

\*\*\*\*\***DRAFT MINUTES**\*\*\*\*\*

Alexandria Board of Architectural Review  
Parker-Gray District

**Wednesday, September 14, 2011**  
7:30 P.M., City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: William Conkey, Chairman  
Robert Duffy  
Christina Kelley  
Doug Meick  
Philip Moffat  
Theresa del Ninno

Members Absent: N/A

Staff Present: Planning and Zoning:  
Catherine Miliaras, Historic Preservation Planner  
Al Cox, FAIA, Historic Preservation Manager

The meeting was called to order at approximately 7:32 p.m. by Chairman Conkey.

**I. MINUTES**

Consideration of the minutes of the public hearing of July 27, 2011.

**BOARD ACTION: Approved as, amended, 6-0.**

On a motion by Mr. Duffy, seconded by Mr. Meick, the minutes were approved, as amended, 6-0.

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**II. CONSENT CALENDAR**

1. **CASE BAR2011-0042**  
Request for door hood at **415 N Payne St**, zoned RB Residential  
**APPLICANT:** Annette Wietecha  
**BOARD ACTION: Approved, as amended, on the Consent Calendar, 6-0.**
  
2. **CASE BAR2011-0237**  
Request for alterations at **316 N Payne St**, zoned RB Residential  
**APPLICANT:** House Buyers of America  
**BOARD ACTION: Approved, as submitted, on the Consent Calendar, 6-0.**

On a motion by Ms. Kelley, seconded by Ms. del Ninno, the Consent Calendar was approved, 6-0.

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### **III. DISCUSSION ITEMS**

3. **CASE BAR2011-0190**  
Request for demolition of fence and awning at **431 Earl St**, zoned RB Residential  
APPLICANT: Bradley King  
BOARD ACTION: **Approved, as submitted, by a roll call vote, 6-0.**

#### **SPEAKERS**

Bradley King, the applicant, spoke in support of the application and agreed with the Staff recommendation.

#### **BOARD DISCUSSION**

The Board had no discussion on this item.

On a motion by Mr. Duffy, seconded by Mr. Meick, the Board voted to approve the application as submitted, 6-0.

#### **REASON**

The Board agreed with the Staff recommendation and noted that they are continuing to work toward the creation of guidelines for this specific type of vernacular mid-century architecture.

4. **CASE BAR2011-0238**  
Request for demolition/encapsulation at **1108/1112 Oronoco St**, zoned CSL Commercial  
APPLICANT: American Day School by Masood Amintinat  
BOARD ACTION: **Approved, as amended, by a roll call vote, 5-0.**

The Board combined items 4 & 5 for discussion purposes.

#### **SPEAKERS**

Masood Amintinat, representing the applicant, spoke in support of the application and responded to questions from the Board.

#### **BOARD DISCUSSION**

Ms. Kelley noted that the new childcare center was a great use in this location. She had questions regarding the replacement of the awnings, door location and signage.

Mr. Meick fully supported the application and asked for clarification on the rooftop HVAC.

Mr. Moffat supported the application but was unsure about whether he agreed with the waiver of the rooftop screening requirement. He noted that in other projects where the Board has approved the waiver that the rooftop HVAC was highly visible. He also inquired about the inclusion of information from the National Register nomination for the Uptown/Parker-Gray Historic District in the staff reports and whether such information implied a different level of criteria.

Ms. del Ninno supported the application but had some questions about the exterior lighting and HVAC unit. She also had some suggestions for the applicant regarding pavers between the parking and playground areas as well as the exterior lighting.

Mr. Duffy also supported the application and noted that the applicant must work with staff regarding any proposed signage.

Mr. Conkey recused himself on this case.

On a motion by Ms. Kelley, seconded by Mr. Meick, the Board voted to approve the application, as amended, with the following conditions, by a roll call vote, 5-0.

#### CONDITIONS OF APPROVAL

1. That the fence be constructed of wood or a solid, millable and paintable material such as fiber-cement or PVC;
2. That that the awning is anchored to the masonry building through the mortar joints;
3. That all of the hollow metal flush doors are painted to match the exterior wall surface;
4. That the Board grant a waiver of rooftop screening, with the condition that Staff work with the applicant in the field to place the HVAC unit in the least visible location on the southern portion of the roof.
5. That the applicant work with Staff for approval of replacement exterior light fixtures.

#### REASON

The entire Board was supportive of the application and found the alterations to the building to be an improvement.

5. **CASE BAR2011-0239**  
Request for alterations at **1108/1112 Oronoco St**, zoned CSL Commercial  
**APPLICANT:** American Day School by Masood Amintinat  
**BOARD ACTION:** **Approved, as amended, by a roll call vote, 5-0.**

The Board combined items 4 & 5. See item 4 for discussion.

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### III. OTHER BUSINESS

1. The Board noted the appointment of the new citizen member Matthew Slowick.
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## **V. ADMINISTRATIVE APPROVALS**

The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.

### **CASE BAR2011-0206**

Request for fence replacement at **400 N West St**, zoned RB Residential  
APPLICANT: Patricia Baldi

### **CASE BAR2011-0210**

Request for siding, trim & window replacement at **215 N West St**, zoned RB Residential  
APPLICANT: Karen Toth

### **CASE BAR2011-0227**

Request for window replacement at **435 N West St**, zoned RB Residential  
APPLICANT: Deborah Stewart

### **CASE BAR2011-0234**

Request for window replacement at **806 Pendleton St**, zoned RB Residential  
APPLICANT: Alabama Ave LLC

### **CASE BAR2011-0254**

Request for HVAC screening at **1224 Oronoco St**, zoned RB Residential  
APPLICANT: Courthouse Place 1 LLC

### **CASE BAR2011-0255**

Request for stoop replacement at **902 Oronoco St**, zoned RB Residential  
APPLICANT: Dean Armandroff

### **CASE BAR2011-0256**

Request for snow guard replacement at **326 N Patrick St**, zoned RB Residential  
APPLICANT: Matthew Downs

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## **V. ADJOURNMENT**

Chairman Conkey adjourned the meeting at approximately 8:10pm.

Minutes submitted by:

Al Cox, FAIA  
Historic Preservation Manager