

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

Board of Architectural Review  
**Wednesday, February 21, 2024**  
7:00 p.m., City Council Chamber  
City Hall

Members Present:

James Spencer  
Michael Lyons  
Andrew Scott  
Nastaran Zandian  
Margaret Miller

Members Absent: Theresa del Ninno  
Bud Adams

Secretary: Susan Hellman, Historic Preservation Principal Planner

Staff Present: Brendan Harris, Historic Preservation Planner

**I. CALL TO ORDER**

The Board of Architectural Review Public Hearing was called to order at 7:00 p.m. Ms. del Ninno and Mr. Adams were absent. All other members were present.

**II. MINUTES**

Consideration of minutes from the February 7, 2024 meeting.

**BOARD ACTION:** On a motion by Mr. Lyons, and seconded by Ms. Miller, the Board of Architectural Review approved the February 7, 2024 Meeting minutes, as submitted. The motion carried on a vote of 5-0.

**New Business**

**3 BAR2024-00017 OHAD**

Request for alterations at 613 S Royal Street  
Applicant: Elizabeth Blaise Hazelwood

**BOARD ACTION:** On a motion by Ms. Miller, and seconded by Mr. Lyons, the Board of Architectural Review voted to deny BAR#2024-00017 following staff recommendations. The motion carried on a vote of 4-1.

**REASON**

The Board agreed with Staff's recommendation to deny the application, and did not find an appropriate reason to change the previously approved condition.

**SPEAKERS**

Blaise Hazelwood, the property owner, was present to answer questions. Yvonne Callahan, a neighbor, spoke in opposition to the application.

### **DISCUSSION**

Ms. Miller agrees with the Staff recommendation to deny.

Mr. Scott thinks this case was difficult and that the BAR already made a condition, but that he is undecided.

Mr. Lyons believes the intent was always to paint all sides of the house and that the BAR already approved the original request. He supports the Staff recommendation to deny.

Ms. Zandian said the current paint job looks half-done, and supports the Staff recommendation to deny.

## **Other Business**

### **4 BAR2024-00015 OHAD**

Request for Concept Review at 500 & 501 N Union Street

Applicant: RTN East LLC and RTN West LLC

### **SPEAKERS**

Ken Wire, attorney for the applicant, introduced the project.

Christian Bailey, project architect introduced the proposed design.

Matt Clark, Landscape architect, presented proposal for site design.

Al Cox, Noted that the previous design did not meet with the compatibility of the waterfront requirements. The current design is a formal, symmetrical design that uses appropriate materials to bridge between the historic fabric and Old Town North. He noted the relationship of this building to the original Ford Factory. He encouraged the applicant to have the building engage the waterfront park on the east side. Would it be possible to introduce some observation point projecting into the water.

### **DISCUSSION**

Mr. Scott asked about the proposed access for loading for the restaurant. The applicant responded that the loading would occur through a ground floor parking/loading area.

Mr. Spencer asked about the location of the entrance to the parking garage. The applicant described the location for each of the two independent garages. Some below grade spaces will be available for the restaurant use.

Mr. Scott asked about the location of the existing slab for the west building. The applicant clarified that parking would be above grade on the west building and below grade on the east building.

Mr. Spencer asked about how new columns will be installed at the existing slab at the west building. The applicant noted that excavation will be included but less than with full excavation.

Ms. Zandian clarified that existing slab exists only on the west building and configuration of retail at west building.

Mr. Spencer asked for clarification on the balconies on the west building. The applicant described them as a continuous porch. Mr. Spencer asked that dividers be designed into the porch that are compatible with the overall design.

Mr. Scott appreciated the landscape plan and complimented the overall design. He noted that the building bridges between the historic district and north old town. He suggested public access to the restaurant from Union Street to draw people into the site from the west. The separated retail spaces on the east building allow for space for a central access to the restaurant.

Ms. Miller complimented the team on the proposed design as an improvement over the previous design. She noted that the architecture has a good handle on the architecture of Alexandria. Ms. Miller reviewed the history of the design and review of Robinson Terminal South as it relates to this site. She discussed the difference in views for the various parts of the east building as viewed from the nearby parks. Ms. Miller appreciated the choice of materials as a reference to the history of the waterfront.

Mr. Lyons stated that the design fits in well with the historic district and is not concerned with the restaurant having direct access from Union Street.

Ms. Zandian likes the material palette including glazed and ribbed brick details. She asked the applicant to activate the ground floor of the east building as it faces the waterfront.

Mr. Spencer complimented the overall design. He asked for clarification on the west elevation of the west building. The application described the location of the parking in this area and the use of the brick screen.

Mr. Spencer agreed with Mr. Scott regarding access to the restaurant from Union Street. He noted that this would be both a functional and visual draw through the building from west to east.

**Mr. Scott dismissed himself for the remainder of the Public Hearing.**

- 5** The Board will receive a status update on the proposed updates to chapters of the Design Guidelines in the Parker-Gray Historic District.

**Board Action:** On a motion by Ms. Zandian and seconded by Ms. Miller, the Board of Architectural Review voted to adopt the revised chapters on Roofing and Siding + Trim of the Parker-Gray Design Guidelines. The motion carried on a vote of 4-0.

Ms. Miller suggested adding more information to the Masonry chapter on different types of brick bonds. The Board decided that they would like to review the Masonry chapter a second time with some minor changes made. They had no comments on the Roofing or Siding + Trim chapters.

## **ADJOURNMENT**

The Board of Architectural Review adjourned at 8:45 pm.

## **ADMINISTRATIVE APPROVALS**

BAR2024-00016 OHAD

Request for siding replacement at 614 S Washington Street

Applicant: Navarro Construction

BAR2024-00018 OHAD

Request for signage at 1300 King Street

Applicant: Dee Zee Group, LLC (DBA: Call Your Mother Deli)

BAR2024-00019 OHAD

Request for window, door, and vent installation at 201 Gibbon Street

Applicant: Mary Denby for MHD Builds

BAR2024-00021 OHAD

Request for shingles replacement at 715 Ford's Landing Way

Applicant: Peak Roofing Contractors

BAR2024-00022 OHAD

Request for window replacements at 712 Wilkes Street

Applicant: John Pontecorvo

BAR2024-00023 OHAD

Request for signage at 103 S Union Street

Applicant: Ben & Jerry's Team Primo - Primo Partners

BAR2024-00024 OHAD

Request for shingles replacement at 216 Wilkes Street

Applicant: William J. Hudnall

BAR2024-00025 OHAD

Request for window replacements at 923 S Saint Asaph Street

Applicant: Virginia Horgan

BAR2024-00026 OHAD

Request for window and door replacements at 1250 S Washington Street, Unit 803

Applicant: Nicholas C Kalivretenos c/o The Window Man

BAR2024-00027 OHAD

Request for railing and stoop replacement at 112 and 114 Duke Street

Applicant: Bridget Scanlan

BAR2024-00028 OHAD

Request for masonry wall repairs at 1117 Prince Street

Applicant: John Ashford and Ivy Whitlatch

BAR2024-00029 OHAD

Request for vent installation at 201 Gibbon Street

Applicant: Sarah Radt

BAR2024-00031 OHAD

Request for window replacements at 500 Bashford Lane, Unit 3332

Applicant: Nick Kalivretenos c/o The Window Man

BAR2024-00032 OHAD

Request for window replacements at 500 Bashford Lane, Unit 2223

Applicant: Nick Kalivretenos c/o The Window Man

BAR2024-00033 OHAD

Request for window replacements at 612 Bashford Lane, Unit 1201

Applicant: Nick Kalivretenos c/o The Window Man

BAR2024-00034 OHAD

Request for window replacements at 604 Bashford Lane, Unit 2122

Applicant: Nick Kalivretenos c/o The Window Man

BAR2024-00035 OHAD

Request for window replacements at 612 Bashford Lane, Unit 1211 Applicant:

Nick Kalivretenos c/o The Window Man

BAR2024-00036 OHAD

Request for window replacements at 612 Bashford Lane, Unit 1222

Applicant: Nick Kalivretenos c/o The Window Man

BAR2024-00036 OHAD

Request for window replacements at 612 Bashford Lane, Unit 1222

Applicant: Nick Kalivretenos c/o The Window Man

BAR2024-00037 OHAD

Request for window replacements at 604 Bashford Lane, Unit 2121

Applicant: Nick Kalivretenos c/o The Window Man

BAR2024-00039 OHAD

Request for window sill replacements at 809 Cameron Street

Applicant: Jessica Hill

BAR2024-00042 OHAD

Request for front stoop replacement at 913 Prince Street

Applicant: John Alexander

BAR2024-00043 OHAD

Request for window and door replacements at 1250 S Washington Street, Unit 305

Applicant: Nick Kalivretenos c/o The Window Man