

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, May 18, 2011

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

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

Members Absent: Chip Carlin
John von Senden

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

The meeting was called to order at 7:40 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes of the public hearing of May 4, 2011.

BOARD ACTION: Approved, as amended, 5-0

Mr. Smeallie asked for a correction to the minutes. The correction is in regards to the third sentence in the second paragraph under Board Discussion for CASE BAR2011-0055 (pg.3). He asked that it be revised to reflect that the BAR's role for the new construction of Immanuel Chapel at the Protestant Episcopal Theological Seminary in Virginia is advisory.

On a motion by Dr. Fitzgerald, seconded by Mr. Neale, the minutes were unanimously approved, as amended, 5-0.

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 BAR2011-0091**

Request for new garden wall and gate at **716 Gibbon St**, zoned RB Residential.

APPLICANT: James & Kelly Wilmeth

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

III. DISCUSSION ITEMS

2. [CASE BAR2011-0093](#)

Request for awnings and signage at **1609 King St**, zoned KR King Street Retail.

APPLICANT: Lee Choe

BOARD ACTION: **Deferred, 4-1.**

This item was removed from the Consent Calendar.

SPEAKERS

Steven Halperson, neighbor at 1607 King Street, spoke in opposition to project. Mr. Halperson believed the proposed awning on the King Street side would block one-fifth of the lower right hand corner of his sign for Tisara Photography.

Lee Choe, applicant, supplied additional drawings showing how much of the sign would be blocked by the proposed awning.

Mrs. Lasker, co-owner of the building at 1607 King Street, spoke in opposition to project. She felt that the proposed awning would inhibit her tenants sign for Tisara Photography, a longstanding sign for approximately twenty-two years.

Mr. Lasker, co-owner of the building at 1607 King Street, spoke in opposition to project.

BOARD DISCUSSION

Dr. Fitzgerald inquired if this was the only sign for Tisara Photography, which the occupants at 1607 King Street confirmed it was. He also inquired about the phone number on the Tisara Photography sign. Staff noted that they were unaware at that time if the language on the sign had been approved as they had not had a chance to research approval of the sign.

Mr. Smeallie had no problems with the application and commended Staff on working with the applicant to come up with an impressive sign package. He felt that the awnings would be a big improvement to the building, but was concerned that the Tisara Photography sign would be slightly obscured. He asked if the photography sign could be moved or if the placement of the proposed awning could be moved. Staff noted that moving the sign for Tisara Photography would cause it to be a non-complying sign. Mrs. Choe said she did not think the awning could be lowered, but suggested leaving the sides of the proposed awning open in order to not obscure the neighboring sign.

Mr. Smeallie liked the proposed awnings, but felt the applicant should consider an alternative as he did not think it was fair for the proposed awning to cover up a portion of the Tisara Photography sign. Mr. Smeallie supported the rest of the application.

Mr. Smeallie made a motion to defer the application to allow the applicant to work out the issues with the proposed awning on the King Street facade with the neighbors at 1607 King Street in order to not obscure the neighboring sign.

Dr. Fitzgerald seconded the motion, but noted that the neon signs should be removed. Mrs. Choe said that the neon signage had already been removed.

Mr. Neale thought that this situation was similar to when a house is built on a vacant lot and the view of a neighboring house is compromised. He questioned that if a property is entitled to a clear view to their sign, how far a view is required. Mr. Neale recommended that the application be approved, as is.

Chairman Hulfish noted the motion and the second to defer. The motion to defer was approved, 4-1.

REASON

The Board found that the application needed to be deferred to allow the applicant and the neighbor to work things out amongst themselves in regards to the proposed awning on the King Street façade and the freestanding sign at 1607 King Street.

IV. DEFERRED ITEMS

3. CASE BAR2011-0098

Request for approval of a screened porch at **108 Quay St**, zoned RM Residential.

APPLICANT: Kenneth Gabriel

Deferred pending resolution of outstanding issues.

The Board noted the deferral.

IV. OTHER BUSINESS

V. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 7:56 pm.

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 BAR2011-0068

Request for repair and replacement of rear porch at **724 N Washington St**, zoned CDX Commercial.

APPLICANT: Scott Saunders

CASE BAR2011-0099

Request for roof replacement at **714 S Union St**, zoned W-1 Waterfront.

APPLICANT: Sandra Welch & Robert Griffiths

CASE BAR2011-0100

Request for signage at **132 King St**, zoned KR King Street Retail.

APPLICANT: Creme de la Creme

CASE BAR2011-0109

Request for signage and bracket relocation at **115 S Union St**, zoned CD Commercial.

APPLICANT: Just Vacations

CASE BAR2011-0110

Request for new exterior vents at **816 Queen St**, zoned RB Residential.

APPLICANT: Alfred St. Baptist Church

CASE BAR2011-0112

Request for shutter installation at **523 S Lee St**, zoned RM Residential.

APPLICANT: Patricia Rowdabaugh

CASE BAR2011-0113

Request for shutter replacement at **931 S Saint Asaph St**, zoned RM Residential.

APPLICANT: Diane Fiske

CASE BAR2011-0114

Request for signage at **619 S Washington St**, zoned CD Commercial.

APPLICANT: Mustafa Cimen

CASE BAR2011-0117

Request for signage at **808 King St**, zoned KR King Street Retail.

APPLICANT: Aguaviva Tropical Cafe

CASE BAR2011-0118

Request for signage at **120 N Alfred St**, zoned CD Commercial.

APPLICANT: Krekeler Brower Wealth Advisors, LLC

CASE BAR2011-0119

Request for signage at **213 King St**, zoned KR King Street Retail.

APPLICANT: 3 Sisters

Minutes submitted by,

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