

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, June 21, 2017
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Christina Kelley, Chair
Robert Adams
Margaret Miller
Slade Elkins

Members Absent: John Sprinkle
John Goebel
Christine Roberts

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. Ms. Roberts, Mr. Sprinkle and Mr. Goebel were excused.

I. MINUTES

2. Consideration of the minutes from the **June 7, 2017** public hearing.

BOARD ACTION: Approved, 4-0

On a motion by Ms. Miller, seconded by Mr. Elkins, the OHAD Board of Architectural Review voted to approve the minutes from the June 7, 2017 OHAD BAR hearing as submitted. The motion carried on a vote of 4-0.

II. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

3. CASE BAR #2017-00099

Request for new construction at 802 and 808 N Washington Street
Applicant: Shakti, LLC

BOARD ACTION: Approved, as Amended, 4-0

On a motion by Ms. Adams, and seconded by Mr. Elkins, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00099, as amended. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

1. Utilize the cornice details on the Southern "Building" shown on Sheet A-9 and A-9a.
2. Pilasters must wrap the northeast and southeast corners of the Southern "Building." Provide a strong belt course and for the pilasters, with final details to be worked out with staff as part of the building permit review process.

3. Reduce the height of the rooftop mechanical screening to the minimum height necessary for effective screening with final details to be approved by staff as part of the building permit review process based on sight line studies from multiple vantage points.
4. Refine the window configuration of the northern red brick building for the first floor windows to better relate to the style of the upper story windows with final approval by staff as part of the building permit review process.
5. The mock-up panel required by DSUP #2015-00004, shall include examples of all brick detailing.
6. *Work with staff to study the feasibility of a glass mansard roof on the east side of the top floor of the northern bay of the project, without losing any rooms.*

REASON

The Board found that the scale, mass, height and general architectural character of the proposal was in conformance with the Washington Street Standards and the BAR Design Guidelines.

BOARD DISCUSSION

The majority of the BAR members appreciated the applicants responsiveness to previous comments and agreed with staff's recommendations. Several members were concerned about the height of the north wall of the project and its present relationship with the historic former Little Tavern restaurant, but recognized that there would likely be a larger project on that site in the future which would screen the scale of the north wall from southbound traffic on Washington Street, though that project may not happen for many years. The BAR, therefore, asked staff to work with the applicant to study the feasibility of a glass mansard roof on the east side of the top floor of the northern bay of the hotel, without losing any rooms, in order to make this wall appear smaller.

SPEAKERS

Chris Comeau and Brian Cutler, project architects from Architecture Incorporated, presented the project and responded to questions.

III. NEW BUSINESS

4. CASE BAR #2017-00165

Request for partial demolition/capsulation at 109 Duke Street
Applicant: Martha and Steven Peterson

Cases #4 & #5 were combined for discussion purposes

5. CASE BAR #2017-00166

Request for alterations and an addition at 109 Duke Street
Applicant: Martha and Steven Peterson

BOARD ACTION: Approved, 5-0

On a motion by Ms. Miller, seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00165 as amended. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

1. The area of capsulation is limited to the area south of the vertical masonry joint on the east wall of the historic rear ell.

- ~~2. The courtyard door surround be restored to its prior condition so that it clearly reads as a secondary entrance and that its design does not compete with the historic front door. Deferred at the request of the applicant.~~
3. Include the following archaeology conditions 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 recommendations.
 - a. Inform Alexandria Archaeology (703-746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for City archaeologists can be arranged. There is no cost to the homeowner for this service.
 - b. 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
4. *Work with staff prior to submission of the building permit to study the cornice on the east side of the new ell, and to add a 6" half-round gutter and a minimum 4" of trim around the windows.*

REASON

The Board found that the brick wall of the ell south of the wall joint had been significantly altered in the past and had lost its historic integrity. It contained no original material that was rare or unusual or represented a high degree of craftsmanship and, therefore, the BAR supported the wall capsulation on this project.

BOARD DISCUSSION

The Chair requested an elevation of the entire front of the house for context the next time the front door is presented. Several BAR members were uncomfortable with the unbalanced cornice on the north end of the addition, created by the valley on the west side where it joins the existing ell, and made recommendations for coordination of the door and window muntin pattern but recognized that this condition would not be visible from a public way. However, because the east side of the ell is partially visible from Duke Street, the Board asked that the applicant work with staff prior to submission for building permit to add a 6" half-round gutter on the east side of the new ell, with and a minimum 4" wide trim around the windows.

SPEAKERS

Duncan Blair, attorney, presented the case and responded to questions. He asked that the BAR defer any action on the entry door surround at this time.

Ms. Peterson responded to questions about the windows.

IV. OTHER BUSINESS

6. Ray Hayhurst, Acting Complete Streets Program Manager with T&ES, gave an informational presentation on several proposed new Capital Bikeshare locations in and adjacent to the historic districts.
7. The BAR deferred the staff presentation on Buildings of Architectural Merit until the Fall.

V. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at approximately 9:39pm.

VI. ADMINISTRATIVE APPROVALS

BAR #2017-00215

Request for window restoration at 1206 Prince Street

Applicant: Mary Peterson

BAR #2017-00214

Request for dish antenna at 105 Quay Street

Applicant: Margaret Rhoads

BAR #2017-00207

Request for shutter replacement at 400 S. Pitt Street

Applicant: Dorothy Farley

BAR #2017-00206

Request for patio door at 521 S. Saint Asaph Street

Applicant: Maria Harrison

BAR #2017-00167

Request for trim/shutter repair at 114 N. Alfred Street

Applicant: Stephen Baer

BAR #2017-00168

Request for window replacement at 308 N. Columbus Street

Applicant: Jerome & Anne Cobb

BAR #2017-000169

Request for siding, trim, window repair and replacement at 1433 Duke Street

Applicant: Jean Fox

BAR #2017-00151

Request for front and garage door repair at 115 Pommander Walk

Applicant: Carolyn Rector

BAR #2017-00185

Request for tuckpointing at 225 N. Fairfax St (220 Queen Street)

Applicant: Renaissance Development

BAR #2017-00195

Request for roof replacement at 218 S. Alfred Street

Applicant: Sarah Revers

BAR #2017-00196

Request for window replacement at 320 King Street

Applicant: 320 King Street, LLC

BAR #2017-00203 & 204

Request for roof repair at 108-110 S. Columbus Street

Applicant: Paul Birckner