

*******DRAFT MINUTES*******

Board of Architectural Review
Wednesday, April 19, 2023
7:00 p.m., City Council Chamber
City Hall

Members Present:

Nastaran Zandian
Andrew Scott
Michael Lyons
Bud Adams
Theresa del Ninno
James Spencer

Members Absent: Margaret Miller

Secretary: Bill Conkey, AIA, Historic Preservation Architect

Staff Present: Brendan Harris, Historic Preservation Planner

I. CALL TO ORDER

II. MINUTES

Consideration of minutes from the April 4, 2023 meeting.

BOARD ACTION:

On a motion by Mr. Lyons, and seconded by Mr. Adams, the Board of Architectural Review approved the April 4, 2023 meeting minutes, as submitted. The motion carried on a vote of 6-0.

III. NEW BUSINESS

3 BAR#2023-00112 OHAD

Request for alterations at 1021,1023 and 1025 King Street
Applicant: Donna Giaimo/Daughters of Paul

BOARD ACTION: By unanimous consent, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00112.

REASON

The Board did not find the application to be appropriate and recommended that the applicant return with different window options.

SPEAKERS

Karlen Murray with Renewal by Andersen represented the Daughters of Saint Paul and gave a brief presentation.

Bill Eckton, a colleague of Ms. Murray, described the windows currently on the buildings. Some windows at the rear facing the alley are steel.

Gail Rothrock, 209 Duke, representing Historic Alexandria Foundation, spoke in opposition to the proposal. She felt that approval would set a dangerous precedent, that this is an historic building, and that Andersen windows are not appropriate here.

Yvonne Callahan, 735 S. Lee, spoke in opposition to the project and to any thought of updating the window policy. She recommended repairing the existing windows and adding storm windows.

DISCUSSION

Mr. Spencer asked if the current windows are single or double paned and if they are SDL. Ms. Murray explained that there are both single and double paned.

Mr. Conkey explained that staff located a permit for double-paned wood SDL windows and that no historic/original windows remain. Mr. Conkey also explained that the buildings had been heavily modified. He explained the window policy for Fibrex windows and insert windows and why they cannot be administratively approved.

Ms. Murray noted that the proposed glass is Cardinal Low E-272, not the glass type erroneously listed in the application. Mr. Eckton advised that they can change windows from inserts to full frame if the Board would like.

Mr. Scott asked Mr. Conkey for an explanation as to why 1/1 and 2/2 windows may be double paned and asked the applicant what type of window they are requesting (1/1) and how long it lasts (20 year warranty). He verified that staff recommended denial based on material, type of glass, and insert. Mr. Conkey also explained the difference between sash kits, inserts, and full frame windows.

In response to a question from Mr. Lyons, Ms. Murray also advised that current wood windows are soft and decay rapidly, so Andersen does not manufacture them.

Mr. Lyons asked if existing wood windows could be refurbished. Mr. Eckton explained why that is not under consideration here.

Mr. Scott asked if the stained glass windows on the primary elevation would be retained. Yes.

Ms. Zandian asked if the windows contain PVC (no) and other details about materials.

Mr. Scott asked if any windows on the first floor would be replaced. Ms. Murray responded no. Mr. Scott noted that this is a difficult case, he is mindful of our rules requiring wood, but feels that Andersen is proposing a quality product, the street level windows will not be replaced, and that none of the windows are original. Noted that Board approaches each case separately so precedent does not necessarily comply.

Mr. Lyons was also conflicted, appreciates the practicality of the proposed windows but feels that retaining wood is important. People can tell from the street if windows are wood. He supports staff recommendation.

Ms. Del Ninno agreed this is a good product. She is conflicted because the buildings are on King Street. She would consider approval if they were in a less prominent location, and maybe consider non-wood for Henry Street elevation, and agrees with staff recommendation for a full-frame replacement.

Mr. Adams agreed with Ms. Del Ninno about the King Street location. He noted that there are other products and options available and wanted the applicant to do the absolute best on the King Street elevation.

Ms. Zandian supported staff recommendations based on the location of buildings and their historic nature.

Mr. Spencer said that perhaps these windows may be acceptable on secondary facades after additional discussion. As presented, he opposed the project. The Board cannot break policy and these buildings have unique elevations. He would like to gather more information and determine if the window policy needs an update.

Mr. Scott asked if the applicant would be willing to make some changes to the application, defer, and resubmit. Ms. Murray agreed.

4 BAR#2023-00113 OHAD

Request alterations at 111 S Columbus Street

Applicant: Karlen Murray/Renewal by Andersen

BOARD ACTION: By unanimous consent, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00113.

REASON

Based on the discussion regarding the prior case (BAR2023-00112), the applicant requested deferral to wait for a Board discussion on possible changes to the window policy.

SPEAKERS

Karlen Murray with Renewal by Andersen

DISCUSSION

None.

5. BAR#2023-00122 OHAD

Request for alterations at 725 S Alfred Street

Applicant: Tim Riley

BOARD ACTION: By unanimous consent, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00122.

REASON

The application was similar to the two previous window cases heard, so the applicant wished to defer the case until after the Board holds the window workshop.

SPEAKERS

None.

DISCUSSION

None.

6 BAR#2023-00124 OHAD

Request for alterations and addition at 615 and 621 King Street

Applicant: Silverman Group

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR #2023-00124 with the condition that the applicant work with staff on the proposed punched windows at 621 King Street. The motion carried on a vote of 6-0.

REASON

The application was similar to the design reviewed and endorsed by the Board at the previous concept review. The Board agreed with the staff recommendations.

SPEAKERS

Cathy Puskar, attorney for the applicant, introduced the project

Leejung Hong, project architect, presented the proposed project

DISCUSSION

Mr. Scott asked the applicant about the proposed use of fritted glass at the second floor. The applicant noted that the fritted glass would conceal the slab edge and form part of the railing.

Ms. Zandian asked if there would be a view of King Street from the second floor terrace. The applicant responded that they expect there to be a view of the street from this vantage point.

Mr. Scott asked if the area above the second floor slab at 615 King Street could be left open and without the fritted glass. The applicant responded that this would require a guard rail that would not be compatible with the architecture.

Ms. del Ninno discussed the construction of the second floor terrace railing.

Ms. Nastaran noted that she appreciated the attention to the context in the design and the proposed treatment of the 615 façade.

Mr. Scott expressed concern about the use of fritted glass in the existing openings and how that would relate to the street.

Mr. Adams asked the applicant what material would be used for the punched windows at 621 King Street, the applicant responded that they would be aluminum windows.

Ms. del Ninno asked why aluminum windows were being proposed in this location in lieu of wood windows. The applicant noted that aluminum windows has been approved for use on multi-family buildings in other locations on King Street and that the existing windows to be replaced are metal

windows as well. Ms. del Ninno expressed a preference for wood windows on the front of this building.

Mr. Adams noted that the detailing on the aluminum windows could be made to simulate the detailing on original wood windows.

The applicant noted that the model of aluminum windows proposed for the punched openings is different from the model to be used on the addition. The punched windows feature a putty profile and other details to replicate wood windows.

ADJOURNMENT

The Board of Architectural Review adjourned at 9:05 pm.

ADMINISTRATIVE APPROVALS

BAR#2023-00123 OHAD

Request for trash enclosure at 608 S Fairfax Street

Applicant: Mallory Sutherland, Rosemont Landscaping

BAR#2023-00125 OHAD

Request for small cell replacement at 610 Montgomery Street

Applicant: Crown Castle Fiber, LLC/Rusty Carringer

BAR#2023-00126 OHAD

Request for small cell replacement at 112 S Pitt Street

Applicant: Crown Castle Fiber, LLC/Rusty Carringer

BAR#2023-00127 OHAD

Request for small cell replacement at 724 S Saint Asaph Street

Applicant: Crown Castle Fiber, LLC/Rusty Carringer

BAR#2023-00128 OHAD

Request for signage at 1322 Prince Street

Applicant: Marsha Banks-Harold

BAR#2023-00129 OHAD

Request for small cell antenna replacements at 1202 S Washington Street

Applicant: AT&T Mobility/Smartlink Group - Tom Wengren

BAR#2023-00130 OHAD

Request for Shingle roof replacement at 226 S Lee Street

Applicant: Thomas Hurley

BAR#2023-00131 PG

Request for roof cedar shakes replacements and rooftop chimney bricks replacement at 114 N Patrick Street

Applicant: Jorge Nevares

BAR#2023-00134 OHAD

Request for removal of storefront display door and window replacements at 113 King Street

Applicant: Noe Landini

BAR#2023-00135 OHAD

Request for modifying existing entry door for ADA accessibility at 814 N Saint Asaph Street

Applicant: Paul Beckmann, AIA

BAR#2023-00136 OHAD

Request for window replacement at 701 B Massey Lane

Applicant: Old Town Greens

BAR#2023-00141 PG

Request for fence installation at 315 N Patrick Street

Applicant: Shambhu Aryai

BAR#2023-00142 OHAD

Request for window replacements at 901 King Street

Applicant: Madison Weitekamp

BAR#2023-00144 OHAD

Request for front steps repair at 210 N Fairfax Street

Applicant: Frank Turner

BAR#2023-00145 OHAD

Request for exterior light replacement at 220 S Fairfax Street

Applicant: Jonathan Boocock

BAR#2023-00146 OHAD

Request for window replacements at 601 Wilkes Street Unit 301

Applicant: Pella Mid-Atlantic

BAR#2023-00147 OHAD

Request for window replacements at 601 Wilkes Street Unit 402

Applicant: Pella Mid-Atlantic

BAR#2023-00148 OHAD

Request for window replacements at 601 Wilkes Street Unit 403

Applicant: Pella Mid-Atlantic

BAR#2023-00149 OHAD

Request for window replacements at 601 Wilkes Street Unit 303

Applicant: Pella Mid-Atlantic

BAR#2023-00150 OHAD

Request for window replacements at 601 Wilkes Street Unit 404

Applicant: Pella Mid-Atlantic

BAR#2023-00151 OHAD

Request for window replacements at 601 Wilkes Street Unit 305

Applicant: Pella Mid-Atlantic

BAR#2023-00152 OHAD

Request for window replacements at 601 Wilkes Street Unit 303

Applicant: Pella Mid-Atlantic

BAR#2023-00153 OHAD

Request for window replacements at 601 Wilkes Street Unit 403
Applicant: Pella Mid-Atlantic

BAR#2023-00154 OHAD
Request for window replacements at 601 Wilkes Street Unit 405
Applicant: Pella Mid-Atlantic

BAR#2023-00155 OHAD
Request for window replacements at 601 Wilkes Street Unit 305
Applicant: Pella Mid-Atlantic

BAR#2023-00156 OHAD
Request for fence installation at 712 S Fairfax Street
Applicant: William Cromley

BAR#2023-00157 OHAD
Request for front basement door replacement at 726 S Lee Street
Applicant: Sun Design Remodeling Specialists