

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

Alexandria Board of Architectural Review  
Parker-Gray District

**Wednesday, March 13, 2013**

7:30pm, Sister Cities Conference Room, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: William Conkey, Chairman  
Purvi Irwin  
Brendan Owens  
Matthew Slowik

Members Absent: Robert Duffy, Vice-Chairman  
Theresa del Ninno  
Philip Moffat

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

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

---

**I. MINUTES**

Consideration of the minutes of the public hearing of February 27, 2013.

BOARD ACTION: Approved as amended, 4-0.

On a motion by Mr. Slowik, seconded by Mr. Owens, the minutes were approved, as amended, 4-0.

**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 BAR2013-0037**

Request for alterations at 911A Pendleton Street

APPLICANT: Mark Alan Mueller, Jr.

BOARD ACTION: Approved as submitted, on the Consent Calendar, 4-0.

On a motion by Ms. Irwin, seconded by Mr. Slowik, the Consent Calendar was approved, 4-0.

### III. NEW BUSINESS

#### 2. CASE BAR2013-0036

Request for alterations at 1015 Princess Street

APPLICANT: Brian Thomas

BOARD ACTION: Deferred for restudy, 4-0.

#### **SPEAKERS**

Brian Thomas, contractor representing the applicant, spoke in support of the project. Mr. Thomas had purchased the property in 2010 and renovated the property prior to selling it to the current owners, which included going to the BAR in June 2011 for approval of a Permit to Demolish/Capsulate for a rear addition. Mr. Thomas stated several times that he had hired Steve Kulinski as his architect and was not aware that there was a BAR hearing for the proposed work, nor that the property was even in the historic district. He acknowledged installing new windows without a building permit. He expressed concern that the current homeowners were responsible for a violation that they did not create. Mr. Thomas proposed adding an exterior muntin to try to remedy the situation, if, after working with the window manufacturer, it was feasible.

#### **BOARD DISCUSSION:**

Mr. Owens stated that he himself had been the subject of a violation and was very familiar with how the BAR violation process works. He questioned how the contractor did not know that he was paying his architect to prepare and present a BAR application. He also asked who obtained the building permits for the rear addition. Mr. Thomas responded that a permit runner obtained the building permits. Mr. Owens was very concerned about the precedent that would be set for approving these inappropriate windows.

Ms. Irwin had no questions for the applicant.

Mr. Slowik stated he was a fan of easing the Design Guidelines but agreed in this case that the existing sandwich muntin vinyl windows looked very poor. He stated he was open to exploring ways to resolve the window violation without replacing the windows, if possible.

Chairman Conkey noted that this townhouse was an Early structure and that approving vinyl windows would set a very bad precedent after the Board and the work group had spent a year discussing these windows and had reaffirmed that they were inappropriate on this period building. He advocated a change in the city inspection process to prevent this type of violation from occurring again. He emphasized the need for continued public outreach and to educate homeowners that there are better options than just replacing windows. However, he stated that he could not support vinyl windows after the past year of meetings with the work group and noted that the policies were now very clear.

Mr. Slowik asked how other Board members felt about adding a wood exterior muntin.

Ms. Irwin stated that wood muntins glued to the face of the glass would not last and would affect the operation of the windows.

Mr. Owens stated that the existing vinyl windows have an aesthetically and functionally different character than wood windows. He also noted that the prohibition of vinyl replacement windows on an Early building was a clear, bright line for the work group. He also noted that if an alternate solution exists, he was willing to consider alternatives or to view a mock-up, though he was skeptical of the outcome.

Chairman Conkey advised that a deferral would allow the applicant to explore options for the Board to consider.

On a motion by Mr. Slowik, seconded by Mr. Owens, the Board voted to defer the application for further study.

**REASON:**

The Board strongly felt that vinyl windows with sandwich muntins were not appropriate for an Early building, such as this townhouse. They noted that the discussions of the work group over the past year made it clear that inappropriate replacement windows were not acceptable for Early buildings. The Board stated that they were open to alternative solutions and would consider whatever the applicant brought before them.

3. **CASE BAR2013-0038**

Request to partially demolish & capsulate at 708 North Patrick Street.

APPLICANT: Mark Moses

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

**SPEAKERS:**

Lindsay Moses, representing the applicant, spoke in support of the application.

**BOARD DISCUSSION:**

The Board had minimal discussion on the proposal.

On a motion by Mr. Owens, seconded by Mr. Slowik, the Board approved the application for a Permit to Demolish, as submitted, by a roll call vote, 4-0.

**REASON:**

The Board found the proposal to be appropriate and consistent with the Design Guidelines and recently adopted BAR policies.

---

**IV. ADJOURNMENT**

Chairman Conkey adjourned the meeting at approximately 8:30pm.

Minutes submitted by,

Catherine Miliaras, Historic Preservation Planner  
Boards of Architectural Review