

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

Board of Architectural Review

Parker-Gray District

Wednesday, September 14, 2016

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

Members Present: Purvi Irwin, Vice Chair
James Spencer
Bill Conkey
Aaron Karty

Members Absent: Theresa del Ninno, Chair
Robert Duffy
Matthew Slowick

Staff Present: Planning & Zoning
Al Cox, Historic Preservation Manager
Catherine Miliaras, Principal Planner

The meeting was called to order at 7:34 p.m. by Purvi Irwin, Vice Chair.

I. MINUTES

Consideration of the minutes from the July 27, 2016 public hearing.

BOARD ACTION: Approved as submitted, 4-0

On a motion by Mr. Conkey, seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve the minutes of the July 27, 2016 public hearing, as submitted. The motion carried on a vote of 4 to 0.

II. NEW BUSINESS

1. CASE BAR2015- 00029

A work session to discuss the proposed development project at **699 N Patrick St.**

BOARD ACTION: Endorsed, 4-0

The Parker-Gray Board of Architectural Review held a work session to discuss the proposed redevelopment project at 699 N. Patrick Street. The Board endorsed the scale, mass, and general architectural character of the project, with recommendations for further study when the project returns for a Certificate of Appropriateness. The informal motion carried on a vote of 4 to 0.

BOARD DISCUSSION

The Board generally was in agreement that the majority of the changes were a significant improvement from the previous scheme and thanked the applicant for continuing to revise and

refine the project. They were particularly pleased with the grouping and rhythm of the fenestration and clearly identifiable entry from the courtyard on North Patrick Street.

The Board made the following specific comments and recommendations for further refinement prior to returning for a Certificate of Appropriateness:

- The Board generally supported functional pergola/porches in the two proposed locations but felt the proposed typology was wrong for the overall architectural character, as the scale was too small and delicate for a building this size. The proposed pergola looked like a garden feature rather than an extension of the architecture of the building. Painted wood may not be the right material choice for the beams and the brick piers and beams need enlargement/refinement; some members suggested the use steel instead of wood, as there is no wood on the remainder of the building. The perimeter beam of the pergola should be enlarged to have more visual weight. A large playful and sculptural canopy over the entrance could also be an architectural alternative to the pergola form.
- Add slight variation to the parapets to complements the symmetrical hierarchy and organization of the building bays. Parapets can be raised 8-12" in a few key locations to promote variety and relate to historic buildings in the vicinity.
- The proposed use of split-face block in lieu of cast stone will have too many vertical joints and will not look like real stone. Battered cast stone masonry units are a better alternative and a better scale for this size building. Study other means of adding wall texture thru brick patterns and coursing.
- The proposed sunshades are poorly proportioned and the sizes and locations do not appear to be functional. Several members questioned why there were no sunshades on the south side of the building. The Board supported the sustainability aspect of functional sunshades and, again, requested a sun study. However, if sunshades are removed, the balconies will need to be made visually bolder to maintain a visual hierarchy and interest on the facades.
- The Board found the alley elevation to be appropriately designed and equal to the material quality and design elements on the other elevations.
- The dark brick and panel colors proposed look visually heavy, though some members found it appropriate.
- The Board supported the use of more expensive spandrel and panel materials closer to the ground and the entrances where they would be more visible to pedestrians. Study the use of glass or panels with a reflective texture at the two-story paired windows in lieu of composite panels to improve the visual richness of the spandrel detail.
- Juliet balconies should relate to the internal organization of the units wherever possible. Railings should be unique and artistic and not generic.
- The Board recommended that the overall height of the building be reduced by reducing floor-to-floor height to respect to the one and two story buildings on this block and that the savings in material costs be used to improve the details on the rest of the building.
- As design is further refined, the details should be deliberate and add visual interest.
- Fencing and other site elements should relate to the style and details of the building.

SPEAKERS

Duncan Blair, representing the applicant, gave a brief presentation and responded to questions.

Patricia Booker, KTGy, project architect for ARHA, gave a presentation and explained the changes made since the previous BAR review. She noted that the materials and details were intended to reflect those used at the Bel Pre condominiums nearby.

Eric Olson, 911 C/D Pendleton Street, expressed concern regarding the architecture on the rear elevation and had questions about the treatment of the alley.

III. ADJOURNMENT

The Parker-Gray Board of Architectural Review meeting was adjourned at 8:40pm.