

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 30, 2019

TO: GLORIA SITTON, CITY CLERK
OFFICE OF THE CITY CLERK AND CLERK OF COUNCIL

THRU: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

FROM: MS. CHRISTINE ROBERTS, CHAIR
BOARD OF ARCHITECTURAL REVIEW (BAR)

MS. CHRISTINA KELLEY, CHAIR
OLD & HISTORIC ALEXANDRIA DISTRICT BOARD OF
ARCHITECTURAL REVIEW (OHAD BAR)

MS. PURVI IRWIN, CHAIR
PARKER-GRAY DISTRICT BOARD OF ARCHITECTURAL REVIEW
(PG BAR)

SUBJECT: FY 2019 ANNUAL REPORT OF THE OHAD BAR, PG BAR, AND
NEWLY CONSOLIDATED BAR

I am pleased to present this Annual Report for the (1) Old and Historic Alexandria District Board of Architectural Review (OHAD BAR), (2) Parker-Gray District Board of Architectural Review (PG BAR), and (3) the newly consolidated Board of Architectural Review (BAR) for Fiscal Year 2019, extending from July 1, 2018 to June 30, 2019, as required by City Code Section 2-4-7(i)(1). The attached records of membership and attendance for each Board show that all members attended more than 75% of the meetings, or had an excused absence in advance, as required.

The OHAD BAR was formed in 1946 and the separate PG BAR was appointed in 1986. Due largely to the zoning ordinance amendments beginning in 2010 granting the BAR authority to delegate approval of Certificates of Appropriateness for specific minor alterations to staff, the number of cases requiring BAR approval at a public hearing was significantly reduced. In addition, the PG BAR adopted a streamlined review process for residential properties in 2012, resulting in very small dockets or meetings being canceled for a lack of cases. Therefore, in April 2018, City Council voted to initiate a text amendment to study the consolidation of the two BARs as a more efficient way to use volunteer time and public resources. Following a series of community meetings, City

Council voted to dissolve the OHAD and PG BARs and appoint a new consolidated BAR to serve both districts. City Council appointed two architect members, one property owner from each district and three citizen at-large members in February 2019 and the first meeting of the new BAR was held on March 6, 2019.

OHAD BAR Officers

The membership of the Old and Historic Alexandria District Board of Architectural Review (OHAD BAR) remained the same in FY 2019, as Ms. Christina Kelley continued to serve as Chair and Ms. Christine Roberts as Vice-Chair.

PG BAR Officers

There were changes in the membership of the Parker-Gray District Board of Architectural Review (PG BAR) for FY 2019. After ten years of service on the Parker-Gray Board, Mr. Bill Conkey’s term expired. He attended his last public hearing on May 23, 2018. In June 2018, City Council appointed Ms. Heidi Leinbach to serve on the PG BAR. On July 18, 2018, Ms. Purvi Irwin was unanimously elected to a second term as Chair and Mr. James Spencer was elected to a second term as Vice Chair.

BAR Officers

The consolidated Board of Architectural Review (BAR) was scheduled to hold its first public hearing on February 20, 2019. However, that hearing was canceled due to inclement weather and the first hearing occurred on March 6, 2019. At its first public hearing, the new board adopted bylaws for the new BAR and, following the adoption of bylaws by unanimous consent, the BAR elected Christine Roberts as Chair and James Spencer as Vice Chair.

Regulatory Activities

FY 2019 - Approvals		FY 2018 - Approvals	
OHAD BAR	142	OHAD BAR	157
PG BAR	12	PG BAR	35
BAR	50	BAR	n/a
Administrative	368	Administrative	322
Total Cases	572	Total Cases	514

FY 2018 provided for comparison

Total cases heard by the Board of Architectural Review (BAR) at public hearing during the FY 2019 has continued to increase over the previous years. Cumulatively, cases heard by the BAR at public hearing rose from 192 in FY 2018 to 204 in FY 2019, an increase of 6%. Administrative approvals rose from 322 in FY 2018 to 368 in FY 2019, an increase 14%. Efforts of the BAR to streamline the process continue. Of the total 572 cases in FY 2019, approximately 64% were approved administratively. This is an increase in 1% from FY 2018, further reducing the time and expense for applicants and the length of time required by the BAR for public hearings.

Examples of public hearing cases are highlighted below:

(1) Examples of Concept Reviews:

On March 6, 2019, the BAR unanimously approved partial demolition and capsulation of the two historic buildings at 1300/1304 King, BAR #2019-00006. They then reviewed the related new construction project at 1310 King Street, BAR #2019-00007, and endorsed the proposed project, in concept, finding the design of the retail and residential use to be appropriate for that location in the historic district.

On April 3, 2019, the BAR endorsed additions and alterations to Saint Mary's School at 400 Green Street, BAR #2019-00067.

(2) Examples of Certificates of Appropriateness/Permits to Demolish:

A sample of the projects approved by the OHAD BAR in FY 2019 included alterations to Saint Mary's Basilica, BAR #2018-00295; the new condominium building with retail at 211 Strand Street, BAR #2018-00274; two new townhouses at 611 & 613 North Columbus, BAR #2018-00509 & 2018-00520; 19 new townhouses at the former Old Colony Inn site at 1101 North Washington Street, BAR #2018-00352; additions and alterations to the restaurant at 219 King, BAR #2018-00486 & 2018-00487; an elevator addition to the historic townhouse at 507 Prince, BAR #2018-00505 & 2018-00506; and alterations and additions to the historic George Mason Hotel building at 699 Prince/114 South Washington Street BAR #2018-00512 & 2018-00513.

The PG BAR reviewed several residential additions but had no significant projects in FY 2019 and canceled one of their regular monthly meetings for a lack of cases.

The consolidated BAR approved alterations to the Tavern Square office/retail building at 411 King Street, BAR #2019-00017 & 2019-00019; rooftop mechanical equipment screening at Saint Paul's Church, 228 South Pitt Street, BAR #2019-00183; and deferred gasoline station signs at 501 South Washington, 703 North Washington and 801 North Washington for restudy.

(3) Appeals to City Council:

In FY 2019 there were two appeals to City Council:

On February 6, 2019 the OHAD BAR approved alterations and additions to 619 South Lee Street, BAR #2018-00410 & BAR #2018-00411. This action was appealed by citizens and the BAR's decision was upheld by City Council in May 2019. The citizens have since appealed the City Council's decision to Circuit Court.

Citizens also appealed the OHAD BAR's approval of an addition to the rear of 405 South Fairfax, BAR #2019-00042 & BAR #2019-00043, in March 20, 2019 related to a property line dispute but this case was withdrawn by the appellant prior to the City Council hearing.

Work Sessions/Training

Staff provided training for the consolidated BAR at their first hearing in March 2019 to highlight the similarities and differences between the ordinances and guidelines for each historic district. The BAR separately held annual training on legal procedures and processes presented by the City Attorney's office.

The BAR received informational presentations from AlexRenew on RiverRenew, the combined sewer outfall project, and from staff and the communications industry representatives on small cells and the potential future impact of 5G. The BAR adopted a policy on the addition of small cell antennas on wooden poles in existing locations.

Outreach

There was significant outreach to the community during the consolidation study and the public input received by staff was relayed to the BAR and City Council and incorporated into the text amendment. Additional outreach was provided through annual Preservation Month public events co-produced with the Office of Historic Alexandria in May 2019.

Review of National Register Nominations and Section 106 Reviews

The BAR supported the National Register Nomination for the Swann-Daingerfield house, which was listed on the state and national registers in June 2019. A National Register nomination for the George Washington Middle School is in process and the Ivy Hill Cemetery has requested assistance to initiate a listing for that site.

BAR staff has performed 22 Section 106 reviews in FY 2019, primarily for cell antennas but also for the DC2RVA high-speed rail proposal, the Church of the Resurrection and RiverRenew, the combined sewer project.

Goals for the Coming Year

In the next year, the case load for the two districts is anticipated to remain consistent with the last year. BAR member training and continued public outreach will continue to be high priorities. The BAR will also focus on reviewing and approving updated design guidelines, consistent with recently adopted policies.

The BAR appointed Lynn Neihardt, Bill Conkey and former Chair Christina Kelley to a Design Guidelines committee to review and provide direction for staff to update the graphics for the Parker-Gray District Design Guidelines and to provide several additional guideline chapters applicable to both districts, including Masonry; Infrastructure in the Right-of-Way and Public Parks (including sidewalk materials, street tree planters, historic alley paving, street lights and communications antennas, etc.); Roof Decks; and Storefronts (including awnings).

Phase II of the OHAD Digital Survey was completed by volunteers and staff and is being loaded by Information Technology Services' staff into the City's GIS system for public use. Phase III of the five-part OHAD survey will begin in the late fall of 2019.

Membership

Membership and attendance reports for the Old and Historic Alexandria District Board of Architectural Review (OHAD BAR), Parker-Gray District Board of Architectural Review (PG BAR), and the new (consolidated) Board of Architecture Review (BAR) are included in the immediate attachments.

Attachment 1: OHAD BAR – Meeting Attendance Report

Attachment 2: PG BAR – Meeting Attendance Report

Attachment 3: BAR – Meeting Attendance Report

ATTACHMENT 1

**CITY OF ALEXANDRIA
BOARDS AND COMMISSIONS
MEETING ATTENDANCE REPORT**

JULY 1, 2018 THROUGH JUNE 30, 2019

COMMISSION: Old and Historic Alexandria District Board of Architectural Review
(OHAD BAR)

CHAIRPERSON: Christina Kelley

Board Member	2018										2019		
	Jul		Sep		Oct		Nov		Dec		Jan		Feb
	11	25	5	19	3	17	7	28	5	19	2	16	6
Christina Kelley (Chair)	X	X	X	X	X	X	X	X	X	X	X	X	X
Christine Roberts (Vice Chair)	X	X	X	X	X	X	X	X	X	E	X	X	X
Robert Adams	X	E	X	X	E	X	X	X	X	E	X	X	X
John Goebel	X	X	X	X	X	X	X	X	X	X	X	E	E
Margaret Miller	X	X	X	X	X	X	E	X	X	X	E	X	X
John Sprinkle	X	E	E	X	E	X	X	X	X	X	X	X	X
Slade Elkins	E	X	X	X	X	X	X	X	E	X	E	X	X

INDICATE: X - FOR PRESENT E - FOR EXCUSED U – FOR UNEXCUSED

Notes:

1. The OHAD BAR was in recess during the month of August.
2. The OHAD BAR held its last public hearing on February 6, 2019.

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS:

N/A**

** All absences were excused and therefore not counted per Section 2-4-7(i)(2) of the City of Alexandria’s Charter and Code.

APPROVED:



Christina Kelley, Chair

ATTACHMENT 2

**CITY OF ALEXANDRIA
BOARDS AND COMMISSIONS
MEETING ATTENDANCE REPORT**

JULY 1, 2018 THROUGH JUNE 30, 2019

COMMISSION: Parker-Gray District Board of Architectural Review (PG BAR)

CHAIRPERSON: Purvi Irwin

Board Member	2018					2019
	Jul	Sep	Oct	Nov	Dec	Jan
	18	26	24	14	12	23
Purvi Irwin (Chair)	X	X	X	E	Canceled	X
James Spencer (Vice Chair)	X	X	E	X		X
Robert Duffy	X	E	X	X		E
Aaron Karty	X	X	X	X		E
Theresa del Ninno	X	E	X	X		X
Matthew Slowik	X	X	E	X		E
Heidi Leinbach	E	X	X	X		X

INDICATE: X - FOR PRESENT E - FOR EXCUSED U – FOR UNEXCUSED

Notes:


1. The PG BAR was in recess during the month of August.
2. The December 12, 2018 PG BAR Public Hearing was canceled due to lack of application submission.
3. The PG BAR held its last public hearing on January 23, 2019.

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS:

N/A**

** All absences were excused and therefore not counted per Section 2-4-7(i)(2) of the City of Alexandria’s Charter and Code.

APPROVED:



Purvi Irwin, Chair

**CITY OF ALEXANDRIA
BOARDS AND COMMISSIONS
MEETING ATTENDANCE REPORT**

JULY 1, 2018 THROUGH JUNE 30, 2019

COMMISSION: Board of Architectural Review (BAR)

CHAIRPERSON: Christine Roberts

Board Member	2019								
	Feb	Mar		Apr		May		June	
	20	6	20	3	17	1	15	5	19
Christine Roberts (Chair)		X	X	X	X	X	X	X	X
James Spencer (Vice Chair)		X	E	X	E	X	X	X	X
John Sprinkle		X	X	X	X	X	X	X	X
Purvi Irwin	Canceled	X	X	X	E	E	X	X	X
Bud Adams		X	E	X	X	X	X	X	X
Bill Conkey		X	X	X	X	X	X	E	X
Lynn Neihardt		X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X	X

INDICATE: X - FOR PRESENT E - FOR EXCUSED U – FOR UNEXCUSED

Notes:


- The BAR was scheduled to hold its first public hearing on February 20, 2019. However, the hearing was canceled due to inclement weather.

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS:

N/A**

** All absences were excused and therefore not counted per Section 2-4-7(i)(2) of the City of Alexandria's Charter and Code.

APPROVED:



 Christine Roberts, Chair