

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

Board of Architectural Review

Wednesday, July 21, 2021

7:00 p.m., Council Chamber, City Hall

301 King Street, Alexandria, Virginia 22314

Zoom Registration URL: https://zoom.us/webinar/register/WN_J6S9-5BFRTegEp5DyMillg

Hybrid Meeting

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

Members Absent: Christine Sennott

Secretary: William Conkey, AIA, Historic Preservation Architect

Staff Present: Susan Hellman, Historic Preservation Planner

I. CALL TO ORDER

The Board of Architectural Review hybrid hearing was called to order at 7:00 p.m. Ms. Sennott was absent. All other members were present in person.

II. MINUTES

2. Consideration of the minutes from the **July 7, 2021** public hearing.

BOARD ACTION: Approved, as Amended

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve the minutes from the July 7, 2021 meeting, as amended.

III. DEFERRED FROM THIS HEARING

3. **BAR #2021-00329 OHAD**

Request for partial demolition/ encapsulation at 105 North Alfred Street.

Applicants: Bruce and Thelma MacGregor

4. **BAR #2021-00324 OHAD**

Request for addition and alterations at 105 North Alfred Street.

Applicants: Bruce and Thelma MacGregor

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00324 and BAR #2021-00329.

Deferred to Thursday, July 29, 2021 BAR Hearing.

5. BAR #2021-00341 OHAD (Amharic translation will be provided)
Request for new construction at 431 South Columbus Street, 416 South Alfred Street, 900 Wolfe Street and 450 South Patrick Street.
Applicant: Heritage at Old Town PropCo LLC

BOARD ACTION: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00341.

IV. ITEMS PREVIOUSLY DEFERRED

6. BAR #2021-00235 PG
Request for new construction at 1117 Queen Street.
Applicants: Robert and Kathy Bunn

BOARD ACTION: Approved, as Submitted

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00235.

REASON

The Board provided feedback on the proposed design and asked the applicant to modify the design to address these comments and return to the Board with these modifications and additional exhibits as requested.

SPEAKERS

Matt Gray, the applicant, introduced the project and stated that he agreed with the staff recommendations.

Duncan Blair, attorney for the applicant, was available to answer any questions.

DISCUSSION

Ms. Neihardt questioned the format of the provided application materials and asked for more detailed drawings.

Ms. Irwin asked about the reason for the setback on the west side of the rear portion of the building. The applicant responded, indicating that this was done to create an ell form for the rear portion of the building, allowing for the expression of the side gable on the front portion of the building.

Ms. Irwin further inquired about the distance between the proposed structure and the neighboring building to the east of the property and how the north wall of the building would be built. The applicant responded that the setback on the east side of the property was a function of the zoning requirements and was established during the BZA review of the case.

Mr. Adams agreed with the staff recommendation that the applicant work with staff to refine the details of the project. He stated that houses would typically have either a light in the door or a transom but not both. The applicant should decide which one he prefers and eliminate the other from the design. Mr. Adams stated that it was a handsome project and was in support of the

application.

Mr. Spencer stated that east elevation with the clipped gable gave the building an uncomfortable proportion, creating an asymmetrical form. He suggested that the applicant explore options to express the extent of the gable.

Ms. Irwin felt that the building was trying too hard to replicate an historic structure and that the use of an ell form was not appropriate because this form derived from the construction of building elements over time. She suggested that the applicant revise the form to align the west side of the building but maintain the expression of the full gable on both sides.

Mr. Adams suggested that the applicant consider using a gable roof form for the rear portion of the building that extends perpendicular to the gable on the front portion. This would allow for the massing to align while also expressing the side gable similar to a traditional design. He noted that this form exists on other properties on the block.

Ms. Roberts noted the provided comments on the proposed design and asked the applicant if he would like to request a deferral of the case to allow him an opportunity to address these comments.

V. **NEW BUSINESS**

7. **BAR #2021-00309 OHAD**

Request for addition and alterations at 400 and 400 A Green Street.

Applicant: Catholic Diocese of Arlington

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 #2021-00309, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. ~~That the portion of the addition over the existing entrance to Stephens Hall be clad with east stone and not brick;~~
2. That the full window specifications be included in the building permit to determine compliance with the *Alexandria New and Replacement Window Performance Specifications*; and,
3. Include the statements from Alexandria Archaeology, below, in the General Notes on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. Call Alexandria Archaeology (703.746.4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
 - b. Call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- c. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board agreed with the applicant, and not staff, that the portion of the addition over the existing entrance to Stephens Hall should be brick to match the other new brick portions of the addition.

SPEAKERS

Cathy Puskar, attorney for the applicant, presented the project and was available to answer questions.

Lauen Kramer, resident in the 900 block of S. St. Asaph and representing other neighbors, said that they had concerns about light spillage and accommodating the proposed number of vehicles.

Nancy Maddox, 902 S. St. Asaph Street, requested that the existing chain link fence and greenery be retained because it was the habitat to many different species.

Randy Maddox, 902 S. St. Asaph Street, asked about the location of the proposed brick wall behind his house and how it might impact the ability of trash trucks to access the alley.

DISCUSSION

The Board said that they preferred the use of brick on the portion of the addition above Stephens Hall and noted that the brick wall would be on the applicant's property and would not encroach onto the alley right-of-way. The Chair noted that some of the comments made by the applicant regarding landscaping and parking/traffic were not under the purview of the BAR.

8. BAR #2021-00326 OHAD

Request for partial demolition/ encapsulation at 109 Duke Street.
Applicants: Steven and Martha Peterson

9. BAR #2021-00327 OHAD

Request for accessory structure and alterations at 109 Duke Street.
Applicants: Steven and Martha Peterson

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 #2021-00326 and BAR #2021-00327, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. *The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the recommendations.

R-1.* Alexandria Archaeology recommends that the applicant/property owner call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2.* The applicant/property owner shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board felt that the design was appropriate and that the project made good use of the remaining open space.

SPEAKERS

John Savage, architect, spoke in support of the project.

DISCUSSION

There was no discussion.

10. BAR #2021-00334 OHAD

Request for partial demolition/ encapsulation at 422 North Union Street.

Applicant: John Kane

11. BAR #2021-00335 OHAD

Request for alterations at 422 North Union Street.

Applicant: John Kane

BOARD ACTION: Approved, as Submitted

On a motion by Ms. Neihardt and seconded by Mr. Adams, the Board of Architectural Review voted to approve BAR #2021-00334 and BAR #2021-00335, as submitted. The motion carried on a vote of 6-0.

REASON

The Board found the project appropriate for the property.

SPEAKERS

John Kane, Owner, introduced project and available for questions.

DISCUSSION

Mr. Sprinkle noted that the property is nearly 50 years old.

Mr. Roberts and Ms. Neihardt expressed their support of the design.

12. BAR #2021-00340 100-Year-Old Building

Request for accessory structure at 120 North Payne Street.

Applicant: Lisa Belasco

BOARD ACTION: Approved, as Submitted

Moved to the consent calendar.

On a motion by Ms. Irwin and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2021-00340, as submitted. The motion carried on a vote of 6-0.

13. BAR #2021-00352 OHAD

Request for partial demolition/ encapsulation at 414 Franklin Street.

Applicants: Camille Chapman and Dwight Dunton

14. BAR #2021-00342 OHAD

Request for alterations at 414 Franklin Street.

Applicants: Camille Chapman and Dwight Dunton

BOARD ACTION: Approved, as Submitted

On a motion by Mr. Adams and seconded by Ms. Neihardt, the Board of Architectural Review voted to approve BAR #2021-00342 and BAR #2021-00352, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. ~~The applicant submit updated window specifications with the building permit to confirm that the proposed windows meet the Alexandria New and Replacement Window Performance Specifications in the Historic District.~~

2. *Alexandria Archaeology recommends that the applicant/property owner call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

3. *The applicant/property owner shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the recommendations*

REASON

The Board found the project appropriate for the property.

SPEAKERS

Karen Conkey, the project architect, explained the project and was available to answer any questions.

DISCUSSION

Mr. Roberts had a question about the material to be used to patch the portions of the raised garage roof if the existing reusable slate tiles are not enough.

Ms. Conkey explained that a similar slate will be used. There was no further discussion.

15. BAR #2021-00353 OHAD

Request for partial demolition/ encapsulation at 810 Prince Street.
Applicant: Puscheck LLC

16. BAR #2021-00337 OHAD

Request for alterations at 810 Prince Street.
Applicant: Puscheck LLC

BOARD ACTION: Approved a portion, Deferred a portion

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve a portion of BAR #2021-00337 and BAR #2021-00353, as submitted. The motion carried on a vote of 6-0.

By unanimous consent, the Board of Architectural Review accepted the request for deferral of a portion of BAR #2021-00337 and BAR #2021-00353. The proposed roof terrace was deferred; all other portions of the applications were approved.

CONDITIONS OF APPROVAL

Applicant return to the BAR at a later hearing for reconsideration of the roof terrace portion of the application.

REASON

Some Board members were concerned that the roof terrace may be too visible from Prince and South Alfred streets and could set a bad precedent. They supported and approved everything else included in the application.

SPEAKERS

Alex Santantonio, 208 South Alfred, expressed opposition to the proposed roof terrace and support for the rest of the proposal. He felt the roof terrace would not be historically appropriate and would set a bad precedent.

Steve Milone, 907 Prince, opposed the roof terrace and claimed it would be visible from South Alfred Street.

Gail Rothrock, 209 Duke, representing the Historic Alexandria Foundation, advised the Board that they need to study roof decks before approving more. She agreed with previous speakers that the roof terrace would not be appropriate, and strongly supported the rest of the application.

Victoria Vergason, 808 Prince, acknowledged the effort put into the application but agreed with prior speakers in opposing the roof terrace. She thanked the applicant for his intention to convert this apartment building in to a single family home.

DISCUSSION

Mr. Spencer liked the design better but had reservations as to visibility of the roof deck.

Ms. Roberts suggested pushing the deck and/or its railing on the north elevation back, further from Prince Street.

Ms. Irwin said the design was creative, making the deck as minimally visible as possible.

Ms. Neihardt felt the Board needed more guidance on roof decks, and echoed Ms. Roberts' suggestion of pulling the deck back from the Prince Street elevation.

Mr. Adams enjoyed seeing this property return to its original use as a single-family home and pointed out that most urban environments have numerous rooftop amenities. He noted that in this case, the deck is towards the rear and the house is the fifth one in from South Alfred Street. The neighbors have complex roof elements. He supports the application, noting that the design detailing is well done, making the deck minimally visible.

Mr. Sprinkle pointed out that many Victorian homes had very visible rooftop widows walks and asked if something like that would be approved today. The architect made a minimalist design, which works well. He agreed with Mr. Adams.

Ms. Irwin supported the application as is, noting that it has a well thought-out design, and that the neighbors' rooftop HVAC units are more visible and more intrusive.

Ms. Irwin moved to approve the application as submitted, Mr. Adams seconded. That motion failed. Then Mr. Spencer moved to approve the application as submitted, but require that the railing on the north elevation be pulled back to the edge of the stair landing. Ms. Neihardt seconded. That motion also failed. The Board rescinded the first two motions in favor of the third, which passed.

17. BAR #2021-00354 OHAD

Request for partial demolition/ encapsulation at 512 Duke Street.
Applicants: John and Christie Olsen

18. BAR #2021-00332 OHAD

Request for alterations at 512 Duke Street.
Applicants: John and Christie Olsen

BOARD ACTION: Approved, as Submitted

On a motion by Mr. Spencer and seconded by Ms. Irwin, the Board of Architectural Review voted to approve BAR #2021-00332 and BAR #2021-00354, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

The new windows and doors must meet all the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* criteria.

REASON

The Board found the project appropriate for the property.

SPEAKERS

Lynnette Camus, Architect, available for questions.

DISCUSSION

There was no discussion regarding the cases.

19. BAR #2021-00355 OHAD

Request for partial demolition/ encapsulation at 214 and 216 South Payne Street.
Applicant: 214 and 216 S Payne St LLC

20. BAR #2021-00134 OHAD

Request for alterations at 214 and 216 South Payne Street.
Applicant: 214 and 216 S Payne St LLC

BOARD ACTION: Approved, as Submitted

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2021-00134 and BAR #2021-00355.

CONDITIONS OF APPROVAL

Applicant return to the BAR at a later hearing for reconsideration of the proposed scope of work.

REASON

The Board was concerned about the proposed work on the west elevation of the building and the impact it would have on the overall architectural character. The Board also asked for additional details on the work proposed for the south and east side of the building.

SPEAKERS

Mark Yoo, architect presented the project and was available to answer questions.

Annette Antonelli, Owner, addressed the proposed use for the property and addressed questions regarding the need for exterior display space.

Mr. Spencer asked the applicant about the proposed material for new front steps. The applicant responded that they would be large format exterior tile.

Gail Rothrock, 209 Duke Street, representing HAF, supported the staff recommendations regarding the work at the west side of the building. She felt that the twin nature of the building is an important character defining feature that would be damaged by the proposed modifications.

Yvonne Callahan, 735 South Lee Street, Agreed with previous comment and felt that the proposed modifications were not compatible with the Design Guidelines.

Steve Milone, 937 Prince Street, Agreed with previous comments and felt that there should not be any changes made to the west elevation. He further stated that the proposed roof deck will interfere with the historic roof line.

DISCUSSION

Ms. Roberts noted that the Board could not support the proposed work, in particular the proposed work on the west elevation. She suggested to the applicant that he meet with staff to determine a scope of work that they could support.

Mr. Yoo requested a deferral of all work on the west elevation for further study and requested approval for the remainder of the work. He agreed with staff recommendations regarding the

design for the roof deck.

Ms. Irwin suggested that the brick addition to the notch in the south elevation be a material different than the adjacent brick so that it is clearly read as an addition.

Ms. Roberts noted that the application lacked demolition drawings and the elevations were difficult to understand. She felt that the application was incomplete and suggested that the applicant request a deferral for the entire scope of work to allow for reconsideration of the west elevation and further refinement of the submitted materials.

Mr. Yoo requested a deferral of the entire scope of work, the Board unanimously accepted the request.

VI. ADJOURNMENT

The Board of Architectural Review hearing was adjourned at 9:50 p.m.

VII. ADMINISTRATIVE APPROVALS

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

BAR #2021-00344 OHAD

Request for flag installations at 400 North Washington Street.

Applicant: Sunrise of Alexandria PropCo LLC

BAR #2021-00358 PG

Request for fence replacement at 613 North Alfred Street.

Applicant: Nathanael Fye

BAR #2021-00365 OHAD

Request for window replacement at 210 Jefferson Street.

Applicant: Eric O'Leary

BAR #2021-00367 PG

Request for window replacement at 904 Pendleton Street.

Applicant: Joshua McGeehon

BAR #2021-00369 OHAD

Request for repointing at 117 South Fairfax Street.

Applicant: Scott Flick

BAR #2021-00371 OHAD

Request for roof replacement at 421 North Columbus Street.

Applicants: George and Laura Best

BAR #2021-00379 OHAD

Request for garage door replacement at 24 Alexander Street.

Applicant: Miriam Ayer MacDonald

BAR #2021-00381 OHAD

Request for stair repair at 706 Prince Street.

Applicant: Swann Daingerfield Condominium