

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

Alexandria Board of Architectural Review
Old & Historic Alexandria District

Wednesday, November 3, 2010

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

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

Staff Present: Planning & Zoning
Catherine Miliaras, Historic Preservation Planner
Stephanie Sample, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

The meeting was called to order at 7:35 p.m. by Chairman Hulfish.

I. MINUTES

Consideration of the minutes of the public hearing of October 20, 2010.

BOARD ACTION: Approved, as submitted, 7-0

On a motion by Mr. Fitzgerald, seconded by Mr. Keleher, the minutes were unanimously approved as submitted.

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.

BOARD ACTION: On a motion by Mr. Fitzgerald, seconded by Mr. Smeallie, the Consennt Calendar was unanimously approved, as submitted.

1. CASE BAR2010-0223

Request for after-the-fact alterations and HVAC installation at **17 Keith's Lane**, zoned W-1 Waterfront.

APPLICANT: Daryl Reinke by M.E. Flow, Inc.
BOARD ACTION: **Approved, as amended, on the Consent Calendar, 7-0**

2. CASE BAR2010-0224

Request for alterations to the front stoop and HVAC screening at **9 Keith's Lane**, zoned W-1 Waterfront.

APPLICANT: Nurrudin Noori
BOARD ACTION: **Approved, as amended, on the Consent Calendar, 7-0**

3. CASE BAR2010-0294

Request for a wood fence at **514 Cameron Street**, zoned RM Residential.

APPLICANT: Claudia Kostel by Lynnette Camus
BOARD ACTION: **Approved on the Consent Calendar, 7-0**

4. CASE BAR2010-0295

Request for HVAC screening at **207 S Fairfax Street**, zoned RM Residential.

APPLICANT: Betty and Wesley Foster by Robert Bentley Adams & Associates, P.C.
BOARD ACTION: **Approved on the Consent Calendar, 7-0**

5. CASE BAR2010-0297

Request for window replacement at **815 S Washington Street**, zoned CRMU/L Commercial.

APPLICANT: W.R.I.T. Limited Partnership
BOARD ACTION: **Approved on the Consent Calendar, 7-0**

6. CASE BAR2010-0307

Request for reapproval of previously approved addition and alterations at **1314 King St**, zoned KR King Street Urban Retail

APPLICANT: Marie Potier by Ray Lewis
BOARD ACTION: **Approved, as amended, on the Consent Calendar, 7-0**

III. DISCUSSION ITEMS

7. CASE BAR2010-0296

Request to demolish an areaway, construct new fence and deck, and replace windows at **903 Green Street**, zoned RM Residential.

Applicant: Thomas and Kristine Schulz
BOARD ACTION: **Approved, as amended, by unanimous roll call vote.**

CONDITIONS OF APPROVAL: Approval of the Certificate of Appropriateness application and Waiver of Height Requirements with the conditions that:

1. The muntins on the new windows and French doors contain a putty profile.
2. The new fence be located entirely on the subject property and be painted or stained.

3. The new deck be painted or stained.
4. That the deck guardrail be incorporated into the fence design and that the guard be the same design on both sides of the deck

SPEAKERS:

Mr. Schulz, owner, presented the application.

Mr. Hynan, representing the HAF, asked why this needed to be an 8' fence.

BOARD DISCUSSION:

Mr. Keleher asked whether a 6' fence was a maximum in the historic district. Staff explained that a taller fence required a building permit to confirm it would resist the wind load but that it was not prohibited, though a BAR waiver is required where a fence taller than 6' is located in a required yard in the historic districts.

Mr. von Senden moved to approve a 6' fence with a 2' lattice panel on top. Mr. Fitzgerald seconded the motion.

Mr. Carlin proposed a friendly amendment to have the deck guardrail be incorporated into the fence design and that the guard be the same design on both sides of the deck.

Mr. von Senden and Mr. Fitzgerald both accepted the amendment which passed by unanimous roll call vote.

REASON: The Board found the proposed alterations to be appropriate and believed that the topography and deck elevation warranted a taller fence in this location.

IV. WITHDRAWN ITEMS

CASE BAR2010-0276

Request for window replacement at **812 South Royal Street**, zoned RM Residential.

Applicant: Steve Moller by Old Town Windows and Doors

Withdrawn by the applicant for administrative approval under the new window policy.

V. DEFERRED ITEMS

CASE BAR2010-0293

Request for signage at **500 South Washington Street**, zoned CD Commercial.

APPLICANT: Capital One Bank

Deferred due to lack of notice.

VI. OTHER BUSINESS

1. Adoption of administrative approval policy regarding HVAC Screening at a portion of Ford's Landing

BOARD ACTION: Approved 7-0

On a motion by Mr. Smeallie, seconded by Mr. von Senden, a blanket approval of HVAC screening was approved unanimously only for the homes facing the parks on the north and south sides of Fords Landing.

2. Review of the Administrative Approval process for permitted maintenance of exterior architectural features.

Staff reviewed the BAR application costs and notification process and described the small items that it would be taking to the Ad-Hoc Work Group on Modern and Sustainable Materials for discussion. The Board noted the distinction between some materials which are replacement of an existing feature (existing siding for existing siding) and suggestions for approval of some minor features which do not now exist (new storm door). The latter may require amendment of the Design Guidelines or a Zoning Ordinance text amendment. Staff will try to bring these items to the Boards in December.

3. Staff noted the Immanuel Chapel fire at the Episcopal Seminary, a listed 100 Year Old Building. Additional information about the stability of the exterior brick walls will be brought to the Board as it becomes available.

VII. ADJOURNMENT

Chairman Hulfish adjourned the meeting at approximately 8:50 pm.

VIII. ADMINISTRATIVE APPROVALS

CASE BAR2010-0306

Request for roof replacement at **315 North Pitt Street**, zoned RM Residential.

APPLICANT: J. Paul Horne

CASE BAR2010-0309

Request for siding replacement at **1124 Prince Street**, zoned RM Residential.

APPLICANT: Jeannine Mantz

CASE BAR2010-0311

Request for signage at **1222 King Street**, zoned KR King Street Retail.

APPLICANT: La Fromagerie LLC

CASE BAR2010-0312

Request for window and shutter replacement at **905 Green Street**, zoned RM Residential.

APPLICANT: James Wynne

CASE BAR2010-0313

Request for replacement door at **101 North West Street**, zoned CD Commercial.

APPLICANT: Mary Longacre

Minutes submitted by,

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