

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

Board of Architectural Review

Parker-Gray District

Wednesday, September 28, 2016

7:30pm, City Council Chambers, City Hall

301 King Street, Alexandria, Virginia 22314

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

Members Absent: Aaron Karty

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

The meeting was called to order at 7:30 p.m. by Theresa del Ninno, Chair.

I. MINUTES

Consideration of the minutes from the September 14, 2016 public hearing.

BOARD ACTION: Approved as submitted, 3-0-2

On a motion by Mr. Conkey, seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve the minutes of the September 14, 2016 public hearing, as submitted. The motion carried on a vote of 3-0-2 with Ms. del Ninno and Mr. Duffy abstaining.

II. NEW BUSINESS

1. CASE BAR #2016-00307

Request for alterations at **916 Princess Street**

Applicant: Mark Zavack

BOARD ACTION: Denied, 4-2

On a motion by Mr. Conkey, seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to deny BAR Case #2016-00307. The motion carried on a vote of 4 to 2 (Ms. del Ninno and Mr. Slowick voted in opposition).

CONDITIONS OF APPROVAL

1. That the applicant replace all street-facing windows with double-hung wood windows in a one-over-one configuration, in compliance with the conditions of the original BAR case from February 27, 2008.

SPEAKERS

Mark Zavack, property owner, spoke in support of the application.

BOARD DISCUSSION

Some Board members felt that the house may have lost its historic integrity due to numerous alterations over the years, including the reconfiguration of two townhouses into one home and the addition of stucco. One Board member felt that the proposed vinyl product was of high quality and not typical of the poorly manufactured and inexpensive vinyl windows the Board typically sees. The majority of the Board members felt that the vinyl windows were inappropriate, especially given the Board's recent and extensive work to create greater flexibility in the Parker-Gray District and revising chapters in the Design Guidelines.

REASONS

The Board felt that the changes to the house had not irrevocably compromised the architectural integrity of the house and that the new Board guidelines with respect to windows on Early buildings provided clear guidance, as did the Board's previous denial of vinyl windows for this owner. The Board did not feel that an exception to the policies and guidelines was appropriate in this case.

2. CASE BAR #2016-00308

Request to partially demolish at **211 N Payne Street**

Applicant: Wendy Lereah

BOARD ACTION: Approved as submitted, 6-0

On a motion by Mr. Conkey, seconded by Mr. Duffy, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2016-00308, as submitted. The motion carried on a vote of 6-0.

Items #2 and #3 were combined for discussion purposes.

3. CASE BAR #2016-00309

Request for alterations and an addition at **211 S Payne Street**

Applicant: Wendy Lereah

BOARD ACTION: Approved as submitted, 5-1

On a motion by Mr. Conkey, seconded by Mr. Duffy, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2016-00309, as amended. The motion carried on a vote of 5-1 (Mr. Slowick voted in opposition).

CONDITIONS OF APPROVAL

1. Prior to the release of the building permit, the applicant must file a deed of restriction with the City Land Records limiting the third-floor attic area to storage use only.
2. All new and replacement windows and doors must comply with BAR policies and regulations, specifically the Alexandria Replacement Window Performance Specifications.
3. All exterior finishes and materials must comply with BAR policies and regulations. The applicant will ensure that the façade's original ornamental details are kept in situ.
4. Work with BAR Staff to revise the design of the third floor rear elevation in order to differentiate the new construction from the existing rear elevation.

SPEAKERS

Wendy Lereah, applicant, spoke in support of the application

Anila Angeli, architect, spoke in support of the application

BOARD DISCUSSION

Most Board members said that they generally opposed pop-up additions but, given the setback of the addition from the facade and its reduced visibility from the street, they were willing to support this particular proposal. The majority of the Board supported a subtle design change to the third floor rear elevation in order to differentiate the new construction from the existing rear addition, which is one of the central tenets in the Design Guidelines.

REASONS

The Board felt that if the applicant worked with staff to make minor design modifications to the new third floor rear elevation, the addition would be consistent with the *Design Guidelines*.

III. OTHER BUSINESS

4. Presentation and consideration of a recommendation to proposed updates to chapters of the Design Guidelines to reflect the 2012 Parker-Gray amendments.

BOARD ACTION: Approved as amended, 6-0

On a motion by Mr. Duffy, seconded by Mr. Slowick, the Parker-Gray Board of Architectural Review voted to approve the Roofing Materials chapter of the Design Guidelines to reflect the 2012 Parker-Gray Residential Reference Guide (RRG), with amendments. The motion carried on a vote of 6-0.

REASONS

The Board felt that the new roofing chapter, which included sections on skylights, solar panels and gutters and downspouts, provided clear guidance based on the adopted RRG.

5. Presentation and discussion of proposed amendments to the existing Sign Ordinance.

The Parker-Gray Board of Architectural Review received a presentation from staff concerning proposed amendments to the existing Sign Ordinance.

6. Presentation and discussion of amendments to the policy for concept reviews by the Board of Architectural Review.

The Parker Gray Board of Architectural Review received a presentation from staff concerning amendments to the policy for BAR Concept Review.

IV. ADJOURNMENT

The Parker-Gray Board of Architectural Review meeting was adjourned at 9:45pm.

V. ADMINISTRATIVE APPROVALS

CASE BAR #2016-00312

Request for window replacement at **1111 Queen Street**

Applicant: Levi, LLC

CASE BAR #2016-00304

Request to reroof in architectural grade composite shingles at **1107 Queen Street**

Applicant: Joshua Britton

CASE BAR #2016-00300

Request for HVAC on roof at **527 N Patrick Street**

Applicant: Tiffani Ferrantelli

CASE BAR #2016-00290

Request to remodel existing one-story, enclosed rear porch at **406 N Fayette Street**

Applicant: Rebecca Sneddon

CASE BAR #2016-00277

Request for window replacement at **1012 Oronoco Street**

Applicant: Thomas Manor

CASE BAR #2016-00260

Request to replace rotting wooden porch columns at **1606 Princess Street**

Applicant: Zachary Moller