garage and Plaza renovation project at 301 King Street and 108 North Fairfax Street.

SPEAKERS:

Jeremy McPike, City of Alexandria, introduced the project.

Irina Savakova, project architect, presented the proposed design

Gail Rothrock, HAF, appreciated the responsiveness to comments from the Board and the public. She supported the revision to the period of significance and liked the revised design for the hyphens and the entrance. She expressed concern regarding the extent of glazing at the fifth floor and the proposed bump out at Fairfax Street.

John Patrick, HARC, was concerned about the use of glass at the fifth floor and for the railing at the top of the loggias. He also expressed concern for the lighting of the stairs in the hyphen.

DISCUSSION:

Mr. Scott noted his preference for the Option 1 design for the shade enclosures. He expressed

support for the design of the hyphens noting that they should include as few muntins as possible. He suggested that the design team consider the design for the roof of the hyphen. He asked the design team to look at re-constructing the loggias so that they stop at the edge of the hyphen. He also expressed support for the retention of the chimneys as a character defining element.

Mr. Adams stated that the design for the cornice at the entry should be more simple than at the loggias. He agreed that the chimneys should remain in the design and that if they are re-built then their proportions should be improved.

Mr. Lyons expressed support for the removal of the chimneys and the balustrade. He also expressed support for the design of Market Square.

Ms. del Ninno noted that the visibility of the fifth floor will be very limited from the north west and north east sides but suggested that the applicant err on the side of caution when locating glazing in these areas. She expressed support for the design of the entry and for Market Square.

Ms. Zandian liked the design for Market Square and suggested that the applicant use unit pavers such as bricks or cobblestones. She supported the retention of the chimneys.

Mr. Spencer stated that the design for the entrance is not significant enough for the overall elevation. He was interested in the re-construction of the loggias stopping short of the hyphens. He expressed support for retaining the chimneys and noted that the stairs in the hyphens should be decorative. He expressed support for the design of the fifth floor enclosure.

Ms. Miller asked what the proposed use for the fifth floor would be, the applicant noted that it would create usable space and contain necessary rooftop structures. She asked the applicant to explore additional embellishments for the design of the south elevation including potentially arching the top of the hyphens. She stated that the chimneys are significant features and should be retained. She supported additional trees within Market Square and asked if it was an appropriate place for contemplative use.

18 **Adjournment**

The Board of Architectural Review Public Hearing was adjourned at: 10:45 p.m.