

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

Board of Architectural Review

Wednesday, July 6, 2022

7:00 p.m., City Council Chamber
City Hall

Members Present: John Sprinkle
Christine Sennott
Robert Adams
Theresa del Ninno
Margaret Miller

Members Absent: James Spencer, Chair
Laurie Ossman

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 7:00 p.m. Chair Spencer and Ms. Ossman were excused, all other members were present.

II. MINUTES

2. Consideration of minutes from the June 15, 2022 meeting.

BOARD ACTION:

On a motion by Mr. Sprinkle and seconded by Ms. Miller, the Board of Architectural Review approved the June 15, 2022 minutes, as submitted.

III. ITEMS PREVIOUSLY DEFERRED

3 & 4. BAR #2022-00269 OHAD

Request for demolition/ encapsulation at 515 King Street.
Applicant: Douglas Development Corp

BAR #2022-00257 OHAD

Request for alterations at 515 King Street.
Applicant: Douglas Development Corp

BOARD ACTION:

On a motion by Mr. Sprinkle, and seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR #2022-00269 and BAR #2022-00257 with staff recommendations, as amended.

Conditions of approval:

1. Utilize the Option 1 color scheme for the proposed staining but stain the first level columns white/taupe to match the color of the above elements.

2. Utilize Option 2 for the storefront.
3. Install the door canopy at the King Street entrance in the mortar joints, as noted in the application materials.
4. Install the exterior wall scones in the mortar joints.

REASON

The Board agreed with staff recommendations but felt that the columns on the first level should be stained white/taupe to match the other elements instead of black as proposed.

SPEAKERS

Drew Turner with Douglas Development was available to answer questions.

Jeff Whitman with GTM Architects gave a presentation and was available to answer questions.

DISCUSSION

Ms. Sennott asked for some clarification as to the color options and to the proposed louvers on the west elevation of the storefront. She preferred color option 3.

Ms. Miller suggested that the clock be made more visual, perhaps refinished with black.

Mr. Sprinkle thanked the applicant for cleaning the sample areas of the building and expressed appreciation to staff for clearly explaining the reasoning for recommendations.

Mr. Adams felt the new design was more refined and liked the tripartite color scheme. He referenced Dr. Ossman's comment at the prior hearing that the strong precast verticals gave the design a monumental and striking look. He suggested darkening the spandrels between the windows and liked the dark storefront colors.

Ms. Miller noted that the building needed a facelift; she preferred color option 1.

Ms. Del Ninno complimented the nicer look, expressing a preference for the more subtle and subdued look of darker metal. She preferred storefront option 2, noting it gave a more classical look, but she was concerned about staining the lower-level columns black.

Mr. Adams agreed with Ms. Del Ninno's observation about black columns. He discussed the potential problem of running wires to the wall scones. Mr. Conkey advised that staff could work with the applicant in regards to this issue.

The Board took a straw poll regarding the color options and ultimately selected option 1.

IV. NEW BUSINESS

5. **Staff determined that BAR action is not necessary for this project, as it was determined that the HVAC will not be visible from a public way, therefore not under the BAR purview.**

BAR #2022-00263 OHAD

Request for a Waiver of Rooftop Mechanical Screening Requirement at 114 Duke Street.

Applicant: Steven Harper

6 & 7. BAR #2022-00285 OHAD

Request for alterations at 323 South Washington Street.

Applicant: Alabama Ave. L.C.

BAR #2022-00286 OHAD

Request for demolition/ encapsulation at 323 South Washington Street.

Applicant: Alabama Ave. L.C.

BOARD ACTION:

On a motion by Ms. Miller, and seconded by Mr. Adams, the Board of Architectural Review voted to reapprove BAR #2022-00285 and BAR #2022-00286 with staff recommendations.

CONDITIONS OF APPROVAL

1. That the proposed doors comply with Alexandria New and Replacement Window Performance Specifications in the Historic Districts.
2. The applicant work with staff and submit a thorough masonry treatment plan for the rear/west elevation wall prior the issuance of any permit.
3. The applicant follows the recommendations of Alexandria Archaeology.

REASON

The Board agreed with staff recommendations.

SPEAKERS

Steve Kulinski, representing the applicant, clarified that the previous owner had done the masonry repointing work already, and was available to answer questions.

DISCUSSION

Mr. Conkey stated that staff will work with the applicant to ensure the masonry work was done properly. There was no further discussion.

V. OTHER BUSINESS

8. Review of updated BAR administrative approval policy for small cell wireless facilities.

BOARD ACTION:

On a motion by Mr. Sprinkle, and seconded by Mr. Adams, the Board of Architectural Review voted to approve the inclusion of the small cell facilities and required equipment administrative approval policy in the *BAR Policies for Administrative Approval in the Old and Historic Alexandria District and in the Parker-Gray District for Commercial Uses*.

REASON

The Board agreed with staff's recommendation and found that staff has shown ability to handle small cell applications administratively.

SPEAKERS

None.

DISCUSSION

Mr. Conkey explained the proposed small cell policy and gave a summary of the City's Franchise Agreement.

Ms. Sennott asked staff if the denied applications were denied for being in front of historic buildings, Mr. Conkey clarified that there are no contributing and non-contributing buildings in the historic districts and that staff has the discretion to bring cases before the Board if felt necessary.

Ms. Miller stated that when the Board heard the Capital Bike Share proposal in front of Safeway, a lot of people had concerns about its location appropriateness. Mr. Conkey clarified that the Bike Shares are different than the small cell facilities since they are not permanent structures.

Mr. Sprinkle explained that the Board's concern was the location of the poles since people usually don't want them in front of their houses and the carriers don't give alternative location analyzes. Mr. Conkey clarified that the small cells are not attached to any building and the poles are in the majority existing, he also noted that the policy addresses the most concerned locations for colocation of small cell which are the King Street Urban Retail zone and the Waterfront Small Area Plan boundary. There was no further discussion.

9. Review of updated Alexandria new and replacement window performance specification in the historic districts.

BOARD ACTION:

On a motion by Ms. Miller, and seconded by Mr. Adams, the Board of Architectural Review voted to permanently approve the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*, and its inclusion in the *BAR Policies for Administrative Approval in the Old and Historic Alexandria District and in the Parker-Gray District for Commercial Uses*.

REASON

The Board agreed with staff that the policy is effective and can be administratively approved by staff.

SPEAKERS

None

DISCUSSION

Ms. Miller noted that the window specifications and their inclusion in the *BAR Policies for Administrative Approval* are excellent for the community and for the Board.

10 ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 8:25 p.m.

11 ADMINISTRATIVE APPROVALS

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

BAR #2022-00283 OHAD

Request for signage at 201 North Fairfax Street.

Applicant: Meredith Nowlin

BAR #2022-00312 OHAD

Request for garage door replacement at 26 Alexander Street.

Applicant: Charles Connolly

BAR #2022-00262 OHAD

Request for siding, window, and door replacement at 114 Duke Street.

Applicant: Steven Harper

BAR #2022-00325 OHAD

Request for window replacement at 1124 Prince Street.

Applicant: Karlen Murray

BAR #2022-00301 PG

Request for siding replacement at 1010 Queen Street.

Applicant: Historic VA Holdings, LLC

BAR #2022-00236 OHAD

Request for window replacement at 329 North Washington Street.

Applicant: Tamar King

BAR #2022-00275 OHAD

Request for roof replacement at 25 Alexander Street.

Applicant: Carol Conjura

BAR #2022-00254 PG

Request for door replacement at 517 North Patrick Street.

Applicant: Christine Lee

BAR #2022-00298 OHAD

Request for roof replacement at 32 Wolfe Street.

Applicant: Springfield Roofing

BAR #2022-00250 OHAD

Request for exterior lighting at 133 North Fairfax Street.

Applicant: Alden Philbrick

BAR #2022-00261 OHAD

Request for sign replacement at 303 Cameron Street.

Applicant: Solid Kitchen and Bath & Sirin Kalinkara

BAR #2022-00279 OHAD

Request for signage at 424 North Washington Street.

Applicant: Potomac Crescent Waldorf School

BAR #2022-00284 OHAD

Request for window replacement at 827 South Lee Street.

Applicant: Karlen Murray

BAR #2022-00281 PG

Request for roof replacement at 524 North Columbus Street.

Applicant: Matthew Gluth

BAR #2022-00247 OHAD

Request for addition of solar panels to roof at 309 Green Street.

Applicant: Nancy Berg

BAR #2022-00274 OHAD

Request for shed at 228 South Alfred Street.

Applicant: Daniel Munz

BAR #2022-00246 OHAD

Request for addition of solar panels to roof at 807 Second Street.

Applicant: David Byrd

BAR #2022-00288 OHAD

Request for fence replacement at 821 Green Street.

Applicant: Joan Knetemann Goodfellow

BAR #2022-00292 OHAD

Request for door replacement at 201 Gibbon Street.

Applicant: Sarah Radt

BAR #2022-00293 OHAD

Request for lamp replacement at 212 North Fairfax Street.

Applicant: Will and Penny Nance

BAR #2022-00280 OHAD

Request for fence replacement at 125 Queen Street.

Applicant: Caterina and John Littleton

BAR #2022-00278 OHAD

Request for window and door replacement at 1714 Carpenter Road.

Applicant: Brandon and Melissa Wolfson