

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, July 21, 2010

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

Members Present: Tom Hulfish, Chairman
Oscar Fitzgerald
John von Senden
Peter Smeallie

Members Absent: Chip Carlin
Arthur Keleher
Wayne Neale

Staff Present: Planning & Zoning
Michele Oaks, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

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

1. MINUTES

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

BOARD ACTION: Approved as submitted 4-0

On a motion by Mr. Fitzgerald, seconded by Mr. von Senden, the minutes were approved, as submitted, 4-0.

CONSENT CALENDAR

2. CASE BAR2010-0185

Request for approval of alterations at **418 Queen Street**, zoned RM Residential.

APPLICANT: David & Kimberly Kaplan

BOARD ACTION: Deferred for restudy, 3-1

Mr. Fitzgerald removed this item from the Consent Calendar for discussion.

SPEAKERS

Kimberly Kaplan, the owner, explained that their existing front door swelled from moisture and had been trimmed to the point that weather stripping was no longer

effective. David Kaplan also spoke to point out the number of existing aluminum storm doors in the neighborhood.

John Hynan, representing the HAF, spoke in opposition to the use of aluminum on this house, stating that the HAF prefers a wood door.

Philip Matyas, a neighbor at 219 N. Pitt St., preferred a wood door and said other aluminum storm doors in the neighborhood looked bad.

BOARD DISCUSSION

Mr. Fitzgerald opposed typical aluminum storm doors because they are out of character with the house. He admitted that they are removable but can be hard to do so and they have levers rather than traditional door hardware. He strongly preferred a wood door with more historically appropriate compatible hardware. He suggested that the applicant spend the money to have their door properly repaired and weather stripped, rather than encapsulating it with a storm door.

Mr. Smealie concurred. He said that wood storm doors had operated perfectly well on his own house for many years and that the proper wood, properly treated does not have to swell. He supported the minimal design of the proposed storm door but preferred that it be constructed in wood.

Mr. von Senden said he was not bothered by aluminum in this application because it is not a permanent part of the building and can be removed. However, he preferred more traditional hardware.

On a motion by Mr. Fitzgerald, seconded by Mr. Smeallie, the item was deferred by a 3-1 vote, with Chairman Hulfish opposed to deferral.

REASON

The Board preferred that front doors not be obscured by a storm door but, if they are, that it be a wood storm door with historically appropriate hardware.

END CONSENT CALENDAR

DISCUSSION ITEMS:

3. CASE BAR2010-0171

Request for approval of demolition/encapsulation at **106 South Union Street**, zoned CD Commercial.

APPLICANT: 106 Union Ireland, LLC.

BOARD ACTION: Approved, as amended, by unanimous roll call vote

This item was combined for discussion with Case BAR2010-0172.

4. CASE BAR2010-0172

Request for approval of addition/alterations at **106 South Union Street**, zoned CD Commercial.

APPLICANT: 106 Union Ireland, LLC.

BOARD ACTION: **Approved, as amended, by unanimous roll call vote**

SPEAKERS

Paul Beckmann, architect for the project, presented the application.

Duncan Blair, attorney for the project, responded to questions.

John Hynan, representing the HAF, objected to alteration of the existing north wall, except at the previously altered entrance. He stated that the proposed canopy and windows changed the character of the building and preferred fabric awnings in lieu of metal and glass.

Philip Matyas, of 219 N. Pitt St., inquired where trash from the restaurant would be stored. Mr. Blair responded that trash will be held in the new room below the fire escape and then taken to the Torpedo Factory dumpster, per the SUP condition. No trash will be stored outside of the restaurant.

BOARD DISCUSSION

Mr. von Senden complimented the design and agreed with staff conditions but had major concerns with removal of this amount of brick. He asked where it would be reused. Mr. Beckman responded that the historic brick would be carefully removed from the expanded openings and reused to construct interior walls. Mr. von Senden said he would be comfortable with this proposal if staff monitored reuse of the material on the interior.

Mr. Fitzgerald was also concerned with the amount of demolition but believed that the warehouse vocabulary was preserved. He observed that this was not a high-style building and that the brick wall could be easily replicated. He believed that this was a sensitive and creative design. However, he had a question about the use of gas lights on the exterior walls instead of the more typical metal warehouse fixtures. The architect responded that these were similar to the gas lights used on Union Street Pub across the street but were a much simpler design, in keeping with the warehouse style. Mr. Fitzgerald concluded that the lights can easily be removed in the future and praised restoration of the building to its warehouse character.

Mr. Smeallie stated that this was one of the few projects where the alterations improved the historic character of the building. He said it was absolutely one of the nicest projects he has seen in his 17 years on the Board. However, he believed the sign hanging on the Union Street side should remove the address, that it should be lowered to get it out of the street tree and that it should be even smaller than staff recommended – more in keeping with the general size of other recently installed signs on Union Street.

Mr. Blair agreed that this would be done and confirmed that the revised sign could be approved by staff under the Administrative Approval of Signs policy.

Mr. Smeallie moved to approve the application, with staff conditions, and:

1. With a restudy of the sign on Union Street to remove the address, to be lowered on the wall and to be smaller and that it be approved by staff using the Administrative Approval of Signs policy criteria; and
2. That staff monitor the historic brick removed from the window openings to insure that it is appropriately reused on the building interior.

Mr. Fitzgerald seconded the motion which passed by unanimous roll call vote.

REASON

The Board found the amount of masonry demolition acceptable because it was an early 20th century common brick on a simple vernacular warehouse building, was not of uncommon design, texture or material and could be reproduced easily. They found the proposed alterations to be an industrial warehouse vernacular which did not overwhelm the original building and that the alterations were easily reversible.

5. CASE BAR2010-0173

Request for approval of signage at **106 South Union Street**, zoned CD Commercial.

APPLICANT: 106 Union Ireland, LLC.

BOARD ACTION: **Approved, as amended, by unanimous roll call vote**

This item was combined for discussion with Case BAR2010-0172.

6. CASE BAR2010-0174

Request for approval of alterations at **712 & 714 Wythe Street**, zoned OC Commercial.

APPLICANT: Sophie Development, LLC.

BOARD ACTION: Approved, as amended, 4-0

SPEAKERS

Sas Gharai, applicant, stated that the transom was revised on the rear in building permit drawings to install ductwork around the kitchen ceiling. He said the wood grain Hardiplank was ordered by mistake and installed before he discovered the error.

BOARD DISCUSSION

Mr. Fitzgerald said the wood grain siding in this specific instance had a fairly minor effect but that it violated a clearly stated Hardiplank policy. He believed there should be a consequence for installing something other than what the Board approved.

Mr. von Senden said the siding was a minor error but that the missing transom was visible from the street to the south and compromised the proportions of the rear elevation. He agreed there should be a reasonable penalty for not installing what was shown to the Board.

Mr. Fitzgerald moved to approve the application for after-the-fact alterations with staff to fine the applicant, as permitted by the Zoning Ordinance.

Mr. Smeallie seconded the motion which passed 4-0.

REASON

The Board believed the alterations were relatively minor and acceptable in this specific instance but concerned about the precedent that would be set for future projects if there were no consequence for ignoring the Board's approval.

7. CASE BAR2010-0175

Request for approval of alterations at **320 King Street**, zoned KR King Street Retail.

APPLICANT: 320 King Street LC by Hee Lee for King Street Subway, Inc.

BOARD ACTION: Approved, as amended, 4-0

SPEAKERS

Mt. Wylie, architect, presented the application. He submitted additional photos showing a similar awning and agreed with the staff recommendations.

John Hynan, representing the HAF, supported staff recommendations and the planter to soften and balance the entry stoop.

Philip Matyas, of 219 N. Pitt St., asked whether there was a way to make the stoop less industrial looking and, preferably, invisible.

BOARD DISCUSSION

The Chairman clarified that this application was being heard to confirm that the BAR would approve the accessibility design before the SUP was heard. He said the Certificate of Appropriateness would not be issued until the SUP was approved.

Mr. Smeallie moved to approve the application, as amended by staff and subject to approval of the SUP by City Council, with a green color awning. Mr. von Senden seconded the motion which passed unanimously.

CONDITIONS of APPROVAL

1. That the lift and any electrical equipment serving the device be painted oxide red to match the adjacent brick, as approved by staff in the field.
2. That the awning be a green canvas material and not plastic.
3. That the awning not be internally illuminated.
4. That the awning frame be mounted to the brick wall through the mortar joints, not the brick.
5. That the applicant work with BAR staff to resolve any issues that arise during building permit review.
6. That a planter be created adjacent to the steps, with the final design details to be approved by staff prior to approval of a building permit.
7. That Alexandria Archaeology be called immediately (703-838-4399) if any buried

structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. This statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

REASON

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

8. CASE BAR2010-0176

Request for approval of alterations at **708 Wilkes Street**, zoned RB Residential.

APPLICANT: David Lohse & Tomoko Kawasaki by Old Town Windows and Doors

BOARD ACTION: Approved, as amended, 4-0

SPEAKERS

Mr. Gary Natovitz, of Old Town Windows and Doors, represented the applicant.

BOARD DISCUSSION

On a motion by Mr. von Senden, seconded by Mr. Smeallie, the item passed unanimously.

REASON

The Board generally agreed with the analysis in the staff report that painted wood, simulated divided light windows were appropriate replacements on this late 20th century rowhouse.

9. CASE BAR2010-0178

Request for approval of alterations at **112 North Patrick Street**, zoned CD Commercial.

APPLICANT: Alberto Ruisanchez

BOARD ACTION: Approved, as amended, 4-0

SPEAKERS

Mr. Ruisanchez, owner, presented the application and said he agreed with the staff recommendations.

BOARD DISCUSSION

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the item passed unanimously.

REASON

The Board generally agreed with the analysis in the staff report that painted wood, simulated divided light windows were appropriate replacements on this early 20th century

rowhouse because the existing windows were mid 20th century replacements and that insulated glass would substantially reduce the street noise for a rowhouse on Route 1.

10. CASE BAR2010-0179

Request for approval of demolition/encapsulation at **603 South St Asaph Street**, zoned RM Residential.

APPLICANT: James M. & Misty L. Dameron

BOARD ACTION: Approved by unanimous roll call vote

This item was combined for discussion with Case BAR2010-0180.

11. CASE BAR2010-0180

Request for approval of addition/alterations at **603 South St Asaph Street**, zoned RM Residential.

APPLICANT: James M. & Misty L. Dameron

BOARD ACTION: Approved by unanimous roll call vote

SPEAKERS

Mike Dameron, owner, presented the application.

John Hynan, representing the HAF, supported the lower roof form of the present alternative and referred to the Design Guidelines recommendation that all additions be visually secondary to the historic structure and in line with its neighbors.

BOARD DISCUSSION

Mr. Fitzgerald agreed with Mr. Hynan and thanked the applicant for working with staff to make the project better.

Mr. von Senden agreed the height of the second version was much improved but asked how the water would drain from this roof form.

Mr. Dameron represented that the proposed addition, as well as the addition recently constructed next door, both had rain collection systems with individual gutters and did not drain on to the neighbor's property on either side.

Mr. Fitzgerald moved approval, seconded by Mr. Smeallie, which passed by unanimous roll call vote.

REASON

The Board generally agreed with the analysis in the staff report and believed the scale and design of the addition was appropriate for this specific site.

12. CASE BAR2010-0192

Request for approval of demolition at **804 Duke Street**, zoned RM Residential.

APPLICANT: Douglas Thurman

BOARD ACTION: Approved, as amended, 3-1 by roll call vote

This item was combined for discussion with Case BAR2010-0182.

13. CASE BAR2010-0182

Request for approval of alterations at **804 Duke Street**, zoned RM Residential.

APPLICANT: Douglas Thurman

BOARD ACTION: Approved, as amended, 3-1 by roll call vote

SPEAKERS

Ray Lewis, architect, presented the application. He agreed with the staff recommendations.

John Hynan, representing the HAF, praised the alteration and commended the architect and the owner.

BOARD DISCUSSION

Mr. Fitzgerald said that the new ½ window on second floor of the rear looked odd and asked why the existing window could not be retained and shutters installed in the lower half.

Mr. Lewis responded that a new kitchen counter was being installed here and the lower half of the window would be difficult to maintain.

The Chairman called the question based on the staff recommendation, which passed 3-1 by roll call vote with Mr. Fitzgerald in opposition.

REASON

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

14. CASE BAR2010-0183

Request for approval of demolition at **1012/1014 King Street**, zoned KR King Street Retail.

APPLICANT: Castle & Pembroke LLC.

BOARD ACTION: Approved, as amended, by unanimous roll call vote

This item was combined for discussion with Case BAR2010-0184.

15. CASE BAR2010-0184

Request for approval of alterations at **1012/1014 King Street**, zoned KR King Street Retail.

APPLICANT: Castle & Pembroke LLC.

BOARD ACTION: Approved, as amended, by unanimous roll call vote

SPEAKERS

Ray Lewis, architect, presented the application. He distributed a revised front elevation drawing that incorporated the results of recent site investigation which discovered that the

original decorative brick segmental arches above the two doorways were intact behind the existing storefront. He said they were pleased to find this and would be happy to comply with the staff recommendations.

BOARD DISCUSSION

Mr. von Senden moved to approve the staff recommendations, with the revised elevation design. Mr. Fitzgerald seconded the motion which passed by unanimous roll call vote.

REASON

The Board supported restoration of the original material in lieu of compatible alteration of the door arches.

16. CASE BAR2010-0186

Request for approval of alterations at **414 Duke Street**, zoned RM Residential.

APPLICANT: Keith A. Teel & Rebecca Snow

BOARD ACTION: Deferred for restudy, 4-0

SPEAKERS

Vit Miska, project general contractor presented the application. He said they agreed with the staff recommendations for the Anderson windows and that they were no longer asking to install the insulated glass on the front and sides of the three story main block of the house, as these historic window sash appeared to pre-date 1900. He asked if they could still replace the windows in the two story rear ell, which was difficult to see from Duke Street.

BOARD DISCUSSION

The Board could not support removing historic sash from this historic structure in the core of the historic district. They did not review the appropriateness of simulated divided light windows in the rear, pending a site inspection by staff to confirm the age of the sash.

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the application was deferred to give staff an opportunity to visit the site and report to the Board.

REASON

The Board could not support removing historic sash from a mid 19th century structure in the core of the historic district.

17. CASE BAR2010-0187

Request for approval of demolition/encapsulation at **206 Wolfe Street**, zoned RM Residential.

APPLICANT: Ed & Betty Spar

BOARD ACTION: Approved, as amended, by unanimous roll call vote

This item was combined for discussion with Case BAR2010-0188.

18. CASE BAR2010-0188

Request for approval of addition/alterations at **206 Wolfe Street**, zoned RM Residential.

APPLICANT: Ed & Betty Spar

BOARD ACTION: Approved, as amended, by unanimous roll call vote

SPEAKERS

Karen Conkey, architect, presented the application. She agreed to the conditions of the staff report.

John Hynan, representing the HAF, stated that this was a modest single floor design, was in scale with the historic ell and that even the striped awning was acceptable.

BOARD DISCUSSION

Mr. von Senden asked about the finish of the awning frame and cover to insure that it was not reflective aluminum.

Ms. Conkey replied that it would be a powder coat finish.

Mr. Fitzgerald moved the staff recommendation, which passed by unanimous roll call vote.

REASON

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

19. CASE BAR2010-0189

Request for re-approval of demolition/encapsulation at **1314 King Street**, zoned KR King Street Retail.

APPLICANT: Marie Potier

BOARD ACTION: Approved, as amended, by unanimous roll call vote

This item was combined for discussion with Case BAR2010-0190.

20. CASE BAR2010-0190

Request for approval of previously approved plans at **1314 King Street**, zoned KR King Street Retail.

APPLICANT: Marie Potier

BOARD ACTION: Approved, as amended, by unanimous roll call vote

SPEAKERS

Ray Lewis presented the application for Ms. Potier.

BOARD DISCUSSION

The Chairman confirmed that this was resubmission of a project whose previous approval had expired. Staff confirmed that this was the case and that there were no changes.

On a motion by Mr. Smeallie, seconded by Mr. von Senden, the application was reapproved by unanimous roll call vote.

REASON

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

END DISCUSSION ITEMS

21. OTHER BUSINESS:

1. Presentation of proclamation to Mr. James Spencer for his service on the Old & Historic Alexandria District Board of Architectural Review.
2. The Modern Materials Ad-Hoc Work Group will hold a meeting on July 26, 2010 to discuss use of modern replacement materials. The meeting will be held at 8:00 a.m. in City Hall, Sisters Cities Conference Center, Room 1101.

22. ADJOURNMENT

The Chairman adjourned the meeting at approximately 9:05 pm.

ADMINISTRATIVE APPROVALS:

The following items have been administratively approved by BAR Staff:

CASE BAR2010-0200

Request for approval of replacement doors and tile at entry at **1127 King Street**, zoned KR commercial.

APPLICANT: J. Villanueva

CASE BAR2010-0201

Request for approval of replacement doors and tile at entry at **706 S. Pitt Street**, zoned RM residential.

APPLICANT: Arthur and Margaret Snow

CASE BAR2010-0202

Request for installation of snowguards at **215 N. Fairfax Street**, zoned RM residential.

APPLICANT: Wagner Roofing

CASE BAR2010-0203

Request for gutter replacement and painting of roof at **425 Queen Street**, zoned RM residential.

APPLICANT: Wagner Roofing

Minutes submitted by,

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