

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, April 20, 2016
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: John von Senden, Chair
Wayne Neale
Christine Roberts
Margaret Miller
Kelly Finnigan Mechling
Christina Kelley
Chip Carlin, Vice Chair

Staff Present: Al Cox, Historic Preservation Manager
Michele Oaks, Historic Preservation Planner

Jeff Farner, Deputy Director, Planning & Zoning

The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm. Ms. Mechling arrived at 8:00pm.

I. MINUTES

Consideration of the minutes from the **April 6, 2016** public hearing.

BOARD ACTION: Approved as amended, 6-0.

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

II. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

1 CASE BAR 2016-0063

Request for alterations at **808 King St.**
Applicant: Don Taco

The Board noted the deferral of Case 2016-0063 for lack of required notice.

III. NEW BUSINESS

2 CASE BAR2016-0076

Request to partially demolish and capsule at **102 Prince St.**
Applicant: John and Paulette Wynn

BOARD ACTION: Approved, as amended; 6-0

On a motion by Ms. Roberts, seconded by Ms. Kelly, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0076 as amended, by a roll call vote. The motion carried on a

vote of 6-0.

CONDITIONS OF APPROVAL

1. Include the following conditions in the General Notes of all site plans and construction drawings 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.

REASON

The Board had minimal discussion, finding the proposed amount of demolition to be acceptable.

SPEAKERS

Gretchen Brown with Harry Braswell, Inc., the applicant's contractor, spoke on behalf of the project.

3 CASE BAR2016-0077

Request for an addition at **102 Prince St.**

Applicant: John and Paulette Wynn

The Board only voted on CASE BAR2016-0076, Permit to Demolish. The proposed rear addition will not be visible from a public way and staff determined that a Certificate of Appropriateness was not needed.

4 CASE BAR2016-0082

Request for an after-the fact permit to demolish at **420 S Lee St.**

Applicant: Thomas Byrne

BOARD ACTION: Denied, 7-0

On a motion by Ms. Roberts, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to deny BAR Case 2016-0082. The motion carried on a vote of 7 to 0.

REASON

The Board found that the antique cast iron/brick fence, installed in the 1960s along this property's front property line, had gained historic significance over time and that fences were historically common in the front yard of properties in Old Town. The removal of this fence from this location would negatively impact the historic streetscape.

SPEAKERS

Dr. John Sprinkle, Jr., Chairman, Alexandria Historical Restoration and Preservation Commission which holds a preservation easement on the subject property, testified that the Commission did not object to the previous application to alter the cast iron/brick fence, or to the installation of a wood picket fence. He noted, however, that the Commission had not discussed the "no fence" option and was not able to provide comments on this current application.

Elaine Johnston, representative for Historic Alexandria Foundation, stated the Foundation's support for the staff report, particularly noting concurrence that the cast iron fence has acquired historic significance over the past 50 years. She also expressed concerns with the process if after the fact demolition were to be approved.

Bert Ely, representative for Old Town Civic Association, stated a concern with the BAR process if a fence is not reinstalled and encouraged the BAR to support the staff recommendation.

Yvonne Callahan, neighbor at 735 South Lee Street, testified that BAR after-the-fact requests generally are approved when they are minor in scope. She does not feel that this application is minor and encouraged the BAR to support the staff recommendation of denial.

5 **CASE BAR2016-0056**

Request for reapproval of a previously approved permit to demolish/capsulate at **224 S Lee St.**
Applicant: 224 S Lee St LLC

BOARD ACTION: Approved, as amended; 6-1

On a motion by Mr. Carlin, seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case 2016-0056, as amended. The motion carried on a vote of 6 to 1.

Item #5 & 6 were combined for discussion purposes.

6 **CASE BAR2016-0093**

Request for reapproval of a previously approved certificate of appropriateness at **224 S Lee St.**
Applicant: 224 S Lee St LLC

BOARD ACTION: Approved, as amended; 6-1

On a motion by Mr. Carlin, seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case 2016-0093, as amended. The motion carried on a vote of 6 to 1.

CONDITIONS OF APPROVAL

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all building permit 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 onsite contractors are aware of the requirements.
2. The applicant/developer shall call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged.
3. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) 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.
4. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

5. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

REASON

The Board found that the demolition and capsulation, as well as the proposed additions will not significantly affect how the unique growth and development of this historic building is read and understood. While this building has a formal Federal façade, it is equally notable for the way the previous flounder house was expanded in the early 19th century. These earlier forms will still clearly be expressed and maintained with the new construction and will continue to retain an unusually high level of historic and architectural integrity while beautifully showcasing the evolution of an early Alexandria dwelling.

SPEAKERS

Luke Olson, with GTM Architects, the applicant's architect, spoke on behalf of the project, and agreeing to the conditions.

IV. OTHER BUSINESS

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

SPEAKERS

Jeff Farner, gave a presentation on the current status of the Potomac Yard Metro and showed design options for the pedestrian bridge and security fencing. Landscaping and views from parkway were also discussed.

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

Steve Pisani, National Park Service's historical architect for the George Washington Memorial Parkway, was asked by the Board to provide comments on the Park Service's favored truss option.

Poul Hertel 3716 Carriage House Court, Fairfax County, expressed concerns with the design of the project and requested redesign. He provided and a copy of his testimony for the project file.

BOARD DISCUSSION

The consensus of the Board was that the pedestrian bridge design was moving in the right direction and the current proposals for the truss and the flared arches on Option 1 and 2 were generally appropriate and compatible. The Board recommended further study of the structural supports for Option 1 (Truss design). They generally thought these supports were oversized and suggested they look at reducing their overall visual bulk. A concern was raised about the texture and color of the mesh proposed for the pedestrian bridge and it was noted that these samples needed to be provided to the Board at the next work session for their review. Finally, a couple of board members expressed concerns with the roof structure of the long pedestrian/bicycle station access ramps and asked the architect to further study.

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

- Materials and colors, including different mesh options

- Provide all the materials in one packet: the site plan, landscape plan and the architectural designs for all structures

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

- Preference for the Option 1 or the Option 2 Pedestrian bridge (not unanimous)
- For Option 1: Reduce the visual bulk of the structural supports
- Further study the roof structure for the long pedestrian/bicycle station access ramps

V. **ADJOURNMENT**

The Board of Architectural Review, Old and Historic Alexandria District, hearing was adjourned at 9:15pm.

ADMINISTRATIVE APPROVALS

CASE BAR #2016-0096

Request for alterations at **122 N Alfred St.**
Applicant: Bofam Contractors Group, LLC.

CASE BAR #2016-0092

Request for signage at **1210 King St.**
Applicant: Ken Dao

CASE BAR #2016-0091

Request for roof replacement at **513 S Lee St.**
Applicant: Harry Mahon & Twig Murray

CASE BAR #2016-0097

Request for alterations at **734 S Royal St.**
Applicant: Katherine Reid

CASE BAR #2016-0095

Request to repaint at **811 Prince St.**
Applicant: Angela Mason

CASE BAR #2016-0086

Request for roof and gutter repair at **310 N Royal St.**
Applicant: Edward Salt

CASE BAR #2016-0089

Request for alterations at **1101 King St, Suite 110**
Applicant: Anthony Bianucci

CASE BAR #2016-0090

Request for alterations at **277 S Washington St.**
Applicant: 277 S Washington St. LLC

CASE BAR #2016-0087

Request for door replacement at **1250 S Washington St. #616**
Applicant: Ants Leetmaa

CASE BAR #2016-0088

Request for window replacement at **1250 S Washington St., #724**
Applicant: Maia Hopper

CASE BAR #2016-0115

Request for window replacement at **730 S Royal.**
Applicant: Beyond Exteriors

CASE BAR #2016-0107

Request for window replacement at **715 S Washington St. A15**
Applicant: Holly Christofferson

CASE BAR #2016-0111

Request for window replacement at **637 S St. Asaph St.**
Applicant: Matt and Rebecca Angelicola

CASE BAR #2016-0112

Request for roof replacement at **227 N Royal**
Applicant: Jan Burrus

CASE BAR #2016-0113

Request for signage at **102 N Fayette St.**
Applicant: Stitch Sew Shop - Kalle Thompson

CASE BAR #2016-0099

Request for window replacement at **1316 Princess St.**
Applicant: Brian Sheridan