

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 31, 2024

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)

I am pleased to present this Annual Report for the Board of Architectural Review (BAR) for Fiscal Year 2024, extending from July 1, 2023 to June 30, 2024, 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 2024. James Spencer was elected Chair and Andrew Scott was elected Vice Chair at the December 6, 2023 Public Hearing.

BAR held 23 Public Hearings in FY 2024. All Fiscal Year 2024 BAR Public Hearings were held in the City Hall Council Chambers.

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

REGULATORY ACTIVITIES

FY 2023 - Approvals		FY 2024 - Approvals	
BAR	109	BAR	112
OHAD	92	OHAD	104
Parker-Gray	15	Parker-Gray	7

<i>100-Year-Old Building</i>	<i>2</i>	<i>100-Year-Old Building</i>	<i>1</i>
Administrative	294	Administrative	287
<i>OHAD</i>	<i>252</i>	<i>OHAD</i>	<i>245</i>
<i>Parker-Gray</i>	<i>42</i>	<i>Parker-Gray</i>	<i>42</i>
Total Cases	403	Total Cases	399

FY 2023 provided for comparison

From 2023 to 2024, the number of BAR approvals increased slightly by from 109 to 112 BAR approvals. BAR Old and Historic Alexandria District (OHAD) approvals increased by 13%, while BAR Parker Gray Historic district (Parker-Gray) approvals decreased significantly from 15 to 7 cases, a 54% decrease. 100-Year-Old-Building approvals went down from two cases in FY 2023 to one case in FY 2024. Administrative approvals for OHAD decreased in FY 2024 from 252 to 245 cases, a 2.8% decrease. The administrative approvals for Parker-Gray remained the same in FY 2024, at 42. The majority of applications occurred in OHAD, with fewer applications in Parker-Gray. The total BAR approvals remained similar, with 403 BAR approvals in FY2023 and 399 BAR approvals in FY2024. The total administrative cases went down slightly from 294 to 287, a 2.4% decrease. Cumulatively, the total cases changed from 403 to 399, a 1% decrease.

Examples of Public Hearing cases are highlighted below:

(1) EXAMPLES OF CONCEPT REVIEWS:

In FY 24, the Board considered a total of six concept reviews for four properties, all in OHAD:

- The Board heard a proposal to convert the existing commercial office building into a multi-family residential building and build an addition to the existing building at 1201 East Abingdon Drive (BAR2023-00245) on July 6, 2023.
- The Board heard a proposal to redevelop the property at 301 North Fairfax Street to include the construction of a new multi-family building in place of the existing office building (BAR2023-00278). This proposal came to the Board for the first time in FY23, on May 17, 2023. It came to the BAR two more times in FY24, on July 19, 2023 and September 6, 2023.
- The Board heard a proposal to construct an eight-story multi-family structure behind the townhouses at 1604-1615 King Street (BAR2023-00376) on October 4, 2023 and December 20, 2023.
- The Board heard a proposal to redevelop the properties at 500-501 North Union Street for the construction of a mixed-use project (BAR2024-00015) on February 21, 2024 and July 16, 2024. This project is not located within the historic district; it is adjacent to and entirely to the north and outside of the boundaries of the local historic district. The Board reviewed the project following Development Guideline #8 of the Alexandria Waterfront Small Area Plan.

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

A selection of projects approved by the BAR in FY 24 includes: alterations to the primary elevation of 104 Pommander Walk (BAR2023-00216 & BAR2013-00217); the installation of a garage door at 810 Prince Street (BAR2023-00433); the reconfiguration of windows and doors and the construction of a pergola at 318 North Alfred Street (BAR2023-00242 & BAR2023-00243); the replacement of a fence at 415 North Patrick Street (BAR2023-00277); the replacement of the hatch on the cupola at 3610 Bishop Walker Circle (BAR2023-00361); the enclosure of a rear deck at 923 South Alfred Street (BAR2023-00532 & BAR2023-00533); an awning and signage at 215 North Payne Street (BAR2023-00534); exterior alterations to 720 North Saint Asaph Street to convert the building from office to residential (BAR2024-00093 & BAR2024-00094); new lighting and signage at 605 Franklin Street (BAR2024-00128); the installation of a cooling tower at 551 Bashford Lane (BAR2024-00141).

(3) APPEALS TO CITY COUNCIL:

- The BAR denied a Certificate of Appropriateness for 720 King Street (BAR2023-00235) on July 6, 2023. The appellant, Glynn Jones Salon, appealed to City Council. City Council overturned the BAR decision on September 23, 2023.
- The BAR denied a Certificate of Appropriateness for 1025 King Street (BAR2023-00112) on January 23, 2024. The appellant, Karlen Murray with Renewal by Andersen, appealed to City Council. City Council upheld the BAR decision on March 16, 2024.
- The BAR denied a Certificate of Appropriateness for 613 South Royal Street (BAR2024-00017) on February 21, 2024. The applicant appealed to City Council. City Council upheld the BAR decision on April 13, 2024.
- The BAR approved a Certificate of Appropriateness for 301 North Fairfax Street (BAR2024-00160) on May 15, 2024. A group of community members appealed the decision to City Council. City Council upheld the BAR decision on July 2, 2024.

WORK SESSIONS/TRAINING:

- Staff provided a presentation on EV car charging on July 19, 2023.
- The Board approved updates to the Design Guidelines at the following hearings: September 20, 2023; November 2, 2023; January 3, 2024; February 21, 2024; April 3, 2024; May 2, 2024.
- Staff presented a painted masonry workshop on November 15, 2023.
- The City Attorney's Office provided legal training for BAR members on January 17, 2024.
- The Board approved updates to the BAR Administrative Approval policies.
- Staff presented an informational session on the proposed updates to the City-wide Sign Ordinance at the April 17, 2024 hearing.
- Staff provided a Historic District/BAR informational session to a local real estate agency on May 21, 2024.
- Staff discussed potential upcoming changes to the Design Guidelines at the June 20, 2024 hearing.

OUTREACH: The BAR Design Guidelines Committee held eight public meetings in fiscal year 2024 regarding updates to the Design Guidelines: August 3, 2023; September 28, 2023; October 26, 2023; December 14, 2023; February 1, 2024; March 26, 2024; April 23, 2024; June 11, 2024.

REVIEW OF NATIONAL REGISTER NOMINATIONS AND SECTION 106

REVIEWS: The BAR did not review any National Register Nominations in FY2024 but BAR staff reviewed and supported the National Register nomination for the Bank of Potomac/Restored Government of Virginia building at 413, 415, and 415 ½ Prince Street. BAR staff performed two Section 106 reviews for cell antennas in FY24. Staff continues to work with the Office of Historic Alexandria and the Virginia Department of Historic Resources for the Section 106 review and easement of the Freedom House Museum at 1315 Duke Street.

GOALS FOR THE COMING YEAR:

- Finalize updates to the Design Guidelines.
- Continue to make progress on the OHAD digital survey.

ATTACHMENT 1

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

JULY 1, 2023 THROUGH JUNE 30, 2024

BOARD: Board of Architectural Review (BAR)

CHAIRPERSON: James Spencer

FY2024	2023												2024											
	Jul			Aug	Sept		Oct		Nov		Dec		Jan		Feb		Mar		Apr		May		Jun	
Board Member	6	19	26	Recessed	6	20	4	18	2	15	6	20	3	17	7	21	6	20	3	17	2	15	5	20
James Spencer, Chair	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Andrew Scott, Vice Chair	E	X	X		X	X	X	E	X	X	X	X	X	X	X	X	E	X	X	E	X	X	X	X
Robert Adams	X	X	E		X	X	X	X	E	X	X	E	X	X	X	E	X	X	X	X	X	X	X	X
Margaret Miller	U	X	X		X	E	X	U	U	X	X	X	U	E	X	X	E	U	E	X	X	X	E	X
Theresa del Ninno	X	X	X		X	X	X	X	E	X	X	X	X	X	E	E	X	X	X	E	X	X	X	X
Michael Lyons	X	E	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X
Nastaran Zandian	X	X	X		E	X	X	X	X	X	X	X	E	X	X	X	X	E	X	X	X	X	X	E

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.

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

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS: 1

APPROVED:

James Spencer, Chair