

*******DRAFT MINUTES*******
Board of Architectural Review
Wednesday, April 3, 2019
7:00pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

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

I. CALL TO ORDER

The Board of Architectural Review hearing was called to order at 7:01 p.m. All members were present.

II. MINUTES

2. Consideration of the minutes from the **March 20, 2019** public hearing.

BOARD ACTION: Approved as Submitted

By unanimous consent, the Board of Architectural Review approved the minutes from the March 20, 2019 meeting, as submitted.

III. ITEMS DEFERRED FROM THIS HEARING

3. BAR #2019-00082 OHAD
Request for partial demolition/ capsulation at 220 South Lee Street
Applicant: Lauren Kent Stack
4. BAR #2019-00083 OHAD
Request for addition at 220 South Lee Street
Applicant: Lauren Kent Stack

BOARD ACTION: Deferred Prior to Hearing

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00082 & BAR #2019-00083.

IV. PREVIOUSLY DEFERRED

5. BAR #2019-00010 PG
Request for partial demolition/ capsulation at 309 North Patrick Street
Applicant: Zelaya Homes, LLC
6. BAR #2019-00011 PG
Request for addition and alterations at 309 North Patrick Street
Applicant: Zelaya Homes, LLC

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 #2019-00010 & BAR #2019-00011, as amended. The motion carried on a vote of 7-0

CONDITIONS

1. All wood shutters must be sized to fit the window opening, hinged and, operable, per the BAR's policy;
2. The existing wood siding on the historic main block must be retained, and/or repaired as needed, in consultation with staff in the field, per the BAR's policy;
3. The new fiber cement clapboard siding on the proposed addition must have a smooth finish;
4. The applicant may use fiberglass or aluminum clad windows and doors on the addition. Submit window specifications to staff prior to applying for building permit to confirm compliance with the BAR's adopted window policy;
5. Work with staff during building permit review to ensure traditional detailing of the window trim and sill;
6. If feasible, restore the existing masonry garden wall and add a new gate. If it cannot be restored, install a new wood fence to the east of the first window on the south elevation (condition added);
7. Work with staff to lower the height of the hyphen;
8. Revising the chimney material to be either stucco or brick (condition added); and,
9. Include the following archaeology conditions 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. 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. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board thought the revised plans were a significant improvement and that the

applicant addressed their previous concerns. The Board added conditions to further lower the height of the new ell, clad the new chimney with stucco or brick, and retain and restore the front masonry garden wall. If the wall can not be restored, the BAR asked the new fence be setback from the existing wall, behind the first window on the south elevation.

SPEAKERS

Jay Zelaya, applicant, discussed to revised plans and answered questions from the Board.

Kevin Reese, property owner of 311 North Patrick Street, expressed concerns about the proximity of the addition to his property because there is a window and vents on the property line that would be impacted by the new construction.

DISCUSSION

The Board complimented the applicant on the revised plans. They discussed alternatives materials and location for the proposed fence and lowering the hypen roof. The Board also discussed changing the material of the proposed chimney to masonry or stucco.

7. BAR #2019-00017 OHAD
Request for partial demolition/ capsulation at 411 King Street
Applicant: Cambridge Property Group, LLC
8. BAR #2019-00019 OHAD
Request for alterations at 411 King Street
Applicant: Cambridge Property Group, LLC

BOARD ACTION: Approved as Amended, 7-0

On a motion by Mr. Conkey and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2019-00017 & BAR#2019-00019, as amended. The motion carried on a vote of 6-1 (Mr. Spencer voted no).

CONDITIONS

1. The brightness of the lighting and the final color/temperature must be warm (not cool/blue), no greater than 3000 Kelvin and subject to staff approval in the field to ensure compatibility with the ambient lighting level of the surrounding streetscape.
2. The new exterior skin attached to existing masonry should be anchored into the mortar joints and not the brick face.

REASON

The Board believed the new entrances, new breezeway lighting and new rooftop terrace were all reasonable modifications to the Tavern Square complex.

SPEAKERS

Stefan Dytrt, Powers Brown Architects, described the changes to the project following the Board hearing on March 6, 2019.

Gail Rothrock, Historic Alexandria Foundation (HAF), recommended deferral of the proposed canopies because HAF believes Tavern Square deserves special recognition as an example of 1960's urban renewal. She said that HAF supported the breezeway lighting.

DISCUSSION

Board members complimented the applicant on the revised presentation materials that indicated clearly the proposed new work within the overall building context. The Board was pleased with the revised breezeway lighting and was supportive of the roof deck. Mr. Spencer said that he did not support the proposed white faux cladded columns and voted against the motion.

V. NEW BUSINESS

9. BAR #2019-00066 OHAD

Request for partial demolition/ capsulation at 400 Green Street (Parcel Address: 400 A and 400 Green Street)

Applicant: Catholic Diocese of Arlington

BOARD ACTION: Approved as Submitted, 7-0

On a motion by Mr. Conkey and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00066, as submitted. The motion carried on a vote of 7-0.

REASON

The Board agreed the demolition / capsulation did not adversely impact important historic fabric.

SPEAKERS

Cathy Puskar, Attorney representing the applicant, introduced project and answered questions.

Michael Patrick, Project Architect, made a brief digital presentation showing the proposed areas of demolition/capsulation.

DISCUSSION

Mr. Conkey asked why the new exterior elevator could not be embedded within the existing structure and Mr. Patrick said that to do so would eliminate classroom space and was not feasible.

VI. OTHER BUSINESS

10. BAR #2019-00067 OHAD

Request for concept review at 400 Green Street (Parcel Address: 400 A and 400 Green Street)

Applicant: Catholic Diocese of Arlington

SPEAKERS

Cathy Puskar, Attorney, introduced the project and answered questions.

Michael Patrick, Barnes Vanze Architects, presented the major design elements of the proposed project.

DISCUSSION:

Most BAR members asked questions about the proposed project, in particular the design of the hypen/bridge addition. BAR chair Roberts summarized that the Board was generally supportive of the projects height, scale, mass and architectural character and said that the project would be a nice anchor to the southern end of Old Town. In addition, the Board appreciated the new open green spaces and overall proposed fence design. The Board looked forward to seeing the project when the applicants return for approval of a Certificate of Appropriateness and suggested that the architect study the simplification of the cornice lines on the bridge addition, with the possibility of introducing more modern detailing and suggested a lighter touch on the new exterior elevator.

11. Continued Board Training

VII. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 9:32 p.m.

VIII. ADMINISTRATIVE APPROVALS

BAR #2019-00021

Request for window replacement at 117 South Fayette Street

Applicant: Wendy Battaglino

BAR #2019-00084

Request for window replacement at 1011 Duke Street

Applicant: Impressive Home Solutions Group, LLC

BAR #2019-00093

Request for sign relocation at 1219 King Street

Applicant: Stich Sew Shop

BAR #2019-00096

Request for shutters at 918 Queen Street

Applicant: Adam Hawley

BAR #2019-00097

Request for window replacement at 706 Kahn Place

Applicant: Melanie Smith

BAR #2019-00100

Request for signage at 118 King Street

Applicant: Wells Fargo

BAR #2019-00101

Request for aluminum coping at 319 North Alfred Street

Applicant: Amy White

BAR #2019-000102

Request for repointing at 417 North Washington Street

Applicant: Edgar Lopez

BAR #2019-00107

Request for window replacement at 1015 Duke Street

Applicant: Impressive Home Solutions Group, LLC

BAR #2019-00108

Request for porch repairs at 827 North Columbus Street

Applicant: George Hardy

BAR #2019-00110

Request for re-roofing at 805 Duke Street

Applicant: Exterior Medics

BAR #2019-00111

Request for window replacement at 309 North Alfred Street

Applicant: Jacob Hegeman

BAR #2019-00112

Request for skylight at 415 North Peyton Street

Applicant: Emily Lapp

BAR #2019-00113

Request for retractable awning at 108 Quay Street

Applicant: Martha Dreon

BAR #2019-00114

Request for signage at 629 King Street

Applicant: Ark Signs

BAR #2019-00115

Request for window replacement at 228 South Pitt Street

Applicant: Saint Paul's Church

BAR #2019-00116

Request for masonry wall repair at 1110 Prince Street

Applicant: Peter Trentman

BAR #2019-00118

Request for signage at 102 North Fayette Street

Applicant: Nicole McGrew