

*******DRAFT MINUTES*******
Board of Architectural Review
Wednesday, November 6, 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, Preservation Manager
Susan Hellman, Historic Preservation Planner

I. CALL TO ORDER

The Board of Architectural Review hearing was called to order at 7:00 p.m. All members were present, with Mr. Conkey arriving at 7:02pm and Mr. Spencer arriving at 7:05pm.

II. MINUTES

Consideration of the minutes from the **October 16, 2019** public hearing.

BOARD ACTION: Approved, as Submitted, 5-0

On a motion by Ms. Irwin and seconded by Mr. Sprinkle the Board of Architectural Review voted to approve the minutes from the October 16, 2019 as submitted. The motion carried on a vote of 5-0.

III. ITEMS DEFERRED PRIOR TO HEARING

3. BAR #2019-00418 OHAD

Request for partial demolition/ capsulation at 214 South Henry Street
Applicant: Tim Dekeyser & Ellen Dangelo

4. BAR #2019-00419 OHAD

Request for alterations and addition at 214 South Henry Street
Applicant: Tim Dekeyser & Ellen Dangelo

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request

for deferral of BAR #2019-00418 & BAR #2019-00419.

IV. CONSENT CALENDAR

5. BAR #2019-00420 OHAD

Request for alterations at 360 North Saint Asaph Street
Applicant: Kimberly Murray

BOARD ACTION: Approved, as Submitted, 6-0

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00420, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. That the Low-E coating of the proposed dormer window glazing be 272.

V. NEW BUSINESS

6. BAR #2019-00421 OHAD

Request for partial demolition/ capsulation at 1103 Powhatan Street
Applicants: Colleen & Aloysius Boyle

7. BAR #2019-00194 OHAD

Request for alterations at 1103 Powhatan Street
Applicants: Colleen & Aloysius Boyle

BOARD ACTION: Approved, as Submitted, 6-0

On a motion by Mr. Conkey and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2019-00421 & BAR #2019-00194, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

The application was approved as submitted.

REASON

The BAR agreed with the analysis in the staff report and found that the alterations complied with the Design Guidelines and policies for this age structure in this location.

SPEAKERS

Gretchen Brown, representative

DISCUSSION

Mr. Adams noted the applicant worked with staff before submitting the application. The Board praised the applicant for submitting a clear and thorough application.

8. BAR #2019-00422 PG

Request for re-approval of previously approved expired plans at 601 North Alfred Street
Applicant: 601 & 603 North Alfred Street, LLC

9. BAR #2019-00423 PG

Request for re-approval of previously approved expired plans at 603 North Alfred Street
Applicant: 601 & 603 North Alfred Street, LLC

10. BAR #2019-00446 PG

Request for re-approval of previously approved permit for complete demolition at 603 North Alfred Street
Applicant: 601 & 603 North Alfred Street, LLC

BOARD ACTION: Approved, as Submitted, 7-0

On a motion by Mr. Spencer and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00422, BAR #2019-00423 & BAR #2019-00446 as submitted. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. Make skylights flush, though a curb is acceptable (no gable form).
2. All windows must be in conformance with the BAR Window Policy Performance Specifications.
3. Study the addition of a simple railing at front stoop with final design to be approved by staff.
4. Disengage front canopy from bay window, center canopy above front door and increase canopy depth (reduction in canopy width acceptable).
5. Refine leader box to better coordinate with the design of the medallions and locate so as not to disrupt brick detailing.
6. Study brick detailing on the south elevation and how it could be carried to the north elevation. Remove blind windows on the north elevation.
7. Paint siding a slightly warmer color and a shade darker to better complement the selected brick.
8. Paint the downspouts a dark color, such as the charcoal used at the bays, to better integrate this element with the overall composition.
9. The conditions below shall appear in the General Notes of all construction drawings and on all construction documents 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 applicant made no changes to the previously approved BAR application, and the BAR agreed with the staff analysis and previous conditions of approval.

SPEAKERS

None

DISCUSSION

Mr. Sprinkle asked if this was the same submission as that approved by the Parker-Gray BAR in January, 2018. Mr. Cox explained that it was and went into some detail as to the background of the project. Mr. Spencer asked if the conditions were met in this application, and Mr. Cox explained that the current application is identical to the one previously reviewed and that it did not yet reflect a response to any of the previously approved conditions.

11. BAR #2019-00424 OHAD

Request for partial demolition/ capsulation at 525 Oronoco Street
Applicant: Nancy Hendee

12. BAR #2019-00425 OHAD

Request for addition at 525 Oronoco Street
Applicant: Nancy Hendee

BOARD ACTION: Approved, as Submitted, 6-1

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2019-00424 & BAR #2019-00425, as submitted. The motion carried on a vote of 6-1, with Mr. Sprinkle opposed.

CONDITIONS OF APPROVAL

1. 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. The language noted above shall be included on all construction documents involving any ground disturbing activities; and,
2. 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 shall result in project delays. The language noted above shall be included on all construction documents involving any ground disturbing activities.

REASON

The BAR found that the substantial setback of the powder room from the front façade and the arched windows at the top of the powder room would continue to express the architectural character of the horse alley and the historic porosity of the block that glimpses of the rear yard through these alley features traditionally provided.

SPEAKERS

Nancy Hendee, applicant, answered questions.

DISCUSSION

Mr. Sprinkle questioned why the applicant located the powder room within the horse alley instead of closer to the rear of the house or in the back yard, so that the historic horse alley could continue to be fully expressed. Ms. Hendee explained that the rear yard and the ell allow light into the house and that building a bathroom there would block the light and decrease open space. She has resided in the house for 35 years without a bathroom on the first floor and believed this was the best location under the circumstances. She also noted that the bathroom design purposefully

respects the horse alley by setting it back twelve feet from the front plane of the house and adding arched windows at the top of the north and south walls that would recall the light of the rear yard now seen over the gate.

Mr. Conkey and Ms. Irwin asked some questions about constructability and how the addition may affect the adjacent neighbor's exterior wall, acknowledging that these were not directly within the BAR's purview. Ms. Roberts asked Mr. Cox to clarify some of these factors; he noted that Code will review them prior to issuing a building permit.

VI. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 7:45 p.m.

VII. ADMINISTRATIVE APPROVALS

The following projects were administratively approved since the last BAR meeting:

BAR #2019-00426

Request for roof repair at 119 King Street

Applicant: Vikor Barrier Corp.

BAR #2019-00427

Request for fence at 1005 Wythe Street

Applicant: Andrea Denny

BAR #2019-00428

Request for fence at 708 North Patrick Street

Applicant: Mark Moses

BAR #2019-00429

Request for shutter replacement at 750, 752, 754 First Street

Applicant: 900 North Washington Condo

BAR #2019-00433

Request for window replacement at 1116 ½ Princess Street

Applicant: Mathew Dela Cuesta

BAR #2019-00434

Request for fence/ screening at 221 South West Street

Applicant: Scott Browne

BAR #2019-00430

Request for window repair at 318 Prince Street #3

Applicant: Ann Langley

BAR #2019-00431

Request for siding repair at 1212 Prince Street

Applicant: Grant Joiner

BAR #2019-00432

Request for window replacement at 814 South Lee Street

Applicant: James Bowman

BAR #2019-00435

Request for signage at 1019 Cameron Street

Applicant: Herold Smith

BAR #2019-00437

Request for door replacement at 17 Pioneer Mill Way

Applicant: David Nason

BAR #2019-00438

Request for meter relocation at 620 North Alfred Street

Applicant: Carrie Miller

BAR #2019-00439

Request for window replacement at 710 Wilkes Street

Applicant: Chad White

BAR #2019-00440

Request for chimney repointing at 220 North Columbus Street

Applicant: Jason Jones

BAR #2019-00441

Request for window replacement at 1112 Prince Street

Applicant: David Rafati

BAR #2019-00442

Request for roof replacement at 139 South Fairfax Street

Applicant: David Cole

BAR #2019-00443

Request for window replacement at 824 South Pitt Street

Applicant: Karlen Murray

BAR #2019-00444

Request for outlet at 707 South Lee Street

Applicant: Barbara Szostek

BAR #2019-00445

Request for fence replacement at 1737 Cameron Street

Applicant: Thomas Johnson

BAR #2019-00449

Request for gas lantern and gate at 312 North Pitt Street

Applicant: Tracey Silk

BAR #2019-00450

Request for roofing at 606 Gibbon Street

Applicant: Tadlock Cowon

BAR #2019-00451

Request for door replacement at 628 South Pitt Street

Applicant: Stephen DiLorenzo

BAR #2019-00453

Request for partial roof replacement at 418 Wolfe Street

Applicant: Harriet Clark