

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, July 11, 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
Margaret Miller
John Sprinkle

Members Absent: Slade Elkins

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

I. CALL TO ORDER

1. The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:32pm. Mr. Elkins was excused. All other members were present.

II. MINUTES

2. Consideration of the minutes from the, **June 20, 2018** public hearing.

BOARD ACTION: Approved as Submitted

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the June 20, 2018 meeting, as submitted.

III. CONSENT AGENDA

3. CASE BAR #2018-00263

Request for alterations at 121 North Columbus Street
Applicant: Christ Church

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Ms. Miller, and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00245, as submitted. The motion carried on a vote 6-0.

CONDITIONS OF APPROVAL

- 1) Work with staff for final selection of the brick; and
- 2) Provide a mock-up of the proposed lime mortar color, composition and joint profile with final approval by staff prior to commencing work.

4. CASE BAR #2018-00264

Request for accessory structure at 718 North Washington Street
Applicant: Rafat Mahmood

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Ms. Miller, and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00264, as submitted. The motion carried on a vote 6-0.

IV. NEW BUSINESS

5. CASE BAR #2018-00264

Request for alterations with signage at 116 King Street
Applicant: Urbano 116, L.C.

BOARD ACTION: Request for Deferral by Applicant

The OHAD Board of Architectural Review noted the Applicant's request for deferral of BAR Case #2018-00271.

6. CASE BAR #2017-00265

Request for partial demolition/capsulation at 109 Prince Street
Applicant: Clarence Burke

Cases #6 & #7 were combined for discussion purposes

7. CASE BAR #2017-00266

Request for alterations at 109 Prince Street
Applicant: Clarence Burke

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Mr. Adams, and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00265 & BAR Case #2018-00266, as submitted. The motion carried on a vote of 6-0.

REASON

The Board agreed with the staff analysis and recommendation, finding that the walls to be removed were not historic and that the alterations were appropriate and compatible with their surroundings.

BOARD DISCUSSION

The Board noted that the ground disturbance during construction might unearth items of interest and to contact Alexandria Archaeology in that event.

SPEAKERS

Clarence Burke agreed with the BAR's recommendation.

8. BAR Case #2018-00285

Request for partial demolition/capsulation at 916 Prince Street
Applicant: Frankie Hughes

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Ms. Roberts, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve the BAR Case #2018-00285, as submitted. The motion carried on a vote of 6-0.

REASON

The Board had no objection to the minimal amount of roof demolition of the 1980s flat roof.

DISCUSSION

The Board had no discussion.

SPEAKERS

Stephen Kulinski, project architect, was available for questions.

9. BAR Case #2018-00294

Request for partial demolition/capsulation at 310 South Royal Street
Applicant: The Most Reverend Michael Burbidge

Cases #9 & #10 were combined for discussion purposes

10. BAR Case #2018-00295

Request for alterations at 310 South Royal Street
Applicant: Most Reverend Michael Burbidge

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Ms. Miller, and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00294 & BAR Case #2018-00295, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. The historic wrought-iron gates and sandstone caps must be carefully salvaged, labeled and properly stored in the basement of the church building until future reuse is feasible on a church-owned property in the City.
2. The applicant must provide written approval of adjacent property owner to demolish the southern brick pier, which is partially on the applicant's property and partially on the adjoining property, prior to commencing work.
3. Include the following Archaeology statements in the General Notes of all site plans and 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 agreed with the staff analysis and found the proposal to be appropriate and consistent with the Design Guidelines. The Board appreciated the applicant's suggestion and efforts to reuse the historic gates and sandstone piers on Church-owned property.

DISCUSSION

The Board also inquired about reinstalling a handicapped access sign currently located on a pier to the adjacent brick wall at the Old Presbyterian Meeting House. The applicant agreed to work with staff on an appropriate sign location.

SPEAKERS

Michael Patrick, project architect, spoke in support and responded to questions.

11. BAR Case #2018-00274

Request for new construction at 211 Strand Street

Applicant: IDI Strand, L.C.

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case 2018-00274, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. Remove the stone foundation on the northern building on the South Union Street elevation and replace with tan brick to match the 2nd and 3rd stories.
2. Add a stone foundation at center building on north alley elevation to match the south elevation.
3. Add blind windows/niches at the ground level of the walls flanking the center building on south alley elevation, similar in size and spacing to garage louvers of the center building.
4. ~~No mechanical vents are to be located on street-facing elevations, including those serving bath, laundry or kitchen exhaust hoods.~~ *Work with staff to identify appropriate locations for all exterior vents that are located as inconspicuously as possible and are away from pedestrian-oriented areas including the public access alleys.*
5. The applicant shall make every reasonable effort to integrate the existing 1749 shoreline marker at the southern half of the southern alley (on the Hotel Indigo property) with the proposed 1749 shoreline marker on the subject property to improve the overall coordination of this Common Element for historic interpretation and the expansion of the common east-west pedestrian alley. The paving and integrated light pavers, as well as catenary lighting, on the southern alley must be coordinated with to extend the design of the alley area adjacent to the Hotel Indigo.
6. ~~Add additional screening, art or interpretive elements to make the grilles that open at the garage level onto the pedestrian alleys~~ *Work with staff to minimize and obscure the*

presence of the garage lighting and automobiles at the pedestrian spaces on the alleys while also allowing sufficient water passage in the event of flooding at the garage.

- ~~7. Work with staff in the field to finalize the brown brick and mortar color for the main building on the north and south elevations as part of the wall mock-up approvals. Approved for a range of brown brick for the south and north elevations of the main building.~~
8. All signs approved as part of the coordinated sign plan will require BAR administrative sign approval.
9. Windows must have clear glass complying with the BAR's window policy.
10. Work with staff in the field to ensure that rooftop mechanical screens are the minimum size necessary to screen necessary mechanical equipment from the public way.
11. Enlarge the faux door on the north alley elevation of the northwest corner building to soften the first floor wall area.
12. The panels at the fourth floor of the northeast building should be painted a soft grey or stone color to complement the stone foundation.
13. The fourth floor of the northwest building should be painted to match the tan brick below.

REASON

The Board found the overall design, architectural character, design details and materials to be appropriate and compatible with the Design Guidelines and all related Standards. The Board found the high-quality materials and stylistic details to be appropriate and well-designed.

DISCUSSION

The Board was very positive about the proposal and complimented the architect on the thoughtful design and presentation. The Board generally agreed with the recommendations laid out in the staff report. The Board appreciated that the applicant provided refined plans showing the staff recommendations, such as the addition of blind windows at the lower level on the south elevation and the change of the location of the stone foundation from the northwest building to the main building on the north elevation. It was also noted that the proportions of the faux door at the northwest building would be more compatible and reflective of the historic warehouses in this waterfront location if it were wider. The architect agreed that would be an improvement to that wall area.

It was also discussed that mechanical vents should be limited in pedestrian-oriented areas such as adjacent to the alleys and courtyards. A condition was added for the applicant to work out all vent locations with staff as part of the permitting process. Several members noted that the white trim and panels at the northeast and northwest buildings appeared stark and so it was suggested that they be painted a more complementary color to each building: matching the tan of the brick on the northwest building and the stone color at the northeast building. The applicant explained that the open metal grilles on the north elevation were there for flood relief but they only needed to be approximately 2-3 feet in height to fulfill that requirement. The Board noted that there were many possible solutions to minimize the presence of the cars and lighting in the garage here and so added a condition to work with staff on this matter.

SPEAKERS

John Rust, Stephanie Tincher, and Scott Fleming, of Rust Orling Architects, project architects, gave a presentation, displayed samples and responded to questions.

12. BAR Case #2018-00275

Request for alterations and addition at 205 Strand Street

Applicant: IDI Strand, L.C

BOARD ACTION: Request for Deferral by Applicant

The OHAD Board of Architectural Review noted the Applicant's request for deferral of BAR Case #2018-00275.

V. OTHER BUSINESS

None.

VI. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 8:45pm.

VII. ADMINISTRATIVE APPROVALS

BAR Case 2017-000438

Request for signs at 104 South Union Street

Applicant: Paul Beckmann

BAR Case #2018-00169

Request for siding at 418 north Payne Street

Applicant: Gayla Gordon

BAR Case #2018-00260

Request for HVAC replacement (in – kind) 809 South Washington Street

Applicant: Washington Reit

BAR Case #2018-00261

Request for roof replacement at 624 ½ South Pitt Street

Applicant: Elder Kin

BAR Case #2018-00262

Request for gas meter at 805 Prince Street

Applicant: Tara Weintritt

BAR Case #2018-00269

Request for accessory structure at 205 South Fairfax Street

Applicant: Lynn Green

BAR Case #2018-00270

Request for window replacement at 618 South Columbus Street

Applicant: Diane Connolly

BAR Case #2018-00276

Request for gas meter at 215 South Alfred Street

Applicant: Lori Poirier

BAR Case #2018-00277

Request for window replacement at 1228 Michigan Court

Applicant: Doug Whitlow

BAR Case #2018-00278

Request for window replacement at 424 North West Street
Applicant: Genett Hill

BAR Case #2018-00279
Request for window replacement at 1414 Prince Street
Applicant: Lotto Virginia 1, L.L.C.

BAR Case #2018-00208
Request for gate replacement at 130 Prince Street
Applicant: Gregory Wilson

BAR Case #2018-00281
Request for window replacement at 118 Princess Street
Applicant: Kristen Hagman

BAR Case #2018-00283
Request for roof replacement at 306 Princess Street
Applicant: Dejesus Trust

BAR Case #2018-00284
Request for window replacement at 106 Gibbon Street
Applicant: Debbie Seymour

BAR Case #2018-00286
Request for light & shutters at 504 Cameron Street
Applicant: Martha Peterson

BAR Case #2018-00287
Request for window replacement at 423 Cameron Street
Applicant: Thomas Ryan

BAR Case #2018-00292
Request for in – kind roof replacement at 625 South Royal Street
Applicant: Rachel Beer

BAR Case #2018-00293
Request for reroofing at 412 South Royal Street
Applicant: Bette Gorman

BAR Case #2018-00296
Request for window replacement at 613 North Alfred Street
Applicant: M. Berry

BAR Case #2018-00299
Request for step repair at 121 North Fairfax Street
Applicant: Carlyle House/Nova Parks

BAR Case #2018-00300
Request for masonry wall relocation (alterations) at 1110 Prince Street
Applicant: E. McCall

BAR Case #2018-00301
Request for window replacement at 220 Oronoco Street
Applicant: Trevor Wharton

BAR Case #2018-00303
Request for roof repair at 129 South Royal Street
Applicant: Mark Poskaitis

BAR Case #2018-00304
Request for window replacement at 420 South Saint Asaph Street
Applicant: Stacy McChesney

BAR Case #2018-00306
Request for signage at 1414 Prince Street
Applicant: Back to Health Center

BAR Case #2018-00307
Request for window replacement at 321 South Pitt Street
Applicant: Rebekah Young

BAR Case #2018-00310
Request for window replacement at 735 South Columbus Street
Applicant: Anila Angjeli

BAR Case #2018-00311
Request for roof replacement at 1118 Duke Street
Applicant: John Roe

BAR Case #2018-00313
Request for light fixture replacement at 124 Quay Street
Applicants: Frank & Kathleen Pisch