

**\*\*\*\*\*DRAFT MINUTES\*\*\*\*\***  
Board of Architectural Review  
Parker-Gray District  
**Wednesday, September 26, 2018**  
7:30pm, Room 2000, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: Purvi Irwin, Chair  
James Spencer, Vice Chair  
Aaron Karty  
Matthew Slowik  
Heidi Leinbach

Members Absent: Theresa del Ninno  
Robert Duffy

Staff Present: Al Cox, Historic Preservation Manager  
Catherine Miliaras, Historic Preservation Planner  
Marina Novaes, Historic Preservation Planner

**I. CALL TO ORDER**

1. The Board of Architectural Review, Parker-Gray District, public hearing was called to order at 7:30pm. Ms. del Ninno and Mr. Duffy were excused. All other members were present.

**II. MINUTES**

2. Consideration of the minutes from the **July 18, 2018** public hearing.

**BOARD ACTION: Approved as submitted**

By unanimous consent, the Parker-Gray Board of Architectural Review approved the minutes from the July 18, 2018 meeting, as submitted.

**III. NEW BUSINESS**

3. **BAR #2018-00380**  
Request for alterations at 428 North Henry Street  
Applicant: Alexandria Flatts, LLC
4. **BAR #2018-00381**  
Request for alterations at 430 North Henry Street  
Applicant: Alexandria Flatts, LLC
5. **BAR #2018-00382**  
Request for alterations at 432 North Henry Street  
Applicant: Alexandria Flatts, LLC

**BOARD ACTION: Approved as Submitted, 5-0**

On a motion by Mr. Spencer, and seconded by Mr. Karty, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2018-00380, BAR #2018-00381 & BAR #2018-00382, as submitted. The motion carried on a vote of 5-0.

**CONDITIONS OF APPROVAL**

1. All buildings must fully comply with the zoning ordinance. Continue to work with Zoning staff to clarify open space and FAR prior to application for a building permit.
2. Work with BAR staff on any minor refinements to the building design required to be in conformance with zoning regulations.
3. Remove the existing fluted pilaster door surrounds or install new door surrounds that are architecturally compatible with the modern details of the rehabilitated buildings, in coordination with BAR staff.
4. Include the following statements in the General Notes of all construction documents and on all site plan sheets 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**REASON**

The Board found the proposed alterations to be appropriate and compatible on this Later building in the Parker-Gray District.

**SPEAKERS**

Stephen Smith, project architect, provided an overview of the project and responded to questions.

**DISCUSSION**

The Board members all agreed that the proposed alterations were a significant improvement to this building of three duplexes. They briefly discussed the condition of the door surround and the applicant noted he was happy to work with staff to find an appropriate surround that was compatible with the overall redesign.

**6. BAR #2018-00383**

Request for partial demolition/capsulation at 410 North Fayette Street  
Applicant: Michael D. Dosland & Stacy A. Balk

**BAR #2018-00384**

Request for addition at 410 North Fayette  
Street Applicant: Michael D. Dosland & Stacy A. Balk

**BOARD ACTION: Approved as Amended, 5-0**

On a motion by Mr. Slowik, and seconded by Mr. Spencer, the Parker-Gray Board of

Architectural Review voted to approve BAR Case #2018-00383 & BAR #2018-00384, as amended. The motion carried on a vote of 5-0.

#### **CONDITIONS OF APPROVAL**

1. Continue to work with Zoning staff to clarify open space and FAR prior to application for a building permit.
2. Work with BAR staff on any minor refinements to the building design required to be in conformance with zoning regulations.

#### **REASON**

The Board found the proposed addition to be appropriate and compatible with this Later building.

#### **SPEAKERS**

Salvatore Benvenga, project architect, spoke in support of the project and responded to questions.

#### **DISCUSSION**

The Board had limited discussion and asked about the trim on the windows and why two different exposures of siding were being utilized (yes, there would be trim and the two siding exposures were to differentiate the two different building elements, according to Mr. Benvenga).

### **7. BAR #2018-00408**

Request for partial demolition/capsulation at 439 Earl Street Applicants: Bryan & Lorin Petit

### **BAR #2018-00409**

Request for partial demolition/capsulation at 439 Earl Street Applicants: Bryan & Lorin Petit

#### **BOARD ACTION: Approved as Amended 4-0**

On a motion by Mr. Slowik, and seconded by Mr. Karty, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2018-00408 & BAR #2018-00409, as amended. The motion carried on a vote of 4-0, with Ms. Irwin recusing herself.

#### **CONDITIONS OF APPROVAL**

1. ~~Use a simple modern porch railing with contemporary detailing on the screened porch, instead of the proposed high style Chippendale railing, and use a similar railing design on the east stairs with final design approval by staff prior to approval of the building permit.~~  
The Chippendale railing may be used if located on the interior side of the screened porch.
2. Include the following statements in the General Notes of all construction documents and on all site plan sheets 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. Work with staff on adjusting the size of the front window at the second floor of the addition to make it more compatible for the front elevation, with final approval by staff. The applicant may pursue additional options for the rear windows that are compatible and meet the Parker-Gray regulations, with final approval by staff.

### **REASON**

The Board noted that the front second floor window was disproportionate and too small for the primary elevation and conditioned that its size and location be adjusted to be more compatible. The Board also found that the Chippendale railing, while stylistically not compatible with this Modern contemporary design of this Later building, to be acceptable at the screened porch and to contribute to unique variety found in the neighborhood, provided it was located within the screen and therefore not prominently visible.

### **SPEAKERS**

Karen Conkey, project architect, provided an overview of the request and responded to questions.

Bryan Petit, owner, spoke in support and responded to questions.

### **DISCUSSION**

The Board had concern with the small size of the second floor window on the front elevation and noted that it was out of scale with the addition and the existing townhouse's window proportions. Some found the Chippendale railing to be acceptable while others noted it was odd to use with this style house but that because it would be located on the interior of the porch screen, it would not be visually prominent from the street.

## **IV. OTHER BUSINESS**

8. Update on Consolidation of the Boards of Architectural Review presented by staff. PG resident Roscoe Carter opposed the gentrification of the district.
9. FY 2018 Annual Report of the Parker-Gray District Board of Architectural Review (PG BAR)
10. FY 2018 Annual Report of the Old and Historic Alexandria District Board of Architectural Review (OHAD BAR)

## **V. ADJOURNMENT**

The Parker-Gray Board of Architectural Review hearing was adjourned at 8:30pm.

## **VI. ADMINISTRATIVE APPROVALS**

BAR #2018-00330

Request for in-kind roof repair, gutter and masonry maintenance at 801 Pendleton Street  
Applicant: New Pentecostal Church

BAR #2018-00385

Request for trim work and door replacement at 209 North West Street  
Applicant: Bradley Beecher and Alice Bolander

BAR #2018-00400

Request for roof replacement not visible from the public right-of-way at 1306 Princess Street

Applicant: Michael Turletes