

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

Board of Architectural Review
Wednesday, November 2, 2022
7:00 p.m., City Council Chamber
City Hall

Members Present: James Spencer, Chair
Robert Adams
Theresa del Ninno
Andrew Scott
Michael Lyons

Members Absent:

Secretary: Bill Conkey, AIA, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Planner

I. CALL TO ORDER

II. MINUTES

2. Consideration of minutes from the October 19, 2022 meeting.

BOARD ACTION: Approved as submitted. On a motion by Mr. Scott and seconded by Ms. del Ninno, the Board of Architectural Review approved the October 19, 2022 minutes as submitted. The motion carried on a vote of 5-0.

III. NEW BUSINESS

3 & 4. BAR #2022-00452 PG

Request for Certificate of Appropriateness at 403 North Henry Street.
Applicant: Kelsey Gutierrez

BAR #2022-00453 PG

Request for demolition/ encapsulation at 403 North Henry Street.
Applicant: Kelsey Gutierrez

BOARD ACTION:

Applicant has requested deferral for this item

5. BAR #2022-00401 PG

Request for Certificate of Appropriateness at 415 North Patrick Street
Applicant: Kevin Reamer

BOARD ACTION:

Applicant has requested deferral for this item

6 & 7 BAR #2022-00455 OHAD

Request for demolition/encapsulation at 901 King Street
Applicant: 901 King LLC

BAR #2022-00464 OHAD

Request for Certificate of Appropriateness at 901 King Street
Applicant: 901 King LLC

BOARD ACTION:

On a motion by Mr. Adams and seconded by Mr. Lyons, the Board of Architectural Review voted to approve BAR 2022-00455 and BAR 2022-00464, with the following conditions. The motion carried on a vote of 5-0.

- Approval of the modified design for the fourth floor stair enclosure proposed by the applicant.
- Approval of the modified design for the exterior stair proposed by the applicant.
- Work with staff on the selection of either fritted glass or glass block to replace the existing glass block adjacent to the first floor storefront.
- Work with staff on any potential differentiation between the southern and northern sections of the east elevation.
- The applicant may use clear glass that complies with the *Alexandria New and Replacement Window Performance Specifications* for the glazing at the existing stair tower.
- Work with staff on the design of the inset masonry section at the exterior entry stair.

REASON

The Board agreed with staff recommendations and appreciated the proposed modifications to the original submission that the applicant presented in response to these recommendations.

SPEAKERS

Mike Dameron, project owner presented the proposed modifications.

James Ray, 108 N Alfred Street, expressed concern about maintaining alley access during the proposed construction.

DISCUSSION

Mr. Scott asked the applicant if they had considered painting the building to differentiate the different sections of the building. The applicant responded that they were not intending to repaint the entire building.

Ms. del Ninno asked the applicant to clarify the proposed material at the fourth floor stair extension and asked if the applicant had explored relocating the proposed window to the south face of the structure. The applicant noted that he would be concerned about the loss of the window on the east elevation.

Mr. Scott clarified for the member of the public that parking and alley access is not within the purview of the Board. He also expressed his support for any action that would help to differentiate the north and south sections of the building.

Ms. del Ninno noted that she supports the use of either glass block or fritted glass above the storefront section. She also supported the use of clear glass at the vertical slot window. She suggested that the applicant work with staff on the configuration of the fourth floor window.

Mr. Adams thanked the applicant for the proposal and voiced his preference for the larger painted address. He further expressed support for the use of clear glass at the vertical slot window.

Mr. Spencer supported the use of either glass block or fritted glass above the storefront and asked the applicant to work with staff on this matter. He agreed with his colleagues that the north and south sections of the building should be differentiated and supported the use of clear glass at the vertical slot window.

Mr. Lyons did not have an issue with the proposed painting scheme.

IV. OTHER BUSINESS

8. ADJOURNMENT

The Board of Architectural Review adjourned at 8:10 pm.

9. ADMINISTRATIVE APPROVALS

BAR #2022-00436 PG

Request for roof material replacement at 1501 Princess Street

Applicant: Rebecca Beattie

BAR #2022-00438 OHAD

Request for window and frame replacement at 115 Prince Street

Applicant: Cheryl Morehouse

BAR #2022-00439 PG

Request for front and rear siding replacement at 1015 Queen Street

Applicant: Navarro Construction

BAR #2022-00445 PG

Request for brick stoop replacement at 1015 Queen Street

Applicant: Andrew Bury

BAR #2022-00447 OHAD

Request for door trim replacement at 505 S Royal Street

Applicant: Suzanne Lipcaman

BAR #2022-00449 OHAD

Request for window sash replacement at 1106 Prince Street

Applicant: Ann Johnson

BAR #2022-00450 PG

Request for window installs at 312 N Henry Street

Applicant: Elizabeth Mendel