

*******DRAFT MINUTES*******
Board of Architectural Review
Tuesday, April 4, 2023
7:00 p.m., City Council Chamber
City Hall

Members Present:

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

Members Absent: Margaret Miller

Secretary: Bill Conkey, AIA, Historic Preservation Architect

Staff Present: Amirah Lane, Historic Preservation Planner

I. CALL TO ORDER

II. MINUTES

Consideration of minutes from the March 16, 2023 meeting.

BOARD ACTION:

On a motion by Mr. Lyons, and seconded by Ms. del Ninno, the Board of Architectural Review approved the March 16, 2023 meeting minutes, as submitted.

III. CONSENT CALENDAR

3 BAR#2023-00090 OHAD

Request for signage at 220 S Union Street
Applicant: Hotel Indigo

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR #2023-00090. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL:

1. The signs' illumination be no greater than 150 lumens and the color of the light should be warm and no greater than 3000K.
2. The applicant removes the four existing glass panel signs on the Strand Street elevation.
3. Anchors for the sign should be installed into the mortar joints on the masonry to avoid damage to the brick.
4. The sign must comply with the conditions provided by Zoning.

4 BAR#2023-00108 OHAD
Request for signage at 706 King Street
Applicant: Bloomers LLC, Nicole White

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR #2023-00108. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL:

1. Anchors for the signs should be installed into the mortar joints on the masonry to avoid damage.
2. The signs must comply with the conditions provided by Zoning

5. BAR#2023-00109 OHAD
Request for signage a 625 First Street and 510 Second Street
Applicant: EAHG Alexandria LP

BOARD ACTION: On a motion by Mr. Scott, and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR #2023-00109. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL:

1. That the anchors for the sign should be installed into the mortar joints of the masonry wall to avoid damage to the brick.

NEW BUSINESS

6&7 BAR#2023-00107 OHAD
Request for alterations and addition at 215 N Payne Street
Applicant: Harold Smith

BAR#2023-00111 OHAD
Request for partial demolition/encapsulation at 215 N Payne Street
Applicant: Harold Smith

BOARD ACTION: On a motion by Mr. Scott, and seconded by Ms. Del Ninno, the Board of Architectural Review voted to approve BAR #2023-00107 and BAR #2023-00111 as amended. The motion carried on a vote of 6-0.

REASON

The Board felt that the infill area on the west elevation would look best if recessed, and that it would be best to work with staff to resolve any issues that may arise having to do with the roof and/or HVAC.

SPEAKERS

Harold Smith, project architect, gave a brief presentation and was available to answer questions.

DISCUSSION

Ms. Del Ninno asked about cooling systems, which Mr. Smith explained will be a VRF system,

noting that it will not be visible from a public right of way.

Mr. Scott asked if the lintel above the west elevation entry area to be filled in is wood. He asked if the new brick infill on the west elevation will be running or dimensional brick. It will be running. Mr. Scott suggested that the lintel be retained and the opening be recessed. Ms. Del Ninno agreed.

Mr. Adams requested a summary of the three associated buildings on the property and their ages. He noted that he likes the compatibility of the addition with the existing design.

Mr. Spencer likes the design and expressed concern about the lack of a definitive location of an HVAC unit and the possible need for roof screening and/or ductwork. He also noted that the roof height may require modifications due to insulation or other factors, and advised Mr. Smith to work with staff to resolve any of the afore-mentioned issues.

Ms. Zandian asked why there was no internal entry to the room, only an external entrance. Mr. Smith explained that it was mostly for space reasons but they also do not want to alter the historic structure too much. People don't seem to mind going in and out.

OTHER BUSINESS

Staff gave a presentation to the Board regarding a proposed amendment to the Administrative Signage Policy related to halo lit signs. The Board didn't act on the proposed amendment.

ADJOURNMENT

The Board of Architectural Review adjourned at 7:52 pm.

ADMINISTRATIVE APPROVALS

BAR#2023-00007 OHAD

Request for roof replacement at 1106-1108 King Street

Applicant: DBS Contracting, LLC

BAR#2023-00061 OHAD

Request for front door trim replacement at 323 S Pitt Street

Applicant: Robert Stachowiak and Elizabeth Lener

BAR#2023-00065 OHAD

Request for window replacements at 333 N Pitt Street

Applicant: Philip L. and Cynthia L. Major

BAR#2023-00067 OHAD

Request for door and window replacements at 417 S Fairfax Street

Applicant: Pella Mid-Atlantic Inc.

BAR#2023-00091 OHAD

Request for fence installment at 210 N Washington Street

Applicant: Chris Clark

BAR#2023-00100 OHAD
Request for window replacements at 913 S Saint Asaph Street
Applicant: Karlen Murray

BAR#2023-00101 OHAD
Request for roof replacement at 1106 King Street
Applicant: DBS Contracting, LLC

BAR#2023-00102 OHAD
Request for signage at 631 King Street
Applicant: S&M Trading LLC DBA (Lily's Chocolate & Coffee)

BAR#2023-00105 OHAD
Request for window replacements at 310 Wolfe Street
Applicant: Danielle Marquis and James McCracken

BAR#2023-00106 OHAD
Request for window replacements at 1439 Duke Street
Applicant: Alside Building Products

BAR#2023-00114 OHAD
Request for shingles replacement at 601 King Street
Applicant: Mishelle Cavanagh

BAR#2023-00115 OHAD
Request for masonry repointing at 810 Prince Street
Applicant: 810 Prince ST, LLC

BAR#2023-00119 OHAD
Request for rebuilding existing lean-to structure and new exterior stairway at 631 N Columbus Street
Applicant: Sherri Crane

BAR#2023-00120 OHAD
Request for shutter replacements at 827 S Royal Street
Applicant: Michael and Meghan Courtney

BAR#2023-00121 OHAD
Request for AC/ BTU gas furnace replacement at 734 S Royal Street
Applicant: FH FURR Heating, Plumbing, AC and Electrical