

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, September 11, 2013
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Oscar Fitzgerald
Chip Carlin
Wayne Neale
Christine Roberts
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 7:30 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes of the public hearing of July 24, 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. CONSENT CALENDAR

1. CASE BAR2013-0293

Request for alterations at **731 Bernard St.**

APPLICANT: Christopher Ward

BOARD ACTION: Approved, as amended, on the Consent Calendar, 6-0.

On a motion by Mr. von Senden, seconded by Ms. Roberts, the consent calendar was approved, as submitted, 6-0.

III. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

2. CASE BAR2013-0219

Request for alterations and signage at **801 King St & 803 King St.**

APPLICANT: David Malek, Thompson Hospitality by Rich Markus Architects

Deferred prior to hearing due to lack of notice.

3. **CASE BAR2013-0220**

Request to partially demolish & capsule at **1202 & 1204 S Washington St.**

APPLICANT: Hunting Point Apartments by Laramar Construction Services, LLC

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

This item was combined for discussion purposes with item #4, below.

4. **CASE BAR2013-0221**

Request for an addition and alterations at **1202 & 1204 S Washington St.**

APPLICANT: Hunting Point Apartments by Laramar Construction Services, LLC

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

CONDITIONS OF APPROVAL:

- 1) That all low-emissivity window and door glazing be visually clear, transparent and not reflective;
- 2) That the total width of the combined frame and sash of windows be as small as realistically possible, as confirmed by staff prior to approval of the building permit;
- 3) That Staff approve the final samples of the paint color for the existing through-the-wall vents to insure that it matches the adjacent brick as closely as possible;
- 4) That all illuminated signage be removed from the Super Store or Bicycle Café; and
- 5) That the RPA line be shown on the site plan for any building permits.

SPEAKERS

Mary Catherine Gibbs, representing the applicant, spoke in support of the application and clarified that the entry vestibules would not increase in floor area; that the thru –wall HVAC vents would all be new and the color would match the brick; that the window mullions would be thinner and the frames would be narrower than the second floor sample on site; and that the glass would comply with the 66% light transmittance value of the Board’s window policy.

John Hynan, representing the Historic Alexandria Foundation, said they supported the application with the staff recommendations.

BOARD DISCUSSION

Mr. von Senden supported the application and made a motion to approve it with the staff recommendations and clarified that recommendation #1 must meet the Board’s window policy.

Mr. Carlin seconded the motion.

Dr. Fitzgerald noted that the existing windows match the red brick and the replacement windows will provide a greater contrast. He said that, in this case, that was a good thing.

REASON

The Board found that the application was appropriate and consistent with the Design Guidelines.

IV. NEW BUSINESS

5. **CASE BAR2013-0290**

Request to partially demolish & capsule at **722 Gibbon St.**

APPLICANT: Michael J. Sarette & Emily DaSilva

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

This item was combined for discussion purposes with item #6, below.

6. **CASE BAR2013-0291**

Request for an addition and alterations at **722 Gibbon St.**

APPLICANT: Michael J. Sarette & Emily DaSilva

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

CONDITIONS OF APPROVAL:

That the applicant submit window specifications in accordance with the BAR's adopted Window Policy prior to approval of a building permit.

SPEAKERS

Michael Sarette and Emily DaSilva, applicant, spoke in support of the application.

BOARD DISCUSSION

Mr. Neale supported the application and made a motion to approve it with the staff recommendations.

Mr. von Senden seconded the motion.

REASON

The Board found that the application was appropriate and consistent with the Design Guidelines.

7. **CASE BAR2013-0292**

Request for alterations & signage at **111 S Payne St.**

APPLICANT: Benjamin & Perla Umansky

BOARD ACTION: **Deferred, 6-0.**

SPEAKERS

David Umansky, applicant, spoke in support.

BOARD DISCUSSION

Chairman Hulfish noted that the application was incomplete and instructed the applicant to meet with BAR staff.

Dr. Fitzgerald made a motion to defer the application for further study.

Mr. von Senden seconded the motion.

REASON

The Board found that the application needed significant work to comply with the Design Guidelines and requested a deferral to allow the applicant more time to meet with BAR staff to clarify the proposal.

8. CASE BAR2013-0284

Request for signage at **1129 King St.**

APPLICANT: Cabinet Tile Countertop by Eric Alyatan

Deferred prior to hearing due to lack of proper notice.

9. CASE BAR2013-0295

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

APPLICANT: Warren L. Almquist, AIA

Deferred prior to hearing at applicant's request.

10. CASE BAR2013-0300

Request for re-approval of previously approved, expired plans (demolition) at **1107-1111 (odd), 1199, & 1201-1205 (odd) S Washington St & 1112-1122 (even) & 1200-1204 (even) S Alfred St.**

APPLICANT: FP Alexandria LLC by John Rust, Rust Orling Architecture

BOARD ACTION: Approved, as amended, by a roll call vote, 5-0.

SPEAKERS

Cathy Puskar, representing the applicant, spoke in support of the application and responded to Board questions.

BOARD DISCUSSION

Mr. Neale recused himself from the item.

Ms. Roberts asked a question regarding the status of the archaeology report as part of the previously approved conditions. Ms. Puskar noted that it was not completed since the buildings were not demolished but that it would be done as part of the present submission.

On a motion by Mr. Carlin, seconded by Mr. von Senden, the Board re-approved the previously approved, expired plans for a Permit to Demolish, as amended, by a roll call vote, 6-0.

REASON

The Board found that these buildings did not meet the standards for preservation in the Permit to Demolish had no objection to demolition.

V. OTHER BUSINESS

- 11. An informal work session with public testimony regarding the proposed development of Hunting Terrace at 1107-1111 (odd), 1199, & 1201-1205 (odd) S Washington St & 1112-1122 (even) & 1200-1204 (even) S Alfred St.**

SPEAKERS

Cathy Puskar, representing the applicant, provided an overview of the project and described how it would be redeveloped under the existing zoning.

Scott Fleming, Rust Orling Architects, representing the applicant, provided a description of the project and explained how it conformed to the Washington Street Standards and Design Guidelines.

Poul Hertel, 1217 Michigan Court, provided background on the Washington Street Standards and noted that this was a massive proposal but that he thought the overall design met the intent of the Washington Street Standards.

BOARD DISCUSSION

Mr. Neale recused himself from the item.

Chairman Hulfish asked whether the large tree on the south eastern corner of the property would stay. The applicant said it would. He also inquired about the sound wall and the applicant responded that they intend to remove it on the west side so that the creek would be visible from their interior roadway. The Chairman then reminded the Board members that their comments would be provided as design guidance to the Planning Commission and City Council. He noted that design details, such as the roofline and finish materials, could be addressed at a later time when the applicant requests a Certificate of Appropriateness. He found the scheme compatible but stated that perhaps stucco was not appropriate on Washington Street.

Ms. Roberts found the proposed design appropriate with respect to height, scale, mass and general architectural character. She agreed with the staff comments regarding symmetry. She stated she was fine with the use of stucco.

Dr. Fitzgerald stated that he thought stucco was acceptable, noting that the Lyceum is stucco. He said that the pediments and balustrades needed refinement. He also observed that Victorian design was often asymmetrical and included bays or oriels. He found that the Washington Street Standards limited the design somewhat and stated that if the architect had had more flexibility that the project could have had a more interesting design.

Mr. von Senden noted that the building will be higher than Washington Street and asked if the view to the project can be softened, such as with the addition of a berm or such. He agreed that the pediments needed work and suggested adding a roof form behind them to avoid facadism. He was not bothered by the lack of symmetry.

Mr. Carlin noted that he had met with the project architects prior to the hearing. He thought the project was well-conceived and that it would set the high standard for the area. He said it was unclear on the drawings exactly what areas would be stucco due to the shadow lines. Mr. Fleming responded the blonde colored areas were stucco and that it would not be painted. Mr. Carlin acknowledged that materials could be discussed at a later time.

Overall, the Board supported the mass, scale, height and architectural character of the project, with the comments noted above.

12. An informal work session with public testimony regarding the proposed development of the old Alexandria Health Department Building at 509 & 517 N Saint Asaph St and 513 & 515 Oronoco Street

SPEAKERS

Ken Wire, representing the applicant, spoke in support of the project.

Shawn Glerum, architect for the applicant, spoke in support of the project and gave an overview of it.

Richard Lee Mayfield, 517 Oronoco Street, spoke against the project noting that the applicant had done no outreach to him or his neighbors. He was troubled by the applicant's lack of outreach and good will. He also stated that his house only is only set back 1.4' from the property line and noted that the proposed construction will diminish the light to his existing window openings.

Mark Bustin, 521 Oronoco Street, noted he was pleased that the Health Department building was being renovated but troubled by the disparity on the Oronoco streetscape between the existing two story and proposed three story houses.

Steve Goodman, representative from the Garrett's Mill Homeowners' Association noted that the applicant had reach out and met with his group. Their HOA is not opposed to the project.

Poul Hertel, 1217 Michigan Court, said that the changes to the Health Department were significant changes.

Nancy Hendee, 525 Oronoco Street, expressed concern about the increasing density and the lack of green space and parks in North Old Town. Chairman Hulfish clarified that this issue was outside the BAR's purview.

Mark Boudreau, 506 Oronoco Street, asked how important three stories was to the overall project, finding that three stories overwhelmed the historic townhouses. He suggested a better transition with a two-story building. He suggested lowering the entrances to grade. He asked whether the existing trees in front of the Health Department would be preserved. The applicant responded that they would be preserved.

Laura Kelly, 605 North Saint Asaph Street, stated that the proposed penthouses on the Health Department building will look odd.

BOARD DISCUSSION

Mr. Carlin expressed concerns about the penthouse, finding the current scheme inappropriate and suggested that they be more compatible with the Colonial Revival style building. He related to the neighbors' concerns and stated that they needed to be a better transition, particularly in light of the proximity of the project to the Lee Boyhood Home.

Mr. von Senden asked which townhouses were under the Board's purview. Staff responded that the westernmost townhouse on Oronoco Street was in the Old and Historic Alexandria District as well as possibly part of the adjacent townhouse to the east. Therefore, the Board's review is limited to these two units. The entire southern portion of the former Health Department building was in the district but by longstanding practice, if any portion of a building is in the district, the entire building is reviewed.

Mr. von Senden recommended a more gradual transition to the historic home. He liked the butterfly form penthouse roofs and complimented the very successful new entrances to townhouses within the former Health Department building.

Dr. Fitzgerald approved of the minimal impact to the Health Department building and was not offended by the penthouses, though he supported a restudy. He thought that Oronoco Street townhouses needed work, including more transitions, step downs and varying height.

Chairman Hulfish stated that the decision to redevelop this site had already been made but was concerned about the Oronoco Street townhouses and the lack of outreach with some neighbors. He complimented preservation of the former Health Department building but recommended changing the penthouse roof line.

Ms. Roberts agreed with Chairman Hulfish's comments. She was troubled by the roof monitor form and advised that the applicant work with the neighbors.

Mr. Neale said his first impression was usually the best guide and he liked the project. He stated that it encompassed the best aspects of preservation and modern design. He noted that the roof monitor is set back from the façade somewhat and suggested that the applicant return with vision clearance lines that demonstrate the effect on views from the street. He said there were probably reasons on the interior the entry doors on the north end of the building had been separated but preferred the original scheme where they were paired facing Saint Asaph Street, as they still are at the south end.

Mr. Neale noted that there were six different facades on the seven Oronoco Street townhouses and had no concern with the diversity of the townhouse designs shown. He appreciated the randomness of building heights throughout the historic district, noting that it made the area unique. He thought there was a way to feature both two and three story townhouses on this row. He noted that this was only Concept Review and the architecture should only improve as it was more fully developed.

Overall, the Board supported the mass, scale, height and architectural character of the project, with the comments noted above.

13. An informal work session with public testimony regarding the proposed development of Cromley Row at 317-329 (odd) N Columbus St

SPEAKERS

Staff noted that this BAR case had been appealed to the City Council by a group of neighbors and would be heard on September 21, 2013. However, despite unanimous BAR approval of the Certificate of Appropriateness and unanimous Planning Commission approval of the development site plan, the applicant had continued to work with the neighbors to resolve their concerns. The alternative design now before the Board was a response to those concerns and had been well received by many of the neighbors. The applicant and staff sought Board comments to advise the Council during the appeal as to whether the alternative design was appropriate and could be adopted by Council as a modification of the previous Certificate of Appropriateness approval.

Bill Cromley, applicant, provided an overview of the changes since the June 19, 2013 BAR approval of a Certificate of Appropriateness. He noted that he met with and listened to the neighbors who provided specifics regarding changes they wanted to see in a revised drawing. The specific changes included: 1) a reduction in the overall height, 2) a more traditional fenestration pattern, and 3) more indentations/bays for the townhouses. Mr. Cromley noted that he was able to incorporate these specific requests and also observed that any site can have multiple good and appropriate designs.

Mr. John Hynan, representing the Historic Alexandria Foundation, noted that the previous windows seemed commercial and that has been improved. He was pleased that there had been a positive interaction with the neighbors and that the Foundation had no objections to the alternate design.

David Lamb, 312 North Columbus Street, noted that he had originally opposed the application but after two very positive meetings with Mr. Cromley and several neighbors, was now in full support of the project, noting that the revised design addressed earlier objections. He said this was a good example of the developer and community working together.

Linda Bogaczyk, 328 North Columbus Street, provided a letter with the signatures of 10 neighbors who were now all in support of the revised design.

Richard Calderon, 334 North Columbus Street, noted that the proposed changes were somewhat of an improvement but not really appropriate. He gave a presentation on his analysis of the design.

BOARD DISCUSSION

Ms. Roberts thanked the applicant for working with the neighbors. She supported the revised design, mass, height and scale of the project.

Mr. Neale liked the original Mission Revival gable ends and observed that the new design was a different approach but one that he also liked. He found the design to be well-scaled, well-proportioned and visually lower. He supported the overall project and recommended that the stoop and railing details be re-examined to give them more visual weight. He also suggested that brick patterning or texture could be added to add visual

interest, especially on the rear, as a secondary texture and color. He noted that, in general, modern buildings will have larger windows than historic buildings and that this is an appropriate response to our time.

Chairman Hulfish echoed Ms. Roberts' comments and stated that it was a good solution and he was in favor of the proposed design.

Dr. Fitzgerald noted that the whimsy of the first scheme had been lost and that he was sorry to lose the previously approved design. He found the new design to be appropriate and stated that if the neighbors and other Board members were happy, then he was in support as well.

Mr. von Senden stated that he agreed with Mr. Neale's comments, finding the proposed new design to be an appropriate alternative scheme.

Mr. Carlin agreed with the Chairman and other Board members, noting that the revised design was an improvement and more compatible with the existing neighborhood.

Overall, the Board supported the mass, scale, height and architectural character of the project, with the comments noted above, and found that either alternative was appropriate.

14. Staff noted that there will be a legal training work session for both Boards of Architectural Review in the City Council work room on September 25th, 2013, immediately prior to the regularly scheduled Old and Historic BAR meeting.

VI. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 9:15pm.

Minutes submitted by,

Catherine Miliaras, Preservation Planner
Board of Architectural Review