

\*\*\*\*\* **DRAFT MINUTES**\*\*\*\*\*

Board of Architectural Review  
Parker-Gray District

**Wednesday, October 25, 2017**

7:30pm, Sister Cities Conference Room, City Hall  
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Matthew Slowik

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

1. The Board of Architectural Review Parker-Gray District public hearing was called to order at 7:32pm.

**I. MINUTES**

2. Consideration of the minutes from the September 27, 2017 public hearing.

**BOARD ACTION: Approved as submitted, 6-0.**

By unanimous consent, the Parker-Gray Board of Architectural Review voted to approve the minutes from the September 27, 2017 meeting, as submitted.

**II. NEW BUSINESS**

3. **CASE BAR #2016-00449**  
Request for partial demolition/capsulations at 405 N Alfred Street  
Applicants: Wayne and Sherrill Neale

*Cases #3 & #4 were combined for discussion purposes*

4. **CASE BAR #2016-00450**  
Request for alterations at 405 N Alfred Street  
Applicants: Wayne and Sherrill Neale

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

On a motion by Mr. Conkey, seconded by Ms. del Ninno, the PG Board of Architectural Review voted to approve BAR Case # 2016-00449 & BAR Case# 2016-00450, as submitted by the applicant. The motion carried on a vote of 6-0.

**REASON**

The Board found the applicant's proposal to be appropriate and consistent with the Design Guidelines.

**BOARD DISCUSSION**

The Board discussed whether the asymmetrical dormer was appropriate and noted that it worked with the asymmetry of the front door and garage. The applicant responded to a number of questions and represented that the location of the dormer was selected to minimize its visibility from the street. Changing the roof form or moving the dormer to toward the front in a more traditional location would all increase the visibility of this element.

**SPEAKERS**

Wayne Neale, applicant, presented the request and responded to questions.

**5. CASE BAR #2017-00212**

Request for new construction at 601 N Alfred Street

Applicant: 601 North Alfred Street, LLC

*Cases #5 & #6 were combined for discussion purposes*

**6. CASE BAR #2017-00213**

Request for new construction at 603 N Alfred Street

Applicant: 603 North Alfred Street, LLC

**BOARD ACTION: Approved for height, scale, mass, architectural character and necessary waivers, and deferred materials and design details, 6-0.**

On a motion by Mr. Karty, and seconded by Mr. Spencer, the PG Board of Architectural Review voted to approve in concept BAR Case # 2017-00212 & BAR Case# 2017-00213, and deferred details and materials. The motion carried on a vote of 6-0.

**REASON**

The Board found that the revised design approach for the pair of townhouses was much improved and appropriate for the context. The Board was comfortable with a conditional approval with the requirement that all design details and materials return for final approval.

**BOARD DISCUSSION**

The Board appreciated the applicant's effort to restudy the context and propose a more compatible design that was not overly historicist. The Board was very pleased with the

projecting corner bay window that provided a strong element on the corner unit's two street-facing elevations. They Board had questions regarding some of the design details and noted that the materials and details would be critical to the project's success. They also advised that the details did not necessarily need to be historicist, such as at the bay and the front canopy, but that they should be well designed. It was also noted that the corner details for the siding areas needed careful attention, particularly as the rear volume was significantly larger.

#### **SPEAKERS**

Bill Lieu, project architect, presented the new design approach and responded to questions.

Kahan Dhillon, applicant, also spoke in support.

#### **7. CASE BAR #2017-00376**

Request for alterations at 424 N Henry Street  
Applicant: Patrick Moran

#### **BOARD ACTION: Denied, 6-0.**

On a motion by Mr. Conkey, and seconded by Mr. Karty, the PG Board of Architectural Review voted to approve staff recommendation for denial of BAR Case# 2017-00376, as submitted. The motion carried on a vote of 6-0.

#### **REASON**

The Board agreed with the staff recommendation and found that the painting of unpainted masonry in this highly visible location was not appropriate because the building was not originally painted and it was part of a larger composition of 1939 brick rowhouses that shared a common design approach.

#### **BOARD DISCUSSION**

The Board noted that the ordinance and Design Guidelines were extremely clear regarding the painting of unpainted masonry. The Board appreciated the applicant's desire to want to improve the property and cited other ways to make alterations (painting trim and accents, landscaping, a canopy) that would not have such a negative impact not only on this rowhouse but the entire row. It was also noted that painting a brick building often traps moisture and results in unnecessary ongoing maintenance issues.

#### **SPEAKERS**

Patrick Moran, applicant, spoke in support of the request.

Lionel Shapiro, representing the Old Town Civic Association,

#### **8. CASE BAR #2017-00377**

Request for partial demolition/capsulation at 235 N West Street

Applicant: Aaron Russell Lipps

*Cases #8 & #9 were combined for discussion purposes*

9. **CASE BAR #2017-00378**

Request for alteration/addition at 235 N West Street

Applicant: Aaron Russell Lipps

**BOARD ACTION: Approved as amended, 5-0-1**

On a motion by Mr. Conkey, and seconded by Mr. Duffy, the PG Board of Architectural Review voted to approve BAR Case # 2017-00377 & BAR Case# 2017-00378, as amended. The motion carried on a vote of 5-0-1. James Spencer recused himself.

**CONDITIONS OF APPROVAL**

1. The applicant coordinate with staff on the condition of any historic siding exposed after the removal of the existing aluminum siding on the front facade. If historic siding remains and is in good condition and reasonably repairable, it should be retained, repaired and patched where necessary;
2. Full window specifications are provided with the building permit to verify compliance with the BAR's window policy;
3. The rooftop mechanical equipment and screen be reduced in size, or relocated to the rear yard;
4. The following statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer 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/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
5. The applicant should work with staff to differentiate the north wall such as with a change in material or columns;
6. The applicant should work with staff to set back from the north property line by approximately 6-12 inches; and
7. The proposed rooftop HVAC should be relocated to the ground.

**REASON**

The Board generally found the proposed addition and alterations to be appropriate in size and scale and consistent with the Design Guidelines. They noted that the proposal satisfied zoning requirements and that open space, setback and other zoning requirements were not within their purview.

## **BOARD DISCUSSION**

The Board found the addition to be appropriate and compatible with nearby historic buildings. They appreciated the clean, modern design and it was noted that a one-story addition no longer requires any BAR review. Additionally, the Board appreciated the concerns raised by the neighbors and therefore added conditions regarding detailing on the north elevation and a setback of 6-12" along that elevation. Due to the visibility from Queen Street, the Board found that the rooftop HVAC would be highly visible and therefore added a condition that it be relocated to the ground. They also asked the applicant to work with staff on the texture and materials of the north wall to provide architectural interest.

## **SPEAKERS**

Aaron Russell Lipps and Katie Miller, applicants, spoke in support and responded to questions,

John Arnold, 1316 Queen Street, expressed concerns with zoning related to the project.

Kevin Burge, 6445 First Street, spoke in support of the project.

Daniel Schuman, 237 North West Street, expressed concerns related to light access and open space.

## **10. CASE BAR #2017-00379**

Request for alterations at 309 N West Street

Applicant: Amanda Bozzi

## **BOARD ACTION: Approved as submitted, 4-2.**

On a motion by Mr. Conkey, and seconded by Mr. Duffy, the PG Board of Architectural Review voted to approve BAR Case # 2017-00379, as amended. The motion carried on a vote of 4-2.

## **REASON**

The BAR found this particular case to be one of the limited instances where the painting of unpainted masonry was acceptable. They noted that this was an architecturally undistinguished, infill brick townhouse within a row of painted frame two-story rowhouses and that when this infill unit was constructed in the late 1960s, a random assortment of shades of brown brick was used that was not compatible with its neighbors.

## **BOARD DISCUSSION**

The Board determined that the color and pattern of the brick itself, even on a rowhouse with minimal detailing, was not a character-defining element. The BAR reluctantly approved painting the brick in this case only because painting the brick was adding an unnecessary maintenance expense and could potentially trap moisture. They suggested that a breathable lime-wash treatment may be preferable.

## **SPEAKERS**

Amanda and Andrew Bozzi, applicants, presented their request and responded to questions.

### **11. CASE BAR #2017-00380**

Request for partial demolition/capsulation at 420 N Payne Street  
Applicant: Gayla Gordon

*Cases #11 & #12 were combined for discussion purposes*

### **12. CASE BAR #2017-00381**

Request for after-the-fact alterations at 420 N Payne Street  
Applicant: Gayla Gordon

## **BOARD ACTION: Denied, 6-0**

On a motion by Mr. Duffy, and seconded by Mr. Spencer, the PG Board of Architectural Review voted to approve the staff recommendation for denial BAR Case # 2017-00380 & BAR Case# 2017-00381, as amended. The motion carried on a vote of 6-0.

## **CONDITIONS OF DENIAL**

The applicant must correct the violation and restore the historic wood siding underneath the fiber cement siding within two years or when the house is listed for sale or if the owner seeks any large building permit for alterations, whichever comes first.

## **REASON**

The Board agreed with the staff recommendation that it was inappropriate to conceal historic siding that appeared to be in good condition with fiber cement siding because such a request was in conflict with the BAR's adopted policies for an Early residence.

## **BOARD DISCUSSION**

While the Board was disappointed that fiber cement siding was installed without BAR approval and with the presence of potentially salvageable historic siding underneath, they recognized that additional time was warranted in this case to correct the violation. As the owner explained she was planning to sell the property within two years, the BAR felt comfortable extending the correction time to either two years or an earlier time if the property is listed for sale or in need of other permitting work.

## **SPEAKERS**

Gayla Gordon, applicant, spoke in support of her request and responded to questions.

Lionel Shapiro, representing the Old Town Civic Association, supported the recommendation for denial.

**III. OTHER BUSINESS**

**IV. ADJOURNMENT**

The Parker-Gray Board of Architectural Review meeting was adjourned at 9:20pm.

**V. ADMINISTRATIVE APPROVALS**

BAR Case #2017-00357

Request for wooden fence at 1323 Queen St.

Applicant: Rob Jernigan

BAR Case #2017-00365

Request for repointing at 508 N Columbus St.

Applicant: Vaughan Restoration Masonry, Inc