

\*\*\*\*\***DRAFT MINUTES**\*\*\*\*\*

Alexandria Board of Architectural Review  
Parker-Gray District

**Wednesday, February 27, 2013**  
7:30pm, City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: William Conkey, Chairman  
Robert Duffy, Vice-Chairman  
Theresa del Ninno  
Matthew Slowik  
Brendan Owens  
Philip Moffat

Members Absent: Purvi Irwin

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

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

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**I. MINUTES**

Consideration of the minutes of the public hearing of January 23, 2013.

BOARD ACTION: Approved as amended, 6-0.

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

**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.

1. **CASE BAR2013-0022**

Request for a new accessory structure at 406 N Fayette St.

APPLICANT: Hayes Lewis & Rebecca Sneddon

BOARD ACTION: Approved as submitted, on the Consent Calendar, 6-0.

On a motion by Mr. Duffy, seconded by Mr. Moffat, the Consent Calendar was approved, 6-0.

### **III. NEW BUSINESS**

#### **2. CASE BAR2013-0025**

Request for alterations at 412 North Fayette St.

APPLICANT: Beth & Mark Casey

BOARD ACTION: Item #2 was removed from the Consent Calendar. Approved as amended, 6-0.

#### **SPEAKERS**

Nick Kalifretenos, The Window Man, representing the applicant, described the proposed insert Marvin Infinity windows. He provided a sample of the proposed Marvin window, as well as a typical vinyl replacement window. He said that when the new windows were installed they would be able to reduce the unusually wide and inappropriate trim surrounding the existing vinyl insert windows. He said that there was no stock size for the Infinity windows so they are ordered for each job, as a result you can order them within 1/8" of the existing dimensions. He said that the fiberglass material allows the windows to have smaller parts more consistent with historic windows. He said that the windows come with 7/8" putty glazed muntins, although the proposed windows were 1-over-1 with no muntins. He said fiberglass windows can be painted just like wood windows.

Tom Patterson, The Window Man, also provided details about the proposed windows.

#### **BOARD DISCUSSION:**

Ms. del Ninno said that she has used fiberglass windows on some of her projects and that they are a good product which she supports.

Mr. Moffat said that he was comfortable with the Marvin Infinity insert windows on the sides of the subject property.

Mr. Slowik said he also supported the application.

Mr. Duffy said that he was supportive of this product at this site, but that the Board's approval shouldn't be seen as precedent setting. He said that until the BAR is more comfortable with this product it should be considered on a case-by-case basis.

Mr. Owens said that he would like Staff to ensure that the inserts were as large as possible within the existing frame so that they don't look like the typical insert window.

Mr. Conkey said that he was comfortable using this product at this location, but that he wasn't comfortable with a blanket approval at this time.

Mr. Duffy made a motion, seconded by Mr. Owens, to approve the application with the condition that the applicant work with Staff to ensure that the new insert windows are

within 1/8” of an inch of the original frame openings, thereby having as much glazing as possible. The vote was 6-0.

**REASON:**

The Board recommended approval of the high-quality fiberglass Marvin Infinity insert windows on the sides of 412 North Fayette Street, provided that they meet the 1/8” tolerance represented by The Window Man. The BAR specifically stated that while the windows were appropriate for this application, they did give blanket approval for the use of this product on other buildings.

3. **CASE BAR2013-0029**

Request for the complete demolition of the Head Start Building and Jefferson Houston School building at 1501 Cameron St.

APPLICANT: Alexandria City School Board Public Schools by Jay Brinson, Brailsford & Dunlavey

BOARD ACTION: Approved as amended, by a roll call vote, 4-0.

Item #3,# 4 and #5 were combined for discussion purposes.

4. **CASE BAR2012-0210**

Request for construction of a new public school building at 1501 Cameron St.

APPLICANT: Alexandria City School Board Public Schools by Jay Brinson, Brailsford & Dunlavey

BOARD ACTION: Approved as amended, by a roll call vote, 4-0.

Item #3,# 4 and #5 were combined for discussion purposes.

5. **CASE BAR2013-0030**

Request for alterations to the Durant Center at 1605 Cameron St (part of 1501 Cameron St).

APPLICANT: Alexandria City School Board Public Schools by Jay Brinson, Brailsford & Dunlavey

BOARD ACTION: Approved as amended, by a roll call vote, 4-0, with the following conditions:

1. Provide an on-site mock up with a full range of material samples, to include the proposed brick and mortar, windows frames and sunscreens, and fiber cement and metal panels;
2. Provide a sign master plan, including sign size, material, mounting and illumination;
3. Provide an architectural lighting plan for the building;
4. Provide a copy of the original construction documents to the City Archives and a compact disc with high quality digital images of the entire exterior and significant interior spaces of both the Head Start and school buildings to Special Collections at the Alexandria Library.

5. Work with Staff to reduce the height of the rooftop stairwells, if feasible, and detail them so that they are consistent with the quality and character of the rest of the building;
6. Consult with BAR Staff after the historic north wall of the Durant Center is exposed so that the appropriate repair/replacement process can be confirmed; and
7. Work with BAR Staff on the final details of the rooftop mechanical screening at the Durant Center to be as minimal as possible to adequately screen the equipment.
8. Work with Staff to develop a fence along Cameron Street which is architecturally appropriate rather than chain link or industrial in character, and which compliments the neighborhood and the design of the school.

Approval of the following modifications and waivers:

1. Establishment of the front yard setbacks on both Cameron Street and North West Street, to be as shown on the site plan;
2. Waiver of the rooftop HVAC screening requirement; and
3. Waiver of the front yard fence height along Cameron Street to allow a 6 foot open fence.

Mr. Conkey and Ms. del Ninno both recused themselves from participating in this docket item.

#### **SPEAKERS:**

Duncan Blair, attorney for the applicant, introduced the project and said that they were in agreement with the recommendations made by Staff. He said that the majority of the issues raised by the BAR in October have been addressed, but some of the items, such as signage, still needed to be completed.

Bob Moje, project architect, spoke in support of the application and discussed the changes to the building since the Board last saw the project in October 2012. He also talked about the change in some materials which came out of the value engineering process. He also said that some of the curtain wall system had been changed to storefront, although the amount of glazing was generally maintained. He said that they haven't yet provided a sample of the metal solar shades, but that they would be aluminum to match the storefront.

Bea Porter, 1727 Cameron Street, spoke in opposition to moving the basketball court and Buchanan playground

Helen Morris, 1500 Cameron Street, spoke in support of the project and said that she liked the main entrance to the school, which she thought would enhance the neighborhood. She said that the public process took into account the neighbors' concerns. She reiterated her concern for the preservation of the mature trees along Cameron Street.

Justin Keating, School Board Vice Chair, thanked the BAR for their work on the new Jefferson Houston school. He said that the school will be a crown jewel in the city.

Dino Drudi, 315 North West Street, asked questions about the former clerestory on the Queen Street terminus and differences between the old plan and the new design.

Scott Brown, 111 Harvard Street, said that he was initially disappointed that the building wasn't more classical, but that he has come to support and appreciate the design of the new school. He said that he thought the civic engagement process was very transparent throughout. He said that he thought some of the Colonial style street light fixtures were not appropriate on the new Art Moderne building.

Daniel Schuman, 237 North West Street, complimented staff for their handling throughout the process and raised concerns about noise reduction from idling buses, landscaping and traffic, mechanical unit screening, as well as light spillage. He encouraged the applicant to consider subtle signage at the Queen Street entrance so as not to confuse people that this was the front entrance to the school.

Dana Howe, 1620 Boyle Street, asked questions about the playground and the basketball court because he was concerned that they were being removed. The applicant confirmed that these items were merely being relocated.

Eliza Engle, 573 E. Nelson Avenue, spoke in support of the new school but asked the BAR to consider recommending a different color brick instead of the typical Old Town red brick. She said that the design of the building was wonderful. She encouraged the applicant to consider less playground equipment so that there could be more self-directed play. She also encouraged them to keep the garden areas for teaching purposes.

**BOARD DISCUSSION:**

Mr. Owens said that he was disappointed that the pass-through from North West Street had been deleted but he understood how it happened when the classroom wing was reduced from two stores to one story. He said that he thought the changes to the main entrance enhanced the front façade of the school. He said that the schools undertook a great engagement process with the community, and lowered the North West Street classroom bar in response to neighbors' concerns. He said he thought the goal of LEED silver was not challenging enough, and encouraged them to go as far as a gold or platinum LEED rating. He said the site alone earn them a lot of LEED points. He said that he thinks condition #4 might be too binding.

Mr. Slowik said that he was in support of the project, including the relocation of Buchanan park. He asked about the retaining wall behind the Boyle Street townhouses. He asked that the educational history of the site be recognized and incorporated. Mr. Blair said that the connectivity issues and the issues of historical plaques were already being addressed through the development process.

Mr. Moffatt said that the construction of this new school building would be the first step in improving Jefferson Houston. He said he supported the new school building, the Permit to Demolish and the alterations to the Durant Center, as well as the waivers outlined in the staff recommended conditions. He said that the rooftop HVAC should be invisible from the public right-of-way to the extent possible. He said that he thought the building deserved high quality materials and that the citizen comment about exploring different brick colors was worth considering. He said that he had a significant concern about the chain link fencing proposed, especially given the communities out-cry about chain link fencing last year. He said that there could be the perception of a double standard if the City used chain link fencing and others weren't allowed to use it. He said that he would not support athletic fencing on Cameron Street because it was akin to chain link. Mr. Blair said that he thought they could consider a fence similar to the one at the renovated Safeway on Braddock Road. Mr. Moffat said that a comprehensive fencing plan should be developed and reviewed by Staff for consistency with the Design Guidelines.

Mr. Moffat also said he supported removing condition #4 because the preservation of the school plans is not essential, especially given that most people find the building to be insignificant. He said that he's concerned about the loss of trees along North West Street and the lack of proposed traffic calming.

Mr. Duffy said that the project has come a long way since it was first before the BAR and that the schools, and the architects, were able to incorporate the opinions of many different stakeholders. He said that it will be a handsome school building with a large civic presence in the Parker-Gray neighborhood and the City. He commended everyone for their efforts to ensure that this was a successful building, most importantly the neighbors. He said that the fence issue was important, as well as the lighting and signage. He reiterated that the quality of materials was important and would help the building stand out.

Mr. Owens moved the Staff recommendations with an addition condition #8: Work with Staff to develop a fence along Cameron Street which is architectural in quality, rather than chain link or industrial, and which compliments the neighborhood and the architecture of the school.

**REASON:**

The Board felt that the design of the school was striking and had progressed significantly since the BAR first saw it in February 2012. They complimented the school for their outreach within the community, and recommended a number of relatively minor conditions of approval.

#### **IV. ADMINISTRATIVE APPROVALS**

The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.

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**BAR2013-0016**

Request for window replacement at 628 N Patrick St.

APPLICANT: Randy Borregard

**BAR2013-0032**

Request for garage door replacement at 911A Pendleton St.

APPLICANT: Mark Alan Meuller, Jr.

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**V. ADJOURNMENT**

Chairman Conkey adjourned the meeting at approximately 9:25pm.

Minutes submitted by,

Stephanie Sample, Historic Preservation Planner  
Boards of Architectural Review