

*******DRAFT MINUTES*******
Board of Architectural Review
Wednesday, June 19, 2019
7:00pm, Council Chambers, 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: Stephanie Sample, Historic Preservation Planner
Marina Novaes, Historic Preservation Planner

I. CALL TO ORDER

1. The Board of Architectural Review hearing was called to order at 7:00 p.m. All members were present.

II. MINUTES

2. Consideration of the minutes from the **June 5, 2019** public hearing.

BOARD ACTION: Approved as Submitted

By unanimous consent, the Board of Architectural Review approved the minutes from the June 5, 2019 meeting, as submitted.

III. ITEMS DEFERRED FROM THIS HEARING

3. BAR #2019-00191 OHAD

Request for alterations and signage at 501 South Washington Street
Applicant: Mount Vernon Petroleum Realty LLC

BOARD ACTION: Accepted Request for Deferral

By unanimous consent, the Board of Architectural Review accepted the applicant's request for deferral of BAR #2019-00191.

IV. CONSENT CALENDAR

4. BAR #2019-00219 OHAD

Request for alterations at 120 South Payne Street

Applicant: Avenue Property, 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 #2018-00219, as submitted. The motion carried on a vote of 7-0.

CONDITION

1. That the new six-panel door material may be wood, fiberglass or metal, provided it has a smooth finish

V. ITEMS PREVIOUSLY DEFERRED

5. BAR #2019-00037 OHAD

Request for partial demolition/ capsulation at 605 Prince Street

Applicant: Billy Klipstein, LLC

6. BAR #2019-00038 OHAD

Request for addition, alterations and rooftop HVAC waiver at 605 Prince Street

Applicant: Billy Klipstein, LLC

BOARD ACTION: Approved as Submitted, 7-0

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00037 & BAR #2019-00038, as submitted.

The motion carried on a vote of 7-0.

CONDITION

1. That the brick installed in the former window openings be set back approximately 1” from the face of the building wall and that the applicant consider using salvaged brick from other portions of the building for this infill.

REASON

The Board approved the demolition / capsulation, addition, alterations and rooftop HVAC waiver with the condition as indicated above in the staff report.

SPEAKERS

Mr. Alex Smith, representing the owners, was present and available to answer any questions of the Board.

DISCUSSION

Per staff recommendation, the Board voted unanimously to approve the project. No further discussion occurred.

VI. NEW BUSINESS

7. BAR #2019-00207 OHAD

Request for alterations at 702 South Royal Street

Applicant: Robert Cvejanovich

BOARD ACTION: Approved as Amended, 7-0

On a motion by Ms. Niehardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00207, as amended. The motion carried on a vote of 7-0.

CONDITION

1. The Board approved the application with the condition that the applicant work with staff on finalizing the window sash.

REASON

The Board had no objection to the proposed dormer window and only sought clarification on the operation.

SPEAKERS

Mr.Cvejanovich, the owner, was present and available to answer any questions of the Board.

DISCUSSION

The Board discussed the window operation of the proposed shed dormer. Mr. Adams questioned whether the dormer would be used as a means of egress. The applicant confirmed that it is not.

8. BAR #2019-00209 OHAD

Request for partial demolition/ capsulation at 430 North Union Street

Applicant: Kathy B. Hirsch & Jay Lawrence Hirsch

9. BAR #2019-00210 OHAD

Request for additions and alterations at 430 North Union Street

Applicant: Kathy Hirsch & Jay Lawrence Hirsch

BOARD ACTION: Approved as Amended, 6-1

On a motion by Mr. Conkey and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00209 & BAR #2019-00210, as amended. The motion carried on a vote of 6-1 with Chair Roberts in opposition.

CONDITIONS

The Board approved the application and stipulated the following conditions:

1. The projection at the ground floor level will be only three feet;

2. The window banding material will be texturized fiber cement; and
3. The screening of the rear roof deck (west portion), will also be railing and not solid as first proposed.

REASON

The Board had questions for the applicant about the project and some members expressed concern about the amount of glass, the setback, and materials being proposed. Most of the Board liked the modern approach at this location and found the project, with the improvements submitted by the applicant at the hearing, to be well designed for its context.

SPEAKERS

Mr. Stephen Kulinski, the project architect, presented the project and the modifications that were made prior to the hearing, was available to answer any questions.

Ms. Elizabeth Baldwin, 428 North Union Street, had concerns about the proposed setback that, in her opinion, could cause safety issues to pedestrians and drivers at the corner of North Union and Oronoco streets. Ms. Baldwin said that the existing setback between the front of her house and the subject property is currently six feet and that the applicant was bringing the façade forward so that it would be only nine inches, which is not consistent with the other corner units in the neighborhood. She was also concerned about the height increase.

DISCUSSION

The Board had questions about the setback issue brought up by the neighbor. Mr. Kulinski had a rendering of a revision he had produced to address the setback issue. The new drawing showed the ground level of the façade set back so that the upper floors cantilever over the first floor, which the Board agreed to be a good compromise.

Ms. Neihardt said that she would like to see brick on the building to be consistent with the neighborhood. The Board, in general, liked the materials being proposed and agreed that the textured fiber cement material for the window band (presented at the meeting) was a better option than the proposed aluminum.

Ms. Roberts had concerns about the amount of glass being proposed on the building's façade because the windows seemed more appropriate for a commercial building. Mr. Kulinski explained that the project has human scale and that the materials being used are warmer and more residential than commercial. Ms. Roberts disagreed and found the project too modern and not appropriate for the neighborhood.

Mr. Spencer had concerns about the height and massing of the project. Mr. Kulinski explained that several other homes in that block have rooftop decks and that the subject property will be only thirty inches taller than the average height in that block. Mr. Kulinski showed an option of installing railings on the rooftop deck at the rear which will soften the height. The Board liked the railing better than the solid wall first proposed.

10. BAR #2019-00208 OHAD

Request to install small cell facility on utility pole on public property adjacent to 911 Jefferson Street
Applicant: AT&T

Application converted to BAR Administrative Approval

VII. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 8:40 p.m.

VIII. ADMINISTRATIVE APPROVALS

BAR #2019-00224

Request for trim repair at 318 North Royal Street
Applicant: David Levine

BAR #2019-00225

Request for signage at 1212 King Street
Applicant: AR Workshop

BAR #2019-00227

Request for roof replacement at 1304 Prince Street
Applicant: Shiner Roofing

BAR #2019-00240

Request for roof replacement at 711 Avon Place
Applicant: Bosch Homes LLC

BAR #2019-00242

Request for roof replacement at 117 Prince Street
Applicant: Susan Joseph

BAR #2019-00243

Request for signage at 110 South Payne Street
Applicant: Fleurir Chocolates

BAR #2019-00244

Request for window replacement at 310 North Fairfax Street
Applicant: Megan Simon

BAR #2019-00245

Request for garage door replacement at 104 Duke Street
Applicant: Nahid Dehgan

BAR #2019-00246

Request for signage at 1011 King Street
Applicant Maria Joukou