

**\*\*\*\*\*DRAFT MINUTES\*\*\*\*\***  
Board of Architectural Review  
**Wednesday, June 5, 2019**  
7:00pm, Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: Christine Roberts, Chair  
James Spencer, Vice Chair  
Purvi Irwin  
John Sprinkle  
Lynn Neihardt  
Robert Adams

Members Absent: Bill Conkey

Staff Present: Al Cox, Preservation Manager  
Stephanie Sample, Historic Preservation Planner

**I. CALL TO ORDER**

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

**II. MINUTES**

2. Consideration of the minutes from the **May 15, 2019** public hearing.

**BOARD ACTION: Approved as Amended**

By unanimous consent, the Board of Architectural Review approved the minutes from the May 1, 2019 meeting, as submitted.

**III. ITEMS DEFERRED FROM THIS HEARING**

**3. BAR #2019-00187 OHAD**

Request for alterations at 319 Prince Street  
Applicants: Marc Bendick & Mary Lou Egan

**BOARD ACTION: Accepted Request for Deferral**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00187.

**4. BAR #2019-00191 OHAD**

Request for alterations and signage at 501 South Washington Street  
Applicant: Mount Vernon Petroleum Realty LLC

**BOARD ACTION: Accepted Request for Deferral**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00191.

**5. BAR #2019-00194 OHAD**

Request for alterations at 1103 Powhatan Street  
Applicants: Colleen & Aloysius Boyle

**BOARD ACTION: Accepted Request for Deferral**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00194.

**IV. CONSENT CALENDAR**

**6. BAR #2018-00420 OHAD**

Request for alterations at 325 Queen Street  
Applicant: Michael C. Maibach

**BOARD ACTION: Approved as Submitted, 6-0**

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2018-00420, as submitted. The motion carried on a vote of 6-0.

**CONDITIONS**

1. The awnings above the windows must be mounted to the wood window frames; and,
2. The awnings on the wall above the doors must be anchored through the mortar joints.

**7. BAR #2019-00165 OHAD**

Request for alterations and signage at 201 King Street  
Applicant: Maurice Breton

**BOARD ACTION: Approved as Submitted, 6-0**

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00165, as submitted. The motion carried on a vote of 6-0.

**CONDITION**

That all signs and lighting be mounted to the building wall through the mortar joints to avoid damaging the historic brick.

**8. BAR #2019-00193 OHAD**

Request for amendment to previously approved plans at 609 South Lee Street  
Applicant: Steve Kelmar

**BOARD ACTION: Approved as Submitted, 6-0**

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural

Review voted to approve BAR #2019-00193, as submitted. The motion carried on a vote of 5-0. Mr. Adams was recused.

### **CONDITIONS**

1. Install fence design Option A.
2. 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.
3. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The statements in archaeology conditions #2 & #3 above 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.

### **5. BAR #2019-00195 OHAD**

Request for BAR re-approval of expired plans at 207 North Columbus Street  
Applicant: Ann Begeman

### **BOARD ACTION: Approved as Submitted, 6-0**

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00195, as submitted. The motion carried on a vote of 6-0.

### **6. ITEMS PREVIOUSLY DEFERRED**

### **7. BAR #2019-00148 OHAD**

Request for partial demolition/ capsulation at 118 North Saint Asaph Street & 100 Ross Alley  
Applicant: Saint Asaph Ventures, LLC

### **8. BAR #2019-00149 OHAD**

Request for addition and alterations at 118 North Saint Asaph Street & 100 Ross Alley  
Applicant: Saint Asaph Ventures, LLC

### **BOARD ACTION: Approved as Submitted, 6-0**

On a motion by Mr. Adams and seconded by Mr. Spencer, Architectural Review voted to approve BAR #2019-00148 & BAR #2019-00149, as submitted. The motion carried on a vote of 6-0.

### **CONDITION**

- a. The applicant must provide full window and door specifications to demonstrative compliance with the Board's *New and Replacement Window Performance Specifications*.

**REASON**

The Board approved the project with the condition as indicated above in the Staff report.

**SPEAKERS**

Mr. Steve Kulinski, Project Architect, was available to answer questions.

**DISCUSSION**

Per Staff recommendation the Board voted unanimously to approve the project. No further discussion occurred.

**9. NEW BUSINESS****10. BAR #2019-00183 OHAD**

Request for alterations at 228 South Pitt Street

Applicant: Trustees of Saint Paul's Episcopal Church

**BOARD ACTION: Approved as Amended, 6-0**

On a motion by Ms. Irwin and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve BAR #2019-00183, as submitted. The motion carried on a vote of 6-0.

**CONDITIONS**

The application was approved as submitted.

**REASON**

The Board supported the application as submitted.

**SPEAKERS**

Duncan Blair, Attorney, spoke in support of the project and answered questions.

**DISCUSSION**

There was no discussion regarding the case.

**11. BAR #2019-00188 OHAD**

Request for partial demolition/ capsulation at 209 North Columbus Street

Applicant: Kris Shannon Stillings

**12. BAR #2019-00189 OHAD**

Request for alterations at 209 North Columbus Street

Applicant: Kris Shannon Stillings

**BOARD ACTION: Approved as Submitted, 7-0**

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00188 & BAR #2019-00189, as submitted. The motion carried on a vote of 5-0-1, with Mr. Sprinkle abstained.

## **CONDITION**

- a. A solidier course is installed above the proposed French doors.

## **REASON**

The Board supported to application and staff recommendation.

## **SPEAKERS**

Maura Powell, architect, spoke in support of the project and answered questions.

## **DISCUSSION**

There was no discussion regarding the case.

### **13. Deferral Requested by Applicant**

#### **BAR #2019-00190 OHAD**

Request for alterations and signage at 801 North Washington Street

Applicant: Androus Family Partnership The

#### **BOARD ACTION: Accepted Request for Deferral**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00190

### **14. BAR #2019-00192 OHAD**

Request for alterations and signage at 703 North Washington Street

Applicant: Mount Vernon Petroleum Realty LLC

#### **BOARD ACTION: Accepted Request for Deferral**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00192, with Mr. Sprinkle recusing himself.

## **REASON**

The Board showed concern about additional signage on gas stations on Washington Street and asked the applicant to seek deferral so that all the Washington Street submissions by the applicant (three gas stations) could be heard together.

## **SPEAKERS**

Bhoopendra Prakash, the project engineer, spoke in favor of the project and was available to answer questions. Mr. Prakash said that he agreed with most of the staff recommendations but said that he would prefer to install the brand logo on the monument sign and that it be internally illuminated. He agreed to a deferral so that all three gas stations could be heard at one meeting.

## **DISCUSSION**

Ms. Roberts explained that internally illuminated signs are not allowed by the City Code and the Design Guidelines. Mr. Cox explained that only the price numbering on monument signs are required to be internally lit by law. The Board had questions about the staff recommendations and about the amount of signage being requested. The Board felt that the

excessive gas station signage is not appropriated on the George Washington Memorial Parkway and recommended the applicant to request deferral so he could keep working with staff to achieve a plausible outcome for all three gas stations on Washington Street.

**15. BAR #2019-00196 PG**

Request to install small cell facility on utility pole on public property adjacent to 211 Buchanan Street  
Applicant: New Cingular Wireless PCS, LLC c/o Jacobs Technology

**BOARD ACTION: Approved as Amended, 6-0**

On a motion by Ms. Irwin and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve BAR #2019-00183, as amended. The motion carried on a vote of 6-0.

**CONDITIONS**

1. That the new pole and antenna be no more than 13 feet taller than the existing pole.

**SPEAKERS**

Zachary Robbins, Jacob/applicant, spoke in support of the application and answered questions  
Alex Beiro, Jacobs/applicant, spoke in support of the application and answered questions

**16. BAR #2019-00197 OHAD**

Request to install small cell facility on utility pole on public property adjacent to 921 Duke Street  
Applicant: New Cingular Wireless PCS, LLC c/o Jacobs Technology

**BOARD ACTION: Approved as Amended, 6-0**

On a motion by Ms. Irwin and seconded by Mr. Spencer the Board of Architectural Review voted to approve BAR #2019-00197, as amended. The motion carried on a vote of 6-0.

**CONDITIONS**

1. That the new pole and antenna be no more than 13 feet taller than the existing pole.

**REASON**

The Board supported the application but said that the height of the new pole and the antenna should not exceed 13 feet over the current pole height.

**SPEAKERS**

Zachary Robbins, Jacob/applicant, spoke in support of the application and answered questions  
Alex Beiro, Jacobs/applicant, spoke in support of the application and answered questions

**DISCUSSION**

Ms. Irwin asked about the overall height of the new pole and antenna. The Board suggested setting a maximum height for the top of the antenna and decided 13 feet was appropriate

because the larger utility pole would be buried deeper underground so the pole increase will be less than 10 feet.

**17. BAR #2019-00198 OHAD**

Request to install small cell facility on utility pole on public property adjacent to 238 South West Street

Applicant: New Cingular Wireless PCS, LLC c/o Jacobs Technology

**BOARD ACTION: Approved as Amended, 6-0**

On a motion by Ms. Irwin and seconded by Mr. Spencer the Board of Architectural Review voted to approve BAR #2019-00198, as amended. The motion carried on a vote of 6-0.

**CONDITIONS**

1. That the new pole and antenna be no more than 13 feet taller than the existing pole.

**REASON**

The Board supported the application but said that the height of the new pole and the antenna should not exceed 13 feet over the current pole height.

**SPEAKERS**

Zachary Robbins, Jacob/applicant, spoke in support of the application and answered questions

Alex Beiro, Jacobs/applicant, spoke in support of the application and answered questions

Norma Burdick, neighbor, asked questions about the application

**18. OTHER BUSINESS**

Draft policy for administrative approval of some small cell facilities.

Staff made a brief presentation on a draft administrative approval policy for small cell facilities on top of Dominion Energy poles. The Board adopted the policy with the suggestion that the maximum height for the new pole not exceed 13', which allows for a 10 foot pole extension (which will be less than 10 foot increase in height because the pole will be buried deeper) and a 3.25 foot antenna.

**19. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 8:15 p.m.

**20. ADMINISTRATIVE APPROVALS**

BAR #2019-00201

Request for window replacement at 619 South Saint Asaph Street

Applicants: Amanda Mertins & Helmut Mertins

BAR #2019-00202

Request for repointing at 403 South Pitt Street

Applicant: Andrew Trask & Christine Carroll

BAR #2019-00203

Request for roof replacement at 324 North Fairfax Street

Applicant: Ben Watson

BAR #2019-00204

Request for fence at 811 Prince Street

Applicant: Angela Mason

BAR #2019-00205

Request for roof replacement at 500 Duke Street

Applicant: Manny Cerrito

BAR #2019-00206

Request for window replacement at 1306 Oronoco Street

Applicant: Doris Bleudinger

BAR #2019-00211

Request for signage at 1112 King Street

Applicant: Jennifer Park

BAR #2019-00212

Request for roof replacement at 1716 Carpenter Road

Applicant: Randell Coleman

BAR #2019-00213

Request for fence replacement at 130 Prince Street

Applicant: Gregory Wilson

BAR #2019-00214

Request for window replacement at 1317 East Abingdon Drive #1

Applicant: Douglas Herndon

BAR #2019-00215

Request for roof replacement at 1251 East Abingdon Drive

Applicant: Riverton Condo

BAR #2019-00210

Request for window replacement at 603 Bashford Lane #1

Applicant: Heather Connell

BAR #2019-00220

Request for window replacement at 720 South Lee Street

Applicant: Robert Shehan

BAR #2019-00221

Request for window replacement at 4 Wolfe Street



Applicant: Alco Products

BAR #2019-00222

Request for entry door replacement at 130 N Payne Street

Applicant: Richard Grochmal

BAR #2019-00223

Request for window replacement at 711 Avon Place

Applicant: Teresa Bosch