

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, February 20, 2013
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Oscar Fitzgerald, Vice Chairman
Chip Carlin
Wayne Neale
John von Senden
Art Keleher

Members Absent: Peter Smeallie

Staff Present: Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager
Catherine Miliaras, Historic Preservation Planner

The meeting was called to order at 7:35 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes of the public hearing of February 6, 2013.
BOARD ACTION: Approved as submitted, 6-0.

On a motion by Mr. Keleher, seconded by Mr. von Senden, the minutes were approved, as submitted, 6-0.

II. NEW BUSINESS

1. CASE BAR2013-0013

Request to partially demolish and capsulate at **416 N Union St.**
APPLICANT: Fred Brewer by Christine Kelly
BOARD ACTION: **Approved, as amended, 6-0.**

Items 1 and 2 were combined for discussion purposes.

2. CASE BAR2013-0014

Request for an addition and alterations at **416 N Union St.**
APPLICANT: Fred Brewer by Christine Kelly
BOARD ACTION: **Approved, as amended, 6-0.**

CONDITIONS OF APPROVAL:

1. That the final design details for the dormers, cornice, parapet, roof and balcony balustrade,

- and the brackets be approved by Staff;
2. That all proposed materials be in conformance with BAR policies and be reviewed and approved by BAR staff prior to submission of construction permit drawings.
 3. That the faux slate will be installed with two shades of the same color and randomly mixed;
 4. That all new simulated divided-light, aluminum-clad wood windows comply with the BAR's Window Policy.
 5. That when/if the owners elect to replace the existing windows on the house in the future, that the windows be replaced with more compatible 2/2 window configuration.
 6. That the muntin width of the new windows match the existing windows 5/8" muntin.
 7. That the cornice along the top edge of the parapet abutting the adjacent neighbor may not extend beyond the property line unless the applicant obtains an easement prior to submission of construction permit drawings.

SPEAKERS

Christine Kelly, architect for the applicant, spoke in support of the application and agreed with the staff recommendations.

BOARD DISCUSSION

Mr. von Senden noted that it was a good preliminary design but that some further refinements, in keeping with the staff recommendations, were necessary.

Dr. Fitzgerald stated that it was a great design and initially he was concerned with the change in style but finds this scheme preferred over several other dormers in this development.

On a motion by Dr. Fitzgerald, seconded by Mr. Keleher, the Board approved the application, as amended, 6-0.

REASON

The Board found the change in architectural style to be an appropriate alteration and noted that it was an improvement over many of the oversized and inappropriate dormers found throughout this area of the district. The Board agreed that further refinement was necessary but thought that the changes could be worked out with BAR Staff.

3. CASE BAR2013-0017

Request for signage and alterations at **110 S Union St.**

APPLICANT: Bank of America c/o CBRE by Bruce G. Marshall

BOARD ACTION: **Approved, as amended, 6-0.**

CONDITIONS OF APPROVAL:

1. Elimination of the hanging sign, per section 7-1800 of the Zoning Ordinance, and
2. Lighting elements shall be the minimum possible to meet safety requirements, and shall not exceed 2.0 foot candles measured at a radius of five feet from the source.

SPEAKERS

Bruce Marshall, architect for the applicant, spoke in support of the application and agreed with the staff recommendations.

BOARD DISCUSSION

Chairman Hulfish called the question on the application and the Board approved the application, as amended, 6-0.

REASON

The Board had minimal discussion on the application finding it to be appropriate and consistent with the *Design Guidelines*.

III. OTHER BUSINESS

An informal work session with public testimony regarding the proposed development at **700 North Washington Street**.

SPEAKERS

John Rust, architect for the project, spoke in support of the application. He gave an overview of the project proposal and responded to questions from the Board.

Poul Hertel, local resident, spoke in support of protecting the memorial character of the George Washington Memorial Parkway and provided a brief history of the establishment of the Parkway and the Old and Historic Alexandria District. He described his efforts as part of the Washington Street Task Force in 2001 and identified concerns with the proposed scheme at 700 North Washington Street. He expressed concern about a monolithic roofline/continuous mass of the building, concern about shadow effects, parking and construction noise on the adjacent St. Joseph's Church.

Bud Hart, counsel for the project, spoke in support of the project and noted that they had met with the current priest who stated that the church was most concerned with light access to the uppermost window, not the lower windows.

BOARD DISCUSSION

Mr. Neale recused himself from the discussion.

Chairman Hulfish expressed support for the project and noted that the computer generated shadow study was particularly useful.

Mr. von Senden noted that the project was well presented. He supported the overall massing and found that the inclusion of dormers, pediments and other such elements could help to visually break up the large Mansard roof form on the sides.

Dr. Fitzgerald stated that it was an excellent proposal however he did note that the view from North Washington Street, looking south toward the project, did have a long, expansive roofline on the north elevation that should be broken up. He stated a preference for the original proportions of the storefront on the middle building. In response to the NPS letter, he noted that the height of the project was well within what the Zoning Ordinance permitted and stated that Washington Street had lots of large buildings.

Mr. Keleher supported the proposal.

Mr. Carlin said that it was not appropriate for the BAR to react to the letter submitted by the National Park Service and noted that staff should work with NPS for a positive outcome. He commented that the project reflected the architect's ability to master scale by tying in the existing two-story townhouse to a larger building. He understood the comments about the proposed Mansard roof but noted that the corner building provided an appropriately scaled transition on the blockface. He thought the project was sited sufficiently back from the church.

Chairman Hulfish noted that this was a conceptual review of the project and told the applicants that he looks forward to the next review.

IV. ADMINISTRATIVE APPROVALS

The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.

CASE BAR2013-0028

Request for door replacement at **631 King St.**

APPLICANT: Francesca's Collections by Keith Good, Calabrese Good Architects

CASE BAR2013-0031

Request for window replacement at **702 S Royal St.**

APPLICANT: Robert Cvejanovich

CASE BAR2013-0033

Request for window replacement at **410 N Union St.**

APPLICANT: Edwardo Deras, Deras Home Improvement, LLC

CASE BAR2013-0034

Request for window replacement at **1250 S Washington St.**

APPLICANT: Serena & Luigi Terziotti

CASE BAR2013-0035

Request for railing replacement at **702 Miller La.**

APPLICANT: Meighan Towne

CASE BAR2013-0039

Request for storm door at **704 Chetworth Pl.**

APPLICANT: Robert Schlesinger

CASE BAR2013-0040

Request for signage at **803 S Washington St.**

APPLICANT: Momentum Technology, Inc.

V. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 8:30pm.

Minutes submitted by,

Catherine K. Miliaras, Historic Preservation Planner
Boards of Architectural Review