

*******APPROVED MINUTES*******

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, March 3, 2010
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman
Wayne Neale
John von Senden
James Spencer

Staff Present: Planning & Zoning
Meredity Kizer, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

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

1. Consideration of the minutes of the public hearing of February 17, 2010.

BOARD ACTION: Approved as submitted, 4-0.

On a motion by Mr. von Senden, seconded by Mr. Neale, the Board voted to approve the minutes as submitted, with a vote of 4-0.

CONSENT CALENDAR

2. Consideration of a Consent Calendar of items to be approved without discussion. A list of these items will be read at the beginning of the meeting.

BOARD ACTION: Mr. Neale removed item # 3 for discussion.

END CONSENT CALENDAR

DISCUSSION ITEMS

3. CASE BAR2010-0016

Request for approval of alterations at **811 Green St**, zoned RM Residential.

APPLICANT: Kathleen A. Tabak

BOARD ACTION: Approved as amended, 4-0.

Mr. Neale clarified that there was to be a 1” nosing at the tread and that the grade would transition to the elevation of the steps after the stone was added. The applicant responded in the affirmative.

On a motion by Mr. Neale and Seconded by Mr. von Senden, the application was approved as amended, 4-0.

REASON: The Board generally agreed with the analysis in the staff report.

SPEAKERS: Ms. Tabak, the owner, presented the application.

4. CASE BAR2009-0035

Request for approval of alterations and a waiver of HVAC screening requirement at **202 Duke St**, zoned RM Residential.

APPLICANT: Lynn Rogerson Lewis

BOARD ACTION: **Deferred for restudy, 4-0.**

The Chair asked Mr. Charles Trozzo, Chairman of the Historic Alexandria Restoration and Preservation Commission (HARPC), to clarify their position on whether the HVAC units could be placed in the open space easement.

Mr. Trozzo responded that AC units are not considered an accessory garden structure and are, therefore, prohibited. He said this is a private contract and neither the commission, nor the applicant, are of a mind to alter that contract, which contains value in private ownership of real estate. Mr. Trozzo replied to the Chair that the commission would not consider amending the agreement and that there was no appeal from this Commission.

Mr. Neale inquired about the feasibility of placing the two HVAC units in the side yard by the front door. He also asked Mr. Trozzo to consider allowing an ornamental structure in the garden easement which could screen the units. Mr. Spencer agreed with Mr. Neal's comments.

The Chair asked Staff to clarify the authority of this Board relative to the Commission's easement.

Mr. Cox responded that he has spoken at length with Ms. Joanne Frizzell of the City Attorney's office and was advised that the open space easement to the north of the Flounder is a private, contractual agreement, similar to any utility easement, and that this Board has no standing to overrule the interpretation of the Commission. Ms. Frizzell has had a similar conversation with the adjacent neighbor, Mr. Smith.

Mr. von Senden said he relied on the City Attorney's representation that the open space easement was a private agreement and the Board did not have the ability to contradict their interpretation regarding the mechanical units. He also did not believe the side yard had enough area to install the units there. He asked to see a drawing describing a 30" to 36" tall railing to screen the unit.

On a motion by Mr. Neale, seconded by Mr. von Senden, the application was deferred for restudy of an amendment to the open space, study of the side yard and illustrative drawings of rooftop screening.

SPEAKERS:

Ms. Rogerson, owner, 202 Duke St., presented the application.

Mr. Carl Smith, 200 Duke Street, disagreed strongly that the units were minimally visible, challenged the Commission's interpretation and Mission and believed them to be arbitrary. He was concerned with noise, views and precedent.

Mr. Bob Webster, 304 S. Lee spoke in opposition. He believed the units would be conspicuous and would damage the character defining features of the historic house.

Mr. Beale Lowen, 321 S. Lee, was opposed. He believed the easement was a distortion of community standards and intent.

Ms. Maria Hopper, 206 Duke, spoke in support. She wanted to preserve open space on the ground.

Mr. Glen Stone, 307 S. Lee, spoke in support. He said his bedroom was 25' from the proposal but that the units were barely visible and would not be audible.

Ms. Seed, 309 S. Lee, supported one unit previously but does not support two units because of the noise.

Mr. John Hynan, representing HAF, spoke in opposition. He believed the units could be placed in the open space easement.

END DISCUSSION ITEMS

5. OTHER BUSINESS

1. The previously proposed joint BAR work session on March 17, 2010 has been postponed, pending installation of the wayfinding mockups. The mockups will be installed later this spring and the work session rescheduled at that time.
2. A volunteer is needed to defend the BAR's denial of the request to replace the historic slate roofing with metal on 211 N. Patrick Street at the appeal to City Council on March 13, 2010.
3. The March 17 OHAD BAR meeting only has four items on the preliminary docket but they all involve the demolition of significant portions of 20th century structures.
4. There is a position open on the Parker Gray Board because one of the members has moved to Arlington, so if anyone knows of a citizen interested in serving, they need to submit their application to Citizen Assistance by next Friday, March 12, 2010.

6. ADMINISTRATIVE APPROVALS

The following items have been administratively approved by BAR Staff:

CASE BAR2010-0017

Approval of signage at **105 N Alfred St**

APPLICANT: St George Gallery

CASE BAR2010-0022

Approval of signage at **922 King St**

APPLICANT: Pure Prana Yoga Studio

CASE BAR2010-0023

Approval of signage at **1124 King St**
APPLICANT: Carol Supplee for Image Artwear

CASE BAR2010-0027

Approval of signage at **217 King St**
APPLICANT: Classics and Country

CASE BAR2010-0028

Approval of a new railing at **730 S Royal St**
APPLICANT: Marion Randolph for Long Fence

CASE BAR2010-0029

Approval of signage at **1000 Cameron St**
APPLICANT: Metro Communications

CASE BAR2010-0033

Approval of window & door replacement at **800 Slaters Lane**
APPLICANT: CIAM Slaters LLC

CASE BAR2010-0034

Approval of roof replacement at **532 N Columbus St**
APPLICANT: Joseph & Sandra Firzgerald

7. ADJOURNMENT

The Chairman adjourned the meeting at approximately 9:00 pm.

Minutes submitted by,

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