

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

Board of Architectural Review
Old & Historic Alexandria District

Wednesday, March 18, 2015

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
Catherine Miliaras, Historic Preservation Planner

The meeting was called to order at 7:30 p.m. by Chairman Oscar Fitzgerald.

I. MINUTES

Consideration of the minutes from the March 4, 2015 public hearing.

BOARD ACTION: Approved as submitted, 7-0.

On a motion by Mr. von Senden, seconded by Mr. Carlin, the OHAD Board of Architectural Review, approved the minutes of March 4, 2015. The motion carried on a vote of 7 to 0.

II. CONSENT CALENDAR

1. CASE BAR2015-0033

Request for alterations at **110 Princess St.**

Applicant: Jeffrey and Magnolia Lipsky

BOARD ACTION: Approved as amended, 7-0.

On a motion by Mr. von Senden, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0033 on the Consent Calendar, as amended. The motion carried on a vote of 7-0.

CONDITION OF APPROVAL

The proposed windows must be consistent with the Window Policy.

III. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

2. CASE BAR 2014-0378

Request to partially demolish and capsule at **214 S Alfred Street**

Applicant: Amy and Michael Louis

Items 2 and 3 were deferred at the request of the applicant prior to the hearing. The Board noted the deferral.

3. CASE BAR 2014-0379

Request for an addition and a waiver of rooftop HVAC screening at **214 S Alfred Street**

Applicant: Amy and Michael Louis

Items 2 and 3 were deferred at the request of the applicant prior to the hearing. The Board noted the deferral.

4. CASE BAR 2015-0023

Request to partially demolish and capsule at **611 S Fairfax Street**

Applicant: Jonas Neihardt & Lynn Vendinello

Combined discussion with #5.

5. CASE BAR 2015-0024

Request for an addition and alterations at **611 S Fairfax Street**

Applicant: Jonas Neihardt & Lynn Vendinello

BOARD ACTION: Approved as amended, 6-0. Mr. Neale recused himself.

On a motion by Mr. von Senden, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0023 and BAR Case #2015-0024, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. That all proposed materials; including windows, siding, and trim details comply with the Board's adopted policies.
2. 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

3. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

SPEAKERS

Mike Ernst, project architect, agreed with the recommended conditions and was available to answer questions.

BOARD DISCUSSION

The Board had no discussion on the matter.

REASON

The Board agreed with the staff analysis and recommendations, finding the proposal consistent with the Design Guidelines.

6. CASE BAR 2015-0026

Request for complete demolition and to capsluate at **700-710 N Washington Street**

Applicant: Mahmood Investment Corp.

Combined discussion with #7.

7. CASE BAR 2015-0027

Request for new construction at **700-710 N Washington Street**

Applicant: Mahmood Investment Corp.

BOARD ACTION: Approved as amended, 5-1. Mr. Neale recused himself.

On a motion by Mr. von Senden, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0026 and BAR Case #2015-0027, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. The proposed turned columns on the rear porches shall be square to simplify the design of this element.
2. The rear elevation shall better relate to the architectural style and detail of the front elevations, pending BAR discussion of presentation materials to be reviewed at the hearing.
3. Include the following archaeology comments on all construction documents relating to ground disturbing activity, 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Mike Ernst, project architect, gave a presentation explaining how the applicant had addressed all of the Board's previous concerns. He stated that the applicant's preference was to retain all the Juliet balconies as originally proposed. He explained the evolution of the rear elevation.

BOARD DISCUSSION

Ms. Finnigan stated that she opposed the project finding it inconsistent with the Washington Street Standards. She remained opposed to the capsulation of the historic townhouse as stated at the previous hearing. She preferred the previously proposed porch design.

Mr. Carlin appreciated the architect's explanation of the changes. He had always supported the height, scale, mass and general architectural character and noted that design development often required changes over time. He thought the modifications here were reflective of normal refinement of a project. He liked the most recent revision and supported the Juliet balconies which allowed for a connection between the people and the street.

Mr. von Senden agreed that almost all of the comments made by the Board had been addressed. He continued to disfavor the balconies. He liked the new west/rear elevation. He thought the turned columns appeared out of place. He appreciated the removal of the spandrel glass and the revised color scheme.

Ms. Miller stated she found the balconies acceptable and noted that they reinforced the residential quality of the building.

Ms. Roberts also appreciated the revised scheme. She liked the inspiration for the rear porches and had been convinced that the Juliet balconies were acceptable. She noted that it was good to know that St. Joseph's Church was happy with the current scheme. She stated that the synthetic slate should have a uniform color. Mr. Ernst replied that he would specify one color with integral variation.

Dr. Fitzgerald stated that it was unlikely that people would go out on the Juliet balconies or open their doors on Washington Street. He preferred the scheme with no balconies. He also had no preference on the rear railings.

Mr. von Senden made a motion to approve the application with the staff recommendations and an added condition that the turned columns on the rear porches be square. The motion was seconded by Mr. Carlin and approved 5-1, with Ms. Finnigan voting in opposition and Mr. Neale having recused himself.

REASON

The Board agreed with the staff analysis and recommendations, finding the proposal consistent with the Design Guidelines and Washington Street Standards. The Board supported the revisions made since the previous hearing.

IV. NEW BUSINESS

8. CASE BAR 2015-0036

Request to partially demolish and capsule at **535 N Columbus Street**

Applicant: 533 & 535 N Columbus St Homes, LLC

Combined discussion with #9.

9. CASE BAR 2015-0037

Request for alterations at **535 N Columbus Street**

Applicant: 533 & 535 N Columbus St Homes, LLC

BOARD ACTION: Approved as amended, 7-0.

On a motion by Ms. Roberts, seconded by Mr. von Senden, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0036 and BAR Case #2015-0037, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. The historic central brick chimneys are not removed above the roofline.
2. Upon removal of the metal siding, staff will evaluate the condition of siding for repair or replacement per the BAR's siding policy. If the siding cannot reasonably be retained, new wood siding must be used on the side elevations per the Board's policy.
3. Staff will survey the existing window sash to determine whether they are original, per the BAR's window policy. Original sash and frames on the front elevation must be restored and retained per the Board's policy. If the existing 1/1 windows are not original, they may be replaced with 1/1 or 2/2 sash SDL windows, as proposed.
4. The existing original front entry frame, including transom will be retained and repaired. The existing face trim and door slab may be replaced, as proposed.
5. Staff will survey the mansard portion of the roof to determine its original material for replacement, per the Board's roofing policy. If the original material cannot be determined, it may be clad with metal shingles, or fancy cut decorative slate or wood shingles.
6. The guardrail balusters will be eliminated from the wrought iron railing on the new, front brick stoop.
7. The new rear fence be painted or stained and constructed of wood or wood composite.
8. The applicant shall retain ghost marks on the original window openings proposed to be capsulated by the new construction next door to convey this information for future interested parties.

SPEAKERS

Stephen Kulinski, project architect, agreed with the staff recommendations and responded to questions.

Elaine Johnston, representing the Historic Alexandria Foundation, stated that they were in agreement with the staff recommendations but had concerns about the adjacent new construction on the historic house. She stated that HAF was concerned with the mass and bulk of the new house and that there was no justification for the capsulation of the historic house.

Phil Moffatt, 534 North Columbus Street, requested that the Chairman clarify a comment made about the Permit to Demolish.

Mary Noell McMillian, 530 North Columbus Street, expressed concern about the project here and at 533 North Columbus Street.

BOARD DISCUSSION

Ms. Roberts supported the project with the staff recommendations. She made a motion to approve the application with the staff recommendations.

Mr. von Senden asked why the second chimney shown in the elevation was not shown on the interior plans. Mr. Kulinski stated that it will be removed on the interior but will remain above the roof.

Ms. Finnigan observed that there would most likely be a building constructed next door, and because of that, she recommended noting with ghost marks the original window openings for future investigations. Mr. Kulinski noted that they would be constructing the new house as an abutting structure so they would easily be able to keep the original openings and trim as the new wall would provide the necessary fire rating. This condition was added to Ms. Roberts' motion.

Mr. von Senden seconded the amended motion. The project was approved, as amended, by a vote of 7-0.

REASON

The Board agreed with the staff analysis and recommendations, finding the proposal consistent with the Design Guidelines.

10. CASE BAR 2015-0039

Request for complete demolition of a garage at **533 N Columbus Street**

Applicant: 533 & 535 N Columbus St Homes, LLC

Combined discussion with #11.

11. CASE BAR 2015-0040

Request for new construction at **533 N Columbus Street**

Applicant: 533 & 535 N Columbus St Homes, LLC

BOARD ACTION: Approved as amended, 7-0.

On a motion by Mr. Neale, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0039 and BAR Case #2015-0040, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. The new windows comply with the Board's Window Policy;
2. The window headers on the first floor be replaced with a smaller header to be approved by staff;
3. The historic iron fence in the front yard be reused on-site or made available to others in either the Old & Historic Alexandria District or the Parker-Gray District; and,

4. The following archaeology comments shall be included on all construction drawings that relate to ground disturbing activity, so that all 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Stephen Kulinski, project architect, agreed with the staff recommendations and responded to questions.

Mary Noell McMillian, 530 North Columbus Street, expressed concern about the project here, finding the height and mass insensitive to the block face.

Phil Moffatt, 534 North Columbus Street, requested that the project be deferred to restudy the roof form and reduce the façade from three bays to two bays.

Dan Vinsand, 532 North Columbus Street, expressed concerns about the massing, bay window and fenestration.

Joshua Thomas, 525 North Columbus Street, expressed concerns about the roof line and fenestration.

Elaine Johnston, representing the Historic Alexandria Foundation, stated that HAF was concerned with the height, mass and bulk of the new house. They proposed a smaller footprint that would not extend the full width of the house.

BOARD DISCUSSION

Ms. Roberts asked why the drawings did not show any heights. Mr. Kulinski responded that the 3-D renderings were very accurate. Ms. Roberts stated that the single-story bay was atypical and looked awkward. Mr. Kulinski responded that he had studied a two-story option but found it looked too vertical.

Ms. Miller appreciated the neighbor's concerns and HAF's comments. She noted though that most of the block did not have side yards and that the block face had a variety of roof lines and forms.

Mr. Neale noted that the neighbors' comments were contextual. He observed a regular rhythm and cornice link on the block. He thought the proposed cornice would break the sight line to the roof. He liked the bay, windows and trim. He did not understand how others were saying that the house did not fit in. He noted that the narrow lots meant that any house in this location would extend the width of the lot.

Mr. von Senden asked if the applicant agreed with the proposed conditions and Mr. Kulinski responded affirmatively. He requested that in the future notes on the drawings be written in a larger

font to be more legible. He found the full-lot width size to be appropriate as well as the massing and roof form.

Mr. Carlin agreed with the other comments.

Ms. Finnigan asked how the fence would be made available to others if not reused on site. Mr. Cox responded that staff would facilitate the reuse of the fence for other properties in the districts. Ms. Finnigan thought that they house would blend in well with the street though observed it was a bit too high-style. Her preference would be to remove the brackets to show it is new construction.

Dr. Fitzgerald noted that the loss of open space is always a concern but this was a buildable lot and the proposal was appropriate.

Mr. Neale made a motion to approve the project as amended. The motion was seconded by Mr. Carlin and approved, as amended, by a vote of 7-0.

REASON

The Board agreed with the staff analysis and recommendations, finding the proposal consistent with the Design Guidelines and compatible with the block face. The Board had no concerns regarding the height, scale or mass.

The hearing was adjourned at 8:55pm.

Minutes submitted by,

Catherine K. Miliaras, Historic Preservation Planner
Board of Architectural Review

ADMINISTRATIVE APPROVALS SINCE LAST MEETING

CASE BAR2015-0041

Request for window replacement at 425 S. Washington St.
Applicant: Todd Sigety

CASE BAR2015-0042

Request for sign replacement at 1324 King St.
Applicant: John J. O'Shaughessy

CASE BAR2015-0043

Request for trash enclosure replacement at 1106 King St.
Applicant: Seyed Shoja-Maddahi

CASE BAR2015-0045

Request for signage at 109 S. Alfred St.
Applicant: Sand & Steel Fitness

CASE BAR2015-0050

Request for balcony door replacement at 801 S Pitt St, #425.
Applicant: St. Asaph Square Condominiums

CASE BAR2015-0051

Request for balcony door replacement at 801 S Pitt St, #424.
Applicant: St. Asaph Square Condominiums

CASE BAR2015-0052

Request for a generator docking station at 600 Franklin St.
Applicant: Advance Electrical Services

CASE BAR2015-0054

Request for window sill replacement, repainting and signage at 110 King St.
Applicant: The Creamery

CASE BAR2015-0055

Request for door repair at 1305 Prince St.
Applicant: Aaron Giachetti

CASE BAR2015-0056

Request for step repair at 701 S Royal St.
Applicant: Nancy Smith

CASE BAR2015-0057

Request for fence replacement at 803 Green St.
Applicant: Beverly Hunter

CASE BAR2015-0058

Request for window replacement at 224 N. Fairfax St.
Applicant: Eugene Pfeifer