

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, January 18, 2012
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
Wayne Neale
Peter Smeallie

Members Absent: Art Keleher

Staff Present: Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager
Catherine Miliaras, Historic Preservation Planner

The meeting was called to order at 7:32 p.m. by Chairman Hulfish.

I. MINUTES

1. Consideration of the minutes of the public hearing of January 4, 2012.
BOARD ACTION: BOARD ACTION: Approved, as submitted, 6-0.

On a motion by Dr. Fitzgerald, seconded by Mr. von Senden, the minutes were approved, as submitted, 6-0.

II. CONSENT ITEMS

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 BAR2011-0361**

Request for alterations at **732 S Royal St**, zoned RM Residential

APPLICANT: Stanley & Sandra Bysshe

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

On a motion by Mr. Smeallie, seconded by Dr. Fitzgerald, the Consent Calendar was unanimously approved, 6-0.

III. DISCUSSION ITEMS

1. CASE BAR2011-0360

Request for window replacement at **316 N Pitt St**, zoned RM Residential

APPLICANT: Robert J. Almassy by Chris Sullivan

BOARD ACTION: **Approved application as submitted and amended Window Policy, 6-0.**

AMENDMENT TO WINDOW POLICY

Staff recommends that the Board amend its *Window Policy* and allow Anderson Fibrex windows or similar quality, paintable wood composite windows to be installed within the Old and Historic Alexandria District on buildings constructed after **1975**. Fibrex or wood composite windows must also comply with the existing *Alexandria Replacement Window Performance Specifications*, as adopted 10/20/2010. The existing brickmould, casing, sills or window trim may be replaced with a painted, aluminum or paintable, solid through-the-core wood composite material. The material must match the existing in size and profile.

SPEAKERS

Mr. Robert Almassy, applicant, spoke in support of the application.

Mr. Chris Sullivan, Andersen representative, spoke in support of the application and responded to questions.

Mr. John Hynan, representing the Historic Alexandria Foundation, had no strong opposition to the proposed policy change.

BOARD DISCUSSION

Dr. Fitzgerald asked for clarification on the type of simulated divided light muntins on the sample. The applicant confirmed that they were not internal muntins but surface applied with a putty glazed profile.

Mr. Neale noted that the townhouse had different brickmoulds on the front and the rear. The applicant replied that they will remain as existing.

Mr. Neale made a motion to approve the Staff recommendation which was seconded by Dr. Fitzgerald and approved 6-0.

REASON

The Board found that the proposed window material was appropriate for a townhouse of this date of construction and also found the proposed amendment to the Window Policy to be acceptable because the Fibrex material was a high quality modern product that had been approved several times recently. The Board encouraged the applicant to also

replace the two recently replaced windows because they had inappropriate sandwich muntins.

2. CASE BAR2011-0362

Request for alterations at **400 N Union St**, zoned RM Residential

APPLICANT: Allen & Rebecca Weh by Christine Kelly

BOARD ACTION: **Portion denied and portions approved, as amended, 6-0.**

CONDITIONS OF APPROVAL:

Denial of the Certificate of Appropriateness for the dormer on the front (east) façade.

Approval of the Certificate of Appropriateness for the dormer on the rear (west) façade, the roof deck, and the shutters on the east and south façades with the following conditions:

1. That the railing detail for the roof deck be more historically appropriate by using wide plinths spaced between simple balusters, with the final design to be approved by Staff;
2. That the center window on the rear (west) dormer be offset in plan from the adjacent windows by at least 8”;
3. That the size of HardiePlank siding on the rear (west) dormer is reduced from a 7” exposure to a 5” exposure;
4. That the HardiePlank siding be smooth (no wood grain);
5. That the HardiePlank siding on the rear (west) dormer be painted to match the composition roof, so that the dormer will visually appear as two individual dormers;
6. That the new asphalt shingle roof on the front and rear be architectural grade composition roofing in either a weathered wood or slate color, per the *BAR Roof Materials Policy*; and
7. That all new windows comply with the recently adopted Window Policy.

SPEAKERS

Ms. Christine Kelly, architect for the applicant, spoke in support of the application.

Mr. John Hynan, representing the Historic Alexandria Foundation, supported the recommendation to change the railing, supported denial of the Palladian window on the front and disapproved of shed dormers in general.

BOARD DISCUSSION

Mr. Smeallie supported the staff recommendation and noted that single dormers were preferred on the front elevation.

Mr. Neale commented that he was not opposed to all Palladian formers but that they need to be designed to fit in with the community and that this particular design was not supportable.

Dr. Fitzgerald made a motion to approve the application with staff recommendations, including denial of the proposed front (east) dormer. The motion was seconded by Mr. von Senden. The motion passed, 6-0.

REASON

The Board felt that the proposed dormer on the front (east) elevation was not an appropriate scale or design for the front elevation in this location, preferring the three existing dormers, but had no objection to the other proposed alterations.

3. CASE BAR2011-0363

Request for alterations at **326 King St**, zoned KR King Street Retail

APPLICANT: East Banc, Inc. by Robert M. Gurney

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

SPEAKERS

Mr. Robert Gurney, architect for the applicant, spoke in support of the application and responded to questions from the Board.

Mr. John Hynan, representing the Historic Alexandria Foundation, stated that although this building was not historic it was an excellent reproduction and should not be altered, finding the commercial glass windows to be a “mistake”.

Ms. Gail Rothrock, representing the Historic Alexandria Foundation, supported the comments made by Mr. Hynan and noted that this Georgian Revival building was intentionally designed to complement City Hall. She noted objections to opening the windows and the proposed dark windows and surrounds and requested further study.

BOARD DISCUSSION

Dr. Fitzgerald noted that the building was not a good reproduction building since it was out of scale. He supported making it a true retail space but concurred that the trim should be a lighter color.

Mr. Smeallie also commented that it was not a great example of a historic reproduction. He initially thought he would not support it but noted that the proposal would allow it to be a true retail space.

Mr. von Senden noted that this is the second case recently where 1960s architecture has been presented as something to save. He agreed that new work should be differentiated from the existing but found that the scheme needed further refinement, particularly the sold to void ratio. He also found the dark color to be distracting, though the Board does not typically review paint color.

Mr. Carlin agreed with Dr. Fitzgerald and Mr. Smeallie in the broader sense. He also found it was not a great reproduction building. He found that the design made the building more engaging and had no objection to the dark trim color. He thought it was an overall good design but wanted to see more symmetry in the window muntins.

Mr. Neale commented that he did not have a good initial reaction, finding it a difficult juxtaposition between contemporary and traditional. He noted that often on King Street a building's first and upper stories are often separated by a strong cornice with signage so that the upper story architecture remains true while the first story is an altered storefront. He suggested changing the window height and restudying the muntin pattern.

Chairman Hulfish commented that he would prefer a more traditional window pattern and recommended deferral.

Mr. Neale made a motion to defer the application for further study. The motion was seconded by Mr. Carlin. The motion passed, 6-0.

REASON

The Board generally found that the building itself was not a particularly good example of Georgian Revival architecture and supported enlarging the windows for retail use but believed that further study was needed for a more refined, modern storefront to better complement the building's style and proportion.

4. CASE BAR2011-0364

Request for partial demolition at **815 ½ King St**, zoned KR King Street Retail

APPLICANT: 815 ½ King St, LLC

BOARD ACTION: **Portions approved, as amended, and portion deferred for further study, by a roll call vote, 4-1-1 (Mr. von Senden voted in opposition and Chairman Hulfish recused himself).**

This item was combined with Item #5. See Item #5 for full discussion.

5. CASE BAR2011-0365

Request for alterations at **815 ½ King St**, zoned KR King Street Retail

APPLICANT: 815 ½ King St, LLC

BOARD ACTION: **Portions approved, as amended, and portion deferred for further study, by a roll call vote, 4-1-1 (Mr. von Senden voted in opposition and Chairman Hulfish recused himself).**

CONDITIONS OF APPROVAL:

1. That the applicant coordinate demolition of the existing marquee and storefront system with Staff to determine if any original or historic building material remains and whether it can be salvaged and reused on site;
2. ~~That Staff administratively approve the final location of doors within the proposed storefront framework;~~ That the applicant return to the Board with a revised and refined storefront system with complete drawings;
3. That Staff approve the mortar and brick color and texture for any area requiring infill;
4. That Staff approve appropriate Beaux-Arts style light fixtures to match the two original lights on the front elevation;
5. That if replacement windows are necessary on the front or rear elevation, that they be in conformance with the Board's adopted Window Policy; and

6. That the applicant recreates the three finials and bracket molding at the roof parapet, shown in the original photographs, as part of the façade restoration.

SPEAKERS

Mr. Rob Kaufman, applicant, spoke in support of the application and responded to questions from the Board.

Mr. John Hynan, representing the Historic Alexandria Foundation, stated that he agreed with most of Mr. Kaufman's comments and noted it was beneficial to have the historic photograph showing the theater without a marquee. He also noted that the existing marquee was a mess. He acknowledged that there is a preservation theory that you can keep later additions but said it was superseded in this case because there was such clear evidence of the original design underneath the mid-20th century alterations. However, with the awning removed, he suggested recreating the recessed ticket lobby and doors, as shown in the original photograph.

Mr. Boyd Walker requested a deferral until the use of the building could be determined. He suggested recreating the doors and ticket booth from the 1929 photograph. He also suggested looking for an opportunity to maintain the building as a theater for movies and live performance.

Ms. Gail Rothrock commended the application for his research and suggested further study to return the first story more closely to its original design. She said that the entry should be recessed and of wood and have a "nod" to the ticket booth that was previously there.

Greg Lacey, resident on North Columbus Street, spoke in support of bringing back original details on the theater but identified with the "Old Town" sign on the marquee. He thought that might add value to a future tenant. He suggested more glass on the front to bring a 21st-century look to the storefront.

Catherine Moran, resident of the 800 block of Prince Street, requested keeping the marquee until the building's use was determined.

BOARD DISCUSSION

Mr. von Senden commented that the lack of details and drawings in the application was disappointing. He noted that the current awning could date from the 1940s or 1950s and be historic in its own right. He did state that returning to the 1914 façade was a viable option but noted that the applicant should choose between the 1914 façade with a recessed entry or the 1929 façade with marquee and forward entry, but cannot pick and choose elements from different periods.

Mr. Carlin acknowledged that many people have a sense of nostalgia for the existing marquee but that there was a chance for a solution. He also stated that use of the building was not before the Board. He found the proposed storefront to be generic and suggested

that the applicant look to incorporate parts from an earlier time, such as the transoms, pressed tin and the like. He advised that a design should recall earlier elements.

Mr. Smeallie commented that it was a fascinating project and commended the applicant on his research. He also requested a full set of drawings for the storefront. He supported removing the existing marquee, noting that it completely obscured the architectural elements on building above. He also asked about returning to the blade sign in the 1929 historic photograph. He favored the return to the 1914 façade with the addition of a recessed storefront.

Mr. Neale also supported a return to the 1914 façade and commented that the submission materials should have included a detailed drawing of the storefront system. He suggested recessing the doors by three feet and possibly incorporating a slanted bay front to hint at the former ticket booth. He thought that there were lots of options and noted that overall it was a good submission.

Mr. Neale made a motion to approve the application with the additional condition that the applicant return to the Board with a revised storefront. The motion was seconded by Mr. Carlin. The motion passed, by a roll call vote, 4-1-1 (Mr. von Senden voted in opposition and Chairman Hulfish abstained).

REASON

The Board commended the applicant for researching the historic façade of the theater and found the return to the 1914 original façade without a marquee to be appropriate. They requested more detailed drawings and refinement to the proposed storefront, suggesting that it recall more closely the original storefront design in plan and detail.

6. CASE BAR2011-0367

Request for partial demolition/encapsulation at **204 & 206 S Union St**, zoned W-1 Waterfront Mixed Use

APPLICANT: Lawrence N. Brandt, Inc. by Robert Brandt

BOARD ACTION: **Approved, as amended, by a roll call vote, 6-0.**

This item was combined with Item #7. See Item #7 for full discussion.

7. CASE BAR2011-0368

Request for alterations at **204 & 206 S Union St**, zoned W-1 Waterfront Mixed Use

APPLICANT: Lawrence N. Brandt, Inc. by Robert Brandt

BOARD ACTION: **Approved, as amended, by a roll call vote, 6-0.**

CONDITIONS OF APPROVAL:

1. ~~That all new or replacement windows be in conformance with the Board's adopted Window Policy~~ That simulated divided light wood windows may be used; and
2. That the historic iron fenders and door shields be retained *in situ* where possible or reused

on the site.

SPEAKERS

Mr. Robert Brandt, applicant, spoke in support of the application.

Mr. Stephen Banigan, architect for the applicant, spoke in support of the application.

Mr. Chuck Trozzo commented that this property was at the center of the Waterfront Plan and two of the last vestiges of historic warehouses. He stated that it was inappropriate to approve this project before the Waterfront Plan was approved.

Mr. John Hynan, representing the Historic Alexandria Foundation, shared Mr. Trozzo's concerns but had no objection to the design.

Mr. David Olinger, owner of 100 Prince Street, stated that he had reviewed the plans and had no concerns about the project.

BOARD DISCUSSION

Mr. von Senden supported the project and noted it was a good example of adaptive reuse.

Dr. Fitzgerald commended the applicant on the project, noting that the adaptive use was sensitive to the historic architecture.

Mr. Neale noted that it was a clear presentation and a good design. He did not find it important to have true divided light windows on the street front of this particular building because the windows in question were well above street level.

Mr. Neale made a motion to approve the application with the staff recommendation but to allow the applicant to use simulated divided light windows. The motion was seconded by Mr. Smeallie. The motion passed, by a roll call vote, 6-0.

REASON

The Board commended the applicant on the project and noted that it was a sensitive and appropriate adaptive reuse of two historic warehouse buildings.

III. OTHER BUSINESS

1. South Washington Street Streetscape Improvement Project

Rashad Friday, Transportation & Environmental Services, and Ron Kagawa, Recreation Parks and Cultural Activities Department, gave a presentation on this project and answered questions. The Board endorsed the project, as presented.

IV. 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 BAR2011-0311

Request for door replacement at **900 King St**, zoned KR King Street Retail

APPLICANT: Society for the Prevention of Blindness

CASE BAR2012-0002

Request for HVAC relocation and new HVAC screening at **2 Alexander St**, zoned W-1

Waterfront Mixed Use

APPLICANT: Danny Miller

CASE BAR2012-0003

Request for window replacement at **507 Jefferson Ct**, zoned RM Residential

APPLICANT: Kevin Considine

CASE BAR2012-0004

Request for hanging sign at **104 N West St**, zoned KR King Street Retail

APPLICANT: Kulinski Group Architects

CASE BAR2012-0007

Request for wall sign at **610 Madison St**, zoned CDX Commercial Downtown (Old Town North)

APPLICANT: Justin Yoon

CASE BAR2012-0008

Request for exterior lighting at **703 King St**, zoned KR King Street Retail

APPLICANT: Seyed Hossein Shoja Maddahi

CASE BAR2012-0009

Request for roof replacement at **806 Prince St**, zoned RM Residential

APPLICANT: United Daughters of the Confederacy

CASE BAR2012-00010

Request for window replacement at **719 S Columbus St**, zoned RM Residential

APPLICANT: Yvonne Bonner

V. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 9:15pm.

Minutes submitted by,

Catherine Miliaras, Historic Preservation Planner
Boards of Architectural Review