

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, April 2, 2014

7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Oscar Fitzgerald, Vice-Chairman
John von Senden
Peter Smeallie
Chip Carlin
Wayne Neale
Christine Roberts

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

The meeting was called to order at 7:34 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes from the March 19, 2014 public hearing and the March 12, 2014 work session.

BOARD ACTION: Approved, as submitted, 7-0.

On a motion by Mr. Fitzgerald, seconded by Mr. von Senden, the minutes were approved, as submitted, 7-0.

II. CONSENT CALENDAR

1. CASE BAR2014-0058

Request for alterations at **1114 Prince St.**

Applicant: Marc Jasper

BOARD ACTION: By unanimous consent, the OHAD Board of Architectural Review voted to approve BAR Case #2014-0058, as submitted.

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the Consent Calendar was approved, as submitted, 7-0.

III. NEW BUSINESS

2. CASE BAR2014-0059

Request to partially demolish and capsulate at **601 S Lee Street.**

Applicant: Justin and Lisa Maddox by Patrick Camus
BOARD ACTION: **Approved as amended, 7-0.**

3. CASE BAR2014-0060

Request for an addition, alterations and an accessory structure at **601 S Lee St.**

Applicant: Justin and Lisa Maddox by Patrick Camus

BOARD ACTION: **Approved, as amended, by a roll call vote, 7-0.**

CONDITIONS OF APPROVAL:

1. That the muntins on the windows and doors have a 5/8 inch putty profile, rather than the proposed 7/8 inch beaded profile, to be more historically appropriate.

2. That the following Alexandria Archaeology conditions be included be on all construction documents involving any ground disturbing activities:
 - 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 and/or artifact collection may be conducted on the property unless authorized by Alexandria Archaeology. Failure to comply will result in project delays.

SPEAKERS:

Patrick Camus, representing the applicant, responded to questions and agreed to the staff recommendations.

BOARD DISCUSSION:

There Board had no discussion on the proposal.

On a motion by Mr. von Senden, seconded by Mr.Smeallie, the OHAD Board of Architectural Review voted to approve BAR Case #2014-0059, as amended. The motion carried on a roll call vote of 7 to 0.

REASON

The Board found the proposal to be appropriate and consistent with the Design Guidelines.

4. CASE BAR2014-0061

Request to partially demolish at **513 Duke St.**

Applicant: John & Courtney Elwood by Patrick Camus

BOARD ACTION: **Approved, as amended, by a roll call vote, 7-0.**

5. CASE BAR2014-0062

Request for alterations at **513 Duke St.**

Applicant: John & Courtney Elwood by Patrick Camus

BOARD ACTION: **Approved, as amended, by a roll call vote, 7-0.**

CONDITIONS OF APPROVAL:

1. That the front basement windows be wood, with true-divided-lights in accordance with the Board's Window Policy; and
2. That the muntins on the proposed replacement windows have a 5/8 inch putty profile, rather than the proposed 7/8 inch beaded profile, to be more historically appropriate.

SPEAKERS

Patrick Camus, representing the applicant, responded to questions and agreed to the staff recommendations, except for requiring wood at the basement windows. He was concerned about water damage of these windows at the sidewalk level.

BOARD DISCUSSION

Mr. Smeallie stated that he was uncomfortable with allowing non-wood windows at the street level on the front elevation of a house this old and did not want to set such a precedent.

On a motion by Mr. Smeallie, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2014-0061, as amended. The motion carried on a roll call vote of 7 to 0.

REASON

The Board found the proposal to be appropriate and consistent with the Design Guidelines and felt strongly that the street-level basement windows should be wood in this case because of the visibility adjacent to the public sidewalk and age of the house.

6. CASE BAR2014-0063

Request to partially demolish and capsulate at **314 Prince St.**

Applicant: Dennis & Adrienne Hensley by Robert Bentley Adams & Associates, Architects

BOARD ACTION: **Approved, as amended, by a roll call vote, 7-0.**

7. CASE BAR2014-0064

Request for alterations and addition at **314 Prince St.**

Applicant: Dennis & Adrienne Hensley by Robert Bentley Adams & Associates, Architects

BOARD ACTION: **Approved, as amended, by a roll call vote, 7-0.**

CONDITIONS OF APPROVAL:

1. 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 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.
2. All windows, doors and materials shall be in conformance with the Board's adopted policies with final approval by staff as part of the building permit process.
 3. The applicant shall work with staff for final design details of the south elevation, pending Code Administration's determination regarding new openings in this location.

SPEAKERS

Robert Bentley Adams and Scot McBroom, representing the applicant, responded to questions and agreed to the staff recommendations.

BOARD DISCUSSION

Ms. Roberts asked whether the rooftop HVAC units would be visible from the street. The units will be minimally visible from South Fairfax Street and it is anticipated that the open adjacent lot will be redeveloped in the near future.

On a motion by Mr. von Senden, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2014-0063 & 64, as amended. The motion carried on a roll call vote of 7 to 0.

REASON

The Board found the proposal to be appropriate and consistent with the Design Guidelines.

8. CASE BAR2014-0065

Request to partially demolish at **405 Cameron St.**

Applicant: 200 NR, LLC by Patrick Camus

BOARD ACTION: **Approved as amended, by a roll call vote, 7-0.**

9. CASE BAR2014-0066

Request for alterations and waiver of rooftop HVAC screening at **405 Cameron St.**

Applicant: 200 NR, LLC by Patrick Camus

BOARD ACTION: **Approved as amended, by a roll call vote, 7-0.**

CONDITIONS OF APPROVAL:

1. The existing granite curb be preserved in situ on the east and south elevation;
2. The rooftop units be painted a light gray color to match the sky; and,

3. The applicant should work with BAR staff for approval of an appropriate light fixture.

SPEAKERS

Patrick Camus, representing the applicant, responded to questions and asked whether he could work with staff to determine an appropriate light fixture.

Amanda Lasker, owner at 325 Cameron Street, requested that the existing storefront window façade be retained so that the building looked more commercial, as it was part of a larger strip of shops.

BOARD DISCUSSION

Mr. Carlin asked whether the intention was to preserve the existing granite curb when the new front stoop was installed on top. Mr. Camus responded that the granite would be carefully retained in place.

On a motion by Mr. von Senden, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2014-0065 & 66, as amended. The motion carried on a roll call vote of 7 to 0.

REASON

The Board found the proposal to restore the original 19th century windows on the first floor of the façade and other proposed alterations to be appropriate and consistent with the Design Guidelines.

10. CASE BAR2014-0067

Request to partially demolish and capulate at **817 S Royal St.**

Applicant: Bradford Seifert by Ray Lewis

BOARD ACTION: **Approved, as submitted, by a roll call vote, 7-0.**

11. CASE BAR2014-0068

Request for addition and alterations at **817 S Royal St.**

Applicant: Bradford Seifert by Ray Lewis

BOARD ACTION: **Approved, as submitted, by a roll call vote, 7-0.**

SPEAKERS

Ray Lewis, representing the applicant, responded to questions.

Amanda Kostner, owner at 815 S Royal Street and also representing Kellie Lane at 819 S Royal Street, requested that the project conform to zoning laws and believed that the addition would be visible from Green Street.

BOARD DISCUSSION

Chairman Hulfish asked staff whether the addition would be visible from Green Street. Mr. Cox responded that he did not know whether it would be visible from Green but that

it was very slightly visible from another street, so the entire project was brought forward for review, including the elevation that would face south toward Green Street.

Mr. Fitzgerald asked about the wooden pergola proposed on the rear, finding it odd that it did not extend more than 18 inches.

Mr. Carlin also asked about the details of the pergola and Mr. Lewis confirmed that the projections would have an ogee profile to simulate a garden pergola but that this small gesture was all they had room for at this site.

On a motion by Mr. Carlin, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2014-0067 & 68, as submitted. The motion carried on a roll call vote of 7 to 0.

REASON

The Board found the proposal to be appropriate and consistent with the Design Guidelines.

12. CASE BAR2014-0069

Request to partially demolish and capsulate at **419 N Lee St.**

Applicant: 417 N, LLC by Ray Lewis

BOARD ACTION: **Approved as submitted, by a roll call vote, 7-0.**

SPEAKERS

Ray Lewis, representing the applicant, responded to questions.

BOARD DISCUSSION

The Board had no discussion.

On a motion by Mr. Neale, seconded by Mr. von Senden, the OHAD Board of Architectural Review voted to approve BAR Case #2014-0069, as submitted. The motion carried on a roll call vote of 7 to 0.

REASON

The Board found the proposal to be appropriate and consistent with the Design Guidelines.

IV. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

13. CASE BAR 2013-0295

Request for an accessory structure at **735 Bernard St.**

APPLICANT: Warren Almquist, AIA

BOARD ACTION: **Approved as amended, 4-3.**

CONDITIONS OF APPROVAL

1. Removal of the existing shed and fence currently located in the public right-of-way;
2. Approval of the proposed garage with the condition that the faux windows with shutters are removed, and provided that the following conditions are met prior to the release of the building permit:
 - a. That the shutters on the front façade have been removed; and,
 - b. ~~The vinyl windows facing Bernard Street have been replaced with appropriate casement style windows.~~

SPEAKERS

Warren Almquist, project architect, responded to questions and agreed to all staff conditions except for replacement existing vinyl windows, citing that the homeowner (not the one who originally installed the windows) had no idea that there was an outstanding violation.

Poul Hertel, 1217 Michigan Court, provided an article about the meaning of historic preservation and stated it was important to be fair and consistent. He requested that the Board ignore the final paragraph about Parker-Gray's new policies.

Katy Cannady, resident in Rosemont, found the last paragraph about Parker-Gray policies to be extraneous and confusing.

Bert Ely, 200 S. Pitt Street, agreed with the previous comments.

Yvonne Waight Callahan, President of Old Town Civic Association, stated that the commentary explaining how Parker-Gray handled vinyl windows on modern buildings was scary and not a good way to provide information.

Charles Trozzo, 209 Duke Street, agreed with the staff recommendations but was concerned about the Parker-Gray paragraph and wanted it deleted, citing a mongrelization of standards. He stated Parker-Gray was an entirely different district than OHAD with its own standards.

BOARD DISCUSSION

Ms. Roberts made a motion to approve the application with the staff recommendations. It was seconded by Mr. Carlin. No vote was taken.

Mr. Neale expressed concern about a policy retroactively requiring changes of a new owner. He recommended that the owner be allowed to keep the vinyl windows.

Mr. Fitzgerald agreed with Mr. Neale. He noted that Parker-Gray's policies had no bearing on his thoughts and stated that the City staff should have done a better job of handling the previous violation. He supported allowing the vinyl windows in this place to remain as an exception.

Mr. Smeallie agreed with Mr. Fitzgerald and Mr. Neale.

Mr. von Senden agreed with Mr. Fitzgerald and noted that the BAR existed to resolve difficult decisions. He said vinyl windows were not appropriate to the date of construction but that he was sympathetic to the owner. He said the Design Guidelines should be applied equitably and fairly.

Mr. Neale offered a friendly amendment that the condition requiring replacement of the windows only be a recommendation and not a compulsory condition. Ms. Roberts did not agree to the amendment. Mr. Neale then made a substitute motion to approve the application with all the staff recommendations except for “2b.” It was seconded by Mr. Fitzgerald. The motion carried 4-3, with Ms. Roberts, Mr. von Senden and Mr. Carlin voting in opposition.

REASON

The Board found the proposed accessory structure to be in compliance with the *Design Guidelines* but thought that it was not necessary for the current owner to replace the existing vinyl windows in this instance.

14. CASE BAR 2014-0018

Request to partially demolish and capsulate at **711 Prince St.**

APPLICANT: David E., Jr. & Mary Davis Holt by Stephanie Dimond, Dimond Adams Design Architecture

BOARD ACTION: **Approved as amended, by a roll call vote, 7-0.**

15. CASE BAR 2014-0019

Request for an addition and alterations at **711 Prince St.**

APPLICANT: David E., Jr. & Mary Davis Holt by Stephanie Dimond, Dimond Adams Design Architecture

BOARD ACTION: **Approved as amended, by a roll call vote, 7-0.**

CONDITIONS OF APPROVAL

1. Lower the roof of the first floor addition and second story at least six inches and work with staff to refine the details of the intersection of the new one story addition’s roof with the historic rear ell and the elevator enclosure.
2. ~~Reduce the footprint of the elevator enclosure at the second floor to extend no more than 6’-6” north of the historic structure.~~
3. All windows, doors and materials must comply with the Board’s adopted policies and be approved by staff, in conjunction with approval of a building permit.
4. Coordinate a monitoring and inspection schedule with Alexandria Archaeology as the project moves forward. Archaeologists will not delay or interfere with the project, but will work in concert with the construction crew to photograph and briefly record any significant buried archaeological deposits that might be unearthed.
 - 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.

SPEAKERS

Stephanie Dimond, project architect, introduced revised plans and responded to Board questions.

Nathan Offield, 709 Prince Street, spoke in support.

Bert Ely, 200 S. Pitt St., stated he previously spoke in opposition last time and this time recommends deferral for a reduced size design.

Nancy Smith, 701 S. Royal Street, spoke in support.

Poul Hertel, 1217 Michigan Court, supported the staff recommendations.

Elaine Johnston, 831 S. Fairfax Street, reinforced the strong concerns previously expressed by Morgan Delaney of Historic Alexandria Foundation, and suggesting denying the request or deferring it to reduce the size of the addition.

Yvonne Weight Callahan, 735 S. Lee Street and President of Old Town Civic Association, noted that it was a jewel of Old Town and recommended deferring it to reduce the size of the second floor portion.

Gail Rothrock, 209 Duke Street, supported the comments made by Elaine Johnston and Morgan Delaney previously. She said that many people were concerned about this and that it was the BAR's responsibility to preserve historic fabric. She recommended deferral to deny the one-story footprint and redesign the project as a two-story sleeping porch.

Dennis Bradshaw, 803 Wolfe Street, spoke in support.

Steven Bane, 207 Jefferson Street, spoke in support.

Megan Carroll Beyer, 801 Duke Street, spoke in support and noted that the project would help maintain the historic character of Old Town.

Mandy Locke, 209 S. Fairfax Street, spoke in support.

BOARD DISCUSSION

Mr. Fitzgerald asked Mr. Cox if he still recommended deferral. Mr. Cox responded that he was generally supportive based on revisions submitted since the staff report was published. Mr. Fitzgerald noted that the demolition proposed was very limited and that the project had far more capsulation than demolition.

Mr. von Senden thought the footprints of the addition were improved but proposed lowering both shed roofs by at least six inches. Ms. Dimond agreed to lower the ridge of the shed roofs.

Ms. Roberts asked whether the window placement on the addition was historically appropriate. Mr. Cox responded yes.

Mr. Smeallie agreed that this house was a jewel and noted he previously did not support any addition. He had since visited the site with the project architect and better understood the eclectic shapes and planes. He was satisfied with the new design.

Mr. Neale asked if there would be a problem with the elevator overrun if the height were reduced by a foot. Ms. Dimond said she would look into it and work with staff.

Mr. von Senden made a motion to approve the application with revisions to the staff recommendations. It was seconded by Mr. Smeallie. The addition was approved as amended, by a roll call vote, 7-0.

REASON

The Board found that the applicant had addressed the concerns about scale and mass expressed at the earlier hearing, and that the proposed addition with the amended conditions now met the criteria outlined in the BAR's *Design Guidelines* for an addition.

IV. OTHER BUSINESS

1. Staff reminded the Board that a work session on the redevelopment proposed for Robinson Terminal South was scheduled for Wednesday, April 30, 2014 at 7:30 pm in the Council Work Room.
2. Staff noted that the Board's approval of the hotel at 220 South Union Street had been appealed and was docketed for the May 17 City Council public hearing. Chip Carlin, maker of the motion on this case, offered to represent the Board at City Council.

V. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 9:08 pm.

Minutes submitted by,

Catherine Miliaras, Preservation Planner
Board of Architectural Review