

**\*\*\*\*\*DRAFT MINUTES\*\*\*\*\***  
Board of Architectural Review  
**Wednesday, September 4, 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: Al Cox, Historic Preservation Manager  
Susan Hellman, Historic Preservation Principal Planner

Prior to the public hearing, the BAR held a public work session in the City Council Workroom from 6:00pm to 7:00pm to give the members an opportunity to use virtual reality glasses to tour a 3d model of the station.

**I. CALL TO ORDER**

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 **July 24, 2019** public hearing.

**BOARD ACTION: Approved as Submitted**

By unanimous consent, the Board of Architectural Review approved the minutes from the July 24, 2019 meeting, as submitted.

**III. ITEMS DEFERRED FROM THIS HEARING**

3. BAR #2019-00308 OHAD  
Request for demolition at 1001 South Royal Street  
Applicant: Catholic Diocese of Arlington

4. BAR #2019-00309 OHAD  
Request for alterations and a waiver of vision clearance at 1001 South Royal Street  
Applicant: Catholic Diocese of Arlington

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00308 & BAR #2019-00309.

5. BAR #2019-00338 OHAD  
Request for alterations at 515 North Columbus Street  
Applicant: Susan Taylor

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00338.

6. BAR #2019-00344 OHAD  
Request for partial demolition/ capsulation at 721 South Lee Street  
Applicants: Brandon & Maura Ross

7. BAR #2019-00345 OHAD  
Request for addition, alterations and rooftop HVAC waiver at 721 South Lee Street  
Applicants: Brandon & Maura Ross

**BOARD ACTION: Deferred**

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00344 & BAR #2019-00345.

#### **IV. CONSENT CALENDAR**

8. BAR #2019-00340 OHAD  
Request for alterations at 420 Princess Street  
Applicant: Megan Cunningham

**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 #2019-00340, as submitted. The motion carried on a vote of 7-0.

**CONDITION**

1. That the metal pan seams be 13” wide or that they match the size of the other metal roofs in this development.

## V. **ITEMS PREVIOUSLY DEFERRED**

### 9. **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)

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

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

The BAR approved portions and deferred portions of the application for restudy. Mr. Sprinkle recused himself from this case.

#### **CONDITION**

See item-by-item BAR actions in the discussion section below.

#### **REASON**

The BAR found that the applicant had responded to many items but that many other items remained outstanding.

#### **SPEAKERS**

Daphne Kott of the Department of Project Implementation introduced the project team and Terry Suehr, PE, the new Director of the Department of Project Implementation (DPI).

Ivailo " Ivo " Karadimov, AIA, Director Architecture, WMATA addressed Metro station standards.

Tommy Garcia with ARUP went item-by-item through the design with the BAR responding to the comments listed in the staff report.

#### **DISCUSSION**

BAR responses to the items listed in the staff memo are shown in italics below.

1. 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)  
*On a motion by Ms. Irwin, seconded by Mr. Spencer, the BAR unanimously approved the revised pedestrian bridge pier design with PNT1 color curved concrete piers, a 12" thick precast stone collar with a chamfered edge and sloped top, color ST2, and a fieldstone base to match the station.*
2. 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 the July 24 hearing)

*On a motion by Mr. Spencer, seconded by Mr. Conkey, the BAR unanimously approved the revised roof form. The BAR agreed that the platform and mezzanine roof relationships were shown in the video animations submitted with the application materials and that the curved ends of the roofs provided the desired uniform, clearly detached condition.*

*The BAR asked for additional study of the view of the mezzanine floor structure from the platform. The Chair asked whether the rectangular form of the mezzanine floor joists could be restudied to be more compatible with the curved form of the roof trusses. (The view of the mezzanine floor that was referenced is behind the glass walls of the station and, therefore, an interior feature. Only those elements directly visible from a public way are subject to BAR review.) The applicant acknowledged that the colors in the video and renderings are affecting the Board's understanding of the architectural design and must be corrected before the colors may be finally approved.*

3. Provide details of the drainage/gutters/downspouts on the station  
*The BAR rejected the drainage system shown in the renderings and deferred this item for restudy. Mr. Conkey recommended that the gutters and downspouts be concealed. Ms. Roberts suggested that if the downspouts could not be concealed, that they might also be featured and integrated into the design language of the station.*
4. Provide a view from the mezzanine looking down the tracks  
*The BAR agreed that this view was shown in the video animations submitted with the application materials. Condition satisfied.*
5. Provide a walk-through video showing the roof details  
*The BAR agreed that overall views of the roof and truss were shown in the video animations submitted with the application materials. The BAR agreed that the MT2 weathered zinc roofing and acoustic deck below were appropriate. Condition satisfied.*
6. Provide more information on the proposed MT3 Simulated Weathered Steel, with a CorTen like finish to confirm its durability and constructability.  
*This item was deferred for restudy by the BAR. WMATA noted that they strongly opposed a painted finish that would require ongoing maintenance. The BAR agreed with WMATA and asked for a restudy of alternate, naturally weathering finishes.*
7. Restudy the proportions, connections and construction details of the following:
  - a. The roof structure above the pedestrian bridge trusses;  
*The BAR deferred the roof truss design for restudy. The BAR found the proposed roof trusses to be too delicate and questioned the need for the lower curved chord of the truss. They found the proposed saddle connector to be out of scale and inappropriate in this context. They suggested that the number of trusses be reduced, that the lower chord be eliminated, that the remaining truss member be increased in size and that the saddle connections be eliminated, so that the overall character of the ceiling is "less fussy." They also requested an alternate study of a truss form that more closely recalled the larger trusses in the station. They requested a ceiling material sample.*

- b. The visual transparency of the guard fencing on the pedestrian bridges and whether this should be installed on the inside or the outside of the bridge truss elements;  
*On a motion by Mr. Conkey, seconded by Mr. Spencer, the BAR approved the use of the proposed 2" square stainless steel mesh but not its location. The BAR supported the mesh on the interior rather than the exterior of the bridge truss, as also recommended by WMATA. However, WMATA also noted that the Silver Line stations had the mesh attached in the center of the truss chords and a study of this alternative was supported by the BAR and they requested images of other WMATA stations for reference. The applicant clarified that the bridge truss would be painted to match the finish of the station structure. The number of guard/handrails and their supports is being restudied. The BAR recommended that the guards on the pedestrian bridge and ramps be mesh and that within the station the guardrails be glass.*
  - c. The detailing of the roof structure above the platform, including the fabrication details and the height of the steel columns and the trapezoidal shaped longitudinal beam cover at the side of the pedestrian platform;  
*On a motion by Mr. Spencer, seconded by Ms. Irwin, the BAR approved the design of the roof structure, beam and columns, with the clarification that the two-step "capital" at the top of the columns will be exposed below the trapezoidal beam.*
  - d. Glass guardrail details at the station platform;  
*Deferred by the BAR. The BAR supported the design concept of the proposed guardrail and handrail but asked for illustrations of the actual conditions throughout this station.*
  - e. Metal louver connection details; and,  
*The BAR noted the steel exoskeleton but reserved approval pending restudy of the naturally weathering finish.*
  - f. Security fence/barrier facing the George Washington Memorial Parkway.  
*The item was deferred by the BAR for restudy. The Board rejected the split rail aesthetic as too harsh a contrast but also did not want to see galvanized WMATA standard pipe railing. They asked for studies of a fence that related to the more elegant station design language.*
- 8. Provide detailed information on the size, materials and lighting of the proposed signs.  
*The item was deferred by the BAR.*
  - 9. Provide detailed information on the color, lumens and type of overall architectural and pedestrian lighting, including advertising displays, to assess their impact on views from the Parkway.  
*The item was deferred by the BAR.*
  - 10. Provide plans, exterior elevations and design details to evaluate the ramps and pavilions on the west side of the rail tracks.

*The item was deferred by the BAR. The BAR specifically asked to see additional drawings of the roof, the sense of entrance and how the pavilion will look from different directions in the context of the future Potomac Yard buildings.*

11. Provide a materials sample board for BAR review with all materials that are visible from the Parkway.

*The BAR generally approved the colors and materials displayed on the boards, subject to any comments previously noted and final submission of color corrected renderings.*

- a. *On a motion by Ms. Irwin, seconded by Mr. Spencer, the BAR approved the colors and materials of the pedestrian bridge.*
  - b. *On a motion by Mr. Spencer, seconded by Ms. Irwin, the BAR approved the colors and materials of the mezzanine, with the exception of the exoskeleton finish and mesh guardrail (MT4, MT3 and WM3.)*
  - c. *On a motion by Ms. Neihardt, seconded by Mr. Conkey, the BAR approved the colors and materials of the platform.*
12. Provide full size wall mock-up panels per the DSUP condition for final approval by City staff.  
*The applicant acknowledged that mock-up panels will be provided prior to and during construction.*
13. Restudy paving material options on walkway/emergency vehicle path on east side of station.  
*On a motion by Ms. Neihardt, seconded by Ms. Irwin, the BAR approved the proposed asphalt paving surface on the emergency vehicle path.*
14. Select a mesh that is as open and as visually light as possible.  
*Under a previous item, the BAR approved the WM3 2' x 2" woven metal stainless steel mesh for the pedestrian bridge and ramps, subject to comments about restudy of its mounting location and details in the pedestrian bridge.*
15. Provide additional views from the Parkway and from Potomac Greens. If possible, bring a live model to allow the BAR to explore to the project more fully at subsequent public hearings.  
*The applicant confirmed that there will be no construction access from the GW Parkway. There is a turn-around for emergency vehicles at the north end of the station but no parking pad.*
16. Provide a site section to demonstrate changing grades and the relationship of the berm and landscaping to station design.  
*The BAR was shown renderings from an earlier presentation.*

#### **10. BAR #2019-00187 OHAD**

Request for alterations & waiver for HVAC screening at 319 Prince Street

Applicant: Marc Bendick & Mary Lou Egan

**BOARD ACTION: Approved as Amended, 6-1**

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00187, as amended. The motion carried on a vote of 6-1, with Mr. Spencer opposed.

**CONDITION**

1. That the windows on the building's south façade first floor can be double-glazed. Those on the second floor must be single-glazed.

The Board approved the waiver for HVAC screening.

**REASON**

The Board found that the HVAC screening would be more visible than the equipment itself and supported the waiver. The Board also agreed with the architect that the first-floor entrance door is not original to the building. As this building is not a typical residence and is more like an industrial building, double glazing is appropriate on the first level.

**SPEAKERS**

Patrick Camus, the project architect, addressed staff recommendations and was available to answer questions.

**DISCUSSION**

Mr. Camus brought to the Board's attention that the first-floor entrance door feature is not original to the adaptively reused fire station building and is five feet recessed from the property line, so he does not think that the single glazing recommended by staff will be noticeable from the public right-of-way. Mr. Cox explained that the policy of single glazed windows is intentioned to multi-pane windows in which the spacebars are more visible, especially on the first floor. Mr. Conkey remarked that the window/door in question is not original to this architecturally institutional building and that the single glazed window/door could be mistaken for an original feature if it is too closely recreated. Mr. Spencer disagreed.

Mr. Camus also commented that most of the screening for the HVAC units will be done by the existing parapet and that only a small portion of the equipment will be visible from the public right-of-way. At certain angle, he also thinks that the screening would accentuate the visibility instead of diminishing it. Ms. Roberts agreed with Mr. Camus and suggested a policy change to allow staff to approve the screening waiver if the equipment is less than 25% visible from a public right-of-way administratively. In general, the Board demonstrated interest to have more discussions about the matter before approving a change of policy.

**11. BAR #2019-00280 OHAD**

Request for partial demolition/ capsulation at 118 Princess Street

Applicant: Kristina Hagman

**12. BAR #2019-00265 OHAD**

Request for alterations at 118 Princess Street  
Applicant: Kristina Hagman

**BOARD ACTION: Approved portions and Deferred portions**

On a motion by Mr. Conkey, seconded by Mr. Adams, the BAR voted to defer the front dormer.

On a motion by Mr. Spencer and seconded by Mr. Conkey, the Board of Architectural Review voted to approve the rear skylights.

**REASON**

The Board found the proposed dormer to be overly elaborate for this traditional style house and that it has a more modern than classical architectural vocabulary. The Board directed the architect to further study the dormer portion of the project and come back with a smaller, simplified alternative. The Board had no objection to the skylights on the rear.

**SPEAKERS**

Mr. Kurt West, the designer, briefly described the project and was available to answer questions.

**DISCUSSION**

Ms. Neihardt started the discussion by saying that even though the Board has approved similar dormers in this neighborhood in the past, they are usually disliked by Board members who frequently find them unattractive and proportionally big for the buildings.

Ms. Irwin also commented that one house used by staff as an example for similar dormer at 430 North Union Street was recently just approved for major renovations which will demolish the pictured dormer. She noted that current BAR staff would not approve that dormer today. She continued by noting that the similar dormer at 101 Princess Street is appropriate for the Colonial Revival vocabulary of that building but not for the subject property which has a simpler design vocabulary, therefore, the proposed pedimented dormer is not appropriate.

The Board was in general agreement with the comments and recommendations and found that a restudy of the dormer portion of the project was required. Mr. Cox recapitulated the Board's recommendation to see a simplified dormer design with no pediment and pilasters and to scale the windows down to match the existing windows with a more modern than classical architectural vocabulary.

**VI. NEW BUSINESS**

**13. BAR #2019-00295 OHAD**

Request for partial demolition/ capsulation at 201 North Union Street  
Applicant: ALX Community, c/o Scott Shaw

**14. BAR #2019-00296 OHAD**



Request for alterations with signage at 201 North Union Street  
Applicant: ALX Community, c/o Scott Shaw

**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 #2019-00295 & BAR #2019-00296, as amended. The motion carried on a vote of 7-0.

**CONDITION**

1. The entrance doors may be all glass but the frames in all locations must be painted green to match the door and window frames on the existing building.
2. The banner/blade sign must be aluminum.

**REASON**

The BAR had no objection to changing the entrance doors but found they should have some design uniformity to relate to the overall building and to each other.

**SPEAKERS**

Scott Shaw, applicant, responded to questions.

**DISCUSSION**

Ms. Irwin expressed concern that each doorway was different and that none of the proposed entrances related to the existing building framing.

**15. BAR #2019-00343 OHAD**

Request for alterations at 128 King Street  
Applicant: Old Town #2, LLC

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

On a motion by Ms. Irwin and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve BAR #2019-00343, as amended. The motion carried on a vote of 7-0.

**VII. ITEM WITHDRAWN**

**16. BAR #2019-00342 OHAD**

Request for partial demolition/ capsulation at 128 King Street  
Applicant: Old Town #2, LLC

**VIII. OTHER BUSINESS**

**17. Deferral requested by staff**

Amend Small Cell Policy

**IX. ADJOURNMENT**

The Board of Architectural Review hearing was adjourned at 10:19 p.m.

**X. ADMINISTRATIVE APPROVALS**

BAR #2019-00117

Request for signage at 102 South Patrick Street

Applicant: Jeni's Splendid Ice Cream

BAR #2019-00289

Request for signage and awning at 915 King Street

Applicant: Julie Becker

BAR #2019-00290

Request for new gate at 310 South Royal Street

Applicant: Basilica of Mary

BAR #2019-00291

Request for shed at 419 North Patrick Street

Applicant: John Corbin

BAR #2019-00292

Request for window replacement at 908 Princess Street

Applicant: Elizabeth Neiner

BAR #2019-00293

Request for signage at 716 King Street

Applicant: Charles Schana

BAR #2019-00294

Request for fence at 500 Wolfe Street

Applicant: Elena & Amanda Delle Donne

BAR #2019-00254

Request for garage door at 124 Quay Street

Applicant: Kathleen Pisch

BAR #2019-00297

Request for siding repair at 404 South Royal Street

Applicant: Steven Cole

BAR #2019-00305

Request for roof replacement at 132 Waterford Place

Applicant: Ann Loomis

BAR #2019-00306

Request for fence at 819 South Columbus Street

Applicant: Michael Palmieri

BAR #2019-00307

Request for French doors at 540 Second Street #101

Applicant: Lindsay Gaetjen

BAR #2019-00310

Request for window replacement at 525 North Patrick Street

Applicant: Jared Linck

BAR #2019-00311

Request for fence replacement at 811 Prince Street

Applicant: CCD Trust

BAR #2019-00312

Request for window and roof replacement at 419 Earl Street

Applicant: Domestic Renovation, LLC

BAR #2019-00313

Request for roof replacement at 342 North Saint Asaph Street

Applicant: Calebs Limited Partnership

BAR #2019-00314

Request for roof replacement at 310 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00315

Request for roof replacement at 344 North Saint Asaph Street

Applicant: Edward Brown

BAR #2019-00316

Request for roof replacement at 308 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00317

Request for roof replacement at 312 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00318

Request for roof replacement at 306 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00319

Request for roof replacement at 314 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00320  
Request for roof replacement at 316 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00321  
Request for roof replacement at 346 North Saint Asaph Street  
Applicant: Ann Wadsworth

BAR #2019-00322  
Request for roof replacement at 318 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00323  
Request for roof replacement at 304 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00324  
Request for roof replacement at 320 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00325  
Request for roof replacement at 322 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00326  
Request for roof replacement at 302 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00327  
Request for roof replacement at 324 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00328  
Request for roof replacement at 326 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00329  
Request for roof replacement at 328 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00330  
Request for roof replacement at 340 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00331  
Request for roof replacement at 338 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00332

Request for roof replacement at 336 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00333

Request for roof replacement at 334 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00334

Request for roof replacement at 332 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00335

Request for roof replacement at 330 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00336

Request for roof replacement at 348 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00337

Request for roof replacement at 350 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00339

Request for roof replacement at 352 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00346

Request for roof replacement at 354 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00347

Request for roof replacement at 356 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00348

Request for roof replacement at 358 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00349

Request for roof replacement at 360 North Saint Asaph Street

Applicant: Frank Painter

BAR #2019-00350

Request for roof replacement at 362 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00351

Request for roof replacement at 364 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00352

Request for roof replacement at 366 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00353

Request for roof replacement at 368 North Saint Asaph Street  
Applicant: Frank Painter

BAR #2019-00354

Request for window replacement at 618 South Saint Asaph Street  
Applicant: Cathy Pharis

BAR #2019-00355

Request for HVAC units at 724 South Saint Asaph Street  
Applicant: Gerald Toomey

BAR #2019-00356

Request for window repair at 321 South Pitt Street  
Applicant: Rebekah Young

BAR #2019-00357

Request for window replacement at 819 South Columbus Street  
Applicant: Michael Palmieri

BAR #2019-00358

Request for awning at 1504 King Street  
Applicant: Namaste Jalsa

BAR #2019-00359

Request for awning at 609 King Street  
Applicant: King Jewelry

BAR #2019-00360

Request for exterior lighting at 102 South Patrick Street  
Applicant: Jeni's Splendid Ice Cream

BAR #2019-00361

Request for roof replacement at 38 Wolfe Street

Applicant: Nancy Visser

BAR #2019-00362

Request for roof replacement at 50 Wolfe Street

Applicant: David Lockwood

BAR #2019-00363

Request for in-kind repair of existing pergola at 600 Oronoco Street

Applicant: Harry Braswell, Inc.

BAR #2019-00367

Request for roof replacement at 209 Wilkes Street

Applicant: Jeremy Emch

BAR #2019-00370

Request for roof repair at 425 South Lee Street

Applicant: Joan Porche

BAR #2019-00371

Request for window replacement at 1250 South Washington Street #406

Applicant: Russell Jones

BAR #2019-00372

Request for window replacement at 300 North Alfred Street

Applicant: Alexis Bryne

BAR #2019-00373

Request for menu box at 1504 King Street

Applicant: Abhay Shah

BAR #2019-00374

Request to install antennas at 1101 King Street

Applicant: T-Mobile c/o Elizabeth Dietrich, NB+C

BAR #2019-00375

Request for fence replacement at 1206 Oronoco Street

Applicant: Tatiana Legrand

BAR #2019-00377

Request for re-roofing at 908 Cameron Street

Applicant: Walter Grace

BAR #2019-00378

Request for roof replacement at 216 Wolfe Street

Applicant: Robert Pringle

BAR #2019-00379

Request for signage at 1006 King Street A

Applicant: Gary Brent

BAR #2019-00380

Request for signage at 215 North Washington Street

Applicant: Maureen Schantz