

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, December 20, 2017
7:30pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Christina Kelley, Chair
Christine Roberts, Vice Chair
Robert Adams
John Goebel
Margaret Miller

Members Absent: Slade Elkins
John Sprinkle

Staff Present: Catherine Miliaras, Principal Planner
Stephanie Sample, Preservation Planner

I. CALL TO ORDER

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

II. MINUTES

2. Consideration of the minutes from the **December 6, 2017** public hearing.

BOARD ACTION: Approved as submitted

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the December 6, 2017 meeting, as submitted.

III. UNFINISHED BUSINESS

3. BAR Case #2016-00160

Request for alterations at 420 South Lee Street
Applicants: Thomas Byrne

BOARD ACTION:

On the motion by Mr. Goebel, and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00160 as submitted.
The motion carried on a vote of 5 - 0.

CONDITIONS OF APPROVAL

1. The double gate may be no wider than 6' in total;

2. Either relocate the reduced width double gate to align with street facing front door or add a second gate that aligns with the front door;
3. Per City regulations, gates cannot swing into the public right-of-way;
4. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
5. The applicant shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board agreed with the analysis and findings in the staff report regarding the proposed fence, gate and overall design. The Board noted that a double gate was appropriate only if it were the appropriate scale and noted that six feet was the greatest width opening that would be appropriate for such a feature at this site, citing historic examples for double gates found in the historic district. They stated that any double gate larger than that would be out of scale with this historic Victorian house as well as the character of the block face.

DISCUSSION

The Chair reminded the Board that the only issue being reviewed in this application was the design of the fence, and that issues such as parking and use were not within their purview. The Board appreciated that the applicant provided recently discovered historic photographs which confirmed an original pedestrian gate at the north end of the fence, opening to a path leading directly to the front entrance of the house. The Board also noted the historic use of double pedestrian gates on this style fence in the historic district but found that the other 1930s period photo did not definitively show whether there was an eight or ten foot opening at the south end of the fence. They again confirmed that period of significance of the fence should be the Victorian period, consistent with the Italianate style of the ca 1871 portion of the house fronting on South Lee Street.

SPEAKERS

Duncan Blair, representing the applicant, spoke in support of the submission, provided new historic photographs and responded to questions. He also noted a petition of support from the neighbors had been submitted for the record. Mr. Blair agreed to the condition to install a second gate aligned with the entrance to the dwelling. Mr. Blair also offered the previously removed fence to anyone seeking a historic mid-19th century cast iron fence on a more appropriate site.

Danny Smith, representing the Historic Alexandria Resources Commission, spoke in support of the staff recommendation and expressed concern about the scale of the applicant's proposed 10' wide double gate.

Gail Rothrock, representing the Historic Alexandria Foundation, spoke in support of the staff recommendations and expressed concern with the length of time taken to resolve the fencing on this property.

Yvonne Callahan, representing the Old Town Civic Association, spoke in support of the staff recommendations.

IV. NEW BUSINESS

4. BAR Case #2017-00418

Request for signage at 1199 South Washington Street

Applicants: Thornton Residential Holdings

BOARD ACTION:

On a motion by Ms. Roberts, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00418, as amended.

The motion carried a vote of 5 - 0.

CONDITIONS OF APPROVAL

1. The southernmost wall sign on the southern building fronting Washington Street shall be eliminated. ~~The applicant shall have the option to install a similar sign to that shown on the northern building's northernmost pier on Washington Street on the southern building's southernmost pier.~~
2. The applicant shall explore ways to more appropriately design the canopy sign with respect to the sign band. The canopy sign individual letters may sit atop the canopy rather than be applied to the face of the canopy or fit within the height of the canopy.
3. The illumination shall be no greater than 150 lumens with final light color and intensity to be approved by staff in the field. The color of the light should be warmer rather than whiter/cooler, and no greater than 3000K, with a preferably lower K value, consistent with the BAR's recent 2016 discussions regarding the Historic Alexandria Street Light replacement project.

REASON AND DISCUSSION

The Board generally concurred with the staff recommendation and noted that they were not reviewing the content of any of the signs, only the design, material and location. The Board found that the southernmost sign facing Washington Street should be eliminated without an option to install one to complement the sign on the northernmost pier, noting that it was essential to protect the memorial character of the George Washington Memorial Parkway. There was also discussion regarding the light color and intensity with clear direction that the applicant was to work with staff in the field to determine an appropriate color (warmer rather than cooler) and intensity that was compatible with the Parkway. The applicant indicated the illuminated signs would be on a dimmer and they would be happy to work with staff to determine the final light intensity in the field. The Board also agreed that the canopy sign needed refinement and provided options for the applicant to consider.

SPEAKERS

Judd Ullom, representing Foulger-Pratt, spoke in support and responded to questions. He provided an example of the material proposed for the wall signs—an aluminum clad acrylic board.

Joseph Canny, president of the Porto Vecchio Condominium Association, requested that if a sign were to be permitted on the southern building fronting Washington Street that it not be illuminated. He also recommended limiting the intensity of the illuminated signs and using a dimmer switch.

Peter Killcullen, 1250 South Washington Street, had a number of questions that the applicant provided responses to, specifically with respect to the intensity, brightness and color of the light.

5. BAR Case #2017-00422

Request for after-the-fact alterations at 813 Green Street

Applicant: Cynthia Shaw

BOARD ACTION:

On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00422, as amended.

The motion carried a vote of 5 - 0.

CONDITION OF APPROVAL

That the applicant remove the inappropriate alterations to the rear fence and appropriately fix the fence to match the current fence.

REASON

The Board felt that there were several factors why they supported the after-the-fact painting of the façade in this case, as opposed to most instances where the was hand-crafted historic brick or where the brick was intentional to the design and style of the building, as was the recent case at 402 South Pitt Street. Those factors include: significant alterations to the building in 1978 when the former apartment building was converted to fee-simple townhouses, affectively changing the period of significant of the building from 1942 to 1978; the lack of an overall composition in this block of highly modified townhouses; and, the use of common brick still in production today. The Board specifically said that they disagreed with staff that the location of the property, on the edge of the historic district, was a factor in their consideration because they find all properties within the district equally important. The Board agreed that the incomplete repair to the rear fence should be corrected as part of the approval, noting that any repair to the fence should match the design and material of the existing fence.

DISCUSSION

The applicant apologized for painting the façade before receiving BAR approval and that they used a color recommended in the *Design Guidelines* color chart. The Board said that it was unusual that they would approve the painting of unpainted masonry but numerous factors contributed to their decision, as noted above. The Board also suggested that if the applicant was willing, that they would support the removal of the fan feature above the front door which visually competes with the front bay window.

SPEAKERS

Cynthia Shaw, applicant, spoke in support of the application and said that they prematurely painted the façade after submitting their BAR application but before the Board hearing. She said that the rear of the house was already painted.

6. BAR Case #2017-00432

Request for partial demolition/capsulation at 926 South Saint Asaph Street

Applicant: Larry Hill

Cases #6 & #7 were combined for discussion purposes

7. BAR Case #2017-00433

Request for alterations at 926 South Saint Asaph Street

Applicant: Larry Hill

BOARD ACTION:

The OHAD Board of Architectural Review noted Applicant's request to defer BAR Case #2017-00432 & BAR Case 2017-0433.

REASON

The Board felt that there were too many inconsistencies in the plans and that accurate information was needed for them to approve the proposed project. The Board noted that they found the existing addition to be well designed while the alterations to the addition would make it less interesting and more utilitarian. However, the Board noted the limited visibility of the one-story rear addition from a public way.

DISCUSSION

The Board asked the property owner to clarify a number of details and inconsistencies on the plans and said that they were not willing to approve the alterations based on the submitted materials. They raised the issue of the property line and asked how the gable roof could drain on a neighboring property, and observed that the window details were confusing.

SPEAKERS

John Latawiec, property owner, spoke in support of the application and answered questions. After the Board's discussion the applicant asked for a deferral in order to provide more accurate plans.

8. BAR Case #2017-00455

Request for alterations at 1 King Street

Applicant: Old Dominion Boat Club

BOARD ACTION:

The OHAD Board of Architectural Review noted the applicant's request to defer BAR Case #2017-00455.

9. BAR Case #2017-00456

Request for partial demolition/capsulation at 211 South Saint Asaph Street

Applicant: Paul Murtagh & Erin Cleary

Cases #9 & #10 were combined for discussion purposes

10. BAR Case #2017-00457

Request for alteration/addition and accessory structure at 211 South Saint Asaph Street

Applicant: Paul Murtagh & Erin Cleary

BOARD ACTION:

On a motion by Mr. Adams, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00456 & BAR Case #2017-00457, as submitted. The motion carried a vote of 5 - 0.

CONDITIONS OF APPROVAL

1. Relocate or screen any new trash or parking areas from South Saint Asaph Street.
2. Include the following statements on all site plans and construction documents 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.
 - b. Alexandria Archaeology recommends that the applicant/property owner 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. The applicant/property owner shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. Consider allowing Alexandria Archaeology to monitor ground disturbing activity as described in R-1 of the Alexandria Archaeology comments in City Department Comments at the end of this report.

REASON

The Board found the proposed addition and garden accessory structure to be appropriate and compatible to the historic house and the streetscape.

DISCUSSION

The Board was very complementary of the design and was intrigued by the use of Tesla shingles on the new addition.

SPEAKERS

Patrick Camus, project architect, spoke in support and responded to questions.

V. OTHER BUSINESS

Design Guidelines Sub Committee

Ms. Kelley gave an update on the work of the Design Guidelines Sub Committee

VI. ADJOURNMENT

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

VII. ADMINISTRATIVE APPROVALS

BAR Case #2017-00453

Request for gas meter at 313 Wolfe Street

Applicant: Washington Gas

BAR Case #2017-00454

Request for replace in kind cedar siding at 414 South Royal Street

Applicant: Mark Muller

BAR Case #2017-00461

Request for window replacement at 429 Cameron Street

Applicant: Nancy Ault

BAR Case #2017-00462

Request for signs at 602 Cameron Street

Applicant: Staley Smith

BAR Case #2017-00463

Request for window replacement and repair at 212 South Fairfax Street

Applicant: 212 South Fairfax, LLC

BAR Case #2017-00464

Request for repointing at 115 North Fairfax Street

Applicant: 115, LLC

BAR Case #2017-00465

Request for window and door replacement at 1250 South Washington Street #618

Applicant: Barbara Canevari

BAR Case #2017-00467

Request for window replacement at 1208 Michigan Court

Applicant: Renewal by Anderson

BAR Case #2017-00468

Request for replace siding, trim, and door at 602 South Pitt Street

Applicant: Gust Renovations