

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, January 16, 2019
7:30pm, Room 2000, City Hall
301 King Street, Alexandria, Virginia 22314

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

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 **January 2, 2019** public hearing.

BOARD ACTION: Approved as Submitted

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the January 2, 2019 meeting, as submitted.

III. CONSENT CALENDAR

3. BAR #2018-00566

Request for alterations at 624 South Saint Asaph Street
Applicant: John Nelson

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 #2018-00566, as submitted. The motion carried on a vote of 6-0.

4. BAR #2018-00569

Request for alterations at 110 North Columbus Street
Applicant: Fred Sherman, represented by Robert Bentley Adams and Associates P.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 #2018-00569, as submitted. The motion carried on a vote of 6-0.

DISCUSSION

Ms. Roberts removed this item from the Consent calendar to clarify that concerns raised in the letter received from the public were addressed. The applicant submitted a correction to the north elevation drawing on January 14, 2019, prior to the release of the staff report. Windows shown on the earlier drawings do not exist and are not proposed.

IV. NEW BUSINESS

5. Deferral Requested by Applicant

BAR #2018-00544

Request for partial demolition/ capsulation at 932 South Fairfax Street
Applicant: Chad Worz, represented by Kurt West, architect

6. BAR #2018-00580

Request for addition at 932 South Fairfax Street
Applicant: Chad Worz, represented by Kurt West, architect

BOARD ACTION: Deferred

By unanimous consent, the OHAD Board of Architectural Review accepted the Applicant's request for deferral of BAR #2018-00544 & BAR #2018-00580.

7. BAR #2018-00571

Request for partial demolition/ capsulation at 1015 Duke Street
Applicants: Steven & Maureen Saunders

8. BAR #2018-00579

Request for addition at 1015 Duke Street
Applicants: Steven & Maureen Saunders

BOARD ACTION: Approved as Amended, 6-0

On a motion by Ms. Miller and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR #2018-00571 & BAR #2018-00579, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. *Approval* of the Permit to Demolish/Capsulate and Certificate of Appropriateness for the two-story addition.
2. *Denial* of the request to enlarge the existing window and door openings on the north elevation of the rear ell with a larger, full-light window and door.
3. 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

4. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
5. The existing six-over-six lite windows on the front façade may be replaced with one-over-one sash windows that comply with the BAR's window policy (condition added by BAR).

REASON

The Board felt that the proposed addition was compatible with the rear elevation and that the changes to the front windows from six-over-six to one-over-one would be more appropriate for this late Victorian townhouse.

SPEAKERS

Patrick Jansen, contract purchaser, spoke in support of the application and answered questions.

DISCUSSION

Ms. Roberts asked the applicant if they would be willing to replace the windows on the front façade to the appropriate style, which would be one-over-one or two-over-two. The applicant said they intended to replace those windows and would prefer the simpler design. Ms. Roberts also asked the applicant if they understood the zoning requirement that the property maintain a commercial use since the addition was only feasible if the building was used for office/commercial and not residential. Mr. Jansen said he was aware of the zoning condition and the property would continue to be used commercially.

9. Deferral Requested by Applicant

BAR #2018-00573

Request for partial demolition/ capsulation at 107 Princess Street

Applicants: Ken & Phyllis Patterson, represented by Stephen W. Kulinski, architect

10. BAR #2018-00574

Request for addition and alterations at 107 Princess Street

Applicants: Ken & Phyllis Patterson, represented by Stephen W. Kulinski, architect

BOARD ACTION: Deferred

By unanimous consent, the OHAD Board of Architectural Review accepted the Applicant's request for deferral of BAR #2018-00573 & BAR #2018-00574.

11. BAR #2018-00575

Request for partial demolition/ capsulation at 430 South Saint Asaph Street

Applicants: Robert and Caroline Reich, represented by Hopkins & Porter Inc.

12. BAR #2018-00576

Request for alterations at 430 South Saint Asaph Street

Applicant: Robert and Caroline Reich, represented by Hopkins & Porter Inc.

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 #2018-00575 & BAR #2018-00576, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. The awning be retracted when not in active use.

REASON

The Board reaffirmed their support for alterations as described in the staff report.

SPEAKERS

Mr. Kai Tong, architect, spoke in favor of the project and was available to answer questions.

DISCUSSION

The Board had no questions. Ms. Kelley commented that the proposal was a great improvement to the property.

13. BAR #2018-00577

Request for partial demolition at 1106 & 1108 King Street

Applicant: Eat Augies, LLC., represented by M. Catharine Puskar, attorney

14. BAR #2018-00578

Request for alterations at 1106 & 1108 King Street

Applicant: Eat Augies, LLC., represented by M. Catharine Puskar, attorney

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Mr. Sprinkle and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR #2018-00577 & BAR #2018-00578, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. The brightness of the lighting in the courtyard is subject to field inspection by staff to ensure that it does not overwhelm the historic building or its neighbors on the block-face.
2. The final color/temperature of courtyard and sign lighting must be warm (not cool/blue) and no greater than 3000 Kelvin.
3. Neither the accordion nor main entry doors on the front façade may encroach into the King Street right-of-way.
4. Submit final signage drawings for staff approval, if compliant with the BAR's Administrative Approval of Signs policy.

REASON

The Board felt that the proposed alterations to the restaurant space and courtyard were appropriate because the modifications to the building did not impact historic fabric.

SPEAKERS

Cathy Puskar, attorney for the applicant, spoke in support of the application and answered

questions.

DISCUSSION

Chair Kelley noted the double negative typo in condition #3 and clarified that the accordion window and front door may not encroach into the King Street right-of-way. She also noted an inconsistency between the west elevation drawings and renderings and asked the applicant to clarify the material of the pilasters on the side of the courtyard. Ms. Puskar noted that there was a drafting error and said that the pilasters would remain brick.

V. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 7:55pm.

VI. ADMINISTRATIVE APPROVALS

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

BAR #2018-00585

Request for lantern replacement at 203 South Lee Street

Applicant: Nathaniel Spencer

BAR #2019-00001

Request for roof replacement at 112 Prince Street

Applicant: David Rafati

BAR #2019-00002

Request for window replacement at 210 Oronoco Street

Applicant: Ron Buch

BAR #2019-00003

Request for signage at 1010 King Street

Applicant: Farzan Fanaiyan