

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, April 21, 2010

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

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

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

The meeting was called to order at 7:33 p.m. by Chairman Hulfish.

1. Consideration of the minutes of the public hearing of April 7, 2010.

BOARD ACTION: Approved as submitted 5-0

On a motion by Peter Smealie, seconded by Jon von Senden, the minutes were approved 5-0.

CONSENT CALENDAR

BOARD ACTION:The Board removed items #3,4,7 & 8 for discussion. Items 2, 5 & 6 were approved, as submitted, on the Consent Calendar, 5-0.

2. CASE BAR2010-0051

Request for approval of alterations at **413 Wilkes St**, zoned RM Residential.

APPLICANT: Robert & Carol Chambers

BOARD ACTION: **Approved as amended on the Consent Calendar, 5-0.**

5. CASE BAR2010-0054

Request for approval of signage at **204 S Union St**, zoned W-1 Waterfront Mixed Use.

APPLICANT: Velocity Bicycle CO-OP.

BOARD ACTION: **Approved as submitted on the Consent Calendar, 5-0.**

6. CASE BAR2010-0060

Request for approval of addition/alterations at **513 Duke St**, zoned RM Residential.

APPLICANT: John & Courtney Elwood

BOARD ACTION: **Approved as submitted on the Consent Calendar, 5-0.**

END CONSENT CALENDAR

DISCUSSION ITEMS

3. CASE BAR2010-0052

Request for approval of alterations at **817 S Columbus St**, zoned RM Residential.

APPLICANT: Santo & Beverly Polizzi

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

SPEAKERS

The applicant offered to respond to questions.

BOARD DISCUSSION

Mr. Neale asked for a bullnose brick on the front edge of the step treads and a rowlock course at the top of the brick retaining wall. The applicant agreed.

On a motion by Mr. Neale, seconded by Mr. Smeallie, the Board voted to approve the application, as amended, 5-0.

REASON

The Board agreed with the analysis in the staff report.

4. CASE BAR2010-0053

Request for approval of alterations at **318 Prince St**, zoned RM Residential.

APPLICANT: Prince Street Club Condominium

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

SPEAKERS

The applicant offered to respond to questions.

Dennis Hensley, 314 Prince St., noted the lack of maintenance of the rear and side walls of the existing condo development.

BOARD DISCUSSION

The Board asked the applicant to pursue upkeep of the elevations noted by the neighbor, but noted that maintenance was outside the purview of this Board.

Mr. Neale confirmed that the “alternative” railing had the open horizontal area below the handrail, as recommended by Staff. The applicant confirmed this was the case.

On a motion by Mr. Neale, seconded by Mr. Smeallie, the Board voted to approve the application, as amended, 5-0.

REASON

The Board agreed with the analysis in the staff report.

7. CASE BAR2010-0063

Request for approval of signage at **821 King St**, zoned KR King Street Retail.

APPLICANT: Bittersweet Cafe

BOARD ACTION: **Deferred for restudy, 5-0.**

SPEAKERS

Rob Blumel, SBT Springfield sign company, represented Jody Manor, the owner.

BOARD DISCUSSION

Mr. Smealie said that he had no issue with the design of the proposed awnings but questioned the number of existing window signs. He said they were all in good taste, there were just too many, though he acknowledged that there were fewer signs with the proposed awnings than are now on the existing awnings.

On a motion by Mr. Smeallie, seconded by Mr. Neale, the application was deferred for restudy by a vote of 5-0.

REASON

The Board believed there were too many existing window signs.

8. CASE BAR2010-0064

Request for approval of signage at **727 N Washington St**, zoned CDX Commercial.

APPLICANT: RedPeg Marketing

BOARD ACTION: **Deferred for restudy, 5-0.**

SPEAKERS

Rob Blumel, SBT Springfield sign company, represented the owner.

BOARD DISCUSSION

Mr. Smeallie said he had a continuing problem with any sign on the north façade of the building. He said that this was an advertisement for motorists and that there were no similar signs nearby, nor was the sign near the building entrance.

Mr. Keleher read a letter the Board had received that day from the National Park Service in opposition to this sign. He asked whether the applicant agreed to simplify the front accessibility ramp railing, as recommended by Staff. The applicant agreed to modify the rail.

The applicant noted a number of similar signs in the immediate area, noted that the white door at the northwest corner of the building was their entrance and said the lighting had been removed, as previously requested by the Board.

Mr. Neale agreed with Mr. Smeallie that the sign was redundant in light of the existing sign on the Washington Street façade.

Mr. Smeallie asked for the unlit sign to be brought down to the approximate height of the existing sign on the west side and to remove the white background.

Mr. von Senden supported relocating the sign to the area shown on the photo as a red rectangle above the first floor windows in the center of the north elevation.

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the application was deferred for restudy.

REASON

The Board agreed with the National Park Service that the proposed sign was not in keeping with the Memorial Character of the GW Parkway.

9.CASE BAR2010-0047

Request for approval of demolition/encapsulation at **404 Jefferson St**, zoned RM Residential.

APPLICANT: Alexander St Clair & Julia Egy.

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

SPEAKERS

The applicant offered to respond to questions.

BOARD DISCUSSION

The Chair called the question based on the staff recommendation and the application was approved by unanimous roll call vote.

REASON

The Board agreed with the analysis in the staff report.

10.CASE BAR2010-0048

Request for approval of addition/alterations at **404 Jefferson St**, zoned RM Residential.

APPLICANT: Alexander St Clair & Julia Egy.

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

SPEAKERS

The applicant offered to respond to questions.

BOARD DISCUSSION

The Chair called the question based on the staff recommendation and the application was approved by unanimous roll call vote.

REASON

The Board agreed with the analysis in the staff report.

11. CASE BAR2010-0049

Request for approval of demolition/encapsulation at **812 S Lee St**, zoned RM Residential.

APPLICANT: Suzanne Duda.

BOARD ACTION: **Deferred for restudy, 5-0.**

This item was combined for discussion with CASE BAR 2010-0050, below.

12. CASE BAR2010-0050

Request for approval of addition/alterations at **812 S Lee St**, zoned RM Residential.

APPLICANT: Suzanne Duda.

BOARD ACTION: **Deferred for restudy, 5-0.**

SPEAKERS

The architect, Beth Bostick, represented the owners. She said they agreed with the staff analysis and offered to lower the roof.

John Hynan, representing the HAF, supported the staff recommendation and cautioned against dwarfing one's neighbors.

BOARD DISCUSSION

Mr. Neale supported the application, as submitted, but asked that the detail of the dormer facing be restudied.

Mr. von Senden said he had walked the neighborhood, noted similar massing on other houses, and was concerned with the loss of historic fabric here. He encouraged the architect to lower the roof slightly.

Mr. Kelleher stated that the present plan was a little much for this side of the block. He asked that the roof be lowered slightly and to show more context in the restudy.

Mr. Smeallie moved to defer the application for restudy. Mr von Senden seconded the motion which passed unanimously.

REASON

The Board believed the mass of the proposed third floor addition was slightly too large in context with its neighbors.

END DISCUSSION ITEMS

DEFERRED ITEMS

13. CASE BAR2009-0174

Request for approval of alterations at **3737 Seminary Rd**, zoned R-20.

APPLICANT: Virginia Theological Seminary by T-Mobile Northeast LLC.

BOARD ACTION:

This item was deferred at the request of the applicant.

14. CASE BAR2010-0061

Request for approval of demolition/encapsulation at **907 S St Asaph St**, zoned RM Residential.

APPLICANT: George & Karen Zent

BOARD ACTION:

This item was deferred at the request of the applicant.

15. CASE BAR2010-0062

Request for approval of addition/alterations at **907 S St Asaph St**, zoned RM Residential.

APPLICANT: George & Karen Zent

BOARD ACTION:

This item was deferred at the request of the applicant.

END DEFERRED ITEMS

WITHDRAWN ITEMS

16. CASE BAR2010-0055

Request for approval of alterations at **1001 S Washington St**, zoned CL Commercial.

APPLICANT: City of Alexandria.

BOARD ACTION:

This item was withdrawn by the applicant.

END WITHDRAWN ITEMS

17. OTHER BUSINESS

1. T & ES gave the Board a brief informational overview of the Freedman's Cemetery Memorial Park project.

BOARD DISCUSSION

Chairman Hulfish asked about screening the trash room at Gunston Hall across the street from the Memorial Park.

The landscape architect, Roger Courtney, responded that the street trees on Church Street should screen the building once they mature.

Mr. Kelleher asked whether there would be a parking problem.

Ms. Baker, City Engineer, responded that no off street parking would be provided but that this is an urban site and that they do not anticipate a lot of visitors at one time.

Mr. Kelleher confirmed that the height of the fence around the property would be 4' high.

2. The Waterfront Plan Work Session is now scheduled immediately following the May 5, 2010 BAR hearing.

3. The joint PG/OHAD work session on Wayfinding Signs will be immediately prior to the regular OHAD BAR hearing on May 19, 2010.

18. ADJOURNMENT

The meeting was adjourned at approximately 8:30 pm.

ADMINISTRATIVE APPROVALS

The following items have been administratively approved by BAR Staff:

CASE BAR2010-0076

Request for approval of replacement of non-historic wood siding and wood trim at **303 N West St**, zoned RB Residential.

APPLICANT: Nancy Kervin

CASE BAR2010-0077

Request for approval of fence replacement at **622 S St Asaph St**, zoned RM Residential.

APPLICANT: Judy Luke

CASE BAR2010-0080

Request for approval of roof and gutter replacement at **330 Wolfe St**, zoned RM Residential.

APPLICANT: Nicholas Reynolds

CASE BAR2010-0082

Request for approval of signage and lighting at **904 King St**, zoned KR Retail.

APPLICANT: Michael Gimbert

CASE BAR2010-0083

Request for approval of roof replacement at **513 Queen St**, zoned RM Residential.

APPLICANT: Jason Leuck & Kent Bridges

CASE BAR2010-0084

Request for approval of fence replacement at **228 S West St**, zoned RM Residential.

APPLICANT: Lisa & Greg Nelson

CASE BAR2010-0085

Request for approval of fence replacement at **214 S Henry St**, zoned CI Commercial.

APPLICANT: Edmund & Marcie Miller