

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

Alexandria Board of Architectural Review
Parker-Gray District

Wednesday, October 22, 2014
6:00 pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Robert Duffy, Chair
Theresa del Ninno, Vice-Chair
Matthew Slowick
Philip Moffat

Members Absent: Purvi Irwin
William Conkey
Brendan Owens

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

The meeting was called to order at 6:07 p.m. by Chairman Duffy.

I. MINUTES

Consideration of the minutes of the public hearing of September 10, 2014.

BOARD ACTION: Approved as submitted, 4-0.

On a motion by Mr. Slowick, seconded by Ms. del Ninno, the minutes were approved, as submitted. The motion carried on a vote of 4-0.

II. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

1. CASE BAR2014-0315

Request for alterations at **1022 Oronoco St.**

APPLICANT: Heidi Ford by Navarro Construction

BOARD ACTION: Approved as amended, 4-0.

On a motion by Mr. Slowik, seconded by Ms. del Ninno, the Board voted to approve BAR Case #2014-0315, as amended. The motion carried on a vote of 4 to 0.

CONDITIONS OF APPROVAL

1. That the wood siding be approved, as submitted;
2. That the door trim be simplified to one of the options shown in the report, with final approval by staff;

3. That the reproduction cornice brackets proposed for the front cornice match the historic example found in the attic, be limited to a total of four and include dentils in between;
4. That the transom be either single pane, clear beveled, leaded glass, or stained glass and be set back within the jamb of the doorway.

SPEAKERS

The applicant, Heidi Ford introduced herself and her contractor, Ricardo Navarro, who presented the project. Mr. Navarro stated that they concurred with staff's recommendations, including the unstained leaded glass and fewer brackets at the cornice; however the applicant preferred a cornice with brackets and dentils. Regarding the door trim, Mr. Navarro stated the applicant's preference for figure #6 in the staff report.

BOARD DISCUSSION

Mr. Moffat clarified with the applicant that the dentil molding was the only item the applicant wished to amend in staff's recommendation.

Mr. Slowick supported the application as submitted and acknowledged that Ms. Irwin had provided her comments to the Board in writing and that she too felt that stained glass was appropriate on this building.

Ms. Ford responded that she was comfortable with stained glass or clear, leaded glass.

Ms. del Ninno found the alterations an improvement and she too was not opposed to color in the transom.

Mr. Duffy supported the application and offered that the applicant be given some latitude to work with staff. He stated for the record that he agreed with staff's recommendation regarding the transom, finding that stained glass was inappropriate on the vernacular home.

On a motion by Mr. Slowick, seconded by Ms. del Ninno, the Certificate of Appropriateness application for alterations was approved as amended to permit stained glass if the applicant desired and that dentils be included in the cornice. The motion carried on a vote of 4-0.

REASON

The Board found that the proposed alterations were historically appropriate and consistent with the *Design Guidelines*.

2. CASE BAR2014-0215

Request for complete demolition at **424 N Fayette St.**

APPLICANT: Albert Burt, Wendy Henderson and Glenda Harrison by Bill Lieu

BOARD ACTION: **Approved as amended, 4-0.**

On a motion by Mr. Moffat, seconded by Mr. Slowick, the Board voted to approve BAR Case #2014-0215, as amended. The motion carried on a vote of 4 to 0.

3. **CASE BAR2014-0216**

Request for new construction at **424 N Fayette St.**

APPLICANT: Albert Burt, Wendy Henderson and Glenda Harrison by Bill Lieu

BOARD ACTION: **Approved as amended, 4-0.**

On a motion by Ms. del Ninno, seconded by Mr. Moffat, the Board voted to approve BAR Case #2014-0216, as amended. The motion carried on a vote of 4 to 0.

CONDITIONS OF APPROVAL

1. The applicant work with staff to determine the appropriate masonry return and details on the side elevations of the new construction;
2. The garage door be simplified, with final approval by staff;
3. The applicant reduce height of third floor to the maximum extent possible and to the satisfaction of staff in order to limit the visibility from the street either by reducing the ceiling height to +/- 8 feet , cut into the attic beneath, and/or use heavier structure, etc.;
4. All proposed materials shall be in conformance with the Board's adopted policies, with final approval by staff. Vinyl windows may not be installed on the front elevation;
5. The applicant must work with staff to refine details on the front elevation, including the porch and the window trim/surround.
6. The rooftop HVAC equipment must be located so that it is effectively screened by the parapet. It may not be visible from a public street.
7. The statements below marked with an asterisk "*" 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.
8. A Permit to Demolish the garage is hereby approved by the BAR **ONLY** if the City Council does not approve a Special Use Permit for a parking reduction for one compact space and one standard space. If a Permit to Demolish is approved, the applicant must document the garage structure prior to demolition, as required by the BAR's *Design Guidelines*. Documentation must include clear, interior and exterior digital photographs and measured drawings of plans, sections and exterior elevations and these must be approved by BAR staff prior to release of the demolition permit by Code Administration. One hard copy and one electronic copy of the documentation must be provided to the Department of Planning & Zoning and one copy to Special Collections at the Alexandria Library.

SPEAKERS

The architect, Bill Lieu, introduced himself as a representative for the contract purchaser. He presented the project and stated that the applicant agreed with staff's recommendation. Kahan Dhillon introduced himself as the applicant and thanked the BAR staff and Board members for their input and stated that the project had improved greatly from their input. No other members of the public testified.

BOARD DISCUSSION of 424 N Fayette St:

Ms. del Ninno clarified that the design for the front window well would include a walkable grate at grade, which the applicant confirmed affirmatively. Ms. del Ninno stated that she more than one foot of brick width return on the south elevation would be more appropriate, and preferably the brick should extend west the depth of one room. She asked the applicant to clarify the cladding on this wall, which he stated was to be Hardie Plank.

Ms. del Ninno further stated that applicant should work with staff to further refine the parapet. She agreed with staff's recommendations that the porch should cover the landing below. She stated that the front elevation was a big improvement over the last submission. She found that the mass of the top floor was too large and would like to see it reduced. She also stated a preference for a simplified garage door design and told the applicant that she appreciated their effort to integrate its preservation into the proposal.

Mr. Slowick stated that he appreciated the preservation of the garage and his previous concerns regarding the height of the addition had been alleviated, therefore, he supported the application with staff's conditions.

Mr. Moffat stated that he was not a big fan of the original proposal shown in July, but he was more comfortable with the current design as it is compatible with the neighborhood. He shared the same opinion as Ms. del Ninno regarding the brick return on the south elevation; his immediate reaction was that the entire south elevation should be brick, but he was comfortable leaving the final determination up to staff. He too, found the third story slightly too large and recommended that the applicant work with staff to reduce its height. He stated ambivalence regarding the garage design and its retention.

Chairman Duffy requested that the Board discuss the alterations at 426 N Fayette Street prior to taking a vote on the cases for 424 N Fayette Street, to which no objections were raised.

BOARD DISCUSSION of 426 N Fayette St:

Ms. del Ninno questioned the visibility of the proposed penthouse, as the sight line schematic only showed visibility from one particular location on the street. She expressed concern that the roof terrace construction and mechanical units would be visible from the intersection.

Mr. Lieu confirmed that you would likely see the staircase and penthouse construction from the north intersection. In support of the proposed alterations, he advocated that the

stair on 426 N Fayette would break up the mass of the third floor addition of 424 N Fayette St.

Mr. Dhillon, representing the applicant, mentioned that street trees could effectively screen the third story addition.

Ms. del Ninno asked that the applicant confirm they were comfortable with staff's recommendation regarding the roof replacement, to which Mr. Lieu responded yes.

Mr. Slowick stated that he had no comments and supported the application as submitted.

Mr. Moffat said that he was comfortable with staff's recommendations.

Chairman Duffy thanked the applicant for working with staff and said the project has come a long way. He asked that the applicant ensure the third floor penthouse retreats from view, suggesting that the applicant work with staff during the building permit phase to ensure its visibility is reduced. The Chairman agreed with Ms. del Ninno regarding the south elevation and suggested that the applicant work with staff to simplify the garage design. Chairman Duffy asked if there were any further comments from the Board.

Mr. Slowick inquired whether or not the spiral stair had been removed from the front and the applicant stated that it had been and they were comfortable with their decision to remove the staircase.

Chairman Duffy asked the applicant to confirm they concurred with the conditions on page 3 of the staff report for 426 N Fayette Street and page 4 for 424 N Fayette St. Mr. Lieu responded yes.

Chairman Duffy stated that the Board combined the discussion for cases BAR2014-0215, BAR2014-0216, and BAR2014-0219. He summarized the member's findings, reiterating the importance of decreasing the height of the third floor to limit the visibility, scale, and appearance of the addition from the street. The Board voted on only the cases regarding 424 N Fayette Street, approving the cases, as amended, 4-0.

REASON

The Board found that the proposed alterations were consistent with the *Design Guidelines* and Criteria for a Permit to Demolish/Capsulate.

4. CASE BAR2014-0219

Request for partial demolition/capsulation at **426 N Fayette St.**

APPLICANT: Albert Burt, Wendy Henderson and Glenda Harrison by Bill Lieu

BOARD ACTION: **Approved as submitted, 4-0.**

On a motion by Mr. Slowick, seconded by Ms. del Ninno, the Board voted to approve BAR Case #2014-0219, as submitted without discussion. The motion carried on a vote of 4 to 0.

5. **CASE BAR2014-0220**

Request for alterations and an addition at **426 N Fayette St.**

APPLICANT: Albert Burt, Wendy Henderson and Glenda Harrison by Bill Lieu

BOARD ACTION: **Approved as amended, 4-0.**

On a motion by Mr. Slowick, seconded by Mr. Moffat, the Board voted to approve BAR Case #2014-0220, as amended. The motion carried on a vote of 4 to 0.

CONDITIONS OF APPROVAL

1. All proposed materials shall be in conformance with the Board's adopted policies, with final approval by staff. The applicant shall provide detailed drawings of the proposed porch restoration for final approval by staff to ensure that the columns and railings are historically appropriate.
2. The existing metal shingle mansard roof shall be retained if in good condition, as confirmed on site by staff. If the roof must be replaced then it may only be replaced in-kind.
3. The rooftop HVAC equipment must be located so that it is effectively screened by the parapet. It may not be visible from a public street.
4. The statements below marked with an asterisk "*" 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

There were no speakers from the public. The applicant was present to answer questions.

BOARD DISCUSSION

Given that the Board had discussed the proposal previously, as part of the application for 424 N Fayette Street, Mr. Slowick made a motion to approve the application as submitted. Mr. Moffat made an amendment, agreed upon by Mr. Slowick, that the recommendations of staff be included as part of the approval and that the third story addition be reduced in scale to the satisfaction of staff. Chairman Duffy summarized that the applicant was in agreement with the conditions set forth by staff and after a roll call vote, the project was approved, as amended 4-0.

REASON

The Board found that the proposed alterations were consistent with the *Design Guidelines* and Criteria for a Permit to Demolish/Capsulate.

III. OTHER BUSINESS

1. Discussion of the Parker Gray Design Guidelines draft chapters were deferred until the next hearing.
2. Election of the Board of Architectural Review Parker Gray officers for Chair and Vice-Chair: Mr. Moffat made a motion to re-elect Chairman Duffy and Vice-Chair del Ninno for their respective positions. Mr. Slowick seconded the motion, which passed 4-0.
3. Staff informed the Board that an upcoming legal training, as required for CLG purposes, would likely be held on December 3, 2014. The Board would also review and consider adopting a formal concept review policy at that time. Chairman Duffy requested that the policy be circulated prior to the hearing.
4. Chairman Duffy relayed e-mail correspondence from the City regarding requested input on the city budget and Ebola and infectious disease preparedness by the City.

IV. ADJOURNMENT

On a motion by Mr. Slowick, seconded by Vice-Chair del Ninno, the meeting adjourned at 7:09 PM.

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 BAR2014-0213

Request for signage at **1400 Princess St.**

Applicant: Alexandria Redevelopment & Housing Authority

CASE BAR2014-0287

Request for window replacement at **429 N West St.**

Applicant: Lauren Coletta

CASE BAR2014-0293

Request for siding, window, and fence replacement at **1107 Princess St.**

Applicant: Habitat for Humanity

CASE BAR2014-0301

Request for siding, window, and fence replacement at **1111 Princess St.**

Applicant: Tyree Hawkins or Alitalia Kirksey

CASE BAR2014-0314

Request for repointing at **916 Pendleton St.**

Applicant: Kelly Mahaffey

CASE BAR2014-0317

Request for signage at **224 N Fayette St.**

Applicant: VSPD Properties

Mary Catherine Collins, Historic Preservation Planner
Boards of Architectural Review