

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, March 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
Art Keleher
Wayne Neale
John von Senden

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 March 6, 2013.
BOARD ACTION: Approved as submitted, 6-0.

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

II. NEW BUSINESS

1. CASE BAR2013-0042

Request to partially demolish and capsulate at **317 S Union St.**
APPLICANT: Scott Dinwiddie & Andrea Menaker by Scot McBroom, Robert Bentley Adams & Associates
BOARD ACTION: **Approved as submitted, by a roll call vote, 6-0.**

2. CASE BAR2013-0043

Request for an addition and alterations at **317 S Union St.**
APPLICANT: Scott Dinwiddie & Andrea Menaker by Scot McBroom, Robert Bentley Adams & Associates
BOARD ACTION: **Approved as submitted, by a roll call vote, 6-0.**

On a motion by Mr. von Senden, seconded by Mr. Carlin, the Board voted to approve the application as submitted.

SPEAKERS

Bud Adams, architect for the applicant, spoke in support of the application and responded to the Board's questions.

BOARD DISCUSSION

Mr. von Senden supported the application but recommended making the base of the bay window a square.

Dr. Fitzgerald inquired as to whether the top of the existing chimney will have to be raised to comply with the building code when the roof is revised and where the roof hatch would be located. The applicant responded that the chimney height will remain as shown because it is a gas chimney and that the roof hatch is existing on the rear elevation.

Mr. Neale complimented the architect on the design.

REASON

The Board found the alterations appropriate and in compliance with the Design Guidelines.

3. CASE BAR2013-0044

Request to partially demolish and capsulate at **109 S Washington St & 112A S Columbus St.**

APPLICANT: John Thompson, Washington Street United Methodist Church by Theresa del Ninno, AIA, Maginniss + del Ninno Architects, pc.

BOARD ACTION: Approved as submitted, by a roll call vote, 6-0.

4. CASE BAR2013-0045

Request for alterations at **109 S Washington St & 112A S Columbus St.**

APPLICANT: John Thompson, Washington Street United Methodist Church by Theresa del Ninno, AIA, Maginniss + del Ninno Architects, pc.

BOARD ACTION: Approved as submitted, by a roll call vote, 6-0.

On a motion by Mr. Keleher, seconded by Mr. von Senden, the Board approved the application, as submitted, by a roll call vote, 6-0.

SPEAKERS

Theresa del Ninno, architect for the applicant, spoke in support of the application and responded to the Board's questions.

BOARD DISCUSSION

The Board had minimal discussion regarding the proposal.

REASON

The Board found the simple alterations to be appropriate for this building and consistent with the Design Guidelines.

5. **CASE BAR2013-0046**
Request to partially demolish and capsulate at **313 N St Asaph St.**
APPLICANT: John G. Kester by David Peabody
BOARD ACTION: **Approved, submitted, by a roll call vote, 6-0.**

6. **CASE BAR2013-0047**
Request for alterations at **313 N St Asaph St.**
APPLICANT: John G. Kester by David Peabody
BOARD ACTION: **Approved, submitted, by a roll call vote, 6-0.**

On a motion by Mr. von Senden, seconded by Dr. Fitzgerald, the Board voted to approve the application with the condition noted below by a roll call vote of 6-0.

CONDITIONS OF APPROVAL:

That the proposed wood, SDL windows comply with the BAR's adopted *Window Policy*.

SPEAKERS

John Kester, the applicant, spoke in support of the application.

BOARD DISCUSSION

No discussion.

REASON

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

7. **CASE BAR2013-0048**
Request for alterations at **405 Wilkes St.**
APPLICANT: Elizabeth Troy Walker
BOARD ACTION: **Approved, as amended, 6-0.**

The Chair called the question on the staff recommendation and the Board voted to approve the application as amended, 6-0.

CONDITIONS OF APPROVAL:

1. That the design of the lattice is altered to a rectangular pattern.
2. That the fence is painted or stained.

SPEAKERS

Elizabeth Troy Walker, the applicant, spoke in support of the application and responded to Board member questions.

BOARD DISCUSSION

Dr. Fitzgerald did not object to the use of diagonal, as opposed to rectangular, lattice but noted that it must be at least ¼"-3/8" thick and cannot be flimsy.

Mr. Neale noted that diagonal lattice was more suburban in nature.

Mr. Carling noted that a solid, heavy-duty lattice was available as Smoot Lumber.

Mr. von Senden preferred the square lattice.

REASON

The Board generally agreed that whatever lattice would be used should be heavy-duty and durable and that the existing lattice was too flimsy.

8. CASE BAR2013-0049

Request for a blanket approval at Ford's Landing to partially demolish for HVAC replacement at **2-42 Alexander St., 600-730 Battery Pl., 600-738 Ford's Landing Way, 1-19 Franklin St., 99 Franklin St., 700-709 Kahn Pl., 1-29 Keith's La., 700-728 Union St., & 1-17 Wharf St.**

APPLICANT: Ford's Landing Homeowner's Association by Michael L. Reed

BOARD ACTION: **Approved, as amended, by a roll call vote, 6-0.**

9. CASE BAR2013-0050

Request for a blanket approval at Ford's Landing for alterations for HVAC replacement at **2-42 Alexander St., 600-730 Battery Pl., 600-738 Ford's Landing Way, 1-19 Franklin St., 99 Franklin St., 700-709 Kahn Pl., 1-29 Keith's La., 700-728 Union St., & 1-17 Wharf St.**

APPLICANT: Ford's Landing Homeowner's Association by Michael L. Reed

BOARD ACTION: **Approved, as amended, by a roll call vote, 6-0.**

On a motion by Dr. Fitzgerald, seconded by Mr. Keleher, the Board voted to approve the application with the conditions noted below by a roll call vote of 6-0.

CONDITIONS OF APPROVAL:

1. All requests for HVAC replacement must be in conformance with the attached Ford's Landing Homeowners Association Policy for Installation of Exterior Air Conditioning Units and property owners must submit a BAR Administrative Approval application and fee.
2. The Exterior Materials Matrix for Ford's Landing will now be replaced by the BAR's existing Modern Materials policies and Guidelines and the standard BAR administrative approval process.
3. Comply with the Resource Protection Area (RPA) and Flood Plain Requirements. (T&ES)

Resource Protection Area Requirements

- a. The following properties are either wholly or partially in the RPA:
 - 19, 17, 15, 11, 9, 7, 5, 1 and 6 Keith's Lane
 - 1, 2 Franklin Street
 - 600, 602, 604, 606, 608, 700, 702, 704, 706, 708 Fords Landing Way
 - 17, 16, 15, 14, 11, 9, 7, 5, 1 Wharf Street
 - 701, 703, 704, 707, 700, 702, 704, 706, 708 Kahn Place
 - 2, 4, 6, 8, 10, 12 Alexander Street

There shall be no increase in impervious surface on these parcels. Thus, replacement units shall be placed on existing impervious surface.

Flood Plain Requirements

- a. This property and building are located within the 100-yr floodplain. Due to the fact that these improvements do not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 10' (City Datum) and to ensure safety the project is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above."
- b. It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 10').
- c. Non-Substantial Improvement Exemption to lowest floor \geq BFE+1 Requirement in Floodplain Ordinance.
- d. All other conditions shall apply.

Section 6-307 Other Conditions, (B):

"All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)."

SPEAKERS

Mike Reed, president of the Ford's Landing HOA, spoke in support of the application.

John Hynan, representing the Historic Alexandria Foundation, supported the application and noted that the HOA submitted a well-prepared proposal.

BOARD DISCUSSION

Dr. Fitzgerald noted how well the proposal was done.

REASON

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

10. CASE BAR2013-0051

Request for an amendment to the comprehensive sign plan at **615, 625, & 675 N Washington St.**

APPLICANT: Saul Holdings Limited Partnership

BOARD ACTION: **Approved, as amended, 4-2.**

On a motion by Mr. Keleher, seconded by Mr. von Senden, the Board voted to approve the application with the staff recommendation by a vote of 4-2, with Mr. Neale and Dr. Fitzgerald voting in opposition.

CONDITIONS OF APPROVAL:

1. The thickness of the sign lettering is limited to two inches;
2. Center signs that are less than the maximum allowed width must be centered within the area designated for the sign; and
3. The base of both building identification signs must be aligned horizontally.

SPEAKERS

Mary Beth Avedesian, representing the applicant, spoke in support of the application as to why the amendment to the coordinated sign plan was necessary and responded to Board member questions.

BOARD DISCUSSION

Mr. von Senden suggested that the sign be relocated to the wall area between the second and third levels to be closer to the pedestrian level. Mr. Cox responded that this was the location which the Board denied last year.

Dr. Fitzgerald stated that he was generally ambivalent about the application and noted that it was advertising.

Mr. Neale acknowledged the reasons for requesting the additional signage. He noted that big buildings are generally an anomaly in Old Town and that these large building signs are more suburban in nature. He stated that it was unfortunate that the original building design did not really account for building identification signs.

Chairman Hulfish stated that two signs of fifteen square feet each at the top of these buildings would be minimally visible to pedestrians or motorists.

Mr. Carlin noted that change is part of Alexandria and the BAR has approved discreet lettering over the years. He found the proposed location to be acceptable and noted that the materials were subtle and low key. He believed that the tenant signs should have a serif type to match the first-floor retail and suggested the signs could be brass or black.

REASON

The Board recognized the need for modest building identification signage at the two buildings and noted that the proposed brass color signage on red brick would be minimally visible at this height and that the size and locations were appropriate for this particular site.

III. OTHER BUSINESS

- 11. An informal work session with public testimony regarding the proposed development at 333 N Royal St & 316 Princess St.**

SPEAKERS:

Steve Kulinski, project architect, provided an overview of the project and responded to Board members' questions. He stated that he would continue to work on the architectural styles.

John Hynan, representing the Historic Alexandria Foundation Advocacy Committee, expressed concern over the height, particularly of the tower, and agreed with the staff recommendations for further study.

Ann Horowitz, resident at 313 North Royal Street, representing herself and her husband advocated for a scale more in keeping with the historic, modest townhouses to the south and improved architecture. She was supportive of the redevelopment of the site.

Ed Schmitt, resident at 314 Princess Street, expressed concern with respect to the massing and the existing alley proposed to be used for parking access by this project.

BOARD DISCUSSION:

Mr. Neale noted that Old Town is characterized by buildings of different sizes and scales with a randomness that is an visual asset and contributes to the area's character. He found the proposal to be a logical subdivision and noted that an owner should be able to maximize the allowable FAR, with the BAR able mold the building massing. He preferred the original design (Staff clarified following the meeting that the original design exceeded the floor area permitted by the zoning ordinance.) and found that through the staff review some of the spirit and creativity was lost or watered down. He advocated seeing a concept design in a very preliminary stage which would allow meaningful review and refinements over several months.

Mr. von Senden noted that the original limestone townhouse design was more appropriate for DuPont Circle and the current proposal is more appropriate for this site. He liked the separation of the new construction from the historic houses with a horse alley. He recommended lowering the height of the southernmost townhouse by sinking the townhouse basement further into the earth and to provide a smoother transition between the new and old. He noted that it seemed like rear access would be a problem.

Dr. Fitzgerald noted that the first submission was too large for this site but thought the current submission was too bland. He liked the tower element and found the scale more suitable but overall the design details lacked originality. He suggested incorporating some of the original design details into the current scheme. He initially was concerned about the demolition of the existing structure on the east side but upon further field investigation by Staff, concurred that it had lost its architectural integrity was comfortable with the demolition of the two buildings.

Mr. Carlin agreed with the comments already made by fellow Board members. Overall, he supported the design with the corner feature, variety in building height, and two-story height. He was not specific about window details but suggested the applicant continue to work with staff to further refine the design. He liked the combination of painted and natural brick. He found the overall design to be well-done.

Mr. Keleher said he was delighted with the project but concerned about the tower element and suggested toning down the height.

Mr. Neale made additional comments and noted that the best architects always have taken advantage of corner locations for feature elements. He noted that the rear elevations with the

siding appear more suburban and should be brick to coordinate with the front. He also stated that a brick soldier course should not be used as the lintel on the front elevation and that this element should be more high style in this location.

Mr. Carlin agreed that the rear elevations should use brick and have a more refined cornice and roof treatment.

The Board took no formal action on this concept review but recommended that the applicant incorporate the Board's comments prior to returning for a Certificate of Appropriateness.

12. An informal work sessions with public testimony regarding the proposed development at 317-329 N Columbus St.

SPEAKERS:

Bill Cromley, applicant, presented his concept plan for the townhouse development on the existing parking lot in the 300 block of North Columbus Street. He studied the site's context and noted that there were several examples nearby of early 20th-century residential rowhouse architecture on North Columbus Street. He wanted a 20th-century style building with predominant two-story bays. He sought light and life at the site and noted that it will be LEED certified construction.

Linda Waguaditch, resident at 326 North Columbus Street, was happy to see the parking lot redeveloped but not supportive of the proposed design.

Eli Bronstein, resident at 330 North Columbus Street, agreed with the previous speaker and found the conceptual drawings too shocking.

Richard Calderon, resident at 334 North Columbus Street, submitted a report outlining the character of the west side of the 300 block of North Columbus Street and spoke in opposition to the proposed design.

Sandy Northrup, resident at 312 North Columbus Street, opposed the design finding it overwhelming and impersonal.

Steve Bucci, resident of the 300 block of North Columbus Street, opposed the design.

BOARD DISCUSSION:

Mr. Neale noted the urban context of this particular site and how most houses in Old Town face east and west with alleys running north/south. This particular site, therefore, faces residential on the west but is surrounded by commercial and institutional properties on three other sides. He raised the concept of "en fronting" which matches the use within the buildings across the street rather than the other sides. He also supported the way that this row of townhouses separated the existing residential on the west side of North Columbus Street from the parking lot and commercial uses on Washington Street. He commented that the end units were an opportunity to do something unique and recommended further refinement of these units. He recommended that the connection between the street and the entrances be improved. He suggested switching the

rear and front elevations to present a more traditional punched window fenestration on the front elevation and a glassier fenestration facing the private balconies on the rear.

Mr. Keleher stated that he was not fond of the design. He thought the proposal needed more setbacks and differentiation between the buildings. He was pleased the parking lot was being redeveloped.

Dr. Fitzgerald appreciated the applicant's effort to make the buildings more memorable, noting that there is precedent for that on Queen Street and that most buildings in Old Town are not particularly memorable. He favored the idea of alternating parapets, as suggested in the report by Staff. He also noted that this is not an entirely residential block and that there were many different types of buildings in the immediate area.

Mr. von Senden liked the design and noted that vernacular architecture has always involved repetitive architecture which subsequent owners then altered over time. He preferred the punched windows of the rear elevation over the scale of the bay on the front elevation. He suggested integrating the door and window designs with more emphasis on the entrance. He noted that this site is a transitional area between townhouses and adjacent large commercial and institutional buildings. Finally, he pointed out that the Secretary of the Interior's Standards advise that new construction should be of its time and contextual rather than strict copies of previous styles, so he felt no need to match the styles of the homes across the street.

Mr. Carlin noted that this project was in the early stages of design and that the applicant was very sensitive to Alexandria architecture and design. The drawings did not adequately show the context of the scale and mass relative to the surrounding buildings. He suggested looking at the exposed wall of the basement level to study how it relates to pedestrians on the sidewalk. He also recommended the preparation of isometrics, bird's-eye views and street sections to show the neighborhood context. He noted there was still ample time to contemplate an appropriate architectural style for this location.

Mr. Neale followed up with a request to overlay scale drawings of this project on the existing residential architecture to understand the relational scale of both sides of the block.

Chairman Hulfish commented that the Board would not take a vote but that the comments provided by the Board members would give the applicant direction prior to returning for a Certificate of Appropriateness.

V. 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 BAR2013-0055

Request for window replacement at **1250 S Washington St. #304.**

APPLICANT: Deborah Rudolph

CASE BAR2013-0065

Request for door replacement at **226 S Fairfax St.**

APPLICANT: Peter Young

CASE BAR2013-0068

Request for signage at **103 S Union St.**

APPLICANT: NJI Media

CASE BAR2013-0070

Request for door and window replacement at **1250 S Washington St. #614.**

APPLICANT: Herbert & Kay Stewart

CASE BAR2013-0071

Request for replacement siding at **415 S Royal St.**

APPLICANT: David Johnson

CASE BAR2013-0072

Request for shutters at **824 S Pitt St.**

APPLICANT: Scott Seedorf

CASE BAR2013-0073

Request for siding, windows, and door replacement at **48 Wolfe St.**

APPLICANT: Regina Hopper by Mark Mohay, Consumer Construction, Inc.

CASE BAR2013-0074

Request for roof replacement at **605 Queen St.**

APPLICANT: Brian Alprin

VI. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 9:45pm.

Minutes submitted by,

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