

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, March 1, 2017
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Christina Kelley, Chair
Robert Adams
Margaret Miller
Christine Roberts
John Sprinkle

Members Absent: John Goebel
Slade Elkins

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

The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30 pm. Mr. Goebel and Mr. Elkins were excused. All other members were present.

I. MINUTES

Consideration of the minutes from the **February 15, 2017** public hearing.

BOARD ACTION: Deferred, 5-0

Due to their later delivery, the OHAD Board of Architectural Review deferred consideration of the minutes from the February 15, 2017 OHAD hearing without objection.

II. NEW BUSINESS

3. CASE BAR #2017-00039

Request for alterations at **1201 King Street**

Applicant: Georgica Pine Clothiers

BOARD ACTION: Approved as amended, 5-0

On a motion by Ms. Miller, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00039, as amended. The motion carried on a vote of 5-0.

CONDITIONS OF APPROVAL

1. The awning may project no farther than four feet (4'-0") from the face of the building and must have an eight foot (8'-0") clearance from the sidewalk to the bottom of awning fabric/material at any point, per City Code.

2. The upper portion of the awning shall be mounted no higher than twelve feet (12'-0") from ground level to create space between the top of the awning and the second floor window sills.
3. All care must be taken not to damage the exterior fabric of the building when installing the awning frame, light fixture mount, and hanging sign mount. All anchors shall be mounted through mortar joints and may not be installed directly into masonry.
4. That the applicant work with staff on the color of the door surround.

REASON

The Board agreed with the staff recommendation but that suggested that the color of the door surround match the building cornice and trim color.

BOARD DISCUSSION

The Board generally supported the project, in particular the lower mounting of the awning. Some Board members suggested that the awning could be retractable but ultimately they supported a fixed awning, with the conditions recommended by staff and the added condition about the door surround color.

SPEAKERS

Linda Serabian of SOMA Architects, representing the applicant, described the project.

4. CASE BAR #2017-00419

Request for Concept Review at **1604-1616 King Street**

Applicant: Dechantal Associates, LLC

BOARD ACTION: Deferred, 5-0

The OHAD Board of Architectural Review voted to defer BAR Case #2017-00019 without objection.

REASON

The Board felt that the architectural character of the building needed additional restudy per the discussion at the hearing.

BOARD DISCUSSION

Mr. Sprinkle asked the applicant some questions regarding tax credits and the proposal to demolish the rear ells of the historic townhouses. He said that the bay units on the new building should relate more closely to the bay spacing on the historic townhouses and, as shown, they compete with one another. He said that the historic streetscape should be preserved.

Mr. Adams appreciated the outreach process and said that while he supported the earlier proposal with a significant amount of glass, he also could also support a design that the neighbors like. He

suggested that maybe the building could be more subtle in order to read as more of a background building. He said that the rhythm of the bays should relate more closely to the townhouses in front. He said that there are historic precedents for iron balconies, but that the applicant should be cognizant not to use too much ornamentation. He suggested that the applicant study smaller arches.

Ms. Roberts said that she would have preferred to receive the revised plans well in advance and that it was premature to provide sufficient feedback on the new plans. She said that her first impression was that the arches are too tall and heavy. She asked if the top floors could be set back to provide relief on the large façade. She also said that the new building needed to relate better to the historic townhouses.

Ms. Miller said that she was not prepared to provide extensive feedback on the revised drawings but she continued to find the balconies scattered and distracting. She said that she would prefer recessed balconies and that the façade needed to be more regularized. She said that she thought the applicant needed to continue to work on the architectural character of the building.

Chairwoman Kelley said that she actually preferred the largely glass building, but if that was not feasible she could support a more traditional approach. However, she said that whatever was proposed should relate more to the foreground townhouses and should not take away from the historic buildings in the neighborhood.

SPEAKERS

Michael Winstanley, architect, made a presentation and spoke in support of the application. He also answered questions.

Peter Labowitz, applicant, spoke in support of the application and answered questions.

Both the architect and the applicant spoke in support of the new design but acknowledged that the delivery of the revised plan was too late for the Board to provide sufficient feedback. They asked for the Board's impression of the revised design, which the neighbors largely supported. They also supported a deferral to further refine the architectural character of the building.

Scott Brown, Neighborhood engagement coordinator, spoke in support of the revised design and said he appreciated the evolution of the design and the applicant's neighborhood engagement.

Lionel Shapiro, Harvard Street, spoke in support of the revised design and complimented the applicant on meeting with neighbors.

Philip Matyas, North Pitt Street, spoke in support of the project.

James Giuglinno, Harvard Street, said that he felt the building was still too tall and said that he would prefer that the building had more brick.

Yvonne Callahan, Old Town Civic Association, said that she would have preferred a lower building, but that she likes the revised architectural treatment of the building, particularly the metal at the top. She commended the applicant's outreach.

Laura Lorrimore, Harvard Street, spoke in support of the project.

Jeff Lorrimore, Harvard Street, spoke in support of the project.

Steve Milone, resident, said he thought that they should use high quality traditional materials like brick or stone, instead of the proposed iron traceries at the top.

III. OTHER BUSINESS

1. Consideration of the NRHP nomination for the Appomattox statue.

BOARD DISCUSSION

Mr. Sprinkle said that he thought the nomination was well prepared and he supported the listing of the Statue on the National Register. Staff reminded the Board that they were only being asked by the Virginia Department of Historic Resources to comment on the nomination as a Certified Local Government and that the separate City Council action to recommend relocation of the statue was not before the BAR. Ms. Roberts asked for clarification as to why the statue was being nominated under Criteria F. Mr. Sprinkle agreed to investigate and respond.

BOARD ACTION

The Board unanimously agreed to support the National Register of the Appomattox statue nomination under Criteria C.

REASON

The Board felt that the statue was eligible for listing on the National Register of Historic Places under the proposed Criteria C.

IV. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 9:40pm.

V. ADMINISTRATIVE APPROVALS

CASE BAR #2017-00073

Request for Patio door replacement at **311 N Pitt Street**

Applicant: Mark Loepere

CASE BAR #2017-00072

Request for signage at **901 N Washington Street**

Applicant: Scott Sortnacy

CASE BAR #2017-00070

Request for window replacement at **1250 S Washington Street**

Applicant: Jefferey & Denise Cohn

CASE BAR #2017-00069

Request for reroof in architectural grade singles at **820 S Fairfax Street**

Applicant: Michael Bennett

CASE BAR #2017-00068

Request for repairs to façade at **609 Cameron Street**

Applicant: Vaughan Restoration Masonry

CASE BAR #2017-00067

Request for repointing Prince street elevation at **200 S Fairfax Street**
Applicant: Vaughan Restoration Masonry

CASE BAR #2017-00066

Request for signage at **228 S Washington Street**
Applicant: Moon Prop. LLC

CASE BAR #2017-00065

Request for in-kind replacement/repair of deck at **818 S Royal Street**
Applicant: Carol Feintheil

CASE BAR #2017-00061

Request for utility enclosures at **2 Duke Street**
Applicant: RT South Associates LLC

CASE BAR #2017-00060

Request for masonry repair at **1100 King Street**
Applicant: Bonnitt Buildings Inc

CASE BAR #2017-00059

Request to install exterior light on rear shed at **733 S Fairfax Street**
Applicant: Orman Electric

CASE BAR #2017-00056

Request for repair: roof replacement at **908 Franklin Street**
Applicant: Renee & Keith Reynolds

CASE BAR #2017-00051

Request for repair: roof replacement at **321 Queen Street**
Applicant: Harry Frazier and Andrea Barlow

CASE BAR #2017-00049

Request repairs at **201 S Washington Street**
Applicant: Joshua Pearson, DGS

CASE BAR #2017-00048

Request for in-kind replacement of roof at **910 Franklin Street**
Applicant: John C. Villar

CASE BAR #2017-00047

Request for window and door replacement on facade at **1403 Prince Street**
Applicant: Thomas Gibson