

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

Board of Architectural Review

Parker-Gray District

Wednesday, May 25, 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
Bill Conkey

Staff Present: Planning & Zoning
Amirah Lane, Senior Historic Preservation Planning Tech
Stephanie Sample, Historic Preservation Planner

The meeting was called to order at 7:28 p.m. by Theresa del Ninno, Chair.

I. MINUTES

1. Consideration of the minutes from the **March 23, 2016** meeting.

BOARD ACTION: Approved as submitted, 7-0

On a motion by Mr. Duffy, seconded by Ms. Irwin, the Parker-Gray Board of Architectural Review approved the minutes of March 23, 2016, as submitted. The motion carried on a vote of 7 to 0.

II. NEW BUSINESS

2. **CASE BAR2016-00138**

Request for alterations at **1515 Princess St.**

Applicant: Ellen Turnbull

BOARD ACTION: Approved, as amended, 7-0.

On a motion by Mr. Slowik, seconded by Mr. Conkey, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2016-00138, as amended. The motion carried on a vote of 7-0.

CONDITIONS OF APPROVAL

1. Painted wood SDL windows on the front façade and aluminum clad wood windows, or any other window material permitted in the Parker-Gray Residential Reference Guide, on the side and rear elevations.

2. All windows must comply with the performance specifications of the BAR's adopted window policy.

SPEAKERS

Albert Turnbull, resident, requested relief from the Parker-Gray window policy to allow for the use of aluminum clad windows on the front façade since they were going to be installed on the remainder of the house. He said that the windows were set back from the property line where it would be difficult to see the material. He stressed that he preferred aluminum clad windows because they would not rot like wood windows.

Ellen Turnbull, resident, spoke in support of the application and not the staff recommendation for wood windows on the front.

BOARD DISCUSSION

Mr. Moffat said that he was sympathetic to the applicant's concerns but that it ran counter to the recently adopted Parker-Gray policies. He also said that there were a number of good wood window products that were constructed for longevity. He said that the windows did not need to be true-divided-lights, but could be double-glazed.

Mr. Owens said that he too was sympathetic because his house had wood windows on the front façade, but that it was important to comply with the existing policy. He acknowledged that the wood windows needed occasional maintenance but because window technology is constantly changing there are now wood windows treated to prevent rot.

Mr. Slowik asked if staff knew the exact construction date of the house, because if it was on the cusp of the 1931/1932 cut off, then perhaps an exception could be made. Ms. Sample said that map research indicated that the building was present before 1931, when the neighborhood was mapped by the Sanborn Fire Insurance company, and that the exact construction date was not known.

Mr. Conkey said that he didn't think that this case rose to the level of extenuating circumstances and that he supported wood windows on the front façade. He said that the Board made a number of changes to benefit homeowners during the process of amending the Parker-Gray policies and guidelines.

Ms. Irwin said she agreed that the windows should be wood on the front facade to be consistent with the new policy.

Mr. Duffy said that he concurred with the staff recommendation.

Ms. del Ninno said that she did not support aluminum clad windows on the front façade and said that the use of wood windows would retain the integrity of the front façade. She encouraged the applicant to consider using wood windows throughout the house.

Mr. Slowik made a motion to support the staff recommendation, provided that the applicant would be able to use any material specified in the Parker-Gray Residential Reference Guide for the windows on the sides and rear, and on the later brick addition.

REASON

The Board felt that the existing window policy and the Parker-Gray Residential Reference Guide justified that use of wood windows on the front façade, although the Board felt that any other window material – other than vinyl – would be appropriate on all other elevations of the house, and on the later brick addition, per the Board's existing policies.

III. OTHER BUSINESS

The Board received copies of the finalized Window and Siding & Trim chapters of the Parker-Gray Design Guidelines, a How-To chapter and a revised draft Roof Materials chapter. Staff also updated the Board on some upcoming preservation-related events.

BOARD ACTION:

The Board recommended that the roofing guideline be further amended to include information about solar panels and skylights, prior to their approval. The Board also provided editorial comments and feedback on how to further clarify the How-To chapter, but adopted it at the hearing, pending the changes by Staff. The Board made recommendations for the next chapters of the Parker-Gray Design Guidelines.

The Board of Architectural Review Parker-Gray District meeting was adjourned at 8:51 pm.