

*******DRAFT MINUTES*******
Board of Architectural Review
Wednesday, October 16, 2019
7:00pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: None

Staff Present: Al Cox, Preservation Manager
Stephanie Sample, Historic Preservation Planner

I. CALL TO ORDER

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

II. MINUTES

Consideration of the minutes from the **October 2, 2019** public hearing.

BOARD ACTION: Approved, as Submitted, 7-0

On a motion by Ms. Neihardt and seconded by Mr. Conkey the Board of Architectural Review voted to approve the minutes from the October 2, 2019 meeting, as submitted. The motion carried on a vote of 7-0.

III. PREVIOUSLY DEFERRED BY THE BOARD

3. BAR #2019-00143 OHAD

Request for partial demolition/ capsulation at 615 South Royal Street
Applicant: Scott & Cornelia Turyn

4. BAR #2019-00144 OHAD

Request for addition at 615 South Royal Street
Applicant: Scott & Cornelia Turyn

BOARD ACTION: Approved, as Submitted, 7-0

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00143 & BAR #2019-00144, as submitted. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

Work with staff to ensure that the addition complies with the building code.

REASON

The BAR had no concerns with capsulation of a portion of the rear of this late 20th century structure and acknowledged that the majority of the proposed addition would not be visible from the public portion of the alley. However, application drawings indicated that the gutters of the addition would overhang the property line and drain onto the adjacent neighbor's properties and the application did not include specifications for the windows on the side elevations to confirm that these could be located on a property line.

SPEAKERS

Mr. Scott Turyn, owner of 615 South Royal Street, noted his agreement with the staff report, and answered questions as requested.

Mr. Turyn's builder, who did not give his name, also answered questions as requested.

Ms. Charlotte Olsen, neighbor at 617 South Royal Street, objected to anything hanging over her property. She also said she would prohibit the applicant from using her yard to transport any construction materials to the rear of his house.

Mr. Seth Riegel, neighbor at 608 South Royal Street, pointed out that construction plans show operable windows less than three feet from the property line, which does not comply with the building code. Mr. Riegel was apparently referencing plans from a previous submittal, as some of his comments did not match the current plans.

DISCUSSION

Ms. Roberts expressed dissatisfaction with the construction drawings, noting that it was not helpful to have sloppy drawings with regard to Code. She told Mr. Riegel that the addition may have fire-rated, non-operable windows on the side elevations at the property line, as explained by Mr. Cox previously.

Mr. Conkey explained that the side windows must be part of a fire-rated wall assembly in addition to fire-rated glass.

Ms. Roberts requested that the applicant contact staff with any further questions.

Ms. Neihardt said that better drawings would have created less confusion but, as the addition is minimally visible from a public right-of-way, she will support the application, as long as it complies with Code.

5. **BAR #2019-00241 OHAD**

Request for new construction at 2901 Potomac Avenue (2405, 2501, 3701 Potomac Avenue, 3251 Potomac Avenue [Parcel ID 016.04-01-01], 700 Carpenter Road, 1702 and 1880 Potomac Greens Drive)

Applicant: City of Alexandria and Washington Metropolitan Area Transit Authority (WMATA)

BOARD ACTION: Partially Approved, as Amended 6-0, Portions Deferred

The Board of Architectural Review voted to approve portions and defer portions of BAR #2019-00241, as amended. The motion carried on a vote of 6-0. Mr. Sprinkle recused himself from the discussion.

CONDITIONS

The numbers below reference the spreadsheet in the applicant submission.

- 7a. Approve the roof structure of the pedestrian bridges with a restudy of the lighting and handrails;
- 7b. Restudy the guardrails throughout the station and pedestrian bridges. The wire mesh fencing was approved to be located on the interior of the trusses but the mesh fence connection details, the handrails and guardrails should be as simple as possible.
9. Restudy the visibility of the light fixture lenses from the Parkway, the intensity of the light at the north end of the station and the illumination of the skylights from below to minimize its impact on dark sky requirements.
17. Approve removal of the guardrail at the first floor of the mezzanine and extend the curtain wall glass to the floor.
18. Approve the mass, scale, footprint, height and materials of the entrance pavilion with restudy the entrance pavilion curtain wall, stone and entry details.

REASON

The BAR found that the applicant had responded to many items but that many other items remained outstanding.

SPEAKERS

Daphne Kott of the Department of Project Implementation (DPI) introduced the project team and Terry Suehr, PE, Director of DPI, and Jason Scofi, project manager with DPI.

Tommy Garcia and Stephen Lasser with ARUP architects went item-by-item through the design with the BAR responding to the comments listed in the staff report.

Ivailo " Ivo " Karadimov, AIA, Director Architecture, WMATA addressed Metro station standards.

DISCUSSION

The BAR discussed the pedestrian bridge roof trusses and wire mesh "fence" location. The BAR supported the simplified truss rafter design. The handrail/guardrail design and the lighting required restudy and should be extremely simple.

The BAR discussed the lighting within the station that will be visible from the Parkway. The BAR noted that the ceiling would be washed with light and that this would be visible from the Parkway because of the elevated grade of the station. Some members expressed concern about the concentration of light in the mezzanine area. Mr. Karadimov of WMATA stated that the LED

light fixtures will all be dimmable in the field, and if any are brighter than the WMATA standards require for public safety, the light level can be reduced. Mr. Garcia also represented that there would be further studies to shield visibility of the fixture lenses from the Parkway. The design/build team was also asked by the BAR to limit the amount of light going up to the sky through the skylight and to restudy the photometric plan with and without the roof. The BAR verified that the light color would be 3,000 K or less.

The design team presented background material on the entrance pavilion on the west side of the rail tracks and corrected the colors in the previous renderings to more accurately portray the materials and the form of the roof. Staff noted that the paving at the entrance will be coordinated with the public plaza paving in the future North Potomac Yard plan. Staff further explained that a determination had been made that Metro directional signs were considered governmental signs in the zoning ordinance and were, therefore, exempt from BAR review.

The BAR expressed concern about the slope of the escalator being expressed on the west stone wall. The BAR believed the west elevation would be more balanced if the stone wall at the escalator were squared off and the columns were expressed and that the glass curtain wall were made symmetrical with the elevator wall at the entrance portal. The stone coping and lintels should match the materials and details of the station building. The BAR approved the mass, scale, footprint, height and materials of the entrance pavilion and asked that the design team restudy the west elevation based on their comments.

Ms. Irwin moved to:

- 7a. Approve the roof structure of the pedestrian bridges with a restudy of the lighting and handrails;
- 7b. Restudy the guardrails throughout the station and pedestrian bridges. The wire mesh fencing was approved to be located on the interior of the trusses but the mesh fence connection details, the handrails and guardrails should be as simple as possible.
9. Restudy the visibility of the light fixture lenses from the Parkway, the intensity of the light at the north end of the station and the illumination of the skylights from below to minimize its impact on dark sky requirements.
17. Approve removal of the guardrail at the first floor of the mezzanine and extend the curtain wall glass to the floor.
18. Approve the mass, scale, footprint, height and materials of the entrance pavilion with restudy the entrance pavilion curtain wall, stone and entry details.

The motion was seconded by Mr. Spencer and approved unanimously by the BAR.

6. BAR #2019-00384 OHAD

Request for new construction at 1 Pioneer Mill Way (used and owned by 314 Strand Street, Parcel ID 075.03-04-39) (formerly 2 Duke Street), Robinson Landing
Applicant: RT Waterfront Associates LLC

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 #2019-00384, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. Provide exterior lighting specifications to staff prior to applying for building permits; and,

2. The brightness of the lighting at the entrance is subject to field inspection by staff at night to ensure lighting levels do not overwhelm the building or its neighbors.
3. *Prior to submitting building permits, the applicant must submit elevation drawings to demonstrate to staff what the site will look like when closed and inactive.*

REASON

In general, the Board was pleased with the application and supported the design.

SPEAKERS

Scott Shaw, Alexandria Restaurant Partners, LLC, was available to answer any questions.

DISCUSSION

Mr. Conkey stated that the design is the perfect temporary feeling on the pier and would like to see the shipping container expressed even more directly to interpret the former commercial use of the pier.

Ms. Roberts stated that the signage will be a good opportunity to add to the cargo design.

7. BAR #2019-00385 OHAD

Request for alterations at 324 South Union Street (formerly 2 Duke Street), Robinson Landing Townhouses

Applicant: Robinson Landing Property Owners Association Inc., Theoharis Management, LLC

BOARD ACTION: Approved, as Submitted, 6-1

On a motion by Mr. Conkey and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00385, as submitted. The motion carried on a vote of 6-1, with Ms. Neihardt opposed.

CONDITIONS OF APPROVAL

1. Each property owner must submit a separate BAR Administrative Approval application;
2. Submit a letter of approval from the Homeowner's Association (HOA) with each BAR Administrative Approval application;
3. Install the awning supports through the mortar joints rather than the brick; and
4. The awnings must be regularly maintained, and the fabric material replaced when it begins to stain, fray or deteriorate.

REASON

In general, the Board found the blanket approval appropriate and agreed that the awnings will bring life and dynamism to the townhouses' rooftop.

SPEAKERS

Alexander Collich, authorized agent for the Property Owners Association, was available to answer any questions.

Andrew Palmieri, resident at 302 South Union Street, stated that the installation of awnings is a necessity to make the rooftop patios of the townhouses usable, in his opinion as resident.

DISCUSSION

The Board requested clarification about the blanket approval procedures and had questions about

who will enforce the conditions. Overall, the Board found the request standard and appropriate. They noted that the awnings would be minimally visible and that the proposed colors were neutral. Ms. Neihardt showed concern about the visual inconsistency of the awnings on the rooftops; that some will be extended when others will not, she opposed to the blanket approval. No other objections were raised.

IV. NEW BUSINESS

8. BAR #2019-00390 OHAD

Request for partial demolition/ capsulation at 417 North Washington Street
Applicant: Brian Fowler

9. BAR #2019-00391 OHAD

Request for alterations at 417 North Washington Street
Applicant: Brian Fowler

BOARD ACTION: Approved, as Amended, 6-0

On a motion by Mr. Conkey and seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR #2019-00390 & BAR #2019-00391, as amended. The motion carried on a vote of 6-0. Mr. Sprinkle recused himself from the discussion.

CONDITIONS OF APPROVAL

1. New windows must be constructed of painted wood and meet the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*;
2. Fill existing openings in the masonry walls with brick reclaimed from new openings and use butt joints at the perimeter of the opening to reference the historic openings.
3. Replace the existing composition shingle roof with a slate roof to match the original. Obtain a building permit for the new slate roof prior to, or included with, the building permit for the proposed alterations;
4. Replace the inappropriate doors (front basement and rear) with wood door in an appropriate style, as approved by BAR staff;
5. Paint all utilities and vents to match the adjacent roof or wall material; and,
6. Add wide mullions between the new triple ganged windows on the north (first floor) and east (second floor) to create proportions consistent with the new French door and the existing paired window on the east elevation.

REASON

The Board was pleased that the applicant was rehabilitating the property and returning it to a residential use and felt that the modifications to the side and rear were appropriate.

SPEAKERS

Jim Palmer, architect representing the applicant, described the project and answered questions.

Gwendolyn Jo Carlberg, property owner at 413 North Washington Street, asked questions.

DISCUSSION

The Board asked for staff clarification about the resolution of the outstanding violations and staff confirmed that they would be resolved as part of the project. Overall, the Board supported the modifications and the staff recommendations, and some Board members requested the addition of mullions between the new (triple) ganged windows for better proportions consistent with the existing paired window on the east elevation.

10. BAR #2019-00392 OHAD

Request for alterations at 203 South West Street

Applicant: David Hampton

BOARD ACTION: Approved, as Submitted, 7-0

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00392, as submitted. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

The Board approved the application, as submitted.

REASON

The Board found that the solar panels were appropriate on the street facing slope of this side gable roof because there was no roof surface available to mount the panels in the rear; the panels were mounted flush with the roof surface and centered on the façade below; the townhouse is a later building and no historic fabric will be harmed; the panels are easily reversible with no harm to the structure below; and the façade of the building is set back substantially from the front lot line. The BAR noted their support of the City’s environmental policy.

SPEAKERS

David Hampton, applicant, available to answer questions.

DISCUSSION

The Board discussed how the project would be reviewed if it was in the Parker-Gary District. Mr. Conkey explained that the Parker-Gray Design Guidelines Committee supported staff approval of solar panels and visible rooftop HVAC equipment in instances like this because the subject property is a later building and is set back more than 15 feet from the front property line.

Mr. Conkey stated that solar panels are similar to storm doors and windows because the panels are easily reversible and, generally, minimally invasive to historic fabric. Mr. Adams stated that the Board should still consider the arrangement of the panels for aesthetic reasons, when the panels are visible. Ms. Neihardt supported the application in this instance. The BAR directed the Design Guidelines Committee to work with staff to review the existing Design Guideline for solar panels and see if it should be updated to simplify the approval process in certain instances.

V. OTHER BUSINESS

11. Deferral Requested by Staff

The BAR accepted deferral of the Small Cell Policy discussion

VI. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 9:25 p.m.

VII. ADMINISTRATIVE APPROVALS

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

BAR #2019-00406

Request for roof replacement at 419 North West Street

Applicant: Jessica Almond

BAR #2019-00407

Request for door replacement at 517 Oronoco Street

Applicant: Kevin Givens

BAR #2019-00408

Request for signage at 1305 King Street

Applicant: Mohammed Omari

BAR #2019-00409

Request for alterations at 702 South Fairfax Street

Applicant: William Riggs

BAR #2019-00410

Request for window replacement at 716 Wilkes Street

Applicant: Tom West

BAR #2019-00411

Request for window replacement at 917 South Saint Asaph Street

Applicant: Sarah Bobbin

BAR #2019-00412

Request for window replacement at 6 Wolfe Street

Applicant: Allo Products

BAR #2019-00413

Request for signage at 810 King Street

Applicant: Gary Brent

BAR #2019-00414

Request for window replacement at 703 South Royal Street

Applicant: The Window Man

BAR #2019-00415

Request for repointing at 925 Oronoco Street

Applicant: David Talbot

BAR #2019-00416

Request for after the fact at 427 Earl Street

Applicant: Ala Awadallah

BAR #2019-00417

Request for roof replacement at 611 South Fairfax Street

Applicant: Lynn Neihardt