

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

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, September 6, 2017**  
7:30pm, Sister Cities Conference Room, City Hall  
301 King Street, Alexandria, Virginia 22314

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

Members Absent: None

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

**I. CALL TO ORDER**

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

**II. MINUTES**

2. Consideration of the minutes from the **July 5, 2017 & July 19, 2017** public hearing.

**BOARD ACTION: Approved as submitted**

By unanimous consent, the OHAD Board of Architectural Review voted to approve the minutes from both the July 5, 2017 & July 19, 2017 meetings.

**III. CONSENT CALENDAR**

3. **CASE BAR #2017-00269**  
Request for signage at 515 North Washington Street.  
Applicant: CAS Riegler dba J. River 515 Annex, LLC

**BOARD ACTION: Approved as submitted, 6-0-1**

On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-0269, as submitted. The motion carried on a vote of 6-0-1. Mr. Goebel recused himself.

4. **CASE BAR #2017-00272**  
Request for waiver of rooftop HVAC screening requirement at 105 North West Street.

Applicant: Jiraporn Achraruji

This item was removed from the consent calendar.

**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 #2017-0272, as submitted. The motion carried on a vote of 7-0.

**REASON**

The Board found the request appropriate and consistent with the Design Guidelines noting that the units will be located so as to be as minimally visible as possible.

**BOARD DISCUSSION**

The item was removed from the consent calendar due to a question regarding the final color selection of the paint on the unit and the unit's location. It was confirmed that staff would work with the applicant in the field on the final color selection and location so as to minimize visibility of the unit.

**5. CASE BAR #2017-00283**

Request for alterations at 277 South Washington Street.

Applicant: 277 South Washington Street, LLC c/o WC and AN Miller Development Company

**BOARD ACTION: Approved as amended, 7-0**

On a motion by Ms. Roberts, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2017-0283 as amended. The motion carried on a vote of 7-0.

**CONDITION OF APPROVAL**

1. Staff may administratively approve similar door/window conversions at this building in the future through the regular BAR administrative approval process.

**REASON**

The Board noted that the request to remove a brick knee wall and convert a window to a door was an appropriate request in this location, as well as all ground floor storefront windows throughout the exterior of the building. The Board therefore found that it made sense to grant BAR staff the authority to administratively approve similar alterations at this building in the future.

**BOARD DISCUSSION**

The Board agreed that administrative approval authority for changing storefront windows and doors, similar to this request, was architecturally appropriate on this modern building.

**6. CASE BAR #2017-00289**

Request for alterations at 205 North Columbus Street.

Applicants: Robert and Kathy Agnor

**BOARD ACTION: Approved as amended, 5-1-1**

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On a motion by Ms. Miller, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2017-0289 as amended. The motion carried on a vote of 5-1-1, with Ms. Roberts dissenting and Mr. Sprinkle abstaining.

### **CONDITION OF APPROVAL**

1. The waiver of the fence height limitation was granted for the addition of the proposed lattice on top of the existing masonry wall up to a total of 8 feet in height.

### **REASON**

The Board appreciated the desire of both neighbors to seek additional privacy and recognized that this lattice would be minimally visible from Cameron Street. Some felt that the 9 foot fence was acceptable, though the majority supported a slightly lower height of 8 feet in response to the affected neighbors' concerns. Noting the limited visibility from a public way, the propensity for moisture damage because of the small space between the historic ells, and that the proposed composite material was solid-through-the-core, paintable and millable, the Board found the material to be acceptable, though some members preferred natural wood.

### **BOARD DISCUSSION**

The Board had a number of questions regarding the exact location of the additional lattice, how far it extended along the property line and how it related to adjacent windows. Some Board members expressed a preference for a wood lattice though others found the proposed composite material to be appropriate in this minimally visible location. It was also suggested that a living landscape option should be considered.

### **SPEAKERS**

Robert Agnor, 205 North Columbus Street, presented his request and responded to questions.

Shawn Vasell and Erin Pierce, 203 North Columbus Street, spoke in support of waiving the fence height to allow increased height but requested that it be lower than 9 feet and that the material be wood.

## **IV. NEW BUSINESS**

### **7. CASE BAR #2017-00261**

Request for partial demolition/capsulation at 911 South Columbus Street  
Applicants: Sarah Konopka and Ian Priestley

*Cases #7 & #8 were combined for discussion purposes*

### **8. CASE BAR #2017-00270**

Request for an addition and alterations at 911 South Columbus Street  
Applicants: Sarah Konopka and Ian Priestley

### **BOARD ACTION: Approved as submitted, 7-0**

On a motion by Mr. Goebel, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00261 and BAR Case #2017-00270 as submitted. The motion carried on a vote of 7-0.

### **CONDITIONS OF APPROVAL**

1. Provide final specifications to confirm conformance with the Window Policy as part of the building permit process.
2. Work with staff to relocate or screen the HVAC equipment in the front yard.

### **REASON**

The Board found the proposed addition to be appropriate and consistent with the *Design Guidelines*.

### **BOARD DISCUSSION**

There was minimal discussion by the Board.

### **SPEAKERS**

Sarah Konopka and Ian Priestley, applicants, spoke in support.

#### **9. CASE BAR #2017-00262**

Request for partial demolition/capsulation at 817 Prince Street.  
Applicants: Timothy and Leanne Mertz

*Cases #9 & #10 were combined for discussion purposes*

#### **10. CASE BAR #2017-00265**

Request for an addition and alterations at 817 Prince Street.  
Applicants: Timothy and Leanne Mertz

### **BOARD ACTION: 7-0**

On a motion by Ms. Roberts, and seconded by Mr. Sprinkle, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00262 and BAR Case #2017-00265, as amended.  
The motion carried on a vote 7-0.

### **CONDITIONS OF APPROVAL**

1. Use every reasonable effort to reuse the existing pair of French doors on the new addition, and, if they are reused, then make that the transoms be eliminated from the adjacent full height windows.
- ~~2. The applicant consider reusing the existing pair of French doors on the new addition; and,~~
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.

## **REASON**

The Board found the proposed addition to be appropriate and consistent with the *Design Guidelines* and offered a minor design refinement.

## **BOARD DISCUSSION**

The Board found the design and scale to be very appropriate and commended the applicant. They also strongly supported the reuse of the possibly historic French doors, if reasonably possible and noted that if the doors were to be reused that then the windows should be modified by removing the transom and extending full height to match the height of the doors.

## **SPEAKERS**

Jimmy Finn, project manager, spoke in support and responded to questions.

### **11. CASE BAR #2017-00287**

Request for alterations at 402 South Pitt Street.

Applicant: Amy & Paul Reed

## **BOARD ACTION: DENIED , 6-0-1**

On a motion by Ms. Kelley, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00287 as amended. The motion carried on a vote of 6-0-1, with Ms. Miller abstaining.

## **CONDITIONS OF APPROVAL**

1. Waive the \$100 penalty for work performed without a Certificate of Appropriateness;
2. The applicants shall have six months to complete the paint removal; and
3. The applicant must work with the BAR staff to insure that the paint removal process follows paint removal guidance from the National Park Service. BAR staff must evaluate and approve the paint removal process and a test patch prior to the applicant's commencing the entire paint removal of the front elevation.

## **REASON**

Citing the zoning ordinance and Design Guidelines, the Board noted that the unusual yellow brick was a character-defining feature of this 1920s rowhouse and found that there was no justification for the after-the-fact approval of painting the unpainted brick façade.

## **BOARD DISCUSSION**

The Board noted that the zoning ordinance and Design Guidelines were extremely clear that it was inappropriate to paint unpainted masonry. It was noted that if the Board approved the application, then the Board would be going against both decades of BAR policy and nationally accepted preservation guidance. Additionally, it was noted that with the case of after-the-fact painting at 900 Prince Street, even though the BAR originally approved the after-the-fact request, City Council overturned the decision at a citizen appeal finding it to be an inappropriate alteration. While the Board was sympathetic to the owners, it was noted that the Board's charge was preservation of original historic fabric and not the aesthetics of color that changes from year to year. The Board explained that this was a unique brick both in texture and color and that contributed to its significance within the district. It was suggested that the applicants work with the unpainted brick and to embrace its unique qualities, making it a special house. It was noted that this brick was more expensive and actually conveyed a higher level of quality

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than the typical red brick of the time. This explains why the yellow brick was used only on the front façade and a more common brick on the side elevation. Staff noted that a reputable masonry contractor confirmed that removal of the paint in this case was technically feasible and relatively easy. There was a brief discussion to contemplate whether a limewash would be appropriate in this location or not; however it was determined that the paint would first need to be removed and a new application for such a treatment made.

**SPEAKERS**

Amy and Paul Reed, applicants, spoke in defense of their application.

Marti Walsh, 424 Wolfe Street, spoke in support of the application.

**V. OTHER BUSINESS**

1. Violations/fines
2. Design Guideline updates

**VI. ADJOURNMENT**

The OHAD Board of Architectural Review hearing was adjourned at 9:07pm.

**VII. ADMINISTRATIVE APPROVALS**

BAR Case # 2017-00305

Request for a vent at 512 Queen Street

Applicant: Todd Catlin

BAR Case # 2017-00311

Request for hanging sign at 201 King Street

Applicant: ACT for Alexandria

BAR Case # 2017-00300

Request for repairing bulkhead doors at 106 Prince Street

Applicant: Edward Wachter

BAR Case # 2017-00295

Request for window and door replacement at 516 Duke Street

Applicant: Chris Bergen

BAR Case # 2017-00294

Request for window replacement at 114 S Pitt Street

Applicant: Chris Amolsch

BAR Case # 2017-00292

Request for repointing at 214 Wolfe Street

Applicant: Anna Harris

BAR Case # 2017-00288

Request for roof repair at 630 S. Royal Street

Applicant: Carlos Chiriboga

BAR Case # 2017-00282  
Request for gutter repair at 1018 Oronoco Street  
Applicant: Park Wollam

BAR Case # 2017-00284  
Request for window replacement at 210 S. Alfred Street  
Applicant: Susanne O'Neill

BAR Case # 2017-00275  
Request for window replacement at 212 Queen Street  
Applicant: Yeon Som

BAR Case # 2017-00267  
Request for new fence at 922 N Columbus Street  
Applicant: Susan Dailey

BAR Case # 2017-00258  
Request for window replacement at 1250 S. Washington Street  
Applicant: Chuck Everhart

BAR Case # 2017-00255  
Request for antennas at 1202 S. Washington Street  
Applicant: T- Mobile

BAR Case # 2017-00256  
Request for antennas at 105 N. Union Street  
Applicant: Verizon

BAR Case # 2017-00257  
Request for window replacement at 420 S. Pitt Street  
Applicant: Michael Hines

BAR Case # 2017-00271  
Request for cornice repair at 105 N. West Street  
Applicant: Jiraporn Achraruji

BAR Case # 2017-00268  
Request for HVAC unit replacement at 424 N. Washington Street  
Applicant: Newmark Knight Frank

BAR Case # 2017-00266  
Request for star anchor bolts at 214 Wolfe Street  
Applicant: Anna & Nick Harris

BAR Case # 2017-00264  
Request for shutter repair at 614 Oronoco Street  
Applicant: VA Trust- HP

BAR Case # 2017-00260  
Request for window and door replacement at 911 Jefferson Street  
Applicant: Mary O' Donnell

BAR Case # 2017-00263  
Request for roof replacement at 410 Jefferson Street

Applicant: Kevin Carroll

BAR Case # 2017-00259

Request for door with side light replacement at 1800-1810 W. Abingdon Drive

Applicant: Potowmack Crossing II

BAR Case # 2017-00297

Request for window replacement at 232 N. St. Asaph Street

Applicant: Jennifer Oehme

BAR Case # 2017-00299

Request for roof replacement at 904 S. St. Asaph Street

Applicant: Terry Anderson

BAR Case # 2017-00302

Request for window replacement at 127 Prince Street

Applicant: Jim & Katherine Dicrocco

BAR Case # 2017-00301

Request for window and patio door replacement at 1250 S. Washington Street # 609

Applicant: Ramon & Gilliam Von Drehle