

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

Board of Architectural Review
Wednesday, November 15, 2023
7:00 p.m., City Council Chamber
City Hall

Members Present:

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

Members Absent: Ms. Miller recused herself after Item 4.

Secretary: Bill Conkey, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Principal Planner

I. CALL TO ORDER

The Board of Architectural Review Public Hearing was called to order at 7:05 p.m. All members were present. Ms. Miller recused herself after Item 4.

II. MINUTES

Consideration of minutes from the November 2, 2023 meeting.

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. Miller, the Board of Architectural Review approved the November 2, 2023 Meeting minutes, as submitted. The motion carried on a vote of 7-0.

Consent Calendar

3 BAR#2023-00379 OHAD
Request for alterations at 200 N Alfred Street
Applicant: Thomas & Kathleen Valentine

BOARD ACTION: On a motion by Ms. Miller, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR#2023-00379 as submitted. The motion carried on a vote of 7-0.

Items Previously Deferred

4 BAR#2023-00433 OHAD
Request for alterations at 810 Prince Street

Applicant: Andrew M Holden

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to accept the request for deferral of BAR#2023-00433 as submitted. The motion carried on a vote of 7-0.

REASON

The Board wanted clearer detail as to the location of the proposed garage door and its associated housing.

SPEAKERS

Kahan Dhillon represented the applicant and was available to answer questions.

Gail Rothrock spoke in opposition to the project, saying that the door was commercial grade and therefore inappropriate. She was concerned about setting a precedent.

Michael Vergason said that he liked the fence, as Mr. Dhillon had mentioned, but he does not like the door. He felt that the scale, proportion, and industrial character are incompatible with the district and would set a bad precedent.

Kimberlee Eveland opposed the project, recommending a different type of door. She was glad that the applicant proposed recessing the door, but still felt it was inappropriate for Old Town and would set a bad precedent.

Steve Milone opposed the project, claiming that it was inappropriate, industrial, and too tall. He said that other historic districts with similar doors, those doors are commercial and not residential.

DISCUSSION

Mr. Scott asked what the proposed material of the housing was and where the applicant intended to place the Corinthian column. Mr. Dhillon explained that the housing would be wood to match the fence and the column would be placed at the south front of each side of the door.

Ms. Zandian asked about the columns; Mr. Dhillon reiterated that the door would not be visible from a public right of way.

Ms. del Ninno asked why the entrance had to be so high. Mr. Dhillon explained that his own car would not fit under a lower entrance, and that the door manufacturer advised him that cars are getting larger and larger, requiring higher entrances. Mr. Dhillon explained that the door would be very similar to the door the BAR approved on North Alfred Street in 2022, and that it would be recessed so not visible from a public right of way.

Ms. Miller thought the door looked industrial, not residential. Mr. Dhillon reiterated that the door would not be visible from a public right of way. He noted that a neighbor said he liked the fence so he decided to continue the fence. He also said that he would have the manufacturer paint/powder coat the door the same color as the dark elements of the fence.

Ms. Zandian suggested other types of doors, such as sliding doors. Mr. Dhillon explained that he had considered sliding and other types of doors, but those would not provide a large enough entry

space for SUVs, which are very common today. According to door manufacturers, only compact cars would fit through sliding doors. Ms. Zandian said that people in Old Town do not drive large vehicles. Mr. Dhillon noted that door manufacturers told him that this type of door is used in historic districts nationwide, including Savannah.

Mr. Spencer asked if the 2022 approved door was in a public alley. Staff advised yes. Mr. Dhillon reiterated that the door would not be visible from a public right of way. He explained that other door types would prohibit parking and that this is not a precedent setting project because the BAR approved a similar door in 2022. He said that the door manufacturer could mimic wood when powder coating the door.

Mr. Lyons asked if Mr. Dhillon intends to use the Corinthian column. Mr. Dhillon responded that he will not if they advise against it.

Ms. del Ninno asked to see a plat with the locations of the existing fence and the proposed door.

Mr. Spencer advised to do away with the Corinthian column, even though it won't be visible from a public right of way. He recommended against giving the door a faux wood look. He's not a fan of the height, and he has seen doors like this at residential properties, including one on North Payne.

Mr. Scott felt that this was a simple case because the door would not be visible from a public right of way. The Board therefore has no business telling the applicant what door to use. They may only mandate what is visible and the materials are irrelevant to their review. He was inclined to support, recommending that the applicant work with staff to come up with a design for the housing that will fit into the surroundings.

Ms. Zandian recommended against using the Corinthian column. She felt there are other ways to do this without a ten foot tall industrial door. She cannot approve.

Mr. Adams felt that this is not a fence but is a structure. He suggested a restudy.

Ms. del Ninno would have liked more detail on the location. She had no issue with the roll-up, but felt the height was excessive.

Mr. Lyons also recommended against the Corinthian column but can otherwise support the application.

Ms. Miller expressed concern with the industrial nature of the door and its height and recommended that the applicant return with a restudy. She would vote against the current design.

Mr. Spencer asked Mr. Dhillon if he would like to request a deferral, and return to the Board with drawings of the exact location, a floor plan, and a side elevation. He recommended that all Board members visit the site once the applicant has a mock up ready.

Ms. Zandian recommended investigating other door types.

Mr. Dhillon said that he would remove the Corinthian column from the proposal and will try to lower the height. He noted that the City Attorney and Planning & Zoning staff advised him that the

BAR purview is limited to what is visible from the public right of way.

Mr. Spencer advised Mr. Dhillon to move the mock up to the recessed location so that the Board may view it in situ.

Mr. Scott asked staff to ask the City Attorney's office exactly what their purview is in regard to this case.

5&6 BAR#2023-00268 OHAD

Request for alterations at 1315 Duke Street

Applicant: Gretchen Bulova, Director Office of Historic Alexandria for the City of Alexandria

BAR#2023-00282 OHAD

Request for partial demolition/encapsulation at 1315 Duke Street

Applicant: Gretchen Bulova, Director Office of Historic Alexandria for the City of Alexandria

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2023-00268 and BAR#2023-00282 with staff recommendations and the recommendation to work with staff to determine the the appropriate setback for the brick infill at the closed in windows. The motion carried on a vote of 6-0.

REASON

The Board found the project appropriate.

SPEAKERS

Gretchen Bulova, Office of Historic Alexandria, gave a brief explanation and presented the main speaker, Al Cox.

Al Cox, volunteer with the Office of Historic Alexandria, gave a very detailed presentation.

Ben Skolnick, PhD, Office of Historic Alexandria, was available to answer questions.

DISCUSSION

Mr. Spencer asked if the brick infill for the closed in windows could be recessed somewhat, perhaps a quarter of an inch. Mr. Cox agreed, noting that a quarter of an inch was a generous proposal.

Mr. Scott asked if they would re-install the sign immediately or if they would wait. Mr. Cox noted that they would first find the correction location and color. Ms Bulova said that they will determine the lettering and wording after community consensus. Mr. Scott agreed with Ms. Bulova, noting that he did not want to approve the sign without community consensus.

Ms. del Ninno asked if electrical service would be undergrounded, asking what a very prominent cable was. Ms. Bulova explained that the exterior cable is an old phone line which will be removed.

Mr. Scott discussed the recent Supreme Court decision that signs and murals should be regulated the same way. He suggested painting faces of the enslaved instead of re-creating the slave pen sign.

He fully supports the project.

Mr. Adams said he loved the proposal and supports it.

Mr. Lyons fully supports the project, thanking the applicants for the presentation.

Ms. del Ninno asked about accessibility. Ms. Bulova explained that the door on the west side of the south block is accessible and there is an interior elevation. Approximately 60% of the building is accessible. The goal is 100%.

Ms. Zandian thanked the applicant, indicating that she fully supports the project.

Mr. Spencer noted that the sign initially concerned him, and he appreciated the clarification. He agreed that it requires a broader community discussion.

New Business

7&8 BAR#2023-00401 OHAD

Request for alterations at 225 N Fairfax Street
Applicant: Alturas 225 NF, LLC

BAR#2023-00436 OHAD

Request for partial demolition/encapsulation at 225 N Fairfax Street
Applicant: Alturas 225 NF, LLC

On a motion by Ms. del Ninno, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2023-00401 and BAR#2023-00436 as submitted. The motion carried on a vote of 6-0.

REASON

The Board agreed with Staff recommendations and supported the proposal with modifications to address these comments.

SPEAKERS

Jeffrey Schonberger, applicant, introduced the project and was available to respond to questions.

Scott Corzine, 300 Queen Street, supported the application stating that the dormer is an improvement to the building and noted his appreciation for the outreach from the applicant.

DISCUSSION

Mr. Lyons supported the proposal.

Ms. Zandian expressed support for the proposed dormer design with staff recommendations.

Mr. Adams stated that the proposed dormer design is appropriate for the existing building.

Mr. Scott supported the proposed modification.

9 BAR#2023-00416 OHAD

Request for partial demolition/encapsulation 1113 Prince Street
Applicant: Robert B and Jane J Wallace

On a motion by Mr. Lyons, and seconded by Mr. Scott, the Board of Architectural Review voted to approve BAR#2023-00410 as submitted. The motion carried on a vote of 5-0 .

REASON

The Board supported the proposed partial demolition, as submitted.

SPEAKERS

Robert Wallace, applicant, was present to answer any questions.

DISCUSSION

Mr. Scott clarified that the case was only for partial demolition.

10&11 BAR#2023-00427 OHAD

Request for alterations at 724, 728, 730, 734 N Saint Asaph Street
Applicant: ARP Royal OPCO, LLC

BAR#2023-00428 OHAD

Request for partial demolition/encapsulation at 724, 728, 730, 734 N Saint Asaph Street
Applicant: ARP Royal OPCO, LLC

On a motion by Mr. Scott , and seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR#2023-00427 and BAR#2023-00428 as amended. The motion carried on a vote of 6-0.

REASON

The Board supported the proposed design and included support for the existing signage on the building to remain in place and a clarification that any synthetic materials do not include a wood grain finish.

SPEAKERS

Cathy Puskar, attorney for the applicant, introduced the project and was available to answer questions.

Ms. del Ninno asked the applicant about the proposed use of PVC for the slats on the fence.

Scott McGhee, project architect, responded that this material is more durable than wood.

Mr. Scott asked for clarification regarding any proposed modifications to the existing neon signs, the applicant responded that there would be no modifications to the signage.

DISCUSSION

Ms. Nastaran supported the proposed modifications.

Mr. Scott supported the proposal and asked that the Board include a retroactive approval of the existing neon signage since Staff was unable to locate a previous approval for this work.

Mr. Spencer supported the project with the stipulation that any synthetic material use a smooth finish in lieu of a fake wood grain.

Other Business

12 Painted Masonry Workshop

ADJOURNMENT

The Board of Architectural Review adjourned at 10:15 pm.

ADMINISTRATIVE APPROVALS

BAR#2023-00387 OHAD

Request for signage at 130 N Pitt Street

Applicant: NV Kitchen and Bath

BAR#2023-00414 OHAD

Request for fence repairs at 601 Wilkes Street

Applicant: Tannery House Condo Unit Owners Association

BAR#2023-00438 OHAD

Request for antenna and pole replacement at 1200 Duke Street

Applicant: Crown Castle Fiber LLC

BAR#2023-00442 OHAD

Request for window replacements at 621 S Saint Asaph Street

Applicant: Prae Kriengwatana

BAR#2023-00448 OHAD

Request for window replacements at 407 Wilkes Street

Applicant: Karlen Murray/ Renewal by Andersen

BAR#2023-00449 OHAD

Request for roofing installation at 1019 Oronoco Street

Applicant: Tim Riley/ The Neher Group

BAR#2023-00453 OHAD

Request for roof replacement at 18 Franklin Street

Applicant: Happy Fraier Roofing

BAR#2023-00456 OHAD

Request for window replacements at 418 N Saint Asaph Street

Applicant: Danielle Lilly

BAR#2023-00460 PG

Request for gate installation at 315 N Patrick Street

Applicant: Shambhu Aryai

BAR#2023-00462 PG

Request for door replacement at 1116 ½ Prince Street

Applicant: Peter J. Cerka

BAR#2023-00464 OHAD

Request for fence replacement at 403 Wilkes Street

Applicant: Alexandra Sible

BAR#2023-00466 OHAD

Request for door replacement at 15 Wharf Street

Applicant: Barbara Luken

BAR#2023-00467 OHAD

Request for window replacements at 20 Alexander Street

Applicant: Lisa Disbrow