City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 31, 2018

TO: GLORIA SITTON, CITY CLERK
OFFICE OF THE CITY CLERK AND CLERK OF COUNCIL

THRU: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

FROM: MS. CHRISTINA KELLEY, CHAIR
OLD & HISTORIC ALEXANDRIA DISTRICT (OHAD)
BOARD OF ARCHITECTURAL REVIEW

SUBJECT: FISCAL YEAR 2018 ANNUAL REPORT OF THE OHAD BAR

I am pleased to present this Annual Report for the Old and Historic Alexandria District Board of Architectural Review (OHAD BAR) for Fiscal Year 2018 (FY 2018), extending from July 1, 2017 to June 30, 2018, as required by City Code section 2-4-7(i)(1). The attached record of attendance shows all members attended more than 75% of the meetings, or had an excused absence in advance, as required.

BAR-OHAD Officers

The membership of the OHAD BAR remained the same in FY 2018 and on December 6, 2017, Ms. Christina Kelley was unanimously elected to a second term as Chair and Ms. Christine Roberts was elected to a second term as Vice-Chair.

BAR Regulatory Activities

The level of activity by the OHAD BAR during the FY 2018 increased significantly over the previous year. Cases heard by the BAR at public hearing rose from **99** in FY 2017 to **157** in FY 2018, an increase of 37%. Administrative approvals rose from **243** in FY 2017 to **287** in FY 2018, an increase of 16%. Efforts of the BARs to streamline the process continue. Of the total 444 cases in FY 2018, **65%** were approved administratively, reducing the time and expense for applicants and the length of time required for public hearings.

Examples of OHAD BAR public hearing cases are highlighted below:

(1) Examples of BAR Concept Reviews:

114 South Washington Street
BAR 2018-00146

The OHAD BAR conceptually endorsed the construction of a new building in the location of an existing parking garage that will be part of a hotel with the existing adjacent building (the former George Mason Hotel building at 699 Prince Street).

1101 North Washington Street
BAR 2017-00345
The OHAD BAR informally endorsed a concept design scheme for 19 townhouse-style condominiums.

221 King Street
BAR2018-000025
The OHAD BAR endorsed the Alexandria Visitors Center, Ramsay House Garden concept design.

Waterfront Park Pavilions
BAR2017-00399
The OHAD BAR reviewed concept design schemes for the proposed pavilions to be constructed in the waterfront parks to assist with flood mitigation and provide services. The BAR did not endorse the design but provided significant feedback for the applicant and recommended a restudy.

(2) Examples of BAR Certificates of Appropriateness/Permits to Demolish:

1321 Duke Street
BAR 2018-00061/62
The OHAD BAR approved the partial demolition of the first-floor façade to convert an existing parking garage level into office space and a series of major alterations (including replacement windows, doors, canopy and signage) for the office building at 1321 Due Street.

Fitzgerald Square Interim Park
BAR 2017-00229
The OHAD BAR approved a series of improvements for the Interim Fitzgerald Square Park including lighting, seat walls, park furniture and a shade canopy.

115 South Washington Street
BAR 2018-00016/17
The OHAD BAR approved partial demolition and storefront alterations to convert this building, originally constructed as an education building for the adjacent Methodist church, to a retail space.

312 South Washington Street
BAR 2018-00051/52
The OHAD BAR approved partial demolition and alterations to convert this commercial office building to residential units with redesigned retail spaces on the first floor.

400 North Washington Street
BAR 2018-00082/83
The OHAD BAR approved the construction of a new senior living facility.

King Street Storefronts
The OHAD BAR approved applications for storefront alterations or reconfigurations at five buildings on King Street. The alterations typically included a redesign of the existing storefront and occurred at the following properties:

116 King Street (BAR1018-00271)
417 King Street (BAR 2018-00156/2017-00435)
805 King Street (BAR 2018-00009/10)
817A King Street (BAR 2018-00241)
1006 King Street (BAR 2017-00476)
1100 King Street (BAR 2017-00190)

(3) BAR Appeals to City Council:

402 South Pitt Street
BAR 2017-0028
City Council affirmed the decision of the BAR made on September 6, 2017, to deny the request for after-the-fact approval of painting unpainted masonry, finding that the painting of unpainted masonry is inappropriate and inconsistent with the standards for a Certificate of Appropriateness.

205 North Columbus Street
BAR 2017-00289
City Council affirmed the decision of the BAR to approve a Certificate of Appropriateness and waiver of the six-foot height limitation to allow an eight-foot fence to be constructed in a rear side yard.

420 South Lee Street
BAR 2016-00160
City Council affirmed the decision the BAR made on December 20, 2017 to approve the request for a fence and pedestrian gate but with conditions, including that it not be wider than six feet.

Work Sessions/Other Business Topical Areas

The OHAD BAR discussed various topics of interest in Work Sessions or under Other Business in FY 2018. As part of this, the BAR also updated many policies. Here is an overview:

- September 20, 2017:
    - Informal Work Session on Technology Training (Assigned iPads for BAR Docket Review)
    - Design Guidelines Update
- October 18, 2017:
    - Old Town North Small Area Plan Update

- November 1, 2017:
    - Overview of Archaeological Protection Code
    - Design Guidelines and Policy Update (Awnings)
- December 6, 2017:
    - Alley Survey Presentation by Mike Commisso, Chair Alexandria Historical Restoration & Preservation Commission
- December 20, and January 3, 2017:
    - Design Guidelines Subcommittee Updates
- January 17, 2018:
    - Revised Window Policy Update
- February 7, 2018:
    - Informal Work Session on OHAD Policy for Administrative Approvals
- February 21, 2018:
    - Work Session on OHAD Policy for Administrative Approvals, continued
    - Route 1 South Housing Affordability Strategy Presentation
- March 7, 2018 and May 2, 2018:
    - Update on Route 1 South Housing Affordability Strategy Charrette
- April 4, 2018:
    - Adoption of revisions to Window Policy in OHAD Policy for Administrative Approvals
    - Adoption of gas meter policy
- May 2, 2018:
    - Staff presentation and Work Session on 20th-century Buildings on Washington Street
- May 16, 2018:
    - Adoption of revisions to the Shed and Sign policies for administrative approval and presentation of the draft Masonry Guidelines

Training

The OHAD BAR received iPads in FY 2018 to reduce costs and production time for BAR dockets and to facilitate members' review of docket items in a more efficient manner. Members were trained on the use of the iPads and will enter their second season with this resource during FY 2019. Many of the Work Sessions described above provided BAR members with continuing education related to their roles on the BAR.

Outreach

A primary community outreach for both Boards of Architectural Review was joint programming with the Office of Historic Alexandria this past year in May, National Preservation Month. Activities included tours, a preservation happy hour and tour of the Murray-Dick-Fawcett house, and lectures and a hands-on masonry repair workshop with local restoration masons.

As part of the Section 106 Memorandum of Agreement related to the demolition of the Ramsey Homes, the applicant was required to allow staff to further document the buildings prior to demolition and to offer "Deconstruction Tours" to the community to better understand the unique concrete panel construction technology of these innovative

buildings. Tours and an informal presentation were offered to the community on two days in February 2018.

Another major community outreach effort in FY 2018 was the City's second two-day Contemporary Architectural Forum on June 8 and 9 to which both Boards of Architectural Review were invited, others from architectural and historic organizations, the development community and the general public. Friday night included a reception and a program at the Patent and Trade Office and Saturday included bus tours to explore recently constructed projects in different areas of the City.

Two Out of the Attic newspaper articles were written by BAR staff about the care of masonry. Additionally, this past year, efforts continued to increase awareness of the Historic District requirements through annual spring mailings to all property owners. Staff continued to make regular presentations to local real estate offices to explain the BAR review process.

Review of National Register Nominations and Section 106 Reviews

As a Certified Local Government, the OHAD BAR has the opportunity to review and comment on all proposed National Register listings in Alexandria. The BAR reviewed the draft nomination for Oakwood Cemetery. The BAR also contemplated, but deferred action, to initiate a study for the listing of 413 Prince Street as a National Historic Landmark.

BAR staff has reviewed approximately 20 requests for determinations of potential adverse effect under Section 106 of the National Historic Preservation Act for projects throughout the City ranging from proposed cell antennas on existing buildings or new utility poles and from the Torpedo Factory and Virginia Theological Seminary to reviews of changes in the right-of-way required by the DC to Richmond high speed rail project (DC2RVA).

Goals for the Coming Year

In the next year, the case load for the District is anticipated to remain consistent with the last year. Efforts for BAR member training and continued public outreach will continue to be high priorities. The BAR will also focus on reviewing and approving updated design guidelines, consistent with recently adopted policies, and create new guidelines for Public Parks and Infrastructure in the Right-of-Way, Masonry, Graffiti removal and Storefronts. Several large development projects in the pipeline will require Certificates of Appropriateness in the next year, including the Potomac Yard Metro Station.

At the request of City Council in April 2018, a study was initiated to consolidate the two Boards of Architectural Review into a single Alexandria BAR that would oversee the two separate historic districts. The OHAD BAR has provided feedback and generally finds that the concept of the proposed consolidation into a single BAR has merit.

Membership

The OHAD BAR membership and attendance sheet is included in the immediate Attachment.

ATTACHMENT

CITY OF ALEXANDRIA
BOARDS AND COMMISSIONS
MEETING ATTENDANCE REPORT

JULY 1, 2017 THROUGH JUNE 30, 2018

COMMISSION: Board of Architectural Review, Old and Historic Alexandria District

CHAIRPERSON: Chair Christina Kelley

	2017										2018										
MEMBER'S NAME	**Jul**		**Sep**		**Oct**		**Nov**		**Dec**		**Jan**		**Feb**		**Mar**	**Apr**		**May**		**Jun**	
	5	**19**	**6**	**20**	**4**	**18**	**1**	**15**	**6**	**20**	**3**	**17**	**7**	**21**	**7**	**4**	**18**	**2**	**16**	**6**	**20**
Christina Kelley	X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	X
Robert Adams	X	X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X
Margaret Miller	X	E	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	E	X	X	X
Slade Elkins	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	E	E	X
John Sprinkle	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	X	E	X
John Goebel	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Christine Roberts	X	E	X	X	X	X	X	X	X	X	X	X	E	X	X	E	X	X	X	E	X

One meeting on March 21 was cancelled.

INDICATE: X - FOR PRESENT E - FOR EXCUSED U – FOR UNEXCUSED

Note: The March 21, 2018 BAR hearing was cancelled due to inclement weather.

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS:

N/A**

** All absences were excused and therefore not counted per Section 2-4-7(i)(2) of the City of Alexandria's Charter and Code.

APPROVED:

Christina C. Kelley

Christina Kelley, Chair