

**\*\*\*\*\*DRAFT MINUTES\*\*\*\*\***  
Board of Architectural Review  
**Wednesday, March 6, 2019**  
7:00pm, Room 2000, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: Christine Roberts, Chair  
James Spencer, Vice Chair  
Purvi Irwin  
John Sprinkle  
Bill Conkey  
Lynn Neihardt  
Robert Adams

Members Absent: None

Staff Present: Al Cox, Preservation Manager  
Stephanie Sample, Historic Preservation Planner

**I. CALL TO ORDER**

1. The Board of Architectural Review hearing was called to order at 7:02 p.m. All members were present.
2. Adoption of BAR Bylaws

**BOARD ACTION: Approved as Submitted**

By unanimous consent, the Board of Architectural Review approved the adoption of BAR Bylaws, as submitted.

3. Election of Officers

**BOARD ACTION**

The Board of Architectural Review unanimously elected Christine Roberts as Chair, and elected James Spencer as Vice Chair.

4. Brief Orientation on Policies & Design Guidelines

**II. MINUTES**

5. Consideration of the minutes from the **January 23, 2019 PG** public hearing.

**BOARD ACTION: Approved as Submitted**

By unanimous consent, the Board of Architectural Review approved the minutes from the January 23, 2019 PG meeting, as submitted.

6. Consideration of the minutes from the **February 6, 2019 OHAD** public hearing.

**BOARD ACTION: Approved as Submitted**

By unanimous consent, the Board of Architectural Review approved the minutes from the February 6, 2019 OHAD meeting, as submitted.

**III. ITEMS DEFERRED FROM THIS HEARING**

**7. BAR #2019-00037 OHAD**

Request for partial demolition/ capsulation at 605 Prince Street  
Applicant: Billy Klipstein, LLC

**8. BAR #2019-00038 OHAD**

Request for addition, alterations and rooftop HVAC waiver at 605 Prince Street  
Applicant: Billy Klipstein, LLC

**BOARD ACTION: Deferred Prior to Hearing**

By unanimous consent, the Board of Architectural Review accepted the requests for deferral of BAR #2019-00037 & BAR #2019-00038.

**IV. CONSENT CALENDAR**

**9. BAR #2019-00030 OHAD**

Request for alterations at 330 South Lee Street  
Applicant: Bob & Becky Cady

**BOARD ACTION: Approved as Submitted, 7-0**

On a motion by Mr. Conkey and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00030, as submitted. The motion carried on a vote of 7-0.

**CONDITIONS OF APPROVAL**

1. All new windows and doors must comply with the *Alexandria New and Replacement Window Performance Specifications*.

**10. BAR #2019-00033 OHAD**

Request for alterations at 303 North Washington  
Applicant: Laura Cain

**BOARD ACTION: Approved as Submitted, 7-0**

On a motion by Mr. Conkey and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00033, as submitted. The motion carried on a vote of 7-0.

**V. PREVIOUSLY DEFERRED**

**11. BAR #2018-00537 PG**

Request for alterations at 221 North Patrick Street  
Applicant: Amanda Cernik

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

On a motion by Mr. Conkey and seconded by Mr. Spencer the Board of Architectural Review voted to defer BAR #2018-00537, for restudy. The motion carried on a vote of 6-1, with Ms. Neihardt voting against.

**REASON**

The Board had concerns about the style of the canopies installed without BAR approval and directed the applicant to work with staff to find an appropriate solution.

**SPEAKERS**

Amanda Cernik, the property owner spoke in her favor saying that she wasn't aware that the canopy style was not appropriate. She had intended to repair some water damage to the doors and siding and to make her house beautiful, and the contractor she hired told her that a permit was not required for this work. She stated that the brick stoop and cheeks were already installed when she purchased the house in 2015. She said she is willing to work with staff to find a solution.

Gail Rothrock, from Historic Alexandria Foundation (HAF), recommended denial of the canopies because they were not architecturally appropriate for the vernacular style house.

**DISCUSSION**

Mr. Cox clarified that the encroachment of the canopies is an issue for Transportation & Environmental Services and that the Board's purview was only concerning the design and the historic appropriateness of the canopies for this style house.

While, the Board was sympathetic with the applicant's need for a canopy over the door, they supported staff's recommendation because the Craftsman style canopies were not architecturally appropriate on this vernacular mid-19<sup>th</sup> century house. Mr. Adams brought up the fact that Patrick Street was a gateway in the City and it was important that work be historically appropriate because thousands of people travel on the street each day and the houses should reflect the character of the whole district. Mr. Conkey added that he was pleased that this house was restored after several years of neglect. Some Board members said that they could support the existing brick stoop/cheek and the door design but not the canopy style. They deferred the item so the applicant could work with staff to find an alternative design for the canopies.

**VI. NEW BUSINESS**

**12. BAR #2019-00010 PG**

Request for partial demolition/ capsulation at 309 North Patrick Street  
Applicant: Zelaya Homes, LLC

**13. BAR #2019-00011 PG**

Request for addition and alterations at 309 North Patrick Street  
Applicant: Zelaya Homes, LLC

**BOARD ACTION: Deferred for Restudy, 4-3**

On a motion by Mr. Adams and seconded by Ms. Neihardt, the Board of Architectural Review voted to defer BAR #2019-00010 & BAR #2019-00011 for restudy. The motion carried on a vote of 4-3.

**REASON**

The Board said that they felt the design of the addition and the scale and mass in relation to the historic portion of the building, the fenestration and rear balcony needed additional study.

**SPEAKERS**

Mr. Zelaya, the property owner, said he agreed with staff recommendations.

Gail Rothrock, HAF, stated that she was happy that the siding, windows and shutters on the historic structure would be retained. She was concerned with the size and massing of the addition and said that this project should not set a precedent for future additions in other parts of the district.

Kevin Reese, 311 North Patrick Street, said he was concerned that the addition would block a window on the south side of his building on the second floor. He did not want the redevelopment to expand beyond the current footprint.

Cliff Davis, said he believed that the neighbor's window should not be blocked.

**DISCUSSION**

Mr. Adams stated that the roof form was unclear in the drawings and said would prefer some form of a hyphen between the historic building and the addition.

Ms. Neihardt asked for the cantilevered rear balcony design to be clarified and did not believe it was architecturally appropriate.

Mr. Conkey said he supports the mass of the addition in this specific instance adjacent to the large blank wall of the funeral home but he believed the rear balcony was inappropriate.

Ms. Irwin said she supports the roof form because it saved original material on the side gable form of the adjacent historic mass but suggested that the applicant make the rear balcony design more cohesive with the remainder of the building.

Mr. Spencer said he supports the roof distinction but would prefer more distinction between the old and new building forms. He also said that the proposed rear balcony is a strange feature.

Mr. Sprinkle clarified with the applicant that they had accepted the archaeology conditions.

The Board discussed the noncomplying window in the south wall of the funeral home and agreed that this was an issue between the neighbors. The Board directed the applicant to work with staff to restudy the mass, rear balcony and fenestration.

**14. BAR #2019-00017 OHAD**

Request for partial demolition/ capsulation at 411 King Street  
Applicant: Cambridge Property Group, LLC

( See below combined with BAR2019-00019 )

**15. BAR #2019-00019**

Request for alterations at 411 King Street  
Applicant: Cambridge Property Group, LLC

**BOARD ACTION: Deferred for Restudy, 7-0**

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to defer BAR #2019-00017 & BAR #2019-00019, for restudy. The motion carried on a vote of 7-0.

**REASON**

The Board felt the project, as presented, lacked context with the overall building and its neighbors and asked to see larger scale views of each street elevation and additional details of the roof deck.

**SPEAKERS**

Stephen Dytrt, architect for the project, commented that the current entrances were unremarkable and the white HPL material reference was drawn from the white eyebrow band around the existing building.

John Richards, HAF, stated that he believed Tavern Square, as a 1960's urban renewal project, was worthy of preservation. He was concerned about ongoing renovations on a piecemeal basis. He commented he was worried they were creating a "Mr. Potato head" effect. He believed the roof deck was not appropriate on King Street and was concerned with the character of the lighting proposed for the breezeway passages into the courtyard.

**DISCUSSION**

Mr. Adams said he believed the building had its own special character and was not in favor of covering the brick entrance columns with the new white high pressure laminate (HPL) material. He questioned the visibility of the roof deck and wanted to see full street front elevations.

Ms. Neihardt also was concerned about the brick columns being covered. She was supportive of the canopies and the roof deck.

Mr. Conkey agreed with Ms. Neihardt and supported the canopy changes but preferred leaving the brick columns as is.

Ms. Irwin agreed on a deferral of both the alterations and roof deck. She wanted to see more documentation including entire street front elevations including entrance columns. She was fine with the white HPL material.

Mr. Spencer wanted noted that the computer model and photos don't match. He was not convinced of the desirability of the transition using the same HPL materials from inside to

outside. He also wanted to see complete street view elevations. He did not understand lighting in breezeways. He asked for and passed around sample of HPL material.

Mr. Sprinkle was conflicted as to whether it was a historic building and asked for a design analysis of the character defining features of the building before designing something as important as new entrances. He was not in favor of the white HPL cladding or breezeway lights and also said he would also like to also see full exterior elevations.

**16. BAR #2019-00021 OHAD**

Request for alterations at 117 South Fayette Street

Applicant: Wendy Battaglino

**BOARD ACTION: Deferred for Restudy, 7-0**

On a motion by Mr. Spencer and seconded by Ms. Neihardt, the Board of Architectural Review voted to defer BAR #2019-00021, for restudy. The motion carried on a vote of 7-0

**REASON**

The Board deferred the case so staff could inspect the windows from inside the house to determine if they are original and reasonably repairable or not.

**SPEAKERS**

Brett Hopkins, Pella Windows and Doors, spoke as the owner's authorized agent in favor of the application. He stated that the windows in question are not operational and that they are currently in overall bad condition. He also spoke about layers of paint that probably have led and can be a health hazard to the family. He disagreed with staff about the cost of repairing versus replacement and concluded by saying that the owner has the right to opt for a more efficient product and upgrade her house. He also disputed the historic value of the subject property, noting that Thomas Jefferson did not live there.

Gail Rothrock, HAF, spoke against the installation of Pella windows stating that the property in question is a beautiful example the Queen Anne style and that it has original windows which are increasingly rare in the historic district. Ms. Rothrock also stated that lead paint is not a hazard if not removed and she supported staff's recommendations.

Wendy Battaglino, the property owner, spoke in her favor saying that she respects history and historic preservation, but her windows are very drafty and that the new proposed windows are very similar to the existing. She said that the windows on the front façade are two-over-two and at the side, six-over-six which, in her opinion, is a mismatch and she would like to have all two-over-two. She stated that if she felt the windows were salvageable, she would repair instead of replacing them. She also said that storm windows are not an improvement in her vision. She had no objection to letting staff inspect the windows from the house interior.

**DISCUSSION**

Ms. Roberts asked Mr. Cox if staff had had the opportunity to inspect the windows from inside the building and if the windows were original in staff's opinion. Mr. Cox responded that staff did not have access to the building's interior but from what staff could determine from the public way, the windows appeared to be original. Ms. Roberts suggested that the Board assume the windows were historic in order to proceed with the item.

The Board agreed with staff's recommendations and decided to defer the item to allow staff to inspect the windows from the interior of the building.

**17. BAR #2019-00029 OHAD**

Request for alterations at 1 Prince Street

Applicant: American Group Medical Association

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

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00029, as amended. The motion carried on a vote of 7-0.

**CONDITIOIN OF APPROVAL**

1. Work with staff on a mutually acceptable energy efficient window glass that met the spirit and intent of the BAR's window policy requirement for clear glass without tint or reflection.
- ~~2. Submit window specifications prior to applying for building permit to confirm compliance with the BAR's adopted window policy; (Amended by the BAR)~~
3. The maximum height of all mechanical screening must not exceed ~~six~~ eight feet as proposed by the applicant; (Amended by the BAR)
4. Confirm the intensity of the exterior lighting is appropriate for the site and is not the brightest lighting on the block-face; and,
5. As noted in the zoning comments in Section IV, the applicant must confirm whether a Minor Site Plan amendment is required prior to issuance of a building permit.

**REASON**

The Board generally supported the application and said that they could support a minor amount of tint given that the existing windows are tinted.

**SPEAKERS**

Mike Patton, architect, requested clarity on the first two conditions of the staff report. He said he would forward glass samples to staff for review.

David Lesink, landscape architect, spoke in support of the project and answered questions.

**DISCUSSION**

Ms. Neihardt supported the staff report but had no problem with the 8' tall green screen around the utilities.

Ms. Roberts supports the applicant working with staff on the window tint and proposed that it is reasonable to replace an existing tinted window with a new tinted window.

**18. BAR #2019-00006 OHAD**

Request for partial demolition/ capsulation at 1300 & 1310 King Street

Applicant: 1300 King, LLC

**BOARD ACTION: Approved as Submitted, 7-0**

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00006, as submitted. The motion carried on a vote of 7-0.

### **REASON**

The Board felt that the areas proposed for demolition and/or capsulation were later additions and did not contain historic material worthy of preservation. They said they were pleased that the applicant was going to remove the 1950s Formstone from the exterior of the buildings and were looking forward to the full rehabilitation of these important historic buildings.

### **SPEAKERS**

Cathy Puskar, attorney for the owner, architect, spoke in support of the Permit to Demolish and answered questions.

Gail Rothrock, HAF, said that she was in support of the rehabilitation of the buildings but had concerns about the proposal to gut the interiors. She said depending on the proposed work the buildings may lose their HAF plaque and asked for it to be returned during the construction and rehabilitation project. Ms. Puskar said that she would be happy to return the HAF plaque.

### **DISCUSSION**

The Board had no questions and supported the application.

## **VII. OTHER BUSINESS**

### **19. BAR #2019-00007 OHAD**

Request for concept review at 1300 & 1310 King Street  
Applicant: 1300 King, LLC

### **SPEAKERS**

Cathy Puskar, attorney, spoke in support of the project and answered questions.

Michael Winstanley, architect, gave a presentation on the proposed project and answered questions.

John Richards, HAF, cautioned the Board that the height, scale, size and design of the project was out of scale with the historic district. He said that they should steer away from approving the maximum mass and height allowed in the district.

Gail Rothrock, representing herself, said that the project was too tall and had too much mass. She suggested a bigger setback between the historic buildings and the new construction so that they did not overwhelm the small buildings. She suggested that the new construction be limited to three stories.

Richard Keiser, 1302 King Street, said he was a resident of the building for over 15 years and was curious when the project would be started so that he could find another place to live.

Marie Portier, 1314 King Street, said she was concerned that she wouldn't have access to her two parking spaces during construction. (the applicant assured her that there would be no obstruction)



## **DISCUSSION**

Mr. Sprinkle said he thought the building was too massive and overwhelmed the historic buildings on the site and on South Payne Street.

Mr. Spencer said he liked the King Street scale but thought the relationship between the new construction and the historic buildings needed more study.

Ms. Irwin said that she didn't have an issue with the project on King Street but that the Payne Street elevation needed additional work. She said that she was not in support of the star bolts and encouraged the applicant to look at other designs for the tracery. She asked for more restudy of the building setbacks and thought that the grey brick might not be appropriate.

Mr. Conkey said he liked the project and supported the height and mass. He was concerned that the tracery panels may appear to be flimsy and said that it is challenging to integrate garage doors into project but the applicant should study this feature more.

Ms. Neihardt said that she needs more information on how this building fits the immediate context. She said she would like to see a model or the project and that she would rather see the building at three stories, not four. She said she would like to see more open space.

Mr. Adams said that there is great variety around the historic district and that he supported the scale and mass of the project. He said additional setbacks may help integrate the building better in the block. He said he would also like to see additional ironwork details and questioned the use of grey brick.

Ms. Roberts summarized the Board's comments saying that the majority of the members were fine with the four story height while others would prefer a three story building and that there was some concern that the historic buildings needed a bit more breathing room. She said, in general, the architectural character was supported on King Street but that the trellis details should be modernized. The South Payne Street elevation needed additional study, particularly the grey color and that the next time the applicant returned to the BAR they needed to provide more neighborhood context.

### **20. Review of National Register Nomination – 706 Prince Street**

The BAR unanimously supported the National Register nomination for the Swann-Daingerfield House.

### **21. Appointment of Design Guidelines Committee**

The BAR appointed Lynn Neihardt, Bill Conkey and Christina Kelly to the Design Guideline Committee.

### **22. Appointment of Bylaws Committee**

The BAR appointed James Spencer and Purvi Irwin to the Bylaws Committee.

## **VIII. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 10:30 p.m.

## **IX. ADMINISTRATIVE APPROVALS**

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

BAR #2017-00401

Request for signage/ revision at 106 North Lee Street

Applicant: Paul Beckmann

BAR #2018-00470

Request for exterior lights at 607 Cameron Street

Applicant: Jennifer Reid

BAR #2019-00018

Request for alterations at 802 Duke Street

Applicant: Stephan Hayes

BAR #2019-00028

Request for exterior alterations at 1 Prince Street

Applicant: American Medical Group Association

BAR #2019-00031

Request for alterations at 223 Princess Street

Applicant: Patrick Butter

BAR #2019-00032

Request for window replacement at 301 King Street

Applicant: Adrian King

BAR #2019-00034

Request for door replacement at 214 Green Street

Applicants: Chris & Courtney Capistran

BAR #2019-00036

Request for window replacement at 24 Alexander Street

Applicant: Miriam MacDonald

BAR #2019-00039

Request for door replacement at 724 Franklin Street

Applicant: Kate Naseef

BAR #2019-00040

Request signage at 611 King Street

Applicant: JAVA Grill

BAR #2019-00041

Request for roof repair at 413 North Pitt Street

Applicant: Richard Wilson

BAR 2019-00048

Request for vents alterations at 916 South Fairfax Street

Applicants: Kristin & Mason Butter

BAR #2019-00049

Request for gas meters at 430 North Henry Street

Applicant: Justin Olewack - Alexandria Flats, LLC

BAR #2019-00050

Request for roof replacement at 207 South Fairfax Street

Applicant: Robinson & Thayan, INC.

BAR #2019-00051

Request for new railing at 219 North Royal Street

Applicant: David Canifield

BAR #2019-00052

Request for roof, gutters & downspouts replacement at 1400 Princess Street

Applicant: Alexandria Replacement & Housing Authority

BAR #2019-00053

Request for roof replacement at 906 Franklin Street

Applicant: Maggie Rogers

BAR #2019-00054

Request for window & door replacement at 1250 South Washington Street #101

Applicant: Martha Johnson

BAR #2019-00055

Request for window & door replacement at 1250 South Washington Street #418

Applicant: Gam Weeden

BAR #2019-00056

Request for new HVAC unit at 801 South Royal Street

Applicant: Alexis Doxey

BAR #2019-00061

Request for garage door replacement at 401 North Lee Street

Applicants: Kevin Deardorff & Lisa Blumerman

BAR #2019-00068

Request for railing at 1107 Prince Street

Applicant: Carol O Cardarelli

BAR #2019-00070

Request for roof replacement, gutter and fascia repair at 303 North Washington Street

Applicant: Laura Cain

BAR #2019-00071

Request for removal of a fence at 409 South Royal Street

Applicant: Edmund Bartlett

BAR #2019-00072 (PG)

Request for window and door replacement at 415 North Patrick Street

Applicant: Metro Fine Properties

BAR #2019-00073

Request for window replacements at 309 North Alfred Street

Applicant: Jacob Hegeman

BAR #2019-00074

Request for window replacement at 528 Gibbon Street

Applicant: James Gilson

BAR #2019-00075

Request for roof replacement at 515 Duke Street

Applicant: James Aldige

BAR #2019-00076

Request for a fence at 433 North West Street

Applicant: David Herbst & Brianna Neasham

BAR #2019-00077

Request for exterior light fixture at 425 Queen Street

Applicant: Michael Higgins

BAR #2019-00078

Request for stoop and railing repair at 323 South Pitt Street

Applicant: Elizabeth Lener