

\*\*\*\*\*APPROVED MINUTES\*\*\*\*\*

Alexandria Board of Architectural Review  
Old & Historic Alexandria District

**Wednesday, June 16, 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  
James Spencer

Members Absent: Oscar Fitzgerald

Staff Present: Planning & Zoning  
Stephanie Sample, 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 June 2, 2010.

**BOARD ACTION: Approved as amended 6-0**

Mr. Neale noted that the General Comments under the Waterfront Plan discussion did not reflect his statement that not all of the warehouses on the waterfront were in good condition and a more forensic survey of the existing buildings should be made to determine whether or not they are truly worth saving. He also asked that another comment be included to reflect Chairman Hulfish's observation that the current plan does not adequately interpret Alexandria's real waterfront heritage.

On a motion by Mr. Smeallie, the minutes were approved, as amended, 6-0.

**DISCUSSION ITEMS**

2. **CASE BAR2010-0116**

Request for approval of alterations at **416 N Union St**, zoned RM Residential.

**APPLICANT:** Fred Brewer

**BOARD ACTION: Approved as amended, 5-1**

**SPEAKERS**

Jeffrey Dodd of Pella Windows presented the application. He noted that the window size shown on elevation drawing is slightly inaccurate and confirmed that the proposed bay

windows are within 1” of the existing window widths and are identical in height to the adjacent window. He said that this window will match the construction details of the bay windows his company installed on several adjacent townhouses on this block.

### **BOARD DISCUSSION**

Mr. Neale removed this item from the Consent Calendar for discussion. He objected to the quality of the drawing and noted a discrepancy between 6:12 pitch bay roof noted and the 12:12 pitch shown on the drawing.

Mr. Smeallie moved approval of the staff recommendations with the new windows to be within 1” of the existing window dimensions. Mr. von Senden seconded the motion which passed 5-1.

### **REASON**

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

#### **3. CASE BAR2010-0117**

Request for approval of alterations at **203 Wolfe St**, zoned RM Residential.

APPLICANT: Andrew & Tiffany Pache

BOARD ACTION: **Approved on the Consent Calendar, 6-0**

On a motion by Mr. Keleher, seconded by Mr. von Senden, this item was approved on the Consent Calendar.

#### **4. CASE BAR2010-0118**

Request for approval of alterations at **610 S Columbus St**, zoned CD Commercial.

APPLICANT: Joseph Costa

BOARD ACTION: **Approved on the Consent Calendar, 6-0**

On a motion by Mr. Keleher, seconded by Mr. von Senden, this item was approved on the Consent Calendar.

#### **5. CASE BAR2010-0119**

Request for approval of alterations at **724 Gibbon St**, zoned RB Residential.

APPLICANT: Todd Hollis By Old Town Windows & Doors

BOARD ACTION: **Deferred for lack of neighbor notification**

The Board noted the deferral.

#### **6. CASE BAR2010-0120**

Request for approval of demolition/encapsulation at **923 King St**, zoned KR King Street Retail.

APPLICANT: Seyed Hossein Shoja Maddahi by Linda Serabian for SOMA Architects

BOARD ACTION: **Approved as amended by roll call vote, 5-0-1**

This item was combined for discussion with case BAR2010-0121, below.

7. [CASE BAR2010-0121](#)

Request for approval of addition/alterations & waiver of rooftop screening requirement at **923 King St**, zoned KR King Street Retail.

APPLICANT: Seyed Hossein Shoja Maddahi by Linda Serabian for SOMA Architects

BOARD ACTION: **Approved as amended by roll call vote, 5-0-1**

Mr. Neale recused himself from discussion of this item.

**SPEAKERS**

Duncan Blair presented the application for the owner.

John Hynan, representing the HAF, noted that the proposed addition in the rear is an improvement over the existing addition. He would prefer that restoration of the original block of the building deleted the existing bay window. He had no objection to a bay window, just the details of the existing unit. He suggested the design of the bay at the Village Craft store.

**BOARD DISCUSSION**

Mr. Smeallie commended the design of the addition and the way it stepped down as it moved away from the historic portion of the building. He noted that the existing bay window was not the best design on King Street but had been on this building for many decades and improvements to it were recently approved by the BAR. He supported the additional improvements proposed here. Although he supported the different muntin patterns on the different periods of the building, he asked that metal clad wood windows not be used on the new addition. The applicant agreed to use painted wood windows on the addition.

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the applications passed as amended by a roll call vote of 5-0-1.

**REASON**

The Board generally agreed with the analysis in the staff report but did not support the use of aluminum clad wood windows on this addition.

8. [CASE BAR2010-0123](#)

Request for approval of demolition/encapsulation at **923 S Royal St**, zoned RM Residential.

APPLICANT: Saint Mary's Catholic Cemetery

BOARD ACTION: **Approved as submitted, by roll call vote, 6-0**

This item was combined for discussion with case BAR2010-0124, below.

9. [CASE BAR2010-0124](#)

Request for approval of addition/alterations & waiver of rooftop screening requirement at **923 S Royal St**, zoned RM Residential.

APPLICANT: Saint Mary's Catholic Cemetery

BOARD ACTION: **Approved as submitted, by roll call vote, 6-0**

#### **SPEAKERS**

Skip McGinnis, architect, presented the application for the owner.

#### **BOARD DISCUSSION**

Mr. von Senden said that there could be a problem with blocking the interior of the existing windows because of thermal buildup. The architect responded that the windows are triple glazed and that heat buildup should not be a problem. Mr. von Senden agreed.

Mr. Smeallie asks whether the elevator tower can be moved to the south. Mr. McGinnis replied that this would conflict with basement access and utilities and the elevator lobby would not align with interior features. Mr. Smeallie thanked him for the clarification.

Mr. Neale complimented the carefully considered contemporary and complimentary design for what could have been a very utilitarian brick box. The other Board members agreed.

On a motion by Mr. Neale, seconded by Mr. von Senden, the application was approved 6-0, as submitted.

#### **REASON**

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

#### 10. **CASE BAR2010-0132**

Request for approval of parking identity signs at multiple sites per the City Wayfinding Program

APPLICANT: City of Alexandria

BOARD ACTION: **Approved as submitted, 6-0**

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the application was approved as submitted, 6-0.

#### **REASON**

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

#### 11. **CASE BAR2010-0136**

Request for approval of an amendment to the *Criteria & Standards for Administrative Approval of Signs within the Historic Districts*.

APPLICANT: City of Alexandria

BOARD ACTION: **Approved as amended, 6-0**

## **SPEAKERS**

John Hynan, representing the HAF, spoke in support but asked for clarification on the menu boards. He asked that the frame be a solid color with a solid background behind the menus.

## **BOARD DISCUSSION**

Mr. Smeallie noted that he had toured the District with Ms. Sample to review the existing signs. He noted that High Density Urethane signs look really good after 10 years of exposure. He also stated that the number of colors on the signs don't matter and should be deleted from the approval criteria which would effectively remove the need to review the trademarks, as well. Mr. Neale agreed.

On a motion by Mr. Smeallie, seconded by Mr. Spencer, the Board unanimously approved the application, as amended to remove color and trademarks from the administrative approval criteria, and to require that the wood or metal frame be a solid color with a single background color behind the menus.

## **REASON**

The Board generally agreed with the analysis in the staff report and believed synthetic materials were appropriate for this use because signs are typically mounted a minimum of 8' above the sidewalk and are painted. They also believed that color and logo restrictions were not necessary.

## **END DISCUSSION ITEMS**

### **12. OTHER BUSINESS**

None noted.

### **13. ADJOURNMENT**

The meeting adjourned at approximately 9:00 pm.

## **ADMINISTRATIVE APPROVALS:**

**The following items have been administratively approved by BAR Staff:**

### **CASE BAR2010-0114**

Request for approval of fence replacement at 423 Queen St, zoned RM Residential.

APPLICANT: Phillip Dougherty

### **CASE BAR2010-0115**

Request for approval of repointing at 226 N. Fairfax St, zoned RM Residential.

APPLICANT: Christopher Brown

### **CASE BAR2010-0134**

Request for approval of replacement gutter & cornice at 304 S. St Asaph St, zoned RM Residential.

APPLICANT: Jeff Nuechterlein

**CASE BAR2010-0135**

Request for approval of siding repair/replacement at 718 Wolfe St, zoned RM Residential.

APPLICANT: Matthew & Danielle Kozlowski

**CASE BAR2010-0137**

Request for approval of roof replacement at 739 S. Union St, zoned RM Residential.

APPLICANT: Toni Hustead

**CASE BAR2010-0138**

Request for approval of roof replacement at 220 N. St Asaph St, zoned RM Residential.

APPLICANT: Whales Tail Comdominium

**CASE BAR2010-0139**

Request for approval of a new bathroom vent at 733 S. Alfred St, zoned RM Residential.

APPLICANT: Martha M. Payne

**CASE BAR2010-0143**

Request for approval of storm door & shutter replacement at 1211 Prince St, zoned CL Commercial.

APPLICANT: Daniel C Crane

**CASE BAR2010-0144**

Request for approval of fence replacement at 121 Princess St, zoned RM Residential.

APPLICANT: Christine & Don Bernstein

**CASE BAR2010-0145**

Request for approval of light fixture replacement at 701 S. Pitt St, zoned RM Residential.

APPLICANT: Erin & Charles Moseley

**CASE BAR2010-0158**

Request for approval of replacement siding at 605 S. Fairfax St, zoned RM Residential.

APPLICANT: Murrow Morris

**CASE BAR2010-0159**

Request for approval of repointing at 715 S. Washington St, zoned RM Residential.

APPLICANT: Old Town Gardens

**CASE BAR2010-0115**

Request for approval of signage at 115 S. Royal St, zoned CD Commercial.

APPLICANT: Fontaine Inc.

Minutes submitted by,

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