

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, March 16, 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
Kelly Finnigan
Christina Kelley

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

Karl Moritz, Director, Planning & Zoning
Jeff Farner, Deputy Director, Planning & Zoning
Tom Canfield, City Architect, Planning & Zoning
Jason Kacamburas, Project Manager, Department of Project Implementation

The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm. Ms. Miller arrived during New Business and Ms. Finnigan arrived before the Potomac Yard Metrorail Station work session.

I. MINUTES

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

BOARD ACTION: Approved as amended, 4-0-1.

On a motion by Ms. Roberts, seconded by Mr. Carlin, the OHAD Board of Architectural Review, approved the minutes of March 2, 2016 as submitted. The motion carried on a vote of 4-0-1 with Ms. Kelley abstaining, having been absent at the prior meeting.

II. CONSENT CALENDAR

1 CASE BAR2016-0040

Request for alterations at **700 S Washington St.**
Applicant: Verizon Wireless

BOARD ACTION: Approved as submitted, 5-0.

On a motion by Mr. Neale, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0040, as submitted. The motion carried on a vote of 5-0.

III. NEW BUSINESS

2 CASE BAR2016-0042

Request for alterations at **106 S Union St.**

Applicant: Virtue Feed & Grain

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

On a motion by Ms. Roberts, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0042, as submitted. The motion carried on a vote of 5-0-1 with Ms. Miller abstaining.

SPEAKERS

Paul Beckmann, representing the applicant, was available to answer questions.

BOARD DISCUSSION

The Board had no discussion on this item.

REASON FOR APPROVAL

The Board supported the proposal to not construct the previously approved raised deck and glass canopy and found the installation of a kitchen exhaust vent in the existing window opening to be appropriate.

IV. OTHER BUSINESS

3 City Strategic Plan, Karl Moritz - Director of Planning and Zoning

BOARD ACTION: The Board received a presentation from the Director of Planning & Zoning, Karl Moritz.

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

BOARD ACTION: The Board held a concept review work session on the proposed Potomac Yard Metro project.

SPEAKERS

Jeff Farner, Tom Canfield and Jason Kacamburas, gave a presentation on the current status of the Potomac Yard Metro and showed design options for the architectural skin and other elements.

Ethan Marsh, project architect at KGP Design Studio, and Ivailo Karadimov, WMATA architect, both assisted with the presentation and responded to questions.

Poul Hertel 3716 Carriage House Court, Fairfax County, expressed concerns and showed examples of King's Cross Station in London, advocating for the inclusion of an arch form in the design.

BOARD DISCUSSION

The consensus of the Board was that the design was moving in the right direction and that the current proposal was generally appropriate and compatible. The Board confirmed that the overall forms and massing, as previously supported, continued to be appropriate and more fully resolved. They liked the architectural approach of using a pronounced exoskeletal frame with substantial, but largely recessed, glazing. The Board supported the architectural approach

inspired by Thorncrown Chapel as an appropriate design response for this station set in the landscape on the GWMP. The Board also reiterated that the station should look well designed and appropriate both day and night throughout the year.

The Board observed that the pedestrian bridges over the heavy rail (CSX) would be visible from many vantage points, including the GWMP. The Board generally thought the present utilitarian character of the pedestrian bridges were an unrealized opportunity and that their design should relate to the architectural character of the station. They suggested that the incorporation of an arch form, similar to bridges found along the GWMP, could be an appropriate design direction. A concept for using random, angled pilings (“dancing pilings”) to support the long pedestrian/bicycle station access ramps, so that the vertical structure may blend with the forested setting when viewed from the GWMP received a positive response. A concern about using the proposed fenced area north of the station as a parking area was raised and it was noted that this highly visible location very close to the GWMP should not be used for storage or parking.

The Board asked for the following information at the next work session:

- Materials and colors, including different glass options
- Explanation of any additional security features that will impact the design such as fencing and lighting, or cleared areas required for surveillance
- Landscape elements and grading that will be integral to overall station design

In summary, the majority of the Board gave the following direction:

- Preference for Option 1 (not unanimous)
- Preference for the larger louvers over the smaller louvers (not unanimous)
- Support for the “dancing pilings” ped/bike ramp supports
- Continued study needed on the pedestrian bridges over the rail tracks, one of which will be clearly visible from GWMP
- Begin to study both materials and colors that support the concept sketch direction
- Show specific materials and details that will be used in the station, especially ones that are required WMATA standards
- Pursue limiting the use of chain link fencing and prevent the creation of a parking area in a location highly visible on the GWMP

ADMINISTRATIVE APPROVALS

CASE BAR2016-0057

Request for door replacement at **717 S Royal St.**

Applicant: Stephen Gallagher

CASE BAR2016-0053

Request for signage at **808 King St.**

Applicant: Farzan Fanaiyan

CASE BAR2016-0052

Request for roof replacement at **727 S Alfred St.**

Applicant: Amanda Wilson

CASE BAR2016-0051

Request for repointing at **209 S Fairfax St.**

Applicant: Vaughan Restoration

CASE BAR2016-0050

Request for heat pumps at **10 Prince St.**

Applicant: Air Plus

CASE BAR2016-0004

Request for fence replacement at **7 Potomac Ct.**

Applicant: Georgi Petrov

CASE BAR2016-0048

Request for light replacement at **307-309 S Royal St.**

Applicant: St. Mary's Rectory

CASE BAR2016-0043

Request for shutter replacement at **414 Franklin St.**

Applicant: Braden Holtby

V. ADJOURNMENT

The Board of Architectural Review, Old and Historic Alexandria District, hearing was adjourned at 9:04pm.