

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

Board of Architectural Review

**Wednesday, July 3, 2024**

7:00 p.m., City Council Chamber

City Hall

Members Present: James Spencer  
Bud Adams  
Theresa del Ninno  
Nastaran Zandian  
Margaret Miller

Members Absent: Andrew Scott  
Michael Lyons

Secretary: Bill Conkey, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Planner

## 1 Call to Order

The Board of Architectural Review Public Hearing was called to order at 7:03 p.m. Vice Chair Scott and Mr. Lyons were absent. All other members were present.

## 2 Minutes

Consideration of Minutes from the June 20, 2024 Meeting

**BOARD ACTION:** On a motion by Ms. Miller, seconded by Ms. Zandian, the Board of Architectural Review approved the June 20, 2024 Meeting minutes. The motion carried on a vote of 5-0.

## Consent Calendar

### 3 **BAR#2024-00214 OHAD**

Request for alterations at 435 S Lee Street

Applicant: David Albright and Ulrike Weinrich

**BOARD ACTION:** On a motion by Ms. Miller, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR#2024-00214 as submitted. The motion carried on a vote of 5-0.

#### **REASON**

The Board agreed with staff recommendations.

#### **SPEAKERS**

None.

**DISCUSSION**

None.

**4 BAR#2024-00226 OHAD**

Request for alterations at 929 S Saint Asaph Street

Applicant: Harry Braswell, Inc.

**BOARD ACTION:** This was removed from the consent calendar. On a motion by Ms. Zandian, seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR#2024-00226 with staff recommendations and the condition that the door be the door shown on page 19 of the staff report. The motion carried on a vote of 5-0.

**REASON**

Supported staff recommendations with additional recommendations.

**SPEAKERS**

Gretchen Brown, representing the applicant for Harry Braswell, Inc.

Steve Milone asked clarification questions.

**DISCUSSION**

Ms. Zandian stated that the door should be a divided-lite door similar to the door in the submission materials.

**New Business**

**5 BAR#2024-00199 OHAD**

Request for alterations at 205 N Pitt Street

Applicant: Shawn Tyrie

**BOARD ACTION:** On a motion by Ms. del Ninno, seconded by Ms. Miller, the Board of Architectural Review voted to defer BAR#2024-00199. The motion carried on a vote of 4-1.

**REASON**

The Board requested additional information regarding the windows that were installed.

**SPEAKERS**

Shawn Tyrie, applicant, presented the project.

**DISCUSSION**

Mr. Adams asked the applicant who had installed the subject windows. The applicant responded that he had hired a contractor to install the windows who assured the owner that no additional approvals were required.

Ms. del Ninno asked the applicant if he understood that the installed windows would look different from the windows installed on the neighboring buildings. The applicant noted that he was concerned with achieving the best possible performance from the windows.

Ms. Zandian stated that since the installed windows do not comply with the guidelines, she agreed with staff recommendations to deny the application.

Ms. del Ninno asked staff if applied muntins could be added to the windows to replicate the look of Simulated Divided Lights. Staff noted that this has worked in a previous case although that was not with a vinyl window.

Ms. del Ninno asked about the potential discoloration of the vinyl windows. The applicant stated that he would submit information from the manufacturer to address this question along with information on the applied muntins.

Mr. Spencer stated that he was concerned about the precedent of approving vinyl windows when they are expressly forbidden in the policies.

Ms. Miller noted that the policies specifically do not allow the use of vinyl windows.

Mr. Adams mentioned the possibility of replacing the windows on the façade only.

Ms. del Ninno stated that she would like to see a sample of the window with the applied muntins in order to evaluate the appropriateness of the windows.

## **6 BAR#2024-00218 OHAD**

Request for alterations at 309 Duke Street

Applicant: Chris Clark

**BOARD ACTION:** On a motion by Ms. Zandian, seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2024-00218 with staff recommendations and the condition that the applicant works with staff to reuse the existing brick with a joint to differentiate the new brick from the old. The motion carried on a vote of 5-0.

### **REASON**

The Board felt that the proposed fiber cement siding was inappropriate, and that the applicant should reuse the existing brick to the extent possible.

### **SPEAKERS**

Joel deLeon represented the applicant and was available to answer questions.

Gail Rothrock, representing the Historic Alexandria Foundation, spoke in opposition to fiber cement siding.

Ann Male, 307 Duke, spoke in opposition to the fiber cement siding. She also noted that the house has been in poor condition for several years, which is probably why the wall collapsed.

Steve Milone, representing Old Town Civic Association, spoke in opposition to the fiber cement siding and noted that reconstructing the wall by reusing the brick would only take a few days to complete. He also felt that this applicant should also have applied for an after-the-fact demolition permit.

## **DISCUSSION**

Mr. Adams called this a case of demolition by neglect, setting a bad precedent. He agreed with the public speakers that this is a historic house and should be fixed in-kind.

Mr. Conkey clarified that the current owner/applicant did not own the house when the wall collapsed.

Ms. del Ninno also agreed with the public speakers, noting that it should be easy to reuse the bricks.

Ms. Zandian felt that the buyer should value and respect the historic nature of the house and reuse the bricks. The reconstruction should use wood windows and doors, as indicated in the application. She agreed with the comments of the other BAR members.

Ms. Miller agreed with the BAR members who had spoken and with the public speakers. The bricks should be reused.

Mr. Spencer recommended using the existing brick where possible and if it is necessary to supplement the old brick with new brick, that a hard line be made to clearly differentiate the old brick from the new. New brick should also be located in the least visible area, i.e. closest to the main block of the house.

Ms. Zandian recommended a horizontal line, like a water table, to differentiate the brick.

Mr. deLeon said that a cavity wall would make the interior too small and would impede on the proposed floor plans. He felt that frame would be better for floor plans.

Ms. del Ninno told the applicant that the wall could have wood studs with a masonry veneer.

## **7&8 BAR#2024-00222 OHAD**

Request for addition and alterations at 729 S Pitt Street  
Applicant: Ashley Bone

## **BAR#2024-00234 OHAD**

Request for partial demolition/encapsulation at 729 S Pitt Street  
Applicant: Ashley Bone

**BOARD ACTION:** On a motion by Ms. Miller, seconded by Ms. Zandian, the Board of Architectural Review voted to defer BAR#2024-00222 and BAR#2024-00234. The motion carried on a vote of 5-0.

## **REASON**

The Board would like to see some minor modifications, particularly to the roof design.

## **SPEAKERS**

Ashley Bone, the property owner, was available to answer questions.

## **DISCUSSION**

Mr. Bone stated that the staff report implies that a shingle roof would be used, but it would actually be metal.

Ms. Zandian asked if the wall HVAC would be visible from any public right of way. Mr. Bone replied that it is set back from the alley but may be visible. Ms. Zandian recommended that it be moved to the right to align with the window, instead of the left side. Mr. Bone said there is a small shed in that area, but it may be possible to move it slightly to the right, possibly 2 to 4 feet.

Mr. Adams asked what was on the other side of the public alley. Ms. Bone replied that there are apartments there. Mr. Adams stated that the windows should be sympathetic to the existing house, according to the Design Guidelines, but in this proposal, they are not, and there are too many windows, especially facing north. Mr. Bone said that amount of windows is because it will be used as a sunroom, but that the design of the windows could be changed.

Ms. Del Ninno asked why the roof of the addition wasn't tied into the existing roof, and remarked that it looks incongruous, due to the gap. Mr. Bone replied that the house next door has an addition that looks the same. Ms. Del Ninno recommended aligning the bottom of the new roof with the bottom of the existing roof in order to tie it in and match the pitch, which would make the addition more sensitive. Mr. Bone replied that the proposed design allows for more height. Mr. Spencer said that the proposed roof design can cause waterproofing issues.

Ms. Zandian asked why the proposed roof design on the side elevation was "cut back" where the larger windows are. Ms. Miller asked for clarification about whether the horizontal element of the roof on the side will be all one line. Mr. Spencer drew a picture for her.

Mr. Adams said that the addition's roof design is flawed and will cause water issues near the gap with the neighbor's wall.

Mr. Spencer recommended asking for a deferral and have the architect come to the next hearing.

Mr. Conkey said that staff could work with the architect and the applicant before returning to the Board.

Ms. Zandian suggested that a flashing is needed between the siding and the existing brick, otherwise water will infiltrate.

## **7&8 BAR#2024-00224 PG**

Request for alterations at 400 N Fayette Street

Applicant: Properties Reimagined LLC (Elizabeth Kianianthra)

## **BAR#2024-00225 PG**

Request for partial demolition/encapsulation at 400 N Fayette Street

Applicant: Properties Reimagined LLC (Elizabeth Kianianthra)

**BOARD ACTION:** On a motion by Ms. Miller, seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2024-00224 and BAR#2024-00225 with staff recommendations. The motion carried on a vote of 5-0.

**REASON**

The Board agreed with the staff recommendations and added conditions for repairs on the façade.

**SPEAKERS**

Richard Ingavo, general contractor, representing the applicant.

**DISCUSSION**

Ms. Miller asked for confirmation that there would be no changes to the façade and asked the applicant to work with staff to update the awning and door on the façade.

Mr. Adams asked why the enclosed space is being removed and inquired if the fence will be replaced.

Ms. Zandian asked for clarification on the location of the windows to be enclosed.

**11 Adjournment**

The Board of Architectural Review adjourned at 8:21 p.m.

**Administrative Approvals**

BAR2024-00195 OHAD

Request for light, handrail, and roof replacements and new trim paint at 1311 Prince Street  
Applicant: Cathleen Curtin Architects LLC

BAR2024-00229 OHAD

Request for masonry repair at 1403 E Abingdon Drive  
Applicant: East Coast Building Services, LLC

BAR2024-00232 OHAD

Request for door replaement at 322 S Lee Street  
Applicant: Lisa & Phil Herget

BAR2024-00235 OHAD

Request for solar panel installation at 120 S Fayette Street  
Applicant: David Schildtknecht - Solar Energy World

BAR2024-00239 OHAD

Request for roof replacement at 10 Alexander Street  
Applicant: NV Roofing

BAR2024-00242 OHAD

Request for roof replacement at 412 S Fairfax Street  
Applicant: Alice C Reid

BAR2024-00246 OHAD

Request for temporary ramp installation at 201 Prince Street

Applicant: The Northern Virginia Fine Arts Association

BAR2024-00247 OHAD

Request for window and door replacement at 1250 S Washington Street Unit 611

Applicant: Nick Kalivretenos c/o The Window Man

BAR2024-00250 OHAD

Request for roof and flashing replacement at 1858 Carpenter Road

Applicant: Harold Brown

BAR2024-00251 OHAD

Request for roof replacement at 12 Alexander Street

Applicant: NV Roofing

BAR2024-00252 OHAD

Request for roof replacement at 14 Alexander Street

Applicant: NV Roofing

BAR2024-00253 OHAD

Request for roof replacement at 1732 Carpenter Road

Applicant: Alfredo Colon

BAR2024-00254 OHAD

Request for window replacement at 715 S Washington Street Unit B-13

Applicant: Frank Atkins and Angela Fabrizi

BAR2024-00255 OHAD

Request for roof replacement at 517 S Fairfax Street

Applicant: Alexandria Roofing Co, Inc

BAR2024-00256 OHAD

Request for door replacement at 333 N Pitt Street

Applicant: Philip L. Major