

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, October 6, 2010

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

Members Present: Tom Hulfish, Chairman
Chip Carlin
Oscar Fitzgerald
Arthur Keleher
Wayne Neale
Peter Smeallie

Members Absent John von Senden

Staff Present: Planning & Zoning
Stephanie Sample, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

The meeting was called to order at 7:35 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes of the public hearing of September 15, 2010.

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

On a motion by Mr. Fitzgerald, Seconded by Mr. Smeallie, the minutes were approved, as submitted.

II. CONSENT CALENDAR

Items on the Consent Calendar are those where the applicant has agreed to all conditions of approval shown in the staff reports. Without objection, the staff recommendation for these cases will be approved as a group by unanimous consent of the Board at the beginning of the meeting. When announced by the Chairman, any member of the Board or of the public may ask that one of these cases be removed for full discussion.

1. CASE BAR2010-0238

Request for window replacement at **426 N St Asaph St**, zoned RM Residential.

APPLICANT: Gail Hoffman by Old Town Windows and Doors

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

2. CASE BAR2010-0239

Request for window replacement at **426 1/2 N St Asaph St**, zoned RM Residential.

APPLICANT: Alan Windsor by Old Town Windows and Doors

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

3. CASE BAR2010-0244

Request for window replacement at **682 S Columbus St**, zoned CD Commercial.

APPLICANT: Marcia Krause by Old Town Windows and Doors

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

4. CASE BAR2010-0266

Request for window replacement at **413 S Columbus St**, zoned RB Residential.

APPLICANT: David Kibiloski by Jeffery Dodge for Pella

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

5. CASE BAR2010-0267

Request for window replacement at **202 Jefferson St**, zoned RM Residential.

APPLICANT: Kim and Pat Harkin

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

III. DISCUSSION ITEMS

6. CASE BAR2010-0268

Request for new construction at **1126 & 1128 Prince St**, zoned RM Residential.

APPLICANT: Sean & Helen Vermillion by Stephen Kulinski for Kulinski Group Architects, P.C.

BOARD ACTION: **Deferred for restudy, 6-0.**

SPEAKERS

Steve Kulinski, architect, presents for the applicant.

BOARD DISCUSSION

Mr. Neale agrees with the dormer detail restudy recommended by Staff. He said the building appears “squat” and suggests it would be more stylistically appropriate to elevate the building and the first floor window sills. He is not concerned about the height of this building, given its context, and believes elevated sills of the windows adjacent to the public sidewalk would give the occupants more privacy.

Mr. Smeallie commends the architect’s attempt to respect the adjacent historic building by keeping the new cornice lower but agrees with Mr. Neale that the building and the window sills should be raised slightly. He suggests that the higher sills may allow removal of the transoms above these windows. He, too, asks that the dormer be restudied.

Mr. Keleher asks about the location of the property line on the west and the existing stair from the second floor. The architect explains that the property line jogs around the fire escape, which will remain.

Mr. Fitzgerald complimented the architect on the proposed Queen Anne reproduction design but said it was a shame to miss an opportunity to have a “nice new fresh design” in the historic district.

Mr. Carlin agreed with the other members and suggested a higher first floor window sill.

Mr. Neale recommends that the front windows have lintels four brick courses tall and that basement windows would be appropriate, once the first floor level is raised. He makes a motion for deferral to

- a. Raise the building out of the ground and to restudy the first floor window proportions, and
- b. Change the front window lintels to be four brick courses tall.

The motion is seconded by Mr. Smeallie and passes 6-0.

REASON

The Board believed that the proportions of the new house would be more appropriate for the proposed Queen Anne style if it were taller and that this vertical proportion was more important than the relationship of its cornice to the adjacent historic house.

IV. DEFERRED ITEMS

CASE BAR2010-0217

Request for HVAC screening at **600 S. Washington St**, zoned CL Commercial.

APPLICANT: Soonja Purdy

BOARD ACTION: **The Board noted the deferral.**

Deferred prior to the hearing due to lack of notice.

V. WITHDRAWN ITEMS

CASE BAR2010-0253

Request for window replacement at **300 S Columbus St**, zoned RM Residential.

APPLICANT: Louise Roseman by Jeffery Dodge for Pella

Withdrawn by applicant prior to hearing.

VI. OTHER BUSINESS

Adoption of a roof materials policy for the Old and Historic Alexandria District. The Board reviewed a final draft of the Windows Policy and, upon further discussion, reversed their position from the September 1, 2010 hearing to say they now had no

objection to Staff approval of upgraded materials on existing composition shingle roofs. The policy was deferred for Staff to incorporate some additional Board comments.

VII. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 8:30 pm.

VIII. ADMINISTRATIVE APPROVALS

CASE BAR2010-0210

Request for approval of mortar repointing at **207 South Fairfax Street**, zoned RM residential.

APPLICANT: Betty Foster

CASE BAR2010-0269

Request for approval to re-line a chimney at **415 1/2 Prince Street**, zoned RM residential.

APPLICANT: Janet Von Sternberg

CASE BAR2010-0270

Request for approval of storefront window replacement at **607 King Street**, zoned KR Retail.

APPLICANT: La Tasca

CASE BAR2010-0272

Request for approval of repairs to exterior masonry and balconies at **501 Slaters Lane**, zoned RC Residential.

APPLICANT: Valcort Building Services

CASE BAR2010-0274

Request for approval in-kind siding replacement at **308 Wolfe Street**, zoned RM residential.

APPLICANT: Matthew Feely

CASE BAR2010-0275

Request for approval of window replacement at **207 South Fairfax Street**, zoned RM residential.

APPLICANT: Betty Foster

CASE BAR2010-0286

Request for approval of roof replacement at **709 South Fayette Street**, zoned RB residential.

APPLICANT: Darlene Hayes

CASE BAR2010-0287

Request for approval of signage at **623 South Washington Street**, zoned CD Commercial.

APPLICANT: Global Bridal Gallery, LLC.

CASE BAR2010-0289

Request for approval of direct replacement in-kind of heat pump and fan coil at **419 Cameron Street**, zoned RM residential.

APPLICANT: Michael Hobbs

CASE BAR2010-0290

Request for approval of roof replacement at **100 Franklin Street**, zoned RM residential.

APPLICANT: Scott Ziegler

CASE BAR2010-0285

Request for replacement in-kind of rooftop HVAC at **430 N. Union Street**, zoned RM residential.

APPLICANT: WM Montgomery

Minutes submitted by,

Al Cox, FAIA, Historic Preservation Manager
Boards of Architectural Review