

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

Board of Architectural Review

Monday, May 3, 2021

7:00 p.m., Virtual Public Hearing

Zoom Webinar

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

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.

2. Resolution Finding Need to Conduct the Board of Architectural Review Electronically.

BOARD ACTION: Approved

On a motion by Mr. Sprinkle and seconded by Ms. Irwin, the Board of Architectural Review voted to approve the resolution. The motion carried on a vote of 7-0.

II. MINUTES

3. Consideration of the minutes from the **April 21, 2021** public hearing.

BOARD ACTION: Approved, as Submitted

On a motion by Mr. Spencer and seconded by Ms. Irwin, the Board of Architectural Review voted to approve the minutes from the April 21, 2021 meeting, as submitted.

III. DEFERRED FROM THIS HEARING

4. **BAR #2021-00139 OHAD**

Request for partial demolition/ encapsulation at 24 Wolfe Street.
Applicant: 55 LLC

5. **BAR #2021-00140 OHAD**

Request for alterations at 24 Wolfe Street.
Applicant: 55 LLC

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00139 and BAR #2021-00140.

6. BAR #2021-00152 OHAD

Request for signage at 200 Commerce Street.
Applicant: Mutual Ice Holding Company, LLC

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00152.

IV. CONSENT CALENDAR

7. BAR #2021-00165 OHAD

Request for alterations at 117 Quay Street.
Applicants: Hans and Leslie Wechsel

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 #2021-00165, as submitted. The motion carried on a vote of 7-0.

V. ITEMS PREVIOUSLY DEFERRED

8. BAR #2021-00121 PG

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

9. BAR #2021-00123 PG

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

BOARD ACTION: Deferred

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review accepted the request for deferral of BAR #2021-00121 and BAR #2021-00123.

REASON

The Board requested more information regarding potential methods to rehabilitate the garage (or its materials) and additional detailing for the façade.

SPEAKERS

Lyndl Johnson, architect, represented applicant.

DISCUSSION *(combined discussion with 1213 Queen Street)*

Mr. Spencer asked for clarification in the installation of fences on both properties, re-grading of the front yard, and paver application. He also stated the windows may be better in three sections and that if the cornice was raised it would help the composition of the façade. He does not support the removal of the garage and noted that molded CMU is not readily available.

Ms. Neihardt stated that she would prefer to see the garage retained.

Mr. Adams stated he appreciated the revisions to the houses and likes the door pediments. He asked if the ground floor windows match the second-floor windows and if the roof slope would be changed. He also asked if the molded CMU could be used elsewhere on the property.

Mr. Sprinkle asked for clarification about a horizontal bridging piece connecting the rear of the properties. Ms. Johnson explained that this is a gutter and will be removed.

Ms. Irwin asked if the proposed casement windows could be fixed windows to match the second-floor. She also expressed concern about demolishing the garage because it is a unique outbuilding. She supported raising the parapet to include the gutter and suggested a simplified version of the cornice would be better. She agreed with Mr. Adams about the door pediments.

Ms. Sennott agreed with the design suggestions of the Board and stated that limited original material on the garage is present. She asked if it was a way to preserve the molded CMU.

10. BAR #2021-00125 PG

Request for alterations at 1213 Queen Street.

Applicant: Donald D. Devers

BOARD ACTION: Deferred

On a motion by Ms. Neihardt and seconded by Mr. Spencer, 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 asked for clarification in the installation of fences on both properties, re-grading of the front yard and paver application. He also stated the windows may be better in three sections and that if the cornice was raised it would help the composition of the façade. He does not support the removal of the garage and noted that molded CMU is not readily available.

Ms. Neihardt stated that she would prefer to see the garage retained.

Mr. Adams stated he appreciated the revisions to the houses and likes the door pediments. He

asked if the ground floor windows match the second-floor windows and if the roof slope would be changed. He also asked if the molded CMU could be used elsewhere on the property.

Mr. Sprinkle asked for clarification about a horizontal bridging piece connecting the rear of the properties. Ms. Johnson explained that this is a gutter and will be removed.

Ms. Irwin asked if the proposed casement windows could be fixed windows to match the second-floor. She also expressed concern about demolishing the garage because it is a unique outbuilding. She supported raising the parapet to include the gutter and suggested a simplified version of the cornice would be better. She agreed with Mr. Adams about the door pediments.

Ms. Sennott agreed with the design suggestions of the Board and stated that limited original material on the garage is present. She asked if it was a way to preserve the molded CMU.

11. BAR #2021-00143 PG

Request for partial demolition/ encapsulation at 425 North Alfred Street.
Applicant: 425 North Alfred Street, LLC

12. BAR #2021-00142 PG

Request for alterations at 425 North Alfred Street.
Applicant: 425 North Alfred Street, LLC

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 #2021-00142 and BAR #2021-00143, as submitted. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. That the new front door be a four-panel wood door; and,
2. That the applicant provides full window specifications to demonstrate they are in compliance with the Board's *Policies for Administrative Approval for Windows*.

REASON

The Board agreed with the staff recommendation.

SPEAKERS

James Palmer, architect, spoke in support of the project and answered questions.
Heather Blake, 423 N. Alfred Street, asked questions about construction activity and noise.

DISCUSSION

In response to the neighbor's questions about construction activity and noise Mr. Palmer said that there would be very little exterior demolition and after the completion of the work the site would be thoroughly cleaned.

Mr. Spencer asked the applicant if they had read the staff report and whether they agreed to the staff recommendation. Mr. Palmer said that he had not read the report but nonetheless agreed to the staff conditions.

VI. NEW BUSINESS

13. **BAR #2021-00170 OHAD**

Request for partial demolition/ encapsulation at 610 South Lee Street.
Applicant: Cayley Tullman

14. **BAR #2021-00168 OHAD**

Request for alterations at 610 South Lee Street.
Applicant: Cayley Tullman

BOARD ACTION: Approved, as Amended

On a motion by Mr. Sprinkle and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2021-00168 and BAR #2021-00170, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. The new window on the north elevation meets all the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* criteria.
2. ~~The applicant seeks after the fact BAR approval for the stairs and landing on the north elevation.~~
3. Approve the after-the-fact stairs and landing extension.

REASON

The Board found the proposed tempered glass guardrail on the new rooftop deck compatible with the contemporary rear addition design and found that the after-the-fact stairs and landing on the north elevation are architecturally appropriate.

SPEAKERS

Mr. William Cromley, the project architect, clarified that he intended to include the after-the-fact stair and landing extension in the scope, and would like the Board to review and approve the work which was done by a previous property owner. He was available to answer questions.

DISCUSSION

Ms. Roberts agreed to include the after-the-fact extension of the stairs and landing in the review. In general, the Board found the project appropriate and agreed with staff's recommendation.

Mr. Adams inquired if the proposed tempered glass railing was compatible with the building's architectural vocabulary. Ms. Roberts stated that it will probably disappear since the proposed rooftop deck is at the property's rear and minimally visible from the street. Mr. Cromley clarified that the rear one-story addition has a contemporary design and that the proposed glass railing is not intrusive and compatible with that portion of the building. There was no further discussion.

15. **BAR #2021-00174 OHAD**

Request for partial demolition/ encapsulation at 405 South Washington Street.
Applicant: Robert Bentley Adams

16. **BAR #2021-00175 OHAD**

Request for addition and alterations at 405 South Washington Street.
Applicant: Robert Bentley Adams

BOARD ACTION: Approved, as Amended

On a motion by Ms. Neihardt and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2021-00174 and BAR #2021-00175, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. ~~The applicant install wood shingles in lieu of the proposed metal roof to match the original roofing material.~~
2. The applicant work with staff to ensure that the proposed windows meet the requirements of the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*
3. The applicant be allowed to install a standing seam metal roof as submitted.

REASON

The Board found that the proposed design is compatible with the existing historic resources. They further found that a standing seam metal roof could be used in this location because one of the neighboring houses that was built along with this house has a standing seam metal roof and that standing seam metal would have been an appropriate type of roof for the age of the structure.

SPEAKERS

Susanne Adams, applicant, presented the design and requested that they be allowed to use a standing seam metal roof in lieu of the wood shingles indicated by staff.

DISCUSSION

Ms. Roberts stated that she prefers the use of a standing seam metal roof in this location to the suggested wood shingles because it is part of a triplet and one of the other buildings in the triplet has a standing seam metal roof.

VII. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 8:17 p.m.

VIII. ADMINISTRATIVE APPROVALS

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

BAR #2021-00135 OHAD
Request for signage at 118 North Saint Asaph Street.
Applicant: Saint Asaph Ventures LLC

BAR #2021-00167 OHAD
Request for roof replacement at 227 South Fairfax Street.
Applicant: Errol De Montille

BAR #2021-00177 OHAD

Request for window replacement at 520 South Pitt Street.
Applicant: Jackie Pollock

BAR #2021-00178 OHAD
Request for window replacement at 316 North Royal Street.
Applicant: Kevin Dupuis

BAR #2021-00191 OHAD
Request for alterations at 738 Ford's Landing Way.
Applicant: Lynda Gallagher

BAR #2021-00203 OHAD
Request for alterations at 1101 King Street.
Applicant: 1101 King Street Condominium

BAR #2021-00209 OHAD
Request for window replacement at 300 Queen Street.
Applicant: Scott Corzine