

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, September 5, 2012
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Oscar Fitzgerald, Vice Chairman
Chip Carlin
Wayne Neale
John von Senden
Peter Smeallie

Members Absent: Art Keleher

Staff Present: Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager
Catherine Miliaras, Historic Preservation Planner

The meeting was called to order at 7:37 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes of the public hearing of July 25, 2012.

BOARD ACTION: Approved as submitted, 6-0.

On a motion by Dr. Fitzgerald, seconded by Mr. Carlin, the minutes were approved, as submitted, 6-0.

II. CONSENT ITEMS

Items on the Consent Calendar are those where the applicant has agreed to all conditions of approval shown in the staff reports. Without objection, the staff recommendation for these cases will be approved as a group by unanimous consent of the Board at the beginning of the meeting. When announced by the Chairman, any member of the Board or of the public may ask that one of these cases be removed for full discussion.

1. CASE BAR2012-0265

Request for alterations at **519 N Columbus St**

APPLICANT: Walter P. Kulp by Chris Sodergren, Clifton Contracting

BOARD ACTION: Mr. Fitzgerald removed this item for discussion.

2. CASE BAR2012-0266

Request for alterations at **103 Quay St**

APPLICANT: Kevin & Nanci Petit

BOARD ACTION: Mr. Fitzgerald removed this item for discussion.

3. **CASE BAR2012-0268**

Request for alterations at **110-112 S Washington St & 618 King St**

APPLICANT: Jemals Cayre Murphys, LLC by Kathleen O'Hearn

BOARD ACTION: Approved, as amended, on the Consent Calendar, 6-0.

On a motion by Mr. von Senden, seconded by Mr. Smeallie, the Consent Calendar was approved, 6-0.

III. DISCUSSION ITEMS

1. **CASE BAR2012-0265**

Request for alterations at **519 N Columbus St**

APPLICANT: Walter P. Kulp by Chris Sodergren, Clifton Contracting

BOARD ACTION: This item was moved to Discussion Items. Approved, as amended, 6-0.

CONDITION OF APPROVAL:

That the fiberglass columns be paintable, millable and solid-through-the-core.

SPEAKERS

Walter P Kulp, applicant, spoke in support of the application and responded to Board questions.

BOARD DISCUSSION

Dr. Fitzgerald inquired about the design of the proposed columns and the applicant confirmed that they will use a traditional column design with classical entasis.

On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the application was approved, as amended, 6-0.

REASON

The Board found the proposal to be appropriate.

2. **CASE BAR2012-0266**

Request for alterations at **103 Quay St**

APPLICANT: Kevin & Nanci Petit

BOARD ACTION: This item was moved to Discussion Items. Approved, as amended, 6-0.

CONDITION OF APPROVAL:

That the new brick wall is not located within the utility easement at the rear of the property.

SPEAKERS

Nanci Petit, the applicant, spoke in support of the application and responded to the Board's questions.

BOARD DISCUSSION

Dr. Fitzgerald inquired about the design for the gate and whether there would be brick piers. The applicant confirmed that the gate would match an existing gate and there would be brick piers.

On a motion by Dr. Fitzgerald, seconded by Mr. von Senden, the application was approved as amended, 6-0.

REASON

The Board found the proposed wall and gate to be appropriate.

4. **CASE BAR2012-0187**

Request for alterations at **500A & 501 S Union St**

APPLICANT: City of Alexandria

BOARD ACTION: Approved as amended, 4-2.

CONDITION OF APPROVAL:

The Board approved Option #4, a split rail fence.

SPEAKERS

Shaun Sullivan, property owner at 1 Wilkes Street, expressed concern that the fence would restrict public access to the water and questioned whether any fence was necessary at this location. He also believed this was a precedent for future fences along the rest of the waterfront.

Jack Browand, representing the Department of Parks, Recreations and Cultural Affairs, explained that two studies, one from 2009 and one from 2012, identified that the bulkhead had significantly deteriorated, could possibly fail, and was a hazard to public safety. Therefore the proposed fence is designed for safety purposes on the deteriorated bulkhead in this specific location and is not intended for any other portions of the waterfront.

Graeme Bannerman, property owner at 3 Wilkes Street, expressed objection to the process and noted that the proposed fence is not "short-term" and therefore a permanent design should be considered. He also expressed concern about public access to the water.

BOARD DISCUSSION

Dr. Fitzgerald stated that he liked the alternatives but found the nautical rope design to be more appropriate for an amusement park and not Alexandria. He expressed a preference for a simpler and more rustic split-rail fence.

Mr. Smeallie who, in general, likes the design split-rail fencing at rural historic sites, did not find it appropriate on the waterfront. He proposed the nautical rope alternative. Mr. von Senden

agreed.

On a motion by Dr. Fitzgerald, seconded by Mr. Neale, the Board voted to approve the application, as amended, 4-2 with Mr. Smeallie and Mr. von Senden voting in opposition.

REASON

The Board believed the nautical post and rope design to be too high style and “Disneyesque” at this location on the waterfront, where no fence would historically have been located, and found the split-rail fence to be the most architecturally and historically appropriate selection for a short term safety fence in Windmill Hill Park.

5. CASE BAR2012-0232

Request to partially demolish & capsulate at **214 N Alfred St**

APPLICANT: Carol McDonough

BOARD ACTION: Approved as amended, by a roll call vote, 6-0.

The Board combined items 5 and 6 for discussion purposes.

6. CASE BAR2012-0261

Request for alterations at **214 N Alfred St**

APPLICANT: Carol McDonough

BOARD ACTION: Approved as amended, by a roll call vote, 6-0.

CONDITIONS OF APPROVAL

That the existing roof framing materials be reused in the new roof and that the sash of the existing window to be converted into a door be properly stored or reused on site.

SPEAKERS

Carol McDonough, the applicant, spoke in support of the application and responded to questions.

Diane Kuo, architect for the applicant, spoke in support of the application and responded to questions.

John Hynan, representing the Historic Alexandria Foundation, expressed support for the application with the staff recommendations.

Heather McHugh, property owner at 216 North Alfred Street, had questions regarding how close the proposed exterior stair would be to her property line. Staff responded that this lot had no side yard setback requirements and that the stair would be reviewed for fire rated construction requirements during building permit review.

BOARD DISCUSSION

Mr. von Senden expressed support for the project and made a motion to approve the application with the staff recommendations. Mr. Carlin seconded the motion and the application was approved, as amended, by a roll call vote, 6-0.

REASON

The Board found the project to be appropriate and consistent with the Design Guidelines.

7. CASE BAR2012-0260

Request for alterations at **911 S Saint Asaph St**

APPLICANT: Joan & Edward Niles

BOARD ACTION: The Board vote was 3-3. Therefore the motion failed and no action was taken.

SPEAKERS

Edward Niles, the applicant, spoke in support of the application.

George Harris, property owner at 907 South Saint Asaph Street, spoke in support of this application and the one at 909 South Saint Asaph Street.

Alex Kelly, property owner at 909 South Saint Asaph Street, spoke in support of the application.

BOARD DISCUSSION

Chairman Hulfish explained that unusual cases such as this are why there is a BAR.

Mr. Neale noted that the alley is unusual as it is 45 feet from the building face to the fence and it is used for parking and trash collection. He understood why the neighbors wanted a tall fence and found the added height did not impose on adjacent neighbors. He found this situation to be a different circumstance from the rest of the historic district and supported the application.

Mr. Smeallie agreed with Mr. Neale and noted that Old Town has lots of exceptions. This particular alley was not typical.

Dr. Fitzgerald stated that there was a need to follow the rules and said that two feet of lattice would be better than four feet but that four feet was acceptable in this particular alley.

Mr. von Senden agreed with Dr. Fitzgerald and noted that the applicant's presentation had several inconsistencies.

Mr. Carlin questioned if this case would set a precedent for all properties on this block. The other Board members agreed that it could apply to others on this particular block but would not necessarily apply to other locations in the District.

Mr. Neale made a motion to approve the existing fence. Mr. Smeallie seconded the motion, noting that the precedent applied to this alley only. The vote was 3-3, with Mr. Carlin, von Senden and Fitzgerald in opposition. The motion, therefore, failed.

Dr. Fitzgerald then made a motion to approve the staff recommendation and it was seconded by Mr. Carlin. The motion passed 4-2.

However, Mr. Neale then asked the Board to reconsider the case and Mr. Smeallie seconded the motion. The Board members unanimously agreed to reconsider the case. The subsequent vote resulted in a tie, with Mr. Neale, Chairman Hulfish and Mr. Smeallie voting against the motion. Therefore, the motion failed and the Board took no action on this case.

REASON

The Board was conflicted about whether the fence design of this application was appropriate, however, the Board did note that this particular block had a special set of circumstances which might allow for a taller fence than the rest of the district.

8. CASE BAR2012-0259

Request for alterations at **909 S Saint Asaph St**

APPLICANT: Alex R. Kelly III & Brooke English

BOARD ACTION: The Board vote was 3-3. Therefore the motion failed and no action was taken.

SPEAKERS

Alex Kelly and Brooke English, the applicants, spoke in support of the application.

BOARD DISCUSSION

The Board found this case to have the same set of circumstances as the case at 911 South Saint Asaph Street.

Dr. Fitzgerald made a motion to approve the staff recommendation and it was seconded by Mr. Carlin. The motion resulted in a tie vote, with Mr. Neale, Chairman Hulfish and Mr. Smeallie voting against the motion. Therefore the motion failed and the Board took no action.

REASON

The Board was conflicted about whether the fence design of this application was appropriate, however, the Board did note that this particular block had a special set of circumstances which might allow for a taller fence than the rest of the district.

9. CASE BAR2012-0262

Request to partially demolish & capsulate at **213 S Fairfax St**

APPLICANT: Alphonso J. & Susan K. Procopio by John Cole, Cole & Denny Inc.

BOARD ACTION: Deferred for further study, 4-2.

The Board combined items 9 and 10 for discussion purposes.

10. CASE BAR2012-0263

Request for alterations at **213 S Fairfax St**

APPLICANT: Alphonso J. & Susan K. Procopio by John Cole, Cole & Denny Inc.

BOARD ACTION: Deferred for further study, 4-2.

SPEAKERS

John Cole, architect for the applicants, spoke in support of the application and responded to questions.

John Hynan, representing the Historic Alexandria Foundation, generally expressed support for the application, provided that the staff recommendations are followed. HAF is concerned about historic walls being retained once they become interior walls and noted that in the past easements were generally required.

Mary Davis Holt, property owner at 217 South Fairfax Street, expressed concerns about the proposed addition and its impact on her property. She expressed concern about the size of the addition, the loss of historic walls and the removal of trees.

BOARD DISCUSSION

Mr. Carlin understood the neighbor's concerns and noted that this was a very important block. He noted the visibility from South Fairfax Street between the houses and believed the addition could visually overwhelm the existing house, particularly once the existing large tree was removed. He stated that it was unusual to have an L-shaped addition to the traditionally linear service ell on the rear of a historic house. He also believed the three gable roof forms on the addition were excessive.

Mr. von Senden stated that, other than the screened porch, the addition fit in well but that he agreed with Mr. Carlin that a simpler roof form might be better.

Dr. Fitzgerald noted that HAF raised an important concern regarding how to track changes to an interior wall to which the Board has conditioned an approval to retain. Mr. Cox explained that the City's computerized permit tracking system could tag the property in such a way so that Staff can monitor any changes. Dr. Fitzgerald believed the addition would be minimally visible but noted the neighbor's concerns and found a restudy to be worthwhile.

Mr. Smeallie found the addition to be just a few feet too large and agreed with Dr. Fitzgerald that a restudy was warranted.

Mr. Neale did not believe the addition was overwhelming and thought the proposed roof forms were fine. He supported the way the detailing of the addition reflected the historic house.

On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the Board deferred the application for further study, 4-2, with Mr. Neale and Mr. von Senden voting against the deferral.

REASON

The Board recognized the neighbors' concerns and found that a restudy was appropriate in this case to address the perceived size of the addition.

11. CASE BAR2012-0264

Request for signage at **815 1/2 King St**

APPLICANT: Thomas Kennedy, Old Town Theater by Jeffrey Stoiber

BOARD ACTION: Deferred for further study, 6-0.

SPEAKERS

Jeffrey Stoiber, architect for the applicant, spoke in support of the application and responded to questions. He noted that similar video monitors are used to display playbills on the interior at the Howard Theater in DC.

John Hynan, representing the Historic Alexandria Foundation, stated that it was his favorite project in the city and he was happy with the renovation. He asked if the applicant agreed with the staff recommendations. The applicant confirmed that they did.

BOARD DISCUSSION

Mr. Smealie stated that the use of monitors represented a sea change for the Board. He had seen this type of signage in other cities but noted it possibly gave a Times Square effect and was concerned about the level of brightness. He also believed that head shots were not appropriate on the marquee sign, though he had no objection on the playbill signs. However he agreed that this technology was suitable for a theater.

Mr. von Senden stated that he was in favor of the application but had some concerns. He requested clarification of the location of the signs (angled on the sides of the marquee). He asked about the monitor resolution and expressed concern that the images would not be as sharp as posters. He stated that the weather box should have more detailing to blend with the rest of the building. The applicant noted that the resolution of these video monitors was high and the images should be very clear.

Mr. Neale also expressed concern that the sign box lacked architectural detailing and did not blend with the crown molding on the marquee or reflect the building's architectural character. He thought the monitor should be elevated higher on the marquee. The applicant clarified that the rendering from the previous submission did not represent the scale of the signs now proposed. Mr. Neale suggested a deferral on the marquee and approval of the playbill.

Mr. Carlin was concerned about the boxy nature of the sign. He suggested a picture frame type molding or small cornice to reduce the severe rectangular character. He also wanted to know how the sign would be mounted to the marquee and whether the existing crown molding would be cut.

Mr. Neale stated that more detail was necessary and the frames should be restudied.

Dr. Fitzgerald supported the application in general but advised for further study and a return to the Board.

On a motion by Mr. Neale, seconded by Mr. Carlin, the application was deferred for further study, 6-0.

REASON

While the Board generally supported the concept of video monitors on both the marquee and in the playbill niches with the Staff recommendations regarding use. However, they found that the proposed frames needed additional detailing to be more sympathetic to the architecture of the theater.

14. **CASE BAR2012-0269**

Request to partially demolish & capsulate at **823 S Columbus St**

APPLICANT: Robert & Gail McConnell by Robert Bentley Adams, AIA

BOARD ACTION: Approved as amended, by a roll call vote, 6-0.

Items 14 and 15 were combined for discussion purposes.

15. **CASE BAR2012-0270**

Request for an addition & alterations at **823 S Columbus St**

APPLICANT: Robert & Gail McConnell by Robert Bentley Adams, AIA

BOARD ACTION: Approved as amended, by a roll call vote, 6-0.

CONDITION OF APPROVAL

That any new side or rear fence be located on the applicant's property and not in the public right-of-way.

SPEAKERS

Robert Bentley Adams, architect for the applicant, spoke in support of the application and responded to questions. He requested that the applicant be allowed to keep the existing encroaching fence in its existing location. Staff clarified that the existing fence could remain and be repaired but that no new fences may be constructed in the right-of-way.

Maureen Dugan, president of the local civic association, spoke in support of the project.

BOARD DISCUSSION

The Board had no questions and supported the application with minimal discussion. On a motion by Mr. Neale, seconded by Mr. Carlin, the application was unanimously approved, as amended, by a roll call vote, 6-0.

REASON

The Board found the proposal to be appropriate and an improvement of the existing design.

12. **CASE BAR2012-0275**

Request to partially demolish at **701 Bashford Lane**

APPLICANT: Justin Pattberg & Candace Boissy

BOARD ACTION: Deferred because applicant was not present, 6-0.

Items 14 and 15 were combined for discussion purposes.

13. **CASE BAR2012-0267**

Request for alterations at **701 Bashford Lane**

APPLICANT: Justin Pattberg & Candace Boissy

BOARD ACTION: Deferred because applicant was not present, 6-0.

SPEAKERS

Poul Hertel, resident of the district, supported demolition of the existing masonry wall but expressed concern about the severely simple design of the proposed wood fence because it was in a highly visible and required front yard. He recommended that a fence with more elaborate architectural detailing, similar to the one that was recently approved nearby at 700 Chetworth Place, be considered.

BOARD DISCUSSION

The applicant was not present and so the Board deferred the application. On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the application was deferred, 6-0.

REASON

The applicant was not present and so the Board deferred the application.

IV. OTHER BUSINESS

Staff informed the Board that the vinyl window application for 662 South Columbus Street had been appealed to City Council and it was scheduled to be heard on Saturday, October 13, 2012. Mr. Fitzgerald volunteered to represent the BAR at City Council.

VI. ADMINISTRATIVE APPROVALS

The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.

CASE BAR2012-0251

Request for signage at **1127 King St**

APPLICANT: David H. Homes

CASE BAR2012-0252

Request for shutter replacement at **1245 Portner Rd**

APPLICANT: Anne Algoso

CASE BAR2012-0253

Request for fence installation at **111 S Columbus St**

APPLICANT: Institute for Advancement of Service

CASE BAR2012-0255

Request for window replacement at **1250 S Washington St, Suite #206**

APPLICANT: Arthur Whitley

CASE BAR2012-0254

Request for window replacement at **917 Duke St**

APPLICANT: James Vavricek & Michelle Roeser by Bill Rohrer, Cub Run Builders

CASE BAR2012-0256

Request for HVAC replacement at **707 Kahn Place**

APPLICANT: Kim Sackett

CASE BAR2012-0257

Request for door replacement at **731 Bernard St**

APPLICANT: Christopher Ward

CASE BAR2012-0258

Request for roof replacement at **317 S Lee St**

APPLICANT: Vikor Kirk Hampton

CASE BAR2012-0271

Request for siding and shutter replacement at **539 S Fairfax St**

APPLICANT: Shirley Gustafsan

CASE BAR2012-0272

Request for siding & trim replacement at **909 Duke St**

APPLICANT: Winn Design, LLC by Marty Valentine

CASE BAR2012-0253

Request for signage at **924 King St**

APPLICANT: Kim Putens

CASE BAR2012-0274

Request for roof & gutter replacement at **1103 Prince St**

APPLICANT: Adams Roof Services, LLC

CASE BAR2012-0280

Request for wayfinding parking signage at **301 King St**

APPLICANT: City of Alexandria

CASE BAR2012-0281

Request for wayfinding parking signage at **517 Cameron St**

APPLICANT: City of Alexandria

CASE BAR2012-0282

Request for wayfinding parking signage at **116 S Henry St**

APPLICANT: City of Alexandria

CASE BAR2012-0283

Request for window replacement at **720 S Union St**

APPLICANT: Timothy A. Moon by Robert Bloom

CASE BAR2012-0284

Request for signage at **101 S Saint Asaph St**

APPLICANT: Stuart Nordin

CASE BAR2012-0285

Request for chimney repair at **712 Prince St**

APPLICANT: The Rust Construction Company, Inc. by Thomas L. Rust

CASE BAR2012-0286

Request for roof replacement at **321 S Saint Asaph St**

APPLICANT: AJ Building Services

CASE BAR2012-0289

Request for signage at **129 S Royal St**

APPLICANT: Porter & Associates

CASE BAR2012-0293

Request for signage at **114 S Royal St**

APPLICANT: Gale Curcio

CASE BAR2012-0294

Request for signage at **119 King St**

APPLICANT: Wharf Restaurant by Ralph T. Davis

CASE BAR2012-0296

Request for signage at **610 Montgomery St**

APPLICANT: Haute Dogs & Fries

VII. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 9:50pm.

Minutes submitted by,

Catherine Miliaras, Historic Preservation Planner
Boards of Architectural Review