

*******ADOPTED MINUTES*******

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, February 15, 2017
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Staff Present: Al Cox, Historic Preservation Manager
Catherine Miliaras, Preservation Planner

The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:32 pm. All members were present.

I. MINUTES

Consideration of the minutes from the **February 1, 2017** public hearing.

BOARD ACTION: Approved as submitted, 7-0

On a motion by Ms. Roberts, seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve the minutes as submitted from the February 1, 2017 OHAD BAR hearing. The motion carried on a vote of 7-0.

II. CONSENT CALENDAR

1. CASE BAR #2017-00019

Request for alterations at **313 N Royal Street**
Applicant: Daniel and Ann Horowitz

BOARD ACTION: Approved as submitted, 7-0

On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00019 as submitted. The motion carried on a vote of 7-0.

III. NEW BUSINESS

2. CASE BAR #2017-00020

Request for partial demolition at **106 N Lee Street**

Applicant: William Scott Shaw

Items #2 & #3 were combined for discussion purposes.

3. CASE BAR #2017-00021

Request for alterations at **106 N Lee Street**

Applicant: William Scott Shaw

BOARD ACTION: Approved as amended, 7-0

On a motion by Ms. Miller, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00020 & 00021, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. All new windows must meet applicable criteria in the *Alexandria Replacement Window Performance Specifications* (contained in the BAR's adopted Window Policy): Multi-light insulated glass windows must have permanently fixed muntins on both interior and exterior. All glazing must be clear, non-reflective, and without tint; through-the-glass shading coefficient must be between 0.87-1.0; and the reflectance must be less than 10%.
2. All new and replacement doors and trim must comply with adopted BAR policies.
3. The applicant must submit the materials and design of rooftop HVAC mechanical screening for staff review prior to release of the building permit to ensure that the screening is compatible and integrated with the architecture.
4. The applicant must submit specifications for the new and replacement HVAC units in order to ensure that they comply with the zoning ordinance.
5. Bricks used for infill must match in color, texture, and size those that currently compose the structure, with final approval by staff.
6. Future signage must be reviewed and approved by the BAR ~~or BAR staff~~.
7. *The applicant must work with staff on a more stylistically compatible entrance railing, with final design approval by staff as part of the building permit review.*

REASON

The Board supported the overall alterations to this unadorned mid-20th-century commercial building, finding the alterations to be appropriate and consistent with the Design Guidelines, as discussed in the staff report. The Board concurred that the rooftop HVAC screening (required by zoning even if not visible from a public way) and entrance handrail should be stylistically compatible with the building and integrated with the architecture.

BOARD DISCUSSION

The Board's opinion was favorable regarding the proposal, even an improvement over the existing, though members noted some specific details that needed further refinement. The Board found the existing lattice used for rooftop HVAC screening to be inappropriate and suggested horizontal slats or a metal screen, more in keeping with the character of the building. As the signs shown in the plans were intended as placeholders for future signs, the Board conditioned approval

that future signs return for approval by the BAR. One member expressed concern that the primary color palette may be too bold. Some members thought that a more stylistically appropriate railing should be used at the entrance and asked the applicant to work with staff on that. Additionally, it was noted that the exterior LED building lights should be warmer rather than cool in color.

SPEAKERS

Paul Beckmann, project architect, responded to questions and spoke in support.

William Scott Shaw, applicant, responded to questions and explained the overall program for the building.

4. CASE BAR #2016-00324

Informal work session for a concept review of proposed development at **301 S Alfred Street**
Applicant: Alfred Street Baptist Church

BOARD ACTION:

The Board decided to defer the case for restudy.

BOARD DISCUSSION

The Board generally felt that the revised scheme responded to issues that had been raised at the first work session but still felt that the design needed further revisions before they could offer support for the overall height, scale, mass and general architectural character. It was noted by several Board members that the project was heading in the right direction, particularly on the west, north and east sides, though the southeast corner still needed work. Many thought that the applicant had improved the perception of porosity on the site and also appropriately revised the sanctuary roof form. It was noted that materials and design details would be exceptionally important on this building and it was recommended that different brick types and mortar colors be studied.

Elements for continued study:

- Restudy Wolfe and South Alfred streets corner because it is least successful area portion of the building
- Refine the Wolfe Street elevation
- Provide examples of detailing for various representative areas
- Consider improving the setting for historic chapel, including re-establishing it as a completely freestanding structure

Additional comments:

- Can the campanile be located on axis of chapel?
- Rework front terrace for the non-historic sanctuary church at corner of Duke and South Alfred Street to improve provide a plinth for the formal façade as that east façade of the building is no longer a primary entrance to the church.
- Avoid a continuous height datum around project — provide different cornices and heights for different elements.
- Distinguish green space from open space
- Provide sections showing height of new and existing
- Continue to be mindful of porosity issue

SPEAKERS

Tom Kerns and Andrew Cheng, projects architects, gave a presentation on the revised design and responded to questions.

Al Pierce, 320 South Alfred Street, expressed concern about the project.

William Doying, 817 Duke Street, expressed concern about the project and the process.

Peter Glaser, 827 Wolfe Street, expressed concern about the project.

Paula Glaser, 827 Wolfe Street, expressed concern about the compatibility of the project.

Yvonne Callahan, president of the Old Town Civic Association, expressed concerns.

Brigitte Maxey, 2701 Park Center Drive, spoke in support.

Jennifer Jones, 1115 Cameron Street, spoke in support.

Hal Hardaway, 311 South Union Street, expressed opposition and noted that this building did not comply with the Washington Street standards.

Charisse Hines, 2701 Park Center Drive, spoke in support.

Doug Wood, 5425 Heron Drive, Centreville, expressed concern with the roof design and recommended a metal roof that would develop patina over time.

Diane Oehms, 824 Wolfe Street, expressed concerns, particularly with the Wolfe Street elevation.

Stephen Milone, 907 Prince Street, expressed concerns with the massing and offered an alternate design.

IV. OTHER BUSINESS

At the hearing, Chairperson Kelley recognized the efforts and many years of service of former BAR members, Wayne Neale and Chip Carlin, and provided Certificates of Appreciation to Mr. Neale and the late Mr. Carlin's son, Jack Harrell. Austin Flajser, president of Carr Hospitality and developer of the Hotel Indigo at 220 South Union Street, also spoke in honor of Mr. Carlin and his love of historic Alexandria. Mr. Flajser noted that he was developing a reading area off the lobby of the new hotel which would feature books and photographs related to Alexandria history and asked the Board members and staff for assistance for the wording of a plaque in memory of Chip on the bookcases and to help select books on Alexandria history for the public to enjoy.

V. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 10:50pm.

VI. ADMINISTRATIVE APPROVALS

CASE BAR #2017-00043

Request to replace exterior lantern on façade with gas lantern at **321 Duke Street**
Applicant: Charles Murray

CASE BAR #2017-00042

Request for signage at **129 Duke Street**
Applicant: Mark Poskaitis

CASE BAR #2017-00040

Request for chimney repair at **1312 Prince Street**
Applicant: Dan Satinoff