

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

Board of Architectural Review
Wednesday, July 26, 2023
7:00 p.m., City Council Chamber
City Hall

Members Present:

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

Members Absent: Bud Adams

Secretary: Bill Conkey, AIA, Historic Preservation Architect

Staff Present: Amirah Lane, Historic Preservation Planner

I. CALL TO ORDER

New Business

2 BAR#2023-00230 PG

Request for new construction at 899 and 999 N Henry Street
Applicant: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden Fairstead Developer, LLC, and MCRT Old Town LLC

BOARD ACTION: By unanimous consent, the Board of Architectural Review accepted the request for the deferral of BAR #2023-00230.

REASON

The Board made specific comments regarding the proposed design and the applicant requested a deferral in order to address these comments.

SPEAKERS

Steven Mikulic, attorney for the applicant, introduced the project

Stephanie Farrell, project architect, presented the proposed design

Tanya Houston Sims, 812 N Patrick Street, supported the project and the proposed design.

Zalicia Brooks, 1020 Montgomery Street, Supported the design and stated that the selected materials are compatible with the neighborhood.

Noah Hale, project developer, described the ownership structure and funding of the project and reinforced the importance of the proposed buildings.

DISCUSSION

Mr. Spencer asked the applicant about the proposed use of vinyl windows. The applicant responded by describing the required performance specifications for the windows, indicating that the proposed windows meet these requirements.

Mr. Scott asked where the performance requirements came from. The applicant responded that they are a part of the DSUP approval requirements.

Ms. Miller expressed concern about the proposed use of vinyl windows and noted that an increased level of detailing throughout helps to reduce the perceived scale of the structure.

Ms. Miller made the following comments regarding the north building:

- She appreciated the changes to the north end but would like to see it more streamlined. She suggested removing the sunshade and the railings at the Juliet balconies. She also requested a rendering of the area that does not include the existing tree.
- She asked for details showing the visibility of the interior courtyard through the ground floor at the south elevation.
- She asked the applicant about window treatments at the residential units. The applicant noted that these treatments would be provided to the residents.
- She noted the presence of fiber cement panels below the windows at the south east and south west corners of the building and suggested that these become glazed panels.

Ms. Miller made the following comments regarding the south building:

- She asked for information on how the metal panels at the north end of the north building work.
- The recessed upper level of the north end of the north building should be more compatible with the style of the lower section.

Ms. del Ninno made the following comments:

- She appreciated the changes to the north end and to the east and west sides of the north building.
- The proposed light color for the recessed upper levels is drawing attention to these areas and suggested that a darker color might make this area recede and would help tie the building together.
- She suggested eliminating the sun shades and Juliet balconies from the north end of the building to streamline the design.
- The use of vinyl windows in the historic district is not appropriate. Can additional portions of windows be operable.

Ms. Zandian made the following comments:

- She would not support the use of vinyl windows within the historic district.

- The design for the recessed upper level at the north end of the south building is not compatible with the design of the lower levels.
- The patterning of the fiber cement panels at the east and west sides of the north building requires additional refinement.

Mr. Scott made the following comments:

- The size of the building is compatible with neighboring structures.
- He appreciated the changes to the north end of the north building and found the revised design to be more successful.
- The recessed upper level at the east and west sides of the north building require additional development.
- He asked the applicant to consider an alternate material to fiber cement for the middle section of the south elevation of the north building.
- The use of vinyl windows on this building is not consistent with the historic district requirements.

Mr. Spencer made the following comments:

- The color of the brick at the north end of the north building is too similar to the brick at the south end of the north building. The north end of the north building should be unique to the rest of the project.
- The applicant should consider brick detailing at the top of the north and of the north building and supports the removal of the Juliet balconies in this area.
- In general, the recessed upper levels require more refinement and additional detailing.
- The design of the recessed upper level at the north end of the north building is not consistent with the design for the lower floors.
- He asked the applicant to introduce a transition between the brick and metal panel portions at the north end of the north building.
- He cannot support the use of vinyl windows on this project.

ADJOURNMENT

The Board of Architectural Review adjourned at 8:40 pm.

ADMINISTRATIVE APPROVALS

BAR2023-00220PG

Request for front door replacement at 1003 Oronoco Street

Applicant: Morgan Kinney

BAR2023-00263 PG

Request for signage at 224 N Fayette Street

Applicant: Noble Endeavors, LLC

BAR2023-00288 OHAD

Request for shingles replacement at 622 ½ S Saint Asaph Street

Applicant: Roofing and More, Inc

BAR2023-00290 PG
Request for window replacements at 234 N Payne Street
Applicant: Blythe Shepard

BAR2023-00293 OHAD
Request for siding replacement at 718 Wolfe Street
Applicant: James Beattie

BAR2023-00294 PG
Request for fence replacement at 223 N West Street
Applicant: Jennifer Debias

BAR2023-00295 OHAD
Request for fence installation at 214 Queen Street
Applicant: Jeffrey Schanberger, Managing Member

BAR2023-00297 OHAD
Request for roof replacement at 712 Day Lane
Applicant: Beant Gill

BAR2023-00298 OHAD
Request for fence enclosure at 133 N Fairfax Street
Applicant: Barnes Vanze Architects, Ryan Gebhart

BAR2023-00299 OHAD
Request for wood front door installation at 122 N Payne Street
Applicant: Kevin Amer

BAR2023-00300 OHAD
Request for handrail installation at 1111 Prince Street
Applicant: Robert Bentley Adams

BAR2023-00301 PG
Request for siding replacement at 309 N Fayette Street
Applicant: Exterior Medics

BAR2023-00302 OHAD
Request for signage at 822 King Street
Applicant: Rodrigo Restrepo

BAR2023-00303 OHAD
Request for window and rear door replacements at 517 Princess Street
Applicant: Amy Rodgers

BAR2023-00304 OHAD
Request for door replacement at 721 S Alfred Street
Applicant: Garret Reinhart

BAR2023-00306 OHAD

Request for signage at 220 S Union Street

Applicant: CARR 220 S Union Street LLC