

\*\*\*\*\***DRAFT MINUTES**\*\*\*\*\*

Board of Architectural Review Old & Historic Alexandria District  
**Wednesday, December 19, 2018**  
7:30pm, Room 2000, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: Christina Kelley, Chair  
Robert Adams  
John Goebel John Sprinkle  
Margaret Miller  
Slade Elkins

Members Absent: Christine Roberts, Vice Chair

Staff Present: Al Cox, Preservation Manager  
Catherine Miliaras, Principle Historic Preservation Planner  
Marina Novaes, Historic Preservation Planner

**I. CALL TO ORDER**

1. The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm. Ms. Roberts was excused. All other members were present, with Mr. Adams arriving at 8:05pm.

**II. MINUTES**

2. Consideration of the minutes from the **December 5, 2018** public hearing.

**BOARD ACTION: Approved as Submitted**

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the December 5, 2018 meeting, as submitted.

**III. PREVIOUSLY DEFERRED**

3. **BAR #2018-00275**  
Request for alterations at 205 Strand Street  
Applicant: IDI Strand, L.C.

**BOARD ACTION: Approved as Submitted, 5-0**

On a motion by Ms. Miller and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR #2018-00275, as submitted. The motion carried on a vote of 5-0.

**CONDITIONS OF APPROVAL**

1. Wherever possible (i.e., where historic stones remain and where the layer of EIFS can be reasonably removed), incorporate a design that retains the historic stones adjacent to the new stucco. On the west elevation, where there is a stone foundation at the first story, retain the stone and extant arches and strike a line with parged stucco at the second story (approximately 6' above the ground) and also at the western edge of the south elevation.
2. Refine the first-floor windows on the east elevation to relate to the overall first-floor character as a commercial/retail space by enlarging the openings; install show windows at the southeast corner and develop a relationship with the retail doors and windows on the south elevation, with final approval by staff.
3. The applicant must work with staff in the field to determine an appropriate brick for patching, with final brick selection and mortar color to be approved by staff as part of the permitting process.
4. No signage is approved as part of this application. Any future tenant signs must obtain either administrative or Board approval, as applicable.

### **REASON**

The Board reaffirmed their support for alterations and supported staff conditions of approval.

### **SPEAKERS**

John Rust, architect, spoke in support and responded questions.

### **DISCUSSION**

Mr. Adams was absent.

Ms. Miller supported the application but asked why the previously approved third floor was eliminated from the present proposal. Mr. Rust explained that he did not know why exactly but he assumed that was not to block the river view of the office behind the building.

Mr. Elkins had questions about the purpose of the existing railings on the second floor. Mr. Rust clarified that the railings have been there since 1978 and they are keeping them for security purpose.

Mr. Goebel, Mr. Sprinkle, and Ms. Kelley had no questions.

#### **4. BAR #2018-00352**

Request for new construction at 1101 North Washington Street  
Applicant: Toll Mid-Atlantic LP Company, INC

#### **BOARD ACTION: Approved as submitted, 4-0-1**

On a motion by Mr. Goebel and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR #2018-00352, as submitted. The motion carried on a vote of 4-0-1, with Mr. Sprinkle recused.

### **CONDITIONS OF APPROVAL**

1. Work with staff on final approval of all window and door light configurations and final approval of all window, door and lighting specifications to confirm their compliance with the Board's adopted policies. Windows must return to originally proposed arched window scheme on the Washington Street elevation.

2. Provide large scale wall sections and profile details for the enclosed porch elements, bay windows and roof forms to show how these elements will return at the sides, with final details to be approved by staff as part of the permitting process.
3. Revise the west wall of the loft level to minimize its appearance from Washington Street, including but not limited to: lowering the ceiling height and roof framing, increasing the glass area, minimizing the cornice and painting it a soft neutral color.
4. Work with staff on final approval of rooftop mechanical equipment location and screening to ensure that the proposed material is appropriate and to ensure that the rooftop screening and height is limited to only that necessary.

### **REASON**

The Board reaffirmed their support for alterations and supported staff conditions of approval.

### **SPEAKERS**

John Rust, architect, spoke in support and responded questions

### **DISCUSSION**

Mr. Adams and Mr. Sprinkle were not present. Mr. Elkins did not like the alley elevation but agreed that the overall project is fine. Ms. Miller appreciated the presentation and said that she would prefer the arched windows from the previous proposal. Mr. Rust explained that arched sash window is difficult to find, so the arched windows were kept only on the tower, but he is willing to put them back if an arch transom is accepted instead of an arched sash. Ms. Miller also inquired about the Second Street elevation being less ornate. Mr. Rust explained that it was intentional to leave this elevation simpler and transitional to a more Colonial Washington Street building on the east side. Mr. Goebel agreed with staff recommendations and was in favor of the project. Ms. Kelley agreed with keeping the arched windows on the Washington Street elevation and was in support of the project.

### **5. BAR #2018-00486**

Request for partial demolition/ capsulation at 219 King Street

Applicant: Yupaporn Charoentra

### **6. BAR #2018-00487**

Request for addition and alterations with signage at 219 King Street

Applicant: Yupaporn Charoentra

### **BOARD ACTION: Deferred for Restudy, 6-0**

On a motion by Ms. Miller and seconded by Mr. Goebel the OHAD Board of Architectural Review voted to defer BAR #2018-00486 & BAR #2018-00487, for restudy. The motion carried on a vote of 6-0.

### **REASON**

The Board agreed with the speakers' concerns and decided to defer the item, so the suggestions can be taken into consideration.

### **SPEAKERS**

Paul Solon, architect, spoke in favor of the project and answered questions.

Mr. Danny Smith from the Historic Alexandria Resources Commission, Mr. John Thorpe

Richards, Jr., Ms. Elaine Johnston from Historic Alexandria Foundation, Ms. Virginia Rocen from Garden Club of Alexandria, Ms. Gail Rothrock, Mr. John Dumsick, Ms. Yvonne Callahow, spoke against the project, specially about the potential adverse impact it will have on the Ramsey House garden that abuts the subject property. The public also showed concern about the amount of glass being proposed which they find not appropriate in the OHAD. Mr. Tal Day spoke supported the overall proposal and noted the SUP condition that the trash must be screened in the rear.

## **DISCUSSION**

Mr. Elkins complemented the architect and owners for restoring this building and for proposing the removal of the existing awnings and bringing the existing cornice design into the new structure. He suggested that the parapet be raised to the line of the existing building's string-course, removal of the proposed windows on the west elevation facing the Ramsey House garden, a reduction of the retractable awning area by setting back from both facades and reducing the iron supports on the wall, and to further recall elements of the existing building in the design of the entrance to the addition by eliminating the large panes of glass, so that it is more compatible with the historic district. Mr. Cox drew a sketch reflecting Mr. Elkins suggestions.

Ms. Miller suggested that the rooftop addition be treated as a garden room which would soften the visual impact of the outdoor seating. Mr. Adams liked Ms. Miller's idea of a rooftop transitional garden and supported Mr. Elkins suggestions. Mr. Sprinkle also approved Mr. Elkins suggestions and discouraged the architect's New Orleans, Bourbon Street reference. Mr. Goebel agreed with the other board members and suggested that the addition be set back a few inches from the street façade of the existing building to reveal that original corner. Ms. Kelley asked if the new foundation would affect the Ramsey House's garden and whether it will be visible. Mr. Solon replied that they would be building a new wall inside the property that will not interfere with the neighbor's garden and will not be noticeable from the street.

## **IV. NEW BUSINESS**

### **7. BAR #2018-00499**

Request for partial demolition/ capsulation at 919 South Lee Street  
Applicants: Alastair & Stephanie Green

### **8. BAR #2018-00500**

Request for addition and alterations at 919 South Lee Street  
Applicants: Alastair & Stephanie Green

### **BOARD ACTION: Approved as submitted, 6-0**

On a motion by Ms. Miller and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR #2018-00499 & BAR #2018-00500, as submitted. The motion carried on a vote of 6-0.

## **CONDITIONS OF APPROVAL**

1. The following conditions must appear in the General Notes of the building permit so that on-site contractors are aware of the requirement.

- a. 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.
- b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**REASON**

The Board reaffirmed their support for alterations and supported staff conditions of approval.

**SPEAKERS**

Laura Campbell, architect, spoke in support of the project and answered questions.

**DISCUSSION**

The Board had no questions.

**9. BAR #2018-00503**

Request for partial demolition/ capsulation at 115 South Union Street

Applicant: 115 South Union Street, LLC

**10. BAR #2018-00504**

Request for addition with alterations at 115 South Union Street

Applicant: 115 South Union Street, LLC

**BOARD ACTION: Approved as Submitted, 6-0**

On a motion by Mr. Sprinkle and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR #2018-00503 & BAR #2018-00504, as submitted. The motion carried on a vote of 6-0.

**CONDITIONS OF APPROVAL**

1. Work with staff in the field during the construction document phase to ensure that the new rooftop mechanical equipment is located in the least visible location possible.
2. Include the archaeology conditions below on the grading plans so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall 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.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**REASON**

The Board reaffirmed their support for alterations and supported staff conditions of approval.

**SPEAKERS**

Derek Norton, architect, spoke in favor of the project and answered questions.

## **DISCUSSION**

Mr. Sprinkle and Mr. Elkins agreed with staff recommendations and had no questions. Ms. Miller asked about the proposed use of the building. Mr. Norton explained that the proposed use is the same as the current, office and retail. Ms. Kelley noted the separate zoning conditions and was in support of the project.

On a separate motion, the BAR asked staff to amend the BAR Administrative Approval of Signs policy to allow staff to approve up to two building mounted Wayfinding parking signs.

### **11. BAR #2018-00505**

Request for partial demolition/ capsulation at 507 Prince Street

Applicants: Carolyn J. & Ronald S. Cooper, TR, represented by Dimond Adams Design Architecture

### **12. BAR #2018-00506**

Request for addition and alterations at 507 Prince Street

Applicants: Carolyn J. & Ronald S. Cooper, TR, represented by Dimond Adams Design Architecture

## **BOARD ACTION: Approved as Submitted, 6-0**

On a motion by Ms. Miller and seconded by Mr. Adams, the OHAD Board of Architectural Review voted to approve BAR #2018-00505 & BAR #2018-00506, as submitted. The motion carried on a vote of 6-0.

## **CONDITIONS OF APPROVAL**

1. Install the newel for the new handrail on the east side of the steps in the hole previously created by the existing railing to minimize further damage to the historic stone steps.
2. Include the statements in archaeology conditions below in the General Notes of all site plans and 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. The applicant/developer shall 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.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

## **REASON**

The Board reaffirmed their support for alterations and supported staff conditions of approval.

## **SPEAKERS**

Ms. Stephanie R. Dimond, architect, spoke in favor of the project and answered questions

## **DISCUSSION**

The Board members spoke in support of the project, praising the ability to make a historic building accessible for an aging population with a reversible alteration in the rear and were in favor of staff recommendations.

### **13. BAR #2018-00510**

Request for partial demolition/ capsulation at 616 South Fairfax Street  
Applicants: Suzanne Corcoran & Dennis Early

### **14. BAR #2018-00511**

Request for addition and alterations at 616 South Fairfax Street  
Applicants: Suzanne Corcoran & Dennis Early

### **BOARD ACTION: Approved as Submitted, 6-0**

On a motion by Ms. Miller and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR #2018-00510 & BAR #2018-00511, as submitted. The motion carried on a vote of 6-0.

### **CONDITIONS OF APPROVAL**

1. The proposed windows must comply with the Alexandria New and Replacement Window Performance Specifications.
2. The following archaeology conditions shall appear in the General Notes of all site plans and 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 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.
  - b. No metal detection may be conducted on the property, unless authorized by Alexandria Archaeology.

### **REASON**

The Board reaffirmed their support for alterations and supported staff conditions of approval.

### **SPEAKERS**

Erin May, architect, spoke in support of the project and answered questions.

### **DISCUSSION**

Mr. Elkins asked if it was intentional to replicate the porch. Ms. May said, yes. No more questions were asked.

**15. BAR #2018-00528**

Request for partial demolition/ capsulation at 515 South Fairfax Street  
Applicant: Kristin Frykman

**BOARD ACTION: Approved as Submitted, 5-0-1**

On a motion by Ms. Miller and seconded by Mr. Sprinkle, the OHAD Board of Architectural Review voted to approve BAR #2018-00528, as submitted. The motion carried on a vote of 5-0-1, with Mr. Adams recused.

**CONDITIONS OF APPROVAL**

1. Preserve the wood-burning fireplace chimney in the rear.
2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheet 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. The applicant/developer shall 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.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**REASON**

The Board members spoke in support of the project and were in favor of staff recommendations.

**SPEAKERS**

Tom Rust, contractor, spoke in favor of the project and answered questions

**DISCUSSION**

Mr. Goebel asked if the applicant was planning to keep the chimney. Mr. Rust said yes, they are going to keep the chimney. The Board had no additional questions.

**16. BAR #2018-00531**

Request for revisions to previously approved BAR #2018-00223 & BAR #2018-00224 at 822 South Pitt Street  
Applicants: Nicolas Magallanes & Downey Palmer

**BOARD ACTION: Approved as Amended, 6-0**

On a motion by Mr. Elkins and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR #2018-00531, as amended. The motion carried on a vote of 6-0.

**CONDITIONS OF APPROVAL**

1. Retain the existing original broken scroll pediment architrave at the front door.
2. Work with staff to improve architectural details, cornice, architrave, and fascia; improve the



alignment of sill lines and simplify the visual effect of the panels, particularly on the south elevation.

3. Include the statements in archaeology conditions below 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 requirements.
  - a. The applicant/developer shall 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.
  - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

### **REASON**

The Board members spoke in support of the project and were in favor of staff recommendations but found that the project could be improved.

### **SPEAKERS**

Lyndl Thorsen Joseph, architect, spoke in favor of the project and answered questions.

### **DISCUSSION**

The architect clarified that she understands why the staff report conditioned the approval to keeping the existing scroll pediment, but she thinks that won't be necessary since the design is not Palladium originally, it was borrowed from Adams. Mr. Elkins asked if the architect had a larger detail drawing showing the proposed new pediment. Ms. Joseph said no. Mr. Elkins then said that it was hard to approve it without seeing better details. Mr. Elkins also inquired about the frieze that was left off the addition. Ms. Joseph said that was because of the gutter that runs to the side yard and she could not use it as a crown. Mr. Cox explained the drawing of the east elevation showing that it was a parapet screening a slope shed roof through where the drainage system is located. Mr. Elkins said that he understood the concept now and that the mismatch seen in the drawings was intentional.

Mr. Adams inquired whether the Board had seen this project before with a brick addition and observed that the addition is now longer and of Aezek panels. He asked why the material was changed. Ms. Joseph explained that was to balance cost and that the owners think the panels are more attractive. Mr. Adams asked if she ever considered stucco because the panels seem to be a little busy on the design. Ms. Joseph said that the whole house will be painted in the same color and that will minimize the panels. Mr. Adams also wished they had more detailed plans including a roof plan and think that the project was poorly resolved.

Mr. Sprinkle said that he did not understand why the pediment was being taken off and its relation to the rest of the project, he also said that he is in favor of keeping the historic fabric. Mr. Goebel agreed the pediment should be kept and also agreed with Mr. Adams that the "panelization" of the addition is busy and not appropriate, but he had no problem with the overall scale of the addition. Ms. Kelley was in agreement with Mr. Goebel and also did not support the removal of the existing pediment. Ms. Miller had no comments.

**17. BAR #2018-00532**

Request for partial demolition/ capsulation for 6 Prince Street  
Applicant: Six Prince Partners, LLC

**18. BAR #2018-00533**

Request for addition and alterations for 6 Prince Street  
Applicant: Six Prince Partners, LLC

**BOARD ACTION: Approved as Submitted, 6-0**

On a motion by Mr. Sprinkle and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR #2018-00532 & BAR #2018-00533, as submitted. The motion carried on a vote of 6-0.

**CONDITIONS OF APPROVAL**

1. Paint the utilities on the façade to match the adjacent wall.
2. Include the statements below 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 requirements:
  - a. The applicant/developer shall 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. The applicant/developer shall 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. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**REASON**

The Board members spoke in support of the project and were in favor of staff recommendations.

**SPEAKERS**

Scott Maghee, architect, spoke in favor of the project and answered questions.

**DISCUSSION**

Mr. Maghee started by saying that he is working with staff to resolve the zoning condition C-1. Mr. Goebel asked if the applicant was planning to salvage the brick of the real wall to rebuild it. Mr. Maghee said yes, the brick would be used as a veneer. Ms. Miller asked what the ceiling height in the first floor was. Mr. Maghee responded that the height was about ten feet. Ms. Miller said it appears to be lower from the street. Mr. Elkins asked if he was raising the roof. Mr. Maghee said yes. Ms. Kelley found the project design to be good. No other questions were asked.

**19. BAR #2018-00512**

Request for revisions to previously approved permit to demolish BAR #2018-00114 at 699 Prince Street

Applicant: J. River 699 Prince Street, LLC

**20. BAR #2018-00513**

Request for addition and alterations at 699 Prince Street

Applicant: J. River 699 Prince Street, LLC

**BOARD ACTION: Approved as Submitted, 5-0-1**

On a motion by Ms. Miller and seconded by Mr. Goebel, the OHAD Board of Architectural Review voted to approve BAR #2018-00512 & BAR #2018-00513, as submitted. The motion carried on a vote of 5-0-1 with Mr. Sprinkle recused.

**CONDITIONS OF APPROVAL**

1. All window specifications must be submitted to BAR staff as part of the building permit for final approval in conformance with the BAR’s adopted policies.
2. The applicant must prepare a mock-up on site of the proposed brick and mortar for patching to be approved by staff in the field.
3. GWMP Street Lights must be installed on the Washington Street elevation and Alexandria Replacement Historic Street Lights must be installed on Prince Street, wherever new street lights are proposed or required.

**REASON**

The Board members spoke in support of the project and were in favor of staff recommendations.

**SPEAKERS**

Mr. Kevin Sperry, architect, spoke in favor of the project and answered questions.

**DISCUSSION**

Mr. Elkins asked if the columns were to remain. Mr. Sperry said yes. Mr. Goebel asked whether the architect had made any significant changes since last time the Board had seen the project. Mr. Sperry said no, just little changes to adapt to the spaces on the first floor where a restaurant will operate and to activate the alley. Ms. Kelley said that the project looks good. The Board had no further questions.

**21. BAR #2018-00516**

Request for new construction at 114 South Washington Street

Applicant: J. River 699 Prince Street, LLC

**BOARD ACTION: Approved as Submitted, 5-0-1**

On a motion by Mr. Goebel and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR #2018-00516, as submitted. The motion carried on a vote of 5-0-1 with Mr. Sprinkle recused.

**CONDITIONS OF APPROVAL**

1. A full-size window and jamb must be included as part of the mock-up panel on site, with final approval by BAR staff.
2. The north elevation must be all brick.

3. All windows must be in conformance with the BAR's adopted window policy with final approval of all specifications to be made by staff as part of the permit review process.
4. Provide large-scale details of the cornices, windows and storefronts as part of the permit review process.

**REASON**

The Board members spoke in support of the project and were in favor of staff recommendations.

**SPEAKERS**

Mr. Kevin Sperry, architect, spoke in favor of the project and answered questions.

**DISCUSSION**

Ms. Kelley asked if the previous condition of keeping the plaque was still being considered. Mr. Sperry said yes. The other board members spoke in favor of the project. No further questions were asked.

**22. BAR #2018-00410**

Request for partial demolition/ capsulation at 619 South Lee Street  
Applicant: Vowell, LLC c/o Michael Harrington

**23. BAR #2018-00411**

Request for additions and alterations at 619 South Lee Street  
Applicant: Vowell, LLC c/o Michael Harrington

**BOARD ACTION: Deferred for Restudy, 6-0**

On a motion by Mr. Adams and seconded by Mr. Sprinkle the OHAD Board of Architectural Review voted to defer BAR #2018-00410 & BAR #2018-00411, for restudy. The motion carried on a vote of 6-0.

**REASON**

The Board deferred the item to allow the applicant to respond to comments.

**SPEAKERS**

Lee Quill, project architect, and Duncan Blair, attorney, spoke in support and responded to questions.

Danny Smith from the Historic Alexandria Resources Commission, John Thorpe Richards, Jr from the Historic Alexandria Foundation, Gail Rothrock, Robert Montague from Northern Virginia Conservation Council, Yvonne Callahan, Robert Ray from the Alexandria Association, Michael Hobbs, Elaine Johnston, and Stephen Milone from the Old Town Civic Association expressed concerns about the size of the pavilions and their compatibility with the original house and the Lee Street streetscape.

**DISCUSSION**

Ms. Kelley started by clarifying for the Board members and public that the Board has no jurisdiction to interpret or enforce easements and that the BAR purview is subjected to the criteria and standards in Article 10 of Alexandria's Zoning Ordinance. Ms. Kelley also asked if

staff knew why the Virginia Department of Historic Resources (VDHR) did not respond to the speaker's request for a meeting. Mr. Cox explained that he had met with one of the state's representatives at the site to inspect ongoing roofing and masonry restoration work but did not discuss the easement and that this was a question for the VDHR.

Mr. Sprinkle thanked the architect for the presentation, the public speakers for coming forward, and the property owners. He asked the architect whether the VDHR explained their rationale for stating that all proposed alterations and additions that met the Secretary of the Interior Standards. Mr. Quill explained that the VDHR did not individually elaborate on the standards in their correspondence. Mr. Sprinkle noted that Justice Black's ownership of the property was from 1939 to 1971 and that a case can be made that he was an important national figure and that his ownership may be the property's period of significance. He inquired how much integrity the house has in relation to this period and explained that the application does not mention the alterations that occurred through time in comparison with this period of significance. Therefore, he cannot know what resources should be evaluated as important features to be preserved. He also stated that the property must have been very important to Justice Black and his wife who decided to sign an easement in 1964 with the intention to protect it in perpetuity which was, in his opinion, a historic act *per se*.

From a design perspective, Mr. Sprinkle questioned whether it would be more appropriate in for new additions to significant historic properties to mimic the design, using the same language and mass and connecting them with a hyphen, or the way the applicant is proposing to differentiate the additions from the historic building? Is the garden also considered a historic resource? He said that he does not know what to consider. Mr. Lee said that for an addition to mimic the historic house is discouraged by national preservation practice because it diminishes the historic value of the original property and that their intention was to design an addition sensitive to the main building but secondary to and differentiated from it, so that the additions would not visually compete with the historic building.

Mr. Goebel had minor concerns in regard to the design, for instance the hip roofs being proposed are not typical of the historic district and he does not think it will be appropriate to introduce an alien architectural feature. He had no objection to the height, mass, scale and location of what is been proposed and that create a subordinate additions to the main house. Mr. Goebel agrees that the curved wall, even if it is old, does not have to be preserved if is not functional or practical. He suggested the wall to be rebuilt a couple of inches away from the original house, giving the necessary room for the maintenance of the window. The architect explained that the reason they proposed to eliminate the curved wall was to recall the original hyphen for the kitchen ell that was added to through the years.

Mr. Goebel asked why staff had recommended the preservation of the curved wall. Mr. Cox explained that site investigation had determined the present hyphen was historic but not original and that once historic fabric is moved it is not generally considered historic anymore, so moving it a couple of inches was not a normal preservation approach. However, in this case, he understands the challenges in maintaining the window if the present curve is retained. Mr. Cox suggested that either: 1) Some of the wall is removed to repair the window and a way is found to divert water from that junction and promote air circulation, or 2) take the approach that the architect is suggesting by creating a new functional hyphen with a neutral design.

Mr. Adams said he considered this project very important to the City of Alexandria and recognizes the extraordinary effort of the owners and the team have put into the project. He also admired the public's passion about this property. Overall, he felt that there were more pros than cons in the comments he had heard at the hearing. He understands that the Secretary of the Interior Standards evolved through the years to be more adaptive. He brought up the fact that Lee Street's houses did not have the prestige of Prince Street's and that the properties at Lee Street in the early 1900s were farms or had industrial uses, so the primary concept of the house was the main building and the kitchen ell as the key elements and then little outbuildings such as smokehouses, stables, etc. functionally grew around that. This property, in particular, had several other buildings, such as a row of houses on the Fairfax Street, a freestanding house at the corner of Franklin Street and some other scared buildings. In his opinion, properties change, this property has changed, and the proposed additions are appropriated and even reversible, so there will be no major impact on the historic building. About the design, Mr. Adams agrees with the public and colleagues that some elements, such as the ripped roof and window pattern on the Lee Street addition should be studied further and that the non-functional curved wall should be removed but, overall, he agrees with the concept of the proposal.

Ms. Miller had great respect for everyone who spoke and the VDHR decision. She applauded the approach of restoring the main building and constructing subordinate buildings. She also found the design appropriate but would like to see less glass and more brick on the proposed additions. Ms. Miller asked the architect if the VDHR has approved the architectural elements of the project as well as the easement issues. Mr. Quill explained that the state approved the project as a whole but the review guidelines of the BAR and the VDHR are slightly different and that they must work with both agencies to accommodate any concerns. Ms. Miller finds that the project needs to be more refined and compatible with the other properties on Lee Street and thinks that the curved wall should be removed, but she liked the proposed landscape and the restoration of the main house.

Mr. Elkins complemented the owners and the architect for the refinement of the proposal. He agreed that the curved wall that it is historic but does not believe that it needs to be preserved, since it is not functional and accelerates the deterioration of other original elements. Mr. Elkins asked if staff knew which other buildings were existing on the site during in Justice Black's ownership. Mr. Cox referred to the applicant's package pages 48 and 49 and explained that there was a stable, a row of houses on South Fairfax Street and one time, and two-story Victorian houses in the southwest and south east corners when purchased by the Blacks. Mr. Elkins asked whether the site has been modified since Justice Black lived in the property. Mr. Cox noted the additions on the north and south sides of the house and alterations to the kitchen. To finalize, Mr. Elkins agreed with his colleagues that the pavilions should be softer and a bit more residential. He felt the roof lines were appropriate and suggested that a triangular vent on the addition could reference to the dormers in the main building. He also suggested moving the HVAC equipment or put in an areaway below grade so that the were less visible. The applicant said they were studying a ground source heat pump which would eliminate the HVAC equipment.

Ms. Kelley rephrased the concerns brought up by her colleagues and agreed with what was said.

1. The historic house is being beautifully restored and preserved;
2. The additions are subservient to the main historic house and easily removable, if anyone should care to do so in the future, without harming the historic property;

3. No concerns with the height, mass, scale or project siting of the additions;
4. Concerns with the hip roof style;
5. Concern with demolition of the curve but generally supported by the Board;
6. Concern that the fenestration on the South Lee Street elevation should reflect a more traditional solid void ratio; and
7. Concern about the appearance and unclear about the locations of the decorative brick work, including the stack bond framing the windows.

V. **ADJOURNMENT**

The OHAD Board of Architectural Review hearing was adjourned at 12:43am.

**Application withdrawn by applicant prior to final docket**

BAR #2018-00518

Request for alterations at 917 King Street

Applicant: Alexandria Coffee Company, LLC - T/A Misha's Coffee

VI. **ADMINISTRATIVE APPROVALS**

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

BAR #2018-00539

Request for repair mortar at 418 South Lee Street

Applicant: Bridget Weaver

BAR #2018-00540

Request for replace light fixtures at 506 Cameron Street

Applicant: Martha Peterson

BAR #2018-00541

Request for 510 South Columbus Street

Applicant: Emma Feingold

BAR #2018-00542

Request for signage 326 South Washington Street

Applicant: Margaret Miller

BAR #2018-00543

Request for front door replacement at 415 Gibbon Street

Applicant: Nick Ruesch

BAR #2018-00545

Request for repointing at 1010 Cameron Street

Applicant: Casamo, LLC

BAR #2018-00547

Request for window replacement at 221 South West Street

Applicant: Scott Browne

BAR #2018-00548

Request for siding and trim replacement at 110 Waterford Place

Applicant: Kenneth Timmer

BAR #2018-00549

Request for roof replacement in-kind at 120 South Royal Street

Applicant: Springfield Roofing

BAR #2018-00550

Request for gas meter at 430 South Saint Asaph Street

Applicant: Kai Tong

BAR #2018-00551

Request for signage at 710 King Street

Applicant: Village Brayhaus

BAR #2018-00552

Request for antenna replacement at 312 South Washington Street

Applicant: Leo Foley

BAR #2018-00553

Request for window, roof and lantern replacement at 1303 Prince Street

Applicant: Daniel Buzby

BAR #2018-00555

Request for signage and awning at 300 King Street

Applicant: Kisso Bistro

BAR #2018-00556

Request for window replacement at 1204 Michigan Court

Applicant: David McCrea

BAR #2018-00557

Request for signage at 717 Pendleton Street

Applicant: Shiva Kermanshi

BAR #2018-00558

Request for signage at 715 Pendleton Street

Applicant: Shiva Kermanshi

BAR #2018-00559

Request for roof replacement at 102 Waterford Place

Applicant: Kaywell Construction Corporation

BAR #2018-00560

Request for window and lantern replacement at 130 North Payne Street



Applicant: Richard Grochmal

BAR #2018-00561

Request for window and French door replacement at 804 Bashford Lane

Applicant: Michael Zappone

BAR #2018-00562

Request for gas riser replacement at 1321 King Street

Applicant: Washington Gas

BAR #2018-00563

Request for siding replacement at 724 Gibbon Street

Applicant: Todd Hollis