

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, October 4, 2017
7:30pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Christina Kelley, Chair
Robert Adams
Slade Elkins
John Sprinkle
John Goebel
Margaret Miller
Christine Roberts

Members Absent: None

Staff Present: Catherine Miliaras, Principle Planner
Stephanie Sample, Historic Preservation Planner

I. CALL TO ORDER

1. The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:32pm. All members were present.

II. MINUTES

2. Consideration of the minutes from the **September 20, 2017** public hearing.

BOARD ACTION: Approved as amended

By unanimous consent, the OHAD Board of Architectural Review approved the minutes from the September 20, 2017 meeting, as amended.

III. CONSENT CALENDAR

3. BAR Case #2017-00310

Request for an accessory structure at 210 South Fayette Street
Applicants: Scott & Annette Avery

BOARD ACTION: Approved as submitted, 7-0

On a motion by Ms. Roberts and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00310, as submitted. The motion carried on a vote of 7-0.

4. BAR Case #2017-00343

Request for alterations at 610 South Fairfax Street
Applicant: Tracy Kennedy

BOARD ACTION: Approved as submitted, 7-0

On a motion by Ms. Roberts and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00343, as submitted. The motion carried on a vote of 7-0.

IV. NEW BUSINESS

5. BAR Case #2017-00308

Request for partial demolition/capsulation at 212 South Fairfax Street
Applicant: 212 S. Fairfax St, LLC

Cases #5 & #6 were combined for discussion purposes

6. BAR Case #2017-00309

Request for an addition at 212 South Fairfax Street
Applicant: 212 S. Fairfax St, LLC

BOARD ACTION: Approved as submitted, 6-0

On a motion by Ms. Miller, and seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00308 & BAR Case #2017-00309, as submitted. The motion carried on a vote of 6-0. Mr. Adams recused himself because he acted as a design consultant to the client.

CONDITIONS OF APPROVAL

1. The applicant must minimize any damage to the brick on the rear ell and provide staff with complete details regarding the attachment of the open porch as part of the building permit review;
2. The applicant must work with staff on final approval of design details related to the metal columns and fascia on the box bay as part of the building permit review;
3. The applicant must submit window specifications to staff for final approval showing that all aspects of the adopted Window Policy are specified. The muntin design may be a standard steel sash window muntin shape (flat profile instead of putty profile); and
4. Include the following archaeology conditions in the General Notes of all site plans and on all site plan sheets 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 recommendations:
 - a. Inform 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. There is no cost to the homeowner for this service.
 - b. 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - c. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board found the proposed addition to be historically appropriate and compatible with the historic house. The Board acknowledged the high level of integrity of the historic house and

noted the importance of limiting any impact or damage to the historic rear ell with the attachment of the porch.

DISCUSSION

The Board supported the design and found it to be very sympathetic to the historic house. The Board appreciated that the applicant was already working with Alexandria Archaeology regarding excavation of the well on site. It was also recommended that the applicant consider a preservation easement or open space easement as this is a very historically significant property. The Board also noted that approval of the very limited capsulation on the rear ell was appropriate but that they would not support additional demolition or capsulation on this property in the future.

SPEAKERS

Eric Morrison of Morrison Architects, project architect, provided an overview of the project and the evolution of the design.

Andrew Saltsonstall, 217 South Fairfax Street, spoke in support.

7. BAR Case #2017-00334

Request for after-the-fact partial demolition/capsulation at 413 South Pitt Street
Applicant: Dewel Properties, LLC

Cases #7 & #8 were combined for discussion purposes

8. BAR Case #2017-00342

Request for after-the-fact alterations at 413 South Pitt Street
Applicant: Dewel Properties, LLC

BOARD ACTION: Approved as amended, 7-0

On a motion by Ms. Roberts, and seconded by Mr. Sprinkle, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00334 & BAR Case#2017-00342, as amended. The motion carried on a vote of 7-0.

CONDITION OF APPROVAL

1. The new and replacement windows must fully comply with the Board's window policy, with final approval to be made by staff.
2. The shutters on the first floor windows are to be removed as they are not appropriate and do not adequately fit the opening.

REASON

The Board found the proposed alterations to be appropriate to this later building and compatible with the historic district as a whole though they noted that contractors who have worked in Old Town should be aware of the BAR's review requirements. The Board also conditioned approval upon removal of the shutters at the first floor window, noting that they were not consistent with the BAR's Design Guideline for shutters.

BOARD DISCUSSION

The Board had minimal discussion about the design noting that it was historically appropriate. The Board asked for clarification from staff as to how the applicant was able to obtain building permits for the work. Staff explained that the permits were mislabeled for interior work only.

It was also noted that staff would be able to administratively approve a simple metal railing which will likely be necessary for the front stoop.

SPEAKERS

Larry Blankenship, contractor, explained the request and responded to questions.

9. BAR Case #2017-00338

Request for after-the-fact alterations at 707 Avon Place

Applicant: Paul Larkin

BOARD ACTION: Approved as submitted, 7-0

On a motion by Ms. Roberts, and seconded by Mr. Sprinkle, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00338, as submitted. The motion carried on a vote of 7-0.

REASON

The Board agreed that due to the setback of the rowhouse from the street in the front and the limited visibility from an alley for the rear doors, that metal doors were appropriate on this building.

BOARD DISCUSSION

The Board inquired as to the design and material of the storm door (full-light aluminum) and had no objections to the request.

SPEAKERS

Paul Larkin, applicant, provided background on the request and responded to questions.

10. BAR Case #2017-00340

Request for after-the-fact partial demolition/capsulation at 923 South Alfred Street

Applicant: PRS Holdings, LLC

Cases #10 & #11 were combined for discussion purposes

11. BAR Case #2017-00341

Request for after-the-fact addition and alterations at 923 South Alfred Street

Applicant: PRS Holdings, LLC

BOARD ACTION: Approved as amended, 7-0

On a motion by Mr. Elkins, second by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2017-00340 & BAR Case#2017-00341, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. The new deck must be painted or stained to complement the predominant color of the building or the color of the trim.
2. The applicant must replace the existing vinyl windows with aluminum-clad SDL windows that match the existing window configuration and comply with the Alexandria Boards of Architectural Review Window Policy ~~within three months~~. The applicant must replace the windows on the front and side elevations within six months and on the rear elevation within nine months.

3. The applicant must provide final specifications to confirm conformance with the Window Policy as part of the building permit process, with final approval by staff.

REASON

The Board noted that the adopted Window Policy and Minor Architectural Elements Policy did not permit for PVC trim or vinyl windows on a property from this date of construction. The Board explained also that the vinyl windows had sandwich muntins which are also not permitted. The Board was sympathetic to the fact that the applicant had not worked in Old Town but noted that it was important to apply the same policies and processes to all applicants. In an effort to help the property owner, the Board provided a longer time period for replacing the illegal windows.

BOARD DISCUSSION

The Board had several questions regarding the complaint and violation process. Staff explained that BAR staff only investigates and pursues violations when a complaint is submitted as BAR staff does not have the capacity to seek out violations, unless they are observed while work is in progress. Further, all violations stay with the property rather than with the owner, meaning that a new owner could purchase a property that may possess BAR violations, similar to other zoning or building code encumbrances when properties are sold. Regarding replacement of the vinyl windows, there was some discussion about only replacing the front and side elevation windows however as the current policy applies to all elevations visible from a public way, they felt it best to maintain the current adopted policy. However, it was noted that in Parker-Gray, there are different regulations for rear elevations. The Board had no concern with the new replacement deck.

SPEAKERS

David Dowles, applicant and owner, provided background information and responded to questions.

Maureen Dugan, 819 Green Street and president of the Old Town Hunting Creek Civic Association, explained that several neighbors had complained to her about the unapproved work occurring here and concern that property “flippers” received different treatment from long-time residents. She stressed the importance of following the same process for everyone.

12. BAR Case #2017-00344

Request for complete demolition at 1101 North Washington Street
Applicant: Toll Mid-Atlantic LP, Inc.

BOARD ACTION: Approved as amended, 6-0.

On a motion by Ms. Roberts and seconded by Ms. Miller, the OHAD Board of Architectural Review voted to approve portions of BAR Case #2017-00344 and defer portions, as amended. The motion carried on a vote of 6-0. Mr. Sprinkle recused himself.

CONDITION OF APPROVAL

The applicant must submit photographs and scale elevation and plan drawings documenting the existing conditions of the building, both electronically and in hard copy, with an archival hard copy deposited at Special Collections and the Dept. of Planning & Zoning, prior to issuance of any building permits. The Board deferred action on the demolition of the serpentine wall.

REASON

The Board had no objection to the demolition of the existing hotel but were concerned about demolition of the 1967 serpentine wall. The Board deferred a decision on the serpentine wall asking the applicant to study the feasibility of retaining it and incorporating it into the new design.

BOARD DISCUSSION

The Board had no objection to the demolition of the motel, finding that it did not meet any of the criteria in the zoning ordinance. The serpentine wall was identified as a possible character defining feature of the existing site and the question was raised whether it could be retained and incorporated into the new design. The applicant expressed concern with retaining it but agreed to study the feasibility of retaining the wall.

SPEAKERS

Cathy Puskar, representing the applicant, introduced the project and responded to questions.

Poul Hertel, 3716 Carriage House Court (Fairfax County), expressed concern with the demolition noting that all other motor lodges on Washington Street have been demolished.

13. BAR Case #2017-00345

Request for an informal concept review work session for proposed development at 1101 North Washington Street. This item is open for public comment.

Applicant: Toll Mid-Atlantic LP, Inc.

BOARD ACTION: Deferral, 6-0.

The OHAD BAR provided comments to the applicant and, by an informal straw poll, endorsed the height (4-2) and the scale (5-1). Mr. Sprinkle recused himself.

BOARD DISCUSSION

The Board's feedback on the project included a range of viewpoints.

Mr. Goebel appreciated the applicant's effort to respond to the staff comments and he liked the cohesive appearance of the Washington Street elevation. He also suggested that the applicant consider moving the vehicular entrance of the alley further north to avoid a potential conflict between vehicles and pedestrians. He supported the revised design.

Mr. Adams complimented the design and liked the brick detailing and successful use of Victorian details. He asked if some of the roof decks could be moved to the front on Washington Street to provide roof variety and height variety. He noted a preference for the earlier version of Unit 11 with the arched windows at the corner feature. He thought the porch needed more refinement.

Ms. Roberts inquired about the setback of the project and why an alternative was not explored where the row of buildings curved in response to the memorial circle. She also asked about the historic precedent in Alexandria for six identically sized Victorian townhouses. She expressed concern about the differentiation between the units, noting the differentiation was only in the details, finding the mass to be overwhelming and monolithic. Acknowledging that the majority of historic buildings in Alexandria are 19th-century, she questioned whether new construction was leaning too heavily on the Victorian style. She observed that the continuous cornice line

was too strong and made the six units read as one building. She expressed concern with the design as presented and suggested reducing the height and mass.

Ms. Miller also expressed concern and advised for further study. She agreed that the black bay windows were too repetitive and appreciated the revision to the brick bays. She questioned whether the Victorian style was appropriate for this gateway location.

Mr. Elkins also asked the architect why they had selected Victorian as the architectural style. He noted that many Victorian buildings exist but not at this particular scale. He suggested that the architect also consider other styles such as Georgian, Colonial and Federal (look to Robert Mills, Robert Adam, William Jay and others). He liked the corner building, particularly how it addressed its corner siting. He also wanted to see the applicant explore whether the garden wall, as a colonial motif, could be incorporated. Mr. Elkins asked how the Old Town North Design Guidelines might apply here (the revised OTN Design Standards and Guidelines generally apply to the design of new construction outside of the OHAD in Old Town North, though streetscape and historic interpretation apply throughout). He wanted to encourage the design to make East Abingdon Drive more welcoming and friendly. He was not concerned with the proposed height and noted that some of the Board was comfortable with the Victorian style while others were not. He emphasized that regardless of style, this site was a gateway location.

Chairwoman Kelley supported the Victorian style for this project and thought that the massing and height were appropriate for this site.

Additional comments from the majority of the BAR members included:

- The design should recognize the importance of the site as a gateway location at the Memorial Circle; and
- Look for ways to add more roof line and height variation, such as bringing some of the roof decks forward.

The Chair took an informal poll of the Board's support for the height. Four members supported the height and two expressed concern (Ms. Miller and Ms. Roberts). The Chair took an informal poll of the Board's support for the project's scale and five voted in support with one opposed (Ms. Miller). There was no informal poll on the proposed mass or general architectural character, and the applicant was asked to return with further refinement.

SPEAKERS

Cathy Puskar, representing the applicant, introduced the project and responded to questions.

John Rust and Scott Fleming, project architects, gave a presentation on the proposed design and responded to questions.

Poul Hertel, 3716 Carriage House Court (Fairfax County), expressed concern about adhering to the Washington Street Standards.

Elizabeth Chimento, 1200 North Pitt Street, provided comments on the design

V. OTHER BUSINESS

iPad Feedback

Old Town North Update

Upcoming Appeal cases for November 18th, 2017

BAR2017-00287

Request for alterations at 402 S Pitt St

Applicant: Michael & Amy Reed

BAR2017-00289

Request for fence height waiver at 205 N Columbus St

Applicant: Robert & Kathy Agnor

VI. ADJOURNMENT

The OHAD Board of Architectural Review hearing was adjourned at 8:52 pm.

VII. ADMINISTRATIVE APPROVALS

BAR2017-00327

BAR Case # 2017-00329

Request for roof and door replacement at 1300 Seaport Ln.

Applicant: Mary Denby

BAR Case # 2017-00333

Request for remove and repair rear roof at 403 S Lee St.

Applicant: Lyons Contracting, Inc.

BAR Case # 2017-00335

Request for awning replacement at 601 King St.

Applicant: Chipotle Mexican Grill

BAR Case # 2017-00336

Request for signage at 214 King St.

Applicant: The Warehouse

BAR Case # 2017-00337

Request for exterior repairs at 1417 King St.

Applicant: Alleyne Church

BAR Case # 2017-00339

Request for window replacement at 404 S. Lee St.

Applicant: Chloe Daley