

*******DRAFT MINUTES*******
Board of Architectural Review
Wednesday, September 18, 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
Robert Adams

Members Absent: Lynn Neihardt
Bill Conkey

Staff Present: Al Cox, Historic Preservation Manager
Amirah Lane, Historic Preservation Planner

I. CALL TO ORDER

The Board of Architectural Review hearing was called to order at 7:00 p.m. Ms. Neihardt and Mr. Conkey were excused. All other members were present.

II. MINUTES

2. Consideration of the minutes from the **September 4, 2019** public hearing.

BOARD ACTION: Approved as Amended

On a motion by Ms. Irwin and seconded by Mr. Spencer the Board of Architectural Review voted to approve the minutes from the September 4, 2019, as amended. The motion carried on a vote of 5-0.

III. ITEMS DEFERRED FROM THIS HEARING

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

BOARD ACTION: Deferred

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

4. 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: Deferred

By unanimous consent, the Board of Architectural Review accepted the applicant's request for deferral of BAR #2019-00241.

IV. ITEMS PREVIOUSLY DEFERRED

5. BAR #2019-00308 OHAD

Request for demolition at 1001 South Royal Street
Applicant: Catholic Diocese of Arlington

6. BAR #2019-00309 OHAD

Request for alterations and a waiver of fence height requirement at 1001 South Royal Street
Applicant: Catholic Diocese of Arlington

BOARD ACTION: Approved as Submitted, 5-0

On a motion by Mr. Adams and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00308 & BAR #2019-00309, as submitted. The motion carried on a vote of 5-0.

CONDITION

1. Include the following statements on all construction documents involving demolition or ground disturbance, so that on-site contractors are aware of the requirements.
 - a. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
 - b. Call Alexandria Archaeology immediately (703-838-4399) if any graves, 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.

REASON

The BAR agreed with the analysis in the staff report and found the proposed alterations compatible with the historic cemetery.

SPEAKERS

Michael Patrick, the architect for the project, represented the applicant. He explained that the cemetery needed additional burial space and supported the staff recommendations.

DISCUSSION

Ms. Roberts noted that the application was very thorough and well organized.

Mr. Sprinkle asked that the applicant pay close attention to archaeological best practices and procedures. He strongly recommended that Mr. Patrick contact the staff at Alexandria Archaeology. Mr. Patrick was open to Alexandria Archaeology's suggestion in the staff report to use ground penetrating radar to confirm the absence of bodies in the construction zone and noted that they had already conducted some limited studies in the impacted areas. He assured the BAR that they would continue to proceed with great caution.

Ms. Irwin asked if the wellhead they were removing had ever served as an actual water well. Mr. Patrick answered that he did not know for certain but that no one remembered it ever being used for that. Ms. Irwin described the proposed design as nice and respectful, and recommended that the applicant avoid making the architectural details look too old, so that no one in the future is confused as to the age of these new structures.

7. BAR #2019-00344 OHAD

Request for partial demolition/ capsulation at 721 South Lee Street
Applicants: Brandon & Maura Ross

8. BAR #2019-00345 OHAD

Request for addition, alterations and rooftop HVAC screening waiver at 721 South Lee Street
Applicants: Brandon & Maura Ross

BOARD ACTION: Approved as Submitted, 5-0

On a motion by Mr. Sprinkle and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00344 & BAR #2019-00345, as submitted. The motion carried on a vote of 5-0.

CONDITION

1. The statements in archaeology conditions below shall appear 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. The applicant/developer shall 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. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board agreed with the analysis in the staff report and supported the proposed alterations.

SPEAKERS

Bill Cromley, the contractor for the project, represented the applicant and reiterated key information contained in the application.

DISCUSSION

Ms. Irwin asked if the faux window would create future maintenance issues and several BAR members expressed discomfort with a fake window, even when not visible from a public way. Mr. Cromley said the neighbor had appreciated the effort to reduce the visual mass of the wall of the addition and confirmed it would not be a maintenance issue because of the proposed materials and construction details.

V. NEW BUSINESS

9. BAR #2019-00364 OHAD

Request for partial demolition/ capsulation at 514 Prince Street
Applicants: Bill & Cathleen Phelps

10. BAR #2019-00365 OHAD

Request for addition and alterations at 514 Prince Street
Applicants: Bill & Cathleen Phelps

BOARD ACTION: Approved as Amended, 5-0

On a motion by Mr. Spencer and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00364 & BAR #2019-00365, as amended. The motion carried on a vote of 5-0.

CONDITION

1. Applicant will not place an HVAC unit on the roof of the proposed addition.
2. Work with the neighbor at 512 Prince Street to protect historic resources.

REASON

The BAR agreed with the analysis in the staff report and found the proposed alterations in this location to be compatible with the historic structure and its neighbor.

SPEAKERS

Tara MacKeever, the architect of record for the project, represented the applicant and reiterated key information contained in the application.

Mark Hill, owner of the adjacent property at 512 Prince Street spoke in favor of the project, while expressing some reservations. He noted that the mini-split currently located on the

east side of the subject property will be moved, and that this information is not in the application but is in the staff report. He asked that the applicant verify that the mini-split will be moved adjacent to the existing HVAC unit, not on the roof of the proposed addition.

Mr. Hill asked if the applicant could provide plexiglass to protect the windows on his house during the demolition process. He asked if the BAR could make that a condition. The Chair advised Mr. Hill that construction means and methods are out of the BAR's purview, but the BAR strongly encourages neighbors to work together to protect historic resources. Ms. MacKeever replied that they would be happy to work with Mr. Hill to resolve his concerns.

DISCUSSION

Mr. Sprinkle noted that Alexandria Archaeology asked the applicant to consider archaeological impacts, as the property has the potential to yield archaeological resources which could provide insight into life in Alexandria during the nineteenth century. He recommended that the applicant discuss the project with Alexandria Archaeology, in order to be fully informed.

Ms. Roberts asked Ms. MacKeever if she would object to a condition that the mini-split not be located on the roof of the addition. Ms. MacKeever replied that she would be happy to agree to that condition.

11. BAR #2019-00366 PG

Request for new construction at 607 North Alfred Street
Applicant: Deyi Awadallah

Note: The staff report and the discussion for the semi-detached twin dwellings proposed at 607 and 609 North Alfred Street were combined for convenience but the vote for each case address was taken separately.

BOARD ACTION: Approved as Amended, 5-0

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00366, as amended. The motion carried on a vote of 5-0.

CONDITION

1. Fiber cement lap siding must have a smooth finish.
2. Windows on the street facing façade must comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. Windows on other facades may be of any material, without tinted or reflective glass.
3. If shutters are installed, they may not be vinyl, must be sized to fit the opening, and must be operable.
4. Include the language below on all construction documents involving any ground disturbing activities.
 - 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. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply will result in project delays.
5. Increase the height of the first-floor window pairs on the façade to six-over-nine sash and align the head of the windows with the head of the transom above the entry door. The size of the window panes must match on the first and second floors.
6. Install a single, Colonial Revival style wall sconce porch light on the opposite side of the entry door from the paired window.
7. Remove the horizontal muntin in the six-light transoms to make them three-light sash.
8. The applicant may, at his option, return to the Board with a modern façade design for consideration.

REASON

The Board supported the design of the new construction, with minor modifications, and found it to be compatible with the height, scale, mass and architectural character of the other structures on this block face. The Board also acknowledged that a similarly compatible, modern design could be proposed in this location.

SPEAKERS

Deyi Awadallah, the developer, was available to answer questions.

DISCUSSION

Ms. Irwin noted that there was nothing wrong with this project but that it was a lost opportunity to build something of its own time. She stated that the design could have been modern and still add value to the historic district.

Mr. Adams stated that the top of the entrance door transom and first-story windows on the street facing elevation should be the same height and the applicant should work with staff on this revision.

Ms. Roberts asked the applicant about the style and location of any exterior lighting and the BAR recommended a location that was acceptable to the applicant.

12. BAR #2019-00368 PG

Request for new construction at 609 North Alfred Street

Applicant: Deyi Awadallah

Note: The staff report and the discussion for the semi-detached twin dwellings proposed at 607 and 609 North Alfred Street were combined for convenience but the vote for each case address was taken separately.

BOARD ACTION: Approved as Amended, 5-0

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00368, as amended. The motion carried on a vote of 5-0.

CONDITION

1. Fiber cement lap siding must have a smooth finish.
2. Windows on the street facing façade must comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. Windows on other facades may be of any material, without tinted or reflective glass.
3. If shutters are installed, they may not be vinyl, must be sized to fit the opening and must be operable.
4. Include the language below on all construction documents involving any ground disturbing activities.
 - 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. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply will result in project delays.
5. Increase the height of the first-floor window pairs on the façade to six-over-nine sash and align the head of the windows with the head of the transom above the entry door. The size of the window panes must match on the first and second floors.
6. Install a single, Colonial Revival style wall sconce porch light on the opposite side of the entry door from the paired window.
7. Remove the horizontal muntin in the six-light transoms to make them three-light sash.
8. The applicant may, at his option, return to the Board with a modern façade design for consideration.

REASON

The Board supported the design of the new construction, with minor modifications, and found it to be compatible with the height, scale, mass and architectural character of the other structures on this block face. The Board also acknowledged that a similarly compatible, modern design could be proposed in this location.

SPEAKERS

Deyi Awadallah, the developer, was available to answer questions.

DISCUSSION

Ms. Irwin noted that there was nothing wrong with this project but that it was a lost opportunity to build something of its own time. She stated that the design could have been modern and still add value to the historic district.

Mr. Adams stated that the top of the entrance door transom and first-story windows on the street facing elevation should be the same height and the applicant should work with staff on this revision.

Ms. Roberts asked the applicant about the style and location of any exterior lighting and the BAR recommended a location that was acceptable to the applicant.

9. BAR #2019-00369 Regulated 100-Year-Old Building

Request for alterations and a waiver of the front yard fence height requirement at
114 North Payne Street
Applicant: Kathleen & Joseph Kenny

BOARD ACTION: Approved as Amended, 5-0

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00369, as amended. The motion carried on a vote of 5-0.

CONDITION

1. The masonry base of the wall must no more than eight courses of brick with 3/8" mortar joints; must be in the same footprint as the existing fence at the front property line; and the overall fence height of the wall and fence may not exceed 52" above grade, not including finials.
2. Staff may approve the design of new permeable parking paving, so long as the material is equal to or better than the quality of the existing masonry paving.

REASON

The Board found that the height of the masonry wall should be slightly lower than the proposed height but agreed that the overall fence height is in harmony with other fences on the street and in the neighborhood and that a front yard fence height waiver was appropriate in this location.

SPEAKERS

Mr. Joseph Kenny, the property owner was available to answer questions.

DISCUSSION

Ms. Irwin had made digital sketches of the fence with the proposed masonry wall height of 22" and staff's recommended height of 8" for visualization and found that the recommended 8" high would not be enough to make a design statement. She therefore suggested that the height be somewhere between the applicant's proposal and staff's recommendation.

Mr. Cox explained that a masonry base for an iron fence is typically only taller than an 8" curb when it is used as a retaining wall and that is not the case here.

Ms. Roberts noted that she is familiar with the street since she used to live in the same block. In her opinion, the setback of the houses contributed to the openness of this block and that the proposed masonry wall and overall fence height is acceptable in this particular location, as there are other similar fences in the same block. She felt that the fence would blend well and that the proposed masonry wall height would not interfere with the open character of the overall fence.

Mr. Adams commented that the central location of the parking pad was visually prominent

and asked if the building had a commercial use previously. The applicant confirmed this. Mr. Adams suggested that the fence be offset to focus on the pedestrian entrance to the dwelling, even though the curb cut is centralized. Mr. Kenny replied saying that he did not want to make that many changes, and that he only wanted to enclose his property with a better fence.

Mr. Spencer suggested a masonry base height of eight courses of brick, matching the example the applicant referenced at 1317 King. The Board agreed and noted that the mortar joints should be approximately 3/8" thick and that the total height of the fence should not exceed 52".

VI. OTHER BUSINESS

10. Deferral requested by staff

Amend Small Cell Policy

11. Mr. Sprinkle distributed a paper showing the impact of Federal Historic Tax Credit Projects in Virginia District 8 between FY02-FY18, noting that these eleven projects spurred over \$125 million in development and 954 new jobs.

VII. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 8:11 p.m.

VIII. ADMINISTRATIVE APPROVALS

BAR #2019-00382

Request for alterations at 312 North Pitt Street

Applicant: Charles Whitley

BAR #2019-00383

Request for roofing at 310 North Royal Street

Applicant: Nataly Cabaño

BAR #2019-00386

Request for repair failing lintels at 113 South West Street

Applicant: 113 South West Condo Association

BAR #2019-00387

Request for mortar and repointing at 516 Cameron Street

Applicant: David & Sue Wilkes

BAR #2019-00388

Request for lintels and masonry at 551 Bashford

Applicant: Harbor Terrace Condominiums