

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

Board of Architectural Review  
**Wednesday, June 15, 2022**  
7:00 p.m., City Council Chamber  
City Hall

Members Present: James Spencer, Chair  
Christine Roberts, Vice Chair  
Laurie Ossman  
John Sprinkle  
Christine Sennott  
Robert Adams

Members Absent:

Secretary: William Conkey, AIA, Historic Preservation Architect

Staff Present: Marina Novaes, Historic Preservation Planner

**I. CALL TO ORDER**

The Board of Architectural Review hearing was called to order at 7:00 p.m. All members were present.

**II. MINUTES**

2. Consideration of minutes from the June 1, 2022 meeting.

**BOARD ACTION:**

On a motion by Ms. Sennott and seconded by Ms. Ossman, the Board of Architectural Review approved the June 1, 2022 minutes, as submitted.

**III. CONSENT CALENDAR**

**3. BAR #2022-00205 OHAD**

Request for alterations and addition at 601 Princess Street.  
Applicant: Anne Craner

**BOARD ACTION**

On a motion by Ms. Sennott, and seconded by Ms. Ossman, the Board of Architectural Review voted to approve BAR #2022-00205, as submitted. The motion carried on a vote of 4-1.

**4. BAR #2022-00229 OHAD**

Request for alterations (signage) at 321 and 323 South Fairfax Street and 316 South Royal Street.  
Applicant: Old Presbyterian Meeting House

**BOARD ACTION**

On a motion by Ms. Sennott, and seconded by Ms. Ossman, the Board of Architectural Review voted to approve BAR #2022-00229, as submitted. The motion carried on a vote of 5-0.

**IV. ITEMS PREVIOUSLY DEFERRED**

## **5. BAR #2022-00174 PG**

Request for complete demolition at 899 and 999 North Henry Street.

Applicant: Samuel Madden Fairstead Developer, LLC and MCRT Old Town LLC

### **BOARD ACTION:**

On a motion by Dr. Ossman and seconded by Ms. Sennott, the Board voted to approve BAR2022-00174. The motion carried on a vote of 4 – 1.

### **CONDITIONS OF APPROVAL**

1. The applicant shall provide a professional documentary study of the full history of the project site. The documentary study will consist of maps in addition to primary and secondary source information. The archival research shall include, but is not limited to, deeds, plats, title documents, probate and other court records, tax and census records, business directories, published and unpublished manuscripts of first-hand accounts, historical maps, newspaper articles, and oral histories. The study should also include photographs and measured drawings of the buildings in the development. Said photographs and drawings must be to HABS/HAER standards. This study shall be completed prior to the demolition.
2. The applicant shall provide a public summary of the documentary study suitable for posting on the City's website.
3. The applicant shall provide on-site interpretive signage based on the findings of the documentary study. The signage will be reviewed by City staff prior to fabrication.
4. The applicant shall include a component of oral history into the site interpretation.
5. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

### **REASON**

The Board agreed with staff recommendations.

### **SPEAKERS**

Steven Mikulic, attorney representing the applicant, introduced the project.

Keith Pettigrew, CEO of ARHA, explained the background of affordable housing and creative ways to rebuild developments. He hosted meetings with residents, who expressed a desire for new construction. He noted the age and condition of the buildings and the importance of affordability in Alexandria. He explained that potential alternatives to demolition were too costly and too difficult.

Laura Hughes with Tracerics addressed concerns expressed by the BAR members at the 5/18 hearing, explaining how Tracerics is fulfilling all of the City conditions and those required by Section 106. She noted that her team is working closely with Garrett Fesler, of Alexandria Archaeology.

Kevin Harris, President of ARHA Citywide Resident Association, explained that the existing buildings are deteriorated and outdated with some maintenance issues that cannot be fixed. The residents of the community are excited and looking forward to new homes.

## **DISCUSSION**

Mr. Sprinkle asked Mr. Pettigrew several detailed questions regarding the decision to demolish the buildings instead of rehabilitating them. He also expressed concern for the impact of the demolition to the historic district, recommending that the BAR consider redrawing the boundaries of the Parker Gray District to remove the new construction at the periphery. Mr. Sprinkle also recommended the condition that the applicant complete all HABS documentation prior to demolition. He also noted the importance of social trails in the community.

Mr. Adams expressed concern regarding potential overdevelopment in Alexandria.

Dr. Ossman appreciated hearing from residents and from Mr. Pettigrew. She felt that Mr. Sprinkle's idea to redraw boundaries had merit.

Ms. Sennott agreed regarding completing the HABS documentation prior to demolition and also appreciated hearing from the residents' representative.

Mr. Spencer appreciated the community input. He felt that redrawing historic district boundaries to remove new development could lead to the elimination of the district entirely. Mr. Sprinkle explained that this concept only applied to the periphery of the district, not anything in the center. Mr. Spencer felt that tearing down public housing was a double-edged sword, that the buildings should be maintained over time instead of allowed to deteriorate to the point of necessary demolition.

## **V. NEW BUSINESS**

### **6 & 7. BAR #2022-00271 OHAD**

Request for demolition/ encapsulation at 803 Cameron Street.

Applicant: Alabama Ave. L.C.

### **BAR #2022-00249 OHAD**

Request for alterations at 803 Cameron Street.

Applicant: Alabama Ave. L.C.

## **BOARD ACTION :**

On a motion by Dr. Ossman and seconded by Mr. Adams, the Board of Architectural Review voted to approve the application, as submitted. The motion carried on a roll call vote of 5 – 0.

## **CONDITIONS OF APPROVAL**

The applicant must submit updated window specifications that comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts with the building permit.

## **REASON**

The Board agreed with staff recommendations.

## **SPEAKERS**

Brian Spinak, architect, was available for questions.

## **DISCUSSION**

The Board approved the project without discussion.

### **8 & 9. BAR #2022-00264 OHAD**

Request for demolition/ encapsulation at 1113 Prince Street.

Applicant: Robert B and Jane J Wallace

### **BAR #2022-00251 OHAD**

Request for alterations at 1113 Prince Street.

Applicant: Robert B and Jane J Wallace

## **BOARD ACTION:**

On a motion by Mr. Sprinkle and seconded by Dr. Ossman, the Board of Architectural Review voted to approve the application with conditions, as amended. The motion carried on a vote of 4 – 0. Mr. Adams recused.

## **CONDITIONS OF APPROVAL**

1. the applicant work with staff to select an appropriate screening for the small HVAC split, or to waive, as per staff discretion, the screening requirement after performing a “box test” to determine the unit’s visibility.

## **REASON**

The Board agreed with staff’s recommendation but had questions about the proposed HVAC unit being proposed.

## **SPEAKERS**

Mr. Robert Wallace, the property owner, stated that he agreed with staff’s recommendations and was available to answer any questions.

## **DISCUSSION**

Mr. Spencer asked Mr. Wallace if the air unit was a through-the-wall unit, since seems to him that split units as the one shown in the drawings are not usually through wall installed, they sit on outside and just a pipe goes through the wall. Mr. Wallace confirmed and said that they are not sure about the air unit yet, they have a few options, but they will be happy to work with staff.

Mr. Conkey suggested the Board to add a condition that staff can waive the requirement to screen the unit, if visible. He added that a “box test” is necessary to check its visibility and sometimes the screen looks worse than the unit itself. The Board accepted the suggestion, there was no further discussion.

### **10 & 11. BAR #2022-00269 OHAD**

Request for demolition/ encapsulation at 515 King Street.

Applicant: Douglas Development Corp

### **BAR #2022-00257 OHAD**

Request for alterations at 515 King Street.

Applicant: Douglas Development Corp

**BOARD ACTION :**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2022-00257 and BAR #2022-00269. The motion carried on a vote of 5-0.

**REASON**

The Board wanted to see:

1. some areas of the building with stain samples;
2. a section of the brick cleaned;
3. additional options/variations for staining (corner towers unstained and projecting stained a pale color; only precast stained and all brick unstained; towers stained as proposed);
4. different storefront mullion/muntin options.

**SPEAKERS**

Drew Turner with Douglas Development introduced the project, noting that he appreciated staff's ongoing assistance. He also agreed with the staff recommendation to remove the 515 signage/sculpture from this hearing. Mr. Conkey explained that it does not meet with zoning so should not be under consideration at this time.

Jeff Whitman with GTM Architects gave a presentation explaining the project.

Greg Golubin told the BAR that the original urban renewal project was abhorrent, and that the Douglas Development proposal represents a vast improvement over the existing building. He suggested incorporating different window fenestration at the ground level in order to present a more historic character and give the building an Alexandria feel.

**DISCUSSION**

Ms. Sennott asked Mr. Whitman for details on the proposed removal of a portion of roofing.

Mr. Sprinkle asked if the clock could be saved and perhaps moved to a different façade. Mr. Turner and Mr. Whitman expressed a willingness to study various options to do so.

Mr. Adams liked the idea of having retail at the ground level and office space above, as well as adding windows to the blank walls. He also liked Mr. Sprinkle's suggestion to retain the clock and move it elsewhere. He suggested that the applicant consider keeping the brick at the tower as is and staining the projecting areas to provide a nice contrast (option 2). He expressed concern regarding the loss of the ground floor overhang area. He liked the revision to the storefront and supported staining the projecting portions.

Mr. Spencer felt it would be okay to paint/stain the precast concrete but not the brick, that the brick needs cleaning, as it looks dingy. He appreciated work on the storefront, noting that a restaurant there would be nice. He agreed with Mr. Sprinkle about keeping one of the clocks and suggested considering a steel storefront system with a thin profile.

Ms. Sennott liked the idea of painting/staining the precast concrete and perhaps the tower as well. Storefront needs work to improve aesthetics, agreeing with Mr. Conkey that the storefront could benefit from different finishes/colors.

Mr. Sprinkle liked the window variation.

Dr. Ossman liked the new windows and noted that these windows plus a lighter color at the projecting bays would give the building a more classical look and a presence and dignity that is now missing. She expressed concern regarding the gray color, which she feels is overused now. She did not oppose staining the brick but would like to see an option other than gray. A clock on the corner would also give the building a presence and feel of monumentally. She would like to see a more distinctive finish for the storefront which would lend the building a gravitas it warrants.

**12 & 13. BAR #2022-00256 OHAD**

Request for demolition/ encapsulation at 118 Princess Street.

Applicant: Kristina Hagman and Kevin Murphy

**BAR #2022-00255 OHAD**

Request for alterations at 118 Princess Street.

Applicant: Kristina Hagman and Kevin Murphy

**BOARD ACTION :**

On a motion by Mr. Sprinkle and seconded by Dr. Ossman, the Board of Architectural Review voted to approve the application, as submitted. The motion carried on a roll call vote of 5 – 0.

**REASON**

The Board agreed with the staff recommendation.

**SPEAKERS**

Karen Conkey, architect, spoke in support of the application and answered question.

Kristina Hagman, owner, described the project goals.

Greg Galuben, neighbor, spoke in support of the request.

Kevin Murphy, owner, said that they had support of numerous neighbors.

**DISCUSSION**

Mr. Spencer requested a rendering of the proposed dormer. Ms. Conkey said that she did not have the ability to create a rendering. Mr. Sprinkle asked about the size of the dormer windows and Ms. Conkey said that the windows are slightly smaller than the windows below.

**6 ADJOURNMENT**

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

**7 ADMINISTRATIVE APPROVALS**

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

BAR #2022-00289

Request for awning at 101 Franklin Street.

Applicant: Mark Eisenhower and Amy Fries

BAR #2022-00287

Request for signage at 815 King Street.  
Applicant: ARK Sign Services

BAR #2022-00273  
Request for window replacement at 705 Devon Place.  
Applicant: Karlen Murray

BAR #2022-00272  
Request for window replacement at 823 South Lee Street.  
Applicant: Karlen Murray

BAR #2022-00093  
Request for signage at 607 South Washington Street.  
Applicant: Carly Robb

BAR #2022-00258  
Request for HVAC installation at 214 South Henry Street.  
Applicant: Caliente Heating and Air Conditioning, LLC

BAR #2022-00266  
Request for brick regrading at 319 South Lee Street.  
Applicant: Courtney Burnham

BAR #2022-00268  
Request for window replacement at 1109 Princess Street.  
Applicant: Bence Szaloki

BAR #2022-00243  
Request for painting at 119 South Saint Asaph Street.  
Applicant: Patricia Hord

BAR #2021-00680  
Request for HVAC screen at 325 Duke Street.  
Applicant: Mija Romer