

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, July 16, 2014

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

Members Present: Oscar Fitzgerald, Chairman
John von Senden, Vice-Chairman
Chip Carlin
Kelly Finnigan
Margaret Miller
Wayne Neale
Christine Roberts

Staff Present: Planning & Zoning
Al Cox, Historic Preservation Manager
Michele Oaks, Historic Preservation Planner
Amirah Lane, Senior Planning Technician

The meeting was called to order at 7:35 p.m. by Acting-Chairman Fitzgerald.

I. BOARD BUSINESS

Election of Board of Architectural Review - Old and Historic District officers for Chairman and Vice Chairman.

BOARD ACTION: Approved, 6-0-1.

On a motion by Mr. Neale, seconded by Ms. Roberts, Oscar Fitzgerald was elected Board Chairman, 6-0-1, Mr. Fitzgerald abstained.

BOARD ACTION: Approved, 6-0-1.

On a motion by Mr. Carlin, seconded by Mr. Neale, John von Senden was elected Vice Chairman, 6-0-1, Mr. von Senden abstained.

II. MINUTES

Consideration of the minutes from the **July 2, 2014** public hearing.

BOARD ACTION: Approved, 7-0.

On a motion by Mr. von Senden, seconded by Mr. Carlin, the Board approved the minutes of July 2, 2014, as submitted. The motion carried on a vote of 7 to 0.

III. NEW BUSINESS

The first order of business was a motion to move Item #14 on the Docket, BAR2014-0226, to the beginning of the docket. On a motion by Mr. von Senden and seconded by Mr. Carlin the Board voted to amend the order of the published docket. The motion was carried on a vote of 7 to 0.

1. CASE BAR2014-0226

Request for alterations at **414 N Lee St.**

Applicant: David Fluker by Antonio Barrios

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

On a motion by Ms. Roberts, seconded by Mr. von Senden, the Board voted to approve BAR Case #2014-0226, as submitted. The motion carried on a vote of 7-0.

SPEAKERS

Mr. Barrios, agent for the applicant, offered to answer any questions for the Board.

BOARD DISCUSSION

Without any Board discussion, Ms. Roberts made a motion which was seconded by Mr. von Senden, the Board voted to approve BAR Case #2014-0226, as submitted. The motion carried on a vote of 7-0.

REASON

Small vents which are painted to match the adjacent wall surface are common in this neighborhood of 1970s garage townhouses.

2. CASE BAR2014-0194

Request for complete demolition at **711 Wilkes St.**

Applicant: Wilkes Residences, LLC.

Case was combined with Docket Item 3 for discussion purposes.

3. CASE BAR2014-0195

Request for new construction and waiver of vision clearance at **711 Wilkes St.**

Applicant: Wilkes Residences, LLC

BOARD ACTION: Approved, as amended, 6-0-1.

On a motion by Ms. Roberts, seconded by Mr. Carlin, the Board voted to approve BAR Case #2014-0194 & 0195 as amended. The motion carried on a vote of 6-0-1. Mr. Neale recused himself.

CONDITIONS

1. That the height and scale of the proposed garages will be reduced;
2. That the fence will be a wood fence with brick piers. Design to be reviewed and approved by Staff;

3. That the roof shingle color will be uniform and blended by the manufacturer;
4. The hardware for the garage door will be the type identified as "spear" in the represented in the selections provided in the public hearing exhibits;
5. That the ridge height of the garage roof will be lowered. Final design to be reviewed and approved by Staff.

SPEAKERS

Scott Fleming, architect for the applicant, noted the owners support of staff's recommendations.

BOARD DISCUSSION

Ms. Roberts commenced the Board discussion, noting her concern with the fence design and color variation in the composite slate roof.

Mr. von Senden echoed Ms. Roberts' concern with the fence design and suggested that the applicant consider an ornamental wood fence with brick piers with the final design to be approved by staff.

On a motion by Ms. Roberts seconded by Mr. Carlin, the Board voted to approve BAR Case #2014-0194 & 0195, as amended. The motion carried on a vote of 6-0-1. Mr. Neale recused himself.

REASON

The proposed development is properly oriented with the street grid and setbacks and generally is in line with the adjacent properties. Yet, the Board felt they would like additional refinement of the details pertaining to the garage and fence designs, with their final designs to be approved by staff.

4. CASE BAR2014-0198

Request to partially demolish and capsule at **724 S Lee St.**
Applicant: Carlos Cecchi

Case was combined with Docket Item 5 for discussion purposes.

5. CASE BAR2014-0199

Request for alterations and an addition at **724 S Lee St.**
Applicant: Carlos Cecchi

BOARD ACTION: Approved, as amended, 6-1.

On a motion by Mr. von Senden seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2014-0199, as amended. The motion carried on a vote of 6-1.

CONDITIONS

1. That the front stoop at 724 South Lee Street be retained to give the impression from the street that the townhouse is a separate and distinct property from the owner's adjacent

townhouse at 726 South Lee Street; and,

2. That the following statements appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:
 - A. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding 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. 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 should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Mr. Cecchi, the applicant, noted his agreement with the Staff report and its recommended conditions.

Paul Smedberg, owner of 724 Potomac St and representing the homeowner association for the adjacent development, Backyard Boats, expressed support for the project but concern about access and potential damage to the HOA's hardscape and landscape abutting the neighbor's property.

BOARD DISCUSSION

Initially without any Board discussion, Mr. von Senden made a motion to approve, as amended, which was seconded by Ms. Roberts and approved by the Board 7-0. Ms. Finnegan then requested that the Board reopen the item for discussion. Mr. Carlin made a motion which was seconded by Ms. Roberts to reopen the item and approved unanimously. Ms. Finnegan noted for the record that she would like the applicant to re-study the front façade to maintain the appearance of a separate structure.

Following additional discussion, the Board voted to approve BAR Case #2014-0199, as amended. The motion carried on a vote of 6-1.

REASON

The Board found that the proposed addition and alterations to this c1940s contextual, background building met the *Design Guidelines*.

6. CASE BAR2014-0200

Request for partially demolish and capsule at **605 S Pitt St.**
Applicant: Caroline Caine by MW Construction

Case was combined with Docket Item 7 for discussion purposes.

7. CASE BAR2014-0201

Request for alterations and addition at **605 S Pitt St.**

Applicant: Caroline Caine by MW Construction

CONDITIONS

1. That the vinyl windows on the north (side) elevation of the main mass are not replaced.
2. That the vinyl windows on the first and second floors of the front elevation are replaced with 6/6 double hung aluminum-clad wood, wood composite or fiberglass windows with a 5/8" muntin, in compliance with the BAR's *Window Policy*.

BOARD ACTION: Approved, as amended, 5-2.

On a motion by Mr. Neale seconded by Mr. Carlin, the Board voted to approve BAR Case #2014-200 & 0201, as amended. The motion carried on a vote of 5-2.

SPEAKERS

Mr. Novitski, architect for the applicant, offered to answer any questions for the Board.

Byron Woods, contractor for the applicant, requested that the Board consider retaining the previously installed vinyl windows on the side elevation [noting that they will replace the front first and second floor windows as part of the approval.]

Michael Barry, neighbor, inquired about the side elevation windows and noted concern about roof drainage, as his garden is adjacent to the property.

Chelsey Barry, neighbor, also expressed concern about roof drainage and the applicant's removal/replacement of the fence which abuts her property. She also mentioned concern about potential rat problems that new construction could generate.

Mr. Woods noted that he has worked with the adjacent neighbor to replace the fence and is sympathetic to fencing issues.

Jim Henson, neighbor, noted for the record that the previous owners offset the fence from the property line to allow neighbors to walk on their property and gain rear access to their property. However, he noted, this was a friendly gesture – no formal document was codified.

BOARD DISCUSSION

Mr. Neale questioned whether the applicant wanted to replace the vinyl windows on the north side elevation on the existing mass. The applicant stated it was their preference to retain the windows on that side. Mr. Neale made a motion to approve the application, with staff recommendations, with the added condition that the vinyl windows on the north elevation need not be replaced.

On a motion by Mr. Neale seconded by Mr. Carlin, the Board voted to approve BAR Case #2014-200 & 0201, as amended. The motion carried on a vote of 5-2.

REASON

The changes to the secondary elevations of this mid-20th century building, do not remove any portion of the building containing character defining features of uncommon design or historic merit, and do not compromise the integrity of the building as a whole. The Board also found that the existing vinyl windows on the north elevation were set well back from the street and were minimally visible from the public way.

8. CASE BAR2014-0228

Request for complete demolition at **206 S Patrick St.**

Applicant: GCP Patrick Land, LLC by Steve Kulinski

Case was combined with Docket Item 10 for discussion purposes.

9. CASE BAR2014-0203

Request to demolish and capsulate at **208 S Patrick St.**

Applicant: GCP Patrick Land, LLC by Steve Kulinski

Case was combined with Docket Item 10 for discussion purposes.

10. CASE BAR2014-0204

Request for new construction, additions & alterations at **206-212 S Patrick St.**

Applicant: GCP Patrick Land, LLC by Steve Kulinski

CONDITIONS

1. That the applicant work with BAR staff on the proposed metal railing at 208 South Patrick Street to ensure that the design is historically appropriate;
2. That the applicant redesign the solid masonry stoops at three of the new townhouses so that they are more open, with final approval by Staff following direction from the BAR; and,
3. That the applicant work with BAR staff on the design of the parapet on the north side of 208 S. Patrick St.
4. That the applicant work with BAR Staff to enlarge the front jack arches on 210 & 212 S Patrick Street, utilizing brick or stone.
5. That the following statements appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:
 - A. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding 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. 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 should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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

On a motion by Mr. Carlin seconded by Mr. von Senden, the Board voted to approve BAR Case #2014-0228, 0203 & 0204, as amended. The motion carried on a vote of 7-0.

SPEAKERS

Steve Kulinski, architect, presented a summary of the project.

BOARD DISCUSSION

Mr. Neale noted that he liked the design especially the rear elevation. He highlighted a few areas of the design that need further study/revisions which include:

- The masonry stoops at three of the new townhouses.
- The design on the parapet on the north side of 208 S. Patrick St.
- Enlarging the height of the front jack arches on 210 & 212 S Patrick Street, utilizing brick or stone.

On a motion by Mr. Carlin seconded by Mr. von Senden, the Board voted to approve BAR Case #2014-0228, 0203 & 0204, as amended. The motion carried on a vote of 7-0.

REASON

The Board generally found that the new development complied with the *Design Guidelines* and that it will help create a new more defined street edge along this block face.

11. CASE BAR2014-0205

Request for alterations at **805 S Fairfax St.**

Applicant: James Grossman by James Finn

CONDITIONS

1. That the window configuration and muntin size not be altered. (ie.: 6/6 double hung TDL single glazed wood windows with 5/8" width muntins, replaced with 6/6 casement SDL windows with 5/8" width muntins, with a simulated meeting rail in either wood composite, fiberglass or aluminum-clad wood); and
2. That the shutters and security bars be removed from the first floor windows.

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

On a motion by Mr. von Senden, seconded by Ms. Roberts, the Board voted to approve BAR Case #2014-0205, as amended. The motion carried on a vote of 7-0.

SPEAKERS

James Finn, agent for the applicant, requested that the Board consider the applicant's original request due to the building's mid-20th century date of construction and its lack of historic merit.

BOARD DISCUSSION

Mr. Neale asked the applicant about the staff suggestion of a simulated meeting rail on the casement windows. Mr. Finn noted that the applicant had no objection to the proposed revision. Mr. von Senden requested confirmation from the applicant that the shutters and burglar bars were being removed from the house. The applicant's agent noted in the affirmative.

On a motion by Mr. von Senden seconded by Ms. Roberts, the Board voted to approve BAR Case #2014-0205, as amended. The motion carried on a vote of 7-0.

REASON

The Board found that the window replacement on this mid-20th century, contextual, background building met the *Design Guidelines*.

12. CASE BAR2014-0207

Request for signage and exterior alterations at **220 S Union St.**
Applicant: Carr City Centers, LLC by Rust Orling Architecture

CONDITIONS

1. That the applicant increase the number of illuminated glass pavers in the alley design to more closely achieve the design effect approved as part of the Certificate of Appropriateness for new construction.
2. That the applicant submit the proposed frosted glass for final approval by staff.
3. That the wall sign be mounted on the masonry building through the mortar joints.

BOARD ACTION: Approved, as amended, 5-1-1.

On a motion by Mr. von Senden seconded by Ms. Finnigan, the Board voted to approve BAR Case #2014-0207, as amended. The motion carried on a vote of 5-1-1. Mr. Neale recused himself.

SPEAKERS

Mr. Orling, Architect, presented an overview of the revisions since the previous hearing and noted their support for the staff recommendations.

BOARD DISCUSSION

Mr. von Senden expressed support for the new lights and noted that the proposed wall sign should be mounted in the mortar joints.

Ms. Miller questioned the number of paver lights being proposed within the alley. The applicant noted that the paver lights now proposed were significantly more than the original application but not as many as previously represented in the illustration. They are simply decorative accent lighting and are not intended for illumination of the space.

REASON

The Board found the proposed lighting and signage to be appropriate for this new building and compatible with the adjacent buildings of historic merit.

13. CASE BAR2014-0208

Request to partially demolish and capsule at **513-515 N Washington St.**
Applicant: CAS Riegler Companies by Rory Byrnes

Case was combined with Docket Item 14 for discussion purposes.

14. CASE BAR2014-0209

Request for alterations and addition at **513-515 Washington St.**
Applicant: CAS Riegler Companies by Rory Byrnes

CONDITIONS

The items below are **deferred** for further study:

1. Dormers on the rear (east) elevation; and
2. Site improvements related to the patios and pedestrian entrances on the Parkway side of the project.

The remaining items in the application are approved with the following conditions:

1. That the shutters proposed to be removed that are in good condition be saved and stored on site for reinstallation in the future.
2. That the applicant provide details and specifications for the proposed railing at the steps on the south elevation and for all exterior doors, with final approval by staff during building permit review, based on the BAR's guidance at the meeting.

BOARD ACTION: Approved, as amended, 6-0-1.

On a motion by Ms. Roberts seconded by Mr. Carlin, the Board voted to approve portions of BAR Case #2014-0209, as amended, and defer portions for restudy. The motion carried on a vote of 6-0-1. Ms. Finnigan recused herself.

SPEAKERS

Fred Lowther, owner at 609 Oronoco and representing his neighbors the Kingtons, noted that they are very opposed to the proposed rear dormers and balconies.

Van Fleet, representative of Old Town Civic Association stated that the association would like the shutters to remain on the building.

Poul Hertel, owner at 1217 Michigan Court, identified that the Washington Street Standards were intended to preclude 20th century warehouse motifs. This building is iconic from 1847 and should not be changed.

Katy Cannady, owner 20 East Oak Street, testified that the building is large now and she feels it does not need to be "even larger." She noted that she is opposed to the application.

BOARD DISCUSSION

Ms. Roberts noted that the design needed to be careful. The dormers were too modern. They should relate to the historic building.

Ms. Miller noted that the subject building is surrounded by historic buildings [except for the Saul Center and townhouse complex to the east] and the design will compromise the building and the adjacent building's historic integrity.

Mr. Neale preferred Option #1. He noted that the shed dormer typology can be seen in London and Boston and finds it to be a handsome pattern. He felt that the proposed design was well composed and respectful, if only used on the rear elevation.

Mr. von Senden recommended that the existing shutters be stored on site for future reinstallation. The applicant agreed with this suggestion. He also identified that there should only be open patios on Washington Street, with no walls to obstruct or privatize the front yard, though he noted that an open picket fence would be okay along Washington Street. He also preferred the design in Option #1. He was most concerned with the demolition of historic fabric for the construction of new dormers. The north and south dormer designs are acceptable, yet he had strong opposition to the center dormer's design and its proposed demolition of the historic roof trusses, as presented.

Mr. Carlin concurred with Mr. von Senden that the North and South Dormers in Option #1 were acceptable. He recommended smaller dormers in the center to preserve the roof trusses and reduce the overall scale.

Mr. Fitzgerald noted that the dormers needed further restudy. Regarding the shutter, he identified that they had been installed since 1936, and feels that they have acquired historic importance as part of the evolution of the building and should remain.

REASON

The Board found that some items in the application met their criteria for approval and the *Design Guidelines* and other items that needed further refinement and restudy. Therefore they approved portions of the application and deferred others.

15. CASE BAR2014-0196

Request to partially demolish and capsule at **110 Gibbon St.**

Applicant: Greg Wilson & Kathleen Cummings by Robert Bentley Adams & Assoc.

Deferred Prior to Hearing

16. CASE BAR2014-0197

Request for alterations and an addition at **110 Gibbon St.**

Applicant: Greg Wilson & Kathleen Cummings by Robert Bentley Adams & Assoc.

Deferred Prior to Hearing

IV. ADJOURNMENT

The meeting was adjourned at 9:15pm..

Minutes submitted by,

Michele Oaks, Historic Preservation Planner
Board of Architectural Review

***Note: The OHAD BAR held a work session after the close of the public hearing in the Council Workroom to discuss the proposed development project at 500 and 501 N Union St. Please see the separate minutes published for that meeting.