

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

Board of Architectural Review
Parker-Gray District
Wednesday February 28, 2018
7:30pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Robert Duffy

Staff Present: Stephanie Sample, Planner
Amirah Lane, Planner

I. CALL TO ORDER

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

II. MINUTES

2. Consideration of the minutes from the January 24, 2018 public hearing.

BOARD ACTION:

By unanimous consent, the Parker-Gray Board of Architectural Review voted to approve the minutes from the January 24, 2018 meeting as submitted.

III. NEW BUSINESS

3. **CASE BAR #2018-00042**
Request for partial demolition/capsulations at 210 N Payne Street
Applicants: Christine Sennott

Items #3 & #4 were combined for discussion purposes

4. **CASE BAR #2018-00043**
Request for alterations/addition at 210 N Payne Street
Applicant: Christine Sennott

BOARD ACTION: Approved as Submitted, 6-0

On the motion by Mr. Slowick, and seconded by Mr. Conkey, the Parker - Gray

Board of Architectural Review voted to approve BAR Case #2018-00042 & BAR Case #2018-00043 with staff recommended and added conditions #6 & #7. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1. Coordinate with staff to evaluate the condition of any historic siding exposed after the removal of the existing 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, according to the BAR's adopted policy;
2. Use wood siding be used on the first 8' of the north façade, roughly to the location of the downspout shown on the plans;
3. Work with staff on the muntin configuration of the front window;
4. Remove the decorative scrolls on the sign board;
5. Provide complete window specifications with the building permit to verify compliance with the BAR's window policy;
6. Work with staff to integrate more modern design features, if desired (added by the BAR at the hearing); and,
7. Reduce the size of the rooftop HVAC screening in order to diminish its visibility (added by the BAR at the hearing) .

REASON

The Board agreed with staff recommendations and also recommended that the applicant study whether the rooftop mechanical screening could be reduced in size so that it was less visible. They also said that they would support more modern design features, such as less traditional rafter ends on the trellis, should the applicant be interested.

SPEAKERS

Steve Kulinski, project architect, spoke in support of the project and answered questions.

BOARD DISCUSSION

The Board complimented the applicant on the renovation of the small townhouse and was pleased that it would have some features that suggested its original commercial origins.

5. CASE BAR #2018-00045

Request for after-the-fact partial demolition/capsulation at 323 North Henry Street
Applicant: MSI Investments, LLC

Items #5 & #6 were combined for discussion purposes

6. CASE BAR #2018-00046

Request for after-the-fact alterations at 323 N Henry Street
Applicant: MSI Investments, LLC

BOARD ACTION: Approved as Amended, 6-0

On the motion by Mr. Conkey, and seconded by Mr. Spencer, the Parker - Gray board of Architectural Review voted to approve BAR Case #2018-00045 & BAR Case #2018-00046, as amended. The motion on a voted of 6-0.

CONDITIONS OF APPROVAL

1. The applicant must remedy the violation by replacing the fiber cement siding on the west elevation with wood siding to match the historic siding size, profile and exposure.
2. The inappropriate replacement window sash must be replaced with architecturally appropriate 6/6 single-glazed wood windows that comply with the *Alexandria Boards of Architectural Review Window Policy*. The face trim below the windows must be replaced with a historically appropriate sill.
3. Replace the inappropriate size shutters so that they are hinged and operable to comply with the *BAR Policies for Minor Architectural Elements*.
4. The work must be completed within six months to resolve the outstanding violations.

REASON

The Board agreed with staff recommendations and also suggested that the applicant use salvaged wood if possible. They also said that the applicant could removal the non-complying shutter and not install operable shutters. should the applicant be interested.

SPEAKERS

Marcel Clarke, property owner, spoke in support of the project and answered questions.

BOARD DISCUSSION

The Board questioned if sash replacement has been explored and stated that the sill should be replaced with architecturally appropriate sills.

IV. OTHER BUSINESS

1. Gas Meter Policy
 - a. The Parker - Gray Board of Architectural Review discuss revisions to the Gas Meter Policy.
2. Ramsey Homes Update
 - a. Staff informed the Board on the Ramsey Homes two-day open house event and upcoming return of case for minor revisions.

V. ADJOURNMENT

The Parker-Gray Board of Architectural Review meeting was adjourned at 8:45pm.

VI. ADMINISTRATIVE APPROVALS

BAR Case #2018-00027

Request for new front yard fence at 631 North Alfred Street

Applicant: Chang Ki Hong

BAR Case #2018-00031

Request for roof in kind replacement at 431 A North West Street

Applicant: Colbert Roofing Co.

BAR Case #2018-00033

Request for window replacement at 439 Earl Street

Applicant: Bryan Petit

BAR Case #2018-00038

Request for gas meter installation at 610 North Columbus Street

Applicant: Chris Jones

BAR Case #2018-00039

Request for gas meter installation at 612 North Columbus Street

Applicant: Jeffry Strup

BAR Case #2018-00040

Request for gas meter at 606 North Columbus Street

Applicant Britt Hanley

BAR Case #2018-00041

Request for gas meter at 608 North Columbus

Applicant: Julia Portner

BAR Case #2018-00044

Request for gas meter at 604 North Columbus Street

Applicant: roger Ferrell

BAR Case #2018-00054

Request for gas meter at 622 North Columbus Street

Applicant: Melissa Zimmerman

BAR Case #2018-00055

Request for gas meter at 628 North Columbus Street

Applicant: Zandra Ati