

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, January 3, 2018
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
Slade Elkins
John Sprinkle

Members Absent: Margaret Miller

Staff Present: Al Cox, Historic Preservation Manager
Jennifer Rowan, 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. Ms. Miller's absence was excused, as she was out of town on business.

II. MINUTES

2. Consideration of the minutes from the **December 20, 2017** public hearing.

BOARD ACTION: Approved as submitted

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the December 20, 2017 meeting, as submitted.

III. NEW BUSINESS

3. BAR Case #2017-00459

Request for alterations at 305 South Washington Street
Applicant: Vatican, LTD

BOARD ACTION:

On the motion by Mr. Elkins, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00459, as amended. The motion carried on a vote of 4 to 2.

CONDITIONS OF APPROVAL

The applicant must remove the south awning above the bay window.

REASON

The Board denied the awning above the bay window on the south end of the building, finding it to be architecturally and historically inappropriate but found that the awning on the northern window complied with the Design Guidelines and could remain.

DISCUSSION

The BAR members complimented the applicant for improving the appearance of this property. They noted that both awnings had better proportions than the previous awnings but many members of the Board could not support the awning on the bay window because it obscured the architectural integrity of this feature and its use here was not historically accurate. Additionally, given the different window types and awning sizes, they were found to be visually disruptive to the symmetry of this semidetached pair of historic townhouses which otherwise generally retained a high degree of historic integrity.

The previous aluminum awning at the bay window on the south had never been approved by the BAR, as the previous canvas awning on the northern window had. Mr. Elkins suggested that the shed awning on the northern window was more appropriate and could remain, but noted that the awning did not follow the curvature of the segmental brick arch at the top of the window. He suggested that the awning be modified to fit the top of the arched window head but, ultimately, most BAR members believed that this small space could be filled to match the color of the awning below without replacing the awning.

While some BAR members found the awnings to be an improvement and believed they should both be approved as a repair in-kind, the majority noted that the awning over the bay window had not previously been approved by the BAR, did not meet the Design Guidelines, could not have been approved by staff as a repair and was not appropriate.

SPEAKERS

Michael Strutton, business owner, stated he was not aware he had to contact BAR to replace the awnings in-kind.

4. BAR Case #2017-00460

Request for alterations at 1107 Powhatan Street

Applicant: Judson Lantz

BOARD ACTION:

On a motion by Mr. Sprinkle, and seconded by Mr. Elkins, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00460, as submitted. The motion carried a vote of 6 to 0.

CONDITIONS OF APPROVAL

Approved as submitted.

REASON AND DISCUSSION

The BAR found that fiberglass composite windows were appropriate in this 1940s townhouse because of its age and because it was set back from the street, minimizing public visibility of the material and details.

SPEAKERS

Judson Lantz, property owner, spoke in support of the application and offered to answer questions.

IV. OTHER BUSINESS

1. Staff informed the Board about an appeal of the front yard fence for 420 South Lee Street that will go before City Council on February 24, 2018. The property owner is appealing the BAR's decision to limit the width of the pair of gates to 6' rather than the 10' he requested. As the maker of the motion on December 20, 2017, Mr. Goebel will represent the BAR at the City Council hearing.
2. The Chair noted that the Design Guidelines committee was scheduled to meet with staff the next morning and asked the Board members about a potential amendment to the BAR's Window Policy. The Chair stated that the Window Policy now permits administrative approval of aluminum clad wood, wood composite, and fiberglass simulated divided lite windows on buildings constructed after 1965, when window materials such as these first became commercially available. However, the Board had approved fiberglass clad wood windows on a case that evening and has consistently approved fiberglass or aluminum clad modern windows on these mid-20th century buildings whenever requested. She noted that buildings constructed during the mid-20th century used mass produced materials that did not have hand craftsmanship of pre-WWI structures and that buildings constructed after WWI were almost always set back from the street where the architectural details were not as visible to the public. She cited Yates Garden, the red brick rowhouses and apartment buildings and Colonial Revival style townhouses on Powhatan, etc. as examples.

The Board discussed an appropriate new cut-off date. Staff noted that the Parker-Gray BAR had chosen 1932 as a cut-off date for modern materials such as this, for several cultural and architectural reasons, though no vinyl windows or sandwich muntins are permitted on Early buildings. The OHAD BAR's window policy now permits insulated glass and simulated divided lites on all structures constructed after 1930, when Thermopane glass was invented.

Mr. Sprinkle recommended 1946 to align with the creation of the Old and Historic Alexandria District. Staff noted that this would preclude use of these windows by virtually identical buildings constructed just prior to and during WWII. Ms. Roberts suggested that the style and construction materials of the architecture in that period should govern the choice of a cut-off, rather than the political act that created the district. She recommended 1934 because 1749-1934 is the end of the period of significance for the Old Town National Register Historic District.

The majority of the BAR members agreed that there was little material or stylistic difference between buildings constructed between 1934 and 1965 in Old Town and voted 5-1 to direct staff to amend the Window Policy to permit fiberglass and aluminum clad wood windows on all buildings constructed after 1934. These windows must meet all other provisions of the window policy. Mr. Elkins had some concerns about the details of fiberglass windows and voted in opposition.

V. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 8:22 pm.

VI. ADMINISTRATIVE APPROVALS

BAR Case #2017-00471

Request for new windows at 1208 Oronoco Street

Applicant: Joe Scarpone

BAR Case #2017-00474

Request for window replacement at 733 South Columbus Street

Applicant: Dan Lavanga

BAR Case #2017-00477

Request for reroofing at 1001 Duke Street

Applicant: Springfield Roofing

BAR Case #2017-00478

Request for window replacement at 10 Alexandria Street

Applicant: Patrick Boyd

BAR Case #2017-00479

Request for siding repair at 212 North Fairfax Street

Applicant: Robert Jacobs

BAR Case #2017-00480

Request for window replacement at 535 South Fairfax Street

Applicant: Vanessa Veaszie

BAR Case #2017-00481

Request for kitchen door replacement at 419 Wolfe Street

Applicant: Stephen Gordon

BAR Case #2017-00482

Request for 402 North Saint Asaph Street

Applicant: Tina Lamoreaux