

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

Board of Architectural Review

**Wednesday, April 6, 2022**

7:00 p.m., Sister Cities Room 1101

City Hall

Members Present: James Spencer, Chair  
Laurie Ossman  
Purvi Irwin  
Christine Sennott

Members Absent: Christine Roberts, Vice Chair  
Robert Adams  
John Sprinkle

Secretary: William Conkey, AIA, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Planner

**I. CALL TO ORDER**

The Board of Architectural Review hearing was called to order at 7:00 p.m. Ms. Roberts, Mr. Adams and Mr. Sprinkle were absent. All other members were present.

**II. MINUTES**

2. Consideration of minutes from the March 16, 2022 meeting.

**BOARD ACTION: Approved, as Submitted**

On a motion by Ms. Irwin, and seconded by Ms. Sennott, the Board of Architectural Review approved the March 16, 2022 minutes, as submitted.

**III. ITEMS DEFERRED FROM THIS HEARING**

**3. BAR #2021-00329 OHAD**

Request for partial demolition/ encapsulation at 105 North Alfred Street.

Applicants: Bruce and Thelma MacGregor

**4. BAR #2021-00324 OHAD**

Request for addition and alterations at 105 North Alfred Street.

Applicants: Bruce and Thelma MacGregor

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00324 and BAR #2021-00329. The motion carried on a vote of 5-0.

#### **IV. ITEMS PREVIOUSLY DEFERRED**

##### **5. BAR #2020-00077 OHAD**

Request for alterations at 418 and 418 A South Washington Street.

Applicant: The Campagna Center, Inc.

##### **BOARD ACTION: Approved, as Amended**

On a motion by Ms. Irwin, and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR #2020-00077, as amended. The motion carried on a vote of 4-0.

##### **CONDITIONS OF APPROVAL**

The door and sidelights comply with the BAR window glazing specifications: clear, non-reflective, and without tint, and that the base of the sidelights be raised to align with the base of the door.

##### **REASON**

The Board found that the revised design was responsive to comments provided at the previous BAR hearing.

##### **SPEAKERS**

Leejung Hong, project architect, presented the revised design

##### **DISCUSSION**

Dr. Ossman appreciated the revised design and the presentation of alternate muntin patterns. She expressed support for the version without muntins.

Ms. Sennott and Ms. Irwin agreed that they preferred the version without muntins.

Mr. Spencer noted a preference for the version without muntins and asked if the base of the sidelights and the door could be aligned. He suggested lowering the base of the door.

Ms. Irwin suggested that the base of the sidelights be raised to align with the base of the door to allow for greater durability for the door.

##### **6. BAR #2022-00065 OHAD**

Request for permit for demolition/ encapsulation at 628 King Street.

Applicant: Jemal's Gap Corner King, LLC

##### **7. BAR #2022-00064 OHAD**

Request for alterations at 628 King Street.

Applicant: Jemal's Gap Corner King, LLC

##### **BOARD ACTION: Approved, as Amended**

On a motion by Ms. Irwin, and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR #2022-00064 and BAR #2022-00065, as amended. The motion carried on a vote of 4-0.

##### **CONDITIONS OF APPROVAL**

The applicant narrow the windows on the second floor of the west elevation to align with the

inside window mullions on the first floor, and work with staff to narrow and evenly space the second floor windows on the north elevation.

### **REASON**

The Board felt that the aforementioned condition would better balance the composition and retain more of the character-defining masonry.

### **SPEAKERS**

Jeff Whitman of GTM Architects represented the applicant and was available to answer questions.

### **DISCUSSION**

Ms. Sennott felt the size of the windows made the composition slightly off balance.

Dr. Ossman thought the proposal looked great and was an improvement over the existing appearance of the building.

Ms. Irwin thought the proposal removed too much of the character-defining masonry and that the windows could be better placed. She suggested aligning the upper floor windows with the interior mullions of the first floor windows.

Mr. Spencer agreed with Ms. Irwin but pointed out that the windows on the north elevation are different sizes, which would make Ms. Irwin's suggestion difficult on that elevation. He agreed with her suggestion for the west elevation. He suggested narrowing the middle window on the north elevation and aligning it with the interior mullions below.

## **V. NEW BUSINESS**

### **8. BAR #2021-00417 OHAD**

Request for partial demolition/ encapsulation at 724 North Washington Street.

Applicant: David C. Drake

### **9. BAR #2021-00416 OHAD**

Request for addition and alterations at 724 North Washington Street.

Applicant: David C. Drake

### **BOARD ACTION: Approved, as Amended**

On a motion by Dr. Ossman, and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR #2021-00416 and BAR #2021-00417, as amended. The motion carried on a vote of 4-0.

### **CONDITIONS OF APPROVAL**

1. Work with staff on the final detailing of the trim at the cornice on the west elevation of the addition.
2. Work with staff on an alternate for the window at the west side of the south elevation.
3. The applicant submit updated window specifications with the building permit to confirm that the proposed windows meet the Alexandria New and Replacement Window Performance Specifications in the Historic District.
4. The fiber cement siding is to be painted, with a smooth finish.

**REASON**

The Board agreed with staff recommendations.

**SPEAKERS**

Kim Beasley, project architect, presented the proposed design

**DISCUSSION**

Dr. Ossman asked the applicant to describe how the interior stair intersected with the exterior windows. The applicant indicated the location on the elevation.

Ms. Irwin supported the design and understood the alignment issues associated with the interior stair. She agreed with the staff recommendation that the applicant work with staff on the detailing of the cornice.

Ms. Sennott stated that the alignment of the windows did not bother her.

Dr. Ossman suggested that the applicant work with staff to consider alternate window configurations to address the alignment issue.

**10. BAR #2022-00089 OHAD**

Request to install small cell facility on a utility pole on public property adjacent to 501 Duke Street.  
Applicant: Cellco Partnership, dba Verizon Wireless

**BOARD ACTION: Approved, as Submitted**

On a motion by Ms. Sennott, and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2022-00089, as submitted. The motion carried on a vote of 4-0.

**CONDITIONS OF APPROVAL**

None

**REASON**

The Board agreed with staff recommendations.

**SPEAKERS**

Joshua Schakola, representing Verizon Wireless, was available to answer questions.

**DISCUSSION**

Ms. Sennott asked Mr. Schakola if they had explored other location options for the small cell collocation. Mr. Schakola explained that they did. There are poles across the corner that are unsuitable for the small cell, two of them are operating in four directions, one has a light extension and a transmission camera. Further down the street there is one pole that could receive the small cell, but there are mature trees close to it which makes it not suitable as well. Ms. Sennott stated that due to the lack of an alternative location and since the pole is already existing and the antennas will not be interfering with the viewshed of any historic building, she did not have any objection. There was no further discussion.

**11. BAR #2021-00139 OHAD**

Request for partial demolition/ encapsulation at 24 Wolfe Street.  
Applicants: Brandon and Jennifer Tseng

**12. BAR #2021-00140 OHAD**

Request for alterations at 24 Wolfe Street.  
Applicants: Brandon and Jennifer Tseng

**BOARD ACTION: Approved, as Submitted**

On a motion by Dr. Ossman, and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR #2021-00139 and BAR #2021-00140, as submitted. The motion carried on a vote of 4-0.

**CONDITIONS OF APPROVAL**

None

**REASON**

The Board agreed with staff recommendations.

**SPEAKERS**

Tom Gilday, project builder, was available to answer questions.

**DISCUSSION**

There was no discussion.

**13. BAR #2022-00103 OHAD**

Request for new construction at 912, 916 and 920 King Street.  
Applicant: Galena Capital Partners

**BOARD ACTION: Approved, as Submitted**

On a motion by Ms. Irwin, and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR #2022-00103, as submitted. The motion carried on a vote of 4-0.

**CONDITIONS OF APPROVAL**

1. The applicant work with staff to add additional detailing to the east elevation to give it the same level of visual interest as other building elevations.
2. The applicant work with staff on the final design and detailing of the proposed canopies at the ground floor retail spaces adjacent to King Street.
3. The applicant work with staff on the design for the covered structure for bicycle parking.
4. The applicant work with staff to determine the final location of all wall penetrations and that they be located so that they do not span from one material to another.
5. The applicant work with staff to identify a lighter shade of grey brick for the lower section of the building.

**REASON**

The Board agreed with the staff recommendations

## **SPEAKERS**

Leejung Hong, project architect, presented the project and the proposed building materials

Gail Rothrock, 209 Duke Street, representing HAF, expressed concern about the size of the project and felt that the proposed building would overwhelm the adjacent building on Patrick Street. She asked if something could be changed to lower the height of the elevator overrun and the stair enclosure.

Leejung Hong noted that the roof structures met the zoning requirements and were the code minimum height. She further noted that they were located at the interior of the roof deck as much as possible.

## **DISCUSSION**

Ms. Irwin expressed support for the revisions since the concept review and appreciated the detailing on the building. She noted that the grey brick was too close to the color of the upper level darker brick and suggested that a lighter option with additional variation would be preferred. She agreed with staff recommendations regarding the detailing on the east elevation.

Mr. Spencer asked if there would be any wall penetrations facing King Street. The applicant responded that there would not be any on the north elevation.

Ms. Sennott appreciated the proposed detailing. She asked if a darker color for the roof structures would make them less visible. She agreed with previous comments regarding the color of the grey brick and with staff recommendations regarding the east elevation.

Mr. Spencer agreed with the previous comments regarding the grey brick and noted that a darker color for the roof structures would make them more visible.

## **14. BAR #2022-00104 OHAD**

Request for new construction at 116 South Henry Street.

Applicant: Galena Capitol Partners

### **BOARD ACTION: Partially Approved, Partially Deferred**

On a motion by Ms. Irwin, and seconded by Ms. Ossman, the Board of Architectural Review voted to partially approve and partially defer BAR #2022-00104, as amended. The motion carried on a vote of 4-0.

## **CONDITIONS OF APPROVAL**

Approve with staff recommendations regarding the canopies and wall penetration and return to the BAR with an updated design for the north elevation of the parking garage, incorporating materiality and/or articulation and/or lighting.

## **REASON**

The Board agreed with staff recommendations regarding the canopies and wall penetrations, and was concerned that the garage wall may appear too monolithic and stark, and could potentially degrade over time.

## **SPEAKERS**

Leejung Hong with Winstanley Architects & Planners represented the applicant, gave a presentation, and was available to answer questions.

Gail Rothrock, 209 Duke, representing HAF, spoke in opposition.

Don Mikovch, owner of 1020 and 1022 King Street, spoke in opposition to the parking garage sign.

## **DISCUSSION**

Ms. Sennott felt that the large blank wall of the garage should be softened with more detail. She also did not like the metal balcony/canopy on the top level of the South Patrick Street building but she appreciated the detailing on the buildings. Ms. Hong explained that the canopy will provide shade and reduce the perception of height.

Dr. Ossman expressed concern about the garage EIFS wall but felt that the applicant could work with staff on various materials and textures to provide interest.

Ms. Irwin agreed with Ms. Ossman, suggesting an art wall, shadow lines, and/or a more durable material.

Mr. Spencer liked the simplicity of the garage wall, agreeing that it is large but noting that it is calming and background. He expressed concern about the EIFS and appreciated Ms. Irwin's ideas. Overall, he felt this is a beautiful project.

Ms. Sennott felt that the garage would be stained and dirty looking in 20-30 years.

Dr. Ossman suggested using lighting as a decorative element to add dimensionality.

Ms. Irwin asked Ms. Hong if this type of EIFS is easy to clean. Ms. Hong said yes and went into some detail explaining the properties of this type of EIFS.

## **VI. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 8:55 p.m.

## **VII. ADMINISTRATIVE APPROVALS**

The following projects were administratively approved since the last BAR meeting:

BAR #2022-00097 OHAD

Request for signage at 301 Cameron Street.

Applicant: Sarum 91, LLC

BAR #2022-00098 OHAD

Request for alterations at 621 South Pitt Street.

Applicant: 621 South Pitt, LLC/ Ala Awadallah

BAR #2022-00105 OHAD

Request for window replacement at 600 Second Street #403.

Applicant: Kary Ewalt

BAR #2022-00106 OHAD

Request for door replacement at 217 North Pitt Street.

Applicant: Leonard Taylor

BAR #2022-00107 OHAD

Request for door replacement at 215 North Washington Street.

Applicant: Kenneth Schantz

BAR #2022-00110 OHAD

Request for alterations at 714 Battery Place.

Applicant: Samuel Harding

BAR #2022-00111 OHAD

Request for mortar repair at 215 Jefferson Street.

Applicant: Jennifer Millard

BAR #2022-00113 PG

Request for fence replacement at 403 North Fayette Street.

Applicant: Christopher and Sana Nielsen

BAR #2022-00116 OHAD

Request for alterations at 621 South Pitt Street.

Applicant: 621 South Pitt, LLC/ Ala Awadallah

BAR #2022-00117 OHAD

Request for alterations at 1024 King Street.

Applicant: Does Your Dog Bite, LLC

BAR #2022-00119 PG

Request for window replacement at 1202 Oronoco Street.

Applicant: Elizabeth Bolton

BAR #2022-00121 PG

Request for siding replacement at 319 North West Street.

Applicant: Allyson Ruzicka

BAR #2022-00123 OHAD

Request for hand rail replacement at 509 South Fairfax Street.

Applicant: Frederick and Jane Knops

BAR #2022-00124 OHAD

Request for alterations at 325 Duke Street.

Applicant: Mija Romer



BAR #2022-00140 OHAD

Request for window replacement at 717 Ford's Landing Way.

Applicant: Emily and Nicholas Ihde

BAR #2022-00142 PG

Request for A/C unit relocation at 414 North Fayette Street.

Applicant: Rajneesh Sood

BAR #2022-00143 PG

Request for fence replacement at 629 North Alfred Street.

Applicant: Brian Mackey

BAR #2022-00145 PG

Request for alterations at 308 North Fayette Street.

Applicant: Clifford Williams III

BAR #2022-00148 PG

Request for alterations at 306 North Fayette Street.

Applicant: Erika King

BAR #2022-00153 OHAD

Request for door replacement at 622 South Lee Street.

Applicant: Alfano, James and Pica- Alfrano, Lindsay

BAR #2022-00155 PG

Request for window replacement at 532 North Columbus Street.

Applicant: Dale Tasharski