

*******DRAFT MINUTES*******
Board of Architectural Review
Old & Historic Alexandria District
Wednesday, February 6, 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, Preservation Manager
Amirah Lane, 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 16, 2019** public hearing.

BOARD ACTION: Approved as Amended

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the January 16, 2019 meeting, as amended.

III. PREVIOUSLY DEFERRED

3. BAR #2018-00410

Request for partial demolition/ capsulation at 619 South Lee Street

Applicant: Vowell, LLC c/o Michael Harrington

This item was combined with BAR #2018-00411 for discussion purposes but voting was performed separately.

BOARD ACTION: Approved as Amended, 5-1

On a motion by Mr. Elkins and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR #2018-00410, as amended. The motion carried on a vote of 5-1 with Mr. Sprinkle voting against.

CONDITIONS OF APPROVAL

1. That the curved hyphen wall to be demolished be documented with drawings and photographs to HABS current standards before and during its careful deconstruction and that historic material be marked and reused on the site wherever appropriate.

REASON

The BAR found that the existing curved hyphen was a later feature that was not well considered when it was originally constructed; that it has caused and will continue to create maintenance issues inherent in its design that will harm the primary historic resource; that there are other better examples of curved hyphens in the district; and that removal of this element will not be detrimental to the public interest and removal will, in fact, help preserve the west wall of this important historic house.

4. BAR #2018-00411

Request for additions and alterations at 619 South Lee Street
Applicant: Vowell, LLC c/o Michael Harrington

BOARD ACTION: Approved as Amended, 4-2

On a motion by Mr. Elkins and seconded by Mr. Adams the OHAD Board of Architectural Review voted to approve BAR #2018-00411, as amended. The motion carried on a vote of 4-2 with Mr. Sprinkle and Ms. Roberts voting against.

CONDITIONS OF APPROVAL

1. ~~Denial of the demolition of the two-story curved portion of hyphen connecting the main block to rear ell;~~ (condition deleted by the BAR)
2. All counterflashing in the brick of historic portions of the house and carriage house for additions and roofing should be hand cut only through mortar joints and not the brick;
3. All materials must comply with the BAR's adopted policies unless otherwise specifically approved;
4. Document the existing site and landscape conditions thru a dimensioned, annotated digital site plan and photography to ~~HABS~~ **HALS** standards; 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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, 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 call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The BAR found that the scale, mass, location and design of the proposed additions to be appropriate for the historic setting and streetscape for the reasons described in the staff report.

SPEAKERS

Lee Quill, Cunningham Quill Architects, presented the application for the owners.

Danny Smith, representing the Historic Alexandria Resources Commission (HARC), read a letter in opposition, citing concerns about the easement provisions and the quantity and character of the proposed additions, particularly the rhythm and scale of the South Lee Street streetscape. He preferred that all additions extend from the west end of the house.

John Richards, representing the Historic Alexandria Foundation (HAF), noted that the house is a Virginia Registered Landmark.

Robert Ray, representing the Alexandria Association, expressed concern about demolition of the curved ell hyphen.

Robert Montague, representing the Northern Virginia Conservation Council, stated that the project is more significant for the amount of open space than for the architecture.

Gail Rothrock stated her opposition. She noted letters from Brown Morton and Preservation Virginia opposed changes to the cultural landscape and architecture from the Justice Black period.

Elaine Johnston stated that the BAR should apply its own standards not rely on VDHR's comments.

Steve Milone, representing the Old Town Civic Association (OTCA), noted that the Blacks had demolished the historic houses described at the last hearing and then created the open space easement. He supported retention of the curved hyphen wall.

Yvonne Callahan asked that the cobblestone gutter on Franklin Street be preserved and not damaged by construction or maintenance vehicles in the future.

DISCUSSION

The Chair reminded speakers that the BAR's purview is limited to Section 10 of the Alexandria Zoning Ordinance and this easement is administered by the Virginia Department of Historic Resources. The BAR does not have the authority to interpret or enforce easements and the BAR is a separate review process.

Mr. Sprinkle questioned the hyphen demolition/reconstruction and asked whether the window originally exposed should not be exposed again. He felt the 20th century cultural landscape of the site was also a significant resource. The applicant responded that the landscape and house are both important but have both been altered over time and that the house was the more significant resource. He felt they had maintained the sense of open space.

Ms. Roberts agreed with Mr. Smith's comments about traditional additions having been constructed on the rear (west) of Alexandria townhouses. She pointed out that "lightly touching the landscape" with multiple small pavilions required these additions to visually

occupy more of the landscape. Mr. Quill described the programmatic reasons for the pavilions being located where they are proposed.

Ms. Roberts asked whether wood siding had been considered for the pavilions. Mr. Quill responded that they preferred a subtly different brick and mortar to separate the additions from the historic house rather than siding. Ms. Roberts supported additions to this house but not the specific design, materials and locations proposed. She was torn about demolition of the hyphen curve.

Mr. Adams referenced the historic Sanborn Fire Insurance maps that showed multiple structures that existed in what is now open space on this site. He noted previously approved alterations by the BAR and felt the proposed scheme for the additions was appropriate. He said he was pleased with the response to the BAR's previous comments and agreed the punched kitchen windows and hip roofs were the better alternative. Mr. Adams noted the community's concerns with the easement but restated that this was not within the BAR's purview and stated that the present proposal is reversible.

Ms. Miller agreed with the design of the punched windows on the east wall of the kitchen and preferred the masonry garage wall with the recessed panel and trellis because it will blend better with the landscape. She preferred the hip roofs and supported demolition of the curved hyphen because it was harming the original structure.

Mr. Elkins supported the hip roofs and found the gable roof studies to be less successful. He preferred punched windows on the east wall of the kitchen but preferred the recessed panel on the garage. He supported demolition of the hyphen because it is incongruous with preservation of the original structure.

Chair Kelley was torn about the curved portion of the hyphen until she saw it in person and does not believe it can be preserved without further harming the main house but she supported documenting the curve before demolition. She supported the hip roofs and present windows. She noted that the BAR was not influenced by VDHR and that the BAR makes its own decision based on the local ordinance. She appreciated the light touch of the additions on the historic structure.

Ms. Roberts moved to defer the Certificate of Appropriateness in order to move the additions behind the main structure to reflect a more traditional massing and to take some of the footprint out of the garden. The motion was seconded by Mr. Sprinkle. The motion failed 2-4.

Mr. Elkins moved to approve the application with staff recommendations, to include the hip roof forms, the bicycle garage with a recessed panel on the east side and with punched windows on the east kitchen elevation, as shown on the drawings dated January 15, 2019. Mr. Adams seconded the motion. The motion passed 4-2.

5. BAR #2018-00486

Request for partial demolition/ capsulation at 219 King Street

Applicant: Yupaporn Chardentra

Docket item #5 was combined with #6 for discussion purposes.

6. BAR #2018-00487

Request for addition and alterations with signage at 219 King Street

Applicant: Yupaporn Chardentra

BOARD ACTION: Approved as Amended, 6-0

On a motion by Ms. Roberts and seconded by Mr. Sprinkle, the OHAD Board of Architectural Review voted to approve BAR #2018-00486 & BAR #2018-00487, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL (text shown in bold for items revised by the BAR at the hearing)

1. Set back the primary face of the one-story brick addition 1'-0" from the south elevation of the historic building so that the side return of the face brick is plainly visible. Pursue storefront ALT-B or ALT-C, with the suggestions discussed in the staff report. **Pursue Alternate D, as modified at the hearing, for storefront with a custom wood-framed-glass NanaWall type accordion door system.**
2. Coordinate with Code Administration and BAR staff to demonstrate that the proposed vertical steel channel supports on the exterior are necessary to support the awning. **If channel supports are required, they must be painted a graphite color, or a color that compliments the brick as approved by staff in the field.** All structural supports for the retractable awning must be installed through mortar joints and not into the brick. BAR staff must be on site during installation of the awnings to confirm that this condition is being followed.
3. Awning fabric must be the solid color, breathable material proposed or a canvas-like material that complements, rather than contrasts with, the colors of the red brick historic townhouse.
4. The awning must be retracted at all times when the outdoor dining area is not open to customers for use.
5. To prevent any adverse effects at the publicly-accessible Ramsey House Garden, the applicant must coordinate with General Services staff to ensure that all construction activities remain on the subject property and do not restrict the public use of the garden or result in any short or long term harm to the plant materials.
6. Architectural illumination must be contained within the existing property and be directed so as not glare in the eyes of Ramsay House garden visitors. Staff recommends deferral of the proposed linear LED wall wash strip lighting until after the building renovation is complete and sign lights installed and samples may be studied in the field.
7. No internally illuminated letters or signs are permitted and illumination is limited to targeted external illumination with mini spotlights, with final details of proposed signage to be approved by BAR staff.
8. Applicant must remove the existing and proposed windows on the west elevation of the one-story addition. Use a red masonry to match the color and texture of the existing west wall without architectural decoration, as a simple background for the Ramsay House garden plant materials.
9. Remove the proposed French casement window on the west façade of the second floor of the historic townhouse.
10. In conformance with the BAR's window policy, staff must evaluate the condition of the existing second-floor windows on the original townhouse to determine if they are historic

and reasonably reparable. If staff determines that replacement is appropriate, then final approval of replacement windows in conformance with the BAR's window performance specifications must occur as part of the building permit process.

11. The stone sills and historic cast-iron stoop must be retained, repaired and rehabilitated as part of this project.
12. The applicant must obtain approval of an encroachment for the trash screen fence in the rear alley.
13. **A glass awning is approved on the new addition but is only approved at the historic building if required by Code Administration to protect the egress steps.**

REASON

The Board appreciated the applicant's revisions and supported the revised design. The Board supported Alternate D, developed at the hearing, that featured a glass wall with a custom NanaWall style wood-framed-glass accordion door system. While some members supported the glass awning at the entrance, the majority Board found that a glass awning at the entrance to the historic building was only acceptable if required by Code. They appreciated the applicant's responsive design and efforts to celebrate the decorative brickwork on the historic building.

SPEAKERS

Paul Solon, project architect, gave a brief presentation explaining changes in response to the BAR's previous comments and responded to questions.

John Thorpe Richards, 209 Madison Street, expressed concerns and spoke against the character of the proposed glass awnings.

Gail Rothrock, representing Historic Alexandria Foundation, opposed the character of the full glass storefront doors and the glass awnings in this location.

DISCUSSION

The Board's discussion focused on the changes made since the previous hearing, specifically on the new restaurant entrance at the one-story addition and the proposed glass awnings at the entrances. The Board complimented the applicant for being so responsive to previous comments. The Board found the three alternate addition entrances to be good efforts and worked with the applicant during the hearing to develop a composite Alternate D which featured a wood and glass NanaWall style wood-framed-glass accordion door system without the intermediate brick bulkhead and to have a brick wall support at the east side of the storefront and that the storefront would be set back an additional 8" to 12". The BAR recommended that the retractable awnings at the second floor be broken into several awnings to reduce the scale and the applicant agreed. The BAR strongly discouraged the metal channel supports for these awnings and asked staff to work with the applicant and Code Administration engineers to confirm these were absolutely necessary.

It was noted that fabric awnings get damaged and faded, are not well maintained in Old Town and hide the decorative brick on this project. The Board supported the glass awning at the new entrance on the addition but discussed whether any awning was appropriate at the entrance to the historic townhouse. All agreed that removing the ill-fitting canvas awning was a great improvement but there was a concern about the character of a glass awning at the historic building unless it was required by Code.

7. BAR #2018-00573

Request for partial demolition/ capsulation at 107 Princess Street
Applicants: Ken & Phyllis Patterson

8. BAR #2018-00574

Request for addition and alterations at 107 Princess Street
Applicants: Ken & Phyllis Patterson

BOARD ACTION: Approved as Amended, 6-0

On a motion by Mr. Elkins and seconded by Mr. Sprinkle, the OHAD Board of Architectural Review voted to approve BAR #2018-00573 & BAR #2018-00574, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. That the lighter color gray color scheme and more subtle wood grain texture on the panels shown on the updated rendering submitted at the hearing be used; and
2. That the same grey colored panel material be installed in the arch above the replacement window on the side elevation.

REASON

The Board felt that the mid-20th century townhouse had not achieved historic significance and that the contemporary alterations were appropriate on this building in this location. The BAR said that they preferred the lighter color scheme that the applicant proposed at the meeting, as well as a subtler wood grain finish on the panels.

SPEAKERS

Steve Kulinski, architect, represented the applicant and answered questions.

Joan Bondareff, 102 Princess Street, spoke in opposition to the contemporary architectural design proposed for project.

Christina Hagman, 118 Princess, spoke in support of the project design.

DISCUSSION

The Chair reminded the BAR that they had adopted an informal policy that it was appropriate for buildings north of Queen and East of North Lee Street could have more contemporary design leeway because they are not historic themselves and there were no buildings of historic architectural merit located nearby. Ms. Roberts asked the applicant questions about the size of the c-channel above and below the bay window and asked if it could be narrower. Mr. Elkins suggested using the same panel material on the side window in the arched feature when the new window was installed and Mr. Kulinski agreed. Mr. Elkins said that he thought the lighter coloring would make the c-channel less obvious and that it was appropriate for these contemporary elements.

IV. NEW BUSINESS

9. BAR #2019-00004

Request for partial demolition/capsulation at 724 South Lee Street
Applicants: George & Heather Rothenbuescher

10. BAR #2019-00005

Request for addition at 724 South Lee Street
Applicants: George & Heather Rothenbuescher

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 #2019-00004 & BAR #2019-00005, as submitted. The motion carried on a vote of 6-0.

REASON

The Board reaffirmed their support for demolition/capsulation and the addition for the reasons described in the staff report and supported staff conditions of approval.

SPEAKERS

George and Heather Rothenbuescher, applicants, responded to questions.

DISCUSSION

Ms. Miller asked for clarification on the windows on the first floor. She also asked about the length of the neighboring properties.

Ms. Kelley confirmed that the applicant planned to install gutters and downspouts on the addition. She also confirmed the proposed window and siding specifications.

V. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 11:10 p.m.

VI. ADMINISTRATIVE APPROVALS

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

BAR #2019-00008

Request for re-roofing at 541 South Saint Asaph Street
Applicant: Joseph J. Egresits

BAR #2019-00009

Request for siding repair and window trim replacement at 425 South Lee Street
Applicant: Ricardo Navarro/ Steve Berry

BAR #2019-00012

Request for partial re-roofing repair at 109 Pommander Walk Street
Applicant: Ben Watson

BAR #2019-00013

Request for roof replacement at 539 South Saint Asaph Street
Applicant: Lawrence Hightower

BAR #2019-00014
Request for siding and window replacement at 313 North Patrick Street
Applicant: Tim Kane

BAR #2019-00015
Request for roof replacement at 127 Quay Street
Applicant: Adela, The Home Doctor

BAR #2019-00016
Request for roof replacement at 301 South Henry Street
Applicant: Robert Radke

BAR #2019-00020
Request for door replacement at 401 North Lee Street
Applicant: Harry Braswell, Inc

BAR #2019-00022
Request for HVAC at 130 North Payne Street
Applicant: Richard Grochmal

BAR #2019-00023
Request for signage at 103 King Street
Applicant: The Lucky Knot - Athina Kohilas

BAR#2019-00024
Request for window replacement at 4 Muirs Court
Applicant: Navarro Construction/ Steve Berry

BAR #2019-00025
Request for new railings at 115 Pommander Walk Street
Applicant: C. Anne Best Rector

BAR #2019-00026
Request for fence at 125 Wolfe Street
Applicant: Valentine H. Kass

BAR #2019-00027
Request for door replacement at 214 South West Street
Applicant: Nancy McKenzie