

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

Board of Architectural Review

Wednesday, June 17, 2020

7:00pm, Virtual Public Hearing

Zoom Webinar

Members Present: Christine Roberts, Chair
James Spencer, Vice Chair
Christine Sennott
Purvi Irwin
John Sprinkle
Lynn Neihardt
Robert Adams

Members Absent: None

Staff Present: Susan Hellman, Historic Preservation Principal Planner
William Conkey, Historic Preservation Architect

I. CALL TO ORDER

The Board of Architectural Review hearing was called to order at 7:00 p.m. All members were present at the meeting by video conference.

Ms. Roberts stated that due to the COVID-19 Pandemic emergency, the June 3, 2020 Public Hearing of the Board of Architectural Review (BAR) is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on April 18, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of the Board and staff are participating from remote locations through Zoom Webinar. The meeting can be accessed by the public through broadcasted live on the government channel 70, streaming on the City's website and can be accessed via Zoom hyperlink on the docket.

II. MINUTES

2. Consideration of the minutes from the **May 6, 2020** public hearing.

BOARD ACTION: Approved

By unanimous consent, the Board of Architectural Review voted to approve the minutes from the May 6, 2020 meeting.

3. Consideration of the minutes from the **June 3, 2020** public hearing.

BOARD ACTION: Approved

By unanimous consent, the Board of Architectural Review voted to approve the minutes from the June 3, 2020 meeting.

III. ITEMS DEFERRED FROM THIS HEARING

4. **BAR #2020-00135 PG**
Request for alterations at 419 North Patrick Street
Applicants: John Corbin & Ann Riley

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00135.

IV. CONSENT CALENDAR

5. **BAR #2020-00228 OHAD**
Request to install small cell facility on a utility pole on public property adjacent to 300 South Washington Street.
Applicant: Cellco Partnership dba Verizon Wireless

BOARD ACTION: Approved, as Submitted, 5-0

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2020-00228, as submitted. The motion carried on a vote of 5-0. Mr. Sprinkle recused, and Mr. Adams absent.

CONDITIONS OF APPROVAL

None

6. **BAR #2020-00235 OHAD**
Request for alterations at 600 North Washington Street.
Applicant: Bank of America, N.A.

BOARD ACTION: Approved, as Submitted, 5-0

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2020-00235, as submitted. The motion carried on a vote of 5-0. Mr. Sprinkle recused, and Mr. Adams absent.

CONDITIONS OF APPROVAL

1. That the intensity of the dispenser's illumination is to be reviewed by staff at night in the field to ensure the compatibility of the illumination with the surrounding streetscape
2. Include the following statements on all construction documents involving demolition or ground disturbance, so that on-site contractors are aware of the requirements:
 - a. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
 - b. Call Alexandria Archaeology immediately (703.838.4399) if any graves, buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

V. PREVIOUSLY DEFERRED BY THE BOARD

7. BAR #2020-00148 OHAD

Request for partial demolition/ encapsulation at 277 South Washington Street.
Applicant: 277 South Washington Street, LLC

8. BAR #2020-00139 OHAD

Request for alterations at 277 South Washington Street.
Applicant: 277 South Washington Street, LLC

BOARD ACTION: Approved, as Amended, 3-2

On a motion by Ms. Irwin and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2020-00148, as amended. The motion carried on a vote of 3-2, with Mr. Spencer and Ms. Roberts opposed. Mr. Sprinkle recused and Mr. Adams absent.

CONDITIONS OF APPROVAL

1. As per requirements noted by Zoning and Development.
2. The proposed lighting to be controlled by dimmer and its intensity approved by staff on site after installation.

REASON

The Board agreed with Ms. Irwin that it was reasonable, in this case, to waive the regulation that prohibits internally illuminated signs in the historic districts because the proposed back-lit and internally illuminated signage and building numbers are small and setback from the street.

SPEAKERS

Ms. Michelle Rosati, attorney from *Holland + Knight LLP* representing the applicant, and Mr. Mike Patton, the project's architect, were available to answer questions.

Mr. Richard LeBaron, resident at 706 Prince Street, stated that he had concerns about the proposed use of the building, especially about the future rooftop activities even though they will be set back. He was concerned the use will generate noise as people enter and exit the building. He stated that he understood that the issue is not under the BAR purview.

DISCUSSION

In general, the Board agreed with Ms. Irwin that the project was tastefully designed and appropriate for the historic district. The Board agreed that the proposed internally lit signs and building numbers are setback and small, which will have minimal impact from the street view.

Ms. Irwin explained to Mr. LeBaron that the residential portion of Prince Street is on the northwest side of the building and that the proposed rooftop addition will be on the southeast corner, thus it is unlikely that rooftop activities will impact the residential area on Prince Street. She also mentioned that the inappropriate signage illumination regulation refers to big box internally lit signs and not to set back, small signage as the proposed.

Mr. Spencer had questions about the two poles to be replaced at the building's entrances that seem to him to be radiating light instead of illuminating just the ground. Mr. Patton explained that the

rendering is not accurate, but the poles will radiate some light and clarified that all proposed lighting will be LED controlled by dimmer, these lights are dark sky rated. There was no further discussion.

VI. NEW BUSINESS

9. BAR #2020-00195 OHAD

Request for partial demolition/ encapsulation at 625 & 635 Slaters Lane.

Applicant: Brookfield Towngate, LLC

10. BAR #2020-00194 OHAD

Request for alterations at 625 & 635 Slaters Lane.

Applicant: Brookfield Towngate, LLC

BOARD ACTION: Approved, as Amended, 6-0

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2020-00194 & BAR #2020-00195, as amended. The motion carried on a vote of 6-0. Mr. Sprinkle recused.

CONDITIONS OF APPROVAL

1. The new windows and doors comply with the Alexandria New and Replacement Window Performance Specifications.
2. The applicant works with staff on a new railing design that is compliant with the code but respects the architectural vocabulary of the existing.

REASON

The Board agreed that the conversion to residential requires functional changes on the buildings and that most of the changes are sympathetic with their current architectural vocabulary. However, the proposed railing replacement is not compatible with the existing character defining feature of the buildings.

SPEAKERS

Cathy Puskar, from the firm *Walsh, Colucci, Lubeley & Walsh, P.C.*, representing the applicant, gave a brief summary of the proposal and was available to answer questions; Mr. Chris Sansone, the project architect, and Mr. Cris Maina, representing *Brookfield Residential*, were available to answer questions as well.

Mr. Thomas Moore, whose office is a tenant on the 625 Slater's Lane building, thanked the Board members for their service and stated that he finds the project appropriate and that the design changes respect the character defining features such as the top floor round windows.

DISCUSSION

Ms. Irwin had questions about the proposed modifications to the buildings' entrance that weren't very clear on the drawings. She would prefer to have a rendering illustrating the setback entrance doors and the second floor windows being brought forward, but did not find the issue major as the proposed change in design of the buildings' railing that, in her opinion, is a character defining feature that should be considered. Ms. Puskar clarified that the existing horizontal bars of the railings are not code compliant.

In general, the Board found that the project respects the architectural vocabulary of the building complex and that the changes on the top floor windows will help differentiate the residential from the office buildings. The Board agreed with Ms. Irwin that the new railing design must retain the same architectural vocabulary as the existing as far it complies with the code. There was no further discussion.

11. BAR #2020-00200 PG

Request for partial demolition/ encapsulation at 902 Oronoco Street.
Applicants: Patricia Harris & Richard LaFace

12. BAR #2020-00209 PG

Request for alterations at 902 Oronoco Street.
Applicants: Patricia Harris & Richard LaFace

BOARD ACTION: Approved, as Amended, 7-0

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2020-00200 & BAR #2020-00209, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. Upon demolition of the chimney, the metal roof is to be repaired so there is no visible patch.
2. The new basement window is to match the adjacent windows on the north elevation of the building in construction and configuration.
3. The new masonry infill at the site fence is to match the existing masonry in color, pattern, and unit size.
4. Include the following statements on all construction documents involving demolition or ground disturbance, so that on-site contractors are aware of the requirements.
 - a. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
 - b. Call Alexandria Archaeology immediately (703-838-4399) if any graves, buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
5. The brick wall be at the same height and aligned with the bottom of the brick cap and will be slightly recessed to be differentiated from the existing wall.

REASON

The Board, in general, liked the proposal and agreed with Ms. Irwin that the different height of the fence on the Oronoco Street elevation needed refinement.

SPEAKERS

Ms. Patricia Harris, the applicant, briefly described the proposal and was available to answer questions

DISCUSSION

Ms. Irwin had a question about the proposed fence height on the Oronoco Street elevation that seemed a little odd in her opinion. Ms. Harris clarified that the reason for the height was privacy and code compliance purposes since there is a balcony at that level.

In general, the Board agreed with Ms. Irwin's suggestion to raise the brick wall about four inches up to under the pier's cap but to recess the new infill wall to differentiate it from the existing wall. The suggestion progressed to a motion which was approved unanimously.

13. BAR #2020-00217 OHAD

Request for partial demolition at 212 Jefferson Street

Applicant: Julie Guiffre

BOARD ACTION: Approved, as Submitted, 7-0

On a motion by Ms. Sennott and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2020-00217, as submitted. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

None

REASON

The Board agreed with staff's recommendations.

SPEAKERS

Stephanie Elsheikh, from the firm *Dimond Adams Design Architecture*, representing the applicant's architect, was available to answer questions.

DISCUSSION

Ms. Irwin had a question about the originality of the window and door being removed even though she understood that the application was for demolition only and that the rear elevation is not visible from any public way view. Ms. Elsheikh stated that she did not believe that the window and door were original. There was no further discussion.

14. BAR #2020-00238 PG

Request for partial demolition/ encapsulation at 225 North West Street

Applicants: Matt Gray & Erica Gray

15. BAR #2020-00237 PG

Request for alterations at 225 North West Street

Applicants: Matt Gray & Erica Gray

BOARD ACTION: Approved, as Submitted, 6-0

The Board of Architectural Review voted to approve BAR #2020-00237 & BAR #2020-00238, as submitted. The motion carried on a vote of 6-0. Ms. Roberts absent.

CONDITIONS OF APPROVAL

None

REASON

The Board agreed that the project is an improvement to the building and neighborhood.

SPEAKERS

Mr. Matt Gray, the applicant, had a question to staff about the kind of Hardi Plank can be used on the sides and back of the building. Mr. Conkey explained the Guidelines state that smooth Hardie Plank is allowed, and that staff would be happy to forward a copy of the Guidelines to him. Mr. Gray was available to answer questions.

DISCUSSION

There was no discussion.

VII. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 8:15 p.m.

VIII. ADMINISTRATIVE APPROVALS

The following projects were administratively approved since the last BAR meeting:

BAR #2020-00243 OHAD

Request for siding replacement at 404 Gibbon Street

Applicant: Chris Kurowski

BAR #2020-00268 OHAD

Request for antenna replacement at 1202 South Washington Street

Applicant: Leigh Dukatt

BAR #2020-00270 OHAD

Request for signage at 6 Prince Street

Applicant: Six Prince Partners LLC

BAR #2020-00280 PG

Request for fence replacement at 1300 Oronoco Street

Applicant: Samuel Richardson

BAR #2020-00281 OHAD

Request for alterations at 1714 Carpenter Road

Applicant: Melissa Wolfson

BAR #2020-00283 PG

Request for alterations at 421 North Fayette Street

Applicant: Sondra Stokes

BAR #2020-00286 OHAD

Request for siding replacement at 1308 Michigan Avenue

Applicant: Walter Houseknecht