

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

Board of Architectural Review
Parker-Gray District
Wednesday, November 14, 2018
7:30pm, Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Purvi Irwin, Chair

Staff Present: Al Cox, Historic Preservation Manager

I. CALL TO ORDER

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

II. MINUTES

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

BOARD ACTION: Approved as Submitted, 5-0-1

On a motion by Mr. Duffy, and seconded by Mr. Karty, the Parker-Gray Board of Architectural Review voted to approve the minutes from the October 24, 2018 meeting, as submitted. The motion carried on a vote of 5-0-1. Mr. Slowik abstained.

III. Unfinished Business and Items Previously Deferred

3. **BAR #2017-00432**
Request for partial demolition/ capsulation at 439 North Peyton Street
Applicant: Patricia Cedotal
4. **BAR #2018-00433**
Request for addition at 439 North Peyton Street
Applicant: Patricia Cedotal

BOARD ACTION: Approved as Amended, 6-0

On a motion by Mr. Duffy, and seconded by Ms. del Ninno, the Parker-Gray Board of Architectural Review voted to approve BAR Case #2018-00432 & BAR #2018-00433, as amended. The motion carried on a vote of 6-0.

Conditions of Approval

1. Work with staff to refine the window placement on the north side of the addition as part of the building permit process.
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 to refine the proportions and alignment of the windows on both the north and south elevations.
4. Move the west wall of the second floor of the addition one foot east of the wall of the first floor.
5. Work with staff on the trim of the handrail and guardrail.

REASON

The BAR found the proportions and details of the addition to be architecturally appropriate for this period house on this corner lot.

SPEAKERS

Patricia Cedotal, applicant, and the contractor, Paul Davis, responded to questions.

DISCUSSION

Ms. del Ninno noted an imbalance between the first and second floor windows on the north (street side) elevation and asked that the applicant work with staff on the proportions and alignment of the fenestration. She confirmed with the builder that the railings on the steps and Juliet balcony would be wrought iron.

Ms. Leinbach asked that the west wall of the second floor of the addition be moved one foot to the east to expose more roof in that location. She agreed with Ms. del Ninno's comments about the proportion of the windows on the addition and noted that these may need to be casement windows to comply with egress requirements in the Building Code and confirmed that the windows will be in compliance with the BAR's window policy.

IV. ADJOURNMENT

The Parker-Gray Board of Architectural Review meeting was adjourned at 8:00pm.

V. ADMINISTRATIVE APPROVALS

BAR #2018-00463

Request for in-kind flat roof replacement at 1221 Queen Street

Applicant: Mark Coffey

BAR #2018-00465

Request for window replacement at 409 South Columbus Street

Applicant: Laura Kheradi

BAR #2018-00469

Request for masonry repair/repointing at 527 North Patrick Street

Applicant: Tiffani Ferrantelli

BAR #2018-00474

Request for window replacement at 1006 Pendleton Street

Applicants: Sheryl W. Jahns, Ashley Jordan & Jeffrey S. Livingston

BAR #2018-00473

Request for roof replacement, in-kind, at 322 North Alfred Street

Applicant: Meade Memorial Episcopal Church