

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

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

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

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

The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:33 pm. All members were present.

I. MINUTES

2. Consideration of the minutes from the **May 3, 2017** public hearing.

BOARD ACTION: Approved, 7-0

On a motion by Mr. Adams, seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve the minutes from the May 3, 2017 OHAD BAR hearing as submitted. The motion carried on a vote of 7 to 0.

II. CONSENT CALENDAR

3. CASE BAR #2017-00132

Request for alterations at 720 South Fairfax Street
Applicant: Ronald & Eileen Jerdonek

BOARD ACTION: Approved, 7-0

On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00132 as submitted. The motion carried on a vote of 7-0. The BAR asked staff to bring forward an update of the Accessory Structures and Outbuildings chapter of the *Design Guidelines* to include pergolas, trellises, arbors and gazebos, etc.

4. CASE BAR #2017-00144

Request for alterations at 911 South Alfred Street
Applicant: James Gateau & Kim Place-Gateau

BOARD ACTION: Approved, 7-0

On a motion by Ms. Roberts, seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00144 as submitted. The motion carried on a vote of 7-0.

III. NEW BUSINESS

CASE BAR #2017-00022

Request for Concept Review at 301 S Alfred Street
Applicant: Alfred Street Baptist Church

Staff noted that this case had been deferred at the request of the applicant.

BOARD ACTION: Approved, 7-0

The OHAD Board of Architectural Review acknowledged the deferral of BAR Case #2017-00022.

5. CASE BAR #2017-00131

Request for alterations, waiver of fence height requirement and waiver of vision clearance at 802 Green Street
Applicant: Robert de Beck

BOARD ACTION: Approved, 7-0

On a motion by Ms. Roberts, and seconded by Mr. Sprinkle, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00131 as submitted. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. The glazing on the windows must be clear, non-reflective and without tint. Low-E glazing is encouraged but the glass must have a minimum 72% visible light transmission (VLT). Low-E 272 generally meets these criteria. Muntins and spacer bars must comply with the performance specifications. Provide final specifications to confirm conformance with the Window Policy as part of the building permit process.
2. Plant additional shrubbery along the base of the retaining walls to lessen the visibility of the fence.

REASON

The Board found that there were specific circumstances associated with this particular property that made it acceptable to install a 6' solid fence in the secondary front yard. The setback from the sidewalk, landscaping and secondary front yard location all contributed to the Board's approval of a waiver of the fence height requirement at this location, though it was noted that this approval did not set a precedent for 6' solid fences in front yards in the historic districts.

BOARD DISCUSSION

The Board inquired about the 2001 denial of a 6' privacy fence and learned that was under a different owner and in a slightly different location. The Board also inquired about the muntin style and light configuration of the replacement windows and doors. It was noted that all replacement doors and windows must be consistent with the Window Policy. The Board also discussed the specific circumstances that made it appropriate to approve a solid 6' fence in this location without setting a precedent for other front yards in the historic district.

SPEAKERS

Robert de Beck, applicant, spoke in support of the project, agreed to the staff recommendations and answered questions.

6. CASE BAR #2017-00145

Request for partial demolition and capsulation at 1605 King Street
Applicant: 1605 King Street, LLC

Cases #6 & #7 were combined for discussion purposes

7. CASE BAR #2017-00146

Request for an addition and alterations at 1605 King Street
Applicant: 1605 King Street, LLC

BOARD ACTION: Approved, 7-0

On a motion by Ms. Roberts, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00145 and BAR Case #2017-00146 as submitted. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. No internal illumination of signage is permitted. Halo illumination or targeted mini-spotlights for the two wall signs and hanging sign may be approved by staff as part of the sign permitting process.
2. No pin-mounted letters may be installed through the brick. Should the BAR approve pin mounted letters, installation specifications showing the use of a silicone adhesive or shop drawings showing the installation location of all letters in the mortar joints must be approved by staff as part of the sign building permit process.

REASON

The Board supported the application and noted that the alterations were all improvements to this modern but somewhat dated commercial building. The Board found the alterations, including the signs, to be appropriate and consistent with the *Design Guidelines*.

BOARD DISCUSSION

The Board all agreed that the proposed alterations were an overall improvement to this commercial building. They found the proposed alterations to be appropriate and cohesive. They noted that the sight lines provided by the applicant suggest that the light rail on the roof and possibly the penthouses would be visible from the street. However, the Board noted that the visibility of the terrace elements would be minimal.

SPEAKERS

Robert Brandt, attorney representing the applicant, gave a brief overview of the proposal and responded to questions.

Teddy Kim, applicant, was also available to answer questions.

Jasna Bnelic, project architect, responded to questions and explained the design intent.

8. CASE BAR #2017-00149

Request for partial demolition and capsulation at 213 North Fairfax Street
Applicants: Iris & Ari Karadaghi

Cases #8 & #9 were combined for discussion purposes

9. CASE BAR #2017-00150

Request for an addition and waiver of mechanical screening requirement at 213 North Fairfax Street
Applicants: Iris & Ari Karadaghi

BOARD ACTION: Deferred, 7-0

The first motion, made by Ms. Roberts and seconded by Ms. Miller, was to approve the applications as submitted with the proffered condition of a preservation easement and a limitation of the total wall demolition to 55 square feet. That motion failed 3-4.

On a second motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to defer BAR Case #2017-00149 and BAR Case #2017-00150. The motion carried on a vote of 7-0.

REASON

The Board deferred the project for restudy, noting that it needed refinement but not a total redesign. While it not unanimous, the majority of the Board wanted to see a reduction in the proposed demolition/capsulation area, a reduction in the overall size and refinement of some details, particularly on the south and east (rear) elevation.

BOARD DISCUSSION

The Board was of mixed opinions on whether the amount demolition/capsulation was acceptable and whether the proposed size and design details of the addition were appropriate. Three Board members were generally in support of the addition, as proposed, as long as the applicant proffered a preservation easement. This minority opinion noted that the design approach was appropriate and the overall size was consistent with historic rear ells throughout the district and did not overwhelm this historic house nor nearby historic houses. However, the remaining four Board members, representing a majority, expressed concern regarding the percentage of the historic rear wall proposed for demolition and capsulation. The applicant confirmed that the new construction would abut and be structurally separate the historic rear wall. The BAR welcomed the applicant's proffer of a preservation easement on both the interior and exterior.

The Board noted that this addition should not visually compete with adjacent historic houses, such as the rear loggia across the cobblestone alley to the southeast, whose neoclassical design is attributed to Benjamin H. Latrobe. There was also discussion regarding how elaborate an addition to a simple Federal style the project should be, with some Board members finding that the bow window needed additional detailing and refinement (spandrel panels, roof form) while others preferred a simplified treatment more keeping with a background element. Some members noted that the interior program seemed incongruous with the exterior design and fenestration. Therefore, the majority of the Board voted to defer the project for an opportunity for restudy, noting that the project did not require an entire redesign, only refinement. The Board's general direction was to reduce the total amount of demolition/capsulation and to consider reducing the overall size while refining the style and design details.

SPEAKERS

Stephanie Dimond, project architect, spoke in support of the project and responded to questions. She noted that only 55% of the rear wall was proposed for capsulation. She also noted the intact original interior woodwork, including a small stair to the ground level in the rear.

Elizabeth McCall, resident of the 500 block of South Fairfax Street, spoke in support of the interior preservation and efforts to differentiate the addition from the original structure.

Magee Whelan, of 209/211 North Fairfax Street, spoke in support but also noted that there could be a visual impact on the Thompson House and asked that the rooftop HVAC units be screened.

Jane Erickson, 208 North Fairfax Street, spoke in support.

Gincy Carosi, 215 North Fairfax Street, spoke in support of rehabilitating the house but expressed concern that the north wall of the addition had a very large impact on her abutting property to the north.

Al Baharmast, 209 North Fairfax Street and owner of the “Loggia House”, spoke in support.

10. CASE BAR #2017-00158

Request for new construction at 623 North Columbus Street
Applicant: 623 & 625 N Columbus Street Homes, LLC

Cases #10 & #11 were combined for discussion purposes

11. CASE BAR #2017-00170

Request for new construction at 625 North Columbus Street
Applicant: 623 & 625 N Columbus Street Homes, LLC

BOARD ACTION: Approved as amended, 6-0-1

On a motion by Ms. Roberts, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00158 and BAR Case #2017-00170 as amended. The motion carried on a vote of 6-0-1, with Mr. Sprinkle abstaining.

CONDITIONS OF APPROVAL

1. The Board approved “Alternative A,” the revised low slope roof presented at the hearing.
2. The Board approved the inclusion of a date block to be detailed and located on the building with final approval by staff as part of the permit review process.
3. The rooftop HVAC equipment should be located closer to the roof ridge to be less visible from the street.
4. The final design may have blind windows on the side elevations.
5. Submit manufacturer cut sheets for the windows to confirm conformance with the BAR’s adopted Window Policy as part of the building permit process.
6. The front door may be wood or fiberglass, consistent with the BAR’s adopted Minor Architectural Elements policy.

REASON

The Board found the two new townhouses to be appropriate and consistent with the *Design Guidelines* for new residential construction. The Board supported the revised, lower slope roof line presented at the hearing.

BOARD DISCUSSION

The Board's discussion focused on the roof form and it was noted by many that the revised, lower roof form was an improvement and complemented the overall project design. The Board found that the scale, massing and architectural style were very compatible with the historic streetscape. One member was concerned that new information (roof restudy) was presented at the hearing without the benefit of the Board and public having the opportunity to review the material before discussing it. Another Board member commented that it was appropriate for an applicant to bring forward new or clarification material if it is in response to a staff comment or recommendation in the report. Another Board member discouraged the use of faux or blind windows on the side elevation. It was also suggested that the rooftop HVAC and screening be shifted to the ridge.

SPEAKERS

Steve Kulinski and Jason Bryan, project architects, presented the design and responded to questions. He also presented a refined roof slope based on recommendations in the staff report. He requested that the blind windows be retained. He also requested that the BAR approve a date block on the front elevation of each townhouse, with final design and placement to be worked out with staff.

12. CASE BAR #2017-00178

Request for alterations at 907 Green Street

Applicant: Casey Keplinger, represented by Brett Hopkins

BOARD ACTION: Approved, 7-0

On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00178 as submitted. The motion carried on a vote of 7-0.

REASON

The Board found that this request to install aluminum clad windows on a pre-1965 house was appropriate in this particular situation because the rowhouse was set far back from the street and was not subject to close scrutiny by the public. In addition, it was noted that the design and style of this particular 1940s townhouse was similar to vernacular Colonial Revival townhouses constructed through the 1960s.

BOARD DISCUSSION

The Board had minimal discussion on the application and noted it was an appropriate exception to the Window Policy based on the analysis in the staff report and reasons stated above.

SPEAKERS

Brett Hopkins, window contractor representing the applicant, agreed with the staff recommendations.

IV. OTHER BUSINESS

The Board requested that the docket packets include the locator map for all the docket items.

The Board also suggested that a design guideline related to pergolas, trellises and arbors be created as part of the update to the *Design Guidelines*.

V. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 9:26pm.

VI. ADMINISTRATIVE APPROVALS

CASE BAR #2017-00136

Request for signage at 1218 King Street

Applicant: ACME Mid-Century + Modern, LLC

CASE BAR #2017-00138

Request for window replacement at 711 Potomac Street

Applicant: Margaret & John Wood

CASE BAR #2017-00141

Request for shed replacement at 717 South Pitt Street

Applicant: Jacob Crowe

CASE BAR #2017-00142

Request for signage at 480 King Street

Applicant: AB/FH Alexandrian Hotel Owner LLC

CASE BAR #2017-00148

Request for window replacement at 110 Gibbon Street

Applicant: Bruce Teris

CASE BAR #2017-00152

Request for window replacement at 820 South Royal Street

Applicant: Old Town Windows

CASE BAR #2017-00153

Request for wall sign at 107 North Fairfax Street

Applicant: Wahoo Food Group LLC

CASE BAR #2017-00154

Request for roof replacement at 316 North Pitt Street

Applicant: Robert & Carolyn Almassy

CASE BAR #2017-00155

Request for projecting sign at 129 South Royal Street

Applicant: GCM, Inc.

CASE BAR #2017-00156

Request for window replacement at 328 South Lee Street

Applicant: Adam Cooke

CASE BAR #2017-00157

Request for HVAC units at 14 Wharf Street
Applicant: David Gamble

CASE BAR #2017-00160

Request for vent at 407 South St. Asaph Street
Applicant: Chuck & Jane Weber

CASE BAR #2017-00161

Request for roof replacement and downspout replacement at 131 N. Washington Street.
Applicant: Margaret Bourjaily

CASE BAR #2017-00162

Request for concrete repair at 625 N. Washington Street.
Applicant: C.A. Lindman, Inc.

CASE BAR #2017-00163

Request for roof replacement at 724 N. Washington Street.
Applicant: DC Drake

CASE BAR #2017-00171

Request for fence replacement at 502 Wolfe Street.
Applicant: Thomas & Hilda Garrett

CASE BAR #2017-00174

Request for HVAC unit replacement at 805 Prince Street
Applicant: Ciji Masser

CASE BAR #2017-00175

Request for replacement drive-thru ATM at 600 North Washington Street
Applicant: Bank of America NA

CASE BAR #2017-00180

Request for roof replacement at 700 South Fairfax Street
Applicant: Ronalda Meson

CASE BAR #2017-00183

Request for door replacement at 417 Pitt Mews
Applicant: Mary & Steve Rushen