

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

Board of Architectural Review
Parker-Gray District

Wednesday, January 24, 2018

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

Members Present: Purvi Irwin, Chair
James Spencer, Vice Chair
Matthew Slowik
Theresa del Ninno,

Members Absent: Bill Conkey
Aaron Karty
Robert Duffy

Staff Present: Department of Planning & Zoning
Catherine Miliaras, Principal Planner
Jennifer Rowan, Historic Preservation Planner

1. The Board of Architectural Review Parker-Gray District public hearing was called to order at 7:30pm. All members were present.

I. MINUTES

2. Consideration of the minutes from the December 13, 2017 public hearing.

BOARD ACTION: Approved as submitted, 4-0.

By unanimous consent, the Parker-Gray Board of Architectural Review voted to approve the minutes from the December 29, 2017 meeting as submitted.

II. NEW BUSINESS

3. **CASE BAR #2017-00212**
Request for new construction at 601 North Alfred Street
Applicant: 601 North Alfred Street, LLC
4. **CASE BAR #2017-00213**
Request for new construction at 603 North Alfred Street
Applicant: 603 North Alfred Street, LLC

The Board combined items # 3 and #4 for discussion purposes.

BOARD ACTION

On a motion by Mr. Slowik, seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2017-00212, with staff recommendations and amended conditions. The motion carried on a vote of 4-0.

CONDITIONS OF APPROVAL

1. Make skylights flush, though a curb is acceptable (no gable form).
2. All windows must be in conformance with the BAR Window Policy Performance Specifications.
3. Study the addition of a simple railing at front stoop with final design to be approved by staff.
4. Disengage front canopy from bay window, center canopy above front door and increase canopy depth (reduction in canopy width acceptable).
5. Refine leader box to better coordinate with the design of the medallions and locate so as not to disrupt brick detailing.
6. Study brick detailing on the south elevation and how it could be carried to the north elevation. Remove blind windows on the north elevation.
7. Paint siding a slightly warmer color and a shade darker to better complement the selected brick.
8. Paint the downspouts a dark color, such as the charcoal used at the bays, to better integrate this element with the overall composition.

REASON

The Board found that the revised design approach of townhouses was much improved and appropriate for the context. The Board was comfortable with the design with the addition of several conditions regarding design details and final approval of certain elements to be made by staff.

SPEAKERS

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

Kahan Dhillon, applicant, also spoke in support.

BOARD DISCUSSION

The Board thanked the applicant and project architect; they noted that the design had come together nicely and had improved. Ms. del Ninno suggested the canopy over the doors on the front elevation should be disengaged from the bay window and centered over the doors. Mr. Slowik agreed with Ms. del Ninno's comments and suggested the canopy be extended over the stoop as much as possible, contingent on zoning requirements. Mr. Spencer asked the architect to look at other colors for downspouts, possibly the same gray of the bay windows and canopies, in order to better integrate the downspouts with the overall composition. The Board thought the tan brick was appropriate and asked if the brick would be mottled like the rendering or smooth modern brick. Mr. Lieu, project architect, brought a brick sample for the board to show that the brick would be smooth with a concave joint. Chair Irwin suggested the leader box be treated as a decorative element and asked for it to

be centered and to recall details from the metal medallions. She recommended that the blind windows be eliminated on the north elevation and that the applicant study carrying some of the same brick detailing from the south elevation to the north elevation. Chair Irwin agreed with Board comments on refinements to the canopy and urged the applicant to include a railing at the front steps for practicality. Chair Irwin also said the siding color should be slightly warmer in tone and darker in color to complement the brick color. It was also agreed by several that the proposed skylights should be flush and not in a gable form though they agreed to the applicant's request to include a curb for waterproofing.

5. **CASE BAR #2017-00483**

Request for partial demolition/capsulation at 204 North Patrick Street
Applicant: Ann Kavanjin

6. **CASE BAR #2017-00484**

Request for alterations at 204 North Patrick Street
Applicant: Ann Kavanjin

7. **CASE BAR #2017-00485**

Request for partial demolition/capsulation at 204 North Patrick Street
Applicant: Ann Kavanjin

8. **CASE BAR #2017-00486**

Request for alterations at 204 North Patrick Street
Applicant: Ann Kavanjin

Cases #5, #6, #7 & #8 were combined for discussion purposes

BOARD ACTION

On a motion by Mr. Slowik, and seconded by Mr. Spencer, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2017-00483, BAR Case #2017-00484, BAR Case #2017-00485 and BAR Case #2017-00486 with staff recommendations, as amended and for staff to work with the applicant on any possible HVAC screening, painting of the HVAC screening, or waiver of HVAC screening determined by staff in field. The motion carried a vote of 4-0.

CONDITIONS OF APPROVAL

1. The applicant shall work with staff regarding treatment of the rooftop HVAC unit and noted it can be either left unscreened and painted a color to blend into the roof or to select an appropriate screening design. Final details to be worked out with staff in the field after installation of unit to determine most appropriate way to minimize visibility.
2. Retain the original roof and exterior wall framing identified by staff in the field to the maximum extent reasonably feasible.
3. Carefully salvaged and reuse any siding matching the historic wood siding on the front (east) elevation to the maximum extent reasonably feasible and supplement with new matching siding. Match the profile and exposure of the proposed replacement siding on

the side and rear elevations to any historic siding identified by staff in the field on those elevations, according to the BAR's siding policy.

4. The windows on the front elevation must match the original opening size as closely as reasonably possible.
5. Match the proportions and details of the door surround shown in the 1966 photograph on the new door surrounds, unless a different profile is identified when the top layer of siding is removed and paint ghosts are exposed.
6. Include the following archaeology conditions in the General Notes on all site plans and on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, 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.

REASON

The Board was in support of this extensive restoration project and noted that the project would sustain the longevity of the property. The Board supported staff's recommendations finding the proposal to be appropriate and consistent with the Design Guidelines. The Board added a condition to allow the applicant to work with staff to determine the HVAC waiver or screening in the field based on concerns raised by neighbors.

BOARD DISCUSSION

The Board appreciated the applicant's efforts to restore the pair of townhouses to a high level of integrity. The Board agreed with the staff report's conditions of approval and upon hearing concerns regarding the HVAC on the roof from the neighbor, suggested the applicant work with staff to find a coherent solution; whether that be screening, painting of the HVAC, or painting of the screening. The screening, or lack of screening with painting will be determined in the field by staff.

SPEAKERS

Scot McBroom, Project Architect, presented the project and responded to questions.

Sharon Vanucci, 1003 Cameron Street, spoke in support of the project but had concerns about the back side and alley's maintenance and accessibility.

Camille Burke, 1007 Cameron Street, spoke in support of the project but had concerns regarding the grading of the lot and whether it could lead to further flooding to 1007 Cameron Street.

Stephen Burke, 1007 Cameron Street, spoke in support of the project but had concerns regarding rooftop HVAC unit.

Ann Kavaljian, 204-206 North Patrick property owner answered questions from the neighbors.

III. OTHER BUSINESS

Staff informed the Parker-Gray BAR that the Open House and Deconstruction Tours of Ramsey Homes would occur on February 9 and 10 from 2-4pm.

IV. ADJOURNMENT

The Parker-Gray Board of Architectural Review meeting was adjourned at 8:12 pm.

V. ADMINISTRATIVE APPROVALS

BAR Case #2017-00440
Request for new rear fence at 425 N Henry St.
Applicant: VCA Real Prop

BAR Case #2017-00444
Request for trim replacement for 814 N Columbus St.
Applicant: Kate Zernes

BAR Case #2017-00452
Request for roof replacement at 433 N Fayette St.
Applicant: Andrew Watson BAR Case

#2017-00458
Request for repointing at 220 N Patrick St.
Applicant: Renaissance Development

BAR Case #2017-00466
Request for roof replacement at 631 N Alfred St.
Applicant: Chang Ki Hong