

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, June 5, 2013
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Art Keleher

Staff Present: Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager
Michele Oaks, Historic Preservation Planner

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

I. MINUTES

Consideration of the minutes of the public hearing of May 15, 2013.

BOARD ACTION: Approved as submitted, 6-0.

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the minutes were approved, as submitted, 6-0.

II. CONSENT CALENDAR

1. **CASE BAR2013-0146**

Request for alterations at **625 S Royal St.**

APPLICANT: Harry Simmeth by Carl Roach

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

A vote was called by the Chairman to approve the project with the staff recommendations. The Board approved the case, as submitted, 6-0.

2. **CASE BAR2013-0147**

Request for alterations at **319 S Union St.**

APPLICANT: Timothy G. & Ruth L. Morgan

BOARD ACTION: Dr. Fitzgerald removed the case from the consent calendar.

III. NEW BUSINESS

2. CASE BAR2013-0147

Request for alterations at **319 S Union St.**

APPLICANT: Timothy G. & Ruth L. Morgan

BOARD ACTION: **Approved, as submitted, 6-0.**

SPEAKERS

Timothy and Ruth Morgan, applicants, testified to clarify information for the Board.

BOARD DISCUSSION

Mr. Fitzgerald requested additional information about the columns which were depicted in the isometric drawing provided in the Board packet.

The applicant conveyed that the drawing was in error and the columns depicted are not being constructed.

The applicant's response satisfied the Dr. Fitzgerald's question and therefore he made a motion, seconded by Mr. Smeallie, to approve the application, as submitted. The Board approved the application, as submitted, 6-0.

REASON

The Board found that the proposed stoop consistent with the *Design Guidelines*.

3. CASE BAR2013-0149

Request to partially capsulate at **406 S Royal St**

APPLICANT: Colonel James Oakes by Karen M. Conkey

BOARD ACTION: **Approve as amended, 6-0 by roll call vote.**

CONDITION:

That the HVAC condensing unit will be mounted on the ground.

SPEAKERS

Karen Conkey, the architect for the applicant, summarized the project and noted support with the staff findings.

Bob McNab, co-owner of neighboring property at 408 South Royal St, testified they were concerned with the location of the proposed HVAC unit's location on the roof of the addition, as it will be in close proximity to their bedroom wall. Mr. McNab noted that they have requested that the applicant consider locating the unit on the ground and documented that they have signed a zoning HVAC Waiver. He also provided a written copy of his testimony for the file record.

Ms. Conkey noted that the applicant has agreed to relocate the unit to the ground.

Meredith McNab, co-owner of neighboring property at 408 South Royal St, wanted to convey appreciation to the applicant and thank him for working on the relocation of the HVAC unit.

BOARD DISCUSSION

On a motion by Mr. von Senden, seconded by Mr. Fitzgerald, the Board voted to approve the application as amended, 6-0 by roll call vote.

REASON

The Board found that the proposed area of capsulation was relatively small and the proposed screened porch will be easily reversible.

- 4. **CASE BAR2013-0151**
Request to partially demolish at **711 S Alfred St**
APPLICANT: Lynn Van Fleit by Christine Kelly
BOARD ACTION: Approved as amended, 5-1.

Items 4 and 5 were combined for discussion purposes.

- 5. **CASE BAR2013-0152**
Request to partially demolish at **711 S Alfred St**
APPLICANT: Lynn Van Fleit by Christine Kelly
BOARD ACTION: Approved as amended, 5-1 by roll call vote.

CONDITIONS:

- 1. The masonry remains unpainted; and
- 2. The front door will be wood.

SPEAKERS

Christine Kelly, architect for the project, testified summarized the project and noted that they would like the Board to consider the painting of the brick.

Louis Rotenberg, owner 712 S Alfred St, testified that he supported the painting of the masonry.

BOARD DISCUSSION

Mr. Smeallie stated that he supported the project but objected to painting the façade.

Mr. Fitzgerald agreed with Mr. Smeallie.

Mr. Neale stated that painting the façade would be easier if there was a natural divide on the building, noting that the building was conceived as a block.

Mr. Carlin concurred with Mr. Neale.

On a motion by Mr. von Senden, seconded by Mr. Fitzgerald, the Board voted to approve the application as amended, 5-1, with Chairman Hulfish opposed by roll call vote.

REASON

The Board found that the proposed partial demolition and alterations to the rear elevation consistent with the *Design Guidelines*.

6. CASE BAR2013-0155

Request to partially demolish at **315 & 317 S Saint Asaph St**

APPLICANT: Margaret M. & Richard M. Moose by William Cromley

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

CONDITIONS:

1. The statements below shall appear 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 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.

BOARD DISCUSSION

With a motion by Mr. von Senden, seconded by Mr. Smeallie, the Board voted to approve the permit to demolish application as amended, 6-0 by roll call vote.

REASON

The Board found that existing cinderblock wall did not contribute to the significance of the associated historic building or the district as a whole and supported its partial demolition.

IV. OTHER BUSINESS

1. Status of the historic district’s mobile architectural field survey.

V. 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.

BAR2013-00116

Request for signage at **116 Commerce St.**

APPLICANT: Jesus Rosario, Rosario Salon

BAR2013-00150

Request for a fence at **1206 S Washington St.**

APPLICANT: Ray Poole

BAR2013-00160

Request for window replacement at **1104 W Abingdon Dr.**

APPLICANT: Maureen Cooney

BAR2013-00161

Request for window replacement at **1250 S Washington St.**

APPLICANT: Great Day Improvements, LLC

BAR2013-00162

Request for an antenna at **1200 S Washington St.**

APPLICANT: Charles Salamone

BAR2013-00165

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

APPLICANT: 106 Union St LLC by Paul Beckman

BAR2013-00176

Request for roof replacement at **611 Cameron St.**

APPLICANT: The Endowment Foundation

BAR2013-00177

Request for signage at **1103 King St.**

APPLICANT: Paul Linnell

BAR2013-00178

Request for repair & replace fascia, crown, & cornice at **208 Wolfe St.**

APPLICANT: H. Fraker

BAR2013-00182

Request for roof replacement at **208 Jefferson St.**

APPLICANT: Kim Stamatini & Daniel Zimer by Adam Falcona, Adams Roofing Source LLC

BAR2013-00183

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

APPLICANT: Aquaviva/Flat Iron

BAR2013-00184

Request for rail replacement at **1109 Duke St.**

APPLICANT: Richard Downs

BAR2013-00185

Request for A/C unit at **702 Kahn Pl.**

APPLICANT: Michael & Son

VII. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 8:15pm.

Minutes submitted by,

Michele Oaks, Historic Preservation Planner
Board of Architectural Review