

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

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

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

Members Absent: None

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

I. CALL TO ORDER

1. The Old & Historic Alexandria Board of Architectural review hearing was called to order at 7:30 pm. All members were present.

II. MINUTES

2. Consideration of the minutes from the **February 21, 2018** public hearing.

BOARD ACTION: Approved as submitted

By unanimous consent, the OHAD Board of Architectural Review voted to approve the minutes from February 21, 2018, as submitted

III. CONSENT AGENDA

3. CASE BAR #2017-00455

Request for alterations at 1 King Street
Applicant: Old Dominion Boat Club

BOARD ACTION: Approved as Submitted, 7-0

Docket item was removed from consent for discussion. On a motion by Ms. Miller, and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00455 as submitted. The motion carried on a vote 7-0.

CONDITIONS OF APPROVAL

1. Paint the fence to generally match the color of the existing white guardrail and gates at the City Marina; and

2. Work with staff in the field to determine the final location of the east and west ends of the fence to maximize both visibility from the public park and security for the docks.

REASON

The Chair removed the item from the Consent Calendar and commented that at the west end, the proposed fence extended farther than necessary. She reiterated that the applicant should work with staff to minimize the location of the fence to that which is necessary. The Board found the proposed fence design, with the staff recommendations, to be appropriate at this waterfront location.

SPEAKERS

Duncan Blair, representing the applicant, responded to comments.

BOARD DISCUSSION

The Board had no discussion.

IV. UNFINISHED BUSINESS

4. BAR Case #2017-00469

Request for partial demolition/capsulation at 421 North Columbus Street

Applicant: Patrick Jansen

5. BAR Case #2017-00470

Request for an addition and alterations at 421 North Columbus Street

Applicant: Patrick Jansen

BOARD ACTION: Approved as Amended, 5-2

On a motion by Ms. Miller, and seconded by Mr. Elkins, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00469 & BAR Case #2017-00470, as amended. The motion carried on a vote 5-2, with Mr. Sprinkle and Mr. Adams voting against.

CONDITIONS OF APPROVAL

1. The applicant must work with staff to evaluate whether historic siding and historic windows exists on the main block and must retain and repair the historic elements if determined feasible by staff.
2. The fire separation wall with parapet on the north elevation of the addition should be more integrated and the north elevation should have siding to match the design and profile of the siding on the east elevation.
3. Maintain intact the existing northeast corner of the rear ell (identified in the first floor plan as the exterior corner of Bedroom #2) with the addition beginning at this point as the westernmost point so that the new construction roughly aligns with the adjacent property (423 North Columbus Street) later addition.
4. Work with staff on all final details, including the removal of the brick water table.
5. The statements in archaeology conditions below shall appear 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 requirements:

- a. The applicant/developer shall 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 must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board found that the proposed rehabilitation of the historic building and new rear addition were appropriate and consistent with the *Design Guidelines* with the conditions noted above. The Board found that beginning the rear addition farther to the east improved the compatibility and lessened the impact on the historic fabric. The Board noted that several design details needed further refinement and requested that the applicant work through such elements with staff.

DISCUSSION

In general, the Board was supportive of the revisions since the previous hearing, finding that the project was much improved. The Board agreed that pushing back the addition five feet was an improvement and lessened the impact on the historic buildings while having minimal impact on the interior plan since it was only 1.5-2 feet in width. They noted that this had been requested by the neighbors at two hearings. The Board also found the rear elevations of both 419 and 421 North Columbus Street to be somewhat visually busy and recommended refinement and simplification. Specifically, it was noted that the brick water table should be removed and that the board and batten siding should be removed from 419 but that it could be used above the columns at 421 if the applicant wanted to use that siding form somewhere on the project. The Board expressed concern that the dormer at 421 was one long continuous dormer and preferred that it be broken up into smaller dormers as at 419 though it was also noted that it could not be seen in its totality as one dormer. It was also noted that it was inappropriate to provide new information at a hearing that the Board and public had not had the opportunity to review. It was recommended that the digital model be shared back with the Rust Orling team who had generously shared the model with the project architect so that they could have the current scheme for this project.

SPEAKERS

Thomas Repczynsk and Theodora Stringham, representing the applicant, gave a comprehensive presentation on the project and responded to questions.

Patrick Jansen, applicant, responded to comments.

Salvatore Benvenga, project architect, responded to comments.

Rachel Rowland, 423 North Columbus Street, expressed concern about the projects impact on the historic fabric of the subject property and adjacent property and requested that the addition begin 5 feet further to the east to be more compatible.

William Rowland, 423 North Columbus Street, expressed concern with the impact of the proposed new construction on the historic context and environment.

6. BAR Case #2017-00472

Request for partial demolition/capsulation at 419 North Columbus Street
Applicant: Patrick Jansen

7. BAR Case #2017-00473

Request for an addition and alterations at 419 North Columbus Street
Applicant: Patrick Jansen

BOARD ACTION: Approved as Amended, 5-2

On a motion by Ms. Roberts, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00472 & BAR Case #2017-00473, as amended. The motion carried on a vote 5-2, with Mr. Sprinkle and Mr. Adams voting against.

CONDITIONS OF APPROVAL

1. The applicant must work with staff to evaluate whether historic siding and historic windows exists on the main block and must retain and repair the historic elements if determined feasible by staff. The applicant must work with staff for final design details for the window trim, cornice and door surround, based on the presence of historic original elements found at the adjacent property at 421 N Columbus.
2. Final approval of the specifications for the fire-rated windows to be made by staff to ensure that the windows are as close to conformance with the BAR's Window Policy as possible, while still complying with the building code. Remove the proposed muntins from the rear addition windows to better differentiate the new from the old.
3. Use clapboards with a different reveal from the historic siding instead of board and batten siding on the rear addition. Remove the four middle panels but keep the bottom right panel on the south elevation and convert it to a blind window with closed shutters.
4. Work with staff on all final details, including the removal of the brick water table.
5. The statements in archaeology conditions below shall appear 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 requirements:
 - a. The applicant/developer shall 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 must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board found that the proposed rehabilitation of the historic building and new rear addition were appropriate and consistent with the Design Guidelines with the conditions noted above. The Board preferred simplifying the south elevation by eliminating most of the panels, removing the brick water table and removing the muntins on the windows. The Board noted that several design details needed further refinement and requested that the applicant work through such elements with staff.

DISCUSSION

In general, the Board was supportive of the revisions since the previous hearing, finding that the project was much improved. The Board agreed that pursuing a two-story addition with shed dormers was preferred and a more compatible design approach. The Board found the south elevation of 419 North Columbus Street to be somewhat visually busy and recommended refinement and simplification. Specifically, it was noted that the brick water table should be removed as well as the board and batten siding and most of the panels. Additionally, they supported the removal of the muntins in the windows on the addition to further differentiate the new from the old. It was also noted that because the windows would be fire-rated, a simpler window design would likely be more successful. It was also suggested and discussed that the addition at 419 North Columbus Street begin farther back, at the end of the rear ell, similar to what the BAR had conditioned at 421 North Columbus Street, in order to have a lighter touch on the historic fabric. It was also noted that it was inappropriate to provide new information at a hearing that the Board and public had not had the opportunity to review. It was recommended that the digital model be shared back with the Rust Orling team who had generously shared the model with the project architect so that they could have the current scheme for this project.

SPEAKERS

Thomas Repczynsk and Theodora Stringham, representing the applicant, gave a comprehensive presentation on the project and responded to questions.

Patrick Jansen, applicant, responded to comments.

Salvatore Benvenga, project architect, responded to comments.

Rachel Rowland, 423 North Columbus Street, expressed concern about the projects impact on the historic fabric at 421 North Columbus Street and the adjacent property and requested that the addition begin 5 feet further to the east to be more compatible.

William Rowland, 423 North Columbus Street, expressed concern with the impact of the proposed new construction at 421 North Columbus Street on the historic context and environment.

V. NEW BUSINESS

8. BAR Case #2018-00061

Request for partial demolition/capsulation at 1321 Duke Street
Applicant: Reingold

9. BAR Case #2018-00062

Request for alterations and signage at 1321 Duke Street
Applicant: Reingold

BOARD ACTION: Approved as submitted, 6-1

On a motion by Ms. Roberts, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00061 & BAR Case #2018-00062, as amended. During the vote, Mr. Adams withdrew his seconding of the motion and there were no subsequent seconds to the motion. Therefore, the motion failed.

On a motion by Mr. Elkins, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00061 & BAR Case #2018-00062, as submitted (approving Option 1 as noted in the staff recommendation). The motion carried on a vote of 6-1 with Ms. Roberts voting in opposition.

CONDITIONS OF APPROVAL

1. The selected scheme shall be Option One, for unpainted masonry.
2. The wall sign on the façade above the third-floor windows must be installed either on a wood frieze board or sign band painted to match the adjacent masonry or use of a silicon adhesive to reduce the future damage to the masonry wall of the building as signs change.
3. The anchors for all signs must be installed into the mortar joints on masonry buildings to avoid damage to the brick or stone.

REASON

The majority of the Board supported the staff recommendation for the Option One scheme, proposed by the applicant, for an unpainted brick building and alterations to the first floor. The Board found the alterations and signage to be appropriate for this 1984 building and compatible with the nearby buildings of historic merit.

SPEAKERS

Jon Hensley and Andrea Torres, project architects, gave an overview of the proposal and responded to questions.

BOARD DISCUSSION

The Board had a lively discussion regarding the request, with differing views on the most appropriate treatment for this 1980s commercial building located adjacent to historic townhouses on Duke Street. The Board noted that this building should be a background building based on its historic context and favored design elements that would not make this building visually prominent and overwhelming to nearby historic townhouses. The Board questioned whether the painting of unpainted masonry would take attention away from the historic streetscape where the current unpainted masonry blends in to the streetscape as a background building. The Board requested clarification on the type of siding proposed at the first-floor storefront area and some questioned whether it was appropriate in this part of the district. There was discussion whether stone or painted brick might be more appropriate at the first floor. While some Board members thought that painting this non-historic building was acceptable, there was concern about setting precedent and the majority found that it was inappropriate and inconsistent with Board's policies and Design Guidelines to support painting unpainted masonry here. They appreciated the applicant's effort to provide an option showing the building painted and unpainted, both with the first-floor alterations. It was recommended that the windows on the east side of the building should be refined to match the design and operability of the front elevation windows and the applicant agreed.

VI. OTHER BUSINESS

1. Gas Meter Policy
The Board received revisions to the draft Gas Meter Policy. Staff requested comments by the following meeting for potential adoption.
2. Work session on 20th century building on Washington Street
The work session was postponed to a later hearing date.
3. Update on Route 1 South Housing Affordability Strategy Charrette
Ms. Miller described the Charrette process and discussions.
4. Appeal BAR Case #2016-00160, 420 South Lee
Mr. Goebel gave the Board an update on the City Council appeal case, 420 South Lee Street. He noted that the City Council affirmed the BAR's approval with conditions.

VII. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 10:12 pm

VIII. ADMINISTRATIVE APPROVALS

BAR Case #2018-00056

Request for signage at 115 North Washington Street

Applicant: 115 N Washington, LLC

BAR Case #2018-00060

Request for roof replacement at 527 South Lee Street

Applicant: Susan Kerr

BAR Case #2018-00063

Request for relocate two central air conditioners at 10 Alexander Street

Applicant: Patrick Boyd

BAR Case #2018-00065

Request for window replacement at 1250 South Washington Street

Applicant: Robert Hardiman

BAR Case #2018-00066

Request for storm door at 507 Franklin Street

Applicant: Kristen Boyce

BAR Case #2018-00071

Request for fence in rear at 613 South Saint Asaph Street

Applicant: Eileen Wallace

BAR Case #2018-00073

Request for roof, trim, siding repair at 307 Wolfe Street

Applicant: Michael Prowse

BAR Case #2018-00077

Request for windows at 208 Gibbon Street

Applicant: Maura Dunn

BAR Case #2018-00080

Request for door replacement at 60 Wolfe Street

Applicant: Bone Traci

BAR Case #2018-00084

Request for signage at 210 suite #102 North Lee Street

Applicant: Todd Ketch

BAR Case #2018-00085

Request for window replacement at 26 Alexander Street

Applicant: Charles Connolly

BAR Case #2018-00086

Request for light at 500 South Fairfax Street

Applicant: Kathleen Ellis

BAR Case #2018-00088

Request for door at 1121 King Street

Applicant: Benmol Co.

BAR Case #2018-00089

Request for signage at 1121 King Street

Applicant: Cromwell's Wood Products

BAR Case #2018-00090

Request for window replacement at 521 Bashford Lane

Applicant: Leslie Flemming-Luczkowski

BAR Case #2018-00091

Request for repointing (Phase 2) at 200 South Fairfax Street

Applicant: Vaughan Rest. Mas.

BAR Case #2018-00093

Request for fence repair in rear at 904 Franklin Street

Applicant: Natascha

BAR Case #2018-00094

Request for exterior alterations at 213 Ramsay Alley

Applicants: H. & Barbara Day