

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

Board of Architectural Review  
**Tuesday, September 27, 2022**  
7:00 p.m., City Council Chamber  
City Hall

Members Present: James Spencer, Chair  
Christine Sennott  
Robert Adams  
Theresa del Ninno  
Margaret Miller  
Andrew Scott

Members Absent:

Secretary: Bill 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.

**II. CONSENT CALENDAR**

**1. BAR #2022-00359 OHAD**

Request for alterations at 700 South Washington Street (Parcel ID Address: 610 Franklin Street).  
Applicant: CH Sullyfield Associates, LLC, Randon Sullyfield, LLC, CH South Washington Associates, LLC, and McCaffrey South Washington LLC

**BOARD ACTION:** On a motion by Ms. Sennott, and seconded by Ms. Miller, the Board of Architectural Review voted to **approve** BAR #2022-00359 as submitted. The motion carried on a vote of 6-0.

**2. BAR #2022-00376 OHAD**

Request to utilize a prefabricated bus shelter model.  
Applicant: City of Alexandria

**BOARD ACTION:** On a motion by Ms. Sennott, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR #2022-00376 as submitted. The motion carried on a vote of 6-0.

**3. BAR #2022-00387 OHAD**

Request for alterations at 212 South Saint Asaph Street.  
Applicant: Leah and Ben Williams

**BOARD ACTION:** On a motion by Ms. Sennott, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR #2022-00387 as submitted. The motion carried on a vote of 6-0.

### **III. NEW BUSINESS**

#### **6 & 7. BAR #2022-00300 OHAD**

Request for demolition/ encapsulation at 410 Jefferson Street.  
Applicant: Shirley F. Carroll

#### **BAR #2022-00424 OHAD**

Request for alterations at 410 Jefferson Street.  
Applicant: Shirley F. Carroll

#### **BOARD ACTION:**

On a motion by Ms. del Ninno, and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR #2022-00300, as submitted. The motion carried on a vote of 6-0.

- Inset addition from corner of existing to die into face of existing rear wall.

#### **REASON**

The Board supported the application with added condition.

#### **SPEAKERS**

Shirley Carroll, owner, available for questions.

#### **DISCUSSION**

Ms. Del Ninno shared suggestions for inseting the addition.

#### **8. BAR #2022-00315 OHAD**

Request for demolition/ encapsulation at 211 Prince Street.  
Applicant: BOWA

#### **BOARD ACTION:**

On a motion by Ms. del Ninno, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR #2022-00315, as submitted. The motion carried on a vote of 6-0.

#### **REASON**

The Board supported the application as submitted.

#### **SPEAKERS**

Rick Skhwitzer, BOWA, available for questions.

#### **DISCUSSION**

Ms. Del Ninno stated that the project is an improvement.

#### **9 & 10. BAR #2022-00360 OHAD**

Request for alterations at 1000 Cameron Street.  
Applicant: Danny Lopez, Danny's Painting LLC

## **BAR #2022-00361 OHAD**

Request for demolition/ encapsulation at 1000 Cameron Street.

Applicant: Danny Lopez, Danny's Painting LLC

### **BOARD ACTION:**

On a motion by Ms. del Ninno, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR #2022-00360 and BAR #2022-00361, with the following conditions. The motion carried on a vote of 6-0.

- The glass in the picture window on the east elevation and the door on the south elevation is neither tinted nor reflective.
- If possible, based on the condition of the brick, use the brick to be removed from the south elevation for a new doorway to infill the existing opening on the east elevation which will be closed.
- Work with staff to determine whether or not to move the proposed picture window on the east elevation slightly to the north and/or retain the jack arch on the existing first-floor window on the same elevation.
- The statements in Archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

### **REASON**

The Board agreed with staff recommendations. They also felt that retaining the jack arch would preserve a historic element of the building and that moving the picture window would provide symmetry.

### **SPEAKERS**

Karen Becker, project architect, provided a brief explanation of the project and was available to answer questions.

Gail Rothrock, representing the Historic Alexandria Foundation, greatly likes the building and expressed appreciation for the Board comments. She recommended that the jack arch over the first-floor window, formerly a door, on the east elevation be retained as a ghost mark.

### **DISCUSSION**

Mr. Scott asked why the picture window on the east elevation was not centered. Ms. Becker explained that it was due to the interior floor plan and ADA compliance.

Ms. del Ninno asked that the applicant consider retaining the first-floor window on the east elevation and suggested shifting the picture window northward in order to retain that window.

Mr. Adams noted that due to its location, the building has probably been greatly altered on the interior. He felt that the architect did a great job designing the picture window and that moving it

would compromise the design. He suggested putting a jack arch over the new picture window to echo the first-floor window to be removed.

Ms. Miller complimented the design and its floor plan, feeling that it was a nice improvement. She liked Ms. Rothrock's suggestion to retain the jack arch.

Ms. Sennott loves the building and felt that this design and use would be an improvement.

Mr. Scott liked the picture window as designed, with a flat head, not arched. If the jack arch over the first-floor window is to be retained, the picture window should not have an arched head. He also suggested inseting the brick in the location of this window if it is to be removed.

Mr. Spencer agreed with Mr. Scott. While he favored sliding the picture window to the north, he understood why that may not be possible.

Mr. Adams agreed with Mr. Scott. He suggested that the applicant keep the jack arch on the first-floor window and work with staff to consider replacing the window according to the plan.

Ms. del Ninno recognized that moving the picture window would cause problems on the interior. She felt that the proposed design was simple and fine.

**11. BAR #2022-00363 OHAD**

Request for alterations at 1400 King Street

Applicant: Kien Tran

**BOARD ACTION:**

On a motion by Ms. Sennott, and seconded by Ms. Miller, the Board of Architectural Review voted to Deny BAR #2022-00363, as submitted. The motion carried on a vote of 6-0.

**REASON**

The Board supported staff recommendation for denial.

**SPEAKERS**

The applicant nor a presentative was present at the public hearing.

**DISCUSSION**

The Board didn't have any questions or comments regarding the proposal.

**12 &13. BAR #2022-00384 OHAD**

Request for reapproval of a previously approved application for demolition/encapsulation at 109 Duke Street.

Applicant: Martha Peterson

**BAR #2022-00385 OHAD**

Request for reapproval of a previously approved application for alterations at 109 Duke Street.

Applicant: Martha Peterson

**BOARD ACTION:**

On a motion by Ms. Miller, and seconded by Ms. Sennott, the Board of Architectural Review voted to **approve** BAR #2022-00384 and BAR #2022-00385 as submitted. The motion carried on a vote of 6-0.

**REASON**

The Board did not have any questions and agreed with staff's recommendation.

**SPEAKERS**

John Savage, the project architect, was available to answer any questions.

**DISCUSSION**

There was no discussion.

**14. BAR #2022-00383 OHAD**

Request for demolition/ encapsulation at 816 South Pitt Street.

Applicant: Colm Dillon and Ciara Collins

**BOARD ACTION:**

On a motion by Mr. Scott, and seconded by Ms. Sennott, the Board of Architectural Review voted to **approve** BAR #2022-00383, as submitted. The motion carried on a vote of 6-0.

**REASON**

The Board agreed with staff recommendation.

**SPEAKERS**

Steve Kulinski, the project architect, was available to answer questions.

**DISCUSSION**

There was no discussion

**15. BAR #2022-00382 OHAD**

Request for alterations at 411 North Columbus Street.

Applicant: Guy Lamolinara and Anne Horan

**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 #2022-00382. The motion carried on a vote of 6-0.

**REASON**

The Board agreed with staff's recommendation but recommended the applicant to work with Mr. Conkey to find a better solution for the windows.

**SPEAKERS**

Guy Lamolinara, the property owner, showed the Board members a sample of the proposed windows material and explained that the proposed window is made of recycled wood and will look exactly the same from the outside. He added that he tried to find a company that makes all wood windows but

could not find, except for one in George Town, that uses Mahogany wood, which is an endanger species therefore, not the best choice.

Gail Rothrock, representing the Historic Alexandria Foundation, stated that this property had been awarded a historic plaque in 1995 despite the building being painted because it is such a handsome example of the Victorian era. She stated that storm windows could be a cheaper solution and that she supported staff's recommendation.

## **DISCUSSION**

Ms. del Ninno asked the applicant why he was replacing the front windows. Mr. Lamolinara explained that the glazing is clouded up and that he tried to find a company to replace just the glass but was told that the whole window needs to be replaced; he also stated that the windows on the house are not original, they have been replaced before.

Mr. Adams supported staff's recommendation and clarified that yes, it is possible to replace just the windows sashes as he had done on his house. So as Ms. del Ninno and Ms. Miller.

Ms. Miller agreed with Mr. Adams and stated that she was sympathetic with the letter sent by the owners of 711 Princess Street who found that all windows must be wood and not only the ones visible from the public way. Mr. Conkey clarified that the BAR does not have purview over elements not visible from a public way and that the Board cannot make exceptions to the rules.

Mr. Scott asked the applicant if the application was denied, would he look for alternatives or leave the windows as is. Mr. Lamolinara said that he will leave the windows as is if he cannot find a cheaper alternative since the price of all wood windows are forbidden to him. He also said that the house has 32 windows and to replace all of them at once would be impossible.

Mr. Lamolinara asked the Board why the side windows also have to be all wood since the passer by cannot notice the difference. Mr. Spencer clarified that the Board has purview over the windows that are visible and that they must follow the Guidelines and policy which Mr. Conkey confirmed.

Mr. Scott explained that even though the existing windows are not original, the current windows comply with the policy which clearly states that the windows must be made of wood. Mr. Conkey clarified that if the application is denied, staff would be happy to work with the applicant to find a complying solution.

Mr. Spencer asked if the applicant would like to ask for deferral. Mr. Lamolinara agreed. There was not further discussion.

## **16. BAR #2022-00389 PG**

Request for alterations at 327 North Patrick Street.

Applicant: Keith Urbahn

### **BOARD ACTION:**

On a motion by Ms. Sennott, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR #2022-00389, with staff recommendation. The motion carried on a vote of 6-0.

- **\*\*The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.**
- **\*\*The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.**
- **The statements in archaeology conditions above marked with an asterisk “\*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.**

**REASON**

The Board agreed with staff and appreciated the architect’s design. She advised the Board that the owner accepted the staff report and the conditions of Alexandria Archaeology.

**SPEAKERS**

Karen Conkey, project architect, gave a brief introduction and was available to answer questions.

**DISCUSSION**

Mr. Spencer asked if there would be any trim or reveal between the cedar siding and the Hardie. Ms. Conkey replied in the affirmative.

Mr. Scott asked if the wood storage area would really serve that purpose. Ms. Conkey replied in the affirmative.

Ms. del Ninno stated that the architect provided a complete and nice design. She liked the proposed materials and the fact that the design is not ostentatious.

Mr. Adams felt that the design was very nice with beautiful detailing.

Ms. Sennott noted that the proposal was very nice, with well-done plans.

**17 & 18. BAR #2022-00390 OHAD**

Request for alterations at 616 South Lee Street.

Applicant: Lynn and Raymond Stewart

**BAR #2022-00391 OHAD**

Request for demolition/ encapsulation at 616 South Lee Street.

Applicant: Lynn and Raymond Stewart

**BOARD ACTION:**

On a motion by Ms. Miller, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR #2022-00390 and BAR #2022-00391, as submitted. The motion carried on a vote of 6-0.

## **REASON**

The proposal complies with BAR policies and guidelines.

## **SPEAKERS**

Karen Conkey, project architect, explained the application and was available to answer questions. Mr. Raymond Stewart, owner, explained his family's happiness with the house and reasons for moving to Alexandria.

## **DISCUSSION**

Ms. Sennott asked for clarification as to the role of the BAR in reviewing changes to the rear of the house, which are not in BAR purview as they are not visible from a public right of way. Mr. Spencer confirmed that.

## **19. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 8:22 p.m.

## **20. ADMINISTRATIVE APPROVALS**

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

BAR #2022-00324 OHAD

Request for signage at 424 North Washington Street.

Applicant: Potomac Crescent Waldorf School

BAR #2022-00291 OHAD

Request for signage at 117 South Saint Asaph Street.

Applicant: Moving Forward PLC

BAR #2022-00311 OHAD

Request for chimney repair at 406 North Saint Asaph Street.

Applicant: The Chimney Doctor

BAR #2022-00310 OHAD

Request for siding replacement at 1120 Prince Street.

Applicant: Timothy Shaheen

BAR #2022-00322 PG

Request for door replacement at 622.5 North Alfred Street.

Applicant: Kathryn Hartka

BAR #2022-00314 OHAD

Request for solar panel installation at 714 Battery Place.

Applicant: Fusion Solar Services

BAR #2022-00320 OHAD

Request for window and door replacement at 207 Princess Street.



Applicant: Paul Corrie Interiors

BAR #2022-00336 OHAD

Request for signage at 111 South Columbus Street.

Applicant: Amanda Mertins

BAR #2022-00334 OHAD

Request for mortar repair at 201 Prince Street.

Applicant: Renaissance Development

BAR #2022-00331 OHAD

Request for signage replacement at 419 South Royal Street.

Applicant: Baird Smith

BAR #2022-00317 OHAD

Request for window and door replacement at 631 North Columbus Street.

Applicant: Jeff Adler

BAR #2022-00313 OHAD

Request for siding replacement at 410 Queen Street.

Applicant: Angel Campbell

BAR #2022-00326 OHAD

Request for window replacement at 920 South Saint Asaph Street.

Applicant: Karlen Murray

BAR #2022-00348 OHAD

Request for signage at 100 South Patrick Street.

Applicant: The Bronze Collective

BAR #2022-00346 PG

Request for roof replacement at 325 North Patrick Street.

Applicant: Bill Conkey

BAR #2022-00349 OHAD

Request for window replacement at 723 Ford's Landing Way.

Applicant: Mike Linskey

BAR #2022-00350 OHAD

Request for window replacement at 403 North Saint Asaph Street.

Applicant: Karlen Murray

BAR #2022-00341 OHAD

Request for window replacement at 418 North Lee Street.

Applicant: Susan M. Taylor

BAR #2022-00355 OHAD

Request for door replacement at 1250 South Washington Street, Unit 514.  
Applicant: The Window Man

BAR #2022-00335 OHAD  
Request for mortar repair at 409 North Columbus Street.  
Applicant: Renaissance Development

BAR #2022-00330 PG  
Request for mortar repair at 1003 Oronoco Street.  
Applicant: Todd Pickell

BAR #2022-00321 OHAD  
Request for roof replacement at 719 South Fairfax Street.  
Applicant: Susan Kellom

BAR #2022-00366 OHAD  
Request for stoop, door trim, and railing replacement at 209 South Patrick Street.  
Applicant: Paul Davis

BAR #2022-00356 OHAD  
Request for gate replacement at 505 Prince Street.  
Applicant: Joseph Craine

BAR #2022-00371 OHAD  
Request for window replacement at 731 South Columbus Street.  
Applicant: Jennifer Kane

BAR #2022-00364 OHAD  
Request for siding replacement at 203 Wolfe Street.  
Applicant: Tiffany Pache

BAR #2022-00368 OHAD  
Request for window replacement at 215 South Fayette Street.  
Applicant: Maria Luisa Reed

BAR #2022-00374 OHAD  
Request for roof replacement at 313 North Washington Street.  
Applicant: Andrew Watson

BAR #2022-00375 OHAD  
Request for chimney repairs at 415 Queen Street.  
Applicant: The Chimney Doctor

BAR #2022-00370 OHAD  
Request for roof replacement at 42 Alexander Street.  
Applicant: Jerry Meholick

BAR #2022-00373 OHAD  
Request for window replacement at 117 South Alfred Street.  
Applicant: Peter and Carissa Sumner

BAR #2022-00372 PG  
Request for roof replacement at 1015 Queen Street.  
Applicant: Andrew Bury

BAR #2022-00365 PG  
Request for fence replacement at 1003 Oronoco Street.  
Applicant: Morgan Kinney

BAR #2022-00377 OHAD  
Request for signage at 1316 King Street.  
Applicant: Lumiere Candle Studio

BAR #2022-00379 OHAD  
Request for roof replacement at 912 Cameron Street.  
Applicant: Elizabeth Robbins

BAR #2022-00381 OHAD  
Request for shutter replacement at 204 South Pitt Street.  
Applicant: Patrick and Laurie Jennings

BAR #2022-00323 PG  
Request for window replacement at 1020 Queen Street.  
Applicant: Adam Hernandez

BAR #2022-00369 OHAD  
Request for window replacement at 2 Franklin Street.  
Applicant: Susan Whelan

BAR #2022-00386 OHAD  
Request for retaining wall repair at 619 Pommander Walk Street.  
Applicant: Robert Hatcher and Taylor Kiland

BAR #2022-00392 OHAD  
Request for new shed at 702 Avon Place.  
Applicant: Theresa Forster

BAR #2022-00362 PG  
Request for mortar repair at 1114 Princess Street.  
Applicant: Adrienne Boone

BAR #2022-00357 PG  
Request for roof replacement at 1421 Princess Street.

Applicant: Myron Contee

BAR #2022-00393 OHAD

Request for mortar repair at 601 South Lee Street.

Applicant: The Chimney Doctor

BAR #2022-00394 OHAD

Request for changes to roof deck at 610 South Lee Street.

Applicant: Erin May

BAR #2022-00202 PG

Request for stoop replacement at 513 North Patrick Street.

Applicant: Justin Knox

BAR #2022-00347 OHAD

Request for door replacement at 100 South Patrick Street.

Applicant: The Bronze Collective

BAR #2022-00406 OHAD

Request for mortar repair at 809 Cameron Street.

Applicant: Renaissance Development

BAR #2022-00409 PG

Request for siding replacement at 1501 Princess Street. Applicant: Rebecca Beattie

BAR #2022-00411 PG

Request for solar panel installation at 432 North Peyton Street.

Applicant: Al Gleeson Electrical Co

BAR #2022-00414 OHAD

Request for solar panel installation at 807 Second Street.

Applicant: Prospect Solar LLC