

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday September 17, 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
Mary Catherine Collins, Historic Preservation Planner

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

I. MINUTES

Consideration of the minutes from the September 3, 2014 public hearing.

BOARD ACTION: Approved as amended, 7-0.

Mr. von Senden clarified that the second modern example of architectural merit, in addition to the Beatley Library was Edmonson Plaza, though both of these buildings are outside the district boundaries. Ms. Miller asked to delete the portion of her comment on page 9 stating that she does not believe the projects seen thus far have “no merit”.

On a motion by Mr. von Senden, seconded by Mr. Carlin, the OHAD Board of Architectural Review approved the minutes of September 3, 2014, as amended. The motion carried on a vote of 7-0.

II. CONSENT CALENDAR

1. CASE BAR2014-0269

Request for signage at 701 S Washington St.

Applicant: District Taco by Gary Brent

The OHAD Board of Architectural Review noted the deferment of BAR Case #2014-0269.

2. CASE BAR2014-0275

Request for alterations at 100 Quay St.

Applicant: Magaly & Thompson Hirst by Karen Conkey

3. CASE BAR2014-0278

Request for alterations at 411 King St.

Applicant: Tavern Square, LLC.

4. CASE BAR2014-0283

Request for new construction at 205 S Fairfax St.

Applicant: 205 S Fairfax St Home, LLC

This item was removed from the consent calendar and reviewed under new business.

5. CASE BAR2014-0279

Request for alterations at 527 Wilkes St.

Applicant: Christopher Gagne and Jennifer Landy

6. CASE BAR2014-0284

Request for alterations at 635 King's Cloister Cr.

Applicant: Claude Stansbury

On a motion by Mr. Carlin, seconded by Ms. Roberts, the Consent Calendar was approved, as submitted, 7-0.

III. NEW BUSINESS

4. CASE BAR2014-0283

Request for new construction at 205 S Fairfax St.

Applicant: 205 S Fairfax St Home, LLC

BOARD ACTION: Approved as amended, 7-0.

CONDITIONS OF APPROVAL:

1. That the existing curb cut be removed and the sidewalk restored to the satisfaction of the Director of T&ES.

2. The statements in archaeology conditions below shall appear in the General Notes of all construction documents 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 (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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. Work with an arborist to take all reasonable measures to preserve the existing trees on the east portion of the lot, in particular the 24” caliper Magnolia.
4. Inclusion of a corner stone with the date of construction.

SPEAKERS

Steve Kulinski, the architect, introduced the project.

Dennis Hensley, who resides at 314 Prince Street, stated that he was primarily concerned with preserving the existing tree cover and asked for verbal confirmation from the property owner that the magnolia tree and other large trees would be preserved.

Louis Genaro, representing the developer, committed to work with an arborist to take all reasonable measures to preserve the existing trees on the east portion of the lot, in particular the 24” caliper Magnolia.

Sherrie Debruyne, the owner of 306 Prince Street spoke after the Board voted to approve the application. She stated concerns that the proposed house would be taller than the adjacent buildings and therefore out of scale. She also expressed concern about the loss of open space.

BOARD DISCUSSION

Mr. von Senden stated that the design was very nice, but very historic in flavor and suggested that the architect incorporate a corner stone with the date of construction, so that the public would not be confused. Mr. Genaro agreed to this condition of approval.

On a motion by Mr. von Senden and seconded by Ms. Roberts, the application as amended to include tree protection and the cornerstone was approved unanimously.

REASON

The Board found the design generally in keeping with the *Design Guidelines*.

7. CASE BAR2014-0281

Request to partially demolish and capstone at 522 Gibbon St.

Applicant: Estate of Florence Watkins by Cathleen Curtin Architects, PLC

BOARD ACTION: Approved as amended, 7-0.

Discussion for this item was combined with item #8, below.

8. CASE BAR2014-0282

Request for alteration and an addition at 522 Gibbon St.

Applicant: Estate of Florence Watkins by Cathleen Curtin Architects, PLC

BOARD ACTION: Approved as amended, 7-0.

CONDITIONS OF APPROVAL

1. All materials must be in conformance with BAR adopted policies, with final approval by BAR staff as part of the building permit process.
2. The brackets shall be removed from the cornice on the proposed addition.
3. That any mortar used for repointing be hydraulic lime composition and approved by staff.
4. 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.

SPEAKERS

Ms. Curtin stated that she was present to answer questions.

BOARD DISCUSSION

The Board had no discussion of the project and on a motion by Mr. von Senden and seconded by Ms. Roberts, voted to approve the application with staff's recommendations, 7-0.

REASON

The Board found that the proposed demolition did not meet the Criteria to Demolish/Capsulate and the proposed alterations and addition were generally in keeping with the *Design Guidelines*.

IV. ADJOURNMENT

The meeting was adjourned at approximately 7:50 PM by Chairman Fitzgerald.

VI. 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 BAR2014-0186

Request for windows replacement at 110 S Union St.
Applicant: 110 S. Union, LLC

CASE BAR2014-0211

Request for new storm door, windows & shutters at 712 S Pitt St.
Applicant: John & Bonnie Branding

CASE BAR2014-0255

Request for sign replacement at 121 S Union St.
Applicant: Union Street Public House

CASE BAR2014-0260

Request for new storm door at 903 Duke St.
Applicant: Wharton Management

CASE BAR2014-0263

Request for windows replacement at 701 Avon Pl.
Applicant: Catherine Sarino

CASE BAR2014-0265

Request for fence replacement at 221 Wolfe St.
Applicant: Caroline Heald, Tr.

CASE BAR2014-0266

Request for hanging sign at 130 S Union St.
Applicant: Beasley Real Estate, LLC.

CASE BAR2014-0267

Request for shutters replacement at 502 S Pitt St.
Applicant: Laurie Stearns

CASE BAR2014-0268

Request for roof replacement at 213 S Fairfax St.
Applicant: Springfield Roofing

CASE BAR2014-0270

Request for roof replacement at 120 Wolfe St.
Applicant: Jeff Raileanu

CASE BAR2014-0272

Request for door replacement at 717 Queen St.
Applicant: City of Alexandria/ Barrett Library

CASE BAR2014-0274

Request for window replacement at 306 N Columbus St.
Applicant: Rusty Fulmler

CASE BAR2014-0276

Request for roof replacement at 419 Franklin St.
Applicant: Robert Ritsch

CASE BAR2014-0277

Request for repointing at 822 Duke St.
Applicant: Joseph Johnson

CASE BAR2014-0286

Request for signage at 119 N Washington St.
Applicant: Finetique

CASE BAR2014-0288

Request for window replacement at 418 Wolfe St.
Applicant: Harriet Clark

CASE BAR2014-0289

Request for siding replacement at 513 Duke St.
Applicant: John & Courtney Elmwood

CASE BAR2014-0292

Request for door & transom replacement at 304 Princess St.
Applicant: Victoria Dorian

CASE BAR2014-0295

Request for window replacement at 332 N Pitt St.
Applicant: Duncan Packer TR.

CASE BAR2014-0297

Request for window replacement at 306 Gibbon St.
Applicant: Anne Fogel

Minutes submitted by,

Mary Catherine Collins, Historic Preservation Planner
Board of Architectural Review