

*******DRAFT MINUTES*******

Board of Architectural Review

Wednesday, July 1, 2020

7:00pm, Virtual Public Hearing

Zoom Webinar

Members Present: Christine Roberts, Chair
Purvi Irwin
John Sprinkle
Lynn Neihardt

Members Absent: James Spencer, Vice Chair
Robert Adams
Christine Sennott

Staff Present: Susan Hellman, Historic Preservation Principal Planner
William Conkey, Historic Preservation Architect

I. CALL TO ORDER

The Board of Architectural Review hearing was called to order at 7:00 p.m. Ms. Sennott, Mr. Spencer and Mr. Adams were excused. All other members were present at the meeting by video conference.

Ms. Roberts stated that due to the COVID-19 Pandemic emergency, the July 1, 2020 Public Hearing of the Board of Architectural Review (BAR) is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of the Board and staff are participating from remote locations through Zoom Webinar. The meeting can be accessed by the public through broadcasted live on the government channel 70, streaming on the City's website and can be accessed via Zoom hyperlink on the docket.

II. MINUTES

2. Consideration of the minutes from the **June 17, 2020** public hearing.

BOARD ACTION: Approved

By unanimous consent, the Board of Architectural Review voted to approved the minutes from the June 17, 2020 meeting.

III. CONSENT CALENDAR

3. **BAR #2020-00241 OHAD**

Request to install small cell facility on a utility pole on public property adjacent to 526 North Washington Street.
Applicant: Cellco Partnership dba Verizon Wireless

BOARD ACTION: Deferred

BAR #2020-00241 deferred due to lack of quorum.

4. BAR #2020-00260 OHAD

Request for install small cell facility on a utility pole on public property adjacent to at 600 Franklin Street.
Applicant: Smartlink o/b/o AT&T

BOARD ACTION: Approved, as Submitted, 4-0

On a motion by Ms. Neihardt and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve BAR #2020-00260, as submitted. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

None.

5. BAR #2020-00261 PG

Request for alterations at 308 North Fayette Street.
Applicants: Cliff Williams & Jjana Valentiner

BOARD ACTION: Approved, as Submitted, 4-0

On a motion by Ms. Neihardt and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve BAR #2020-00261, as submitted. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

1- That the new window complies with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

6. BAR #2020-00264 OHAD

Request for alterations at 613 South Pitt Street.
Applicant: Katherine Pappas

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00264.

CONDITIONS OF APPROVAL

The applicant should work with staff, specifically Mr. Conkey, to update her application.

REASON

The Board requested further documentation regarding the proposed pergola.

SPEAKERS

The applicant, Mimi Pappas, represented herself and was available to answer questions.

DISCUSSION

The Board asked that the applicant provide better documentation regarding the proposed pergola's type of wood, color of wood, and neighborhood context. The Chair compared the application's rendering to a Minecraft game. The applicant noted that the BAR application does not require professional plan but agreed to defer.

7. BAR #2020-00266 OHAD

Request to install small cell facility on a utility pole on public property adjacent to 500

A South Union Street.

Applicant: Cellco Partnership dba Verizon Wireless

BOARD ACTION: Approved, as Submitted, 4-0

On a motion by Ms. Neihardt and seconded by Mr. Sprinkle, the Board of Architectural Review voted to approve BAR #2020-00266, as submitted. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

None.

8. BAR #2020-00267 OHAD

Request to install small cell facility on a utility pole on public property adjacent to 530

South Saint Asaph Street.

Applicant: Cellco Partnership dba Verizon Wireless

BOARD ACTION: Approved, as Amended, 4-0

On a motion by Ms. Irwin and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2020-00267, as amended. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

- 1- That the applicant works with staff to find a less prominent pole location for the small cell installation.

REASON

Ms. Irwin removed the item from the consent calendar because she found that the proposed pole is very prominent and not appropriate for the small cell installation.

SPEAKERS

Mr. Joshua Schakola, the applicant's representative, was available to answer any questions.

DISCUSSION

In general, the Board agreed with Ms. Irwin that a less prominent location would be better for the small cell colocation. There was no further discussion.

IV. ITEM DEFERRED FROM THIS HEARING

9. BAR #2020-00135 PG

Request for alterations at 419 North Patrick Street.

Applicants: John Corbin & Ann Riley

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00135.

V. PREVIOUSLY DEFERRED BY THE BOARD

10. BAR #2020-00150 OHAD

Request for partial demolition and encapsulation at 919 Prince Street.
Applicant: The Joey Pizzano Memorial Fund, Inc.

11. BAR #2020-00149 OHAD

Request for alterations at 919 Prince Street.
Applicant: The Joey Pizzano Memorial Fund, Inc

BOARD ACTION: Approved, as Amended, 4-0

On a motion by Ms. Irwin and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2020-00149 & BAR #2020-00150, as amended. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

The applicant must work with staff, specifically Mr. Conkey, to refine the gutter and cornice of the proposed fence facing Prince Street and the “cube” addition.

REASON

The Board felt that the roof of the proposed addition needed to be more substantial and relate to the historic building. The applicant had not yet determined a final design for the Prince Street fence.

SPEAKERS

Mr. Harold Smith, project architect, represented the applicant and answered questions.

DISCUSSION

Mr. Smith clarified some areas of the overall plans and elevations that the Board found confusing. Ms. Roberts and Ms. Irwin noted that the cube addition appeared too light, almost temporary. Mr. Sprinkle stated that the previous design was too much and that this design was too little.

VI. NEW BUSINESS

12. BAR #2020-00251 OHAD

Request for partial demolition at 709 South Lee Street.
Applicant: Clare Little

13. BAR #2020-00249 OHAD

Request for addition at 709 South Lee Street.
Applicant: Clare Little

BOARD ACTION: Approved, as Submitted, 4-0

On a motion by Mr. Sprinkle and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2020-00249 & BAR #2020-00251, as Submitted. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

1- That the applicant pursue scheme number two.

REASON

The Board agreed with staff recommendation and approved scheme number two for the addition's cladding because it will differentiate the new addition from the historic portion of the building.

SPEAKERS

Kurt West, the project architect, asked the Board to approve one out the three schemes for the addition cladding presented and was available to answer any questions.

DISCUSSION

Ms. Irwin stated that she did not have a preferred scheme for the cladding, her only concern was matching the new brick of the addition with the brick of the existing building. In her opinion, the second scheme, which proposes the second story cladded with siding, is the best option. Mr. Sprinkle also found scheme number two to be the best choice since it will differentiate the addition from the existing building. There was no further discussion.

14. BAR #2020-00263 OHAD

Request for partial demolition at 820 South Royal Street.

Applicants: Melissa & Robert Manaker

15. BAR #2020-00262 OHAD

Request for addition at 820 South Royal Street.

Applicants: Melissa & Robert Manaker

BOARD ACTION: Approved, as Submitted, 4-0

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2020-00262 & BAR #2020-00263, as submitted. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

None

REASON

The Board agreed with the staff report.

SPEAKERS

The applicants and their architect, Rebecca Bostick, were available to answer questions.

DISCUSSION

Ms. Roberts thanked the applicants for submitting an excellent application.

16. BAR #2020-00271 PG

Request for partial demolition at 309 North Patrick Street.

Applicant: Jay Zelaya

BOARD ACTION: Denied

On a motion by Ms. Irwin and seconded by Ms. Neihardt, the Board of Architectural Review voted to deny BAR #2020-00271. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

The Board denied the application, but endorsed the Department's direction to remedy the siding violation by acquiring old-growth wood and have siding milled and planed to match the original historic siding on the west elevation in dimension and style with final details to be approved by staff, specifically Mr. Conkey.

REASON

The applicant removed all historic siding and framing without consulting with staff as to its condition.

SPEAKERS

The applicant, Jay Zelaya, represented himself.

DISCUSSION

Mr. Zelaya described the poor condition of the materials prior to removal, and Ms. Roberts told him that he should have consulted with staff prior to demolition. Ms. Neihardt noted that the applicant has worked in the City previously and should have known to contact staff. Ms. Roberts told the applicant that if he did not use historic materials for the reconstruction, that he would be fined the cost of reconstructing with historic materials. Ms. Roberts and Ms. Irwin thanked the applicant for being willing to use historic siding to remedy the issue. Mr. Sprinkle pointed out that this building could no longer be considered a historic resource due to Mr. Zelaya's actions. At Ms. Roberts' request, Mr. Conkey explained the \$1500/day fine, administered by the City Attorney's office.

VI. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 8:48 p.m.

VII. ADMINISTRATIVE APPROVALS

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

BAR #2020-00274 OHAD

Request for fence replacement at 512 Gibbon Street

Applicant: Michael White

BAR #2020-00287 OHAD

Request for alterations at 200 Duke Street

Applicant: Carl & Jaye Smith

BAR #2020-00294 PG

Request for window replacement at 1108 Queen Street

Applicant: Cagatay Bagcivan

BAR #2020-00298 OHAD

Request for signage at 109 South Alfred Street

Applicant: Old Town 1 LLC

BAR #2020-00299 OHAD

Request for antenna replacement 1421 Prince Street

Applicant: BXREP II Prince Street LLC

BAR #2020-00302 OHAD

Request for mortar replacement at 207 South Lee Street

Applicant: Sheila Kennett

BAR #2020-00303 OHAD

Request for alterations at 207 South Lee Street

Applicant: Sheila Kennett

BAR #2020-00304 OHAD

Request for window replacement at 209 Princess Street

Applicant: Jamie French

BAR #2020-00306 PG

Request for alterations at 414 North West Street

Applicant: Margaret Grimes