

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

Alexandria Board of Architectural Review  
Old & Historic Alexandria District

**Wednesday, October 5, 2011**

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

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

Members Absent: Arthur Keleher  
Wayne Neale

Staff Present: Planning & Zoning  
Courtney Lankford, Historic Preservation Planner  
Al Cox, FAIA, Historic Preservation Manager

The meeting was called to order at 7:33 p.m. by Chairman Hulfish.

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**I. MINUTES**

Consideration of the [minutes](#) of the public hearing of September 21, 2011.

**BOARD ACTION: Approved, as submitted, 5-0**

On a motion by Mr. Fitzgerald, seconded by Mr. von Senden, the minutes were approved, as submitted.

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**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 BAR2011-0124](#)**

Request for alterations at **121 S Columbus St** and **803 Prince St**, zoned CD Commercial & RM Residential.

**APPLICANT:** Victor Glasberg and Nancy Petersen, by Joel deLeon

**BOARD ACTION:** **Approved, as amended, on the Consent Calendar, 5-0.**

**CONDITIONS OF APPROVAL:**

1. The statements in 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 Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the Consent Calendar, consisting of case BAR2011-0124 was approved, 5-0.

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### **III. DISCUSSION ITEMS**

#### **2. CASE BAR2011-0259**

Request for chimney demolition at **214 Prince St**, zoned RM Residential.

APPLICANT: Jeffrey & Emma Sopko by Ray Lewis

BOARD ACTION: **Approved, as submitted, by a roll call vote, 5-0**

#### **SPEAKERS**

Ray Lewis, architect for the project, spoke on behalf of the application.

#### **BOARD DISCUSSION**

Mr. Fitzgerald stated that the chimney slated for demolition was a later addition and that it would be an improvement to remove the chimney. Mr. Fitzgerald made a motion to approve the Staff recommendation.

Mr. Carlin seconded the motion, which was approved by a roll call vote, 5-0.

#### **REASON**

The Board felt that the removal of the chimney was appropriate as it was not original to the building.

#### **3. CASE BAR2011-0263**

Request for demolition of 8 existing Metrobus shelters/canopies on the east side of the 1200, 800, 500 and 300 blocks of S Washington St, the 200 and 500 blocks of N Washington St, and the 1300 and 1600 blocks of E Abingdon Dr.

APPLICANT: City of Alexandria

BOARD ACTION: **Portion approved as amended and portion deferred for further study, by a roll call vote, 5-0.**

This item was combined with item #4 for discussion purposes.

4. [CASE BAR2011-0264](#)

Request for 8 new Metrobus shelters on the east side of the 1200, 800, 500 and 300 blocks of S Washington St, the 200 and 500 blocks of N Washington St, and the 1300 and 1600 blocks of E Abingdon Dr.

APPLICANT: City of Alexandria

BOARD ACTION: **Portion approved as amended and portion deferred for further study, by a roll call vote, 5-0.**

CONDITIONS OF APPROVAL: Staff recommends approval with the following conditions:

1. That the end panels of each bus shelter remain clear glass and unobstructed;
2. That the any historical information be presented in a way that is consistent with the City's adopted Wayfinding program; and
3. That the electrical power source is brought back to the Board for restudy.

**SPEAKERS**

Pierre Holloman, Transportation & Environmental Services (T&ES) staff, spoke on behalf of the application and gave a brief presentation regarding the project.

Thomas Fitzgerald, resident at 311 S Pitt Street, spoke in opposition to the application altogether. Mr. Fitzgerald said the current bus shelters were fine and that the City should not spend the money to replace them.

Thomas Sheffner, Acting Park Planner for the National Park Service, spoke in support of the application, but felt there was a better alternative for the power source needed to run the real time information panel and lighting.

**BOARD DISCUSSION**

Mr. Fitzgerald inquired about the cost per shelter, which Mr. Holloman stated was \$10,000 to \$20,000 per shelter. Mr. Fitzgerald noted that the grant would not cover all of the costs. He asked if the number of solar panels could be reduced from three to two and Mr. Holloman stated that two panels in this design would not provide the needed 130 watts but that there were other options that would provide the energy needed. Mr. Fitzgerald also inquired about whether the bus shelters outside of the historic district would include advertising space, as the DC shelters do. Mr. Holloman confirmed that none of the shelters in the City of Alexandria would have advertisements.

Mr. von Senden stated that he liked the new design of the shelters and commented that he would eventually like to see bus shelters located up and down Duke Street. In regards to the power source of the shelter, Mr. von Senden stated that he liked the photovoltaic option as it was less obtrusive. However, he commented that the photovoltaic panels would need to be south orientated meaning they would be angled on the shelters. While Mr. von Senden felt that most of the panels would blend in over time, he was concerned about the shade the buildings provide and the negative effect the shading would have on the solar collectors. Mr. von Senden stated that he was generally in favor of the project.

Mr. Smeallie felt that the color and new design and of the City of Alexandria Metrobus shelters were a much better design solution than the DC Metrobus shelters but was against any type of solar collectors on the tops of the shelters. He felt that the panels would not be reliable and would prefer to see a hard-wired system.

Mr. Carlin stated that he liked the simple design of the new shelters and that the straight clear glass panels on the new Alexandria model would be less prone to maintenance issues and would age better. He thought that a hardwired power source would be a better, but could also support a photovoltaic system if it was affordable.

Mr. von Senden understood Mr. Smeallie's concerns but stated that the reliability and efficiency of photovoltaic has greatly improved over the years.

Mr. Smeallie rebutted that the photovoltaic would not be worth the effort and that the bus shelters on Washington Street was not the place for solar panels. Mr. Smeallie made a motion to approve the demolition of the current bus shelters and the design of the new bus shelters, but to defer for restudy the power source of the new shelters. The motion includes approval of Staff recommendation one and two and deferral of Staff recommendation three.

The motion was seconded by Mr. Fitzgerald, which was approved by a roll call vote, 5-0.

## **REASON**

The Board found the new bus shelters to be a great improvement to Washington Street and applauded the City for selecting a design that was compatible with the historic district. However, many members of the Board were concerned about the appearance of solar panels located on top of the shelters. They expressed concerns relating to cost, efficiency, reliability, and visual impact on the historic district. The Board found that the power source should be studied further, including looking at hard wired solutions.

### **5. [CASE BAR2011-0246](#)**

Request for alterations at **277 S Washington St**, zoned CD Commercial.

**APPLICANT:** Eat Good Meat LLC by Paul Beckmann

**BOARD ACTION:** **Approved, as amended, as a discussion item, 4-1.**

#### **CONDITIONS OF APPROVAL:**

1. That the scroll bracket is installed in the mortar, and not the brick;
2. That the sign is reduced by 5 square feet, measuring approximately 2'-6" x 5'-0";
3. That the final design of the metal scroll in the transoms above the doors is approved by Staff;
4. That the new air intake louver and air vents are painted to match the adjacent wall surface.

This item was removed from the consent calendar by Mr. Fitzgerald.

## **BOARD DISCUSSION**

Mr. Fitzgerald was concerned about the design of the metal scroll-work in the transom above the door and the support brackets for the copper awnings. He felt that the metal scrolls were too ornate for the Post-modern style building.

Mr. Carlin liked the notion of the canopy, as it established a new architectural language for the storefront along Washington Street.

Mr. Smeallie intellectually agreed with Mr. Fitzgerald, but felt that the distinctive detailing was appropriate for a retail storefront on a building of this scale and design and believed that it would draw positive attention to the storefront.

Mr. von Senden made a motion to approve the Staff recommendation, which was seconded by Mr. Smeallie and approved, as amended, 4-1.

#### **REASON**

While there was some discussion regarding the appropriateness of some of the proposed detailing, the Board felt the proposed changes to this storefront were appropriate given the Post-modern design of building located at 277 S Washington Street.

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#### **IV. DEFERRED**

**8. CASE BAR2011-0260**

Request for awnings with signage at **610 Madison St**, zoned CDX Commercial.

APPLICANT: Kamizaki LLC by Robert Blumel & Justin Yoon

*Deferred pending resolution of outstanding issues.*

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

**9. CASE BAR2011-0261**

Request for demolition/encapsulation at **310 Princess St**, zoned CD Commercial.

APPLICANT: Gail Manza by Mary Reader

BOARD ACTION: **Deferred prior to hearing due to lack of notice. The Board noted the deferral.**

**10. CASE BAR2011-0262**

Request for addition at **310 Princess St**, zoned CD Commercial.

APPLICANT: Gail Manza by Mary Reader

BOARD ACTION: **Deferred prior to hearing due to lack of notice. The Board noted the deferral.**

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#### **IV. OTHER BUSINESS**

1. Capital Bikeshare informational presentation by Transportation & Environmental Services. The Board supported the concept of the program and directed BAR staff to work with T&ES staff on the final locations of the bike stations in the historic district.
2. Debriefing on 2011 Virginia Preservation Conference by Peter Smeallie.

3. Announcement of King Street being recognized as one of America's "10 Great Streets" by the American Planning Association (2011).

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**V. ADJOURNMENT**

Chairman Hulfish adjourned the meeting at approximately 8:49pm.

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**VI. 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.

**CASE BAR2011-0266**

Request for window replacement at **500 S Fairfax St**, zoned RM Residential.

APPLICANT: JC & Mary McElveen

**CASE BAR2011-0267**

Request for siding repair, trim repair/replacement, and window repair at **214 N Alfred St**, zoned RB Residential.

APPLICANT: Carol McDonough

**CASE BAR2011-0268**

Request for shutter replacement at **1210 Prince St**, zoned CL Commercial.

APPLICANT: Brad Heath

**CASE BAR2011-0269**

Request for front storm door at **702 S Fairfax St**, zoned RM Residential.

APPLICANT: Andrew Magoun

**CASE BAR2011-0281**

Request for vent opening at **217 N Saint Asaph St**, zoned RM Residential.

APPLICANT: Mike Margiotta

**CASE BAR2011-0283**

Request for wall sign at **1002 King St**, zoned KR King Street Retail.

APPLICANT: Blown Salon

**CASE BAR2011-0284**

Request for handrail at **1110 King St**, zoned KR King Street Retail.

APPLICANT: Wheeler & Associates Architects

Minutes submitted by,

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