

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, February 17, 2016
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: John von Senden, Chairman
Chip Carlin, Vice Chairman
Christina Kelley
Kelly Finnigan
Wayne Neale
Christine Roberts
Margaret Miller

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

The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm. All members are present.

I. MINUTES

Consideration for the minutes from the **February 3, 2016** public hearing.

BOARD ACTION: Approved as amended, 7-0.

On a motion by Mr. Carlin, seconded by Ms. Finnigan, the OHAD Board of Architectural Review, approved the minutes of February 3, 2016 as amended. The motion carried on a vote of 7 to 0.

Ms. Finnigan asked that the minutes for case BAR2015-0391 reflect discussion of opposition to potential skylights on the rear slope of the roof because of their visibility from a historic public alley.

II. CONSENT CALENDAR

1 CASE BAR2016-0014

Request for alterations at **102 Prince St.**

Applicant: John Wynn and Paulette Lopapa-Wynn

BOARD ACTION: Approved as amended, 7-0.

This item was removed from the consent calendar.

On a motion by Mr. Carlin, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0014, as amended. The motion carried on a vote of 7 to 0.

CONDITIONS OF APPROVAL

1. The westernmost opening on the first floor façade shall match the width and size of the easternmost window opening on the first floor façade, and align with the windows above as part of the conversion from door to window.
2. The shutters may be either wood or a paintable, millable, solid composite material; and

3. That operable shutters be installed on all openings on the front (north) façade, including the window adjacent to the electrical panel.

REASON

The Board expressed concern about having different sized windows on the first floor since it disrupted the harmony and balance of the façade. Some also felt that differently sized shutters would further emphasize the lack of harmony. It was then suggested that since significant brickwork was being done for the conversion of the door to a window, it made sense to size the new window to that of the existing first floor window. The applicant agreed to the revision.

SPEAKERS

Gretchen Brown with Harry Braswell, Inc., the applicant's contractor, spoke on behalf of the project, answering questions and agreeing to the amended conditions.

2 CASE BAR2016-0015

Request for revisions to previously approved plans at **733 S Fairfax St.**

Applicant: Charles Sypula

BOARD ACTION: Approved as amended, 7-0.

This item was removed from the consent calendar.

On a motion by Ms. Miller, seconded by Ms. Finnigan, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0015, as amended. The motion carried on a vote of 7 to 0.

CONDITIONS OF APPROVAL

1. Work with staff during the building permit process to ensure the details of the addition, such as trim profiles, are consistent with the Board's directions and that all materials are consistent with the BAR's adopted policies;
2. Retain the rear yard shed if it is determined that zoning regulations do not require its demolition for open space requirements;
3. Work with staff in the field to ensure the rooftop AC unit is located in the least visible location; and
4. Include the archaeology conditions below in 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 had minimal discussion about this case but agreed that a smaller addition and retention of the shed were improvements to the previous BAR approval.

SPEAKERS

Charles Sypula, applicant, explained the rationale for the proposed change noting that upon further study he found he could meet his programmatic needs by reducing the size of the addition by approximately 65% and, as a result, could also retain the rear yard shed.

3 CASE BAR2016-0022

Request for alterations at **1021 Duke St.**

Applicant: Kris Rowley

BOARD ACTION: Approved as amended, 7-0.

This item was removed from the consent calendar.

On a motion by Ms. Finnigan, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0022, as amended. The motion carried on a vote of 7 to 0.

CONDITIONS OF APPROVAL

The shed shall be relocated to the rear property line to comply with zoning and the roof shall be sloped to drain away from the neighbor's yard.

REASON

The Board had minimal discussion, finding the application appropriate.

SPEAKERS

Kris Rowley, applicant, responded to questions and agreed to slope the roof away from the neighbor's yard.

III. NEW BUSINESS

4 CASE BAR2015-0402

Request to partially demolish and capulate at **1209 Prince St.**

Applicant: Wesley Callender & Patricia Davis

BOARD ACTION: Approved as amended, 7-0.

On a motion by Ms. Roberts, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0402, as amended. The motion carried on a vote of 7 to 0.

Item #4 & 5 were combined for discussion purposes.

5 CASE BAR2015-0403

Request for alterations and an addition at **1209 Prince St.**

Applicant: Wesley Callender & Patricia Davis

BOARD ACTION: Approved as amended, 7-0.

On a motion by Ms. Roberts, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0403, as amended. The motion carried on a vote of 7 to 0.

CONDITIONS OF APPROVAL

1. Work with staff to determine whether historic siding exists under the beaded wood siding, and whether it can be reasonably retained and repaired. If no historic siding exists, work with Staff to identify the appropriate wood siding to be installed.

2. The shutters on the front façade may be constructed of a composite material.
3. The trim on the front façade must be wood.
4. The siding on the rear elevation of the new addition be HardiPlank siding and not HardieShingle siding.
5. The statements in the archaeology conditions below shall appear in the General Notes of 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board had minimal discussion and found the proposal to be appropriate.

SPEAKERS

Scot McBroom, project architect, responded to questions.

6 CASE BAR2016-0006

Request to partially demolish and capsulate at **720 S Lee St.**

Applicant: Robert and Judith Shehan

BOARD ACTION: Approved as amended, 7-0.

On a motion by Ms. Roberts, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0006, as amended. The motion carried on a vote of 7 to 0.

Item #6 & 7 were combined for discussion purposes.

7 CASE BAR2016-0007

Request for alterations at **720 S Lee St.**

Applicant: Robert and Judith Shehan

BOARD ACTION: Approved as amended, 7-0.

On a motion by Ms. Roberts, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0007, as amended. The motion carried on a vote of 7 to 0.

CONDITIONS OF APPROVAL

1. The applicant must provide an updated FAR sheet as part of the building permit application.
2. The following statements must appear in the General Notes of all construction documents involving ground disturbing activity 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 may not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board requested clarification on the roof form but had no further discussion about the proposal, finding it appropriate.

SPEAKERS

Ralph Carter, representing the applicant, responded to questions.

8 CASE BAR2016-0016

Request for partial demolition at **401-415 Wolfe St.**

Applicant: Gregory and Candy Fazakerley

BOARD ACTION: Approved as amended, 5-2.

On a motion by Mr. Neale seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0016, as amended. The motion carried on a vote of 5 to 2. Ms. Finnigan and Mr. Carlin voted against.

Item #8 & 9 were combined for discussion purposes.

9 CASE BAR2016-0017

Request for alterations and new construction at **401-415 Wolfe St.**

Applicant: Gregory and Candy Fazakerley

BOARD ACTION: Approved portions and defer portions as amended, 5-2.

On a motion by Mr. Neale seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve portions and defer portions of BAR Case #2016-0017, as amended. The motion carried on a vote of 5 to 2. Ms. Finnigan and Mr. Carlin voted against.

CONDITIONS OF APPROVAL

1. Restudy the architectural hierarchy of the specific building details listed in the Items for Restudy section of the staff report and return to the BAR for final approval.
2. Permit Alexandria Archaeology the opportunity to conduct small-scale archaeological testing on the 401 Wolfe St. lot and a portion of the 403 Wolfe St. lot prior to the initiation of the construction project. This would be at no cost to the applicant and would not entail any delays to the construction project. This would allow Alexandria Archaeology to collect information and record archaeological evidence about this particular spot in Alexandria. Please contact Garrett Fesler at 703.746.4399 or email garrett.fesler@alexandriava.gov
3. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, under-grounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

- 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 strongly supported the approach of a single house that preserved the majority of the open garden and respected the historic house and associated outbuildings to the west, finding the proposal preferable to a redevelopment that could possibly have featured multiple townhouses on the multiple existing lots. The Board supported the reconstruction of the brick garden walls. The majority of the Board, generally finding the house size, siting, massing and architectural style to be appropriate and consistent with the Design Guidelines, did note that further refinement was necessary for a number of items, such as the hyphen, garage and central projecting bay on South Royal Street outlined in the staff report and the conditions above, hence the deferral of portions for restudy. The Board appreciated that the applicant agreed to allow the additional archaeology requested for this site which is potentially rich in archaeological findings.

The Board members who voted against the project thought that it was well-designed but should not be such a high-style and highly-refined design, because of the history of this working class neighborhood, and cautioned that the proposal should not be so close to replicating a historic building. They suggested that a less formal or more modern design would be more appropriate to distinguish it from historic buildings nearby.

SPEAKERS

Duncan Blair, representing the applicant, spoke in support of the project and responded to questions.

Michael Franck, project architect, introduced himself and explained the design intention for the project. He also responded to questions.

IV. OTHER BUSINESS

- 10 A work session to discuss the proposed development project at **324-332 N Fairfax St.**

BOARD ACTION: The Board held a work session to discuss the proposed development project at 324-332 N Fairfax St. On a motion by Mr. Carlin, seconded by Mr. Neale, the Board voted to defer concept endorsement, 7-0. The Board recommended that the applicant continue to restudy the height, scale, massing and general architectural character.

REASON

The BAR appreciated the inventive approach and site arrangement as well as the general architectural approach of a sophisticated yet understated neoclassical form with contemporary details. They appreciated that the townhouses faced the street and that the potential common open space on the interior of the site served numerous people. Several thought that the drawings appeared stilted or flat but noted that it was a concept review and that Bill's previous projects include a very high level of refinement and attention to detail which they were confident would continue at this site. The Board noted that side and rear walls near other buildings were common throughout the historic districts and that articulation, detailing, greenery and the like were all

possible solutions on the north wall of this project. The Board did not object to a height of 45 feet but some noted that five floors in this height appeared forced and made the façade visually busy and that design refinement of the floor heights and window arrangement should be pursued. The Board felt strongly that the street-level experience should be rich and well detailed with a strong sense of entry and liked the example that the applicant provided. Other individual comments included making the end units narrower to allow an increased side setback, studying a mews configuration, and providing sun/shade studies.

The deferral included a request to restudy the following six items prior to returning for concept review endorsement:

1. Provide a large scale drawing of the Fairfax Street elevation of one or two units, especially with respect to the at-grade entries and rusticated base.
2. Integrate the second story monitors on the garage with the overall building form and the design of the garage level.
3. Continue outreach with neighbors, particularly with respect to the mass and articulation of the north wall adjacent to the existing Gadsby Court townhouses.
4. Work with the neighbors to resolve the use of the common open space and clarify the site access through the private alley.
5. Provide pedestrian-eye-level context perspectives from North Fairfax Street.
6. Explore the floor heights at the third and fourth floors as well as the fenestration on the Fairfax Street elevations.

SPEAKERS

Bill Cromley, applicant, gave a presentation explaining the design intention for this infill townhouse project, providing precedent images and answering questions.

Duncan Blair, representing the applicant, also responded to questions.

Jennifer Smith, representing the Gadsby's Court HOA, explained that the HOA had been working with Bill and, based on his past projects, were happy that he was the developer. She said that they requested that the site access be addressed, as they have had difficulties with the public using their driveway to access other properties and expressed concern that the supports for their townhouse decks above the driveway could be damaged as a result.

Marianne Caulfield, representing the Fairfax Row HOA, expressed concern about the height, materials, design and drainage of the proposed garages which would abut the fence of their townhouse development.

Andrea and Frank Procaccio, 302 Princess Street, spoke in opposition and expressed concern that the new townhouses would be within reach of their existing rear deck.

Pat DeJesus, 306 Princess Street, expressed concerns related to emergency access and blocked views.

Phillip Matyas, 219 North Pitt Street, expressed concern but noted that closely adjacent buildings exist throughout Old Town. He suggested eliminating the north windows to increase privacy and providing a more decorative north wall.

ADMINISTRATIVE APPROVALS

CASE BAR2016-0033

Request for roof replacement at **422 S Fairfax St.**

Applicant: Timothy and Page Elliott

CASE BAR2016-0024

Request for HVAC replacement at **219 King St.**

Applicant: Final, LLC

CASE BAR2016-0023

Request for window replacement at **1608 Suter Pl.**

Applicant: Marc Solomon

CASE BAR2016-0031

Request for fenestration at **1101 Queen St.**

Applicant: Pilates Pro Works

CASE BAR2016-0025

Request for window replacement at **501 Francis Ct.**

Applicant: Frank Tara Vella

CASE BAR2016-0030

Request for window replacement at **427 Cameron St.**

Applicant: Richard Sheres

CASE BAR2016-0028

Request for window replacement at **301 Cameron St.**

Applicant: Sarum 99, LLC

CASE BAR2016-0021

Request for fence replacement at **700 Chetworth Pl.**

Applicant: Tina Chovanec

CASE BAR2016-0019

Request for security camera installation at **10 Irving Ct.**

Applicant: Jennifer Barnes

V. ADJOURNMENT

The Board of Architectural Review, Old and Historic Alexandria District, hearing was adjourned at 9:40pm.