

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, December 2, 2015
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: John von Senden, Chairman
Christina Kelley
Margaret Miller
Kelly Finnigan

Members Excused: Chip Carlin, Vice Chairman
Wayne Neale
Christine Roberts

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

Jeff Farner, Deputy Director, Planning & Zoning,
Mitch Bernstein, Acting Director, Department of Project Implementation
Tony Gammon, Acting Deputy Director, Department of Project Implementation

The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm. Mr. Carlin, Mr. Neale and Ms. Roberts were excused.

I. MINUTES

Consideration for the minutes from the **November 18, 2015** public hearing.

BOARD ACTION: Approved as amended, 4-0.

On a motion by Ms. Kelley, seconded by Ms. Miller, the OHAD Board of Architectural Review, approved the minutes of November 18, 2015 as amended, 4 0.

II. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

1 CASE BAR2015-0224

Request to partially demolish and capsulate at **119 Queen St.**
Applicant: Deborah and Kenneth Cureton

BOARD ACTION: Approved as amended, 4-0.

On a motion by Ms. Kelley, seconded by Ms. Finnigan, the OHAD Board of Architectural Review voted to approve BAR Case #2015 0224, as amended. The motion carried on a vote of 4 to 0.

Item #1 & 2 were combined for discussion purposes.

2 CASE BAR2015-0225

Request for an addition at **119 Queen St.**
Applicant: Deborah and Kenneth Cureton

BOARD ACTION: Approved as amended, 4-0.

On a motion by Ms. Kelley, seconded by Ms. Finnigan, the OHAD Board of Architectural Review voted to approve BAR Case #2015 0225, as amended. The motion carried on a vote of 4 to 0.

CONDITIONS OF APPROVAL

The Board approved the application for a Permit to Demolish, Certificate of Appropriateness and Waiver of Rooftop HVAC Screening as submitted. *The Board also approved a position that going forward, large front dormers, such as the one approved in this case, would only be permitted in this particular development bounded by North Lee Street, North Union Street, Oronoco Street and Queen Street.*

REASON

The BAR recognized that the applicant had spent significant time and effort to redesign the proposed front dormer to make it more appropriate and compatible with the townhouse and the larger neighborhood. The BAR noted that aligning the dormer with the windows below was a great improvement. There were some comments noting concern about raising the roof and the prominence of the proposed front dormer. While the BAR supported this particular project, the BAR remains concerned about the introduction of large front dormers on townhouses and took an official position that they be limited to this particular neighborhood of non-historic townhouses which already have a number of large front dormers and other alterations.

SPEAKERS

Christine Kelly, project architect, explained the new design and responded to questions.

Deborah Cureton, owner, explained the effort that was put into the design and thanked staff for their help.

III. NEW BUSINESS

3 CASE BAR2015-0358

Request for complete demolition at **608 S Fairfax St.**
Applicant: 608 S Fairfax Street, LLC.

BOARD ACTION: The Board did not have a quorum to hear this case and took no action. The case has now been deferred to Dec. 16, 2015.

Item #3 & 4 were combined for discussion purposes.

4 CASE BAR2015-0359

Request for new construction at **608 S Fairfax St.**
Applicant: 608 S Fairfax Street, LLC.

BOARD ACTION: The Board did not have a quorum to hear this case and took no action. The case has now been deferred to Dec. 16, 2015.

SPEAKERS

While there was no public hearing one person, Joseph Wilson of 210 Gibbon Street, spoke with procedural questions.

IV. OTHER BUSINESS

5 CASE BAR2015-0156

A work session to discuss the proposed development project at 1101 N Washington St.

BOARD ACTION: The Board held a non-binding work session to discuss the proposed development project at 1101 N Washington St., and unanimously endorsed the scale, mass and general architectural character of the concept, as amended.

REASON

The Board appreciated the applicant's revised designs throughout the review process. They also said they appreciated the applicant's willingness to work with the community even if it was challenging to find agreement. The Board strongly preferred the design that was presented on 9/21/15 ("Current" in submission package) over the later version known as the 11/2/15 ("Current Alternate") as the latter featured an unfortunate "wedding cake" approach with no clear definition at the ends. They noted that the overall height and mass had been reduced since the first concept scheme, particularly on the rear elevation, in response to concerns. They strongly supported the four-story book-ends with the hipped roof with lower wings connecting to the prominent four-story center block. While the Board noted that use and zoning were not within their purview, the Board felt that the south elevation should have a presence on 2nd Street. The Board also felt that the 9/21/15 elevation satisfied the Washington Street Standards but that there was more opportunity to add some variation with respect to material and color. While the Board generally supported the direction of the 9/21/15 design, they provided clear guidance for future refinement before returning for a Certificate of Appropriateness. The amended scheme that the BAR endorsed for height, scale, mass and general architectural character must 1) maintain the "book-ends" and articulation from the 9/21/15 design but to further study lowering the connecting wings between the book-ends and center block; 2) feature an improved main block centering as shown on the 11/2/15 design; and 3) include variation with respect to material and color. On a motion by Ms. Finnigan, seconded by Ms. Kelley, the BAR endorsed the amended design, 4-0.

SPEAKERS

Cathy Puskar, representing the applicant, gave a brief overview of the status of the design and outreach process and responded to questions.

John Rust, project architect, explained the design approach and revisions since the previous BAR review. He explained that the applicant was happy with both designs.

Tom Soapes, representing the NOTICE Board and resident of 1035 North Pitt Street, stated that the NOTICE community association objected to the height of the project and found it incompatible.

Christopher Newbury, Pitt Street HOA, spoke against the project.

James Herring 525 Bellvue Place, spoke in opposition.

Bud Marston, 1172 North Pitt Street, spoke in opposition.

Janice Herring, 525 Bellvue Place, expressed concern because this area was primarily residential.

Cathy Dooley, 516 Bellvue Place, stated that the Pitt Street Station HOA she represented was opposed.

Andrea Haslinger, 522 Bellvue, spoke in opposition to both options.

Gary Solis, 522 Bellvue Place, expressed concern that it was too large.

Jonathan Sheiner, 510 Bellvue Place, spoke in opposition.

Jesus Medrano, 404 Bashford Lane, expressed concern about the size.

Tom Macmillan, 540 2nd Street, spoke in opposition.

Ken Adami, 1178 North Pitt Street, spoke in opposition.

Elizabeth Sproul, 1128 North Pitt Street, spoke in opposition to the height and mass.

Elizabeth Chimento, 1200 North Pitt Street, expressed concerns regarding the size and form.

Poul Hertel, 3716 Carriage House Court, did not believe that the intent of the Washington Street Standards was satisfied.

Stephen Pisani, Historical Architect for the National Park Service, expressed concern about the mass and scale of the project.

Judith Zink, 600 2nd Street, spoke in opposition.

6 A worksession to discuss the Waterfront Common Elements palette.

BOARD ACTION: The Board held a non-binding worksession to discuss the Waterfront Common Elements palette.

DISCUSSION

In general, the BAR supported the direction. There were mixed opinions regarding the light fixture style though most did not favor the industrial aesthetic. There was support for a period light (1), a period/industrial hybrid (1) and also the nautical approach (2). The BAR felt that a characteristic light to define this area was a good direction but that it did not necessarily need to be unique to the waterfront and said that further study of using the George Washington Memorial Parkway light had merit. They also liked the idea of the light as a background element. There was support for the direction with the paving and also a comment that as paving patterns are further developed to incorporate a herringbone pattern for the brick. Ms. Finnigan also liked cobblestones for promenade banding. In response to whether the granite banding would be curving or rectilinear, Mr. Graffam noted that smaller modules could be used or texture and that the goal of the Common Elements palette would be to establish guidelines that could be applied in the future rather than specifying a certain type of stone that may not be available in the future. The BAR also wanted to see the railroad tracks interpretation included and more understanding about the art and history interpretation (not too many markers). Mr. Graffam noted that the to-be-designed street-end gardens would be a place to curate a significant portion of the art and history components.

SPEAKERS

Tony Gammon, Acting Deputy Director of the Department of Project Implementation, introduced the project and responded to questions.

Skip Graffam, project designer at OLIN, gave a presentation on the proposed Common Elements palette for the waterfront area and requested feedback from the BAR. He explained that the concept was to have a consistent approach for certain key elements such as paving, lighting, site furnishings and art/history.

Ted Pulliam, 2506 Sanford Street, appreciated the effort so far and noted that he preferred the wider banding to allow for more room for historical quotes. He also preferred a historic or period light over the industrial/wharf approach. He also recommended extending the shoreline everywhere and delineating the railroads.

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

The Board held a non-binding work session to discuss the proposed Potomac Metro project.

DISCUSSION

The BAR expressed a preference for the split-form geometric massing but also wanted to see further study of the curvilinear massing, noting that there could be a hybrid form that incorporated curvilinear, organic elements. The BAR directed the project team to continue studying the two options. The BAR noted that the final design should have a low overall profile and that it was important to consider landscaping for this project. The BAR also noted that they were interested in working with the project architect at future work sessions as the design evolves. The BAR emphasized the importance of reviewing plans showing perspectives from the George Washington Memorial Parkway.

SPEAKERS

Jeff Farner, Deputy Director of Planning & Zoning, gave a presentation and requested feedback on the proposed massing options.

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

Mitch Bernstein, 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.

ADMINISTRATIVE APPROVALS

CASE BAR2015-0364

Request for replacement windows at **606 N Washington St.**

Applicant: N.A.R.F.E

ADJOURNMENT

The Board of Architectural Review, Old and Historic Alexandria District, hearing was adjourned at 10:18pm.