

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

Board of Architectural Review
Wednesday, December 20, 2023
7:00 p.m., City Council Chamber
City Hall

Members Present:

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

Members Absent: Bud Adams

Secretary: Bill Conkey, Historic Preservation Architect

Staff Present: Marina Novaes, Historic Preservation Planner

I. CALL TO ORDER

The Board of Architectural Review Public Hearing was called to order at 7:00 p.m. Mr. Adams was absent. All other members were present.

II. MINUTES

Consideration of minutes from the December 6, 2023 meeting.

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. Miller, the Board of Architectural Review approved the December 6, 2023 Meeting minutes, as submitted. The motion carried on a vote of 6-0.

Consent Calendar

3 BAR#2023-00500 PG

Request for alterations at 439 Earl Street
Applicant: Bryan and Lorin Petit

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2023-00500 as submitted. The motion carried on a vote of 6-0.

Items Previously Deferred

4&5 BAR#2023-00480 OHAD

Request for addition and alterations at 809 S Columbus Street
Applicant: Erin Murphy

BAR#2023-00481 OHAD

Request for partial demolition/encapsulation at 809 S Columbus Street

Applicant: Erin Murphy

BOARD ACTION: On a motion by Mr. Scott, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2023-00480 and BAR#2023-00481 with staff recommendations. The motion carried on a vote of 6-0.

CONDITIONS

1. ~~The ceiling height of the addition is reduced to 8' to reduce the overall height of the roof; The roof pitch must be reduced to 12/12;~~
2. Work with staff to simplify the trim work and to identify an appropriate siding material for the dormers;
3. Remove proposed arches above windows on ell and work with staff on the design and trim for all windows;
4. Simplify the design and reduce the size of the proposed portico;
5. ~~The front door should be replaced in kind;~~
6. ~~Only one downspout should be installed on the east elevation, and,~~
7. The replacement fiber cement siding should have a smooth finish, and,
8. Work with staff to reduce the proportion of the third-floor window.

REASON

The Board supported the application with edits to staff recommendations.

SPEAKERS

Alex Smith, Architect, introduced project and wanted to discuss front door and 3rd floor ceiling height.

DISCUSSION

Mr. Lyons was ok with the proposed door.

Ms. Zandian is ok with the proposed door and finds the roof proportions strange but ok.

Ms. Miller would prefer a similar paint color for the vertical siding and side of dormers. She supports the roof pitch and prefers two downspouts to one. Questioned if gutters can be moved to corner of property. Asked clarification questions about the proposed window arches.

Mr. Scott was ok with the proposed door. Would prefer a reduced roof height. Suggested work with staff to reduce height.

Ms. del Ninno appreciates the application and prefers no greater than 12/12 roof pitch. She is ok with the proposed door.

Mr. Spencer supports a 12/12 roof pitch, suggesting that the proposed roof is too large. The proposed door is ok; however, the proposed window is too large.

New Business

6&7 BAR#2023-00486 OHAD

Request for alterations at 520 S Washington Street
Applicant: Demaine Funeral Home

BAR#2023-00487 OHAD

Request for partial demolition/encapsulation at 520 S Washington Street
Applicant: Demaine Funeral Home

BOARD ACTION: On a motion by Ms. Miller, and seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2023-00486 and BAR#2023-00487 as submitted. The motion carried on a vote of 6-0.

REASON

The Board agreed with Staff recommendations.

SPEAKERS

Tom Flanagan, the project architect, was available to answer questions.

DISCUSSION

None.

8 BAR#2023-00498 OHAD

Request for partial demolition/encapsulation at 414 S Fairfax Street
Applicant: Stan Boris

BOARD ACTION: On a motion by Ms. del Ninno , and seconded by Ms. Miller , the Board of Architectural Review voted to approve BAR#2023-00498 as submitted. The motion carried on a vote of 6-0.

REASON

The Board supported the application as submitted.

SPEAKERS

Patrick Camus, Architect, introduced the project and was available for questions.

DISCUSSION

Mr. Scott as a clarification question about the proposed demolition.

Ms. Zandian asked about the location of the windows.

9 BAR#2023-00501 PG

Request for demolition at 1122 Oronoco Street
Applicant: 1122 Oronoco Street LLC

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. Miller, the Board of Architectural Review voted to approve BAR#2023-00501 as submitted, with staff recommendations. The motion carried on a vote of 5-1 with Mr. Spencer voting against the application.

REASON

The Board agreed with staff recommendations.

SPEAKERS

Duncan Blair represented the applicant, giving a brief history of the property as summarized in the staff report. He noted that he and the applicant had worked with staff, the Alexandria Black History Museum, and Alexandria Archaeology in order to learn more about the cultural value of the building. He was available to answer questions.

Rob Palute, 435 N. Fayette Street, asked if there would be a separate hearing for any proposed new buildings on the property. He also had questions about rodent abatement, noting that the property now has an issue with rodents. Mr. Blair advised that demolition requires a rodent abatement plan and that he will advise the church of the current issue.

DISCUSSION

Mr. Spencer asked Mr. Blair if the applicant agrees with the staff recommendation to submit a full history of the property. Mr. Blair answered in the affirmative.

Mr. Spencer expressed discomfort in approving the demolition without information regarding future plans for the property.

10&11 BAR#2023-00503 OHAD

Request for approval of modifications to a previously approved application at 105 N Alfred Street
Applicant: Bruce and Thelma MacGregor

BAR#2023-00511 OHAD

Request for partial demolition/encapsulation at 105 N Alfred Street
Applicant: Bruce and Thelma MacGregor

BOARD ACTION: On a motion by Ms. Miller, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2023-00503 and BAR#2023-00511 as submitted. The motion carried on a vote of 6-0.

REASON

The Board agreed with the staff's recommendation.

SPEAKERS

Mr. Michael Dechert, the project architect, gave a brief explanation of the project and was available to answer any questions.

DISCUSSION

There was no discussion.

12&13 BAR#2023-00507 OHAD

Request for alterations including signage at 700 Slaters Lane
Applicant: Pupatella RDII LLC

BAR#2023-00512 OHAD

Request for partial demolition/encapsulation at 700 Slaters Lane
Applicant: Pupatella RDII LLC

BOARD ACTION: On a motion by Mr. Lyons, and seconded by Ms. del Ninno, the Board of Architectural Review voted to approve BAR#2023-00507 and BAR#2023-00512 as submitted, with staff recommendations. The motion carried on a vote of 6-0.

REASON

The Board agreed with staff recommendations.

SPEAKERS

Jim Biafore represented the applicant and was available to answer questions.

DISCUSSION

Ms. Miller noted that she was glad to see that the building’s appearance would be improved. She asked Mr. Biafore if the paving would also be improved. He replied in the affirmative.

Ms. del Ninno thought that it was great that a Pupaltella is coming to this location.

14 BAR#2023-00508 OHAD

Request for alterations at 323 S Saint Asaph Street
Applicant: Solar Energy World - Brian Milligan

BOARD ACTION: On a motion by Mr. Scott, and seconded by Ms. Zandian, the Board of Architectural Review voted to approve BAR#2023-00508 as amended. The motion carried on a vote of 4-2, with Ms. Del Ninno and Ms. Miller voting against. The Board amended Staff recommendation #1 so that the applicant may install the panels on roofs 2, 3, and 4, but not roof 1. The Board removed Staff recommendation #2 because the applicant stated they cannot do a color match or install the panels between the ribs.

REASON

The Board was divided, but the majority felt that owners of historic buildings should be able to install solar panels in order to promote energy efficiency. The Board felt that the Staff recommendations should be made less restrictive because the applicant stated they were not possible.

SPEAKERS

Kevin Morrow, the contractor, was available to answer questions.

DISCUSSION

Mr. Morrow stated that the panels cannot be installed between the ribs, they must be attached to the raised seams.

Ms. Del Ninno asked if the panels can be adhered to the roof material, to which Mr. Morrow responded that they cannot.

Ms. Zandian, Mr. Lyons, and Mr. Scott said they found it appropriate to install panels on roofs 2, 3 and 2, but not 1.

Ms. Miller was concerned about putting solar panels on an early building.

Mr. Spencer supported the Staff recommendations, noting that there should be a balance between preserving historic buildings and promoting energy efficiency.

Ms. Miller recused herself after item 14.

Other Business

15 BAR#2023-00376 OHAD

Request for Concept Review II at 1604-1614 King Street

Applicant: Dechantal Associates, LLC

SPEAKERS

Peter Labovitz, applicant, presented the project

Nick Gueterman, Heffner Architects, presented the proposed design

Scott Brown, 111 Harvard Street, Did not support the demolition of the townhouse at 1614 King Street or the proposed gateway arch. He expressed concern that the design for the multi-unit building was too busy and not appropriate for the context. He did support the redevelopment of the site.

DISCUSSION

Mr. Lyons noted his appreciation for the modifications to the previous design including the addition of the arched gateway element and stated that he was comfortable with the proposal.

Ms. del Ninno noted that the proposed design was an improvement over the previous version, stating that the staggering of openings helps to add visual interest to the design. She supported the proposed gateway arch with comments regarding the heaviness of the design. She encouraged the applicant to explore options for the masonry color at the multi-unit building.

Mr. Scott suggested that revisions to the brick cornice to make them more visible from the street could improve the design. He supported the design for the entry gateway but suggested that the applicant explore the addition of more brick detailing to the element. He suggested that the applicant look further at the amount of demolition required at the townhouses.

Mr. Spencer appreciated the inclusion of the arched gateway in response to comments about a missing blockface element. He suggested that there could be additional width at the sides of the arch to help ground the large opening and that the height of the block should relate to something on a neighboring building. He also suggested that the applicant align features on the multi-unit building with features on nearby structures.

Ms. Zandian felt that the design for the gateway arch was too heavy and requires additional detailing. She liked the subtle arches on the multi-unit building but was concerned about the

curved balcony edge at the upper floor. She suggested looking at nearby large buildings for potential design elements.

Mr. Lyons expressed support for the demolition of the existing townhouse at 1614 King Street.

Ms. del Ninno appreciates the access to the site from King Street and did not support a previous design which featured the upper portion of the 1614 townhouse being retained.

Mr. Scott noted the previous approval for the demolition of 1614 King Street and stated that since the original 5 townhouses will be retained, he could support the demolition of this one.

Ms. Zandian noted the recent approval of the demolition of all but the façade at 615-621 King Street and stated that she would support a similar scope in this location. She stated that if the building at 1614 King Street is too damaged to be saved, then a demolition and replacement is a better option.

Mr. Spencer noted that due to the condition of 1614 King Street and the difference between this and the neighboring townhouses he could support the complete demolition.

ADJOURNMENT

The Board of Architectural Review adjourned at 9:08 pm.

ADMINISTRATIVE APPROVALS

BAR2023-00471 OHAD

Request for roof and front door replacement at 106 Gibbon Street
Applicant: Painter Roofing and Construction LLC

BAR2023-00488 OHAD

Request for antenna and pole replacement at 802 Franklin Street
Applicant: Crown Castle Fiber LLC

BAR2023-00494 OHAD

Request for window replacements at 316 N Columbus Street
Applicant: William Arnold

BAR2023-00504 OHAD

Request for masonry wall restoration at 407 S Saint Asaph Street
Applicant: Todd Pickell Vaughan Restoration Masonry

BAR2023-00509 OHAD

Request for window replacements at 1117 Prince Street
Applicant: John Ashford and Ivy Whitlatch

BAR2023-00516 OHAD

Request for vent installation at 201 Gibbon Street
Applicant: Sarah Radt

BAR2023-00517 OHAD

Request for front step replacements at 416 Wolfe Street

Applicant: Kevin Connell

BAR2023-00523 OHAD

Request for roof replacement at 708 Ford Landings Way

Applicant: Alexandria Roofing Company, Inc.

BAR2023-00524 OHAD

Request for cellar entrance replacement at 433 S Fairfax Street

Applicant: Creighton Construction/ Vania Rezende