

*******DRAFT MINUTES*******
Board of Architectural Review
Wednesday, July 24, 2019
7:00pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: John Sprinkle

Staff Present: Stephanie Sample
Amirah Lane

I. CALL TO ORDER

The Board of Architectural Review hearing was called to order at 7:01 p.m. Mr. Sprinkle was excused. All other members were present, with Mr. Conkey arriving at 7:20.

II. MINUTES

2. Consideration of the minutes from the **July 10, 2019** public hearing.

BOARD ACTION: Approved as Submitted

By unanimous consent, the Board of Architectural Review approved the minutes from the July 10, 2019 meeting, as submitted.

III. ITEMS DEFERRED FROM THIS HEARING

3. BAR #2019-00280 OHAD
Request for partial demolition/ capsulation at 118 Princess Street
Applicant: Kristina Hagman
4. BAR #2019-00265 OHAD
Request for alterations at 118 Princess Street
Applicant: Kristina Hagman

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00280 & BAR #2019-00265.

IV. CONSENT CALENDAR

5. BAR #2019-00260 OHAD

Request for alterations at 101 Franklin Street

Applicants: Amy Fries & Mark Eisenhower

BOARD ACTION: Approved as Submitted, 5-0

By unanimous consent, the Board of Architectural Review voted to approve BAR #2019-00260, as submitted. The motion carried on a vote of 5-0.

6. BAR #2019-00261 OHAD

Request for alterations at 103 Franklin Street

Applicants: Christopher Opie & Joanna Allegretti

BOARD ACTION: Approved as Submitted, 5-0

By unanimous consent, the Board of Architectural Review voted to approve BAR #2019-00261, as submitted. The motion carried on a vote of 5-0.

7. BAR #2019-00264 OHAD

Request for alterations at 1006 Powhatan Street

Applicant: James Bach

BOARD ACTION: Approved as Submitted, 5-0

By unanimous consent, the Board of Architectural Review voted to approve BAR #2019-00264, with one condition as recommended by staff. The motion carried on a vote of 5-0.

CONDITION

1. That the front porch of the main block decking material be wood.

8. BAR #2019-00266 OHAD

Request for alterations at 310 South Royal Street (Parcel Address: 308 South Royal Street)

Applicant: Basilica of Saint Mary

BOARD ACTION: Approved as Submitted, 5-0

By unanimous consent, the Board of Architectural Review voted to approve BAR #2019-00266, as submitted. The motion carried on a vote of 5-0.

V. NEW BUSINESS

9. BAR #2019-00278 PG

Request for partial demolition/ capsulation at 215 North Payne Street

Applicant: 215 NP SPE, LLC

10. BAR #2019-00262 PG

Request for alterations with signage at 215 North Payne Street

Applicant: 215 NP SPE, LLC

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Mr. Adams and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2019-00278 & BAR #2019-00262, as submitted. The motion carried on a vote of 6-0.

CONDITION

None

REASON

The BAR agreed with the analysis in the staff report.

SPEAKERS

Mr. Harold Smith, the architect, spoke on behalf of the applicant.

DISCUSSION

Mr. Adams noted that the BAR had received a letter from the owner of a neighboring property expressing concern about some 215 North Payne Street chain-link fencing encroaching on an adjacent shared alley. Ms. Roberts explained that because the alley is private, the BAR has no purview over this topic. The owners will need to work together to solve that issue. Mr. Adams otherwise supported the design.

Ms. Roberts observed that this is a big project that will transform North Payne Street. Ms. Irwin approved of the design, indicating that it adds character to an industrial-looking building. She found painting brick in this case appropriate, as the west elevation was rebuilt in 2010, and historic photos indicate that the brick was painted early in the building's history. She especially liked the brick articulation on the south end of the primary elevation.

There was some discussion, initiated by Ms. Irwin, about the proposed sliding door at the south entry. Mr. Smith explained that the new pergola will be in what is now a parking area, and the building needs a door for security/ingress/egress.

Mr. Spencer expressed excitement about the project, agreeing that it will change the face of North Payne Street. He thanked Mr. Smith for taking on this project.

Mr. Conkey had some questions about the construction of the masonry screen, which Mr. Smith explained to the Board's satisfaction.

11. BAR #2019-00263 OHAD

Request for alterations at 110 Quay Street

Applicants: Robert Landino & Douglas Belote

BOARD ACTION: Approved as Submitted, 5-0

On a motion by Ms. Neihardt and seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR #2019-00263, as amended. The motion carried on a vote of 5-0.

CONDITION

1. The Board requires the applicant to apply a limewash to the exterior brick instead of paint.

REASON

Limewash is less permanent, more breathable and therefore more appropriate to maintain the building's integrity and was a technique used during the mid-20th century to provide a patina of age to modern buildings while still allowing the original brick color to be visible through the semi-transparent coating.

SPEAKERS

Ms. Karen Conkey, the architect, represented the applicants, who were present in the audience.

DISCUSSION

Ms. Irwin liked the design but asked the rest of the Board how they felt about painting the brick. She would like to make a clear distinction between why paint may be appropriate in this case, but not in other cases.

Mr. Adams supported the design, including the proposal to paint the exterior brick, as he felt that painting brick is appropriate in this particular neighborhood (north of Queen and east of Lee streets). However, he noted that he would prefer limewash to paint. Mr. Spencer expressed concern that allowing painted brick here could set an adverse precedent, that later BARs may require removal of the paint. He agreed that the existing brick looks bad and noted that the rest of the design is immaculate. He commended Ms. Conkey for doing a great job. Ms. Roberts noted that something less permanent than paint would be preferable for historic integrity in the future. Ms. Conkey agreed to consider limewashing, as the owners are concerned with the current uneven appearance of the brick and do not want to leave the brick in its current state. Mr. Adams suggested looking at the shop Patina on Franklin Street for an example of limewash.

VI. ITEMS PREVIOUSLY DEFERRED

12. BAR #2019-00235 OHAD

Request for partial demolition/ capsulation at 500 Duke Street
Applicant: 500 Duke Street, LLC

13. BAR #2019-00236 OHAD

Request for alterations at 500 Duke Street
Applicant: 500 Duke Street, LLC

BOARD ACTION: Approved as Submitted, 6-0

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00235 & BAR #2019-00236, as submitted. The motion carried on a vote of 6-0.

CONDITION

1. Limit the amount of demolition on the south wall of the ell to the area between the west jamb of the door and the east jamb of the window and from the head of the existing segmental arches to grade. The masonry returns on either side of the opening must remain.
2. Retain the masonry form of the existing door opening on the west side of the north elevation of the carriage house.
3. Install the new door on the east side of the north wall of the carriage house in the same location as the former window.

REASON

The BAR agreed with the analysis in the staff report.

SPEAKERS

Val Hawkins, Jr., the applicant, spoke on his own behalf and responded to questions.

DISCUSSION

Mr. Conkey asked the applicant how he intended to handle the header over the proposed opening between door and window on the north end of the ell. Mr. Hawkins explained that he intends to construct a segmental arch with a panel jamb, basically continuing the existing arches over the door and window.

Mr. Adams commended the applicant over his detective work, which solved every problem that the BAR saw previously with the application. Ms. Neihart agreed with Mr. Adams, indicating that she fully supports the project. Mr. Spencer echoed the same sentiment; he was very impressed with the historic photo provided by Mr. Hawkins and likes the design of the enclosed ell. Ms. Irwin also liked the design and appreciated Mr. Hawkins' sleuthing. She fully supported staff's recommendation to approve the application.

14. BAR #2019-00241 OHAD

Request for new construction at 2901 Potomac Avenue (2405, 2501, 3701 Potomac Avenue, 3251 Potomac Avenue [Parcel ID 016.04-01-01], 700 Carpenter Road, 1702 and 1880 Potomac Greens Drive, 2 George Washington Memorial Parkway)

Applicant: City of Alexandria and Washington Metropolitan Area Transit Authority (WMATA)

BOARD ACTION: Partially Approved as Amended, 6-0

On a motion by Mr. Spencer and seconded by Mr. Conkey, the Board of Architectural Review voted to partially approve BAR #2019-00241, as amended. The motion carried on a vote of 6-0.

The BAR approved the Potomac Yard Metrorail Station for the following items:

- Mass and scale of Pier Option #1 (stone base with Y-shape)
- Mass and scale of roofs at mezzanine and platform, including the platform canopy

length per the WMATA specification

ITEMS FOR DEFERRAL AND RESTUDY AT SEPTEMBER 4TH HEARING

The BAR asked for the following additional information with respect to the details of the station and piers:

- Pier Option #1: Restudy the height of the stone base (make more substantial) and increase thickness of the sill and incorporate curvature into Y-shaped form (potentially looking at previous curvature of pier)
- Refine the sloped roof over the escalator/stair connecting the mezzanine and platform to promote further “disengagement” between the two elements (based on sketch developed by Ms. Irwin during hearing)
- Provide details of the drainage/gutters/downspouts on the station
- Provide a view from the mezzanine looking down the tracks
- Provide a walk-through video showing the roof details

REASON

The BAR supported the mass and scale of Pier #1 and the station roof system, while requesting additional details on the piers, the sloped roof interaction at the mezzanine, and other materials that will help the Board better understand the design details of the station.

SPEAKERS

Daphne Kott, project manager for Potomac Yard Metro of the Department of Project Implementation, introduced the project team and responded to questions.

Tommy Garcia with PYC Constructors made a presentation showing additional project details requested by the BAR at the July 10th meeting and noted what items they were seeking approval of that night. He ended the presentation with the information they would be returning to the BAR in September: material samples and swatches (glass, stone, structural frame); bridge mesh size and mounting location; visible connection details; and outdoor site elements.

Brian Flynn with Leuterio-Thomas (Architect), answered specific questions relating to the roof and downspout design.

Catherine Miliaras reminded the BAR that the telescoping three roof feature over the mezzanine and platform were endorsed by the BAR as part of the previous concept reviews and formed the basis for the RFP with respect to the basic form/design of these roofs.

Fred Robertson, WMATA, said that the requirement to fully cover the station comes from WMATA and that the stations with other/shorter platform canopies were not constructed by WMATA.

Matt Carter with Arup, structural engineer and project manager, responded to specific questions from the BAR relating to a redesign of the three telescoping roofs.

DISCUSSION

The BAR appreciated the additional materials provided by the applicant as they answered several of their questions and helped them inform their questions and decisions.

Ms. Irwin asked for additional clarification from the WMATA representative as to why some recently built stations did not have a full canopy over the platform. Mr. Robertson, representing WMATA, explained that this station must meet the WMATA design requirements for a full canopy as WMATA is building, owning and maintaining the stations. The Silver Line stations which do not have full canopies were not constructed by WMATA. The BAR accepted this requirement for a full canopy over the platform. Ms. Irwin had a number of questions for the applicant regarding the telescoping roofs and made specific suggestions for how to disengage the three roofs from one another without compromising the coverage they provide. Ms. Irwin asked that applicant provide a model of the piers and roof forms at the next meeting.

Mr. Spencer and other BAR members stated a clear preference for Pier #1 but suggested that the applicant consider increasing the height of the base and looking at a more curvilinear Y shape as presented at the July 10th meeting. The BAR did not find the Pier Option 2 to be acceptable, noting that the inset stone panels seemed awkward.

Mr. Conkey suggested a more robust sill plate between the pier base and the Y so that the transition would be less awkward.

VII. OTHER BUSINESS

15. Informational Update on the OHAD Architectural Survey & Sidewalk Material Survey

16. Status of Parker – Gray Design Guidelines Update

VIII. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 9:15 p.m.

IX. ADMINISTRATIVE APPROVALS

BAR #2019-00273

Request for siding replacement at 324 North Patrick Street

Applicant: Raymond Hoffman

BAR #2019-00274

Request for signage at 413 Cameron Street

Applicant: Susan Early

BAR #2019-00275

Request for window replacement at 1311 East Abingdon Drive #3

Applicant: Matthew Wise

BAR #2019-00276
Request for window replacement at 1403 East Abingdon Drive #4
Applicant: Maria Jones

BAR #2019-00277
Request for window and door replacement at 1612 Princess Street
Applicant: Paul Miller

BAR #2019-00279
Request for signage at 108 Columbus Street #100
Applicant: Lush Interior Design

BAR #2019-00281
Request for repointing and at-grade paving at 115 South Patrick Street
Applicant: Rent Ready - Michael Bill

BAR #2019-00282
Request for repointing north wall at 412 North Fayette Street
Applicant: Ross Wood

BAR #2019-00283
Request for signage at 217 King Street
Applicant: Mai Ngo

BAR #2019-00284
Request for siding and door replacement at 418 Gibbon Street
Applicant: Bryan Millett

BAR #2019-00288
Request for signage at 108 South Patrick Street
Applicant: Rachel Monaysar

BAR #2019-00285
Request for window replacement at 124 South Royal Street
Applicant: 124 South Royal, LLC

BAR #2019-00286
Request for roof replacement at 117 South Columbus Street
Applicant: Elinor Coleman

BAR #2019-00287
Request for HVAC units at 120 South Payne Street
Applicant: Diane Ahlquist