

Board of Architectural Review
Parker-Gray District
Wednesday, May 24, 2017
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
Bill Conkey
Matthew Slowik
James Spencer

Members Absent: Aaron Karty

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

1. The Board of Architectural Review Parker-Gray District public hearing was called to order at 7:32pm. Mr. Karty was excused. All other members were present.

I. MINUTES

2. Consideration of the minutes from the April 26, 2017 public hearing.

BOARD ACTION: Approved as submitted, 6-0

On a motion by Mr. Duffy, seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve the minutes of the April 26, 2017 public hearing, as submitted. The motion carried on a vote of 6 to 0.

II. NEW BUSINESS

4. CASE BAR #2017-00134

Request for partial demolition & capsulation at 920 Pendleton Street
Applicant: Robert Glen Roe & Lila Mei Lee

Cases #4 & #5 were combined for discussion purposes

5. CASE BAR #2017-00135

Request for new construction at 920 Pendleton Street
Applicant: Robert Glen Roe & Lila Mei Lee

BOARD ACTION: Approved as amended, 6-0

On a motion by Mr. Slowik, seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2017-00134 and BAR Case #2017-00135 as amended. The motion carried on a vote of 6 to 0.

CONDITIONS OF APPROVAL

1. That the materials on the addition be differentiated so that the pop-up reads as a later feature.
2. That the form of the stair be simplified.
3. That a different material be used on the stair tower.

SPEAKERS

Robert Roe, spoke in support of the application and answered questions. He said that they had deleted the false shutters as recommended by staff.

BOARD DISCUSSION

Staff had asked the BAR to use this case to provide direction for staff and future applicants about the appropriateness of rooftop or “pop-up” additions.

Mr. Conkey said that the addition should be clearly differentiated from the historic townhouse so it is clear that it is a later feature. He suggested using different materials to suggest the different periods of construction. He said that the siting of the house and the context would be different for each rooftop addition proposal, but that given the mid-block location of the house and the future redevelopment of the Ramsey Homes across the street he could support the proposed pop-up. He did say that, as a general rule, pop-ups are more appropriate on later houses in Parker-Gray.

Ms. Irwin said that there are other buildings in the vicinity that are much taller than the proposed addition and that whether a pop-up is appropriate will likely be a site-specific finding. She suggested that the sloped stair roof be simplified. She said that the goal should be to keep the form simple and secondary, and to minimize the visibility to the extent possible.

Mr. Slowik supported the applicant’s request and suggested that the applicant work with staff to refine and simplify the addition.

Mr. Duffy suggested that the applicant consider some material differentiation and that context around the property will change with the Ramsey Home redevelopment.

Chair del Ninno, noted the narrow lot size and recognized that the only area for the applicant to get additional living space was with a pop up addition. She said that she believed the addition would certainly be visible from the public way, including the open space at the new Ramsey Homes development, and suggested that the applicant consider a metal roof on the stair portion of the addition.

Mr. Spencer said that he could support the pop-up with the change in stair tower roof slope and with some material changes. He said he preferred a pop-up addition in this case, rather than a third floor mansard addition. He asked for staff to create general design guidelines for pop-up additions based on the BAR's input tonight.

REASON

The Board felt that the context of the property as a mid-block building, across from the future Ramsey Homes redevelopment, made the construction of a pop-up addition appropriate in this particular case. The Board recommended that the applicant make a number of minor modifications to the addition so that it would better recede into the background and read as a later feature. The Board asked staff to develop standards for pop-ups, as both Boards are likely to get additional requests as people look to expand their living space on some of the modest Parker-Gray lots.

6. **CASE BAR #2017-00139**

Request for partial demolition at 1216 Princess Street
Applicant: Arlisa Tracey

Cases #6 & #7 were combined for discussion purposes

7. **CASE BAR #2017-00140**

Request for alterations at 1216 Princess Street
Applicant: Arlisa Tracey

BOARD ACTION: Approved as amended, 6-0

On a motion by Mr. Duffy, seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2017-00139 and BAR Case #2017-00140 as amended. The motion carried on a vote of 5 to 0, with Ms. Irwin recusing herself.

CONDITIONS OF APPROVAL

1. The front facade of the main block of the house must be clad with wood siding salvaged from this dwelling, if reasonably possible, or with new wood matching the profile of the original material, as confirmed by staff in the field;
2. The remaining elevations of the main block may be clad with smooth fiber cement clapboard siding with the exposure to match and align with the historic siding on the front elevation, provided that there is insufficient historic siding remaining on the house to clad at least one of the highly visible side elevations, as determined by staff.

SPEAKERS

Arlisa Tracey, homeowner, thanked the Board for considering the application.

John Savage, architect, described the project and answered questions.

BOARD DISCUSSION

The Board members supported the proposed project to fully renovate the house, which had fallen into disrepair in recent years.

REASON

The Board members felt that the proposed alterations were historically appropriate and complied with the BAR's *Design Guidelines* and policies.

III. ADJOURNMENT

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

IV. ADMINISTRATIVE APPROVALS

CASE BAR #2017-00164

Request for a new fence at 410 N Henry Street

Applicant: Josh Wagoner

CASE BAR #2017-00159

Request for minor alternations at 631 N Alfred Street

Applicant: ChangKi Hong

CASE BAR #2017-00143

Request for window replacement at 220 N Patrick Street

Applicant: Kim Allen

CASE BAR #2017-00137

Request for window replacement and repairs at 636 N Columbus Street

Applicant: Helen Boyd