

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, June 20, 2012

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

Members Present: Oscar Fitzgerald, Vice Chairman
Wayne Neale
John von Senden
Art Keleher
Chip Carlin

Members Absent: Tom Hulfish
Peter Smeallie

Staff Present: Planning & Zoning
Catherine Miliaras, Historic Preservation Planner
Michele Oaks, Historic Preservation Planner

Recreation, Parks & Cultural Activities
Jack Browand, Division Chief

Transportation & Environmental Services
Emily Baker, City Engineer

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

I. MINUTES

1. Consideration of the minutes of the public hearing of June 6, 2012.
BOARD ACTION: Approved as submitted, 5-0.

On a motion by Mr. von Senden, seconded by Mr. Neale, the minutes were approved, as submitted, 5-0.

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 BAR2012-0166**
Request for alterations at **510 N Quaker Ln**, zoned R20 Residential

APPLICANT: Michael Wayne

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

2. [CASE BAR2012-0169](#)

Request for alterations at **600 Montgomery St**, zoned CDX Commercial

APPLICANT: Rose Asner LLC by Richard Novak

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

On a motion by Mr. Keleher, seconded by Mr. von Senden, the Consent Calendar was approved, 5-0.

III. DISCUSSION ITEMS

3. [CASE BAR2012-0187](#)

Request for alterations at **500A & 501 S Union St**, zoned WPR Waterfront Park & Recreation

APPLICANT: City of Alexandria

BOARD ACTION: **Deferral, 5-0.**

This item was removed from the Consent Calendar.

SPEAKERS

Jack Browand, Recreation, Parks & Cultural Activities, spoke in support of the application and outlined the scope of the project. He stated that the fence was needed to ensure public safety and restrict access to the failing bulkhead. It was noted that the fence was temporary until the bulkhead can be adequately repaired as part of future Windmill Hill Park improvements.

Emily Baker, City Engineer, Transportation & Environmental Services, spoke in support of the application and noted that it is not the City's long-term intention to implement permanent fencing in this location. She also clarified that the proposed fence would not be utilized in the future for a construction safety fence.

Murney Keleher, property owner at 208 North Royal Street, spoke against the proposed fence design and requested that this issue be further studied.

Linda Couture, property owner at 505 Duke Street, spoke against the proposed fence design and requested that this issue be further studied.

Van Van Fleet, property owner at 26 Wolfe Street, spoke against the proposed fence design and noted that it would not be temporary once installed.

Mark Mueller, property owner at 414 South Royal Street, spoke against the proposed fence design and requested that this issue be further studied.

Graeme Bannerman, property owner at 3 Wilkes Street, spoke against the proposed fence design and requested that this issue be further studied, noting that neighbors typically cleaned up the bulkhead area on a regular basis.

John Hynan, representing the Historic Alexandria Foundation, agreed with the comments already made speaking against the proposed fence design and requested that this issue be further studied.

Poul Hertel spoke against the proposed fence design and asked that this issue be further studied. He recommended that City Staff and the Board look for appropriate examples in other historic districts in maritime/nautical areas. He provided examples of possible designs to the Board.

Yvonne Waight, representing Old Town Civic Association, requested a deferral to study alternatives, finding the proposed fence to be inappropriate. She expressed concern about constructing barriers to the waterfront that block access.

Bert Ely, property owner at 200 South Pitt Street and director of the Old Town Civic Association Waterfront Work Group, requested a deferral for further study.

BOARD DISCUSSION

Mr. Neale expressed concern about lack of access to the waterfront, though acknowledged that some access areas were clearly not safe. He asked whether some areas could be left open and others fenced. He understood the intention of a minimalist design but thought that at night it could potentially be harmful and suggested adding a top rail or reflective element. He asked whether bollards could be used for the temporary fence and then reused later. He suggested a deferral stating that he was not satisfied with the current design.

Mr. Keleher stated that he agreed with the comments made by the community. He questioned whether the fence was necessary and also supported a deferral for an improved design.

Mr. von Senden noted that when an engineer or risk manager advises that something must be replaced or secured, that it should be done. He accepted that a fence must be located here. He advised calling it “short-term” fencing rather than “temporary.” He asked whether a guardrail would be required when the bulkhead is replaced and how the bulkhead would be maintained/cleaned? He noted that the minimalist design was not popular but that it looked better in person. He suggested a fence that could also be used permanently. He also suggested a more nautical design, such as the use of sailing life lines and turnbuckles.

Mr. Carlin thought the proposal could be successfully resolved and requested a deferral. He suggested parameters for Staff to address: 1) Maintenance issues and 2) Cost, since it is a short-term fence.

Dr. Fitzgerald noted that the BAR was not the Board of Safety and found an invisible temporary fence to be acceptable. He stated that as a taxpayer he did not want an expensive fence. He also requested that the City restudy the risk associated with the existing bulkhead.

On a motion by Mr. Carlin, seconded by Mr. Neale, the Board voted to defer the application for further study and for Staff and the community to work together on an appropriate scheme. The motion passed, 5-0.

REASON

The Board was concerned about the design the fence. The Board requested that the applicant work with the community to devise an appropriate design which minimized public risk.

4. **CASE BAR2012-0170**

Request to partially demolish at **509 S Lee St** zoned RM Residential

APPLICANT: Lyle & Christine Roberts by Patrick Camus

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

SPEAKERS

Patrick Camus, representing the applicant, spoke in support of the application and responded to questions.

John Hynan, representing Historic Alexandria Foundation, stated that since the doors to be installed are not visible from a public right-of-way, the Foundation does not object to the project. However, he noted that if the doors were located on the front of the house the Foundation would have an objection to the project.

BOARD DISCUSSION

Without discussion, on a motion by Mr. Neale, seconded by Mr. von Senden, the Board voted to approve the application as submitted 5-0, with a roll call vote.

REASON

The Board found the proposed demolition of a portion of the rear elevation of the building for the installation of a door appropriate and felt that it would not have a negative impact on this historic character of the building nor diminish its historic integrity.

5. **CASE BAR2012-0173**

Request to partially demolish & capsulate at **112 S Fayette St** zoned CL Commercial

APPLICANT: Lorraine Aprile by Rebecca Bostick

BOARD ACTION: **Approved as amended, by roll call vote, 5-0.**

The Board combined this case with item #6.

6. **CASE BAR2012-0174**

Request for an addition at **112 S Fayette St** zoned CL Commercial

APPLICANT: Lorraine Aprile by Rebecca Bostick

BOARD ACTION: **Approved as amended, by roll call vote, 5-0.**

CONDITIONS OF APPROVAL:

1. That the applicant work with Staff to determine if there is historic wood siding on the existing house and, if it is salvageable, that it be retained and repaired to the extent reasonably feasible. If new wood siding is needed, the applicant shall work with Staff for final approval of a historically appropriate profile.
2. That the proposed asphalt shingles on the addition be architectural grade in a weathered wood or slate blend color and, that when the roof on the historic building is replaced, that it be replaced with a historically appropriate material.
3. That the applicant submits specifications for windows, doors, light fixtures and fence as part of the building permit process with final approval by Staff, in accordance with the Board's adopted policies.
4. That the applicant retains two parking spaces on the lot for the accessory apartment on the second floor.
5. That the applicant will work with BAR staff to delete a proposed window on the new addition's side elevation.
6. The following statements 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

SPEAKERS

Rebecca Bostick, representing the applicant, spoke in support of the application, noted that the applicant was supportive of the staff report and responded to questions.

John Hynan, representing Historic Alexandria Foundation, spoke in opposition to an addition that is larger than the main structure.

BOARD DISCUSSION

Mr. Carlin was concerned with the detailing of the south elevation's windows and asked the architect if they would consider eliminating one window from the design plan. The remainder of the Board agreed Mr. Carlin's window assessment.

Mr. von Senden inquired if the applicant has addressed the neighbor's tree concerns. The architect responded that they are committed to working out the issues with the neighbor.

On a motion by Mr. Carlin, seconded by Mr. Neale, the Board voted to approve the application as amended, 5-0, with a roll call vote.

REASON

The Board found the proposed addition and alterations to be appropriate.

7. [CASE BAR2012-0175](#)

Request to partially demolish & capsule at **108 Commerce St** zoned CL Commercial

APPLICANT: Christina Forbes

BOARD ACTION: **Approved as amended, by roll call vote, 5-0.**

The Board combined this item with #8.

8. [CASE BAR2012-0176](#)

Request for alterations at **108 Commerce St** zoned CL Commercial

APPLICANT: Christina Forbes

BOARD ACTION: **Approved as amended, by roll call vote, 5-0.**

CONDITIONS OF APPROVAL:

1. The original German profile wood siding be retained to the maximum extent feasible, and
2. That detailed window and French door specifications (including muntin width and grille configuration complying with Alexandria's *Window and Door Policies*) be submitted with the building permit drawings.

SPEAKERS

Christina Forbes, owner, spoke in support of the application and the staff report.

John Hynan, representing Historic Alexandria Foundation, requested a clarification of the Staff recommendation for the existing German profile siding. BAR Staff clarified that the original siding discovered is to be retained and restored, to the maximum extent feasible.

BOARD DISCUSSION

The Board commended the applicant's amended application which will preserve the original German profile siding.

On a motion by Mr. von Senden, seconded by Mr. Neale, the Board voted to approve the application as amended, 5-0, with a roll call vote.

REASON

The Board found the proposed alterations to be appropriate.

9. [CASE BAR2012-0188](#)

Request to partially demolish at **108 Quay St**, zoned RM Residential

APPLICANT: Martha Gabriel by Rebecca Bostick

BOARD ACTION: **Approved as amended, by roll call vote, 3-2.**

The Board combined this item with #10.

10. **CASE BAR2012-0168**

Request for alterations at **108 Quay St**, zoned RM Residential

APPLICANT: Martha Gabriel by Rebecca Bostick

BOARD ACTION: **Approved as amended, by roll call vote, 3-2.**

SPEAKERS

Martha Gabriel, applicant, spoke in support of the application and responded to questions.

John Hynan, representing Historic Alexandria Foundation, noted that the Foundation supported the front dormers, but objected to the rear shed dormer.

Michael Morris, owner at 106 Quay Street, felt that the rear shed dormer was inappropriate. He noted that the front dormers would be acceptable, if they were to align with the windows below.

BOARD DISCUSSION

Mr. Neale supported the project and inquired about the detailing on the dormer trim. He also noted that the rear dormer should be reduced and scaled to the building. The applicant's architect clarified that they will be utilizing 1x4 trim on the dormers and not brickmould.

Mr. Keleher, and Mr. Carlin concurred with Mr. Neale and felt the rear dormer could be reduced in size.

Mr. von Senden noted that he was not concerned with the rear dormer, however, felt that its side windows were "silly."

Dr. Fitzgerald stated that shed dormers are generally inappropriate within the historic district. However, he questioned the consistency of the Board, as they had, clearly, approved many others within this development. He made a motion to approve the application, as submitted. The item was seconded by Mr. von Senden and passed on a roll call vote, 3-2, with Mr. Keleher and Mr. Neale in opposition.

REASON

The Board generally found the proposed dormer additions to be consistent with other existing dormers within this late 20th century development.

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 BAR2012-0189

Request for door replacement at **210 N Lee St**, zoned CD Commercial

APPLICANT: PMA Properties, 210, LLC

CASE BAR2012-0191

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

APPLICANT: Pompanoosuc Mills by Joe Marino

CASE BAR2012-0192

Request for window replacement at **118 Quay St**, zoned RM Residential

APPLICANT: Susan & Paul Lancaster

CASE BAR2012-0193

Request for signage at **1008 King St**, zoned KR King Street Retail

APPLICANT: Salon DNA – Anthony Hughes

CASE BAR2012-0194

Request for siding repairs at **1211 Prince St**, zoned CL Commercial Low

APPLICANT: Daniel Crane

CASE BAR2012-0195

Request for alterations at **Franklin St between 608-700 Fords Landing Way**, zoned W-1 Waterfront Mixed Use

APPLICANT: Fords Landing Homeowners Association

VI. ADJOURNMENT

Vice Chairman Fitzgerald adjourned the meeting at approximately 9:00pm.

Minutes submitted by,

Catherine Miliaras, Historic Preservation Planner &
Michele Oaks, Historic Preservation Planner
Boards of Architectural Review