

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 31, 2022

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: FY 2022 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 2022, extending from July 1, 2021 to June 30, 2022, as required by City Code Section 2-4-7(i)(1). The attached record of membership and attendance shows that 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 2022. James Spencer was elected Chair and Christine Roberts was elected Vice Chair at the December 1, 2021 Public Hearing. On September 14, 2021, the City Council appointed Laurie Ossman for a three-year term. Purvi Irwin's term expired on June 30, 2022 and Christine Roberts' term expired on June 30, 2022. On June 14, 2022, the City Council appointed Theresa del Ninno and Margaret Miller to fill these two positions.

BAR held 23 Public Hearings in FY 2022. Due to the COVID-19 Pandemic emergency, 14 Public Hearings were held electronically with BAR Board Members and staff participating from remote locations through a Zoom Webinar platform. The virtual Public Hearings were held 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 Sections 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. The meetings were accessed by the public through the Zoom platform, broadcasted live on AlexTV (Comcast Channel 70) and streamed on the City's website. Additionally, public comments were received at the meeting via Zoom and telephone. The video and audio recordings were posted the day after the Public Hearing.

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

Regulatory Activities

FY 2022 - Approvals		FY 2021 - Approvals	
BAR	143	BAR	148
<i>OHAD</i>	<i>133</i>	<i>OHAD</i>	<i>114</i>
<i>Parker-Gray</i>	<i>9</i>	<i>Parker-Gray</i>	<i>33</i>
<i>100-Year-Old Building</i>	<i>1</i>	<i>100-Year-Old Building</i>	<i>1</i>
Administrative	304	Administrative	298
<i>OHAD</i>	<i>228</i>	<i>OHAD</i>	<i>238</i>
<i>Parker-Gray</i>	<i>76</i>	<i>Parker-Gray</i>	<i>60</i>
Total Cases	447	Total Cases	446

FY 2021 provided for comparison

From 2021 to 2022, the number of BAR approvals remained mostly the same. BAR OHAD approvals increased, while BAR Parker-Gray approvals decreased significantly. The number of BAR OHAD approvals went up from 114 to 133, a 17% increase, while the BAR Parker-Gray approvals went down from 33 to 9, a 72% decrease. 100-Year-Old Building approval remained the same. Administrative Parker-Gray approvals went up in contrast to the BAR Parker-Gray approvals. Administrative approvals for the OHAD went down in FY 2022, from 238 to 228, a 4% decrease, while the Administrative Parker-Gray approvals went up from 60 to 76, a 27% increase. Since the proportion of approvals is heavily weighted towards OHAD, despite the major percentage changes for Parker-Gray numbers, the overall numbers when combined with OHAD are not so extreme. The total BAR approvals went down from 148 to 143, a 3% decrease, and the total administrative cases went up from 298 to 304, a 2% increase. Cumulatively, the total cases increased from 446 to 447, a .2% rise. It appears that the Parker-Gray decreases were offset by the OHAD increases which resulted in this relatively small overall increase in the total cases. The overall decrease can be attributed to COVID-19 Pandemic.

Examples of public hearing cases are highlighted below:

(1) Examples of Concept Reviews:

In FY22, The Board considered a total of 4 concept reviews, 2 in OHAD and 2 in PG.

The BAR reviewed a proposal to redevelop the properties at 615 and 621 King Street by renovating the two existing structures into a single building with ground floor retail and multifamily residential above on March 6, 2022 and May 5, 2022. The BAR approved the demolition portion of the project at the May 5, 2022 hearing. The proposed development will return to the BAR for a Certificate of Appropriateness.

A proposal to replace the existing Samuel Madden Homes on North Henry Street, 13 two-story garden style public housing buildings constructed in 1945 and containing 66 apartments, with two mixed-income, mixed-use, multi-story buildings with 529 apartments came to the BAR for two concept reviews: May 18, 2022 and June 15, 2022. Demolition of the existing buildings was approved at the June 15, 2022 hearing. The proposed development will return to the BAR for at least one more concept review prior to applying for a Certificate of Appropriateness.

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

A sampling of projects approved by the BAR in FY22 includes: the approval of the demolition of a parking garage and construction of six, four-story townhouses at 101 Duke Street (BAR2021-00495 & BAR2021-00496); extending the Waterfront Common Elements Plan standard furnishings to include the 100 block of King Street; the construction of a 5-story multifamily residential building at 805 – 823 North Columbus Street (BAR2021-00606); the alterations and exterior painting of the hotel at 625 First and 510 Second streets (BAR2021-00470); the reapproval of alterations to the historic warehouse at 10 Duke Street (BAR2022-00057 & BAR2022-00083); the installation of metal cable safety railing along the river promenade at 1 Pioneer Mill Way (BAR2022-00044); alterations to the historic Campagna Center at 418 South Washington Street (BAR2020-00077); the construction of a four-story residential building, a parking structure, and a four-story mixed-used building on what is now a parking lot at 116 S. Henry (BAR2022-00104) and 912 - 920 King streets (BAR2022-00103); and an amendment to previously approved plans for 699 Prince (BAR2022-00178 & BAR 2022-00179) which would reduce the amount of demolition.

(3) Appeals to City Council:

The BAR denied the Heritage development Certificate of Appropriateness (BAR2021-00341) at 900 Wolfe, 450 South Patrick, and 431 South Columbus streets on October 20, 2021. The applicant appealed, and Council overrode the BAR denial on November 13, 2021.

Work Sessions/Training:

Staff reviewed the administrative solar panel policy at the September 16, 2021 hearing. The BAR approved the policy at the October 20, 2021 hearing.

Staff presented an update to the administrative approval policy for railings at the October 20, 2021 hearing. The Board had directed staff to review the railings' policy to streamline the review process.

The BAR created an ad hoc committee to review best practices for large development projects on October 20, 2021.

The BAR held elections for new officers on December 1, 2021. James Spencer was elected chair and Christine Roberts was elected vice-chair.

Transportation & Environmental Services and Planning & Zoning gave a presentation on the economic recovery initiatives associated with the closing the 100 block of King Street to vehicular traffic at the December 15, 2021 hearing.

On February 2, 2022 the BAR voted to extend the provisional approval policy of the updated version of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. The provisional approval was extended for six months in order for the Design Guidelines subcommittee to meet regarding the updated policy.

Outreach:

BAR members did not conduct any outreach in FY22.

Review of National Register Nominations and Section 106 Reviews:

There were no National Register Nominations reviewed in FY22.

BAR staff performed 16 Section 106 reviews for cell antennas in FY22, including one for the Torpedo Factory. Staff also participated in a Coastal Storm Risk Management Feasibility Study, and a review of the Aspire project at 1112 First Street. The Samuel Madden Homes project is also under review for Section 106 compliance and mitigation.

Goals for the Coming Year:

The part-time intern made excellent progress on the OHAD digital survey. He has been hired as a Planner I and will continue to work on the survey as part of his regular duties. We therefore expect more progress.

The pandemic and understaffing delayed progress on updating the Design Guidelines. The Design Guidelines committee and staff anticipate completing the bulk of the updates in FY23.

As part of a City-wide push to address equity issues throughout the City, staff and the BAR will work to update the Historic Preservation Master Plan and will take equity into account when updating the Design Guidelines. This will most likely not be completed in FY23 but we envisage some advancement.

ATTACHMENT 1

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

JULY 1, 2021 THROUGH JUNE 30, 2022

COMMISSION: Board of Architectural Review (BAR)

CHAIRPERSON: James Spencer

Board Member	2021												2022												
	July			Aug	Sept		Oct		Nov		Dec		Jan		Feb		Mar		Apr		May		June		
	7	21	29	Recessed	1	16	6	20	3	17	1	15	5	19	2	16	2	16	6	20	5	18	1	15	
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	X
Christine Roberts (Vice Chair)	E	X	X		E	X	X	X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	/
Robert Adams	E	X	X		X	E	X	X	E	X	X	E	X	X	X	X	X	X	E	E	E	X	X	X	X
Purvi Irwin	X	X	X		X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	/
Lynn Neihardt	X	X	X		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/
Christine Sennott	X	E	X		X	X	E	X	X	X	X	X	X	X	X	X	X	E	X	E	E	X	X	X	X
John Sprinkle	X	X	X		X	E	X	X	X	X	X	X	X	X	X	E	X	X	E	E	X	X	X	X	X
Laurie Ossman	/	/	/		/	/	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	X	X	X	X

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

Notes:


1. The BAR was in recess during August.
2. July 2021 hearings were held in a hybrid format with BAR board members and staff participating in person and from remote locations through Zoom Webinar. September 2021 through March 2022 hearings were held electronically with BAR board members and staff participating from remote locations through Zoom Webinar. April 2022 through June 2022 hearings were held in person.

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:


James Spencer, Chair