

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

Board of Architectural Review

Wednesday, April 7, 2021

7:00 p.m., Virtual Public Hearing

Zoom Webinar

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

Members Absent: John Sprinkle

Secretary: William Conkey, AIA, Historic Preservation Architect

Staff Present: Amirah Lane, Historic Preservation Planner

I. CALL TO ORDER

The Board of Architectural Review hearing was called to order at 7:00 p.m. Mr. Sprinkle was absent. All other members were present at the meeting by video conference.

Ms. Roberts stated that Due to the COVID-19 Pandemic emergency, the April 7, 2021 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 **March 17, 2021** public hearing.

BOARD ACTION: Approved, as Submitted

On a motion by Ms. Irwin and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve the minutes from the March 17, 2021 meeting, as submitted.

III. DEFERRED FROM THIS HEARING

3. **BAR #2021-00098 OHAD**

Request for partial demolition/ encapsulation at 119 South Fairfax Street.
Applicant: A.L. Freed Railroad Development, LLC

4. BAR #2021-00081 OHAD

Request for addition and alterations at 119 South Fairfax Street.
Applicant: A.L. Freed Railroad Development, LLC

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00081 and BAR #2021-00098.

IV. CONSENT CALENDAR

5. BAR #2021-00108 OHAD

Request for alterations at 600 South Union Street.
Applicant: City of Alexandria

BOARD ACTION: Approved, as Submitted

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2021-00108, as submitted. The motion carried on a vote of 6-0.

V. ITEMS PREVIOUSLY DEFERRED

6. BAR #2020-00500 OHAD

Request for partial demolition/ encapsulation at 1309 Prince Street.
Applicants: Mark and Lauren Shanks

7. BAR #2020-00502 OHAD

Request for alterations at 1309 Prince Street.
Applicants: Mark and Lauren Shanks

BOARD ACTION: Approved, as Amended

On a motion by Mr. Spencer and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2021-00500 and BAR #2021-00502, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. The windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
2. Bricks removed from the building be saved and used to patch around the revised door location and below the sill of the modified window.
3. If the applicant chooses to construct a new chimney, they should work with staff on the design for this chimney and utilize bricks removed during the demolition of the existing chimney.

REASON

The Board found that the proposed modifications are minimally visible and are appropriate for the

age and design of the structure. The Board found that the existing chimney is not a character defining feature for the structure due to its configuration and limited visibility from a public right of way. As such, the Board approved the demolition of the existing chimney.

SPEAKERS

Mark Shanks, applicant, gave a brief presentation and was available to answer questions

Gail Rothrock, 209 Duke Street, representing the Historic Alexandria Foundation, appreciated the revised, reduced scope of the project and supported the staff recommendations with the exception that she felt that the existing chimney should remain in place.

RL Sheedy, 1311 Prince Street, appreciated the revised design which does not modify the Prince Street elevation, keeping the appearance of the historic triplet intact. She expressed concern regarding the location of interior plumbing fixtures within the party wall and asked the applicant to provide a construction schedule

Stephen Milone, 907 Prince Street, appreciated the revised, reduced scope of the project and stated that the existing chimney should remain in place.

DISCUSSION

Ms. Irwin thanked the applicant for revising the design in response to the Board's previous comments. She stated that the chimney proposed to be removed is minimally visible and not a significant part of the design of the structure.

Mr. Spencer agreed with Ms. Irwin that due to the limited visibility of the existing chimney, it is not a character defining feature.

Ms. Neihardt felt that the chimney should be retained.

Ms. Sennott agreed that the chimney is minimally visible but was concerned about the Design Guidelines' recommendation that chimney should remain in situ.

Mr. Adams was happy to see the applicant return to the Board with a revised scope and asked if it would be possible to construct a new chimney using bricks from the chimney to be demolished.

Ms. Roberts questioned whether an element that is minimally visible can be considered a character defining feature, allowing for its removal within the framework of the Design Guidelines.

Mr. Spencer stated that the existing chimney is not unique in design or a character defining feature for the structure.

8. BAR #2020-00533 OHAD

Request for partial demolition/ encapsulation at 108 Gibbon Street.
Applicants: Benedict and Carol Capuco

9. BAR #2020-00532 OHAD

Request for alterations at 108 Gibbon Street.
Applicants: Benedict and Carol Capuco

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00532 and BAR #2021-00533.

REASON

The Board felt that the proposed dormer was too large and overwhelmed the size of the roof.

SPEAKERS

Steve Kulinski, project architect, represented the applicant, gave a brief presentation and was available to answer questions.

Marianne Talbot, 104 Gibbon Street, stated that her property is directly adjacent to the subject property and would be most effected by the proposed construction. She stated that the proposed dormer would be visible from Union Street and would be a significant change to the character of this property and other adjacent properties. She was also concerned about the loss of privacy once the dormer is completed.

Yvonne Callahan, 735 South Lee Street, stated that this proposal would replace a large blank roof with an expanse of windows and sliding door. She was concerned about the size of the dormer and the amount of glazing.

Gail Rothrock, 209 Duke Street, stated that she was concerned about the size of the proposed dormer and that this could create a precedent for additional projects.

DISCUSSION

Ms. Irwin noted that this dormer is unique in that it is not on an elevation that is directly adjacent to the public right of way, it is set back from the street and faces directly onto a courtyard. She felt that the proportions for the dormer were compatible with the building and that due to the limited visibility the project should be approved.

Mr. Adams was concerned about the large size of the dormer and asked if it would be possible to reduce the size by eliminating the northern portion.

Ms. Neihardt agreed that the size of the dormer is too large for the building and asked if the proportion of solid to void could be altered to make it smaller and more compatible.

Mr. Spencer questioned the asymmetry of the design for the dormer and asked if a gable roof form would work.

Ms. Sennott stated that she felt that the proportions for the dormer are compatible with the rest of the building. She indicated that she could approve the design as submitted.

Ms. Roberts noted that there were concerns about the proposed design and asked the applicant if he would a deferral in order to address these concerns.

10. BAR #2020-00616 OHAD

Request for partial demolition/ encapsulation at 208 South Payne Street.
Applicant: Alabama Avenue LC

11. BAR #2020-00615 OHAD

Request for alterations at 208 South Payne Street.
Applicant: Alabama Avenue LC

BOARD ACTION: Approved, as Submitted

On a motion by Mr. Spencer and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2021-00615 and BAR #2021-00616, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. The applicant work with staff to refine the rear deck design
2. The brick chimney be retained
3. The two new windows in the easternmost bay of the north elevation have one-over-one light configuration and comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. The other new window on that elevation may have a six-over-six configuration.

REASON

The Board was pleased with the project and agreed with staff recommendations. The Board agreed that the chimney, which is visible from the public alley, is a character defining feature that must be preserved.

SPEAKERS

Steve Kulinski, the project architect, stated that keeping the chimney was not part of the plan and that, in his opinion, it is not a character defining feature, he stated that the chimney is not associated with a fireplace, but a boiler. Mr. Kulinski was available to answer questions.

Ms. Gail Rothrock, resident at 209 Duke Street, spoke against the removal of the chimney which she considers a character defining feature.

DISCUSSION

Ms. Irwin asked if the property’s siding on the front elevation was original. Mr Kulinski clarified that it is not.

The Board agreed that the chimney is a character defining feature which should be preserved due to the visibility from the public alley. There was no further discussion.

VI. NEW BUSINESS

12. BAR #2020-00603 OHAD

Request for alterations at 712 South Alfred Street.
Applicant: Stephan Heidenhain

BOARD ACTION: Approved, as Amended

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2020-00603, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

Applicant must replace the first story vinyl picture window with a window of a material other than vinyl that has two vertical muntins, visually dividing the window into three parts. When the second floor windows are replaced they must meet the requirements of *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

REASON

The Board felt that replacing the ground floor picture window would bring the appearance closer to the original.

SPEAKERS

Gail Rothrock, 209 Duke, noted that the Board is reviewing many after-the-fact applications and recommended that staff mail two letters of notification each year instead of just one. She felt that the large window on the first floor was a mistake and provided suggestions as to how to minimize its appearance. She said the upstairs windows were fine. She asked the Board to recommend that any replacement window have a central vertical muntin. She also expressed concern over staff's recommendation to treat this community in a similar manner to the Parker Gray Historic District.

Steve Milone, 907 Prince, echoed Ms. Rothrock's comments. He recommended that any future windows be of a material other than vinyl.

DISCUSSION

The Chair noted that the Board had approved a similar window project in the Old and Historic District where the façade was 12' from the property line; in this case the façade is 27' from the property line.

Ms. Neihardt thought the staff comparison to Parker Gray was odd. She recommended replacing the single pane, non-operable first floor window with an appropriate non-vinyl window.

Mr. Spencer agreed with Ms. Neihardt.

Mr. Adams complimented the staff on the history of the property and suggested that the first floor window be replaced with a triple window, closer to the original design. He would like to see the second windows replaced with casements.

Ms. Irwin noted that none of the original windows in this community remain in place; they are all now double hung sash. She agreed with Mr. Adams about replacing the lower window but felt it would look odd to replace that one and leave the others as is.

Ms. Sennott agreed with staff recommendations to approve the application with the condition that future windows be of a material other than vinyl.

Mr. Spencer noted that replicating the original steel window pattern with wood would not be successful and would look clunky.

Ms. Neihardt moved that the applicant replace the single vinyl window with a wood divided window and leave the upstairs windows as is. Future upstairs windows should meet the Design Guidelines. Mr. Spencer seconded.

Ms. Irwin then made an amendment, requesting that the applicant replace the first floor window with a fixed pane window with two thinner vertical muntins. Ms. Neihardt accepted the amendment and Mr. Spencer seconded.

13. BAR #2021-00085 OHAD

Request for addition and alterations at 203 Strand Street (Parcel Map ID: 075.03-0B-00).
Applicants: IDI Strand, L.C. and Trae Lamond

BOARD ACTION: Approved, as Amended

On a motion by Mr. Neihardt and seconded by Ms. Spencer, the Board of Architectural Review voted to approve BAR #2021-00085, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. The applicant should move forward with Option 2 in the submission
2. The windows comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

REASON

The Board found that the proposed balcony and modifications to the north elevation are in keeping with the warehouse nature of the historic building and are similar to balconies on other historic properties of a similar age. They further found that Option 2 as submitted has the least impact on the historic fabric while also not impeding the use of the alley.

SPEAKERS

Bob Brandt, attorney representing the applicant, introduced the project and was available to answer questions

Mike Ernst, architect with Rust Orling, gave a brief presentation and was available to answer any questions.

DISCUSSION

Ms. Roberts asked the applicant why two versions of the design for the balcony have been submitted. Mr. Ernst responded that Option 1 would attach to the existing building structure and Option 2 would be freestanding with support provided by columns against the exterior wall.

Ms. Roberts stated that she preferred Option 2 because it allows for the lightest possible touch on the historic fabric and asked the applicant if they would be able to commit to this option. Mr. Ernst responded that the applicant would prefer to have flexibility regarding the options pending additional exploration of the soil bearing capacity.

Mr. Adams stated that he was comfortable with the design and would defer to staff regarding the structural questions.

Ms. Irwin stated that she supported the design and prefers Option 2 because of the limited effect on the historic fabric.

Mr. Spencer expressed concern about the ability to connect to the existing building structure and therefore preferred Option 2.

Ms. Roberts stated that she preferred Option 2 for similar reasons regarding the effect of the work on the existing structure.

Ms. Neihardt agreed with the comments of her colleagues.

14. BAR #2021-00092 OHAD

Request for partial demolition/ encapsulation at 508 North Washington Street.
Applicant: Anne Toth

15. BAR #2021-00091 OHAD

Request for addition and alterations at 508 North Washington Street.
Applicant: Anne Toth

BOARD ACTION: Approved, as Submitted

On a motion by Ms. Irwin and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2021-00091 and BAR #2021-00092, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

The chimney must be constructed without a corbel.

REASON

The Board supported the proposed design without the corbel on the chimney.

SPEAKERS

Bill Cromley, designer, representing the applicant, provided a presentation and was available to answer questions.

Gail Rothrock, 209 Duke, supported the renovation to match the twin next door but was concerned with the proposed bay window addition.

DISCUSSION

Mr. Adams supports the design, including the bay window.

Ms. Irwin asked for clarification regarding the treatment at the top of the chimney and expressed a preference for the bay to touch the ground rather than cantilever from the wall

Ms. Neihardt supports the design, including the bay and preferred the chimney with the corbel.

Ms. Sennott and Mr. Spencer expressed concerns about the bay window.

16. BAR #2021-00121 PG

Request for partial demolition/ encapsulation at 1215 and 1215 ½ Queen Street.
Applicant: Donald D. Devers

17. BAR #2021-00123 PG

Request for addition and alterations at 1215 and 1215 ½ Queen Street.
Applicant: Donald D. Devers

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00121 and BAR #2021-00123.

REASON

The Board request more information regarding the history of the garage.

SPEAKERS

Lyndl Johnson, architect, represented applicant, provided a presentation which included the statement that in order to consolidate the lots the garage must be removed. She was further available for questions.

DISCUSSION (*combined discussion with 1213 Queen Street*)

Mr. Spencer stated that the pediment is heavy, and odd with proposed 2\2 windows. The new design is too stylistic. The 1st floor windows should be taller, and the garage should be rehabbed.

Ms. Sennott said the facades are too ornate, and she is ok with the demolition of the garage based on its age.

Ms. Irwin stated that the garage is older than house and should be retained. If the façade is going to change than it should reflect design in 2021.

Mr. Adams said he could support the retention or demolition of the garage. He supports the façade and downspouts.

Ms. Neihardt supports the façade alterations and is concerned about demolition of the garage and thinks it should be restored if it's a character defining feature.

18. BAR #2021-00125 PG

Request for alterations at 1213 Queen Street.
Applicant: Donald D. Devers

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00125.

REASON

The applicant requested to defer the discussion, so it can be heard in conjunction with 1215 – ½ Queen Street at a later date.

SPEAKERS

Lyndl Johnson, architect, represented applicant

DISCUSSION (*combined discussion with 1215 ½ Queen Street*)

Mr. Spencer stated that the pediment is heavy, and odd with proposed 2\2 windows. The new design is too stylistic. The 1st floor windows should be taller, and the garage should be rehabbed.

Ms. Sennott said the facades are too ornate, and she is ok with the demolition of the garage based on its age.

Ms. Irwin stated that the garage is older than house and should be retained. If the façade is going to change than it should reflect design in 2021.

Mr. Adams said he could support the retention or demolition of the garage. He supports the façade and downspouts.

Ms. Neihardt supports the façade alterations and is concerned about demolition of the garage and thinks it should be restored if it's a character defining feature.

VII. NEW BUSINESS

19. Discussion on By-Laws

VIII. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 9:30 p.m.

IX. ADMINISTRATIVE APPROVALS

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

BAR #2021-00075 OHAD

Request for door replacement at 603 South Saint Asaph Street.

Applicant: John M. Sollosi

BAR #2021-00097 OHAD

Request for alterations at 1309 Prince Street.

Applicant: Mark Shanks

BAR #2021-00107 OHAD

Request for roof replacement at 618 South Saint Asaph Street.

Applicant: Cathy Pharis

BAR #2021-00118 OHAD

Request for roof replacement at 417 Wilkes Street.
Applicant: John Mazor

BAR #2021-00119 OHAD
Request for roof replacement at 419 Wilkes Street.
Applicant: John Garrett Burke

BAR #2021-00127 PG
Request for roof replacement at 814 Cameron Street.
Applicant: Richard Beaudette

BAR #2021-00129 OHAD
Request for window and door replacement at 920 Pete Jones Way.
Applicant: Agnieszka Nawalaniec

BAR #2021-00130 PG
Request for fencing at 1321 Cameron Street.
Applicant: Mounsif Tolab

BAR #2021-00131 OHAD
Request for repointing at 209 North Fairfax Street.
Applicant: Al Baharmast

BAR #2021-00137 OHAD
Request for window and door replacement at
Applicant: Ghassen Zouari

BAR #2021-00138 PG
Request for fencing at 419 North Alfred Street.
Applicant: Alan Bondzio

BAR #2021-00145 OHAD
Request for window replacement at 211 Wilkes Street.
Applicant: Joseph Bojanowski

BAR #2021-00146 OHAD
Request for roof replacement at 423 Wilkes Street.
Applicant: Eion Kelley

BAR #2021-00156 OHAD
Request for window replacement at 205 Princess Street.
Applicant: Sarah Koll

BAR #2021-00161 OHAD
Request for roof replacement at 701 Rose Square.
Applicant: Susan Young