

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

Board of Architectural Review

**Wednesday, March 17, 2021**

7:00 p.m., 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: Susan Hellman, 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 March 17, 2021 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.

\*Please note: On March 17, the Alexandria City Council Special Meeting will be broadcast live on government Channel 70. Due to this, the Board of Architectural Review Public Hearing will not be broadcast on Channel 70 or streamed live on the City's website.

**II. MINUTES**

2. Consideration of the minutes from the **February 17, 2021** public hearing.

**BOARD ACTION: Approved, as Amended**

By unanimous consent, the Board of Architectural Review voted to approve the minutes from the February 17, 2021 meeting, as amended.

3. Consideration of the minutes from the **March 3, 2021** public hearing.

**BOARD ACTION: Approved, as Submitted**

By unanimous consent, the Board of Architectural Review voted to approve the minutes from the March 3, 2021 meeting, as submitted.

**III. DEFERRED FROM THIS HEARING**

4. **BAR #2020-00533 OHAD**

Request for partial demolition/ encapsulation at 108 Gibbon Street.  
Applicants: Benedict and Carol Capuco

5. **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 and BAR #2020-00533.

6. **BAR #2021-00023 OHAD**

Request for partial demolition/ encapsulation at 314 Commerce Street.  
Applicants: John and Emily Galer

7. **BAR #2021-00020 OHAD**

Request for alterations at 314 Commerce Street.  
Applicants: John and Emily Galer

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00020 and BAR #2021-00023.

**IV. CONSENT CALENDAR**

8. **BAR #2021-00066 OHAD**

Request for alterations at 105 North Union Street.  
Applicant: City of Alexandria

**BOARD ACTION: Approved, as Submitted**

On a motion by Mr. Sprinkle and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2021-00066, as submitted. The motion carried on a vote of 7-0.

V. **ITEM PREVIOUSLY DEFERRED BY THE BOARD**

9. **BAR #2020-00396 PG**

Request for new construction at 1413 Princess Street.

Applicant: Deyi Awadallah

10. **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 #2020-00396 and BAR #2020-00412.

**REASON**

The Board felt the two townhouses should have more variations in the design and the architectural elements should be more refined.

**SPEAKERS**

Deyi Awadallah, applicant, available for questions

Ashley Clearman, applicant, presented project and available for questions

Michael Stauber, 1401 Princess St., neighbor, communicated with applicant and agreed with the proposed setback. He also stated that design is not compatible with neighbors.

**DISCUSSION**

Ms. Neihardt was in support of the design and liked the staggered site plan.

Ms. Sennott expressed concerns about the mirrored facades but stated that the design fit into the overall neighborhood.

Mr. Spencer discussed the diversity of the architecture in the neighborhood and stated that the cornice could use refinement.

Ms. Irwin and Mr. Sprinkle expressed that this project is an opportunity for a unique design and the cornice need more development.

Mr. Adams stated that the middle building should be a different design or pushed back further.

11. **BAR #2021-00004 OHAD**

Request for partial demolition/ encapsulation at 414 North Union Street.

Applicant: David L. Charney

12. **BAR #2021-00005 OHAD**

Request for addition, alterations, and waiver of rooftop HVAC screening at 414 North Union Street.

Applicant: David L. Charney

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00004 and BAR #2021-00005.

**REASON**

The Board felt that the design needed more refinement, especially in regards to the third-floor dormer and penthouse.

**SPEAKERS**

Steve Kulinski, project architect, represented the applicant, gave a brief presentation, and was available to answer questions.

R.L. Sheedy, 1311 Prince Street, spoke on behalf of the Historic Alexandria Foundation. She supported the comments and letter provided by Al Cox and felt that the case should be deferred to allow the architect to create a more coherent design. She also noted that the Board should reconsider roof decks in general and come up with a set policy.

**DISCUSSION**

Mr. Adams liked the style and the details but felt that the top window was too big and the roof deck railing should be pushed back.

Ms. Sennott thought that the applicant answered the Board's comments from the previous hearing, noting that the latest design is more balanced and symmetrical. She also indicated that the top floor dormer is still a bit too large.

Mr. Spencer liked the project but felt that the top dormer still appears a bit top heavy.

Ms. Irwin noted that the top window looks overbearing and too heavy. She did like the changes to the rooftop elements and windows.

Mr. Sprinkle thought that the new design should be more respectful to the original 1970s design.

Ms. Neihardt opposed the top dormer, saying that it looks like a shed dormer. She felt that the penthouse is too much and out of character of the neighborhood.

Ms. Roberts also felt that the top dormer is too heavy and out of context, recommending that it be scaled back.

**VI. NEW BUSINESS**

**13. BAR #2021-00071 OHAD**

Request for partial demolition/ encapsulation at 124 South West Street.  
Applicant: King West Properties Inc., William B. Hatherill

**14. BAR #2021-00070 OHAD**

Request for alterations at 124 South West Street.  
Applicant: King West Properties Inc., William B. Hatherill

**BOARD ACTION: Approved, as Submitted**

On a motion by Mr. Sprinkle and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2021-00070 and BAR #2021-00071, as submitted. The motion carried on a vote of 7-0.

**CONDITIONS OF APPROVAL**

None

**REASON**

The Board found the alterations to be appropriate.

**SPEAKERS**

Steve Kulinski, the architect, was available to answer questions.

**DISCUSSION**

None

**VII. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 8:00 p.m.

**VIII. ADMINISTRATIVE APPROVALS**

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

BAR #2021-00043 OHAD

Request for alterations at 312 South Washington Street.

Applicant: MVP Equities Fund II LLC

Bar #2021-00073 PG

Request for alterations at 720 North Columbus Street.

Applicants: Meredith and Michael Selby

BAR #2021-00087 OHAD

Request for alterations at 30 Alexander Street.

Applicants: Angela Cordle and Robert Barbour

BAR #2021-00090 OHAD

Request for door replacements at 824 South Pitt Street.

Applicant: Even Taran

BAR #2021-00093 PG

Request for alterations at 615 North Columbus Street.

Applicant: Del Bagno

BAR #2021-00094 OHAD  
Request for window replacement at 1251 East Abingdon Drive #1122.  
Applicant: Alan Eyres

BAR #2021-00095 PG  
Request for fencing at 1611 Princess Street.  
Applicant: Tamara Adams

BAR #2021-00099 OHAD  
Request for signage replacement at 111 Franklin Street.  
Applicant: Kirby Newman

BAR #2021-00105 OHAD  
Request for roof replacement at 426 North Union Street.  
Applicant: Jim Murphy

BAR #2021-00106 OHAD  
Request for roof replacement at 114 Commerce Street.  
Applicant: Catherine Christ

BAR #2021-00109 OHAD  
Request for roof replacement at 1209 Michigan Court.  
Applicant: Kalpish Meha

BAR #2021-00116 PG  
Request for shed at 513 North Columbus Street.  
Applicant: Thomas Wise