

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

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, November 18, 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  
Kelly Finnigan

Staff Present: Al Cox, Historic Preservation Manager  
Stephanie Sample, Historic Preservation Planner

**The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm. All members were present.**

**I. MINUTES**

Consideration for the minutes from the **November 4, 2015** public hearing.

**BOARD ACTION: Approved as submitted, 7-0.**

On a motion by Ms. Roberts, seconded by Ms. Kelley, the OHAD Board of Architectural Review, approved the minutes of November 4, 2015 as submitted, 7 to 0.

**II. CONSENT CALENDAR**

**1 CASE BAR2015 0349**

Request for alterations at **321 S Washington St.**  
Applicant: Thomas Schantz

*This item was removed from the consent calendar.*

**BOARD ACTION: Approved as submitted, 7-0.**

On a motion by Ms. Roberts, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2015 0349, as submitted. The motion carried on a vote of 7 to 0.

**REASON**

The Board expressed general support for the proposed project but asked the applicant to respond to some of the concerns related to the National Park Service comments, in particular the potential conflict between the proposed trellis the existing downspout at the east end of the north wall and selection of an appropriate planting material. The Board unanimously approved the proposed project, based on the applicant's representation that the trellis would not interfere with the existing downspout and that the applicant would not plant any material that would damage the historic

brick wall.

## **SPEAKERS**

Paul Beckmann, architect, spoke on behalf of the applicant and responded to questions.

### **III. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED**

#### **2 CASE BAR2015-0274**

Request to partially demolish and capsulate at **713 S Pitt St.**

Applicant: Rebecca and Robert Sutton

#### **BOARD ACTION: Approved as amended, 7-0.**

On a motion by Mr. Neale, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2015 0274, as amended. The motion carried on a vote of 7 to 0.

*Item #2 & 3 were combined for discussion purposes.*

#### **3 CASE BAR2015 0275**

Request for an addition at **713 S Pitt St.**

Applicant: Rebecca and Robert Sutton

#### **BOARD ACTION: Approved as amended, 7-0.**

On a motion by Mr. Neale, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2015 0275, as amended. The motion carried on a vote of 7 to 0.

### **CONDITIONS OF APPROVAL**

1. That the applicant install the same cedar shakes on the east elevation of the projecting addition to be consistent with the other elevations and that the shakes not be painted or stained and are allowed to weather naturally; and,
2. Included the following Archaeology comments on all construction documents related to ground disturbance, so that on-site contractors are aware of the requirements:
  - a. 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.
  - b. No metal detection and/or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

### **REASON**

The Board supported the Permit to Demolish/Capsulate, as well as the design of the new addition, although they said that they wanted to see the same material – cedar shakes – on all elevations of the addition to help differentiate it from the existing brick house. The Board found that the proposed addition is in compliance with the broader recommendations contained in the Design Guidelines for new construction.

## **SPEAKERS**

Regina Printz, architect, responded to questions.

David Isaac, contractor, responded to questions.

## **IV. NEW BUSINESS**

### **4 CASE BAR2015-0357**

Request to partially demolish and capsulate at **219 N Royal St.**

Applicant: David and Rixey Canfield

#### **BOARD ACTION: Approved as amended, 6-1.**

On a motion by Ms. Roberts, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2015 0357, as amended. The motion carried on a vote of 6 to 1. Ms. Finnigan voted against.

*Item #4 & 5 were combined for discussion purposes.*

### **5 CASE BAR2015 0348**

Request for alterations at **219 N Royal St.**

Applicant: David and Rixey Canfield

#### **BOARD ACTION: Approved as amended, 6-1.**

On a motion by Ms. Roberts, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2015 0348, as amended. The motion carried on a vote of 6 to 1. Ms. Finnigan voted against.

## **CONDITIONS OF APPROVAL**

1. Included the following Archaeology comments on all construction documents related to ground disturbance, so that on-site contractors are aware of the requirements:
  - a. 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.
  - b. No metal detection and/or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

## **REASON**

The majority of the Board felt that the proposed changes to the carriage house were a creative and thoughtful adaptive reuse for a building that has had a number of modifications over the years. Some noted that all buildings change over time and that this was a reasonable and minimal alteration. Although the building dates to the 19<sup>th</sup> century, the Board felt that the changes were in keeping with the Secretary of the Interior Standards for Rehabilitation and that in some cases the poorly constructed later brick infill would be removed and the original openings restored.

## **SPEAKERS**

Patrick Camus, architect, responded to questions.

David Canfield, owner, responded to questions.

## **V. OTHER BUSINESS**

- 6 The Board received a status update on the proposed updates to chapters of the Design Guidelines to reflect the 2012 Parker-Gray Residential Reference Guide.

**BOARD ACTION:** The Board received a status update on the proposed updates to chapters of the Design Guidelines to reflect the 2012 Parker Gray amendments.

## **REASON**

The Board appreciated the presentation on the draft Design Guidelines for Parker-Gray and discussed whether similar changes should be considered in the Old & Historic Alexandria District. The Board did not see the need to consider wholesale adoption of the Parker-Gray changes, or any immediate need to consider the draft Parker-Gray Design Guidelines and wanted to see the draft guidelines in greater detail before even considering any changes. The Board felt that in the OHAD there is not the same concern about changing the policies as was the case in Parker-Gray a few years ago, although they said that perhaps they could consider updating the Design Guideline graphics to be more current, without changing any significant content.

## **DEFERRED PRIOR TO HEARING**

### **CASE BAR2015-0347**

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

Applicant: Cyrus Abedi

The Board noted the deferment of case BAR2015 0347 due to improper noticing.

## **ADMINISTRATIVE APPROVALS**

### **CASE BAR2015-0356**

Request for replacement of fascia and gutters at **320 Commerce St.**

Applicant: Wayne Rosenkrans

### **CASE BAR2015-0361**

Request for chimney repair at **412 S Lee St.**

Applicant: Marliese March

### **CASE BAR2015-0362**

Request for signage at **321 S Washington St.**

Applicant: Thomas Schantz

### **CASE BAR2015-0363**

Request for window replacement at **60 Wolfe St.**

Applicant: Traci Vitek

## **ADJOURNMENT**

The Board of Architectural Review, Old and Historic Alexandria District, hearing was adjourned at 9:06pm.