

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

Board of Architectural Review

Parker-Gray District

Wednesday, February 24, 2016

7:30pm, City Council Chambers, City Hall

301 King Street, Alexandria, Virginia 22314

Members Present: Theresa del Ninno, Chair
Purvi Irwin, Vice Chair
Matthew Slowik
Robert Duffy
Philip Moffat
Brendan Owens

Members Absent: Bill Conkey

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

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

I. MINUTES

Consideration of the minutes from the January 27, 2016 meeting.

BOARD ACTION: Approved as submitted, 4-0 (Mr. Slowik and Mr. Moffat arrived after the vote).

On a motion by Mr. Duffy, seconded by Ms. Irwin, the Parker-Gray Board of Architectural Review, approved the minutes of January 27, 2016, as submitted. The motion carried on a vote of 4 to 0.

II. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

1. CASE BAR2015-00410

Request for alterations and an addition at **1201 Cameron St.**

Applicant: David Robbins

BOARD ACTION: Approved, as amended, 6-0.

On a motion by Mr. Duffy, seconded by Mr. Owen, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2015-0410, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. Use a maximum of two siding materials on the addition, not three.

2. Delete the natural wood siding on the first floor of the south and west elevations.
3. Install a downspout only at the south corner of the west wall and not in the center of the wall.
4. Increase the size of the frieze board on the “tower” to approximately 1”x 8”, to match the frieze below the fascia on the west elevation.
5. Raise the second floor windows on the “tower” approximately 1’.
6. Include the statements below on all construction documents 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.

SPEAKERS

David Robbins, owner, spoke in support of the staff recommendation and responded to questions.

Greg Marks, contractor, spoke in support of the project and responded to questions.

BOARD DISCUSSION

Mr. Duffy thanked the applicant for the updated drawings and the model, which he found to be useful for understanding the context of the project. He said that he supported the project because it was a successful balance between the historic preservation and new, modern construction.

Mr. Owens said that he was in support of the project, but asked if the windows on the second floor of the “tower” feature could be raised because they appeared to be too low on the façade. He said that raising the windows a foot would make for a more balanced elevation on all sides.

Mr. Cox explained that at the last meeting the applicant had been encouraged to align the heads and sills of the new windows with the windows on the historic house.

Ms. Irwin agreed that the wood feature on the corner was inappropriate and that she preferred the use of two materials on the addition. She said that she would support either wood or corrugated metal. She asked the applicant about whether the house would be repointed, to which Mr. Robbins responded that it wasn’t necessary at the present time.

Ms. del Ninno agreed that the windows on the two story “tower” should be raised slightly. She asked how the wood would be applied to the proposed steel doors and Mr.

Robbins said that the doors would be wood, with a metal reveal between the slats of wood.

Mr. Moffat said that he was in agreement that the windows should be raised and that he could support the use of the wood at the corner.

Mr. Slowik said that he supported the project and wanted the applicant to have the maximum amount of flexibility to do whatever he wanted.

Mr. Duffy made a motion to approve the application with staff recommendations, and an additional condition to allow the applicant to raise the second floor windows on the “tower” feature so that they created a more balanced facade.

REASON

The Board felt that the applicant had made significant progress on the design of the addition but felt that two materials on the small addition was sufficient, and that the conditions recommended by Staff would help to further refine the design of the addition.

OTHER BUSINESS

The Board received an update on the Ramsey Homes project.

Mr. Slowik asked staff to prepare a revised draft Roofing Policy and Roofing Design Guideline for the Parker-Gray District.

The Board of Architectural Review Parker Gray District meeting was adjourned at 8:15 pm.