

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

Board of Architectural Review
Old & Historic Alexandria District
Wednesday, December 9, 2015
7:30pm, City Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

Members Present: Theresa del Ninno, Chair
Purvi Irwin, Vice Chair
Bill Conkey
Matthew Slowick
Robert Duffy

Members Absent: Philip Moffat
Brendan Owens

Staff Present: Planning & Zoning
Stephanie Sample, Historic Preservation Planner
Michele Oaks, Historic Preservation Planner

The meeting was called to order at 7:33 p.m. by Theresa del Ninno, Vice Chair.

I. MINUTES

Consideration of the minutes from the July 22, 2015 meeting.

BOARD ACTION: Approved as submitted, 5-0.

On a motion by Mr. Conkey, seconded by Ms. Irwin, the Parker-Gray Board of Architectural Review, approved the minutes of July 22, 2015, as submitted. The motion carried on a vote of 5 to 0.

II. NEW BUSINESS

1. CASE BAR2015-0365

Request to partially demolish and capsule at **1212 Oronoco St.**
Applicant: Krysta Juris

Item #1 & 2 were combined for discussion purposes.

2. CASE BAR2015-0366

Request for alterations and an addition at **1212 Oronoco St.**
Applicant: Krysta Juris

BOARD ACTION: Approved, as amended, 5-0.

On a motion by Mr. Slowick, seconded by Mr. Conkey, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2015-0365 and 0366, as amended. The motion carried on a roll call vote of 5-0.

CONDITIONS OF APPROVAL:

1. Work with BAR staff on the final design details for the enclosed front porch including the height of the porch, size of bulkhead below windows, and the proportions of the architrave and frieze.
2. Work with staff on refinements to the rear addition's design; including configuring windows and MDO panels to improve their composition and visual interest.
3. Windows and doors on front and rear addition must comply with the Board's Residential Reference Guide. Final specifications will be submitted with building permit and subject to approval by BAR staff.
4. Fiber cement lap siding will have a smooth finish.
5. Left (east) elevation fire rated front porch wall will be detailed similar to right (west) elevation. Final design details to be approved by BAR staff prior to building permit submission.
6. The statements below shall appear on building permit sheets involving any ground disturbing activities so that on-site contractors are aware of the requirements:
 - a. The applicant/contractor shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/contractor shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
 - c. All required preservation measures shall be completed in compliance with Section 11-411 of the Alexandria Zoning Ordinance.

SPEAKERS

Savatore Benvega, Architect, noted the owner's support for the staff recommendations and answered questions.

Mr. Juris, father of the owner, testified in support for the project on behalf of his daughter.

BOARD DISCUSSION

Mr. Conkey commenced the Board discussion expressing support for the project but requesting that the applicant continue to work with staff on the details. The specific items that needed further attention were:

- The cornice/entablature of the porch.
- Sidelights and how the details relate to the rest of the design (ie the plinth at the bottom)
- Metal handrails on the porch.
- Rear elevation needs to be more balanced and the trim detailing more punctuated.

Mr. Moffat said that he had concerns about the massing of the garage and the awkward balcony. He said that if the dormers were removed the garage would be more compatible.

Mr. Slowick said that he supported the project but asked if the front door was to be solid or screened. The architect confirmed it would be a solid [glazed] door.

Ms. Irwin also supported the design and encouraged the applicant to work with the staff on refining the design details.

Ms. del Ninno concurred with her colleagues assessments and found that the additions were compatible with the block face. She questioned the architect about drainage for the proposed “butterfly” roof. The architect indicated that he would be using a cricket which would feed a downspout on the left of the building. She also encouraged the architect to simplify the design of the firewall cladding and to work with staff.

Mr. Duffy supported the project and the concerns of his fellow colleagues. He also noted the support for the applicant’s desire to replace the existing 6/6 windows in conformance with the Board’s *Window Policy*.

Mr. Slowick made a motion to approve the application, as amended, with an additional condition that the applicant will refine the details of the design with staff. It was seconded by Mr. Conkey.

The BAR voted to approve the Certificate of Appropriateness with the conditions noted above, 5-0.

REASON

The BAR supported the proposed new additions, finding they would be compatible with the existing building and the historic district.

The Board of Architectural Review Parker Gray District meeting was adjourned at 8:20pm.

ADMINISTRATIVE APPROVALS SINCE LAST MEETING

CASE BAR2015-0215

Request for roof replacement at **702 N Columbus St.**

Applicant: Matt Murchison

CASE BAR2015-0253

Request for siding and windows replacement at **1204 Princess St.**

Applicant: Sean McBride

CASE BAR2015-0285

Request for siding replacement at **518 N Alfred St.**

Applicant: Stephen Baer

CASE BAR2015-0297

Request for window replacement at **902 Oronoco St.**

Applicant: Rebecca Cendan

CASE BAR2015-0301

Request for window replacement at **919 Oronoco St.**

Applicant: Nithya Swamy

CASE BAR2015-0316

Request for window replacement at **311 N Payne St.**

Applicant: Andrew Kroh

CASE BAR2015-0319

Request for signage at **316 N Henry St.**

Applicant: Not Just Hair, LLC

CASE BAR2015-0343

Request for window replacement at **319 N Fayette St.**

Applicant: Jay Wells

CASE BAR2015-0352

Request for window replacement at **115 S Columbus St.**

Applicant: Patrick Camus

CASE BAR2015-0353

Request for window replacement at **422 N West St.**

Applicant: Elizabeth & Jason Gordon

CASE BAR2015-0372

Request for window replacement at **209 N Payne St.**

Applicant: Ashley Stow

CASE BAR2015-0377

Request for alterations at **224 N Patrick St.**

Applicant: Nixon Naidu

CASE BAR2015-0378

Request for siding repair at **422 N Alfred St.**

Applicant: Ralph Brooker