

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

Board of Architectural Review  
**Wednesday, November 18, 2020**  
7:00pm, Virtual Public Hearing  
Zoom Webinar

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

Members Absent: None

Secretary: William Conkey, AIA, Historic Preservation Architect  
Staff Present: 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 at the meeting by video conference.

Ms. Roberts stated that Due to the COVID-19 Pandemic emergency, the November 18, 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 **November 4, 2020** public hearing.

**BOARD ACTION: Approved, as Submitted**

By unanimous consent, the Board of Architectural Review voted to approve the minutes from the November 4, 2020 meeting, as submitted.

**III. ITEMS DEFERRED FROM THIS HEARING**

3. **BAR #2020-00533 OHAD**  
Request for partial demolition/ encapsulation at 108 Gibbon Street.  
Applicants: Benedict and Carol Capuco
4. **BAR #2020-00532 OHAD**  
Request for alterations at 108 Gibbon Street.  
Applicants: Benedict and Carol Capuco

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00532 & BAR #2020-00533.

**IV. CONSENT CALENDAR**

5. **BAR #2020-00521 OHAD**  
Request for alterations at 801 South Fairfax Street.  
Applicant: Lawrence Farrell

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

On a motion by Ms. Neihardt, and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve BAR #2020-00521, as submitted. The motion carried on a vote of 7-0.

6. **BAR #2020-00527 OHAD**  
Request for reapproval of previously approved plans at 428 North Washington Street.  
Applicants: James and Maria Bethard

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

On a motion by Ms. Irwin, and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2020-00527, as submitted. The motion carried on a vote of 6-0. Mr. Sprinkle recused.

**V. PREVIOUSLY DEFERRED BY THE BOARD**

7. **BAR #2020-00412 PG**  
Request for new construction at 1415 Princess Street.  
Applicant: Deyi Awadallah
8. **BAR #2020-00396 PG**  
Request for new construction at 1413 Princess Street.  
Applicant: Deyi Awadallah

**BOARD ACTION: Deferred for Restudy**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00396 & BAR #2020-00412.

**REASON**

The Board felt that they needed additional information regarding windows on the east elevation of 1413 Princess St. and an updated site plan. However, they had no objection to the design on the south elevation.

**SPEAKERS**

Deyi Awadallah, property owner, available for questions.  
Steve Davidson, 1403 Princess St., spoke in opposition.  
Mike Stauber, 1401 Princess St., spoke in opposition.  
Allen Russell, 1403 Princess St., spoke in opposition.  
Gail Rothrock, 209 Duke St., spoke in opposition.

**DISCUSSION**

Ms. Neihardt expressed her support of the design and replication of the design on three adjoining townhouses. Mr. Spencer requested a more detailed site plan for the proposed construction. Mr. Sprinkle requested information regarding the approval of 1403 Princess St. In general, the Board supported the design but needs more information for clarification of design and site elements.

**9. BAR #2020-00536 PG**

Request for alterations to previously approved plans at 607 North Alfred Street.  
Applicant: Deyi Awadallah

**10. BAR #2020-00537 PG**

Request for alterations to previously approved plans at 609 North Alfred Street.  
Applicant: Deyi Awadallah

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

On a motion by Mr. Spencer, and seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR #2020-00536 & BAR #2020-00537, as amended. The motion carried on a vote of 7-0.

**CONDITIONS OF APPROVAL**

- ~~1. On the east elevation, the three windows on the second floor must remain; and, (removed by BOARD)~~
- 2. The applicant must submit updated window specifications that comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts at time of permitting.

**REASON**

The Board general supported the new design, favoring the larger windows and dormers.

**SPEAKERS**

Deyi Awadallah, property owner, available for questions.

**DISCUSSION**

The Board general supported the new design, favoring the larger windows and dormers. Mr. Sprinkle was in opposition of the revised design.

## **VI. NEW BUSINESS**

### **11. BAR #2020-00531 OHAD**

Request for partial demolition/ encapsulation at 214 North Fairfax Street.  
Applicants: Jonathan Slemrod and Toska Gamble

### **12. BAR #2020-00505 OHAD**

Request for alterations at 214 North Fairfax Street.  
Applicants: Jonathan Slemrod and Toska Gamble

### **BOARD ACTION: Partially Approved, Partially Deferred, 7-0**

On a motion by Mr. Spencer, and seconded by Ms. Irwin, the Board of Architectural Review voted to partially approve and partially defer BAR #2020-00505 & BAR #2020-00531, as amended. The motion carried on a vote of 7-0.

### **REASON**

The Board felt that they needed additional information as to whether there was any evidence of windows being on the first-floor side elevation historically prior to making a decision. However, they had no objection to the windows on the rear.

### **SPEAKERS**

Rachael DeBaun, representing the property owners, spoke in support of the application and answered questions.

### **DISCUSSION**

Ms. Neihardt asked the applicant why the proposed rear windows were smaller than the other windows on the rear elevation. Ms. DeBaun said that interior partition walls limited the size of the windows. Mr. Spencer said that he felt the windows on the side might not comply with the Building Code. Ms. Roberts and Mr. Sprinkle encouraged that applicant to do some interior demolition to try to determine if there were originally first floor windows on the side, which would make the Board more inclined to approve the windows. Ms. Neihardt made a motion to allow for staff approval of the side windows if historic evidence was found, which Ms. Sennott seconded. That motion was then rescinded. Mr. Spencer then made a motion stating that it was important for the applicant to return to the BAR if additional historic information was uncovered so that they could make the determination, rather than staff, about the appropriateness of the new windows.

### **13. BAR #2020-00534 OHAD**

Request for partial demolition/ encapsulation at 323 South Washington Street.  
Applicant: GSSI - Jose Blanco

### **14. BAR #2020-00528 OHAD**

Request for alterations at 323 South Washington Street.  
Applicant: GSSI - Jose Blanco

### **BOARD ACTION: Deferred for Restudy**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00528 & BAR #2020-00534. Mr. Sprinkle recused.

## **REASON**

The Board found that the proposed staircase should have a better design since it will be the main access to the upper residential units. The Board also required a treatment plan for the rear wall.

## **SPEAKERS**

Robert Berriz, representing the applicant, was available to answer questions.

## **DISCUSSION**

Mr. Adams found the proposed staircase inappropriate for the building, he stated that there are no similar fire stairs in the historic district that were approved by the Board. He would prefer that the access to the upper stories be done through the building's interior or an enclosed addition to the rear.

In general the Board did not have issues with the proposed staircase since it is at the building's rear and not visible from Washington Street, but they agreed that the proposed staircase should not be an utilitarian staircase and should have a better design since it will be the main access to the upper stories residential units. They also found an open staircase less intrusive than an enclosed addition.

Ms. Irwin stated that she would like to see plans for the rear wall treatment as well, as part of the restudy deferral.

There was no further discussion.

## **VI. OTHER BUSINESS**

15. Diversity and Inclusion in Historic Preservation: Rethinking How We Preserve our Past for the Future.

## **VII. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 10:05 p.m.

## **VIII. ADMINISTRATIVE APPROVALS**

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

BAR #2020-00499 OHAD

Request for roof replacement at 7 Franklin Street.

Applicant: Doris Rudolph

BAR #2020-00542 OHAD

Request for alterations at 608 Ford's Landing Way.

Applicant: Mark Mullaney

BAR #2020-00545 OHAD

Request for window replacement at 707 Day Lane.

Applicant: Karen Hayes

BAR #2020-00546 PG

Request for window replacement at 909 Princess Street.

Applicant: Carole Edwards

BAR #2020-00548 OHAD

Request for repointing at 415 South Washington Street.

Applicant: Edenir Lopes

BAR #2020-00550 OHAD

Request for door replacement at 600 Second Street #405.

Applicant: Melissa Laurenza

BAR #2020-00555 OHAD

Request for roof replacement at 600 Ford's Landing Way.

Applicant: Jack Liu

BAR #2020-00556 OHAD

Request for alterations at 311 North Alfred Street.

Applicants: Al and Kathy Cox

BAR #2020-00557 OHAD

Request for roof replacement at 10 Franklin Street.

Applicant: Paul Lewis

BAR #2020-00562 OHAD

Request for roof replacement at 520 South Pitt Street.

Applicant: Dan Pollock

BAR #2020-00563 OHAD

Request for roof replacement at 427 South Lee Street.

Applicant: Jack Carpenter