

# City of Alexandria, Virginia

## MEMORANDUM

DATE: AUGUST 31, 2023

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

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

FROM: MR. JAMES SPENCER, CHAIR  
BOARD OF ARCHITECTURAL REVIEW (BAR)

SUBJECT: FISCAL YEAR 2023 ANNUAL REPORT OF THE BOARD OF  
ARCHITECTURAL REVIEW (BAR)

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I am pleased to present this Annual Report for the Board of Architectural Review (BAR) for Fiscal Year 2023, extending from July 1, 2022 to June 30, 2023, as required by City Code Section 2-4-7(i)(1). The attached record of membership and attendance shows all members attended more than 75% of the meetings, or had an excused absence in advance, as required.

### **BAR MEMBERSHIP AND ATTENDANCE**

The membership of the Board of Architectural Review (BAR) saw changes in FY 2023. James Spencer was elected Chair and Margaret Miller was elected Vice Chair at the February 1, 2023 Public Hearing. Laurie Ossman resigned from the Board of Architectural Review after the July 20, 2022 Public Hearing.

On September 13, 2022, the City Council appointed Andrew Scott for a three-year term to fill that position. John Sprinkle's term expired on September 13, 2022. On October 11, 2022, the City Council appointed Michael Lyons for a three-year term to fill that position. Christine Sennott's term expired on March 2, 2023. On March 14, 2023, the City Council appointed Nastaran Zandian for a three-year term to fill that position. On June 13, 2023,

the City Council reappointed Bud Adams for a three-year term. Mr. Sprinkle received a proclamation at the September 27, 2022 Public Hearing.

BAR held 21 Public Hearings in FY 2023. All Fiscal Year 2023 BAR Public Hearings were held in the City Hall Council Chambers. Starting with the July 6, 2022 Public Hearing, the BAR resumed in-person Public Hearings after the COVID-19 Pandemic emergency.

Membership and attendance report for the BAR is included in Attachment 1.

## REGULATORY ACTIVITIES

<b>FY 2022 - Approvals</b>		<b>FY 2023 - Approvals</b>	
<b>BAR</b>	<b>1 4 3</b>	<b>BAR</b>	<b>1 0 9</b>
<i>OHAD</i>	<i>1 3 3</i>	<i>OHAD</i>	<i>9 2</i>
<i>Parker-Gray</i>	<i>9</i>	<i>Parker-Gray</i>	<i>1 5</i>
<i>100-Year-Old Building</i>	<i>1</i>	<i>100-Year-Old Building</i>	<i>2</i>
<b>Administrative</b>	<b>3 0 4</b>	<b>Administrative</b>	<b>2 9 4</b>
<i>OHAD</i>	<i>2 2 8</i>	<i>OHAD</i>	<i>2 5 2</i>
<i>Parker-Gray</i>	<i>7 6</i>	<i>Parker-Gray</i>	<i>4 2</i>
<b>Total Cases</b>	<b>4 4 7</b>	<b>Total Cases</b>	<b>4 0 3</b>

FY 2022 provided for comparison

From 2022 to 2023, the number of BAR approvals decreased slightly by 9.9%. BAR Old and Historic Alexandria District (OHAD) approvals decreased by nearly 30%, while BAR Parker Gray Historic district (Parker-Gray) approvals increased significantly from 9 to 15 cases, a 60% increase. 100-Year-Old-Building approvals went up from one case in FY 2022 to two cases in FY 2023. Administrative approvals for OHAD increased in FY 2023 from 228 to 252 cases, a 10% increase. The administrative approvals for Parker-Gray went down in FY 2023, from 76 to 42, a 45% decrease. The majority of applications occurred in

OHAD, with less applications in Parker-Gray. The total BAR approvals went down from 143 to 109, a 26% decrease. The total administrative cases went down slightly from 304 to 294, a 3% decrease. Cumulatively, the total cases changed from 447 to 403, a 10% decrease.

Examples of Public Hearing cases are highlighted below:

**(1) EXAMPLES OF CONCEPT REVIEWS:**

In FY23, the Board considered a total of 3 concept reviews, 2 in PG and 1 in OHAD. The two concept reviews in PG took place on July 20, 2022 and September 20, 2022 and reviewed the proposed Samuel Madden development at 899 North Henry Street. The proposal came to the Board for two prior concept reviews in FY22, and the demolition of the existing 13 buildings on the site was approved at the June 15, 2022 hearing. The proposed development will come to the BAR for a Certificate of Appropriateness in FY24.

In OHAD, the Board heard a proposal to redevelop 301 North Fairfax Street with a four-story building containing approximately 48 residential units on May 17, 2023. The Board approved the demolition of the existing building on the site at same hearing.

**(2) EXAMPLES OF CERTIFICATES OF APPROPRIATENESS/PERMITS TO DEMOLISH:**

A selection of projects approved by the BAR in FY23 includes: the approval of the installation of a new patio and planter at 910 Pendleton Street (BAR2022-00302); the construction of an addition and a freestanding accessory dwelling unit at 508 North Washington Street (BAR2022-00402 & BAR2022-00403); the modification of previously approved design for bus shelters throughout the historic districts (BAR2022-0037); the construction of a detached accessory dwelling unit at 327 North Patrick Street (BAR2022-00389); the conversion of commercial space on the upper floors of 901 King Street to residential usage, including façade improvements and the addition of a roof deck (BAR2022-00455); updates to a previously-approved construction of a columbarium in a historic cemetery at 1001 South Royal Street (BAR2022-00501); the addition of a conference room to 215 North Payne Street (BAR2023-00107 & BAR2023-00111); and the renovation of two existing retail/commercial buildings into a single multi-family residential building at 615 & 621 King Street (BAR2023-00124).

**(3) APPEALS TO CITY COUNCIL:**

The BAR unanimously approved a Certificate of Appropriateness and Permit to Demolish for 114 North Payne Street (BAR2023-00052 & BAR2023-00069) on March 2, 2023. A group of community members appealed the decision to City Council. Council upheld the BAR approval on May 13, 2023.

**WORK SESSIONS/TRAINING:**

On July 6, 2022, the BAR reviewed and approved updates to the *BAR Policies for Administrative Approval in the Old and Historic Alexandria District and in the Parker-Gray District for Commercial Uses* to include small cell wireless policies. The Board also voted to permanently approve the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*, and its inclusion in the administrative approval policies.

At the October 5, 2022 hearing, the Board voted to update edits to the *BAR Policies for Administrative Approval in the Old and Historic Alexandria District and in the Parker-Gray District for Commercial Uses*. They also voted to approve updated administrative policies for signs and gas meters.

The City Attorney’s Office provided Legal Training for BAR members on October 19, 2022.

The Board approved an administrative charging station policy on December 7, 2022.

Staff presented a window workshop at the June 7, 2023 BAR hearing.

**OUTREACH:**

The BAR Design Guidelines Committee held five public meetings in Fiscal Year 2023 regarding updates to the Design Guidelines: November 29, 2022; February 21, 2023; March 31, 2023; May 25, 2023; June 16, 2023.

**REVIEW OF NATIONAL REGISTER NOMINATIONS AND SECTION 106 REVIEWS:**

The BAR did not review any National Register Nominations in Fiscal Year 2023. BAR staff performed 18 Section 106 reviews for cell antennas in FY23. Staff continues to participate in Section 106 review, compliance, and mitigation for the Samuel Madden Homes project.

**GOALS FOR THE COMING YEAR:**

The Design Guidelines Committee is progressing on updating the Design Guidelines and we expect the updates to be completed in FY24.

Staff continues to make progress with the OHAD digital survey.

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

**JULY 1, 2022 THROUGH JUNE 30, 2023**

**BOARD:** Board of Architectural Review (BAR)

**CHAIRPERSON:** James Spencer

Board Member	2022											2023												
	July		August	September		October		November		December		January	February		March		April		May		June			
	6	20		21	27	5	19	2	16	7	21	4	18	1	15	2	16	4	19	4	17	7	21	
James Spencer (Chair)	E	X	Recessed	X	X	E	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	
Margaret Miller (Vice Chair)	X	X		X	X	X	E	E	X	X	X	X	E	E	E	E	E	E	E	E	X	X	X	X
Robert Adams	X	E		X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	E	X	X	X	X
Andrew Scott	/	/		/	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	X	X	X	X	E
Theresa del Ninno	X	X		X	X	X	X	X	X	X	X	E	X	X	E	X	X	X	X	X	X	X	X	X
Christine Sennott	X	X		X	X	X	X	E	X	X	X	E	E	E	X	X	/	/	/	/	/	/	/	/
John Sprinkle	X	X		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Laurie Ossman	E	E		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Michael Lyons	/	/		/	/	/	X	X	X	X	X	E	X	X	X	X	X	X	X	X	X	X	X	X
Nastaran Zandian	/	/		/	/	/	/	/	/	/	/	/	/	/	/	/	/	X	X	E	X	X	X	X

**INDICATE: X - FOR PRESENT, E - FOR EXCUSED, U – FOR UNEXCUSED, / - FOR NOT ON BOARD, V – FOR VIRTUAL**

**NOTES:**

- The BAR was in recess during August. The January 4, 2023 BAR Public hearing was cancelled due to a lack of cases.

LIST OF THOSE WHO ATTENDED VIRTUALLY TO 25% OF MEETINGS: N/A

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS: N/A

APPROVED:

James Spencer, Chair