

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, June 6, 2018
7:30pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Christine Roberts, Vice Chair
John Sprinkle
Slade Elkins

Staff Present: Catherine Miliaras, Principal Planner
Jennifer Rowan, 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. Roberts, Mr. Elkins, and Mr. Sprinkle were excused. All other members were present.

II. MINUTES

2. Consideration of the minutes from the **May 16, 2018** public hearing.

BOARD ACTION: Approved as submitted

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the May 16, 2018 meeting as submitted.

III. NEW BUSINESS

3. CASE BAR #2018-00223

Request partial demolition/capsulation at 822 South Pitt Street
Applicant: Nicholas Magallanes & Downey Palmer

Cases #3 & #4 were combined for discussion purposes

4. CASE BAR #2018-00224

Request for addition at 822 South Pitt Street
Applicant: Nicholas Magallanes & Downey Palmer

BOARD ACTION: Approved as submitted, 4-0

On a motion by Mr. Goebel, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00223 & BAR Case #2018-00224 as submitted. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all 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 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 the visible portion of the proposed addition well-designed and consistent with the Design Guidelines.

SPEAKERS

Lyndl Joseph, project architect, presented the project and responded to questions.

BOARD DISCUSSION

The Board complimented the design of the proposed addition and had some suggestions for the east (rear) elevation. The Board had suggestions for the window sill height at the first floor and light configuration of the transom on the east elevation. As this elevation is not visible from a public way, it was noted that these were design recommendations that were optional for the owners.

5. CASE BAR #2018-00225

Request for partial demolition/capsulation at 724 South Saint Asaph Street
Applicant: Lee Apartments, LLC

Cases #5 & #6 were combined for discussion purposes

6. CASE BAR #2018-00228

Request for alterations at 724 South Saint Asaph Street
Applicant: Lee Apartments, LLC

BOARD ACTION: Approved as Submitted, 4-0

On a motion by Ms. Miller, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00225 and BAR Case #2018-00228 as submitted. The motion carried on a vote of 4-0.

REASON

The Board generally believed that the proposed thru-wall heat pumps would be more attractive than the existing window units and that once painted to match the adjacent wall surface they would not be visually obtrusive.

DISCUSSION

The Board agreed with staff that 724 South Saint Asaph Street was considered a background building and not within the period of significance of the Old and Historic Alexandria District. Members believed that thru-wall HVAC units painted to match the adjacent surface would be

substantially more attractive and less detracting than the window units. The Board noted that many of the window units are more visually intrusive than the thru-wall units due to the bulkiness and lack of uniformity. The Board appreciated the applicant's efforts to study various alternatives for replacing the original boiler system that recently failed.

SPEAKERS

Keith Glidden, vice president for Scott Management Inc., presented the project and responded to questions. Mr. Glidden stated that he was requesting reapproval of the BAR's 2009 decision (BAR2009-00176 & BAR2009-00150). He explained that the present heating system was an aging boiler in the basement and that this was an opportunity to also install AC as part of the overall mechanical system upgrades.

IV. OTHER BUSINESS

- A. Staff reminded the Board of the upcoming Architecture Symposium on June 8 and 9.
- B. Staff reminded the Board of the altered July hearing schedule, noting that the hearings will take place on July 11 and 25 due to the holiday on July 4.
- C. Staff updated the Board on the proposed consolidation of the Old and Historic Alexandria District and Parker-Gray District. Research and public outreach meetings will occur in late July and last into the fall.

V. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 8:07 pm.

VI. ADMINISTRATIVE APPROVALS

BAR Case #2018-00171

Request for siding replacement at 208 South Henry Street

Applicant: Thomas Fannon

BAR Case #2018-00202

Request for gas meter at 517 Wilkes Street

Applicant: John Lohse

BAR Case #2018-00203

Request for gas meter at 523 Wilkes Street

Applicant: H. Greene

BAR Case #2018-00205

Request for gas meter at 519 Wilkes Street

Applicant: Holly Herman

BAR Case #2018-00211

Request for window replacement at 200 South Fairfax Street

Applicant: Theresa Niemeier

BAR Case #2018-00217

Request for window and door replacement at 40 Alexander Street

Applicant: Charles Heatley

BAR Case #2018-00218

Request for roof replacement at 1433 Duke Street
Applicant: Jean Fox

BAR Case #2018-00219
Request for roof repair at 1106 W. Abingdon Drive
Applicant: David ek Cooper

BAR Case #2018-00220
Request for flat roof replacement at 1513 King Street
Applicant: Jerald Cohen

BAR Case #2018-00221
Request for flat roof replacement at 1507 King Street
Applicant: David Brandt

BAR Case #2018-00222
Request for flat roof replacement at 1515 King Street
Applicant: Jerald Cohen

BAR Case #2018-00226
Request for shed at 718 North Washington Street
Applicant: 718 N Washington St, LLC

BAR Case #2018-00227
Request for window replacement and roof repair at 700 Slater Lane
Applicant: Tran Investment, LLC

BAR Case #2018-00229
Request for handrails at 310 South Royals Street
Applicant: St. Mary's Catholic Church

BAR Case #2018-00232
Request for antenna replacement at 1101 King Street
Applicant: 1101 King St, LLC

BAR Case #2018-00233
Request for roof replacement at 203 Wolfe Street
Applicant: Tiffany Pache

BAR Case #2018-00234
Request for windows at 916 Prince Street
Applicant: Frankie Hughes

BAR Case #2018-00235
Request for window replacement at 918 Prince Street
Frankie Hughes

BAR Case #2018-00236
Request for roof replacement at 416 North Asaph Street
Applicant: Faye Padgett

BAR Case #2018-00237
Request for roof replacement at 712 Battery Place
Applicant: Bill Savage

BAR Case #2018-00238
Request for roof replacement at 418 North Asaph Street
Applicant: Chris McCarthy

BAR Case #2018-00239
Request for window and door replacement at 124 Quay Street
Kathleen Pisch

BAR Case #2018-00240
Request for shed at 827 Queen Street
Applicant: Gayla Gordon

BAR Case #2018-00246
Request for deck repair at 604 Battery Place
Applicant: Latta Chapman

BAR Case #23018-00247
Request for stoop repair at 919 Duke Street
Applicant: Katie Detweiler

BAR Case #2018-00248
Request for roofing at 1112 Duke Street
Applicant: Sondra Stallard

BAR Case #2018-00249
Request for new shed at 1210 Prince Street
Applicant: James Falkner

BAR Case #2018-00250
Request for signage at 1112 King Street
Applicant: Jennifer Park