

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

Board of Architectural Review
Wednesday, December 16, 2020
7:00pm, Virtual Public Hearing
Zoom Webinar

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

Members Absent: None

Secretary: William Conkey, AIA, Historic Preservation Architect

Staff Present: 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 at the meeting by video conference.

Ms. Roberts stated that Due to the COVID-19 Pandemic emergency, the December 16, 2020 meeting 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 Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. BAR board members 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 **December 2, 2020** public hearing.

BOARD ACTION: Approved, as Submitted

By unanimous consent, the Board of Architectural Review voted to approve the minutes from the December 2, 2020 meeting, as submitted.

III. ITEMS DEFERRED FROM THIS HEARING

3. BAR #2020-00296 PG

Request for partial demolition/ encapsulation at 315 North Patrick Street.

Applicant: Shambhu Aryal

4. BAR #2020-00363 PG

Request for addition and alterations at 315 North Patrick Street.

Applicant: Shambhu Aryal

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00296 & BAR #2020-00363.

5. BAR #2020-00553 PG

Request to install small cell facility on a utility pole on public property adjacent to 215 North Patrick Street.

Applicant: Cellco Partnership dba Verizon Wireless

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00553.

IV. CONSENT CALENDAR

6. BAR #2020-00571 OHAD

Request for alterations at 328 South Lee Street.

Applicants: Shawn Martin and Charlene MacDonald

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 #2020-00571, as submitted. The motion carried on a vote of 7-0.

V. PREVIOUSLY DEFERRED BY THE BOARD

7. BAR #2020-00482 OHAD

Request for partial demolition/ encapsulation at 518 Queen Street.

Applicant: Tracey L. Spotts

8. BAR #2020-00473 OHAD

Request for addition and alterations at 518 Queen Street.

Applicant: Tracey L. Spotts

BOARD ACTION: Approved, as Submitted, 7-0

On a motion by Mr. Spencer, and seconded by Ms. Neihardt, the Board of Architectural Review

voted to approve BAR #2020-00473 & BAR #2020-00482, as submitted. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

None

REASON

The Board was pleased with the revised plans which took into consideration the Board's recommendations.

SPEAKERS

Mr. James Palmer, the project architect, was available to answer any questions.

Ms. Gail C. Rothrock, resident at 209 Duke Street, representing Historic Alexandria Foundation, complimented the Board and the applicant for having addressed the previous proposal concerns. She stated that she was pleased with the outcome of the revisions and had no objection to the new proposal.

DISCUSSION

In general, the Board was pleased with the project revisions and had no further questions or concerns.

VI. NEW BUSINESS

9. BAR #2020-00549 OHAD

Request for new construction and waiver of rooftop screening at 3601 Potomac Avenue (Pump Station associated with the redevelopment of North Potomac Yard).

Applicant: CPYR Theater, LLC

BOARD ACTION: Approved, as Submitted, 6-0

On a motion by Ms. Irwin, and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2020-00549, as submitted. The motion carried on a vote of 6-0. Mr. Sprinkle recused.

CONDITIONS OF APPROVAL

None

REASON

The Board was pleased with the revisions to the project since the Concept Review hearing.

SPEAKERS

Bob Brandt, attorney for the applicant was available to answer any questions

Siobahn Steen, architect with Hickock Cole, presented the revisions to the design for the pump station building

Simon Beer, landscape architect for the project, presented the revisions to the materials for the

covered walkway in front of the pump station and the other park elements.

DISCUSSION

Ms. Irwin asked the applicant about the finish for the aluminum tubes at the covered walkway. Ms. Steen responded that they are not to be a powder coated finish because that would not allow for repair of the material should it get damaged. They are to be painted with a vandal resistant paint that can easily be repaired.

Ms. Irwin stated that she liked the design for the project and that the revisions since the Concept Review have improved on an already successful design.

10. BAR #2020-00559 PG

Request for alterations, including painting unpainted masonry, at 402 North Fayette Street.
Applicant: Andrew Haas

BOARD ACTION: Approved, as Submitted, 7-0

On a motion by Ms. Irwin, and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2020-00559, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. Denial of the request to paint the masonry;
2. Approval of the fence and railing; and,
3. Approval of the canopy provided the applicant work with staff on the design details.

REASON

The Board felt that the painting was inappropriate and inconsistent with the zoning ordinance and Design Guidelines, and that the painting could damage the masonry. The Board supported the metal fence/railing and did not object to a canopy over the door, provided that the applicant work with staff on the design details.

SPEAKERS

Andrew Haas, applicant, spoke in support of the application and answered questions.

Gail Rothrock, 206 Duke Street and HAF, spoke in support of staff recommendation for denial of the painting of the masonry house. She said that she agreed that staff should work on the design details of the canopy with staff.

Inocasio Davilia, 412 N. Henry Street, spoke in support of the application and said that there were other painted masonry buildings in the neighborhood.

DISCUSSION

Mr. Haas said that he didn't know painting brick was not recommended and that a number of his neighbors were also interested in painting their homes. He said that the canopy design is more subtle than the current canopy. None of the Board members supported the painting of the masonry and recommended that the applicant work with staff to ensure that the design and installation of the new canopy did not compromise the brick.

11. BAR #2020-00573 OHAD

Request for partial demolition/ encapsulation at 509 Duke Street.
Applicants: Jennifer and Sam Watson

12. BAR #2020-00580 OHAD

Request for alterations and waiver of rooftop HVAC screening requirement at 509 Duke Street.
Applicants: Jennifer and Sam Watson

BOARD ACTION: Approved, as Submitted, 7-0

On a motion by Mr. Sprinkle, and seconded by Ms. Neihart, the Board of Architectural Review voted to approve BAR #2020-00573 & BAR #2020-00580, as submitted. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

None

REASON

The Board agreed with staff and found the proposal appropriate.

SPEAKERS

Karen Becker, project architect, represented the owners and was available to answer questions.

DISCUSSION

Ms. Irwin asked if the window openings on the north/rear elevation were original. Ms. Becker was unsure. Mr. Adams indicated that they are not.

Mr. Adams complimented the design and expressed his support.

VII. OTHER BUSINESS

- 13. Presentation “From Historic Preservation to Neighborhood Conservation: Displacement, Urban Violence, and Architectural Survey in Alexandria, Virginia”

VIII. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 8:35 p.m.

IX. ADMINISTRATIVE APPROVALS

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

BAR #2020-00568 OHAD

Request for door replacement at 211 Princess Street.

Applicant: Julie Christodoulou

BAR #2020-00569 OHAD

Request for window replacement at 515 South Royal Street.
Applicants: Derek Donovan and Kathryn Donovan

BAR #2020-00579 OHAD
Request for fence replacement at 420 South Pitt Street.
Applicant: Michael E. Hines

BAR #2020-00581 OHAD
Request for window replacement at 702 Rose Square.
Applicant: Dave and Margaret Ryder

BAR #2020-00584
Request for shutter replacement at 320 South Alfred Street.
Applicant: Albert Pierce

BAR #2020-00594 OHAD
Request for window replacement at 1130 Duke Street.
Applicant: Julie Keegan

BAR #2020-00595 OHAD
Request for window replacement at 1008 Powhatan Street.
Applicant: Alison Rausch

BAR #2020-00599 OHAD
Request for door replacement at 600 Second Street #404
Applicant: Brian Thiel