

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, February 7, 2018
7:30pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Christina Kelley, Chair
Slade Elkins
John Goebel
Margaret Miller
John Sprinkle

Members Absent: Christine Roberts, Vice Chair
Robert Adams

Staff Present: Al Cox, Historic Preservation Manager
Stephanie Sample, Historic Preservation Planner

I. CALL TO ORDER

1. The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm. Vice Chair Christine Roberts and Robert Adams both had excused absences.

II. MINUTES

2. Consideration of the minutes from the **January 24, 2018** public hearing.

BOARD ACTION: Approved as submitted

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the January 24, 2018 meeting, as submitted.

III. CONSENT AGENDA

3. CASE BAR Case # 2018-00008
Request for signage at 200 King Street
Applicant: Maurice Brenton

Ms. Miller removed this item from the consent agenda.

BOARD ACTION:

On a motion by Mr. Goebel, seconded by Mr. Sprinkle, the OHAD Board of Architectural Review voted to approve BAR Case #2018-0008 with staff recommendation. The motion carried on a vote of 4-1 (Ms. Miller voted no)

CONDITION OF APPROVAL

1. That a projecting sign of up to 7 square feet in area may be installed only on the King Street façade, should the applicant wish to install one in the future.

REASON

Most of the Board supported the applicant’s request for two flat wall signs, as well as a future hanging sign, finding them appropriate.

SPEAKERS

Steven Christner, Sterico Signs, represented the applicant and spoke in favor of the application. He said that the owner, architect and sign team did a thorough review of the types of signage in the vicinity and decided that a wall sign would be most appropriate.

BOARD DISCUSSION

Ms. Miller stated that she removed the case from the consent agenda because she wanted to ask whether the applicant had considered the installation of a awnings rather than a sign in order to provide greater visibility. She said that she found the wall sign too utilitarian and thought that an awning would better define the corner property.

IV. UNFINISHED BUSINESS

4. BAR Case #2017-00475
Request for partial demolition/capsulation at 1006 King Street
Applicant: Old Town 2, LLC

Cases #4 & #5 were combined for discussion purposes

5. BAR Case #2017-00476
Request for alterations and waiver of rooftop HVAC screening equipment at 1006 King Street
Applicant: Old Town 2, LLC

BOARD ACTION:

On a motion by Ms. Miller, and seconded by Mr. Elkins, the OHAD Board of Architectural Review voted to approve BAR Case #2017-0475 & 476 with conditions. The motion carried on a vote of 5-0.

CONDITIONS OF APPROVAL

1. The final location of rooftop mechanical units must be determined in the field with staff to ensure they are in the best location to eliminate or minimize visibility; and,
2. That the applicant works with staff on the I beam detailing.

REASON

The Board found the proposed alterations to the building to be a significant improvement from the 1970s era awning and storefront, and more historically appropriate, although they added that they would not support this same storefront design on all the King Street storefronts.

SPEAKERS

Paul Beckmann, architect representing the applicant, answered questions.

BOARD DISCUSSION

Some members asked why there was a need for separate entrances on the building for each tenant, versus a single entrance. The architect explained that with such a large building the three

individual tenants wanted to have their own entrances and building identification. Mr. Elkins expressed a desire for clearer detailing on the I-beams, but felt that staff could work with the applicant on this detail. The BAR felt that the drawings were very well drawn and clear. Ms. Kelley suggested that all the building elevations be painted the same color.

V. NEW BUSINESS

6. BAR Case # 2018-00009
Request for demolition/capsulation at 805 King Street
Applicant: Old Town 1, LLC

Cases #6 & #7 were combined for discussion purposes

7. BAR Case #2018-00010
Request for alterations at 805 King Street
Applicant: Old Town 1, LLC

BOARD ACTION:

On a motion by Mr. Sprinkle, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2018-0009 & 0010, as submitted. The motion carried on a vote of 5-0.

REASON

The Board felt that the proposed storefront alterations were appropriate and would give the future tenant a separate entrance on the street, as opposed to a shared entrance vestibule.

SPEAKERS

Paul Beckmann, architect representing the owner, spoke in support of the application and answered questions.

BOARD DISCUSSION

The Board complimented the architect on the design of the modified storefront and found it to be contextually appropriate for this building.

VI. DEFERRED

8. BAR Case #2017-00432
Request for partial demolition/capsulation at 926 South Saint Asaph Street
Applicant: Larry Hill

The applicant requested a deferral prior to the public hearing.

9. BAR Case #2017-00433
Request for alterations at 926 South Saint Asaph Street
Applicant: Larry Hill

The applicant requested a deferral prior to the public hearing.

VII. OTHER BUSINESS

1. Ramsay House Garden Concept Review, BAR Case #2018-00025

The Board discussed the proposed garden project and were supportive of the Garden Club's efforts to improve this important City open space, making it more attractive and functional. Ms. Miller suggested that the trash and recycling cans shown in the center of be relocated to a less visible location. Mr. Elkins agreed and further suggested a restudy of the "outdoor rooms" within the overall garden layout, relocation of the drinking fountain closer to King Street, and alteration of the seat wall to provide niches both for benches that would provide a seat back and to receive the trash receptacles.

The Board endorsed the Ramsay House garden concept (4-1). Mr. Elkins said that he would be interested in seeing a restudy with an additional "outdoor room" within the garden.

SPEAKERS

John Honeyman, landscape architect representing the Garden Club, spoke in support of the application and answered questions.

Virginia Rocen, Garden Club of Alexandria, spoke in support of the application and answered questions.

Judy Lo, RPCA staff, spoke in support of the application and answered questions.

2. Work session to review OHAD Policy for Administrative Approvals

The Old & Historic Board of Architectural Review received the first of a two-part presentation on the revised BAR Policies for Administrative Approval. The Board discussed staff's presentation and suggested some minor changes and edits to the document. The Board said that they looked forward to the next meeting where they would continue discussing the revised BAR policies.

VIII. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 9:40 pm.

IX. ADMINISTRATIVE APPROVALS

BAR Case #2018-00013

Request for window replacement at 212 South Fayette Street

Applicant: Nasim & Tripp Fussell

BAR Case #2018-00014

Request for window replacement at 212 N Fairfax Street

Applicant: Robert Jacobs

BAR Case #2018-00015

Request for window and door replacement at 710 South Pitt Street

Applicant: Heather Corey

BAR Case #2018-00018
Request for roof replacement at 628 King Street
Applicant: Gap, Inc

BAR Case #2018-00019
Request for signage at 301 South Washington Street
Applicant: A Great Message

BAR Case #2018-00020
Request for roof replacement in kind at 805 Second Street
Applicant: Jill Christmas

BAR Case #2018-00021
Request for window replacement at 1250 South Washington Street #621
Applicant: Judith Bernanke

BAR Case #2018-00022
Request for window replacement at 1250 South Washington Street #817
Applicant: Cynthia Boyer

BAR Case #2018-00023
Request for window replacement at 217 Princess Street
Applicant: Kelli Andrews

BAR Case #2018-00024
Request for window replacement at 1220 West Abingdon Drive
Applicant: John DiCalogero

BAR Case #2018-00026
Request for new signage at 123 South Fairfax Street
Applicant: Elizabeth Mandros

BAR Case #2018-00028
Request for repointing at 909 Prince Street
Applicant: Rust Construction Co, Inc

BAR Case #2018-00029
Request for window replacement at 813 South Royal Street
Applicant: Mike & Robin Tucker

BAR Case #2018-00030
Request for roof replacement at 324 North Pitt Street
Applicant: Mary Gorman

BAR Case #2018-00032
Request for signage at 277 South Washington Street
Applicant: Get Fit Studio

BAR Case #2018-00034
Request for repair and repaint at 722 S Fairfax Street
Applicant: Exterior Medics

BAR Case #2018-00035
Request for roof replacement at 207 South Lee Street
Applicant: Sheila Kennett

BAR Case #2018-00036
Request for window replacement at 829 South Lee Street
Applicant: Renewal by Anderson