

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

Alexandria Board of Architectural Review
Parker-Gray District

Wednesday, March 28, 2012

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

Members Present: Robert Duffy, Vice-Chairman
Christina Kelley
Theresa del Ninno
Matthew Slowik

Members Absent: William Conkey, Chairman
Doug Meick
Philip Moffat

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

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

I. MINUTES

Consideration of the minutes of the public hearing of February 22, 2012.

BOARD ACTION: Approved as submitted, 4-0.

On a motion by Ms. Kelley, seconded by Ms. del Ninno, the minutes were approved, as submitted, 4-0.

II. CONSENT CALENDAR

Items on the Consent Calendar are those where the applicant has agreed to all conditions of approval shown in the staff reports. Without objection, the staff recommendation for these cases will be approved as a group by unanimous consent of the Board at the beginning of the meeting. When announced by the Chairman, any member of the Board or of the public may ask that one of these cases be removed for full discussion.

1. **CASE BAR2012-00048**

Request for alterations at **215 N Payne St**, zoned CRMU/M Commercial Residential Mixed Use (Medium)

APPLICANT: Chec Soda by Debbie Curtis

BOARD ACTION: Approved, as amended, on the Consent Calendar, 4-0.

On a motion by Ms. Kelley, seconded by Mr. Slowik, the Consent Calendar was approved, 4-0.

III. DISCUSSION ITEMS

2. [CASE BAR2011-0282](#)

Request for construction of 3 multi-family buildings, 27 townhouses, 4 triplexes, and a park in Phase V of the James Bland Redevelopment Project at **1000 First St and 998 N Alfred St**, zoned CDD#16 Coordinated Development District #16

APPLICANT: Alexandria Redevelopment and Housing Authority and GBP Associates, LLC c/o EYA by Kenneth Wire (McGuire Woods)

BOARD ACTION: Approved, as amended, 4-0.

This item was combined with Item 3 for discussion purposes.

3. [CASE BAR2012-00023](#)

Request for construction of 39 townhouses and 4 triplexes in Phase III of the James Bland Redevelopment Project at **918 N Columbus St**, zoned CDD#16 Coordinated Development District #16

APPLICANT: Alexandria Redevelopment and Housing Authority and GBP Associates, LLC c/o EYA by Kenneth Wire (McGuire Woods)

BOARD ACTION: Approved, as amended, 4-0.

CONDITIONS OF APPROVAL (MARCH 28, 2012):

1. That the Board waive the screening requirements for the rooftop HVAC units but that the applicant further study how to minimize the visible impact of the rooftop HVAC units. In addition, the applicant must submit a mechanical equipment and rooftop ventilation roof plan for each phase of the project for final approval by Staff, prior to issuance of building permits, and work with Staff in the field to locate the HVAC units, so that they are not visible or are placed in the most subtle location feasible. All stickers, markings and labels not required by the manufacturer to remain must be removed from all rooftop equipment.
2. That the applicant revise the rooftop ventilator “chimneys” to have a simulated stucco finish and be painted a neutral color. The applicant may not use white EPDM to clad this feature. The metal chimney termination cap details must be approved by Staff in the field.
3. That the applicant use appropriate building materials, such as wood, composite, or synthetic materials which are high-quality, paintable, millable and solid throughout, for items such as door surrounds, front doors, railings and the like. Front doors shall be solid wood (Development-wide townhouse condition), or may be fiberglass or metal clad (for multi-family and townhouse rear deck and patio doors).
4. That the applicant use windows that are in conformance with the *Alexandria Replacement Window Performance Specifications* and that the applicant provide full specifications for all windows and doors prior to the building permit process (previous BAR condition).
5. That the applicant provide specifications for materials such as vents, light fixtures, entry and service doors and any other materials as necessary during the building permit review process (previous BAR condition with modification).
6. That the applicant work with Staff on the text and graphics of the historical marker and conform to the standards set forth in the City’s recently adopted Wayfinding Program (previous BAR condition).

7. That the applicant work with Staff to determine the least obtrusive location for the mail boxes (previous BAR condition).
8. That the applicant adequately screen all utilities and trash receptacles from the street (public or private). Where illumination is required for utility and trash areas, the light fixtures should be discreet and unobtrusive (i.e., not goosenecks), with final approval by Staff (previous BAR condition with modification).
9. That the location of the solar collectors on the individual townhouses be approved by BAR Staff prior to their installation to insure that they are either not visible or are minimally visible (previous BAR condition);
10. That any exposed metal channels be painted or otherwise made non-reflective (previous BAR condition) at the loft level;
11. That all townhouses with loft levels visible on side or rear elevations, feature a treatment such as siding to the top of the loft or additional HardieTrim detailing (not left with exposed metal channels);
12. That the garage door trim may be painted the same color as the rear elevation of the townhouse where they are located or painted white to match the trim (previous BAR condition);
13. That all visible roof materials (including porch roofs) be standing seam metal, metal shingles, slate or synthetic slate (Development-wide condition) but that the roof material be appropriate for the roof type (i.e., must use stamped metal shingles for pent roofs, synthetic slate for brick buildings) with final approval by Staff;
14. That the applicant continue to work with Staff to refine the door, window and trim treatments so that they are stylistically compatible and do not have a mix of styles on a single townhouse. (Development-wide condition);
15. That the applicant provide for continued variety through the introduction of new color schemes and new and different elements such as railings, light fixtures and the like.
- 16. That the conditions of the February 22, 2012 hearing, below, are hereby incorporated into this staff recommendation. Where conditions are found to conflict, the most recent conditions apply.**

CONDITIONS OF APPROVAL (FEBRUARY 22, 2012):

General

1. That the Board waive the screening requirements for the rooftop HVAC units but that the applicant further study how to minimize the visible impact of the rooftop HVAC units. In addition, the applicant must work with Staff, in the field, to locate the units so that they are not visible or are placed in the most subtle location feasible (previous BAR condition). The applicant must clarify the location of the rooftop HVAC units for final approval by Staff prior to issuance of building permits.
2. That the applicant use appropriate building materials, such as wood, composite, or synthetic materials which are high-quality, paintable, millable and solid throughout, for items such as door surrounds, front doors, railings and the like. Front doors shall be solid wood (Development-wide townhouse condition), or may be fiberglass or metal clad (for multi-family and townhouse rear deck and patio doors).

3. That the applicant propose windows that are in conformance with the *Alexandria Replacement Window Performance Specifications* and that the applicant provide full specifications for all windows and doors prior to the building permit process (previous BAR condition).
4. That the applicant provide specifications for materials such as vents, light fixtures, entry and service doors and any other materials as necessary during the building permit review process (previous BAR condition with modification).
5. That the applicant work with Staff on the text and graphics of the historical marker and conform to the standards set forth in the City's recently adopted Wayfinding Program (previous BAR condition).
6. That the applicant work with Staff to determine the least obtrusive location for the mail boxes (previous BAR condition).
7. That the applicant adequately screen all utilities and trash receptacles from the street (public or private). Where illumination is required for utility and trash areas, the light fixtures should be discreet and unobtrusive (i.e., not goosenecks), with final approval by Staff (previous BAR condition with modification).
8. That the applicant reduce the cornice projection as discussed in previous phases.

Multi-family Buildings

1. ~~That the applicant extend the brick to the top of the fourth-story windows and reduce the area of HardiePanel between top-story windows and the cornice for the southernmost building with final approval by Staff~~ That the applicant work to reduce the actual and/or perceived height of the fourth story at Building 36 (southernmost multi-family in Phase V) with final approval by Staff;
2. That the visual impact of the proposed accessibility ramp on Montgomery Street be as minimal as possible, with final approval by Staff;
3. That the mechanical equipment be grouped in the center of the roof to the maximum extent possible to minimize visibility from the surrounding streets and that all stickers, labels and markings not required by the manufacturer be removed from all mechanical equipment.

SPEAKERS

Greg Shron, representing the applicant and speaking in support of the application, gave an overview of the changes since the previous hearing and answered questions.

BOARD DISCUSSION

Ms. del Ninno began by noting how she appreciated the additional work and refinement. She inquired about how the units were laid out and grouped along the streetscape. She agreed with the Staff recommendations. She found the loft levels to be improved, though thought the brick should turn the corner on the loft level units. She found the contrast between the brick and loft level color to be too strong. She suggested that on four-story

units with siding adjacent to three-story units, that the side should have windows. Mr. Shron responded that it was not possible to add windows in these locations because of the fire separation distance required for openings by the building code from property lines. She also found the first story window sills too low at some of the ARHA units and suggested using a reverse cottage style window. Ms. del Ninno also favored covering the ventilator “chimneys” with stucco. Mr. Shron responded that it would be costly and complicated to introduce a new material and offered to use Hardie on the chimney with a pre-finished metal cap and to paint the chimneys a buff or tan color. Ms. del Ninno also commented about the materials on the alley buildings and said she did not favor the painted white brick.

Mr. Slowik commended the applicant on the changes and improvements. He noted that the alley streetscape appeared exotic. Mr. Shron responded that the alley units were always envisioned as contemporary with an industrial aesthetic. Mr. Slowik supported the application.

Ms. Kelley appreciated the applicant’s response and the revised submission. She had a question regarding the detailing of the ventilator chimneys. She also had a question about plantings near the low egress windows on the ARHA units. She was in support of the application.

Vice-Chairman Duffy supported the revisions made and noted the applicant had done an outstanding job. He asked the applicant if he agreed with the Staff recommendations. Mr. Shron responded that he was in agreement with the Staff recommendations.

On a motion by Mr. Slowik, seconded by Ms. Kelley, the Board voted to approve the applications for Certificates of Appropriateness for Phases III and V of the James Bland Redevelopment Project with Staff’s recommendations.

REASON

The Board found the revisions to be an improvement to the application and found the project to be appropriate and in compliance with the *Design Guidelines*. In particular, the Board found the changes to the loft level to be an improvement over what has been constructed in the first phases.

IV. OTHER BUSINESS

- The Board provided clarification on the Window Policy as it pertains to window replacement at 420 North Henry Street. The Board advised Staff that double-hung windows were an acceptable replacement for the existing steel casement windows as the majority of windows on this row of 1940s townhouses were already replaced with double-hung windows and were stylistically appropriate.
- Staff provided an update on the site selection at Jefferson-Houston School.

- As there will likely be no cases to be heard at the April 25 BAR hearing, Staff suggested it might be an opportunity to have a work session with the Parker-Gray BAR Work Group.
- Staff informed the Board of Council's approval to proceed with grant applications to survey the Old and Historic Alexandria District.

V. ADMINISTRATIVE APPROVALS

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

CASE BAR2012-0047

Request for minor alterations (fence, awning removal, screen removal, deck repair, HVAC install, and relocation of meter) at **606 N Columbus St**, zoned RB Residential
APPLICANT: Britt Hanley

CASE BAR2012-0061

Request for fence replacement at **822 N Columbus St**, zoned RB Residential
APPLICANT: Patrick Kehoe

CASE BAR2012-0062

Request for fence replacement at **724 N Columbus St**, zoned RB Residential
APPLICANT: Marjorie Harris

VI. ADJOURNMENT

Vice-Chairman Duffy adjourned the meeting at approximately 8:35 pm.

Minutes submitted by:

Catherine Miliaras
Historic Preservation Planner