

\*\*\*\*\*APPROVED MINUTES\*\*\*\*\*

Alexandria Board of Architectural Review  
Parker-Gray District

**Wednesday, April 28, 2010**

7:30 P.M., Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: William Conkey, Chairman  
Robert Duffy  
Christina Kelley  
Richard Lloyd  
Doug Meick  
Philip Moffat  
Deborah Rankin

Staff Present: Planning and Zoning:  
Stephanie Sample, Historic Preservation Planner  
Al Cox, FAIA, Historic Preservation Manager

The meeting was called to order at approximately 7:30 p.m. by Chairman Conkey.

Mr. Duffy was introduced as a new member and welcomed to the Board.

1. Consideration of the minutes of the public hearing of February 24, 2010.  
**BOARD ACTION: Approved as submitted, 5-0-1.**

On a motion by Ms. Kelly, seconded by Mr. Meick, the minutes of the February 24, 2010 public hearing were approved as submitted. Mr. Duffy abstained, as he was not on the Board at that time. The meeting of March 24 was canceled because no applications were submitted.

**CONSENT CALENDAR:**

**2. CASE BAR2010-0071**

Request for after-the-fact approval of an accessibility ramp at **406 N Alfred St**, zoned RB Residential.

**APPLICANT:** Charles and Dorthy Taylor

**BOARD ACTION:** **Approved, as amended, on the Consent Calendar, 6-0.**

**3. CASE BAR2010-0072**

Request for approval of alterations at **414 N Fayette St**, zoned RB Residential.

**APPLICANT:** Christopher Patton

**BOARD ACTION:** **Approved, as submitted, on the Consent Calendar, 6-0.**

**END CONSENT CALENDAR**

## **DISCUSSION ITEMS:**

### **4. CASE BAR2010-0075**

Request for approval of alterations at **405 N Alfred St**, zoned CL Commercial.

APPLICANT: Wayne Neale

BOARD ACTION: **Approved, as submitted, 7-0.**

### **SPEAKERS**

Wayne Neale, the applicant, presented the request.

### **BOARD DISCUSSION**

Mr. Lloyd affirmed that he supported the staff recommendation because this was a 1980s vintage townhouse and there were no historic preservation issues. The other Board members agreed.

Ms. Kelly was concerned with the pebble finish on the metal. While this is better than the typical wood grain texture, the Board normally requires smooth rather than artificial finishes.

Mr. Neale provided a sample of the proposed metal garage door finish and clarified that he intended to field paint on top of the metal, so that the factory finish would be minimally visible.

Mr. Meick moved to approve the application as submitted, seconded by Ms. Kelly, and approved unanimously.

### **REASON**

The Board agreed with the staff analysis and found that a flush, metal clad garage door was historically appropriate on a late 20<sup>th</sup> century townhouse.

### **5. CASE BAR2010-0031**

Request for approval of demolition/encapsulation at **1026 Queen St**, zoned CL Commercial.

APPLICANT: Alabama Ave LLC by Steve Kulinski for Kulinski Group Architects

BOARD ACTION: **Approved, as amended, by roll call vote, 7-0.**

This item was combined with BAR2010-0032 for discussion.

### **6. CASE BAR2010-0032**

Request for approval of addition/alterations at **1026 Queen St**, zoned CL Commercial.

APPLICANT: Alabama Ave LLC by Steve Kulinski for Kulinski Group Architects

BOARD ACTION: **Approved, as amended, by roll call vote, 7-0.**

### **SPEAKERS**

Mr. Kulinski, architect, presented for the applicant and asked to delete the chimney, as it had been inadvertently removed during interior demolition. He said that it could be reproduced in stucco but there were no plans to construct a masonry fireplace so it would be difficult to support a brick chimney on the roof.

### **BOARD DISCUSSION**

Mr. Duffy said the proposed restoration and addition was sensitive to the blockface and the district but asked why the architect proposed a different siding exposure in the spandrel.

Mr. Kulinski responded that it was to provide some visual interest and distinguish the massing of the window bays.

Ms. Kelly said that she liked the siding details and asked if the existing trees could be saved. Mr. Kulinski responded that they would save any trees they could but that the root systems would likely be damaged by the demolition and new foundation excavation.

Mr. Meick was in complete support of staff recommendation, with true divided lite windows on the historic portion of the house. He would prefer that a chimney not be replicated in stucco.

Mr. Moffit said it was unfortunate that the chimney had been destroyed but agreed that it was a minor design element on this building, probably not original, and was not necessary to reproduce it in stucco.

Mr. Lloyd congratulated the applicant on renovating an eyesore. He said it was a folly to recreate the chimney.

Chairman Conkey encouraged more unique designs like this addition. He said that a non functional chimney was not important.

Mr. Lloyd recommended approval of the staff recommendations #2, 3 and 4 but deletion of recommendation #1. Mr. Meick seconded the motion, which passed by unanimous roll call vote.

## **REASON**

The Board agreed with the staff analysis but felt that it was not necessary to reconstruct a false chimney.

## **END DISCUSSION ITEMS**

## **DEFERRED ITEMS**

### **7. CASE BAR2010-0073**

Request for approval of alterations at **320 N Patrick St**, zoned RB Residential.

APPLICANT: Arther Garden & Maribeth Monti

BOARD ACTION: **Deferred due to lack of neighbor notification.**

### **8. CASE BAR2010-0070**

Request for approval of new construction and approval of a waiver of HVAC screening requirement at **801 Madison St**, zoned CDD #16 Commercial.

APPLICANT: Alexandria Redevelopment and Housing Authority

BOARD ACTION: **Deferred due to lack of public notice. The Board provided review comments to the applicant under Other Business.**

## **9. CASE BAR 2010-0074**

Request for approval of alterations at **317 N West St**, zoned RB Residential.

APPLICANT: Julia Nierad

BOARD ACTION: Deferred pending receipt of additional application materials.

## **10. OTHER BUSINESS:**

### 1. Work session and comments on 801 Madison St.

Although this item could not be formally heard because neighbor notification was not mailed, staff asked the Board for informal comments to determine whether there are any items from the previous work session that the applicant should address prior to the May 26 hearing.

Mr. Greg Shron of EYA presented the application.

Chairman Conkey asked Mr. Shron to describe what had changed since the last work session.

Mr. Duffy agreed that a uniform color on the 3<sup>rd</sup> floor was preferable and that the garage doors should match the body color of the townhouse.

Mr. Lloyd said the perspectives were quite useful.

Chairman Conkey stated that the materials on the alley dwellings now relate to the design.

Mr. Meick was in support of the application and asked when construction would begin. Mr. Shron responded they planned to begin in July 2010 and to complete Phase 1 by the end of 2011 or early 2010 with an additional phase to be constructed each year.

Mr. Moffit complimented the unpredictability of the design between units and phases, as the Board had requested.

Chairman Conkey asked whether they could see larger photos of the effect of the colors on the third floor setback. He stated that he liked the use of stamped metal shingles on the Second Empire Mansard roofs.

Mr. Meick recommended that the Board not receive full packets of the application drawings and that Board members keep those previously delivered for reuse. The Board agreed.

Ms. Rankin said she agreed with the loft level uniform paint color recommendation.

Mr. Moffit emphasized that the rooftop mechanical units should be positioned so that they are not visible and directed staff to work with the applicant in the field. He asked the applicant to maintain the “quirky variability” in the building designs.

2. Staff presented the first draft of the Roof Materials policy for Board comment. The Board supported the concept and instructed staff to proceed and return in June with a formal recommendation for administrative approval of roof materials.

3. Staff provided information on the status of the appeal on 224 N. Fayette Street.

**11. ADJOURNMENT:**

The public hearing was adjourned by the Chairman at approximately 9:30 pm.

**ADMINISTRATIVE APPROVALS:**

**The following items have been administratively approved by BAR Staff:**

**CASE BAR2010-0086**

Request for approval of 1/1 wood replacement windows at **708 N Patrick St**, zoned RB Residential.

**APPLICANT: Mark Moses**

**CASE BAR2010-0088**

Request for approval of signage at **325 N Henry St**, zoned CL Commercial.

**APPLICANT: Salter Mitchell**

Submitted by:

Al Cox, FAIA  
Historic Preservation Manager