

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

Board of Architectural Review  
Parker-Gray District

**Wednesday, December 13, 2017**

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

Members Present: Purvi Irwin, Chair  
James Spencer, Vice Chair  
Bill Conkey  
Robert Duffy  
Aaron Karty  
Matthew Slowik  
Theresa del Ninno,

Staff Present: Department of Planning & Zoning  
Al Cox, Historic Preservation Manager  
Jennifer Rowan, Historic Preservation Planner

1. The Board of Architectural Review Parker-Gray District public hearing was called to order at 7:32pm. All members were present.

**I. MINUTES**

2. Consideration of the minutes from the November 29, 2017 public hearing.

**BOARD ACTION: Approved as submitted, 6-0-1.**

By unanimous consent, the Parker-Gray Board of Architectural Review voted to approve the minutes from the November 29, 2017 meeting as submitted. Robert Duffy abstained.

**II. NEW BUSINESS**

3. **CASE BAR #2017-00417**  
Request for after-the-fact alterations at 404 N Henry Street  
Applicant: Renee Delisle

**BOARD ACTION**

On a motion by Mr. Slowik, and seconded by Mr. Conkey, The Parker-Gray Board of Architectural Review voted to approve BAR Case #2017-00417, as amended. The motion carried a vote of 5-2.

Mr. Spencer and Chairman Irwin voted in opposition because they believed that the paint should be removed from all three facades to avoid future maintenance issues, noting that painting previously unpainted masonry can cause future damage to the property.

## **CONDITIONS OF APPROVAL**

That the applicant remove the exterior paint only on the front elevation. The work must be completed within two years and must be done with staff's guidance to avoid damage to the brick.

## **REASON**

The Board found that painting only the end unit of a unified group of red brick rowhouses would disrupt the historic architectural character this cohesive block and that the painting of previously unpainted masonry may potentially causes future damage to the building. The Board agreed allow the applicant additional time to remove the paint and required that the work be complete within two years.

## **SPEAKERS**

Leslie Zupan, representing Renee Delisle, presented the request and responded to questions.

Lionel Shapito, Old Town Civic Association, spoke in support of staff's recommendation. He noted that 424 N. Henry, a property within the same row of townhomes, applied for exterior painting recently and was denied by the Board (BAR Case# 2017-00376). Mr. Shapito also understood the confusion within the community on where one can and cannot paint and suggested for more educational programs or advertisements to the community on exterior painting protocol.

## **BOARD DISCUSSION**

The board noted that 404 North Henry is the only unit now painted on in the continuous block of townhomes and that the red brick is a character-defining element for the block. The Board agreed that the architectural importance of this block is the front elevation on North Henry Street. Therefore, the Board entertained the idea of removing the paint from only the front façade instead of the three freshly painted elevations to keep with the characteristic of the front elevation. Many members of the board were in support to remove the paint from only the front elevation and would work with the applicant to look at a schedule for paint removal.

Chair Irwin noted that the decision to regulate the painting of unpainted masonry is not purely aesthetic. Painting a masonry building not originally intended to be painted can trap moisture within the wall and creates deterioration during freeze/thaw cycles. In addition, an unpainted masonry building is designed to breathe. Once a building is painted, the wall assembly cannot breathe and trapped moisture may migrate to the interior and cause mold damage. Removing the paint from the front elevation is a solution to fix the aesthetic qualities of this block, but will not fix the future maintenance issues with painting of the side and back elevations. Chair Irwin was concerned about only removing paint from the front elevation because it could set a bad precedent.

Mr. Spencer suggested the paint removal could be contingent on the sale of the property in the future, and maintained that paint should be removed on all sides of the building at

that time. The majority of the Board was more comfortable with a defined date for the paint removal and gave the applicant two years to complete the work.

The Board and city staff discussed ways in which the city could be more proactive with preservation education for the public. Suggestions included welcome packets, way-finding signage, real estate assessment, and including information on tax assessment slips.

### **III. ADJOURNMENT**

The Parker-Gray Board of Architectural Review meeting was adjourned at 8:07 pm.

### **IV. ADMINISTRATIVE APPROVALS**

BAR Case #2017-00440  
Request for new rear fence at 425 N Henry St.  
Applicant: VCA Real Prop

BAR Case #2017-00444  
Request for trim replacement for 814 N Columbus St.  
Applicant: Kate Zernes

BAR Case #2017-00452  
Request for roof replacement at 433 N Fayette St.  
Applicant: Andrew Watson BAR Case

#2017-00458  
Request for repointing at 220 N Patrick St.  
Applicant: Renaissance Development

BAR Case #2017-00466  
Request for roof replacement at 631 N Alfred St.  
Applicant: Chang Ki Hong