

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

Board of Architectural Review
Wednesday, June 1, 2022
7:00 p.m., City Council Chamber
City Hall

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

Members Absent:

Secretary: William Conkey, AIA, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Planner

I. CALL TO ORDER

The Board of Architectural Review hearing was called to order at 7:01 p.m. All members were present.

II. MINUTES

2. Consideration of minutes from the May 18, 2022 meeting.

BOARD ACTION:

On a motion by Ms. Sennott and seconded by Ms. Roberts, the Board of Architectural Review approved the May 18, 2022 minutes as submitted. The motion carried on a vote of 7 – 0.

III. CONSENT CALENDAR

3. BAR #2022-00210 OHAD

Request for alterations at 1101 King Street.
Applicant: Florent Defelcourt

BOARD ACTION

On a motion by Ms. Sennott and seconded by Ms. Roberts, the Board of Architectural Review voted to approve the consent calendar as submitted. The motion carried on a vote of 7 – 0.

4. BAR #2022- AR #2022-00231 PG

Request for alterations at 419 North West Street.
Applicant: Marks-Woods Construction Services LLC

BOARD ACTION

On a motion by Ms. Sennott and seconded by Ms. Roberts, the Board of Architectural Review voted to approve the consent calendar as submitted. The motion carried on a vote of 7 – 0.

IV. ITEMS PREVIOUSLY DEFERRED

5. **BAR #2021-00329 OHAD**

Request for demolition/ encapsulation at 105 North Alfred Street.

Applicant: Bruce and Thelma MacGregor

BAR #2021-00324 OHAD

Request for alterations at 105 North Alfred Street.

Applicant: Bruce and Thelma MacGregor

BOARD ACTION:

On a motion by Mr. Irwin and seconded by Dr. Ossman, the Board of Architectural Review voted to approve BAR2021-00324 and BAR2021-00329, as amended. The motion carried with a vote of 7 – 0.

CONDITIONS OF APPROVAL

1. All double-hung windows are Jeld Wen W-2500 wood double-hung, as administratively approved in BAR2021-00462. Casement windows will be installed on the new portions of the building as shown in the application drawings.
2. The stucco cladding should be a mid-range color, such as tan, to match the historic mortar.
3. The proposed dormers on the south elevation of the ell be slightly narrowed and shifted to retain as much historic fabric as possible, with the final location to be confirmed by staff on site.
4. The applicant work with staff on the selection of railings for the window well on the north elevation, the Juliet balcony on the south elevation, and the upper floor patio doors on the addition.
5. The applicant work with staff to select doors that comply with the *Design Guidelines*.
6. *The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any 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.
7. *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
8. The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
9. The applicant work with staff on the size and location of the proposed dormers on the south elevation of the ell.
10. The applicant may remove the shutters on the west elevation or replace them with shutters that comply with the *Design Guidelines* while retaining any historic hardware.

REASON

The Board supported the application and felt that the staff recommendations and the additional Board conditions would improve the project.

SPEAKERS

Michael Dechert, project architect, explained the background of the application and its earlier proposals while providing a brief history of the site. He was available to answer questions.

Gail Rothrock, Historic Alexandria Foundation, provided comments via email in support of the application.

DISCUSSION

Ms. Roberts asked if the rafters could be maintained with the addition of the dormers. Mr. Dechert indicated that approximately 80% of each rafter affected by the dormer installation could be retained, but he cannot be sure until they strip the roof. Ms. Roberts also thanked the applicant for his extensive efforts to retain the original fabric of the building.

Ms. Sennott requested an explanation about the exterior stairs on the north elevation and praised the new design.

Mr. Spencer asked if the staff recommendation to narrow the dormers was feasible. Mr. Dechert replied that some part of the rafters would need to be cut whether or not the dormers were narrowed. Mr. Spencer noted that he liked the dormers as designed and recommended removing staff condition #3 to narrow them.

Ms. Irwin asked whether the shutters on the west elevation would be retained, as they were not mentioned or drawn in the application. Mr. Dechert said that had not yet been determined. She also asked for clarification about the casement windows. Mr. Conkey advised that the intention of the staff report recommendation was to allow casements on the new portions and double-hung sash on the old portions.

Mr. Sprinkle asked if the ell foundation had been excavated and Mr. Dechert replied in the positive. Mr. Sprinkle strongly urged Mr. Dechert to contact Alexandria Archaeology immediately. He also thanked the applicant for the design changes and for allowing staff and a local expert to view the site. He thanked staff for a wonderful staff report and noted that the proposed design is more appropriate than the prior designs and fits the neighboring scale.

Dr. Ossman said the design was lovely and commended staff on the thorough report.

Mr. Adams agreed with his colleagues.

V. NEW BUSINESS

6. BAR #2022-00206 OHAD

Request for partial demolition/ encapsulation at 601 Princess Street.
Applicant: Anne Craner

BAR #2022-00205 OHAD

Request for alterations and addition at 601 Princess Street.
Applicant: Anne Craner

BOARD ACTION :

On a motion by Ms. Roberts and seconded by Ms. Sennott, the Board of Architectural Review voted to approve BAR2022-00206 and BAR2022-00205, except for the proposed dormer on the south elevation, which was deferred. The motion carried with a vote of 7 – 0.

REASON

The Board felt that the dormer appeared disproportionate.

SPEAKERS

Erin May, project architect, represented the applicant and was available to answer questions.

DISCUSSION

Ms. Roberts expressed concern regarding the size of the dormer on the south elevation, feeling it was out of scale.

Mr. Spencer agreed with Ms. Roberts, suggesting that the dormer match the existing dormers.

Ms. Irwin agreed, noting that the dormer should be the same size as the existing dormers or smaller.

7. BAR #2022-00223 OHAD

Request for partial demolition at 106 North Lee Street.
Applicant: Scott Shaw

BOARD ACTION:

On a motion by Ms. Roberts and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve the application as submitted. The motion carried on a vote of 7 – 0.

REASON

The Board agreed with staff's recommendations.

SPEAKERS

Scott McGhee, resident at 215 North Payne and representing Sanchez Palmer Architects, was available to answer any questions.

DISCUSSION

There was no discussion.

8. BAR #2022-00228 OHAD

Request for demolition/ encapsulation at 212 South Pitt Street.
Applicant: Greg and Nancy Woodford

BAR #2022-00227 OHAD

Request for alterations and addition at 212 South Pitt Street.
Applicant: Greg and Nancy Woodford

BOARD ACTION :

On a motion by Ms. Irwin and seconded by Ms. Roberts, the Board of Architectural Review voted to approve BAR2022-00228 and BAR2022-00227 with staff recommendations. The motion carried on a vote of 7 – 0.

REASON

The Board agreed with staff recommendations.

SPEAKERS

Patrick Camus, project architect, represented the applicant and was available to answer questions.

DISCUSSION

Ms. Irwin noted that this is a great addition, very modest.

Mr. Sprinkle, Dr. Ossman, and Mr. Adams all complimented the architect on the design.

9. BAR #2022-00230 OHAD

Request for alterations at 826 South Lee Street.

Applicant: Christopher and Sarah Miller

BAR #2022-00235 OHAD

Request for demolition/ encapsulation at 826 South Lee Street.

Applicant: Christopher and Sarah Miller

BOARD ACTION :

On a motion by Ms. Roberts and seconded by Ms. Sennott, the Board of Architectural Review voted to accept the applicant’s request to defer BAR2022-00230 and BAR2022-00235.

REASON

The Board requested that the architect study the proposed dormer and roof line in an effort to retain the existing parapet and make the addition as minimally visible as possible.

SPEAKERS

John Cole, project architect was available to answer questions about the project

DISCUSSION

Ms. Irwin stated concern regarding the fundamental change to the roof line and removal of the existing parapet as this is part of the rhythm of the elevations along the street.

Ms. Roberts stated that she did not find the large offset dormer to be compatible and felt that the large dormer next door was not successful. She suggested that the applicant explore the use of two dormers instead of one.

Mr. Spencer suggested that the existing parapet and recessed brick panels be retained. He felt that the proposed double cornice was not successful, and that the asymmetrical dormer gave the elevation an unbalanced appearance.

Mr. Adams expressed support for the use of a flat roof and asked if it would be possible for the recessed brick panels to be opened up to become windows for a potential third floor addition.

Mr. Sprinkle suggested that the applicant consider a solution similar to the recent case at 615 King Street where an upper level addition was pushed back from the original parapet to allow for the creation of a roof terrace.

Dr. Ossman noted that the building has a distinctive character and asked that the parapet be retained in order to maintain this character.

VI. ADJOURNMENT

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

VII. ADMINISTRATIVE APPROVALS

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

BAR #2022-00259 OHAD
Request for signage at 683 North Washington Street.
Applicant: Strictly Ebikes

BAR #2022-00222 OHAD
Request for antennas and telecommunications equipment at 909 North Washington Street.
Applicant: MasTec Network Solutions

BAR #2022-00190 OHAD
Request for upgrades to existing telecommunications facility at 1421 Prince Street.
Applicant: Cellco Partnership dba Verizon Wireless

BAR #2022-00234 OHAD
Request for HVAC replacement at 633 North Columbus Street.
Applicant: City of Alexandria, Department of General Services

BAR #2022-00240 OHAD
Request for door replacement at 1250 South Washington Street.
Applicant: Nicholas Kalivretenos

BAR #2022-00242 OHAD
Request for window replacement at 825 Queen Street.
Applicant: Nicholas Kalivretenos

BAR #2022-00237 OHAD
Request for chimney repair at 317 Queen Street.
Applicant: William Kryssing