

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

Alexandria Board of Architectural Review
Parker-Gray District

Wednesday, June 27, 2012

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

Members Present: William Conkey, Chairman
Christina Kelley
Philip Moffat
Theresa del Ninno
Matthew Slowik

Members Absent: Robert Duffy, Vice-Chairman
Doug Meick

Staff Present: Planning and Zoning:
Al Cox, Historic Preservation Manager
Michele Oaks, 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 May 23, 2012.
BOARD ACTION: Approved, as submitted, 5-0.

On a motion by Ms. Kelley, seconded by Mr Slowik, the minutes were approved, as submitted, 5-0.

II. DISCUSSION ITEMS

1. [CASE BAR2012-0182](#)
Request to partially demolish at **1020 Princess St**, zoned CL Commercial
APPLICANT: 1020 Princess Street LLC by Anila Angjeli
BOARD ACTION: **Approved as submitted, by roll call vote, 5-0.**

This item was combined with Item #2 for discussion purposes.

2. [CASE BAR2012-0183](#)
Request alterations at **1020 Princess St**, zoned CL Commercial
APPLICANT: 1020 Princess Street LLC by Anila Angjeli
BOARD ACTION: **Approved as submitted, by roll call vote, 5-0.**

SPEAKERS

Anila Angieli, representing the applicant and speaking in support of the application gave an overview of the application and answered questions.

BOARD DISCUSSION

Ms. Kelley inquired about the repair/replacement of the rake board trim indicated on the applicant's drawings. The applicant explained the rake board will be replaced in-kind utilizing the same material and profile as the existing.

Mr. Moffat asked staff to document this project's information to the next Parker-Gray Workgroup discussion on the 25 sq. ft. provision.

Ms. Del Ninno inquired about the proposed locations of the sconces. The applicant clarified that the sconces above the doors are replacements. The new sconces being added will be flanking the main entry door.

On a motion by Mr. Moffat, seconded by Ms. Kelley, the application was approved as submitted with the clarification that the proposed planter will be "Concrete Gray", 5-0 by roll call vote.

REASON

The Board found the proposed partial demolition and alterations appropriate and supported the installation of the new windows on the side elevation of this c1980s building.

3. [CASE BAR2012-0185](#)

Request to partially demolish and capsulate at **114 N Patrick St**, zoned CD Commercial
APPLICANT: Jorge & Lorie Nevares by Carter Jones, AIA
BOARD ACTION: **Approved as amended, by roll call vote, 5-0.**

This item was combined with Item #4 for discussion purposes.

4. [CASE BAR2012-0186](#)

Request addition and alterations at **114 N Patrick St**, zoned CD Commercial
APPLICANT: Jorge & Lorie Nevares by Carter Jones, AIA
BOARD ACTION: **Approved as amended, by roll call vote, 5-0.**

CONDITIONS:

1. That the applicant submits window and door specifications in conformance with the Board's adopted Window Policy for final approval by Staff prior to approval of a building permit.
2. The following statements shall appear in the General Notes of all site plans 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 (703-838-4399) 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. That no more than 25 sq. ft. of encapsulated wall area on the future will be demolished without BAR approval.
4. That three columns will be used on both levels of the porch on the west elevation.

SPEAKERS

Carter Jones, AIA, representing the applicant and speaking in support of the application gave an overview of the application, noted that the applicant supported revising their window specifications from vinyl clad wood to aluminum clad wood and responded to questions from the Board.

BOARD DISCUSSION

Mr. Slowik questioned whether the common driveway in the rear would be usable after construction of the proposed addition. The applicant responded that the driveway will remain accessible / usable by the adjoining property owners.

Ms. del Ninno inquired whether the support columns on the rear and side porch had been mistakenly deleted from the first floor of the proposed plans. The architect clarified that that the center column on the first floor of the rear porch and a column on the side open porch were mistakenly deleted and will be corrected on the permit drawings.

Mr. Moffat expressed concern regarding capsulation of the historic wall within the addition and the potential future loss of historic material, such as the brick chimney, once the wall is capsulated within the addition and no longer within the BAR's purview.

BAR staff suggested that the Board could condition approval of the capsulation on an offer by the owner that "no more than 25 sq. ft. of capsulated wall area could be demolished in the future without BAR approval."

The Board supported the staff recommended condition and added a fourth condition requiring "that three columns be utilized on both levels of the porch on the west elevation."

On a motion by Mr. Moffat, seconded by Ms. Kelley, the application was approved, as amended, 5-0 by roll call vote.

REASON

The Board found the proposed partial demolition and rear addition appropriate and compatible with the existing commercial use of the building.

III. 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 BAR2012-00190

Request for siding removal at **714 N Columbus St**, zoned RB Residential

APPLICANT: William J. Krueger

CASE BAR2012-00212

Request for porch rehabilitation/reconstruction at **1604 Princess St**, zoned RB Residential

APPLICANT: Michael & Sarah Gale

VI. OTHER BUSINESS

Parker-Gray Historic District Guidelines Work Group Update
Next Meeting July 30th

VII. ADJOURNMENT

On a motion by Ms. Kelley, seconded by Mr. Slowik, and approved by 5-0, the meeting was adjourned at approximately 8:36 pm.

Minutes submitted by:

Michele Oaks, Historic Preservation Planner
Boards of Architectural Review