

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

Board of Architectural Review

**Wednesday, October 7, 2020**

7:00pm, Virtual Public Hearing

Zoom Webinar

Members Present: Christine Roberts, Chair  
Christine Sennott  
Purvi Irwin  
John Sprinkle  
Lynn Neihardt  
Robert Adams

Members Absent: James Spencer, Vice Chair

Secretary: William Conkey, Historic Preservation Architect

Staff Present: Stephanie Sample, Historic Preservation Planner

**I. CALL TO ORDER**

The Board of Architectural Review hearing was called to order at 7:00 p.m. Mr. Spencer was excused. All other members were present at the meeting by video conference.

Ms. Roberts stated that due to the COVID-19 Pandemic emergency, the October 7, 2020 Public Hearing of the Board of Architectural Review (BAR) is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of the Board and staff are participating from remote locations through Zoom Webinar. The meeting can be accessed by the public through broadcasted live on the government channel 70, streaming on the City's website and can be accessed via Zoom hyperlink on the docket.

**II. MINUTES**

2. Consideration of the minutes from the **September 16, 2020** public hearing.

**BOARD ACTION: Approved**

By unanimous consent, the Board of Architectural Review voted to approve the minutes from the September 16, 2020 meeting, as amended.

**III. CONSENT CALENDAR**

3. **BAR #2020-00408 OHAD**

Request for alterations at 624 South Saint Asaph Street

Applicant: Michael Mills

**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 #2020-00408, as submitted. The motion carried on a vote of 6-0

**4. BAR #2020-00413 OHAD**

Request for alterations at 437 North Columbus Street  
Applicant: HF ENTWISLE, LLC

**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 #2020-00413, as submitted. The motion carried on a vote of 6-0.

**5. BAR #2020-00430 OHAD**

Request to install small cell facility on a utility pole on public property adjacent to  
1600 West Abingdon Drive.  
Applicant: Cellco Partnership dba Verizon Wireless

**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 #2020-00430, as submitted. The motion carried on a vote of 6-0.

**IV. PREVIOUSLY DEFERRED BY THE BOARD**

**6. BAR #2020-00455 PG**

Request for partial demolition/ encapsulation at 419 North Patrick Street.  
Applicants: John Corbin & Ann Riley

**7. BAR #2020-00135 PG**

Request for addition and alterations at 419 North Patrick Street.  
Applicants: John Corbin & Ann Riley

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

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2020-00455 & BAR #2020-00135, as amended. The motion carried on a vote of 6-0.

**CONDITIONS OF APPROVAL**

In lieu of the proposed vinyl siding, the applicant use wood or fiber cement siding on the addition.

**REASON**

The Board supported the project and agreed with staff recommendations.

**SPEAKERS**

John Corbin and Ann Riley, the property owners, were available to answer any questions

**DISCUSSION**

Ms. Irwin asked the applicant if they agreed with the staff recommendations. They responded

that pending information on the cost of wood or fiber cement they would be willing to use it on the first and second floors of the addition. Ms. Irwin expressed concern about the use of vinyl siding and stated that she would not support its installation on the second floor of the addition.

Ms. Neihardt agreed with the comments from Ms. Irwin and stated that she would be comfortable with the use of either wood or fiber cement on the second floor addition.

**8. BAR #2020-00386 OHAD**

Request for partial demolition/ encapsulation at 912 Green Street.  
Applicants: Christina Schoeler & Paul Fischer

**9. BAR #2020-00387 OHAD**

Request for addition and alterations at 912 Green Street.  
Applicants: Christina Schoeler & Paul Fischer

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

On a motion by MR. Adams and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve BAR #2020-00386 BAR #2020-00387, as submitted. The motion carried on a vote of 6-0.

**REASON**

The Board felt that the revised details addressed the concerns raised at the first hearing.

**SPEAKERS**

Paul Fischer, applicant, spoke in support of the application and answered questions.

**DISCUSSION**

The Board thanked the applicant for the improved drawings and approved the revised application, as submitted.

**V. NEW BUSINESS**

**10. BAR #2020-00439 OHAD**

Request for partial demolition/ encapsulation at 211 A South Union Street.  
Applicant: 211 A South Union, LLC

**11. BAR #2020-00438 OHAD**

Request for addition and alterations at 211 A South Union Street.  
Applicant: 211 A South Union, LLC

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

On a motion by Ms. Neihardt and seconded by MR. Adams the Board of Architectural Review voted to approve BAR #2020-00438 & BAR #2020-00439, as submitted. The motion carried on a vote of 6-0.

**CONDITIONS OF APPROVAL**

The request was approved as submitted.

## **REASON**

The Board supported the staff recommendations.

## **SPEAKERS**

Jen Harty, architect, were available to answer any questions.

## **DISCUSSION**

The Board supported the staff recommendations without discussion.

### **12. BAR #2020-00442 OHAD**

Request for partial demolition/ encapsulation at 112 Cameron Mews.

Applicants: Timothy M. & Laura R. Biddle

### **13. BAR #2020-00445 OHAD**

Request for alterations at 112 Cameron Mews.

Applicants: Timothy M. & Laura R. Biddle

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

On a motion by Mr. Sprinkle and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2020-00442 BAR #2020-00445, as submitted. The motion carried on a vote of 6-0.

## **CONDITIONS OF APPROVAL**

1. That the doors comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
2. That the new brick-clad lintel has the same jack arch with keystone design as the existing

## **REASON**

The Board supported the project and agreed with staff recommendations.

## **SPEAKER**

Timothy M. and Laura R. Biddle, the property owners, were available to answer any questions

## **DISCUSSION**

Ms. Irwin had questions about the light configuration of the proposed doors and asked if the existing security doors were original to the building since, in her opinion, they may be a character defining feature of the property. The property owners clarified that some properties in the same development have security doors and some don't, and that they had submitted specs for the proposed doors which showed full light doors. There was no further discussion.

### **14. BAR #2020-00444 OHAD**

Request for partial demolition/ encapsulation at 133 North Fairfax Street.

Applicant: Alden Philbrick

### **15. BAR #2020-00443 OHAD**

Request for addition and alterations at 133 North Fairfax Street.

Applicant: Alden Philbrick

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

On a motion by Ms. Irwin and seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR #2020-00443 & BAR #2020-00444, as amended.

**CONDITIONS OF APPROVAL**

Applicant should consider retaining some form of the jack arch over the window on the south elevation that will be converted to a door, if possible.

**REASON**

Retaining the jack arch will indicate that this opening was originally a window, providing historical context for the future.

**SPEAKERS**

Michael Patrick, project architect with BarnesVanze Architects, represented the applicant and was available to answer questions.

**DISCUSSION**

Ms. Roberts, Ms. Sennott, Ms. Irwin, and Mr. Adams all highly praised the application for its thoughtfulness, excellent renderings, and design, noting that this is a seminal building in Alexandria and they appreciate the applicant's efforts to retain its historic nature.

Ms. Neihardt asked how the applicant intends to determine when to repair and when to replace historic materials. Mr. Patrick explained that they will continue to consult with staff and their masonry contractor during the entire project. He noted that the balustrade is modern concrete and wrapped in Saran wrap to keep it from falling off the building. That feature will be replaced. The cornice is in poor condition, but one section has enough good detail that they will be able to replicate it for the portions to be replaced. The watertable/base is heavily eroded, structurally unsound, and allows water penetration into the basement. They will replace this with a veneer-like layer of stone that will allow the placement of waterproofing.

Ms. Irwin expressed concern that enlarging the existing door on the south elevation and giving it a more elaborate pediment may give a sense of false history, as this would have been a secondary door without such rich detail. She also asked for details on the proposed new canopies and agrees that they should be simple and modern.

Mr. Adams commended the project and said he was fine with the proposed pediment over the south door. Ms. Neihardt and Ms. Sennott concurred. Mr. Patrick noted that the new pediment is more Federal in style, matching the overall building, and that they felt that the lovely terrace should have handsome architecture.

Ms. Irwin asked if the applicant would consider retaining the jack arch over the window on the south elevation that will be converted to a door. Mr. Patrick liked the idea and said he would confer with the applicant, but he thought they would keep the jack arch. They will also keep the bank vault deposit door on the south elevation. It is not original to the building, but is an important feature.

Mr. Adams agreed with Ms. Irwin regarding to the jack arch over the window. He also suggested making this new door a jib door. Mr. Patrick said they had considered that option but decided that

this door should be seen as secondary to the center/primary door on this elevation. A jib door would give it more prominence than it should have.

## **VI. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 9:15 p.m.

## **VII. ADMINISTRATIVE APPROVALS**

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

BAR #2020-00328 OHAD

Request for window replacement at 402 Prince Street.

Applicants: Shawn Fisher & Sirine Hafez

BAR #2020-00433 OHAD

Request for minor amendments at 600 North Washington Street.

Applicant: Caycee Hart

BAR #2020-00434 OHAD

Request for roof replacement at 14 Keith's Lane.

Applicant: Harry Frazier

BAR #2020-00441 OHAD

Request for wheelchair lift replacement at 121 North Fairfax Street.

Applicants: Carlyle House/ NOVA Parks

BAR #2020-00452 OHAD

Request for door replacement at 524 Gibbon Street.

Applicant: John Elsea

BAR #2020-00453 OHAD

Request for signage replacement at 321 South Washington Street.

Applicant: Elkins 321 South Washington Street, LLC C/O Seaport Properties Attn: Cheryl Monno

BAR #2020-00454 PG

Request for alterations at 620 North Alfred Street.

Applicant: Carrie Miller

BAR #2020-00456 OHAD

Request for repointing at 501 Duke Street.

Applicant: Jane Dunning

BAR #2020-00458 OHAD

Request for repointing at 210 Prince Street.

Applicant: Richard Banchoff

BAR #2020-00460 OHAD

Request for alterations at 616 South Fairfax Street.

Applicants: Suzanne Corcoran Early & Dennis Early

BAR #2020-00462 PG

Request for signage at 110 South West Street.

Applicant: Via Volcan Coffee Roastery

BAR #2020-00463 PG

Request for siding replacement at 406 North Payne Street.

Applicant: William Stapleton

BAR #2020-00472 OHAD

Request for roof replacement at 815 Queen Street.

Applicant: Deborah Darrah

BAR #2020-00474 OHAD

Request for roof replacement at 2 Franklin Street.

Applicant: Cynthia Ortiz

BAR #2020-00477 OHAD

Request for roof replacement at 120 South Lee Street.

Applicant: Andrew Watson

BAR #2020-00478 OHAD

Request for roof replacement at 118 South Lee Street.

Applicant: Andrew Watson

BAR #2020-00481 PG

Request for alterations at 204 South Patrick Street.

Applicant: Michelle Saroff

BAR #2020-00487 OHAD

Request for alterations at 324 North Fairfax Street.

Applicant: John Pascazio

BAR #2020-00489 OHAD

Request for window replacement at 700 Chetworth Place.

Applicant: Tina Chovanec

BAR #2020-00490 PG

Request for door replacement at 428 North Peyton Street.

Applicant: Bethany Lynn Chalfant