

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, July 25, 2018
7:30pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: John Sprinkle
Robert Adams

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. Mr. Sprinkle and Mr. Adams were excused. All other members were present.

II. MINUTES

2. Consideration of the minutes from the **July 11, 2018** public hearing.

BOARD ACTION: Approved as submitted

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the July 11, 2018 meeting, as submitted.

III. UNFINISHED BUSINESS

3. CASE BAR #2017-00271

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

BOARD ACTION: Approved as Amended, 5-0

On a motion by Ms. Miller, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00271, as amended. The motion carried on a vote 5-0.

CONDITIONS

1. Relocate the painted "Mexican Fare" wall sign to the parapet;
2. Reduce the sign area of the proposed design for the two remaining signs to comply with zoning requirements, working in consultation with staff;
3. The color of the LED sign lighting may be no whiter in color than 4100 Kelvin; and

4. Work with staff on an appropriate light fixture for the vestibule.

REASON

The Board felt that three signs on the first floor was excessive but supported the relocation of the painted Mexican Fare sign on the second-floor parapet. They also conditioned the approval on staff review of the vestibule light fixture.

SPEAKERS

Justin Sparrow, applicant, spoke in support of the application and answered questions.

BOARD DISCUSSION

The Board was complimentary about the application and asked if the Mexican Fare sign could be relocated on the upper level of the building. Mr. Cox said that the proposed three signs on the first floor exceeded the allowance in the zoning ordinance, but the sign would be permitted if it was located higher than 20 feet on the façade. The Board agreed that this was a reasonable solution.

IV. CONSENT AGENDA

4. CASE BAR #2018-00315

Request for alterations at 801 South Royal Street

Applicants: Michael & Alexis Doxey

BOARD ACTION: Approved as Submitted, 5-0

On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00315, as amended. The motion carried on a vote of 5-0.

CONDITIONS

1. To the maximum extent possible, salvage and reuse the existing brick to create the new window jamb and lintel;
2. The new window must comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts policy and;
3. A true, translucent white-wash must be applied that allows the color of the brick to be seen.

REASON

The Board supported the proposed alterations, as submitted, provided that staff work with the applicant on the consistent application of whitewashing.

SPEAKERS

Rebecca Bostick, architect, spoke in support of the application and answered questions.

BOARD DISCUSSION

Ms. Roberts removed this item from the consent calendar and asked about whether the lintels above the windows would be painted. Mr. Cox said that staff would work with the applicant to ensure that the front façade is treated to appear like the whitewashing on the side of the house.

V. NEW BUSINESS

5. BAR Case #2018-00288

Request for partial demolition/encapsulation at 512 Queen Street
Applicant: Todd B. Catlin & Daniel W. Lee

6. CASE BAR #2018-00289

Request for alterations at 512 Queen Street
Applicant: Todd B. Catlin & Daniel W. Lee

BOARD ACTION: Approved as Amended, 4-1

On a motion by Ms. Miller, and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00288 & BAR Case #2018-00289, as amended. The motion carried on a vote of 4-1 (Ms. Roberts voted no).

CONDITIONS

1. Work with staff on a differentiated hardscape material, such as flagstone, to identify the pedestrian access to the relocated gate.

REASON

The Board generally felt the proposal to be a well-conceived improvement to the street facing front parking pad in front of the setback house.

SPEAKERS

Daniel Lee, applicant, spoke in support of the application and answered questions.

DISCUSSION

The Board members generally supported the applicant's request but had several questions as to why certain design decisions were made. To better identify the pedestrian access to the property and differentiate it from the surface parking area, the Board recommended a different paving pattern or material. Ms. Roberts expressed her concern about the enlarged parking area and the possibility that additional cars could park on the property, which would be unattractive. She said that since the ordinance was changed, property owners can no longer request curb cuts for parking in the historic districts.

7. BAR Case #2018-00290

Request for partial demolition/encapsulation at 501 Wolfe Street
Applicant: Ryan Fletemeyer & Erin McGrain

8. CASE BAR #2018-00291

Request for addition and HVAC screening waiver at 501 Wolfe Street
Applicant: Ryan Fletemeyer & Erin McGrain

BOARD ACTION: Approved as Amended, 5-0

On a motion by Ms. Miller, and seconded by Mr. Elkins, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00290 & BAR Case #2018-00291, as amended. The motion carried on a vote of 5-0.

CONDITIONS

1. All alterations, windows, doors and light fixtures, etc., must be in compliance with the BAR's adopted policies, with final approval by staff;
2. All repointing and brick repair must use the appropriate lime mortar and requires a mock-up of the proposed mortar color, composition and joint profile to be approved by BAR staff in the field;
3. The rosettes on the second-floor addition frieze must be removed;
4. 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 proposal was well designed and appreciated the installation of the iron gate allowing for views into the courtyard. The Board found the decorative rosettes on the new frieze to be unnecessary and recommended that they be removed.

SPEAKERS

Scot McBroom, applicant's architect, spoke in support of the application and answered questions.

DISCUSSION

Mr. Elkins asked about the rosettes on the second story cornice and Ms. Miller asked clarifying questions with respect to parking, the new iron gate and transoms over the doors.

9. BAR Case #2018-00308

Request for partial demolition/capsulation at 201 South Lee Street
Applicant: Larry & Paige Nicholson

10. CASE BAR #2018-00308

Request for alterations at 201 South Lee Street
Applicant: Larry & Paige Nicholson

BOARD ACTION: Approved as Submitted, 5-0

On a motion by Ms. Miller, and seconded by Mr. Elkins, the OHAD Board of Architectural Review voted to approve BAR Case #2018-00308 & BAR Case #2018-00309, as submitted. The motion carried on a vote of 5-0.

REASON

The Board supported the applicant's proposal to restore the house and were pleased that it was less extensive than a previous proposal.

SPEAKERS

Scot McBroom, applicant's architect, spoke in support of the application and answered questions.

DISCUSSION

The Board complemented the applicant on the proposed restoration.

11. OTHER BUSINESS

Staff reminded the Board that on Monday, July 16, 2018 at 6:30pm in City Hall research and public outreach meeting will occur.

12. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 8:40pm.

13. ADMINISTRATIVE APPROVALS

BAR Case #2018-00317

Request for fence repair & relocation at 319 Queen Street

Applicant: Cristina Elliott

BAR Case #2018-00319

Request for window replacement at 409 South Royal Street

Applicant: Harry Braswell Inc.

BAR Case #2018-00320

Request for window replacement at 411 South Royal Street

Applicant: Harry Braswell Inc.

BAR Case #2018-00321

Request for signage at 425 North Henry

Applicant: Neil Tauber

BAR Case #2018-00322

Request for signage at 1106 King Street

Applicant: Augies

BAR Case #2018-00324

Request for chimney repair at 409 Queen Street

Applicant: The Chimney Doctor Nova, Inc

BAR Case #2018-00325

Request for reroof at 918 Prince Street

Applicant: Ashley Hughes Properties, LLC

BAR Case #2018-00328

Request for screen wall at 910 South Fairfax Street

Applicants: Sandra & Theodore Sullivan

BAR Case #2018-00329

Request for signage at 1006 King Street

Applicant: Old Town II, LLC

BAR Case #2018-00331

Request for HVAC unite at 909 South Saint Asaph Street
Applicant: Linsey Jorgenson

BAR Case #2018-00332
Request for windows at 1108 Michigan Court
Applicant: Emily Tempels

BAR Case #2018-00323
Request for fence & siding repair at 309 North Alfred Street
Applicant: Jacob Hegeman