

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

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, January 20, 2016**  
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  
Kelly Finnigan  
Wayne Neale  
Christine Roberts

Members Excused: Margaret Miller

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 7:33pm. Ms. Miller was excused.**

**I. MINUTES**

Consideration for the minutes from the **January 6, 2016** public hearing.

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

On a motion by Mr. Carlin, seconded by Ms. Kelley, the OHAD Board of Architectural Review, approved the minutes of January 6, 2016. The motion carried on a vote of 6 to 0.

**II. CONSENT CALENDAR**

**1 CASE BAR2015-0394**

Request for alterations at **101 N Union St.**

Applicant: ARP Waterfront, LLC

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

On a motion by Ms. Kelley, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0394, as submitted. The motion carried on a vote of 6 to 0.

**2 CASE BAR2015-0400**

Request for alterations at **333 N Royal St.**

Applicant: Suzanne Willett

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

On a motion by Ms. Kelley, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0400, as submitted. The motion carried on a vote of 6 to 0.

**3 CASE BAR2015-0396**

Request for signage at **115 N Washington St.**

Applicant: WashingtonFirst Bank

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

On a motion by Ms. Kelley, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0396, as submitted. The motion carried on a vote of 6 to 0.

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

**4 CASE BAR2015-0359**

Request for new construction at **608 S Fairfax St.**

Applicant: 608 S Fairfax Street, LLC.

**BOARD ACTION: Approved as amended, 5-1.**

On a motion by Mr. Neale, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0359, as amended. The motion carried on a vote of 5 to 1. Ms. Finnigan voted against.

**CONDITIONS OF APPROVAL**

1. Install a single dormer on the front elevation;
2. Implement Option A for the north and south elevations in the application drawings;
3. Eliminate the shutters on the front elevation and the blind windows with shutters on the side elevations; and,
4. Include the following notes on all construction drawings that relate to ground disturbing activity, so that all 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.
  - 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**

Steve Kulinski, representing the applicant, stated that the project team preferred Option A for the north elevation because it was simpler but otherwise agreed to the staff recommendations, including the recommendation for a single front dormer.

Divya Shenoy, 604-606 South Fairfax Street, expressed concerns with the overall height, the effects on the landscaping and construction issues, particularly related to security and protection of her dog.

**REASON**

The Board agreed that a single dormer on the front elevation was preferable to two dormers and more historically typical in Alexandria for a townhouse this size. The Board also found the simpler north and south side elevations as shown in Option A to be more appropriate. The Board added a condition to remove the proposed shutters on the front and the blind windows with shutters on the sides to simplify these elevations and to better differentiate this as new construction. The minority opinion remained that the new construction should have a more small scale, vernacular style in keeping with the existing house.

#### **IV. NEW BUSINESS**

##### **5 CASE BAR2015-0399**

Request for re-approval of previously approved expired plans at **200 S Peyton St.**

Applicant: LDA/Lotto, LLC

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

On a motion by Ms. Roberts, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0399, as submitted. The motion carried on a vote of 5-0-1. Mr. Neale recused himself.

##### **SPEAKERS**

John Rust, project architect, gave a brief overview of this project that had previously been reviewed and approved by the BAR but had delayed for economic reasons.

##### **REASON**

The BAR had no discussion on this proposal for an addition, noting that the design was appropriate and it had been approved on two previous occasions by the BAR.

##### **6 CASE BAR2015-0397**

Request to partially demolish and capsulate at **1215 Duke St**

Applicant: Potomac Relocation Services, LLC

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

On a motion by Ms. Roberts, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0397, as amended. The motion carried on a vote of 6 to 0.

*Item #6 & 7 were combined for discussion purposes*

##### **7 CASE BAR2015-0398**

Request for alteration and an addition at **1215 Duke St**

Applicant: Potomac Relocation Services, LLC

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

On a motion by Ms. Roberts, seconded by Ms. Kelley, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0398, as amended. The motion carried on a vote of 6 to 0.

##### **CONDITION OF APPROVAL**

1. The gate in the fence at the automobile entrance on Duke Street may not swing out over the public sidewalk.
2. The fence and gate height shall be limited to 6' in total height.
3. The brick removed for the openings on the rear elevation shall be reused for the area proposed for infill to the greatest extent possible.
4. The statements in archaeology conditions below shall appear in the General Notes of all construction plans 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**

David Ellsbourg, applicant, agreed with the staff recommended conditions and responded to questions.

Christopher Kapellas, 1209 Duke Street, stated that a 7' tall fence on Duke Street was not appropriate and recommended that it be no greater than 6'. He also inquired about City regulations regarding the abandonment of curb cuts.

### **REASON**

The Board found the proposal to be appropriate and consistent with the Design Guidelines in general. The Board noted that a 7' fence was not appropriate for this site. The Board also added a condition that historic brick removed on the rear ell as part of the alterations should be reused in the infill area.

### **Deferred Prior to Hearing**

#### **CASE BAR2015-0401**

Request for alterations at **700 S Pitt St.**

Applicant: Thomas Campbell

#### **CASE BAR2015-0402**

Request to partially demolish and capsule at **1209 Prince St.**

Applicant: Wesley Callender & Patricia Davis

#### **CASE BAR2015-0403**

Request for alterations and an addition at **1209 Prince St.**

Applicant: Wesley Callender & Patricia Davis

## **V. OTHER BUSINESS**

### **Appointment of a Design Guidelines Committee**

The Chair appointed Christina Kelley and Kelly Finnigan to the Design Guidelines Committee. Ms. Kelley will chair the committee.

### **Committee report on the status of the Old Town North Small Area Plan Update: Chip Carlin**

The Board received a committee report on the status of the Old Town North Small Area Plan.

## **ADMINISTRATIVE APPROVALS**

#### **CASE BAR2016-0002**

Request for foundation repair at **505 Wilkes St.**

Applicant: Virginia Coslett

#### **CASE BAR2016-0003**

Request for repointing at **200 S Fairfax St.**

Applicant: Vaughan Restoration

**CASE BAR2015-0406**

Request for signage at **720 Jefferson St.**

Applicant: Abyssinia Mart

**CASE BAR2016-0001**

Request for siding repair at **416 N Patrick St.**

Applicant: Navarro Construction

**CASE BAR2016-0006**

Request for window replacement at **416 N Patrick St.**

Applicant: Jack Sugarman

**VI. ADJOURNMENT**

The Board of Architectural Review, Old and Historic Alexandria District, hearing was adjourned at 8:25pm.