

**\*\*\*\*\*DRAFT MINUTES\*\*\*\*\***

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, November 4, 2015**  
7:30pm, City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: John von Senden, Chairman  
Chip Carlin, Vice Chairman  
Christina Kelley  
Margaret Miller  
Christine Roberts  
Wayne Neale

Members Excused: Kelly Finnigan

Staff Present: Al Cox, Historic Preservation Manager  
Catherine Miliaras, Historic Preservation Planner

**The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm. Ms. Finnigan was excused.**

**I. MINUTES**

Consideration for the minutes from the **October 21, 2015** public hearing.

**BOARD ACTION: Approved as submitted, 6-0.**

On a motion by Ms. Kelley, seconded by Mr. Carlin, the OHAD Board of Architectural Review, approved the minutes of October 21, 2015 as submitted, 6-0.

**II. CONSENT CALENDAR**

**1 CASE BAR2015-0340**

Request for alteration at **800 Devon PL.**

Applicant: Jordan and Katherine Thomas

**BOARD ACTION: Approved as submitted, 6-0.**

Chairman von Senden called the question and the OHAD Board of Architectural Review voted to approve BAR Case #2015-0340, as submitted. The motion carried on a vote of 6 to 0.

**2 CASE BAR2015-0347**

Request for alterations and signage at **313 Cameron St.**

Applicant: Cyrus Abedi

**BOARD ACTION: Deferred.**

The Board noted the deferment of BAR Case #2015-0347 due to improper notice.

**3 CASE BAR2015-0339**

Request for alterations at **113 Prince St.**

Applicant: Jake and Pintuporn Needham

**BOARD ACTION: Approved as submitted, 6-0.**

Chairman von Senden called the question and the OHAD Board of Architectural Review voted to approve BAR Case #2015-0339, as submitted. The motion carried on a vote of 6 to 0.

**III. NEW BUSINESS**

**4 CASE BAR2015-0341**

Request for new construction at **515 N Washington St.**

Applicant: J. River 513/515 N Washington St., LLC

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

On a motion by Mr. Neale, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0341, as amended. The motion carried on a vote of 6 to 0.

**CONDITIONS OF APPROVAL**

1. The applicant shall provide complete specifications for all materials, not limited to doors, windows, and light fixtures, for final approval by staff to confirm compliance with the Board's policies and guidelines, as part of the building permit review process.
2. The applicant shall select an alternate, and lighter, color for the metal used on the windows.
3. The synthetic stone foundation shall feature a more orthogonal and horizontal load bearing stone configuration, consistent with the historic Alexandria stone examples shown in the materials provided by the applicant at the hearing.

**REASON**

The Board supported the design of the annex, finding that it satisfied the Washington Street Standards and the Board's adopted Design Guidelines. The Board generally supported the proposed materials and color schemes. However, the Board found that the window metal color was too dark and required the applicant work with staff during the permit process to find a suitable color one or two shades lighter. The majority of the Board acknowledged that because this was new construction, synthetic materials are appropriate if they are high-quality and supported the use of this particular synthetic stone, finding that the use of true mortar applied with a historically appropriate joint profile contributed to a high quality and feel, though some Board members preferred natural stone. However, the Board agreed that the completely random arrangement of the stone, as shown in one photograph, was not common to traditional stone masonry in Alexandria and recommended that the synthetic stone be arranged in a more orthogonal design with a horizontal emphasis, as shown in one of the photographs provided by the applicant.

**SPEAKERS**

Brandon Lenk, project architect, gave a presentation on the proposed materials and responded to questions.

**IV. OTHER BUSINESS**

**5 CASE BAR2015-0154**

A work session to discuss the proposed development project at 802 - 808 N Washington St.

**BOARD ACTION: Endorsed as submitted, 5-0-1.**

The Board endorsed the proposed development project at 802 808 N Washington St, as submitted, 5-0-1. Mr. Neale recused himself.

## **REASON**

The Board enthusiastically supported the current design, finding it to be consistent with the Washington Street Standards and the Design Guidelines. The Board found the scheme responded to previous comments and that all elevations of the building were now related. The Board also thought that the project appropriately respected the historic townhouse. The Board found that the northernmost “hyphen” should not be glass and that the central glass hyphen should recede another foot. The Board members all supported the proposed canopy at the Washington Street entrance, finding it an enhancement to the streetscape and an appropriate connection between the historic building and the new construction.

## **SPEAKERS**

John Rust and Scott Fleming, project architects, gave a presentation and responded to questions.

Poul Hertel, 3716 Carriage House Court, spoke in opposition to the size of the project, the proposed curb cut on Washington Street, a glass hyphen on the north end and the sign canopy at the hotel entrance.

Stephan Pisani, National Park Service, opposed the overall scale and height of the project but liked the proposed overall design direction. He suggested that the hyphen in the center of the building should have increased depth/setback and noted the importance of appropriate rooftop mechanical screening and signage as the design evolves.

- 6 A work session to discuss the proposed Potomac Yard Metro project.

**BOARD ACTION:** The Board held a work session to discuss the proposed Potomac Metro project. Chairman von Senden noted that his employer was AECOM, who have an architectural contract with WMATA, but that they were not the City’s design consultant on this particular project, so he felt he had no conflict and would be participating in the discussion.

## **SPEAKERS**

Jeffrey Farner, Deputy Director of Planning & Zoning, introduced the project and team and gave a presentation. He noted that the City has been working with WMATA, the National Park Service, the Potomac Yard Metro Implementation Group (PYMIG) and consultants since the BAR last reviewed this in April 2015. Since that time, City Council selected Alternative B as the preferred local alternative. At this time, the project team is sharing the technical requirements as they relate to the design and asking for the BAR’s ongoing feedback through monthly work sessions in order to reach community consensus on the design concept by February 2016.

Nathan Imm, Urban Planner, Planning & Zoning/Neighborhood Development, gave a presentation and responded to questions.

Ivailo Karadimov, architect for WMATA, gave a presentation and responded to questions.

Mitch Berenstein, Acting Director, Department of Project Implementation, was available for questions.

Jason Kacamburas, Transportation & Environmental Services, was available for questions.

Poul Hertel, 3716 Carriage House Road in Fairfax County, expressed concerns about the impact

on the wetlands and the appearance of the station from the George Washington Memorial Parkway.

### **BOARD DISCUSSION**

The Board appreciated being consulted early in the design process and noted that many of the comments that they made in the April 29, 2015 motion remained valid and advised the project team to continue to consider those comments. They noted that their focus would be the context of the George Washington Memorial Parkway and not Potomac Yard. They particularly liked the precedent images from the Parkway, such as the natural stone bridges and overpasses that captured the organic and natural aspects of the roadway. Some members generally favored a more visually “light” than “robust” option, though all found natural local stone to be appropriate for some aspects. The Board reiterated that the station should be in the spirit of the Parkway and should relate to that rather than to Potomac Yard or even Old Town. Mr. Neale commented that the design question could be framed as to whether the station, or portions of it, should be “of the hill or on the hill.” Chairman von Senden noted that because the station had multiple parts—a low central part and two taller end structures—that it could possibly be “of the hill” in the center and tied to the land with a series of stone retaining walls and berms. He also noted that it would be interesting to pursue a design that integrated some Metro elements from the original, and now historic, Harry Weese design with the Parkway context. The Board looked forward to exploring design options with the project team. It was noted that concerns related to the wetlands and landscaping would be addressed by other entities throughout the project.

## **7. STAFF UPDATES**

1. Mr. Cox thanked Chairman von Senden for assisting with the National Trust for Historic Preservation’s convention field session tour of Old Town and the waterfront area.
2. Mr. Cox noted that the most recently approved RTS applications had been appealed. The RTS appeals are all scheduled to be heard jointly at the December 12, 2015 City Council. Mr. Carlin confirmed he will represent the BAR at the appeal.
3. The week of November 16-20 there will be a charrette as part of the Old Town North Small Area Plan update and all BAR members are invited to participate.

### **DEFERRED PRIOR TO HEARING**

#### **CASE BAR2015-0338**

Request for alterations at **516 Cameron St.**

Applicant: David and Sue Wilkes

**The Board noted the deferment of BAR Case #2015-0338.**

### **ADMINISTRATIVE APPROVALS**

#### **CASE BAR2015-0345**

Request for siding repair at **513 Duke St.**

Applicant: Courtney Elwood

#### **CASE BAR2015-0346**

Request for roof replacement at **129 Prince St.**

Applicant: Anne Hambley

#### **CASE BAR2015-0354**

Request to install exhaust vent at **1118 Prince St.**

Applicant: Kenneth and Mary Crutchfield

**CASE BAR2015-0355**

Request for porch repair at **614 Oronoco St.**

Applicant: VA Trust for Historic Preservation

**ADJOURNMENT**

The Board of Architectural Review, Old and Historic Alexandria District, hearing was adjourned at 9:55pm.