

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, March 16, 2011

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

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

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

The meeting was called to order at 7:30 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes of the public hearing of March 2, 2011.

BOARD ACTION: Approved as submitted, 7-0

On a motion by Dr. Fitzgerald, seconded by Mr. Smeallie, the minutes were unanimously approved, as submitted, 7-0.

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 BAR2011-0041**

Request for alterations to existing enclosed porch at **428 N Columbus St**, zoned CL Commercial.

APPLICANT: William Cromley

BOARD ACTION: Approved, as amended, 7-0

This item was moved to Discussion Items.

III. DISCUSSION ITEMS

1. **CASE BAR2011-0041**

Request for alterations to existing enclosed porch at **428 N Columbus St**, zoned CL Commercial.

APPLICANT: William Cromley

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

CONDITIONS:

1. That the applicant use two-over-two windows with the two-panel bulkhead scheme and with a continuous window sill, as shown in Figure 4 of the staff report; and
2. That the applicant submit door and window specifications that meet the Alexandria Replacement Window Performance Specifications prior to issuance of a building permit.

SPEAKERS

William Cromley, the applicant, spoke in support of the application

BOARD DISCUSSION

Dr. Fitzgerald removed this item from the Consent Calendar as he was concerned the proposed design was too high style for such a simple building. Dr. Fitzgerald made a motion to approve the application with one-over-one windows over double panels. The motion was seconded by Mr. Carlin.

Mr. Carlin thought that two-over-two windows added too much style to the simple, vernacular style of this building. He was pleased that the house was being rehabilitated.

Mr. Neale, Mr. von Senden and Mr. Smeallie found the two-over-two windows over two panels to be appropriate.

The motion failed 1-6 (Dr. Fitzgerald voted in support).

Mr. Keleher then made a motion to approve the application with two-over-two windows with the two panel configuration and a continuous window sill. The motion was seconded by Mr. Carlin and approved unanimously, 7-0.

REASON

The Board felt the proportions of the more vertical 2/2 windows, with their smaller panes of glass, and the double panels below the windows were a more appropriate scale.

2. [CASE BAR2010-0362](#)

Request for window replacement at **313 S Columbus St**, zoned RM Residential.

APPLICANT: Norman and Judith Ann Lisy

BOARD ACTION: **Denied, 6-1**

SPEAKERS

Norman Lisy, the applicant, spoke in support.

John Savage, architect for the applicant, spoke in support.

Ted Wright, neighbor, spoke in support.

BOARD DISCUSSION

Dr. Fitzgerald stated that a new window will never have the same character as a historic window. He described numerous options to repair the existing windows that would address the concerns about operation and egress requirements. He could not approve an exception for this particular application after the recent adoption of the Window Policy.

Mr. von Senden appreciated the applicant's thorough research but noted that the balloon frame construction described by the architect should not preclude restoration of these windows and installation of a sash balance. He said the windows were in good condition except for the sash balance and noted that "one bad spoke in a wagon wheel is no reason to replace the entire wheel."

Mr. Smeallie said he had given this application a lot of thought and agreed with the other Board members. He felt that the windows were character-defining features noting that there were options to fix the windows to make them operable.

Mr. Keleher strongly supported window restoration.

Mr. Neale offered a dissenting opinion and noted that there was not enough fabric left to justify restoration. He found this case to be a legitimate exception to the Window Policy.

Mr. Carlin recounted the original renovation of this property and its twin from the 1980s. He noted that the building code provisions did not apply to historic windows and that storm windows were a way to protect the historic windows.

Mr. Keleher made a motion to follow the staff recommendation to deny the application to replace six original windows. The motion was seconded by Dr. Fitzgerald and the application was denied, 6-1 (Mr. Neale voted in opposition).

REASON

The Board found that the existing windows were in good condition and that there were numerous options available to install new weather-stripping and sash balances.

3. [CASE BAR2010-0373](#)

Request for roof replacement at **917 Prince St**, zoned CL Commercial.

APPLICANT: Mark Stevenson and John Schmidt

BOARD ACTION: **Denied, 4-3**

SPEAKERS

Mark Stevenson, the applicant, spoke in support.

Pat Cavanaugh, Alexandria Roofing Co., contractor for the applicant, spoke in support.

BOARD DISCUSSION

Dr. Fitzgerald inquired whether the applicant had contacted the potter in Tennessee that he had previously recommended.

Mr. Cavanaugh said that he did call and the potter would not warrant their work if used for roofing.

Mr. von Senden suggested that the applicant install an EPDM or bituthane single-ply membrane under the tile lath as the backup waterproofing layer to address any rain which may blow below the sides of the tile, as Mr. Cavanaugh had observed that the original tiles had this problem. He inquired about the advantages of using natural slate over clay tile and said he preferred slate to the appearance of a copper roof in this instance. He noted that he found the existing tile to not be repairable.

Mr. Keleher noted that the distinctive bumps at the base of the tile were highly visible and added to the texture of this roof.

Mr. Neale stated that he was still looking to be convinced by the applicant. He questioned why it was necessary to introduce slate shingles as a new material and commented that copper shingles would repeat a material already found on the building.

Mr. Smeallie was in support of using the proposed red slate tile, stating that he had been convinced that an in-kind replacement clay tile would continue to leak and he did not want to see the building compromised.

Mr. Carlin said that slate was too dissimilar to the original tile appearance. He could consider copper but supported the staff recommendation. He noted that this was an iconic, high-style building and that if the original material were still available, then it should be replaced with the same material.

Mr. Carlin made a motion to support the staff recommendation to deny the replacement roof application in accordance with the Roof Materials Policy. Mr. Neale seconded the motion. The motion carried 4-3, with Chairman Hulfish, Mr. Smeallie and Mr. Keleher voting in opposition.

REASON

The Board found that the original clay tiles could be replicated by a reputable company, that any concern with leaks from wind driven rain could be addressed with a modern underlayment and that the replacement roofing should comply with the recently adopted Roof Materials Policy.

4. CASE BAR2011-0040

Request for porch floor replacement at **317 S St Asaph St**, zoned RM Residential.

APPLICANT: Richard and Margaret Moose

BOARD ACTION: **Denied, 7-0**

SPEAKERS

Richard and Margaret Moose, applicants, spoke in support of the application.

BOARD DISCUSSION

Mr. von Senden noted that he has extensive knowledge of historic wood porches exposed to weather since he is from Mobile, Alabama. He noted that the edge of the porch floor is visible and also expressed concern regarding the rate of expansion for PVC.

Dr. Fitzgerald noted that modern wood is generally terrible but that the wood floor on his own porch works fine. He suggested that they consider recycled old growth wood. He could not imagine living with a plastic porch floor.

Mr. Smeallie noted that he also has a wood deck that has held up fine and is a distinctive feature of his house. He did not find the proposed alternative acceptable.

Mr. Keleher did not support the use of PVC and recommended that the applicants seek an alternative.

Mr. Neale stated that this house was as important to Alexandria as the Carlyle House with respect to style. He recommended that the owners use Ipe, a long-lasting, rot-resistant type of wood or cypress.

Mr. Carlin made a motion to support the staff recommendation to deny the request for a synthetic porch floor. The motion was seconded by Mr. Smeallie and approved unanimously, 7-0.

REASON

The Board believed that high quality woods were available and that PVC was not an appropriate replacement material in this case.

IV. OTHER BUSINESS

None

IV. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 9:20 pm.

V. ADMINISTRATIVE APPROVALS

CASE BAR2011-0045

Request for roof replacement at **503 Franklin St**, zoned RM Residential.

APPLICANT: Judith Butler

CASE BAR2011-0046

Request for sign installation at **1410 King St**, zoned KR King Street Retail.

APPLICANT: Association for Career & Technical Education

CASE BAR2011-0047

Request for sign installation at **105 South Union St**, zoned CD Commercial.

APPLICANT: Firehook

CASE BAR2011-0048

Request for roof replacement at **728 Franklin St**, zoned RM Residential.

APPLICANT: Jeffrey Getty

CASE BAR2011-0049

Request for door and transom replacement at **10 Potomac Ct**, zoned RM Residential.

APPLICANT: Chantal and Michael Jennings

CASE BAR2011-0050

Request for repair of stoop, steps, and rail at **823 S Columbus St**, zoned RM Residential.

APPLICANT: Bob and Gail McConnell

CASE BAR2011-0053

Request for window replacement at **803 S Fairfax**, zoned RM Residential.

APPLICANT: Stephen and Valerie Wenderoth

CASE BAR2011-0056

Request for roof replacement at **419 N Fairfax St**, zoned RM Residential.

APPLICANT: Jeff Herre

CASE BAR2011-0057

Request for door replacement at **606 S Lee St**, zoned RM Residential.

APPLICANT: Jessica Finnefrock and Howie Southworth

Minutes submitted by,

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