

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

Board of Architectural Review
Old & Historic Alexandria District

Wednesday, May 6, 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

Member Excused: Kelly Finnigan

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

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

I. MINUTES

Consideration of the minutes from the April 15, 2015 public hearing.

BOARD ACTION: Approved as submitted, 6-0.

On a motion by Mr. von Senden, seconded by Mr. Neale, the OHAD Board of Architectural Review, approved the minutes of April 15, 2015 as submitted. The motion carried on a vote of 6 to 0.

II. CONSENT CALENDAR

1 CASE BAR2015-0108

Request for alterations at **1118 Prince St.**

Applicant: Timothy Burton

BOARD ACTION: Approved as amended, 6-0.

On a motion by Mr. von Senden, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0108, as amended, on the consent calendar. The motion carried on a vote of 6 to 0.

2 CASE BAR2015-0090

Request for signage at **805 King St.**
Applicant: PMA Properties, 805, LLC

BOARD ACTION: Approved as amended, 6-0.

On a motion by Mr. von Senden, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0090, as amended, on the consent calendar. The motion carried on a vote of 6 to 0.

3 CASE BAR2015-0091

Request for alterations at **656 S Columbus St.**
Applicant: Max and Paula Reece

BOARD ACTION: Approved as submitted, 6-0.

On a motion by Mr. von Senden, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0091, as submitted on the consent calendar. The motion carried on a vote of 6 to 0.

4 CASE BAR2015-0092

Request for signage at **5 Cameron St.**
Applicant: Blackwall Hitch

BOARD ACTION: Approved as amended, 6-0.

On a motion by Mr. von Senden, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0092, as amended on the consent calendar. The motion carried on a vote of 6 to 0.

5 CASE BAR2015-0062

Request for alterations and signage at **703 King St.**
Applicant: Olea Restaurant DBA Magnolia's on King

BOARD ACTION: Approved as amended, 6-0.

On a motion by Mr. von Senden, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0062, as amended on the consent calendar. The motion carried on a vote of 6 to 0.

III. NEW BUSINESS

6 CASE BAR2015-0109

Request to partially demolish and capsule at **311 S St Asaph St.**
Applicant: Patricia and Ricky Fisher

Combined discussion with #7.

7 CASE BAR2015-0110

Request to alterations at **311 S St Asaph St.**
Applicant: Patricia and Ricky Fisher

BOARD ACTION: Deferred, 6-0.

On a motion by Ms. Roberts, seconded by Mr. von Senden, the OHAD Board of Architectural Review voted to defer BAR Case #2015-0109 & BAR Case #2015-0110. The motion carried on a vote of 6 to 0.

(The applicant was not present when the case was called. The Board voted to move the case to the end of the hearing. The case was then heard when the applicant arrived.)

SPEAKERS

Dennis Powell, the authorized agent for the project, asked the Board to defer the case in order for the owner to further discuss the proposal with the neighbors.

BOARD DISCUSSION

The Board voted 6-0 to defer the case at the request of the applicant. The Board then had a related discussion regarding masonry garden walls under Other Business.

REASON

The applicant requested deferral.

8 CASE BAR2015-0097

Request for alterations at **420 S Lee St.**

Applicant: Thomas Byrne

Deferred prior to hearing.

9 CASE BAR2015-0093

Request to partially demolish and capsule at **205 S Fayette St.**

Applicant: IGP Enterprises, LLC

Combined discussion with #10.

10 CASE BAR2015-0094

Request for alterations at **205 S Fayette St.**

Applicant: IGP Enterprises, LLC

BOARD ACTION: Approved as amended, 6-0.

On a motion by Mr. Carlin, seconded by Ms. Roberts, the OHAD Board of Architectural Review voted to approve BAR Case #2015-0094, as amended. The motion carried on a vote of 6 to 0.

SPEAKERS

The applicant, Jeff Broadhurst, introduced himself and was available to answer questions.

BOARD DISCUSSION

Mr. Carlin found the design of the rear to be appropriate with the exception of the proposed porch brackets. He found them too heavy-handed and suggested they be reduced in size and be a

Colonial Revival style to match the front of the house, rather than the proposed Arts & Crafts character.

Mr. Neale concurred, adding that the brackets should be about half as tall as they are represented in the application.

Mr. Carlin made a motion to approve the application, with staff's recommendation and the condition that the applicant submit a revised bracket design to the satisfaction of staff. Ms. Roberts seconded the motion, which passed 6-0.

REASON

The Board found that the amount and location of the demolition met the criteria and the proposed alterations were generally in keeping with the Design Guidelines, provided the brackets were reduced in size.

IV. OTHER BUSINESS

The Board discussed whether or not to amend the current BAR policies regarding demolition of masonry garden walls. Staff explained that the Board's current policy was to allow staff review of wood fencing (which seldom lasted more than 20 years) but to require Board review of demolition of over 25 square feet of masonry garden wall area, regardless of age or visibility. Staff noted that there had been a small but increasing number of requests to demolish late 20th century masonry garden walls and to replace them with less expensive wood fences. In addition, in the past several years the Board had reviewed requests to demolish late 20th century Concrete Masonry Unit (CMU) walls in the rear yard and staff asked for clarification whether the BAR considered these to be "historic" features that required full BAR review of a Permit to Demolish.

Chairman Fitzgerald stated that he agreed with staff that cinder block walls were not of particular historic importance and would support staff review of demolition for this type of wall.

Ms. Roberts agreed with Chairman Fitzgerald, but clarified that she did not support staff approval for demolition of brick or stone walls.

Mr. von Senden inquired whether or not stucco or concrete masonry units should be included in the CMU wall type category.

Mr. Carlin agreed that CMU walls were not of historic importance. However, he suggested that demolition of stucco covered CMU might be important for the Board to review in relation to the associated building and streetscape. He did not support altering the policy to allow staff approval of demolition of any brick or stone wall, regardless of its age.

Mr. Neale said that the date of the wall was irrelevant to whether or not a wall should be demolished, but that it is an issue of quality and design. He reminded the Board that the brick walls in front of City Hall are of a quality and design that warrants preservation, even though they are not particularly old. He also suggested that demolition of pressed or specialty molded

CMU (such as the rock face CMU occasionally seen on early 20th century building foundations) require Board review for demolition.

Mr. von Senden added that early CMU would be historic and unusual in its own right and questioned at what point in time it would warrant preservation. Staff agreed to investigate the history of CMU products and provide recommendations to the Board.

Ms. Roberts reiterated that she would support staff approval for demolition of CMU walls, but not any brick or stone walls. She said that even contemporary brick walls create a sense of place and show the intent of the designer, citing the example of Shad Row.

In general, the Board expressed support for a revised policy that would permit staff to administratively approve the demolition of common CMU masonry walls, with the exception of walls constructed with early molded or decorative CMU block.

The hearing was adjourned at 8:13pm.

Minutes submitted by,

Mary Catherine Collins, Historic Preservation Planner
Board of Architectural Review

ADMINISTRATIVE APPROVALS SINCE LAST MEETING

CASE BAR2015-0099

Request for repointing at **222 S Fairfax St.**

Applicant: Vaughan Restoration Masonry, Inc.

CASE BAR2015-0102

Request for balustrade installation at **1184 N Pitt St.**

Applicant: Tom Hughes

CASE BAR2015-0103

Request for roof replacement at **1026 King St.**

Applicant: Alexandria Roofing

CASE BAR2015-0104

Request for gas meter bollards at **700 S Union St.**

Applicant: Ford's Landing HOA

CASE BAR2015-0105

Request for window replacement at **405 N St Asaph St.**

Applicant: Jeffrey Carpenter

CASE BAR2015-0106

Request for new fence at **917 Duke St.**

Applicant: Michelle Roeser & James Vavricek

CASE BAR2015-0107

Request for window alteration at **711 Princess St.**

Applicant: Neeta Helms

CASE BAR2015-0120

Request for electrical panel replacement at **214 N Alfred St.**

Applicant: Carol McDonough

CASE BAR2015-0123

Request for roof replacement at **315 S Pitt St.**

Applicant: Peter Verne