

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

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, January 17, 2018**  
7:30pm, Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Christina Kelley, Chair

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 7:31pm. Ms. Kelley had an excused absence and the meeting was Chaired by Vice Chair Roberts. All other members were present.

**II. MINUTES**

2. Consideration of the minutes from the **January 3, 2018** public hearing.

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

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the January 3, 2018 meeting, as submitted.

**III. NEW BUSINESS**

**3. BAR Case #2017-00469**

Request for partial demolition/capsulation at 421 N Columbus Street  
Applicant: Patrick Jansen

*Cases #3, #4, #5 and #6 were combined for discussion purposes*

**4. BAR Case #2017-00470**

Request for addition and alterations at 421 N Columbus Street  
Applicant: Patrick Jansen

*Cases #3, #4, #5 and #6 were combined for discussion purposes*

**5. BAR Case #2017-00472**

Request for partial demolition/capsulation at 419 N Columbus Street

Applicant: Patrick Jansen

*Cases #3, #4, #5 and #6 were combined for discussion purposes*

**6. BAR Case #2017-00473**

Request for addition and alterations at 419 N Columbus Street

Applicant: Patrick Jansen

*Cases #3, #4, #5 and #6 were combined for discussion purposes*

**BOARD ACTION**

On a motion by Mr. Adams, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to defer for restudy, at the applicant's request BAR Case #2017-00469, BAR Case # 2017-00470, BAR Case #2017-00472, and BAR Case # 2017-00473.

**REASON**

The Board concurred with the staff report and applicant's request for deferral for restudy, finding that there were some major elements to reconsider.

**DISCUSSION**

The Board expressed significant concern with the height, size, scale, massing and architectural style of the proposed addition and appreciated the applicant's recent efforts to provide revisions. It was noted that the revision sketches shown at the hearing were an improvement but that the design still needed further work. On the south elevation, it was noted that the addition of windows with fire-rated glass on the elevation on the south property line were a great improvement and improved the scale and added architectural character. However, it was also noted that the scale of the additions needed to better blend with the historic houses they were attached to and with this block's historic context, rather than the proposed new Sunrise project, and to not overwhelm nearby historic buildings. It was suggested that the two rear additions could have different design approaches to adjust to the slightly different contexts and to provide visual relief. While appreciative of the applicant's effort to show siding options, several members also advised working on better defining the character of the addition because as shown it was neither contemporary nor traditional. It was also noted that as much of the historic houses as possible should be retained and restored (i.e., minimize demolition), including the ells.

Several Board members found the drawings difficult to read and requested that they be made easier to understand and read for the next submission. Perspective views from the public way were also requested.

**SPEAKERS**

Patrick Jansen, owner of 419 and 421 North Columbus Street, had read the report, requested a deferral for restudy and wanted to hear the BAR members' comments.

Salvatore Benvenga, project architect, explained the design and provided sketches of potential

revisions to the addition generated in a recent meeting with staff.

William Rowland, 423 North Columbus Street, expressed concern with the proposed height of the project and noted that the addition would be plainly visible from the public way.

Rachel Rowland, 423 North Columbus Street, expressed concern with the height and bulk of the addition, finding it overwhelming to the historic houses.

**7. BAR Case #2017-00475**

Request for partial demolition/capsulation at 1006 King Street  
Applicant: Old Town 2, LLC

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

**8. BAR Case #2017-00476**

Request for alteration at 1006 King Street  
Applicant: Old Town 2, LLC

**BOARD ACTION**

The OHAD Board of Architectural Review acknowledged the deferral of BAR Case #2017-00476 due to improper written notice.

**IV. OTHER BUSINESS**

1. BAR Appeal to City Council

Staff noted the appeal of 420 South Lee Street and confirmed that Mr. Goebel would represent the BAR at the February 24, City Council public hearing.

2. Window Policy Update

The BAR accepted the revision text for the *BAR Window Policy* to allow for buildings constructed after the National Register period of significance of 1749-1934 to be eligible for aluminum clad, wood composite or fiberglass replacement windows that otherwise meet the Performance Specifications of the BAR's Window Policy.

**V. ADJOURNMENT**

The OHAD Board of Architectural Review hearing was adjourned at 8:30 pm.

**VI. ADMINISTRATIVE APPROVALS**

BAR Case #2018-0012

Request for signage at 118 South Royal Street

Applicant: Grape & Bean Inc. T/A Brut, David Gwathmey

BAR Case #2018-0007

Request for window replacement at 1108 Michigan Court

Applicant: Emily & Nicolas Tempels

BAR Case #2018-0002

Request for window replacement at 103 Quay Street  
Applicant: Kevin & Nanci Petit

BAR Case #2018-0001  
Request for fence repair & replacement in-kind at 1021 Duke Street  
Applicant: Kris Rowley

BAR Case #2017-0488  
Request for new door & storm door at 1008-1 Prince Street  
Applicant: Marianne Nazzaro

BAR Case #2018-0005  
Request for roof replacement at 802 Green Street  
Applicant: Virginia Roof Replacement