

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

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, June 20, 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  
Stephanie Sample, Historic 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. All members were present.

**II. MINUTES**

2. Consideration of the minutes from the **June 6, 2018** public hearing.

**BOARD ACTION: Approved as submitted**

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the June 6, 2018 meeting, as submitted.

**III. CONSENT AGENDA**

**3. CASE BAR #2018-00245**

Request for alterations at 629 South Fairfax Street  
Applicant: Robin Noyes

**BOARD ACTION: Approved as Submitted, 7-0**

On a motion by Mr. Adams, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2018-0245, as submitted. The motion carried unanimously.

#### **IV. UNFINISHED BUSINESS**

##### **4. CASE BAR #2017-00165**

Request for re-approval of partial demolition/capsulation at 109 Duke Street

Applicant: Martha & Steven Peterson

*Cases #4 & #5 were combined for discussion purposes*

##### **5. CASE BAR #2017-00166**

Request for alterations and reapproval of an addition at 109 Duke Street

Applicant: Martha & Steven Peterson

##### **BOARD ACTION: Approved as Amended, 7-0**

On a motion by Ms. Miller, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00165 & BAR Case #2017-00167, as amended. The motion carried unanimously.

#### **CONDITIONS OF APPROVAL**

1. The area of capsulation is limited to the area south of the vertical masonry joint on the east wall of the historic rear ell.
2. Include the following archaeology conditions 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 Sheet piling 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. There is no cost to the homeowner for this service.
  - b. 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. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
3. Work with staff prior to submission of the building permit to study the cornice on the east side of the new ell, and to add a 6" half-round gutter and a minimum 4" of trim around the windows.
4. The porch may not be bolted to the east wall of the historic structure and any roof flashing will only be inserted into a mortar joint, making the porch easily reversible with no damage to the historic structure; and,
5. Provide detailed construction drawings of the proposed front door, transom and trim prior to the submission of the building permit, with final approval by staff.

#### **REASON**

The Board felt that the revised porch features were well designed and the supported the applicant's approach to simplify the porch to make the 1980s addition more of a background building.

#### **SPEAKERS**

Bill Cromley, applicant's representative, spoke in support of the application and answered questions.

## **BOARD DISCUSSION**

The Board members expressed disappointment that the applicant did not include a perspective of the proposed porch but were pleased with the revised drawings and subtle changes. In addition, they were in support of the freestanding porch provided that it did not adjoin the historic house in any way. They also conditioned their approval on detailed construction drawings of the front door, transom and trim to be reviewed by staff.

## **V. NEW BUSINESS**

### **6. CASE BAR #2018-00241**

Request for alterations with signage at 817 A King Street

Applicant: Calico

#### **BOARD ACTION: Approved as Amended, 7-0**

On a motion by Ms. Miller, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00241, as amended. The motion carried unanimously.

## **CONDITIONS OF APPROVAL**

1. All awnings must have closed sides;
2. The small awnings must remain open at the bottom; and,
3. The sides of the existing front canopy must be wrapped with the same material as the new canopy awning, and the bottom of the attached awning must be enclosed with the same material or another similar material, in consultation with staff.

## **REASON**

The Board felt that although the *Design Guidelines* generally recommend only one awning per storefront, that this mid-20<sup>th</sup> century building was unique and aesthetically challenged and that the new awnings would help enliven the appearance of the building. Further, they noted that the building is setback from the adjacent buildings and is partially obscured by the large marquee at the Old Town Theater, making tenant visibility difficult.

## **SPEAKERS**

John Godwin, Calico, spoke in support of the application and answered questions.

## **DISCUSSION**

The Board had a lengthy discussion about the design details of the proposed awnings, ultimately supporting the applicant's request for an awning off the front entrance canopy. They debated the importance of an open or closed bottom on the canopy awning, as well as whether the smaller awnings should have closed sides. The Board considered several different options for the canopy awning but ultimately suggested that the existing canopy features that will remain visible – the side panels – be covered with the same awning material, and that the bottom of this awning be covered so that pedestrians could not see the current sign face of the canopy.

### **7. CASE BAR #2018-00242**

Request for partial demolition/encapsulation at 628 South Lee Street

Applicant: Michael Palmer

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

## **8. CASE BAR #2018-00243**

Request for addition at 628 South Lee Street

Applicant: Michael Palmer

### **BOARD ACTION: Approved as Amended, 7-0**

On a motion by Ms. Miller, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00242 and 00243, as amended. The motion carried unanimously.

### **CONDITION**

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 in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
  - 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 or artifact collecting to be conducted on the property, unless authorized by Alexandria Archaeology.

### **REASON**

The Board felt that the addition had some of the Colonial Revival style detailing of the original house but that subtle differences between the new construction and the original house were sufficient for the addition to read as a later feature, consistent with the recommendations contained in the Design Guidelines.

### **SPEAKERS**

Patrick Camus, designer, spoke in support of the application and answered questions.

### **DISCUSSION**

The Board complimented the applicant on a well-designed addition that will enhance the Franklin Street elevation. One Board member suggested a slightly deeper setback from the main house to reinforce that the building mass of the addition is secondary to the main house. Another Board member noted that it appeared the existing shutters were fixed, not operable, but these are not part of the present application.

## **9. CASE BAR #2018-00257**

Request for partial demolition/encapsulation at 408 Prince Street

Applicant: Linda McIntyre

### **BOARD ACTION: Approved as submitted, 7-0.**

On a motion by Ms. Roberts, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00257, as submitted. The motion carried unanimously.

## **REASON**

The Board supported the partial demolition of the modern glass and wood minor addition, finding that its demolition would not adversely impact the historic house.

## **SPEAKERS**

Geoff Stone, the applicant's representative, supported the application and said that he was available to answer questions.

## **DISCUSSION**

No Board members had any questions for the applicant and all supported the partial demolition.

## **VI. OTHER BUSINESS**

There were no other business items.

## **VII. ADJOURNMENT**

The OHAD Board of Architectural Review hearing was adjourned at 8:25pm.

## **VIII. ADMINISTRATIVE APPROVALS**

BAR Case #2018-00251

Request for door replacement at 1010 Cameron Street

Applicant: Jodi Casamo

BAR Case #2018-00253

Request for new fence at 204 Jefferson Street

Applicant: Sylvia Edgerton

BAR Case #2018-00254

Request for exterior alterations at 1112 King Street

Applicant: Jennifer & Vincent Park

BAR Case #2018-00255

Request for outlet at 114 North Payne

Applicant: Joseph Kenny

BAR Case #2018-00258

Request for roof replacement at 1116 Duke Street

Applicant: Carolyn Cain

BAR Case #2018-00259

Request for roof replacement at 1114 Duke Street

Applicant: Kirsten Noethon