

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

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, October 17, 2018**  
7:30pm, Room 2000, 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, 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 **October 3, 2018** public hearing.

**BOARD ACTION: Approved as submitted**

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the October 3, 2018 meeting, as submitted.

**III. CONSENT CALENDAR**

**3. BAR #2018-00420**

Request for alterations at 325 Queen Street  
Applicant: Michael C. Maibach

**REMOVED FROM CONSENT CALENDAR**

**BOARD ACTION: Deferred for restudy, 6-1**

Docket item was removed from consent for discussion.

On a motion by Mr. Adams, and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to defer BAR #2018-00420, for restudy. The motion carried on a vote of 6-1 with Mr. Goebel voting in opposition.

### **REASON**

The Board removed the item from the Consent Calendar for full discussion. The Board had some concerns about the proposal and deferred the request for further study to allow the applicant time to consider a simpler design options.

### **SPEAKERS**

Francois Duret, 317 Queen Street, spoke in support.

Jana McKeag, 315 Queen Street, spoke in support.

Kevin Johnson, 309 North Royal Street, spoke in support.

### **DISCUSSION**

The Board discussed this case from a number of perspectives. All of the board praised the restoration of this townhouse by the current owner. Others noted the architectural integrity of this row of simple Federal townhouses and the importance of retaining the severely simple character of this block face.

It was noted that shutters were more historically appropriate than awnings for a building constructed in 1818, but most agreed that awnings could have been added at a later time. Some felt that the design of these particular rigid frame awnings with solid sides were commercial in character but noted that awnings were common for sun control prior to air conditioning and that perhaps a lighter, retractable awning would not be so visually heavy. One member was concerned about precedent and would not want awnings repeated on dwellings throughout Old Town. Another member felt that this was an acceptable request since it was an alteration that would be easily reversible in the future.

The majority of the BAR members found that having both shutters and an awning on a window to be a visually redundant “belt and suspenders” design and several said they would support the proposed awnings if the shutters were removed or, perhaps, if the awning were retractable. The applicant responded that it would be odd to have shutters on the first floor and remove them on the second floor. The BAR noted that interior window treatments have evolved significantly, and that it may be possible to find an amenable solution on the interior with solar shades or similar. The BAR asked the applicant to work with staff to find a lighter, easier way to control the sun, using solar shades, Low-E glass, etc.

## **IV. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED**

### **4. BAR #2018-00352**

Request for new construction at 1101 North Washington Street  
Applicant: Toll Mid-Atlantic LP Company, INC

**BOARD ACTION: Deferred**

By unanimous consent, the OHAD Board of Architectural Review accepted the Applicant's request for deferral of BAR #2018-00352.

**V. NEW BUSINESS**

**5. BAR #2018-00422**

Request for partial demolition/capsulation at 414 Duke Street (Parcel Address 412 Duke Street)  
Applicant: Tom Dabney & Laura Machanic

**BOARD ACTION: Deferred**

By unanimous consent, the OHAD Board of Architectural Review accepted the Applicants' request for deferral of BAR #2018-00422.

**6. BAR #2018-00425**

Request for alterations at 731 Bernard Street  
Applicant: Daniel & Robin Troutman

**BOARD ACTION: Approved as Amended. 7-0**

On a motion by Mr. Adams, and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR #2018-00267 & BAR #2018-00268, as amended. The motion carried on a vote of 7-0.

**REASON**

The Board found that it was not necessary to screen parking with a gate in this relatively isolated location at the edge of the historic district, on the end of a dead-end street, noting that similar properties on this block, while just outside the historic district boundary, had driveways with no gates. The Board noted that the only reason this mid-20<sup>th</sup>-century rowhouse property was within the historic district was to protect the memorial character of the GW Parkway and that a large apartment building to the east screened any view of this parking from the Parkway. The Board found the proposed pavers to be appropriate.

**SPEAKERS**

Daniel Troutman, applicant, spoke in support of the application and requested that the staff condition to require a gate at the driveway be removed.

**DISCUSSION**

Staff noted that the only items under review were parking screening and the paving material of the double driveway, as the Board of Zoning Appeals had already approved the curb cut. Several BAR members noted that the large driveway could have a negative impact on the exceptional yard area that this end unit has. However, it was also noted that the alteration would be reversible if a future owner wished for a change. Based on the location at the dead-end street, the BAR found that a gate was not necessary for the driveway and the applicant clarified the proposed front yard fence relocation to accommodate the parking pad. The Board had no objection to the proposed paving, finding it appropriate.

## **VI. OTHER BUSINESS**

7. Mitch Bernstein, Director of the Department of Project Implementation, provided an informal presentation on the status of the Potomac Yard Metro Station and responded to questions. Staff noted the project would return to the BAR for a Certificate of Appropriateness following approval of amendments to the current DSUP by City Council in December.
8. BAR staff provided an update on the proposed consolidation of the two Boards of Architecture Review. Planning Commission will consider the request on November 1 and City Council on November 17.

## **VII. ADJOURNMENT**

The OHAD Board of Architectural Review hearing was adjourned at 9:00pm.

## **VIII. ADMINISTRATIVE APPROVALS**

The following projects were administratively approved since the last BAR meeting:

BAR #2018-00434

Request for pressure relief vent at 121 South Union Street  
Applicant: Union Street Public House

BAR #2018-00435

Request for pressure relief vent at 106 South Union Street  
Applicant: Virtue Feed & Grain

BAR #2018-00437

Request for signage at 100 South Patrick Street  
Applicant: Yoga Works

BAR #2018-00438

Request for door replacement at 101 Cameron Mews  
Applicant: Robert Wagner

BAR #2018-00440

Request for window and door replacement at 205 North Columbus Street  
Applicants: Robert & Kathy Agnor

BAR #2018-00441

Request for repairs on building's exterior fabric at 207 Commerce Street  
Applicant: Daniel Maffei

BAR #2018-00442

Request for fence replacement at 331 North Saint Asaph Street  
Applicant: Anthony Acampora

BAR #2018-00443

Request for signage at 210 North Lee Street

Applicant: Old Town #1, LLC

BAR #2018-00444

Request for rear door replacement at 450 South Union Street

Applicant: Elizabeth Yingling

BAR #2018-00445

Request for directional sign at 299 Evans Lane

Applicant: Port City Mews

BAR #2018-00446

Request for in-kind fence, stairs and landing repair at 1122 Prince Street

Applicant: Anthony Kupec

BAR #2018-00447

Request for window replacement at 1250 South Washington Street

Applicant: Michael Rymond

BAR #2018-00448

Request for roof replacement at 820 Gibbon Street

Applicant: Pete Becker

BAR #2018-00454

Request for repointing at 107 North Fairfax Street

Applicant: Chez & Fairy, LLC

BAR #2018-00455

Request for window and door replacement at 1250 South Washington Street

Applicant: Nick Kalivretenos

BAR #2018-00457

Request for window replacements at 214 Oronoco Street

Applicant: David Macmillan