

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

Board of Architectural Review
Parker-Gray District
Wednesday, July 18, 2018
7:30pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Heidi Leinbach

Staff Present: Al Cox, Historic Preservation Manager
Amirah Lane, Preservation Planner

I. CALL TO ORDER

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

II. MINUTES

2. Consideration of the minutes from the May 25, 2018 public hearing.

BOARD ACTION

On a motion by Mr. Duffy, and seconded by Mr. Spencer, the Parker - Gray Board of Architectural Review voted to approve the minutes from the May 25, 2018 meeting as submitted. The motion carried on a vote of 6-0.

III. NEW BUSINESS

3. **BAR Case #2018-00297**
Request for partial demolition/capsulation at 315 Buchanan Street
Applicant: Anita Hall

The Board combined #3 & #4 for discussion purposes.

4. **BAR Case #2018-00298**
Request for alteration and addition at 315 Buchanan Street
Applicant: Anita Hall

BOARD ACTION

On a motion by Mr. Slowick, seconded by Mr. Spencer, the Parker - Gray Board of Architectural Review voted to approve BAR Case #2018-00297 & BAR Case #2018-00298, as amended. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

Conditions amended by the BAR shown in italics.

1. That the BAR find that the front yard setback of the new three story addition and raised wood deck on Boyle is appropriate for this project in this location.
2. The replacement fence on the east property line must be the same design and 7' total height as the existing fence and the 7' height may extend no farther south than the face of the existing addition.
3. ~~Locate the rooftop HVAC condenser near the center of the existing dwelling east/west and toward the north side of the roof as much as possible to hide its visibility from Boyle Street and run all refrigerant and electrical lines internal to the dwelling rather than on the exterior face of the dwelling.~~ *Applicant will use the existing HVAC units.*
4. Recess the brick veneer on the west wall of the first floor of the addition to be flush with the wood frame above.
5. ~~Restudy the form of the roof of the addition. Consider extending a parapet around the addition at the same height as the parapet of the existing dwelling.~~ *Use the parapet and roof form presented to the BAR at the hearing for the addition with staff approval of the final design. The parapet of the addition should be slightly lower than the existing masonry dwelling.*
6. Restudy the design of the support structure and guardrail of the deck in the Boyle Street front yard, *as well as the placement and orientation of the deck, in consultation with staff.*
7. The statements in the archaeology conditions below shall appear in the General Notes of all site plans and on grading plans 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 historic or prehistoric 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.
8. *Revise the trim above the upper deck on the south and west sides to reflect that the columns are supporting a lintel or header above.*
9. *Work with staff on final detailing of Boyle Street elevation to vertically align the doors and windows.*
10. *Work with staff to study relocating the deck on the Boyle Street (south) elevation to the rear (east) side of the building to create a single larger deck and to revise the ground level access stairs below the deck.*

REASON

The Board agreed with staff recommendations and directed the applicant to work with staff on the final details prior to applying for building permits.

SPEAKERS

Dallas Hall, contractor, stated that the applicant agreed with the staff recommendations.

BOARD DISCUSSION

The BAR members supported the proposed project but advised the applicant to work with staff on the detailing of the Boyle Street elevation and deck, in order to tie the project together.

Mr. Spencer recommended that the applicant consider a more durable window rather than vinyl.

Ms. del Ninno recommended the applicant study aligning the second and third floor windows on the Boyle Street elevation similar to the windows on Buchanan. She also questioned the purpose of the deck on the south side and asked whether it could be combined with the deck on the east side as a single, larger and more functional deck. She noted that this would also greatly simplify the proposed ground floor access stair. The other BAR members agreed and asked the applicant to work with staff on a revised deck design.

IV. OTHER BUSINESS

5. BAR Policies for Administrative Approvals for Commercial Buildings

BOARD ACTION

On a motion by Mr. Slowick, and seconded by Mr. Spencer, the Parker - Gray Board of Architectural Review voted to approve the BAR Policies for Administrative Approval for Commercial Buildings, as amended. The motion carried on a vote of 6-0.

6. Election of Officers for the Parker - Gray Board of Architectural Review

BOARD ACTION

Mr. Spencer nominated Ms. Irwin for Chair. By a show of hands, Ms. Irwin was unanimously elected to serve a second term as Chair.

Mr. Duffy nominated Mr. Spencer for Vice Chair. By a show of hands, Mr. Spencer was unanimously elected to serve a second term as Vice Chair.

7. Mr. Duffy recommended recognition of Mr. Conkey's ten years of service on the Parker - Gray Board at the next available hearing.
8. Staff informed the members of the Board about the two upcoming public outreach meetings to consider the consolidation of the Boards which are scheduled for Monday, July 30, 2018 at City Hall and Friday, September 17, 2018 at Charles Houston Recreation Center.

V. ADJOURNMENT

The Parker-Gray Board of Architectural Review meeting was adjourned at 8:23pm.

VI. ADMINISTRATIVE APPROVALS

BAR Case #2018-00230

Request for gas meter at 634 North Columbus Street

Applicant: Berty Tovv

BAR Case #2018-00231

Request for gas meter at 636 North Columbus Street

Applicant: Melvin Boyd

BAR Case #2018-00252

Request for exterior alterations at 1202 Princess Street

Applicant: Hammad Shah

BAR Case #2018-00272

Request for fence replacement at 1218 Princess Street

Applicant: Patrick Ford

BAR Case #2018-00282

Request for porch repair at 1306 Princess Street

Applicant: M. Turtles

BAR Case #2018-00302

Request for in kind repair at 222 North Patrick Street

Applicant: Robert Meyers

BAR Case #2018-00312

Request for siding & reroof in rear at 317 north Alfred Street

Applicant: Cameron Saadat

BAR Case #2018-00314

Request for gas line at 300 North Fayette Street

Applicant: Heads Up Barber

BAR Case #2018-00316

Request for a gas meter at 404 North Fayette Street

Applicant: Ann Hawpe

BAR Case #2018-00318

Request for gas meter at 1106 Queen Street

Applicant: Washington Gas