

*******DRAFT MINUTES*******
Board of Architectural Review
Wednesday, December 18, 2019
7:00pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Bill Conkey

Staff Present: Al Cox, Preservation Manager
Marina Novaes, Historic Preservation Planner

I. CALL TO ORDER

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

II. MINUTES

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

BOARD ACTION: Approved, as Amended, 6-0

On a motion by Ms. Irwin and seconded by Mr. Spencer, the Board of Architectural Review voted to approve the minutes from the December 4, 2019, as amended. The motion carried on a vote of 6-0.

III. ITEMS DEFERRED FROM THIS HEARING

3. BAR #2019-00509 OHAD

Request for alterations to previously approved partial demolition/ capsulation at 430 North Union Street

Applicants: Kathy B. Hirsch & Jay Lawrence Hirsch

4. BAR #2019-00502 OHAD

Request for alterations to previously approved plans at 430 North Union Street

Applicants: Kathy B. Hirsch & Jay Lawrence Hirsch

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2019-00509 & BAR #2019-00502.

5. 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)

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

BOARD ACTION: Deferred

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

IV. CONSENT CALENDAR

6. BAR #2019-00436 OHAD

Request for alterations at 5 Cameron Street

Applicant: Blackwall Hitch Alexandria, LLC, a Virginia Limited Liability Company

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 #2019-00436, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. Paint the mechanical equipment screening to match the color of the roof.
2. Work with staff on the final design of the guardrail.

V. NEW BUSINESS

7. BAR #2019-00493 OHAD

Request alterations to previously approved plans at 609 South Lee Street

Applicants: Steven & Patricia Kelmar

BOARD ACTION: Approved, as Amended, 5-0

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00493, as amended. The motion carried on a vote of 5-0. Mr. Adams recused himself.

CONDITIONS OF APPROVAL

1. Elevation must be consistent with image dated 12/16/19 submitted at the hearing.
2. Continue to work with BAR staff on the final design details.

REASON

The Board found the proposal to be an improvement from the previously approved front façade, especially given the variations made by the contractor in the field during construction.

SPEAKERS

Anise Andrew, Adams Architects, explained the design modifications requested by the applicant and responded to the BAR's questions.

DISCUSSION

Ms. Neihardt asked Ms. Andrew to describe the difference between the elevation in the staff report and the elevation submitted at the hearing. Ms. Andrew explained the minor adjustments. Ms. Neihardt said that she was comfortable with the minor changes made on the 12/16/19 drawing.

8. BAR #2019-00498 OHAD

Request for partial demolition/ capsulation at 722 & 724 King Street (Parcel Address: 722 King Street)

Applicant: Elindale, LLC; Scott McElhaney

9. BAR #2019-00497 OHAD

Request for alterations at 722 & 724 King Street (Parcel Address: 722 King Street)

Applicant: Elindale, LLC; Scott McElhaney

BOARD ACTION: Approved, as Amended, 6-0

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2019-00498 & BAR #2019-00497, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

The signage and font size on 724 King Street must be smaller than that on 722 King Street to preserve the architectural identity of the two separate structures and to indicate the primary entrance.

REASON

The Board found it important to differentiate the two buildings from one another in order to preserve their historic identity and the rhythm and scale of the streetscape. They did not want the two historic buildings to be read as a single building.

SPEAKERS

Ms. Marcy Giannunzio, project architect, represented the applicant and answered questions. There were no public speakers.

DISCUSSION

Mr. Sprinkle questioned the suitability of PVC; Mr. Cox explained that the Board had approved solid, millable, paintable PVC in the past on modern storefronts due to its durability. Ms. Irwin asked Ms. Giannunzio for clarification as whether the existing frame wall to be demolished on the primary elevation was original. Ms. Giannunzio explained that it was not. Mr. Cox noted that the applicant consented to staff's recommendation to add brick at the corners of the building in order to give the appearance of support for the masonry second story above the glass storefront. Ms. Roberts expressed concern about the lack of differentiation between the two historic buildings. She noted that she would like to make a condition that the sign on the smaller building be subordinate to the sign on the larger building where the main entrance was located.

10. Converted to Administrative Approval

BAR #2019-00507 OHAD

Request for alterations at 1822 Carpenter Road

Applicant: James J. Cooney

11. Converted to Administrative Approval

BAR #2019-00516 OHAD

Request for alterations at 1820 Carpenter Road

Applicants: Paul & Gwenn Gebhard

VI. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 7:37 p.m.

VII. ADMINISTRATIVE APPROVALS

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

BAR #2019-00436

Request for repointing at 121 Duke Street

Applicant: Lynn Kahler Rogerson

BAR #2019-00486

Request for window replacement at 723 Ford's Landing Way

Applicants: Michael Linskey & Catherine Linskey

BAR #2019-00490

Request for repointing at 506 Cameron Street

Applicant: Martha Peterson

BAR #2019-00514

Request for roof replacement at 518 North Alfred Street

Applicants: Joseph Lecates Crowell & Samuel Lecates Crowell

BAR #2019-00515

Request for roof replacement at 211 North Patrick Street

Applicant: Craig Miller

BAR #2019-00518

Request for roof replacement at 311 South Royal Street

Applicant: Cynthia Ortiz

BAR #2019-00519

Request for signage at 128 King Street

Applicant: Patti Dinon

BAR #2019-00520

Request for window replacement at 1800 West Abingdon Drive #201

Applicant: Nicholas Kalivretenos

BAR #2019-00522

Request for roof replacement at 307 North Saint Asaph Street

Applicant: Austin Gorgon

BAR #2019-00523

Request for roof replacement at 822 Duke Street

Applicant: Joseph Johnson

BAR #2019-00526

Request for window replacement at 1320 Princess Street

Applicant: Everett Smith

BAR #2019-00526

Request for roof replacement at 714 South Pitt Street

Applicant: Shannon Heindel