

\*\*\*\*\***DRAFT MINUTES**\*\*\*\*\*

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, April 5, 2017**  
7:30pm, City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Robert Adams

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 7:30 pm. Mr. Adams was excused. All other members were present.

**I. MINUTES**

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

**BOARD ACTION: Approved as submitted, 6-0**

On a motion by Ms. Roberts, seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve the minutes as submitted from the March 15, 2017 OHAD BAR hearing. The motion carried on a vote of 6-0.

**II. CONSENT CALENDAR**

**3. CASE BAR #2017-00087**

Request for signage at **950 N Washington Street**  
Applicant: 950 N Washington Level Office LLC

**BOARD ACTION: Approved as amended, 5-0**

This item was removed from the consent calendar. On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00087, as amended. The motion carried on a vote of 5-0. Mr. Sprinkle recused himself.

**CONDITION OF APPROVAL**

Final review and approval of the lighting levels must be approved by BAR staff in the field to determine appropriate lighting levels consistent with what was shown in the application submission.

## **REASON**

The Board found the signage to be appropriate in this location but expressed some concern regarding the brightness and intensity of the lighting and therefore conditioned that the final lighting level be approved by staff in the field.

## **BOARD DISCUSSION**

The Board inquired whether the existing temporary signs would be removed and the applicant confirmed that they would. The Board thought that the type and quantity of illumination as a soft glow would be acceptable if it were emitted through the side of the letter, as depicted in the drawings submitted in the application. With the ongoing advances in LED lighting, there were questions regarding the color and intensity of the illumination. Staff explained that past practice by staff was to visit the site at night to confirm that the sign lighting did not call undue attention to itself by being the brightest sign on the block.

## **SPEAKERS**

Ken Padgett, Mid-Atlantic Permitting Services and representing the applicant, responded to questions.

### **4. CASE BAR #2017-00094**

Request for alterations at **401 N Saint Asaph Street**

Applicant: Walter Steimel

### **BOARD ACTION: Approved as submitted, 6-0**

This item was removed from the consent calendar. On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00094, as submitted. The motion carried on a vote of 6-0.

## **CONDITION OF APPROVAL**

The aluminum vent must be painted to match the adjacent brick.

### **BOARD ACTION on the policy amendment: Approved 6-0**

On a separate motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to direct staff to amend the Minor Architectural Elements policy. The motion carried on a vote of 6-0.

The Minor Architectural Elements policy on exhaust vents shall be amended:

“To permit administrative approval of small vents (less than 1’ x 1’) for residential kitchen exhaust hoods, bathroom vents or clothes dryers to be appropriately located on a street-facing elevation when the applicant demonstrates that there is no reasonable alternative and the vent is painted to match the adjacent wall surface.”

*The Board combined discussion of both items as follows:*

## **REASON**

The Board found the request appropriate and amended the Minor Architectural Elements policy to allow staff to approve small vents on street-facing elevations when such locations are the only reasonable locations.

## **BOARD DISCUSSION**

The Board noted that the proposed location for the residential kitchen exhaust hood vent was unobtrusive, particularly when painted to match the adjacent wall surface. The Board understood the lack of reasonable locations for this vent and agreed that small vents, under one square foot, located discreetly on a street-facing elevation did not necessarily compromise the overall integrity of the historic district and its character. Therefore, in a separate vote, the Board voted to amend the Minor Architectural Elements policy to allow staff approval of small (less than one square foot) vents on street-facing elevations when no reasonable alternative location existed.

#### **SPEAKERS**

Walter Steimel, applicant, spoke in support of the request.

### **III. NEW BUSINESS**

#### **5. CASE BAR #2017-00082**

Request for alterations at **124 N Payne Street**

Applicant: Tom Truchio

**This case was deferred prior to the hearing.**

#### **6. CASE BAR #2017-00095**

Request for alterations at **320 S Pitt Street**

Applicant: Robert & Claire Wood

**This item was deferred prior to the hearing.**

#### **7. CASE BAR #2017-00086**

Request for re-approval of previously approved plans for a permit to demolish at **209 Gibbon Street**

Applicant: Mark Sparkman

#### **BOARD ACTION: Approved as amended, 6-0**

On a motion by Ms. Miller, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00086, as amended. The motion carried on a vote of 4-2, with Mr. Sprinkle and Ms. Roberts dissenting.

#### **CONDITION OF APPROVAL**

The applicant shall be required to photographically document the condition of the existing alley prior to initiating any construction and shall be responsible for the mitigation of any damage caused by construction of this project.

#### **REASON**

No Board members objected to the proposed demolition or capsulation at the subject property. The dissenting board members thought that language should be added to the condition previously approved by the BAR that would address preventing damage to the cobbles and utilizing best practices.

#### **BOARD DISCUSSION**

The Board understood the concern regarding the preservation and maintenance of historic cobblestone alleys in the historic district. The Board asked for an update on the alley survey

project and staff responded that the survey was nearly complete and an intern had worked to help finalize the inventory. Some members felt that it was important to add language to the condition to prevent damage before it occurs while others felt uncomfortable changing the previously approved condition until staff can more fully develop specifications for repairing alleys and using “best practices” to minimize damage. The majority of the BAR decided to wait on changing the language until the alley survey project was complete and a standard condition can be developed that includes all of the recommendations of the Historic Alexandria Resources Commission alley survey committee.

#### **SPEAKERS**

Mark Sparkman, applicant, was available for questions.

Charles Habliston, 514 South Fairfax Street, noted that the alley was historic and its condition should be preserved and he wanted to minimize any impact on the historic cobblestones.

#### **IV. OTHER BUSINESS**

##### **Preservation 101: Washington Street**

The OHAD Board of Architectural Review received a presentation from staff on Preservation 101: Washington Street.

Ms. Miliaras gave a presentation regarding the history of Washington Street and the Washington Street Standards in the zoning ordinance.

Ming Yi-Wong and Dena Kennett, National Park Service staff for the George Washington Memorial Parkway, were introduced and provided some comments.

#### **V. ADJOURNMENT**

The OHAD Board of Architectural Review hearing was adjourned at 9:23pm.

#### **VI. ADMINISTRATIVE APPROVALS**

##### **CASE BAR #2017-00092**

Request for In-kind Roof Repair at **201 N Union Street**

Applicant: Realco Realty

##### **CASE BAR #2017-00091**

Request for Stair repair at **115 S Columbus Street**

Applicant: Lynnette Camus

##### **CASE BAR #2017-00076**

Request for Roof Repair at **802 Second Street**

Applicant: Susie McGowan

##### **CASE BAR #2017-00075**

Request for Window/Door Repair at **702 Ford’s Landing Way**

Applicant: G. Stalin