

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, March 2, 2016
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Excused: Kelly Finnigan
Christina Kelley

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 7:33pm. Ms. Finnigan and Ms. Kelley were excused.

I. MINUTES

Consideration of the minutes from the **February 17, 2016** public hearing.

BOARD ACTION: Approved as amended, 5-0.

On a motion by Mr. Carlin, seconded by Mr. Neale, the OHAD Board of Architectural Review approved the minutes of February 17, 2016, as submitted. The motion carried on a vote of 5 to 0.

II. CONSENT CALENDAR

1 CASE BAR2016-0029

Request for alterations at **600 Wolfe St.**

Applicant: The Little Theatre of Alexandria

This item was removed from the consent calendar.

BOARD ACTION: Approved as amended, 5-0.

On a motion by Ms. Roberts, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0029, as submitted. The motion carried on a vote of 5 to 0.

SPEAKERS

Louis Bittinger, President of Little Theater of Alexandria, spoke in support of the application and answered questions.

DISCUSSION

Ms. Roberts asked Mr. Bittinger about the letter the Board received indicating that some member of the Little Theater Board preferred a different handicapped accessible entrance. Mr. Bittinger said that some members supported an alternative entrance but that the majority of the Board

supported an entrance on the front of the building, so that disabled patrons could use the same entrance as the general public.

REASON

The Board supported the handicap ramp at the front entrance to the theater.

III. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

2 CASE BAR2016-0017

Request for alterations and new construction at **401-415 Wolfe St.**

Applicant: Gregory and Candy Fazakerley

BOARD ACTION: Approved as amended, 5-0.

On a motion by Mr. Neale, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0017, as amended. The motion carried on a vote of 5 to 0.

CONDITIONS OF APPROVAL

1. Consolidate the four lots addressed 401, 403, 405 and 413 Wolfe Street prior to applying for a building permit for the new house at 401 Wolfe Street.
2. That date stones be installed on both the new house and the garage to identify it as modern construction.
3. That the garage dormers have field applied trim and not the manufacturer's brick mold trim.
4. That the brick bond on the garage be a running bond pattern.
5. That the brick jack arches on the garage be four courses tall.
6. That the garage have a brick water-table course.
7. Permit Alexandria Archaeology the opportunity to conduct small-scale archaeological testing on the 401 Wolfe St. lot and a portion of the 403 Wolfe St. lot prior to the initiation of the construction project. This would be at no cost to the applicant and would not entail any delays to the construction project. This would allow Alexandria Archaeology to collect information and record archaeological evidence about this particular spot in Alexandria. Please contact Garrett Fesler at 703.746.4399 or email garrett.fesler@alexandriava.gov
8. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, under-grounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

- b. 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.
- c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Duncan Blair, attorney, representing the applicant, spoke in support of the project and answered questions.

Roger, Hiyama, 426 S. Pitt Street, spoke about concerns relating to the BAR review process.

DISCUSSION

Ms. Roberts said that she would prefer a running bond brick pattern on the garage, rather than a common bond, to indicate it was a 21st century structure and to further differentiate it from the main house. She expressed some initial concern about the use of the proposed antique finish brick for the garage because it was too similar to the historic outbuildings, but was satisfied that a date stone on both the garage and the main house would help to differentiate the new construction from the older buildings on the property.

Chairman Von Senden agreed that a date stone would help the public identify the proposed buildings as new construction, because the historically accurate details and materials and a relatively high style design of the project might suggest to some people that the house was historic.

Ms. Miller said that she preferred the proposed antique brick with a small amount of white wash on the garage because it related to both the new house and the existing outbuildings.

Mr. Carlin said that he was supportive of the applicant's revisions which were more vernacular in nature. He said that he supported the applicant's proposed brick for the garage and that a corner stone on both the garage and the main house would be appropriate.

Mr. Neale said that he supported the proposed new house but suggested that there should be custom trim on the garage dormers and not stock brick mold, and that the jack arches over the garage windows should be four brick courses high. He said that he thought the complete elimination of a water table on the garage was excessive and recommended a brick water table in lieu of the previous stone.

Mr. Neale made a motion to approve the proposed new construction with the conditions discussed by the Board members. Mr. Carlin seconded the motion, which carried by a vote of 5-0.

REASON

The Board was in support of the new construction but requested that the applicant make some minor alterations, in particular to the garage, which would clearly differentiate it from the historic buildings on the property.

IV. NEW BUSINESS

3 CASE BAR2016-0026

Request to partially demolish and capsulate at **512 N Columbus St.**
Applicant: Robert Hotaling

BOARD ACTION: Approved as amended, 5-0.

On a motion by Ms. Roberts, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0026, as amended. The motion carried on a vote of 5 to 0.

Item #3 and #4 was combined for discussion purposes.

4 CASE BAR2016-0027

Request for alterations and an addition, and waiver of rooftop screening requirement, at **512 N Columbus St.**
Applicant: Robert Hotaling

BOARD ACTION: Approved as amended, 5-0.

On a motion by Ms. Roberts, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0027, as amended. The motion carried on a vote of 5 to 0.

CONDITIONS OF APPROVAL

1. That the applicant install vibration isolators to reduce the vibration and noise from the rooftop HVAC condensers and to locate them in such a way to minimize noise and vibration for the adjacent neighbors.
2. The language noted below shall be included on all final construction documents involving any ground disturbing activities:
 - 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 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.

SPEAKERS

Steve Kulinski, architect, spoke in support of the application and answered questions.

Vallerey Vandegrift, 510 N. Columbus Street, said she was concerned about water and sewage issues that she has had at her property and was concerned that the proposal did not include a basement addition which could address these issues.

Steve Stylianoudis, 510 N. Columbus Street, said he objected to the rooftop HVAC condensers and thought they would create excessive noise.

BOARD DISCUSSION

Mr. Carlin said that the construction of the addition would be according to the building code and that the neighbors should not have any construction damage. He said that the rooftop HVAC units could be shielded or located on the roof to minimize noise and set on vibration isolators.

Mr. Neale said that he supported the addition and noted that the design of the addition was very utilitarian but that it may be appropriate in this location.

Ms. Miller asked the architect if the rooftop condenser notice could be reduced. Mr. Kulinski said that they could be mounted on vibration isolator pads and that the units were high efficiency units that met the Building Code's noise requirements.

Ms. Roberts said that the Board routinely approves rooftop condensers for a variety of reasons, and that she supported the rooftop location. However, she asked Mr. Kulinski if they could be installed with the vibration isolators so that they have as minimal an impact as possible. Mr. Kulinski concurred.

Ms. Roberts made a motion that was seconded by Mr. Carlin. The OHAD Board of Architectural Review voted to approve BAR Case #2016-0027, with staff conditions and a condition that the applicant work to reduce the noise and vibration of the rooftop HVAC condensers. The motion carried on a vote of 5 to 0.

REASON

The Board supported the applicant for a rear addition, provided that the applicant works to reduce the noise and vibration of the rooftop HVAC condensers.

ADMINISTRATIVE APPROVALS

CASE BAR2016-0034

Request for signage at **113 S West St.**

Applicant: Belleview Medical Partners

CASE BAR2016-0035

Request for window replacement at **1250 S Washington St.**

Applicant: Louis Dennig

CASE BAR2016-0036

Request for fence replacement at **709 Chetworth Pl.**

Applicant: John Martin

CASE BAR2016-0037

Request for HVAC replacement at **101 N Union St.**

Applicant: Alexandria Waterfront Associates

CASE BAR2016-0038

Request for vent installation at **10 Norton Ct.**

Applicant: Downtown Baptist Church

V. ADJOURNMENT

The Board of Architectural Review, Old and Historic Alexandria District, hearing was adjourned at 8:20pm.