

**\*\*\*\*\*DRAFT MINUTES\*\*\*\*\***

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, June 3, 2015**  
7:30pm, City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: Oscar Fitzgerald, Chairman  
John von Senden, Vice-Chairman  
Chip Carlin  
Margaret Miller  
Wayne Neale  
Christine Roberts  
Kelly Finnigan

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

The meeting was called to order at 7:30 p.m. by Chairman Oscar Fitzgerald.

**I. MINUTES**

Consideration of the minutes from the May 20, 2015 meeting.

**BOARD ACTION: Approved as amended, 7-0.**

On a motion by Mr. von Senden, seconded by Mr. Carlin, the OHAD Board of Architectural Review, approved the minutes of May 20, 2015, as amended. The motion carried on a vote of 7 to 0.

**II. CONSENT CALENDAR**

**1. CASE BAR2015-0129**

Request for signage at **1001 King St.**

Applicant: Teaspoon, LLC dba Blueprint Chocolatier's

**BOARD ACTION: Approved as submitted, 7-0.**

On a motion by Mr. von Senden, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve of BAR Case#2015-0129, as submitted. The motion carried on a vote of 7 to 0.

**2. CASE BAR2015-00130**

Request for alterations and a waiver of rooftop HVAC screening requirement at 228 N Columbus St.

Applicant: Joseph Bailey

**BOARD ACTION: Approved as submitted, 7-0.**

On a motion by Mr. von Senden, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve of BAR Case #2015-0130, as submitted. The motion carried on a vote of 7 to 0.

**3. CASE BAR2015-0128**

Request for alterations and waiver of fence height requirements at 620 Queen St.

Applicant: Manchester Court Condos

*This item was removed from the Consent Calendar.*

**BOARD ACTION: Approved as submitted, 7-0.**

**SPEAKERS**

Larry Mann, representing the applicant, responded to questions.

**BOARD DISCUSSION**

Ms. Finnigan asked about the location of the wall. Mr. Mann noted that it will go in exactly the same location as the existing wood rail fence and that he intends to keep shrubbery between the wall and sidewalk. There was no further discussion.

On a motion by Mr. Carlin, seconded by Ms. Finnigan, the OHAD Board of Architectural Review voted to approve of BAR Case #2015-0128, as submitted. The motion carried on a vote of 7 to 0.

**REASON**

The Board agreed with the staff analysis and found the proposed wall consistent with the Design Guidelines.

**III. Other Business**

*Buildings of Merit on the George Washington Memorial Parkway since 1932.*

BAR Staff gave a presentation on buildings on Washington Street constructed since the George Washington Memorial Parkway opened in 1932 and since the Old and Historic Alexandria District was created in 1946. This presentation followed a presentation given to the BAR in February 2013 that looked holistically at buildings over time on the

GWMP. The purpose of these presentations is to provide a context to begin to evaluate 20<sup>th</sup>-century buildings that will soon be proposed for demolition or significant alteration. Additionally, the Old Town North Small Area Plan planning process will begin in the coming months and will provide an opportunity to address urban design, among other issues, for a significant portion of the GWMP.

## **BOARD DISCUSSION**

Mr. Neale noted that Peter Smith had written a very informative article on memorial character in 1999. He also observed that urban design should be considered in conjunction with architectural design, noting that traffic changes in Old Town, such as the removal of the traffic circle at the north end in the 1960s and the widening of Washington Street, have had a damaging effect on Old Town. He advocated considering public spaces in addition to private property. He was not sure that Colonial Revival gas stations had significance or were worthy of preservation.

Ms. Roberts agreed that the Board should be contemplating this intentionally rather than in a reactionary way. She wondered how the Board could make determinations about which 20<sup>th</sup>-century buildings had merit and whether a list was appropriate.

Mr. von Senden acknowledged that it would be challenging to formulate working criteria for evaluating these buildings but he did note that we should preserve the best example of roadside architecture, identifying the Little Tavern and the Suburban Dry Cleaners as good examples. He agreed that urban design was very important when considering buildings on Washington Street.

Ms. Finnigan stated that Porto Vecchio had been identified as a Best Address in a DC Book of Best Addresses. She noted the importance of the streetscape.

Mr. Carlin stated that it would be years before the survey would be completed so it was important to have a plan for the interim period. He suggested that Planning & Zoning create an urban plan for Washington Street that would create a comprehensive study and plan for the street and cover everything from NPS streetscape standards to neighborhood retail to transit. He also noted that the early Parkway years were auto-centric but that was not today's philosophy which seeks a more pedestrian friendly environment. He also commented that Washington Street was always a respectable place throughout its history so buildings here are significant. He proposed identifying aspects from each phase that are significant.

Chairman Fitzgerald noted that Washington Street represented a diversity of styles and periods so it was difficult to define which ones might be significant and advocated reviewing each building on a case by case basis.

Mr. von Senden then suggested that a matrix be created to look at building types according to the four different sections that Washington Street had been divided into (— Four Mile Run to Bashford, Bashford to Pendleton, Pendleton to Wilks, and Wilks to Hunting Creek). Mr. Carlin concurred with this geographic approach, noting that the

northern section represented the scenic approach to the City while the intersection of King and Washington was the historic core; each area with different characteristics.

**BOARD ACTION:** The OHAD BAR held a work session on buildings of merit on the George Washington Memorial Parkway since 1932 and provided comments and the following summary findings:

- Some 20<sup>th</sup>-century buildings constructed after the opening of the GWMP (1932) and after the establishment of the OHAD (1946) are significant, as Washington Street has good examples of buildings with a diversity of styles from many time periods.
- It would be challenging to create working criteria or a list of significant buildings but it would be useful for staff to formulate a matrix to better understand the building types and associated characteristics for the different sections of Washington Street. It is important to not approach the significance of these buildings in a reactionary way but to be intentional. There may need to be an interim approach until the survey work is completed in the next few years.
- Urban design and the public realm are as important as individual architectural design and should be better integrated.

Following the presentation and discussion on Washington Street, Al Cox updated the BAR on several matters including advance notice of upcoming projects on Washington Street, the status of the Robinson Terminal South and a reminder about the upcoming Alexandria Contemporary Architecture Symposium.

The hearing was adjourned at 9:32 PM

Minutes submitted by,

Catherine Miliaras, Historic Preservation Planner  
Board of Architectural Review

### **ADMINISTRATIVE APPROVALS SINCE LAST MEETING**

#### **CASE BAR2015-0140**

Request for signage at **112 N St Asaph St.**

Applicant: King St. Blues

#### **CASE BAR2015-0141**

Request for storm door at **808 S Pitt St.**

Applicant: Carolyn Ostrom

#### **CASE BAR2015-0147**

Request for door replacement and light fixture at **707 S Lee St.**

Applicant: James Szostek

**CASE BAR2015-0148**

Request for signage at **107 N Fairfax St.**

Applicant: Curated

**CASE BAR2015-0150**

Request for roof replacement at **707 W Abington Dr.**

Applicant: Michelle Wu

**CASE BAR2015-0159**

Request for fence replacement at **323 Duke St.**

Applicant: 323 Duke St. LLC

**CASE BAR2015-0163**

Request for garage door replacement at **505 S Lee St.**

Applicant: Lisa Collis