

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

Board of Architectural Review
Parker-Gray District

Wednesday, December 14, 2016

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

Members Present: Purvi Irwin, Vice Chair
Robert Duffy
Matthew Slowick
James Spencer
Bill Conkey
Aaron Karty

Members Absent: Theresa del Ninno, Chair

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

Department of Project Implementation
Tony Gammon, Deputy Director
Matt Landes, Project Manager/Landscape Architect

The meeting was called to order at 7:34 p.m. by Ms. Irwin, Vice-Chair.

I. MINUTES

Consideration of the minutes from the October 26, 2016 public hearing.

BOARD ACTION: Approved as submitted, 5-0

On a motion by Mr. Duffy, seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve the minutes of the October 26, 2016 public hearing, as submitted. The motion carried on a vote of 5-0. The motion carried on a vote of 5-0 with Mr. Slowick arriving after approval of this item.

II. NEW BUSINESS

1. CASE BAR #2016-00406

Request for Certificate of Appropriateness for new construction at **699 N Patrick Street**
Applicant: VHD LLC

BOARD ACTION: Approved as amended, 6-0

On a motion by Mr. Conkey, seconded by Mr. Duffy, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2016-00406 with the condition that

certain specified elements return to the BAR for final approval. The motion carried on a vote of 6 to 0.

CONDITIONS OF APPROVAL

1. Limit the number of wall mounted exhaust vents on street-facing elevations to those absolutely necessary. On all elevations, vents must be logically located and painted to match the adjacent wall surface *or the applicant may explore a more decorative option integrated with the overall design.*
2. Final approval by staff of the mock-up panel in the field.
3. Select a slightly warmer precast stone and mortar color to better coordinate with the brick.
4. Incorporate patterned brick in selected areas to add visual texture, as directed by the BAR at the hearing, with final approval by staff as part of review of the mock-up panel.
5. Approve a metal picket fence design for the site that is open and no more than four feet in height, with final approval by staff during the building permit process.
6. No interpretive elements, beyond a single plaque, may be attached to the walls of the proposed building.
7. *The applicant shall extend the floating brick piers in the center of the north courtyard on the North Patrick Street elevation to the ground.*
8. *The applicant shall return to the BAR at a later date for final approval of the following items:*
 - a. *Detailing of the horizontal siding, with special attention to the corner treatment where siding is proposed.*
 - b. *Final brick selection (to be extruded, potentially possessing ironspots for color and interest) and appropriate detailing to provide texture, variety and interest.*
 - c. *Final material selection for the pergolas.*

SPEAKERS

Roy Priest, CEO of the Alexandria Housing and Redevelopment Authority, gave an introduction to the project.

Patricia Mao Booker, project architect, presented the design and revisions since the previous BAR review and answered questions from the Board.

BOARD DISCUSSION

In general, the Board found that the current proposal was appropriate and consistent with the Design Guidelines for new construction. However, they found that a few items warranted final approval by the BAR at a future time. They noted that the applicant had generally been responsive to the BAR's comments and incorporated previous concerns into the final design. The areas that the BAR thought needed final approval were the final selection of an extruded brick, the materials for the pergola and detailing related to the siding and how it would look at the corners, in particular. The BAR agreed with the staff recommendation that a wood molded style brick was not appropriate for a 21st-century building and supported an extruded brick with a full range of color. The BAR noted that a brick with iron spots would provide both variety and visual texture. The BAR also requested more information on the proposed brick bonding patterns and

detailing, noting that the quality of such detailing would convey the success of this project.

The BAR supported the design evolution of the pergola but expressed concern about the material and color selection and asked the applicant to restudy that element. It was suggested that a high-quality, solid composite material could be used in place of wood and that a more gray color would better relate to the building color scheme. The BAR had considerable discussion regarding the horizontal fiber cement siding, noting that was a very residential material choice. Several members found that the drawings did not adequately convey how the horizontal siding would look at the corners and noted that a traditional vertical 1x4 corner board or similar trim piece would not be stylistically compatible with the overall contemporary aesthetic of a multifamily building. Because of these outstanding items, the BAR conditioned the approval on these few elements returning to the BAR for final approval.

Other discussion by the BAR included the placement of the vents. The BAR cautioned against “pock-marking” the building with vents and noted that in addition to logical placement, vents could have a function as a decorative element. Brick patterning could also help organize the vents. On the northern courtyard elevation it was noted that a brick pier on the upper stories should continue to the ground and the BAR advised the applicant to study that option.

REASONS

The Board appreciated the applicant’s efforts to revise the design and produce an appropriate contemporary building for this context. The Board noted that the design was developed enough to warrant approval of a Certificate of Appropriateness with the condition that the three items listed above return for final approval.

2. CASE BAR #2016-00421

Request for alterations to replace existing, discontinued Gadsby light poles and fixtures with the proposed Alexandria Historic Street Light, which is a traditional, historically-accurate street light design and containing a modern, energy-efficient LED light fixture for street lights within the public right-of-way.

Street lights within the public right-of-way for the following block(s) for each street listed below:

Cameron Street 900-1700; N. Patrick Street 100

Applicant: City of Alexandria, Department of Implementation

BOARD ACTION: Approved, 6-0

On a motion by Mr. Duffy, seconded by Mr. Conkey, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2016-00421, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

Approval of the new Alexandria Historic Street Light with final light color and ladder bars/banner holders to be approved in the field by BAR staff prior to installation.

SPEAKERS

Tony Gammon, Deputy Director, Department of Project Implementation, and Matt Landes, Project Manager/Landscape Architect, Department of Project Implementation, gave a presentation and responded to questions. He noted that following approval, a pilot project would be installed on one or two blocks and that field adjustments could be made.

Michael Chateau, 1400 block of Cameron Street, expressed concern about light pollution and inquired about the City's standards regarding the matter.

BOARD DISCUSSION

The Board agreed that a warmer light color was appropriate and noted that lighting over 3000K results in sleep disruptions.

REASONS

The BAR supported the proposed replacement street light finding the design to be more historically accurate and environmentally sustainable.

III. OTHER BUSINESS

3. Presentation and consideration of proposed amendments to the *Criteria & Standards for Administrative Approval of Signs within the Historic Districts* in response to recent changes to the Sign chapter of the Alexandria zoning ordinance.

BOARD ACTION: Approved, 6-0

On a motion by Mr. Duffy and seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve amendments to the *Criteria & Standards for Administrative Approval of Commercial Signs within the Historic Districts* as submitted. The motion carried on a vote of 6-0.

BOARD DISCUSSION AND REASON

The Board had minimal discussion and noted that the revisions were consistent with the previous concerns. The Board supported the revised policy to facilitate the administrative approval of signs in accordance with the revised sign ordinance.

4. Presentation and consideration of proposed amendments to the policy for Concept Review.

BOARD ACTION: Approved, 6-0

On a motion by Mr. Conkey and seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve amendments to the policy for Concept Review, as amended. The motion carried on a vote of 6-0.

SPEAKERS

Al Cox gave a brief presentation on the proposal.

BOARD DISCUSSION AND REASON

The Board had minimal discussion and noted that the concept review policy was appropriate and facilitated review of larger projects. The Board agreed with staff's recommendation to change the term in last sentence in principal #7 from "architectural designs" to "general architectural character" to maintain a consistent terminology throughout the document.

5. Vice Chair Irwin, acting as Chair of the PG BAR, who is a consulting party to the Section 106 review of the proposed demolition of the Ramsey Homes, gave a brief report of the recent Section 106 community meeting that she attended. She asked that the BAR members provide mitigation ideas as part of the Section 106 process. She gave an update of the recent community meeting and noted that saving one of the four buildings, doing a laser scan, or constructing some other physical manifestation and interpretation on site would all be possible ideas to mitigate the adverse effect of demolition. She would draft a letter and circulate it to the other BAR members to submit to the Virginia Department of Historic Resources.

IV. ADJOURNMENT

The Parker-Gray Board of Architectural Review meeting was adjourned at 9:22pm.

V. ADMINISTRATIVE APPROVALS

CASE BAR #2016-00420

Request for signage at **1125 Queen Street**

Applicant: Befe Kadu Mosa