

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

Alexandria Board of Architectural Review  
Old & Historic Alexandria District

**Wednesday, May 7, 2014**

7:30pm, City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

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

Staff Present: Planning & Zoning  
Stephanie Sample, Historic Preservation Planner  
Michele Oaks, Historic Preservation Planner

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

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**I. MINUTES**

Consideration of the minutes from the April 16, 2014 public hearing.

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

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the minutes were approved, as submitted, 7-0.

Consideration of the minutes from the **April 30, 2014** work session.

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

On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the minutes were approved, as amended by Mr. Carlin, 7-0.

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**II. CONSENT CALENDAR**

**1. CASE BAR 2014-0097**

Request for alterations and signage at **710 King Street**.

**APPLICANT:** 710 King Street, LLC by Virginia Norton

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

Chairman Hulfish called the question for approval, with staff recommendations, 6-0 (Mr. Carlin recused himself).

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### **III. NEW BUSINESS**

#### **1. CASE BAR2014-0099**

Request to partially demolish at **519 Princess St.**

APPLICANT: Ray Lotto

BOARD ACTION: **Approved as amended, by roll call vote 7-0.**

#### **SPEAKERS**

Ray Lotto, owner, said that he recently purchased the property and wanted to remove the existing pergola and gazebo because they took up too much room in the rear yard. He said he agreed with the archaeology conditions.

#### **BOARD DISCUSSION**

Mr. Carlin made a motion to approve the Permit to Demolish and Mr. von Senden seconded the motion, which carried on a roll call vote of 7 to 0.

#### **CONDITIONS OF APPROVAL**

1. The statements in the archaeology conditions 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 Sheet piling 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 agreed with staff's analysis that the gazebo and pergola were not historic and that demolition was appropriate.

#### **2. CASE BAR2014-0102**

Request for alterations and HVAC screening waiver at **109 S. Washington St.**

APPLICANT: Washington Street Methodist Church

BOARD ACTION: **Approved as submitted, 6-1.**

#### **SPEAKERS**

Theresa del Ninno, architect, representing the applicant, said she agreed with staff's recommendation.

## **BOARD DISCUSSION**

Dr. Fitzgerald said that he would prefer to see a roof hatch instead of a full size door to provide access to the roof.

Mr. Carlin said that a door made access to the roof easier for large equipment.

Ms. Roberts asked if the door would be visible. Ms. del Nino said that it would be minimally visible.

The Chairman called the question, which carried by a vote of 6 to 1, with Dr. Fitzgerald voting no.

## **REASON**

The Board agreed with the analysis in the staff report.

### **3. CASE BAR2014-0105**

Request for alterations at **228 S. Alfred St.**

APPLICANT: Barbara Belmont

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

## **SPEAKERS**

Ms. Belmont, applicant, said that she disagreed with the staff recommendation that the replacement windows be true-divided-light because the remainder of the windows were already replaced with simulated-divided-light windows. She said that she thought the windows should be consistent.

A neighbor of Ms. Belmont supported her application, pointing out that none of the windows were historic and that they should be consistent on that facade.

## **BOARD DISCUSSION**

Mr. von Senden said that it was fairly well documented that the two windows were from the 1970s and were not original and that he agreed with the applicant that if the windows were true-divided-light they wouldn't match. He made a motion, seconded by Mr. Neale, to approve the application as submitted, which carried by a 7-0 vote.

## **REASON**

The Board felt that simulated divided light replacement windows were appropriate because they will replace non-historic windows and they would be more compatible if they matched the already replaced simulated-divided-light windows.

### **4. CASE BAR2013-0298**

Request to partially demolish and capsulate at **509 & 517 N St. Asaph Street**

APPLICANT: Y12 Investments by Heffner Architects

**BOARD ACTION**: Approved as amended, 6-1.

5. **CASE BAR2014-0106**

Request for alterations and addition at **509 & 517 N. St. Asaph Street**

APPLICANT: Y12 Investments by Heffner Architects

BOARD ACTION: Approved as amended, 6-1.

**SPEAKERS**

Mr. Jim Bryan, Heffner Architects, said that they agreed with all of staff's recommendations with the exception of the recommendation that the color of the windows and trim and penthouse additions be a lighter color. He said that they have worked to honor the Colonial Revival building but that the white color gave the building a more institutional or office building feel and they wanted to differentiate the building now that it was going to be residences.

**BOARD DISCUSSION**

Dr. Fitzgerald said that he thought the words "Health" and "Center" should be retained because it identifies the former use of the building.

Mr. Stuart Bartley, applicant, said that they would retain the words but would cover them with a panel since this should be a private residence and they didn't want to give the public that it was a health center. He said the words would be preserved behind panels so they could be exposed sometime in the future.

Mr. Smeallie commended the applicant for doing a good job rehabilitating the building. He said he too thought the words Health and Center should stay. He said he did not think the shape of the screen walls between the penthouse units was successful.

Mr. Neale said that he felt that use of the dark material, which appeared to be vertical siding, on the rear elevation in the saddleback form was not compatible with the remainder of the rear addition, in particular at the second floor. He suggested using a complimentary color to unify it better.

Mr. Bryan said that that feature was set back from the east facade, so it would only be minimally visible from a public right-of-way.

Mr. Neale said he agreed that the color scheme should be lighter to be compatible with the colonial reveal building and that part of what the Board recommended in preserving the building was the Colonial Revival detailing.

Dr. Fitzgerald said he agreed that the lighter color was more appropriate for the building.

Ms. Robbers said that she preferred a lighter color scheme as well and asked why metal garage doors were added on the Health Department building and wood doors were used on the freestanding garages.

Mr. Bryan said that they intended the addition and the rear elevation to have a more contemporary feel while the alley garages are more traditional to be compatible with Garret's Mill.

Mr. von Senden complimented the applicant for a well-designed project. He said that he was originally disappointed that they went away from the butter fly roof penthouses and that the new penthouses have continued to get more prominent, both in their detailing and color. He said light colors are one of the character defining features of a Colonial Revival building and the color pallet should go back to the lighter proposal.

Mr. Carlin said that the Board made a point in recommending that the building be preserved and that the trim and windows/doors should remain a light color. He said a lighter color scheme on the penthouse additions would also help them to recede into the sky more.

Chairman Hulfish called the question on the staff recommendation, with the additional conditions recommended by the Board. The roll-call vote was 6-1 (Ms. Roberts voted no)

#### **CONDITIONS OF APPROVAL**

Permit to Demolish/Capsulate and Certificate of Appropriateness and Waiver of Rooftop Mechanical Screening for the Health Department building (509 N. St. Asaph Street) with the following conditions:

1. That the applicant work with staff to refine the design details of the penthouse additions;
2. That the applicant simplify the fencing while retaining the circle motifs at the stoops and gates;
3. That the applicant revise the color scheme on the building, particularly the doors, and windows and trim, to be more compatible with the Colonial Revival building;
4. That the fiberglass windows comply with the Alexandria Replacement Window Performance Specifications;
5. The final location of all rooftop units be approved by Staff in the field to insure the visibility of the units is as limited as possible from a public right-of-way;
6. That the words "Health" and "Department" be retained, if feasible;
7. That the wood screening walls between the penthouse units be restudied; and,
8. That the two-story metal bay on the new rear addition be restudied so that it is more unified with the addition.

#### **6. CASE BAR2014-0121**

Request for new construction and a waiver of the rooftop mechanical screening at **513 & 517 Oronoco Street**

APPLICANT: Y12 Investments by Heffner Architects

BOARD ACTION: Approved as amended, 7-0.

## **SPEAKERS**

Mr. Jim Bryant of Heffner Architects said that they agreed with Staff's recommendation.

## **BOARD DISCUSSION**

Mr. von Senden made a motion to approve the application with staff conditions, which was seconded by Mr. Carlin. The vote was 7-0.

## **CONDITION OF APPROVAL**

1. That the two-over-two double hung windows have historically appropriate muntin widths and profiles, and that the windows meet the Board's Window Performance Specifications.

## **REASON**

The Board agreed with the staff recommendation that the new townhouses were well designed and compatible with the nearby historic buildings.

### **7. CASE BAR2014-0093**

Request for alterations and signage at **211 Strand Street**

APPLICANT: Mystique Jewelers

BOARD ACTION: Approved as amended, 7-0

## **SPEAKERS**

Gary Martelli, representing the applicant, said that they agreed with the staff recommendations.

## **BOARD DISCUSSION**

Dr. Fitzgerald asked Mr. Martelli if they would be relocating the hanging signs and Mr. Martelli said that he would work with staff on their relocation.

Mr. von Senden said that the signs should be installed into the mortar joints and not the brick when they were relocated.

Dr. Fitzgerald made a motion to approve the application with staff condition plus the requirement that the relocated signs be installed into the mortar joints and not the brick. The motion passed 7-0.

## **CONDITIONS OF APPROVAL**

1. That the freestanding post-mounted signs be relocated and mounted on brackets on the north and east facades of the building, subject to staff approval in the field, and provided that the brackets are installed into the mortar joints and not the brick.

## **REASON**

The Board agreed with the staff recommendation and further recommended that the hanging sign brackets be installed into the mortar joints and not the brick.

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#### **IV. DEFERRED ITEMS**

8.     **CASE BAR2014-0098**  
Request for alterations at **305 Commerce Street**  
APPLICANT: Ray Lotto  
BOARD ACTION: The Board noted the deferral.

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#### **V. OTHER BUSINESS**

None

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#### **V. ADJOURNMENT**

Chairman Hulfish adjourned the meeting at approximately 8:15 pm. The Board then held a BAR Concept Review public work session in City Council Work Room to discuss Robinson Terminal North.

Minutes submitted by,

Stephanie Sample, Historic Preservation Planner  
Board of Architectural Review