

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

Board of Architectural Review

Thursday, May 2, 2024

7:00 p.m., City Council Chamber

City Hall

Members Present: James Spencer
Andrew Scott
Nastaran Zandian
Bud Adams
Margaret Miller
Theresa del Ninno
Michael Lyons

Members Absent: None

Secretary: Bill Conkey, Historic Preservation Architect

Staff Present: Brendan Harris, Historic Preservation Planner

1 Call to Order

The Board of Architectural Review Public Hearing was called to order at 7:01 p.m. p.m. All members were present.

2 Minutes

Consideration of Minutes from the April 17, 2024 Meeting

BOARD ACTION: On a motion by Ms. Miller, and seconded by Mr. Lyons, the Board of Architectural Review approved the April 17, 2024 Meeting minutes, with modifications. The motion carried on a vote of 7-0.

Consent Calendar

3 BAR#2024-00128 OHAD

Request for alterations at 605 Franklin Street
Applicant: Higher Power Electrical Services

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2024-00128 as submitted. The motion carried on a vote of 7-0.

REASON The Board agreed with the staff report and found the alterations appropriate.

SPEAKERS

None.

DISCUSSION

None.

4 BAR#2024-00130 OHAD

Request for alterations at 200 S Fairfax Street, Unit 12
Applicant: Ron Roys and Michelle Boggs

BOARD ACTION: On a motion by Ms. Miller, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00130 as submitted. The motion carried on a vote of 7-0.

REASON

The Board found the proposed windows to be appropriate.

SPEAKERS

Mr. Skip Maginniss represented the owner and was available to answer questions.

DISCUSSION

Ms. Mitchell asked for clarification regarding a future blanket approval for new windows. Mr. Conkey explained that a blanket approval would provide a cohesive look, approving the same type of windows as those proposed at this hearing.

5 BAR#2024-00141 OHAD

Request for alterations at 551 Bashford Lane
Applicant: Harbor Terrace of Old Town Condominium Unit Owners Association

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2024-00141 as submitted. The motion carried on a vote of 7-0.

REASON The Board agreed with the staff report and found the alterations appropriate.

SPEAKERS

None.

DISCUSSION

None.

Items Previously Deferred

6&7 BAR#2023-00074 OHAD

Request for addition and alterations at 333 Green Street
Applicant: Paul O’Sullivan

BAR#2023-00083 OHAD

Request for partial demolition/encapsulation at 333 Green Street

Applicant: Paul O’Sullivan

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review accepted the request for the deferral of BAR#2023-00074 and BAR#2023-00083. The motion carried on a vote of 7-0.

REASON

The Board deferred the case for restudy of the addition’s mass.

SPEAKERS

Paul O’Sullivan, architect, gave a presentation and was available for questions.
Gail Rothrock, 209 Duke St., spoke in opposition on behalf of Historic Alexandria Foundation.
Stephen Milone, 907 Prince St., spoke in opposition on behalf of Old Town Civic.
Robert Hatcher, 619 Pommander Way St., spoke in support.

DISCUSSION

Ms. Zandian asked clarification questions about the proposed roof plan and materials. She also stated that the third story should be setback to further reduce the massing.

Ms. del Ninno recommended further study of the roof and that the third story should be setback.

Mr. Lyons appreciates the changes made by the applicant and supports the project. He stated that the addition looks fine and fits in with the neighborhood.

Ms. Miller appreciates the effort of the applicant. She stated the modern addition works and the current proposal does not. The original house will use prominence with the proposed addition.

Mr. Adams stated that the project looms out too much and should complement the 1982 addition.

Mr. Scott stated that the height is too tall and doesn’t fit in with the neighborhood. The addition is too massive.

Mr. Spencer suggested a hyphen would be good to add some separation. He also stated that the addition is too tall against the original house.

New Business

8&9 BAR#2024-00112 OHAD

Request for addition and alterations at 1404 King Street
Applicant: Richard Kelly/HTC Property Management

BAR#2024-00118 OHAD

Request for partial demolition/encapsulation at 1404 King Street
Applicant: Richard Kelly/HTC Property Management

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00112 and BAR#2024-00118 as amended. The motion carried on a vote of 7-0.

REASON

The Board agreed with staff recommendations and felt that the north elevation may not require HVAC screening.

SPEAKERS

Richard Kelly, applicant, was available to answer questions.

The architect explained the project.

L.J. Sauter, representing the UPS Store at 107 South West Street, asked the applicant some questions regarding the project.

DISCUSSION

Mr. Spencer asked why there was proposed rooftop screening at the north elevation as there is no proposed HVAC equipment here. Mr. Kelly said that the architect told him it was necessary. Mr. Spencer explained that it is not necessary at the north edge of the roof, suggesting that the HVAC unit be shifted somewhat. Mr. Conkey explained that staff can work with the applicant during the construction process to determine exactly what screening would be necessary.

Ms. del Ninno liked the concept, asked about the materials proposed for the alley. The architect explained that he would “re-do” the existing stucco and match that around the stair. The second floor stucco will match that on the side.

Mr. Spencer asked if the stucco colors would be the same. The architect noted that he would make as few changes as possible. Mr. Spencer recommended matching colors so there is only one color and not two.

Mr. Scott asked about vertical elements depicted on the rear of the building. The architect explained that these are vertical posts to run string lights.

Ms. Miller requested clarification regarding proposed changes to the rear elevation.

Mr. Scott moved to accept the application with the condition that the applicant work with staff to use minimal rooftop HVAC screening, especially on the King Street elevation.

10 BAR#2024-00132 OHAD

Request for partial demolition/encapsulation at 217 N Columbus Street

Applicant: Cathleen Curtin Architects LLC

BOARD ACTION: On a motion by Ms. Zandian, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2024-00132 as submitted. The motion carried on a vote of 7-0.

REASON

The Board agreed with Staff recommendations.

SPEAKERS

Cathleen Curtin, architect, was available for questions.

DISCUSSION

None.

11 BAR#2024-00139 OHAD

Request for partial demolition/encapsulation at 407 S Lee Street
Applicant: Karen & William Conkey

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2024-00139 as submitted. The motion carried on a vote of 7-0.

REASON

The Board agreed with Staff recommendations.

SPEAKERS

None.

DISCUSSION

None.

12 BAR#2024-00140 OHAD

Request for partial demolition/encapsulation at 217 S Columbus Street
Applicant: Catherine Van Way

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00140 as submitted. The motion carried on a vote of 7-0.

REASON

The Board agreed with Staff recommendations.

SPEAKERS

Karen Conkey, Architect, available for questions.
Thomas Maddox, 811 Duke St., spoke in opposition.
Catherin Van Way, owner, spoke in support and available for questions.

DISCUSSION

Ms. Miller asked questions about the proposed new opening configuration.

Mr. Lyons and Mr. Scott expressed appreciation for the public input but noted that land use concerns are not a part of the Board's purview.

Other Business

- 13** The Board will receive a status update on the proposed updates to the Masonry chapter and the Windows and Shutters chapter of the Design Guidelines in the Parker-Gray Historic District

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. Zandian, the Board of Architectural Review voted to adopt the updates to the Masonry chapter of the Design Guidelines in the Parker-Gray Historic District. The motion carried on a vote of 7-0.

14 Adjournment

The Board of Architectural Review adjourned at 9:27 p.m.

Administrative Approvals

BAR2024-00092 OHAD
Request for window replacement at 528 Bellvue Place
Applicant: The Window Man

BAR2024-00113 PG
Request for wall repair at 1001 Oronoco Street
Applicant: Jenkins Restoration - Jeremy Rogers

BAR2024-00131 OHAD
Request for chimney repair at 306 Duke Street
Applicant: Nicto Chimney Sweeps Inc

BAR2024-00159 PG
Request for window replacement at 602 N Columbus Street
Applicant: Michael Rosen

BAR2024-00161 OHAD
Request for window replacement at 425 Gibbon Street
Applicant: Karlen Murray/Renewal by Andersen

BAR2024-00162 OHAD
Request for window replacement at 714 S Pitt Street
Applicant: Karlen Murray/Renewal by Andersen

BAR2024-00163 OHAD
Request for roof replacement at 40 Alexander Street
Applicant: Harry Frazier

BAR2024-00164 OHAD
Request for fence replacement at 811 Oronoco Street
Applicant: Mired Asfour