

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, February 21, 2018
7:30pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Christina Kelley, Chair
Christine Roberts, Vice Chair
Robert Adams
Slade Elkins
John Goebel
Margaret Miller
John Sprinkle

Members Absent: None

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

I. CALL TO ORDER

1. Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm. All members were present.

II. MINUTES

2. Consideration of the minutes from the **February 7, 2018** public hearing.

BOARD ACTION: Approved as submitted

By unanimous consent, the OHAD Board of Architectural Review voted to approve the minutes from February 7, 2018, as submitted.

III. NEW BUSINESS

3. BAR CASE #2018-0008
Request for partial demolition/capsulation at 119 Queen Street
Applicant: Deborah & Kenneth Cureton

Cases 3 & 4 were combined for discussion purposes.

4. BAR Case #2018-0009
Request for alterations at 119 Queen Street
Applicant: Deborah & Kenneth Cureton

BOARD ACTION

On the motion by Ms. Roberts, and seconded by Mr. Sprinkle, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00003 & BAR Case #2018-00004, with staff recommendation. The motion carried on a vote 7-0.

CONDITIONS OF APPROVAL

1. All glazing must be clear, non-reflective and without tint. Low-E (low emissivity) glazing is encouraged for energy conservation but the glass must have a minimum of 72% visible light transmission (VLT) with a through-the-glass coefficient between 0.87-1.0;
2. 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;
3. Fiber cement siding must be smooth (not woodgrain) clapboard; and,
4. The skylights may not be visible from Queen Street.

REASON

The Board agreed that the rear dormer addition was well designed and appropriate.

DISCUSSION

The Board complimented the applicant on their presentation and found it to be in keeping with the recommendations contained in the Design Guidelines.

SPEAKERS

Mr. Kenneth Cureton, owner, spoke in support of the application and answered questions.

5. BAR Case #2018-00016
Request for partial demolition/capsulation at 115 South Washington Street
Applicant: Jemal's 115 South Washington St.

Cases #5 & #6 were combined for discussion purposes

6. BAR Case #2018-00017
Request for alterations at 115 South Washington Street
Applicant: Jemal's 115 South Washington St.

BOARD ACTION

On the motion by Ms. Roberts, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00016 & BAR Case #2018-00017, with staff recommendation. The motion carried on a vote of 4-2. Mr. Sprinkle recused himself and Mr. Elkins and Ms. Miller voted no.

CONDITIONS OF APPROVAL

1. Work with staff on the final architectural detailing of the storefront pilasters and entablature prior to submission of the building permit;
2. A single projecting sign of up to 7 square feet in area may be approved administratively on the east façade, should the applicant wish to install one in the future; and,
3. Work with staff on a redesign of the alcove on the north end of the façade.

REASON

The majority of the Board felt that the selective demolition and alterations made for a more pedestrian friendly façade while retaining some of the building’s character definitely features.

DISCUSSION

The majority of the Board noted that the Colonial Revival style details on the 1950s building were a reflection of the influence colonial architecture had along the George Washington Memorial Parkway, as travelers made their way from Washington to Mount Vernon. While the proportions or use of some of the architectural details are not classically correct, the Board members felt that the retention of the primary character defining features from the early years of the BAR was essential. They supported the selective demolition so that the building could be made more pedestrian friendly for the future retail use.

Mr. Elkins and Ms. Miller both stated that they preferred the applicant’s earlier proposal that was shown in the staff report but not presented to the BAR. They said that they did not support the retention of the out of scale Colonial Revival details on the building, saying that they were not well designed and that they would support the demolition of those features.

The Board asked that the applicant work with staff on a potential redesign of the north bay of the storefront to eliminate the alcove with a single door to better integrate it with the overall storefront design and to improve visibility and security within the alcove for users.

SPEAKERS

Rick Conrath, GTM Architects, presented the project and answered questions.

IV. OTHER BUSINESS

1. Presentation by Planning and Zoning Department on the Route 1 South Housing Affordability Strategy
 - a. The BAR heard an informational presentation by Heba ElGawish from the Department of Planning and Zoning on the purpose and goals of the Route 1 South Housing Affordable Strategy public outreach program.
2. Work session to review OHAD Policy for Administrative Approvals
 - a. The Historic Preservation staff presented part two of a review of potential amendments to the OHAD Policy for Administrative Approval proposed by the OHAD BAR Design Guidelines Committee. The Board unanimously adopted all of the proposed updates to the policy. In addition, the BAR standardized the date at which some composite materials such as appropriate fiber cement siding and fiberglass or metal doors can be installed to post 1934, coinciding with the 1749 – 1934 National Register period of significance of the Alexandria Historic District. The OHAD BAR had recently amended the window policy to permit most modern windows on structures constructed after 1934. This amends the BAR’s previous general policy, adopted in 2010, which allowed most modern materials on any portion of a building constructed after that material became commercially available, as that policy resulted in significant confusion for applicants.

V. ADJOURNMENT

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

VI. ADMINISTRATIVE APPROVALS

BAR Case #2018-00037

Request for window replacement at 517 ³/₄ South Royal Street

Applicant: Maria Buckley

BAR Case #2018-00049

Request for roof replacement in kind at 506 North Columbus Street

Applicant: Amy Smithson

BAR Case #2018-00050

Request for window replacement at 326 A Commerce Street

Applicant: Michael Buck

BAR Case #2018-00053

Request for window replacement at 1808 West Abingdon Street

Applicant: Eric Samiec

BAR Case #2018-00057

Request for roof replacement at 930 South Fairfax Street

Applicant: Jim Kornick

BAR Case #2018-00058

Request for new railings at 312 North Columbus Street

Applicant: Brad Fleetwood

BAR Case #2018-00059

Request for fence replacement at 818 South Royal Street

Applicant: Carol Feintel