

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

Board of Architectural Review

Wednesday, June 5, 2024

7:00 p.m., City Council Chamber

City Hall

Members Present: James Spencer
Andrew Scott
Bud Adams
Theresa del Ninno
Michael Lyons
Margaret Miller

Members Absent: Nastaran Zandian

Secretary: Bill Conkey, Historic Preservation Architect

Staff Present: Brendan Harris, Historic Preservation Planner

1 Call to Order

The Board of Architectural Review Public Hearing was called to order at 7:05 p.m. Ms. Zandian was absent. All other members were present.

2 Minutes

Consideration of Minutes from the June 5, 2024 Meeting

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review approved the June 5, 2024 Meeting minutes. The motion carried on a vote of 6-0.

Items Previously Deferred

3 BAR#2024-00038 OHAD

Request for alterations at 201 Gibbon Street
Applicant: Mary Denby with MHD Builds

BOARD ACTION: On a motion by Mr. Scott, seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR#2024-00038 with the condition that the window replacements meet the Design Guidelines. The motion failed on a vote of 2-4.

On a motion by Ms. Miller, seconded by Ms. del Ninno, the Board of Architectural Review voted to deny BAR#2024-00038 as submitted. The motion carried on a vote of 4-2.

REASON

The Board stated that the existing windows were historic and can be repaired in lieu of the proposed replacement.

SPEAKERS

Sarah and Mike Radt, applicants presented the updated information regarding the subject windows.

DISCUSSION

Ms. Miller noted a local craftsman who has experience repairing historic windows. The applicants indicated that this is one of the companies with whom they have spoken.

Mr. Scott asked about the specifications for the proposed replacement windows. The applicant noted that they comply with the administrative approval requirements.

Ms. del Ninno asked the applicant for relative costs associated with replacing and repairing the existing windows. The applicant noted that they have received a range of costs for the repair work ranging from similar to the replacement windows to 2 ½ times the cost of the replacement windows.

Ms. del Ninno noted that the BAR staff had reviewed the condition of the windows and determined that they are reasonably repairable.

Mr. Adams stated concern that the majority of the windows on the building have been replaced with a window that does not comply with administrative review policies and expressed concern about the loss of these last two remaining windows. Mr. Conkey clarified that the other replaced windows had been incorrectly approved by staff.

Mr. Lyons stated that the term “reasonably repairable” needs to be more clearly defined and stated that the subject windows exceed this standard.

Ms. Miller agreed with Mr. Adams regarding the desire to stay within the administrative review requirements. She noted that compared to other window repairs in which she had been involved, these windows could be repaired.

Mr. Scott clarified that there is not a published definition for the term “reasonably repairable.” He stated that in his opinion these windows are beyond repair.

Mr. Spencer discussed the idea of rebuilding the windows retaining whatever possible and how this differed from repairing the windows.

New Business

4 Applicant has requested deferral for this item.

BAR#2024-00095 OHAD

Request for alterations at 923 King Street

Applicant: Zia Hassanzadeh

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review voted to defer BAR#2024-00095. The motion carried on a vote of 6-0.

REASON

The case had to be deferred because the applicant did not do the required noticing.

SPEAKERS

None.

DISCUSSION

None.

5&6 BAR#2024-00119 PG

Request for alterations at 426 Earl Street

Applicant: Lisa James

BAR#2024-00151 PG

Request for partial demolition/encapsulation at 426 Earl Street

Applicant: Lisa James

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review voted to defer BAR#2024-00119 and BAR#2024-00151. The motion carried on a vote of 6-0.

REASON

The Board stated that in order to approve the design they would need drawings that clearly show the proposed building modifications.

SPEAKERS

Dawnta Million, representing the applicant, introduced the project.

DISCUSSION

Mr. Spencer asked the applicant to explain the scope of work relative to the windows. Mr. Conkey explained that under a separate administrative approval, the existing windows throughout had been approved for replacement.

Mr. Scott asked if the decorative door surround would be removed. The applicant stated that this trim would remain in place.

Mr. Spencer asked if the brick had been toothed into the adjacent brick on the side elevation where the existing window had been removed. The applicant stated that the brick had been toothed in to the wall to match the adjacent brick.

Ms. del Ninno clarified with the owner that the basement windows on the front elevation would be removed and that the wall below the front porch would be masonry. She further clarified the proposed location of the new porch railing, indicating that they should be outside the existing windows.

Mr. Spencer asked why the windows have been shown in front of the windows where they would block the view from the interior. He noted that in numerous places, the drawings do not reflect

proposed design. The applicant noted that the location of the neighboring structure pushes the columns away from the corners of the building.

Mr. Spencer asked the applicant why the columns are shown in the style and width indicated on the drawings. The applicant stated that this is not the intent of the proposal.

Ms. del Ninno asked the applicant if he agreed with the staff recommendations. The applicant stated that he did agree with the proposed approval conditions.

Mr. Spencer stated that he could not support the proposed modifications without drawings that more accurately depict the proposed design. He noted numerous places in the drawings where there were conflicts or inconsistencies.

Mr. Scott noted that there are many examples of successful porches on similar buildings in the historic district. He agreed with Mr. Spencer that he could not support the proposal with more detailed and consistent drawings.

Mr. Adams agreed that improved drawings would need to be submitted before he could support the proposal.

Ms. Miller stated that she was originally supportive of the proposal but would need to see revised drawings before voting to support the proposal.

Ms. del Ninno agreed with the idea of a front porch on the property but needs additional drawings before supporting the proposal.

Mr. Lyons agreed with his colleagues that a front porch on the property could be successful but reiterated the previous points indicating that more complete drawings would be required before he could support the proposal.

The applicant asked for a deferral in order to acquire drawings that would satisfy the requests of the Board.

Other Business

7 The Signs chapter will be deferred to a later Hearing.

The Board will receive a status update on the proposed updates to the Windows and Shutters chapter and the Signs chapter of the Design Guidelines in the Parker-Gray Historic District

Christine Roberts, member of the Design Guidelines committee, was present. After listening to the Board deliberate on the window case on the docket tonight, she has decided the committee needs to address some additional issues before bringing the chapter back for adoption, such as providing a more clear definition of what is meant by “reasonably repairable.”

Mr. Scott suggested looking into whether there can be a more objective standard for what is “reasonable repairable.”

Mr. Harris notified the Board that the committee would bring the revised Windows + Shutters

chapter back to the Board in September, and that the Signs chapter will be brought to the Board after City Council has approved Zoning's Sign Ordinance updates.

8 Adjournment

The Board of Architectural Review adjourned at 8:41 p.m.

Administrative Approvals

BAR2024-00155 OHAD

Request for window replacement at 1118 Prince Street

Applicant: Mary Crutchfield

BAR2024-00205 PG

Request for shed construction at 406 N Henry Street

Applicant: Curtis G. Brown and Kristen G. Brown

BAR2024-00210 OHAD

Request for roof replacement at 227 S Fairfax Street

Applicant: Harry Frazier Jr Roofing + Sheet Metal LLC

BAR2024-00211 OHAD

Request for roof replacement at 218 N Royal Street

Applicant: Alexandria Roofing

BAR2024-00215 OHAD

Request for window replacement at 212 Oronoco Street

Applicant: Ron Mutzelburg

BAR2024-00216 OHAD

Request for vent replacement at 726 S Union Street

Applicant: KS Grafton and Rory Flynn

BAR2024-00217 PG

Request for siding and roof replacement, awning removal, and gutter replacement at 333 N Patrick Street

Applicant: Stello Homes Design Build LLC

BAR2024-00223 OHAD

Request for brick replacement and railing repair at 1 Thompsons Alley

Applicant: City of Alexandria - General Services

BAR2024-00231 OHAD

Request for window replacement 200 S Fairfax Street Unit 7

Applicant: Boggs Michelle and Roys Ronald J

BAR2024-00233 OHAD

Request for siding replacement at 207 N Royal Street
Applicant: Douglas A Birkey and Heather Penney