

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

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, December 5, 2018**  
7:30pm, Room 2000, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: Christina Kelley, Chair  
Christine Roberts, Vice Chair  
Robert Adams  
John Goebel  
John Sprinkle  
Margaret Miller

Members Absent: Slade Elkins

Staff Present: Al Cox, Preservation Manager  
Catherine Miliaras, Principal 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. Elkins was excused. All other members were present.

**II. MINUTES**

2. Consideration of the minutes from the **November 28, 2018** public hearing.

**BOARD ACTION: Approved as Submitted**

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the November 28, 2018 meeting, as submitted.

**III. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED**

**3. Deferral Requested by Applicant**

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.

#### **IV. NEW BUSINESS**

**4. BAR #2018-00476**

Request for partial demolition/ capsulation at 1320 Prince Street

Applicant: 1320 Prince Street, LLC

**5. BAR #2018-00477**

Request for alterations with signage at 1320 Prince Street

Applicant: 1320 Prince Street, LLC

**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 #2018-00476 & BAR #2018-00477, as submitted. The motion carried on a vote of 6-0.

**REASON**

The Board found the alterations to be historically appropriate and consistent with the Design Guidelines. The Board commended the applicant on the proposed improvements to the building, particularly the retention and rehabilitation of the pressed glass transom over the storefront.

**DISCUSSION**

The Board's discussion was very positive and it was noted that the alterations would significantly improve this early 20<sup>th</sup>-century commercial building.

**SPEAKERS**

Stephen Kulinski, project architect, spoke in support and responded to questions.

Ed Meyers, 207 South Payne Street, spoke in support of the project but had questions about which trees would be retained.

**6. BAR #2018-00478**

Request for partial demolition/ capsulation at 609 North Columbus Street

Applicant: 609 North Columbus Street, LLC

**7. BAR #2018-00488**

Request for alterations at 609 North Columbus Street

Applicant: 609 North Columbus Street, LLC

**BOARD ACTION: Approved as Amended, 6-0**

On a motion by Ms. Roberts, and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR #2018-00478 & BAR #2018-00488, as amended. The motion carried on a vote of 6-0.

**CONDITIONS OF APPROVAL**

1. The applicant must work with staff on appropriate changes to the brackets on the porch roof.

## **REASON**

The Board supported the proposed rehabilitation/restoration of this townhouse but noted that the porch needed additional detailing and refinement, specifically regarding the proportions of turned columns and the lack of brackets.

## **SPEAKERS**

Stephen Kulinski, project architect, spoke in support and responded to questions.

## **DISCUSSION**

The Board's discussion focused on the porch and it was noted by several members that the proportions needed additional refinement. It was noted that the columns appeared too visually heavy in comparison with the detailing of the rest of the façade. It was recommended that the turned columns could be elongated, the fascia could be enlarged or elements from the bargeboard could be brought down. The Board felt comfortable with allowing the applicant to refine and visually lighten the porch with staff approval of the final design.

### **8. Deferral Requested by Applicant**

#### **BAR #2018-00486**

Request for partial demolition/ capsulation at 219 King Street

Applicant: Yupaporn Charoentra

### **9. BAR #2018-00487**

Request for addition and alterations with signage at 219 King Street

Applicant: Yupaporn Charoentra

#### **BOARD ACTION: Deferred**

By unanimous consent, the OHAD Board of Architectural Review accepted the Applicant's request for deferral of BAR #2018-00486 & BAR #2018-00487.

### **10. BAR #2018-00507**

Request for partial demolition/ capsulation at 401 North Lee Street

Applicants: Kevin Deardorff & Lisa Blumerman

### **11. BAR #2018-00508**

Request for alterations at 401 North Lee Street

Applicants: Kevin Deardorff & Lisa Blumerman

#### **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 #2018-00507 & BAR #2018-00508, as submitted. The motion carried on a vote of 6-0.

## **REASON**

The Board supported the proposal finding it to be appropriate and consistent with the Design Guidelines.

## **SPEAKERS**

Sarah Glenn of Harry Braswell, representing the applicant, spoke in support and was available for questions.

## **DISCUSSION**

The Board had minimal discussion but noted that it was recommended that the decking be a light color to reduce solar heat gain.

### **12. BAR #2018-00509**

Request for new construction at 613 North Columbus Street  
Applicants: 611 & 613 North Columbus Street Homes, LLC

### **13. BAR #2018-00520**

Request for new construction at 611 North Columbus Street  
Applicants: 611 & 613 North Columbus Street Homes, LLC

## **BOARD ACTION: Approved as Amended, 6-0**

On a motion by Ms. Roberts and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR #2018-00509 & BAR #2018-00520, as amended. The motion carried on a vote of 6-0.

## **CONDITONS OF APPROVAL**

1. The applicant must restudy the stoop and door hood and bracket to be better coordinated, with final approval by staff/
2. Parge the exposed portion of the concrete foundation and incorporate a permanent date stone or mould the date into the street elevation, possibly at the cornice;
3. Submit manufacturer cut sheets for the windows as part of the building permit process to confirm conformance with the BAR's adopted Window Policy;
4. Either a wood or a smooth fiberglass front door may be utilized, at the applicant's option; and,
5. The statements in archaeology conditions below shall appear 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 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 two proposed townhouses to generally be appropriate and consistent with the Design Guidelines for new construction. The BAR noted that the stoop and door hood needed additional refinement and conditioned approval on refining these elements with staff.

## **DISCUSSION**

The Board found that the proposed stoop was too visually heavy, particularly in comparison with the rest of the stoops on this block face. It was recommended that the stoop be made visually

lighter. It was also noted that the bracket at the door hood did not reflect historic spacing and detailing and therefore the door hood should be further studied to be more compatible. The Board also reminded the applicant to consult with Alexandria Archaeology early in the construction process.

### **SPEAKERS**

Stephen Kulinski, project architect, agreed with the staff recommendations and noted that installing the date block at the ground level was problematic with addressing so he requested flexibility to find another location on the façade.

Mary Orzco, 615 North Columbus Street, expressed concerns related to water run-off related to these properties and proposed construction.

## **V. ADJOURNMENT**

The OHAD Board of Architectural Review hearing was adjourned at 8:15pm.

## **VI. ADMINISTRATIVE APPROVALS**

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

BAR #2018-00521

Request for new front yard fence at 721 South Alfred Street

Applicant: Garret Reinhart

BAR #2018-00523

Request for re-roofing at 511 Wolfe Street

Applicant: Harry Frazier

BAR #2018-00524

Request for re-roofing at 509 Wolfe Street

Applicant: Harry Frazier

BAR #2018-00525

Request for antennas at 1202 South Washington Street

Applicant: Elizabeth Dietrich

BAR #2018-00526

Request for repointing at 601 Queen Street

Applicant: Roosevelt Battle

BAR #2018-00527

Request for door replacement at 212 Queen Street

Applicant: Megan Simon

BAR #2018-00529

Request for installation of an exhaust vent at 203 South Lee Street

Applicant: Steve B. Mastel

BAR #2018-00534

Request for T-Mobile antennas at 1101 King Street  
Applicant: Kimberly Jacobus

BAR #2018-00535  
Request for roof replacement at 906 Franklin Street  
Applicant: Taylor Dunn

BAR #2018-00536  
Request for window replacement at 421 Cameron Street  
Applicant: James Francis