

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

Board of Architectural Review  
Old & Historic Alexandria District  
**Wednesday, June 1, 2016**  
7:30pm, City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: John von Senden, Chair  
Chip Carlin, Vice Chair  
Christina Kelley  
Kelly Finnigan Mechling  
Margaret Miller  
Wayne Neale  
Christine Roberts

Staff Present: Al Cox, Historic Preservation Manager  
Stephanie Sample, Historic Preservation Planner

The Board of Architectural Review, Old and Historic Alexandria District, hearing was called to order at 7:30pm.

**I. MINUTES**

Consideration of the minutes from the **May 18, 2016** public hearing.

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

On a motion by Mr. Carlin, seconded by Ms. Kelley, the OHAD Board of Architectural Review, approved the minutes of May 18, 2016 as submitted. The motion carried on a vote of 7 to 0.

**II. NEW BUSINESS**

**1 CASE BAR2016-00150**

Request for alterations at **101 N Union St**  
Applicant: **ARP Waterfront, LLC**

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

On a motion by Ms. Roberts, seconded by Mr. Carlin, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00150, as submitted. The motion carried on a vote of 7 to 0.

**SPEAKERS**

Scott McGee, representing the applicant, spoke in support of the application and asked that they be permitted to install all of the proposed window and door graphics, not fewer, as recommended by staff. He said that the BAR approved a large number of window and door graphics for the previous tenant, Waterfront Market. He said that their proposal was for similar but fewer graphics.

Scott Shaw, representing the owner group, spoke in support of the window and door graphics and said that they would help direct people to the entrances, which are difficult to locate.

Philip Mattis, local real estate agent, spoke in support of the staff recommendation and said that signage should be minimal. He said that the signage should not be bold or bright, and should be compatible with the historic district.

## **BOARD DISCUSSION**

Mr. Neale said that the first floor of the building should be celebrated and repeating the business name on the windows was a good idea because it gave character at the pedestrian level.

Ms. Miller said that she was concerned about setting a precedent by allowing a large number of signs, but because this was a ground floor retail level of a larger commercial building she thought it was appropriate.

Ms. Kelley confirmed with staff that the existing Waterfront Market signs were approved and said that she could support the application because it proposed fewer signs.

Mr. Carlin asked if outdoor seating was still included in the restaurant plan, which is. He said that the space is difficult to see because the main entrance is off of King Street, and is located on the ground floor of an office building, so he could support additional signage in this location to help identify the restaurant space.

Ms. Mechling asked about the small King Street exit and whether it would still be in use, which it will be.

Ms. Roberts said that she could support the applicant's request for signage, as submitted, for a number of reasons, including: the restaurant's location in an office building, the need to define the space, the amount of signage is less than the previous restaurant, and because the location of the entrance is not on King Street.

Ms. Roberts made a motion to approve the application as submitted, which was seconded by Mr. Carlin.

## **REASON**

The Board felt that the amount of signage, while greater than typically allowed, was appropriate given the size of the building and of shape of the restaurant space.

### **2 CASE BAR2016-00147**

Request to partially demolish and encapsulate at **908 S Saint Asaph St.**

Applicant: Mary Scriva

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

On a motion by Ms. Kelley, seconded by Ms. Mechling, the OHAD Board of Architectural Review voted to approve BAR Case #2016-0147, as amended. The motion carried on a vote of 7 to 0.

*Item #2 and #3 were combined for discussion purposes.*

### **3 CASE BAR 2016-00148**

Request for additions at **908 S Saint Asaph St.**

Applicant: Mary Scriva

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

On a motion by Ms., Kelley seconded by Ms. Mechling, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00148, as amended. The motion carried on a vote of 7 to 0.

**CONDITIONS OF APPROVAL**

1. Window specifications must be provided for staff verification of compliance with the performance specifications of the BAR's window policy prior to release of building permits;
2. The cladding specification of the addition be changed to either painted, smooth finish wood or fiber cement clapboard siding complying with the BAR's Minor Architectural Elements policy; and,
3. Staff must approve the final baluster design and trim details.

**SPEAKERS**

Ms. Scrivia, applicant, said that she was in agreement with the staff recommendations to install fiber cement siding instead of vinyl siding and that she would provide the requested window specifications when the building permit was submitted.

**BOARD DISCUSSION**

Ms. Roberts complimented the applicant on the thoughtful addition.

Mr. Neale told the applicant that fiber cement was a superior product and that he was pleased the applicant agreed to use that product.

Ms. Miller said she supported the applicant with staff's recommendations.

Ms. Kelley asked staff to approve the details of the deck railing and trim when the building permit was submitted.

Ms. Kelley made a motion to support the application with staff recommendations, with final design details to be approved by staff.

**REASON**

The Board agreed that the use of fiber cement siding was more appropriate than vinyl siding and recommended that staff review the final design details of the proposed windows and baluster and trim.

**4 CASE BAR2016-00152**

Request to partially demolish and encapsulate at **305 S Saint Asaph St.**

Applicant: William & Jennifer Strickland

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

On a motion by Ms. Miller, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00152, as submitted. The motion carried on a vote of 7 to 0.

*Item #4 and #5 were combined for discussion purposes.*

**5 CASE BAR #2016-00155**

Request for alterations and an addition at **305 S Saint Asaph St.**

Applicant: William & Jennifer Strickland

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

On a motion by Ms. Miller, seconded by Mr. Neale, the OHAD Board of Architectural Review voted to approve BAR Case #2016-00155, as submitted. The motion carried on a vote of 7 to 0.

**CONDITIONS OF APPROVAL**

**SPEAKERS**

Patrick Camus, architect, spoke in support of the application and answered questions.

**BOARD DISCUSSION**

Ms. Miller complimented the applicant on their thoughtful renovation of the project.

Ms. Kelley asked if the installation of the skylights would damage historic framing. Mr. Camus said that he has not yet been able to explore the attic space so he did not know if any framing would be impacted. Ms. Kelley said she would encourage the retention and reuse of historic windows on the house. Mr. Camus said that they would try to retain as much historic fabric on the building as possible.

Ms. Mechling stated that the addition which was being removed was itself historic but she understood that desire to return the building to its first period of construction.

Ms. Roberts said that she didn't think the whole house would need to be repointed. Mr. Camus said they are working with Vaughn Restoration Masonry on repointing the house, which would only be done where it was absolutely necessary.

Mr. von Senden said that he was supportive of the project and was pleased the house was being returned to a single family home.

Mr. Neale said that he was in support of the application.

Ms. Miller made a motion to approve the application as submitted, which Mr. Neale seconded.

**REASON**

The Board supported the applicant's request to restore the building to its original use as a single family house, even though it meant the removal of almost 100 year old additions and alterations to the building.

**6 CASE BAR #2016-00151**

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

Applicant: Virtue Feed & Grain

*This case was deferred by the applicant prior to the hearing.*

### **III. OTHER BUSINESS**

#### **7 Preservation 101: BAR Training Work Session**

The OHAD Board of Architectural Review received Part II of Mr. Cox's presentation on Preservation 101, followed by Board discussion of how and when these national standards were applied in Alexandria. This portion of the presentation focused on the Secretary of the Interior Standards for Rehabilitation, as well as a brief overview of the way the City determines the Floor Area Ratio (FAR) of a property.

### **IV. ADJOURNMENT**

The Board of Architectural Review, Old and Historic Alexandria District, hearing was adjourned at 9:15pm.

### **ADMINISTRATIVE APPROVALS**

#### **CASE BAR #2016-00174**

Request for roof and skylight replacement at **728 S Royal St**

Applicant: Mary L. Cupp

#### **CASE BAR #2016-00175**

Request signage at **109 S Columbus St**

Applicant: Penelope's Vanity

#### **CASE BAR #2016-00176**

Request for new gate/HVAC screening at **430 S Saint Asaph St**

Applicant: Caroline & Robert Reich

#### **CASE BAR #2016-00171**

Request for roof replacement at **515 Prince St**

Applicant: Joan Goehler

#### **CASE BAR #2016-00169**

Request for signage at **1 Prince St**

Applicant: AMGA

#### **CASE BAR #2016-00168**

Request for retainer wall replacement at **909 S Columbus St**

Applicant: Megan Bennett

#### **CASE BAR #2016-00167**

Request for repair - in kind roof replacement at **809 S Fairfax St**

Applicant: Sheera Rosenfeld

#### **CASE BAR #2016-00166**

Request for alterations at **633 N Columbus St**

Applicant: City of Alexandria

**CASE BAR #2016-00164**

Request for window replacement at **509 S Royal St**

Applicant: Sue Carlin

**CASE BAR #2016-00161**

Request for signage at **217 King St**

Applicant: Expert Drones

**CASE BAR #2016-00174**

Request for stoop, walkway, and step repair at **414 Franklin St**

Applicant: Braden Holtby

**CASE BAR #2016-00177**

Request for shingle roof repair at **1121 Portner Rd**

Applicant: James McNerney