

**\*\*\*\*\*DRAFT MINUTES\*\*\*\*\***  
Board of Architectural Review  
**Wednesday, March 4, 2020**  
7:00pm, Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

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

Members Absent: None

Staff Present: Susan Hellman, Historic Preservation Planner  
Amirah Lane, 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 the minutes from the **February 5, 2020** public hearing.

**BOARD ACTION: Approved, as Submitted**

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve the minutes from the February 5, 2020 as submitted.

3. Consideration of the minutes from the **February 19, 2020** public hearing.

**BOARD ACTION: Approved, as Amended**

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve the minutes from the February 19, 2020 as amended.

**III. ITEMS DEFERRED FROM THIS HEARING**

4. **BAR #2020-00035 OHAD**

Request for signage and alterations at 834 North Washington Street  
Applicant: North Washington Street Properties, LLC

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00035.

**IV. PREVIOUSLY DEFERRED BY THE BOARD**

**5. BAR #2019-00480 PG**

Request for addition & waiver of rooftop HVAC screening at 1310 Queen Street

Applicants: Ildar Abdullin & Anna Kachalova

**BOARD ACTION: Approved, as Amended, 5-0**

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00480, as amended. The motion carried on a vote of 5-0. Mr. Adams recused.

**CONDITIONS OF APPROVAL**

The applicant must work with staff to screen the rooftop HVAC unit and to refine the second-story window on the narrow hyphen on the west elevation.

**REASON**

The Board felt that the HVAC unit would be too visible without screening, and that the height of the second-story hyphen windows should match the height of the adjacent window to the south.

**SPEAKERS**

Karen Conkey, project architect, represented the applicant and responded to questions.

Fred Guillermet of 234 North Payne noted that the existing house is already one of the largest on the block and that the proposed addition would make it even larger and stand out that much more. He pointed out that the house has a high degree of visibility due to its location. While he feels that the current design is an improvement over the former design submitted to the BAR on December 4, 2019, he urged the Board to consider this design on its own merit and reject it.

Nancy Jenkins, of 230 North Payne Street, and Gregory Peterson, of 232 North Payne Street submitted a letter supporting the proposed project.

**DISCUSSION**

The Board stated that the applicant should discuss archaeological potential with Alexandria Archaeology. They expressed concern about the lack of screening for the rooftop HVAC unit. Ms. Conkey noted that the unit will stand 30' from Queen Street, but understood the Board's concerns and will work with staff to provide suitable screening. The Board observed that although the windows in the hyphen on the west elevation delineate a good transition between the older house and the new addition, the second-floor window in the hyphen should be shortened to match the window immediately adjacent to the south.

6. **BAR #2019-00528 PG**

Request for new construction at 1417 Princess Street  
Applicant: Ala Awadallah

**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 #2019-00528, as amended. The motion carried on a vote of 6-0.

**CONDITIONS OF APPROVAL**

1. Work with staff to refine the south elevation details including connecting the two bay windows and adding an awning over the entrance.

**REASON**

The Board found that the modified south elevation was an improvement from the previous submission but recommended that the awning be retained. The Board added the condition that the applicant work with staff to connect the box windows into a bay window and reconfigure the cornice details.

**SPEAKERS**

Ala Awadallah, property owner, was available to answer questions.

**DISCUSSION**

The Board found the proposal to be an improvement from the second submission, but the contemporary architectural detailing on the south elevation facing Princess Street should be more subtle and refined. The Board recommended approval with the condition that the applicant work with staff to connect the box windows into a bay window and reconfigure the cornice details.

V. **NEW BUSINESS**

7. **BAR #2020-00044 OHAD**

Request for partial demolition/ encapsulation at 223 South Lee Street  
Applicant: Elizabeth Maier

8. **BAR #2020-00043 OHAD**

Request for additions and alterations at 223 South Lee Street  
Applicant: Elizabeth Maier

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00509 & BAR #2020-00044 & BAR #2020-00043.

**REASON**

The Board accepted the applicant's request for deferral in order to meet with the neighbors.

**SPEAKERS**

Michael Patrick, architect, spoke in support of the project and answered questions.  
Elizabeth Maier, property owner and applicant, spoke in support of the application and answered

questions.

Greg Jubin, neighbor at 221 South Lee Street, expressed viewshed and privacy concerns about the proposed addition.

Robert Lash, neighbor at 225 South Lee Street, expressed concerns about construction methods.

## **DISCUSSION**

While the BAR members overwhelmingly supported the modest addition, they accepted the applicant's request to defer the case due to the adjacent neighbors' concerns about the project. The applicant stated that they would reach out to the neighbors prior to the March 18<sup>th</sup> public meeting.

### **9. BAR #2020-00045 OHAD**

Request for partial demolition/ encapsulation at 426 South Lee Street

Applicants: William R. Golden III & Leslie S. Golden

### **10. BAR #2020-00046 OHAD**

Request for alterations at 426 South Lee Street

Applicants: William R. Golden III & Leslie S. Golden

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

On a motion by Mr. Adams and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2020-00045 & BAR #2020-00046, as submitted. The motion carried on a vote of 6-0.

## **CONDITIONS OF APPROVAL**

1. The applicant must work with staff to ensure that the window glazing meets Alexandria New and Replacement Window Performance Specifications.

## **REASON**

The Board found the proposed design to be appropriate and supported it unanimously.

## **SPEAKERS**

Ala Awadallah, architect, was available to answer questions.

## **DISCUSSION**

The Board supported the submission as submitted with staff's condition.

## **VI. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 8:12 p.m.

## **VII. ADMINISTRATIVE APPROVALS**

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

BAR #2020-00040 OHAD

Request for window replacement at 311 North Saint Asaph Street

Applicant: James Edwin Ballowe Jr, Trustee

BAR #2020-00053 OHAD

Request for window replacement at 501 South Washington Street

Applicant: Mount Vernon Petroleum Realty, LLC

BAR #2020-00068 OHAD

Request to install small cell facility on a utility pole on public property adjacent to  
200 South Pitt Street

Applicant: Smartlink LLC o/b/b AT&T Mobility

BAR #2020-00089 OHAD

Request for window replacement at 220 North Royal Street

Applicant: Sam Rust

BAR #2020-00090 OHAD

Request for siding replacement at 221 South Lee Street

Applicants: Gregg Jubin & Cristina Aragona

BAR #2020-00091 OHAD

Request for window replacement at 401 North Fairfax Street

Applicant: John Lowrie

BAR #2020-00093 OHAD

Request for window replacement at 803 Church Street

Applicant: Mindy Harrison

BAR #2020-00095 OHAD

Request for alterations at 530 South Saint Asaph Street

Applicant: Alexandria City Public Schools