

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

Alexandria Board of Architectural Review
Parker-Gray District

Wednesday, March 26, 2014

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

Members Present: Theresa del Ninno, Vice-Chair
Purvi Irwin
William Conkey
Brendan Owens

Members Absent: Robert Duffy, Chair
Matthew Slowick
Philip Moffat

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

The meeting was called to order at 7:35 p.m. by Vice-Chair del Ninno.

I. MINUTES

Consideration of the minutes of the public hearing of February 26, 2014.

BOARD ACTION: Approved as submitted, 4-0.

On a motion by Ms. Irwin, seconded by Mr. Conkey, the minutes were approved as submitted, 4-0.

II. NEW BUSINESS

1. **CASE BAR2014-0020**

Request for new construction at **408 N Henry St.**

APPLICANT: Nazar Shabbar by Robert C. Byrnes

BOARD ACTION: Approved as amended, 4-0.

SPEAKERS

Robert Byrnes, representing the applicant, said that he disagreed with Staff's recommendation that the front façade should be brick. He said that the new townhouse should be differentiated from the adjacent townhouses and not be a direct copy.

BOARD DISCUSSION

Mr. Conkey said that he supported the use of fiber cement siding on the front façade because it didn't mimic the other townhouses. He asked if the applicant would consider a more contemporary front door rather than the proposed six panel wood door. Mr. Byrnes

agreed. He also asked if the application would consider a contemporary canopy over the front door since the other townhouses had small canopies. Mr. Byrnes said he had no objection but would have to discuss this with the owner. Mr. Conkey suggested that the applicant work with Staff on the design of a small metal or glass canopy.

Mr. Owens said that he thought the front elevation should be brick. He said the siding would contrast too strongly with the adjacent townhouses, which were obviously built as part of a single design. He said that there were other features of the building, in particular the vinyl windows, which will help to differentiate the new townhouse from the existing townhouses. He also said that a modern door and a contemporary canopy would help to differentiate the townhouse.

Ms. Irwin said that she felt that since the townhouse was new it should be obviously different from the adjacent townhouses. She said she supported fiber cement siding as well as a modern door and door canopy.

Ms. del Ninno said that she supported Staff's recommendation for a brick front façade to maintain a unified composition for the townhouses and felt that the windows, door and canopy would provide enough differentiation from the other units. She said fiber cement siding was appropriate on the rear elevation. She said the brick color should be complimentary with the other units and only subtly different. She said she didn't think that the small window head aligned with the door but that a new canopy would help to mitigate that. The applicant said that the window and door heads would align.

Ms. Irwin said that the proportions and massing of the new townhouse were more important than the materials. She supported the modern door and an awning. She said that if brick was used, that it should have a mortar color similar to the brick instead of the typically grey or cream colored mortar.

Mr. Conkey moved approval of the application with the following conditions, in consultation with BAR Staff:

1. The front façade must be brick in a color similar to the adjacent townhouses, with a mortar color that is close in tone to the brick;
2. The applicant must select a more modern front door design; and,
3. The applicant is strongly encouraged to install an optional door hood or awning in a contemporary style.

The motion was seconded by Mr. Owens. The motion passed by a vote of 4-0.

REASON

The Board agreed with that the front façade of the townhouse should be brick, but recommended using a different color mortar to help differentiate the new townhouse from the adjacent townhouses. The Board also encouraged the applicant to use a more modern style of front door and consider the installation of a contemporary canopy or awning.

III. OTHER BUSINESS

2. Draft revised *Design Guidelines for the Parker-Gray Historic District*.
BOARD ACTION: The Board generally supported the proposed layout and content of the draft *Design Guidelines* chapters.

IV. ADJOURNMENT

Chairman Duffy adjourned the meeting at approximately 8:25 PM.

V. 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.

CASE BAR2014-0052

Request for window replacement at **527 N. Patrick St.**

APPLICANT: Tiffani Ferantelli

Minutes submitted by,

Stephanie Sample, Historic Preservation Planner
Boards of Architectural Review