

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, October 19, 2016
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Slade Elkins
Christina Kelley
Christine Roberts
Robert Adams
Kelly Mechling
Margaret Miller
John von Senden, Chair

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

The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm.

I. MINUTES

Consideration of the minutes from the **September 21, 2016** public hearing.

BOARD ACTION: Approved as amended, 7-0.

On a motion by Ms. Kelley, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve the minutes, as amended, from the September 21, 2016 OHAD BAR hearing. The motion carried on a vote of 7-0.

II. CONSENT CALENDAR

1. CASE BAR #2016-00311

Request for alterations at **700 S Pitt Street**

Applicant: Thomas Campbell

This item was removed from the Consent Calendar.

BOARD ACTION: Approved as amended, 7-0

On a motion by Ms. Miller, seconded by Ms. Mechling, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00311, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. That the applicant obtain an *Air Conditioning Placement Waiver* from the adjacent property owner at 414 Franklin Street for the three HVAC condensers located in the required side yard.

REASON

The Board felt that it was not necessary to curve the fence at the corner and preferred the fence to

have a more traditional right-angle at the corner of the property.

BOARD DISCUSSION

The Board noted that there were a variety of corner fences in the immediate neighborhood but disagreed with staff's recommendation to curve the fence at the corner of Franklin and South Pitt streets and felt that a more rectangular fence plan at the corner was more appropriate with the rectilinear landscape design of the front yard at this landmark house.

SPEAKERS

Frederick Taylor, project architect, spoke in support of the application.

III. NEW BUSINESS

2. CASE BAR #2016-00327

Request for alterations at **809 Oronoco Street**

Applicant: Navarro Construction

BOARD ACTION: Approved as amended, 7-0

On a motion by Ms. Kelley, seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00327 as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. That the composite siding (Hardie Plank) must have a smooth surface and six-inch reveal.
2. That the front stoop may not extend farther than four feet (4') beyond the street lot line and the applicant must show the exact location of the stoop approved by the BAR on the plat submitted for the building permit.

REASON

The Board felt that because there was a lack of historic fabric on the rear elevation, and the limited visibility of the rear, they could support the use of synthetic siding on the rear elevation in this particular case.

BOARD DISCUSSION

The Board said that they were pleased to see the property being rehabilitated after years of neglect and that the installation of smooth fiber cement clapboard siding on the rear was appropriate in this instance given the lack of historic siding and the limited visibility of the rear elevation. The Board supported either a 48" or 60" stoop at the applicant's option.

SPEAKERS

Ricardo Navaro, contractor, spoke in support of the application.

3. CASE BAR #2016-00325

Request for alterations at **207 N Columbus Street**

Applicant: Ann Begeman

BOARD ACTION: Approved as amended, 7-0

On a motion by Ms. Kelley, seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00325, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. That the existing brick chimney remain unpainted or that a lime wash be applied to the entire chimney.

REASON

The Board did not support the painting of the brick chimney because of the permanent and potentially damaging nature of paint on a brick surface. However, the Board said that they would support a lime wash, which is more breathable and will not damage the brick.

BOARD DISCUSSION

The Board complimented the applicant on the well designed alterations and discussed the possibility of painting the chimney on the first floor, below the trellis, so that the natural brick would be visible from the right-of-way. Although the brick dated from the 1980s, the Board felt that paint was not a reversible treatment and could damage the brick, and suggested that the applicant consider a lime wash for the entire chimney instead.

SPEAKERS

Holt Jordan, contractor, spoke in support of the application.

4. CASE BAR #2016-00322

Request to partially demolish and encapsulate at **609 Cameron Street**
Applicant: Tareq Hoque

Items #4 & #5 were combined for discussion purposes.

5. CASE BAR #2016-00323

Request to partially demolish and encapsulate at **609 Cameron Street**
Applicant: Tareq Hoque

BOARD ACTION: Approved as amended, 5-2

On a motion by Ms. Miller, seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00322 & 00323 as amended. The motion carried on a vote of 5-2. Ms. Mechling and Ms. Roberts voted in opposition.

CONDITIONS OF APPROVAL

1. That the applicant must provide a mock-up of the lime mortar and lime plaster for final review and approval by staff on site prior to commencing repointing.
2. That the proposed four skylights must be installed so as not to damage any historic roof framing, if present, with final skylight locations to be approved in the field by staff.
3. That the pergola rafters have an ogee profile at both ends.
4. That the entire house have ½ round gutters and round downspouts.

5. The following statements 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.
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
6. *The Board also **recommended** that the applicant consider the following modifications to the sunroom addition, which is not visible from a public way and not subject to BAR approval:*
 - a. That the addition could be modified to have an enclosed porch design vocabulary, with siding and pilasters, rather than the proposed wall brick construction.
 - b. That the sunroom addition should be adjusted slightly so that the exposed brick of the piers at the north and south ends of the existing ell be the same.
 - c. That the doors and windows of the addition be aluminum clad and not fiberglass.
 - d. That the deck railing posts align with the door jambs below.

REASON

The Board felt that the repointing should be done as sensitively as possible to protect the historic masonry of this early house, and that the applicant should consult with a qualified masonry restoration contractor on the best approach to selective repoint and repaint the house. Some Board members felt strongly that the paint on the front façade should be removed entirely in an environmentally responsible manner and were concerned about the process now being used by the applicant. Another Board member was concerned about the installation of skylights and the potential to damage historic roofing material, as the application narrative and drawings were unclear about the proposed number and location of the new skylights. The Board also expressed concern that the gutters were not being replaced and that uncontrolled roof drainage could be detrimental to both this historic building and the neighbors. Finally, the Board made several recommendations for the materials and design details of the north elevation of the sunroom addition which the applicant agreed to study; however, the addition is not within the BAR's purview because it is not visible from a public way.

BOARD DISCUSSION

The Board discussed the feasibility of removing the paint on the façade of the house and suggested that it would be important to hire a qualified restoration mason to evaluate the property, and that they were in support of staff's recommendation with respect to the appropriate mortar mix for the areas on the façade that require repointing. The Board also discussed the need to accommodate all water runoff on the subject property. Although not in their purview, the Board made a number of design recommendations on the rear elevation which the applicant agreed to study with staff.

SPEAKERS

Tareq Hoque, applicant, spoke in support of the application and answered questions.

Jennifer Reed, 607 Cameron Street, spoke of concerns related to roof drainage, the potential for lead based paint chips on the sidewalk and timing of the completion of the project.

IV. OTHER BUSINESS

6. Presentation and consideration of proposed amendments to the Criteria & Standards for Administrative Approval of Signs within the Historic Districts. (This item is open for public comment)

BOARD ACTION: Approved, 7-0

On a motion by Ms. Roberts, seconded by Ms. Mechling, the OHAD Board of Architectural Review voted to defer consideration of proposed amendments to the Criteria & Standards for Administrative Approval of Signs within the Historic Districts. The motion carried on a vote of 7-0.

The Board felt that it would be useful to consider amendments to the sign chapter of the zoning ordinance at the same time the Board's administrative approval sign policy was adopted.

7. Presentation and consideration of proposed amendments to the policy for Concept Review.

This item was deferred prior to the hearing.

V. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 9:52pm.

VI. ADMINISTRATIVE APPROVALS

CASE BAR #2016-00349

Request to install exhaust vent at **800 S Washington St, BLDG**

Applicant: Scott Management

CASE BAR #2016-00348

Request to install exhaust vent at **800 S Washington St, BLDG**

Applicant: Scott Management

CASE BAR #2016-00347

Request for door and window replacement at **1250 S Washington St**

Applicant: J Canny

CASE BAR #2016-00339

Request for in kind front door replacement at **813 Duke Street**

Applicant: Brian Harrington

CASE BAR #2016-00337

Request for door replacement at **607 Princess Street**

Applicant: Courtney Fones

CASE BAR #2016-00334

Request for window repair at **203 S Lee Street**

Applicant: Brad Berkley

CASE BAR #2016-00333

Request for HVAC unit replacement at **301 S Washington Street**

Applicant: 301 S Washington St., LLC

CASE BAR 2016-00331

Request for window repair at **120 N Payne Street**

Applicant: Lisa Belasco

CASE BAR #2016-00330

Request for Chimney repair at **303 N Washington Street**

Applicant: T.D. Fraley & Sons

CASE BAR #2016-00328

Request for signage at **821 S Washington Street**

Applicant: The Mattress Firm

CASE BAR #2016-00326

Request for window replacement at **305 Charles Alexander Court**

Applicant: Maria Smith

CASE BAR #2016-00350

Request for alterations at **321 S Pitt Street**

Applicant: David & Rebekah Young