

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

Board of Architectural Review  
**Wednesday, November 4, 2020**  
7:00pm, Virtual Public Hearing  
Zoom Webinar

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

Members Absent: Lynn Neihardt  
Christine Sennott

Secretary: William Conkey, AIA, Historic Preservation Architect  
Staff Present: Susan Hellman, Historic Preservation Planner

**I. CALL TO ORDER**

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

Ms. Roberts stated that Due to the COVID-19 Pandemic emergency, the November 4, 2020 meeting 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 Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. BAR board members 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 **October 21, 2020** public hearing.

**BOARD ACTION: Approved, as Submitted**

By unanimous consent, the Board of Architectural Review voted to approve the minutes from the October 21, 2020 meeting, as submitted.

**III. ITEMS DEFERRED FROM THIS HEARING**

3. **BAR #2020-00396 PG**  
Request for new construction at 1413 Princess Street.

Applicant: Deyi Awadallah

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00396.

**4. BAR #2020-00412 PG**

Request for new construction at 1415 Princess Street.

Applicant: Deyi Awadallah

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00412.

**IV. NEW BUSINESS**

**5. BAR #2020-00220 OHAD**

Request for partial demolition/ encapsulation at 1221 Prince Street.

Applicants: Matthew Newton and Jennifer Zakriski

**6. BAR #2020-00193 OHAD**

Request for alterations at 1221 Prince Street.

Applicants: Matthew Newton and Jennifer Zakriski

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

On a motion by Mr. Spencer, and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve BAR #2020-00193 & BAR #2020-00220, as submitted. The motion carried on a vote of 5-0.

**CONDITIONS OF APPROVAL**

The applicant will work with staff to ensure that the glazing in the proposed door and windows complies with the Alexandria New and Replacement Window Performance Specifications.

**REASON**

The Board agreed with the staff recommendation.

**SPEAKERS**

Mr. Newton introduced the project and thanked staff and the BAR for their consideration.

**DISCUSSION**

None.

**7. BAR #2020-00482 OHAD**

Request for partial demolition/ encapsulation at 518 Queen Street.

Applicant: Tracey L. Spotts

**8. BAR #2020-00473 OHAD**

Request for addition and alterations at 518 Queen Street.  
Applicant: Tracey L. Spotts

**BOARD ACTION: Deferred for Restudy**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00473 & BAR #2020-00482.

**REASON**

The Board found the proposed addition's roof line inappropriate for the flounder house as well as the removal of the window on the east elevation.

**SPEAKERS**

Mr. Jim Palmer, the project architect, gave a brief presentation stating that the proposed roof solution was to make room for an attic which will be used as storage space since the subject property is very small. He was available to answer questions.

Ms. Gail C. Rothrock, resident at 209 Duke Street, representing Historic Alexandria Foundation, spoke against the project. She found the proposed roof line awkward and inappropriate for the historic flounder house. She also mentioned that the removal of the historic window on the east elevation should not be approved and asked the Board to require deferral of the application for re-study.

**DISCUSSION**

The Board agreed that the proposed addition's roofline needs to be re-studied and that the window on the east elevation should be retained. The Board unanimously agreed with the deferral of the project. There was no further discussion.

**9. BAR #2020-00500 OHAD**

Request for partial demolition/ encapsulation at 1309 Prince Street.  
Applicants: Mark and Lauren Shanks

**10. BAR #2020-00502 OHAD**

Request for addition and alterations at 1309 Prince Street.  
Applicants: Mark and Lauren Shanks

**BOARD ACTION: Deferred for Restudy**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00500 & BAR #2020-00502. Mr. Adams recused.

**REASON**

The Board found that the proposed third floor addition including the mansard roof at the front of the property to be inappropriate for the historic triplet of houses.

**SPEAKERS**

Lucy Adams, the project architect, gave a brief presentation of the project explaining that that proposed third floor addition would be used to provide much needed space to the interior of the building. The proposed mansard roof is set back from the edge of the continuous cornice line to allow the triplet to read as a continuous unit. This roof form is a feature found throughout the

district and is used to diminish the visual impact of the top story of buildings.

Ms. Irwin asked the applicant if they had prepared a structural analysis of the proposed addition to determine the impact on the existing building. She also asked if the window that is being proposed to be removed is original to the house. Ms. Adams responded that the structural analysis would be completed during the permitting phase and would be supplied to the City for review. She also stated that the referenced window is a replacement in an original window opening location.

Mr. Sprinkle asked the applicant if a rear addition had been considered in lieu of the proposed third floor addition. Ms. Adams responded that a rear addition had not been considered because of the location of a parking easement on that portion of the property.

Minturn Wright, attorney representing 1311 Prince Street, stated that the proposed third floor addition is inappropriate for this building. The design for the mansard is in the second empire style which is not compatible with the style of the historic building. The continuous cornice line is the dominant feature of this triplet and despite the fact that the addition is set back from the cornice, it will be visually disruptive. He was also concerned about the structural impact of the addition on the existing buildings and stated that the addition would block sunlight for the neighboring properties.

Janice Hughes, 1304 Prince Street, stated that this block is often visited by tourists because of the historic marker and is concerned that the proposed addition will detract from the historic character of the block. She also stated that if this were to be approved it would be the only building with a mansard and could represent a bad precedent for projects going forward.

R. L. Sheedy, 1311 Prince Street, stated that the historic charm of the neighborhood is critical to the local economy and was concerned that the proposed addition would detract from this historic charm. In addition to the concern about the addition at the front of the property, she was concerned about the rear part of the addition overwhelming the building at 1311 Prince Street.

Gail Rothrock, resident at 209 Duke Street, representing Historic Alexandria Foundation, stated that the proposed addition should be considered a pop-up and that these are not appropriate in a historic district. She recognized that the Board does not have an established policy on pop-ups but that one should be developed. She stated that triplets in their original condition are rarely found in the historic district and that this pristine example should be retained without modification.

Yvonne Callahan, 735 South Lee Street, reinforced Ms. Rothrock's statement regarding the appropriateness of the third floor addition. She suggested that the applicant explore a rear addition to add the required space in lieu of the proposed third floor addition.

## **DISCUSSION**

Mr. Sprinkle stated that pop-ups should not be allowed in the historic district and that the Board should develop a specific policy regarding proposed pop-ups.

Mr. Spencer appreciated the design of the proposed addition and liked that the mansard was set back from the front edge of the building to allow the cornice to read uninterrupted. He was concerned that this could set a precedent for future third floor additions.

Ms. Irwin stated that the mansard addition is not appropriate and that it would be visible from the opposite side of Prince Street. She agreed that if approved this could create a precedent for future third floor additions. She was less concerned about the addition at the rear of the building and appreciated the subtle differentiation in the design for the brick, she did suggest that the addition could be further differentiated from the existing portion of the building. She also stated that she felt that the existing window on the ground floor should not be removed as proposed.

Ms. Roberts stated that she agreed with other comments regarding the appropriateness of the third-floor addition and asked Ms. Adams if she would like to defer and she agreed. She asked Ms. Adams to please reach out to staff for assistance.

**11. BAR #2020-00504 OHAD**

Request for partial demolition/ encapsulation at 915 South Saint Asaph Street.  
Applicant: Kenneth W. Miller

**12. BAR #2020-00503 OHAD**

Request for addition and alterations at 915 South Saint Asaph Street.  
Applicant: Kenneth W. Miller

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

On a motion by Mr. Sprinkle, and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2020-00503 & BAR #2020-00504, as submitted. The motion carried on a vote of 5-0.

**CONDITIONS OF APPROVAL**

The fiber cement siding must have a smooth finish and the applicant should work with staff to ensure that the windows comply with the Alexandria New and Replacement Window Performance Specifications.

**REASON**

The Board agreed with staff.

**SPEAKERS**

Mr. Miller explained the project and was available to answer questions.  
Tom Rust, the contractor, was available to answer questions.

**DISCUSSION**

Ms. Irwin asked about a basement window on the north end of the west elevation. Mr. Rust said it would be bricked in as part of the project.

**13. BAR #2020-00509 OHAD**

Request for partial demolition/ encapsulation at 424 North Washington Street.  
Applicant: The BurnBrae Companies

**14. BAR #2020-00506 OHAD**

Request for addition and alterations at 424 North Washington Street.  
Applicant: The BurnBrae Companies

**BOARD ACTION: Approved, as Amended, 4-0**

On a motion by Ms. Irwin, and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2020-00506 & BAR #2020-00509, as amended. The motion carried on a vote of 4-0. Mr. Sprinkle recused.

**CONDITIONS OF APPROVAL**

Work with staff on color of addition.

**REASON**

The Board supported the application.

**SPEAKER**

Christopher Peoples, architect, explained the project, and was available to answer questions.

Allison Ricketts, neighbor, 420 N Washington Street, concerned that any damage to her property be repaired appropriately.

**DISCUSSION**

Mr. Adams spoke favorably of the project and Ms. Irwin asked for clarity on the color of the addition.

**15. BAR #2020-00296 PG**

Request for partial demolition/ encapsulation at 315 North Patrick Street.

Applicant: Shambhu Aryal

**16. BAR #2020-00363 PG**

Request for addition/ alterations at 315 North Patrick Street.

Applicant: Shambhu Aryal

**BOARD ACTION: Deferred for Restudy**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00296 & BAR #2020-00363.

**CONDITIONS OF APPROVAL**

N/A

**REASON**

N/A

**SPEAKERS**

Alex Middleton represented the applicant, explained the project, and was available to answer questions.

Gail Rothrock, 209 Duke Street, noted that the house has an important history. She did not object to removing the south wall, but objected to losing the ell shape, raising the roof, and changing the roof form from a shed roof to a gable. She recommended that the case be deferred for restudy.

Yvonne Callahan, 735 South Lee Street, reinforced Ms. Rothrock's statement, feeling that the

design makes the house too long and too box-like. She agreed the case should be deferred. She also had concerns regarding open space and floor area ratio.

Joseph Chapman, 313 North Patrick Street, had concerns about damage to his house when the porch between the houses would be removed. Mr. Middleton assured him that any damage would be repaired by the contractors. Mr. Chapman also noted that the rear yard of the subject property is now overgrown, rat infested, and used as a dumping ground.

Steve Milone, 907 Prince Street, urged the applicant to retain the original fabric and form of the building. He had concerns that a gable roof would shed onto the neighbor to the north, and cleaning gutters would be difficult as it would require going onto the neighbor's property. He also felt that open space would be lacking.

## **DISCUSSION**

Ms. Irwin could not support demolishing a 19<sup>th</sup> century wall to move it 2 ½ feet. Although the siding on the ell may be 20<sup>th</sup> century, the ell itself is not. She also felt that the new roof over the ell should be a shed roof.

Mr. Sprinkle agreed with Ms. Irwin. He also questioned adding new windows to the south elevation of the main block of the house, wondering if windows had originally been there.

Mr. Spencer agreed with Ms. Irwin and Mr. Sprinkle.

Mr. Adams felt that this should be treated more like a preservation project than a modern addition to a historic house.

Ms. Roberts asked Mr. Middleton if he would like to defer and he agreed. She asked him to please reach out to staff for assistance.

## **VI. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 8:40 p.m.

## **VII. ADMINISTRATIVE APPROVALS**

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

BAR #2020-00396 OHAD

Request for window replacement at 209 B North Fairfax Street.

Applicant: Magee Whelan

BAR #2020-00483 OHAD

Request for window replacement at 310 North Columbus Street.

Applicant: Melissa Newman

BAR #2020-00512 OHAD

Request for window replacement at 113 Quay Street.

Applicant: Annette J. Hinaman

BAR #2020-00522 PG

Request for light replacement at 1020 Queen Street.

Applicant: Adam Hernandez

BAR #2020-00523 OHAD

Request for repointing at 319 Prince Street.

Applicants: Mary Lou Egan and Marc Bendick Jr.

BAR #2020-00525 OHAD

Request for alterations at 211 South Saint Asaph Street.

Applicants: Erin Cleary and Paul Murtagh

BAR #2020-00529 OHAD

Request for roof replacement at 726 South Lee Street.

Applicants: Bob and Karen O'Hern

BAR #2020-00535 OHAD

Request for garage door replacement at 23 Keith's Lane.

Applicant: Katherine Hamilton