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

Alexandria Board of Architectural Review
Parker-Gray District

Wednesday, September 22, 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
                 Deborah Rankin

Members Absent:   Philip Moffat

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.

I. MINUTES
Consideration of the minutes of the public hearing of July 28, 2010.
BOARD ACTION:  Approved as submitted, 6-0

On a motion by Mr. Lloyd, seconded by Ms. Rankin, the minutes were unanimously approved, as submitted.

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, 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 BAR2010-0241
Request for the installation of a rear door and light fixture at 527 N Patrick St, zoned RB Residential. (CM)
APPLICANT:  Timothy Gorman.
BOARD ACTION:  Approved on the consent calendar, 6-0

On a motion by Mr. Duffy, seconded by Ms. Kelly, the consent calendar was unanimously approved, as submitted.
III. DISCUSSION ITEMS

2. CASE BAR2010-0018
Request for demolition/encapsulation at 918 1/2 Pendleton St, zoned RB Residential. (MO)
APPLICANT: Michael Ann Casey by Tom Dodd for Case Design/Remodeling, Inc.
BOARD ACTION: Approved, as amended, by roll call vote, 6-0.

This item was combined with item #3 for discussion purposes.

3. CASE BAR2010-0020
Request for the construction of an addition and alterations at 918 1/2 Pendleton St, zoned RB Residential.
APPLICANT: Michael Ann Casey by Tom Dodd for Case Design/Remodeling, Inc. (MO)
BOARD ACTION: Approved as amended, 6-0

SPEAKERS
Mr. Dodd, builder, presented the application and agreed with staff recommendations.

BOARD DISCUSSION
Mr. Duffy said that he agreed with the staff report and believed the addition is in conformance with the Design Guidelines.

Ms. Kelly asked whether the French doors on the first and second floors were actually different widths or if the rear elevation had a drafting error. Mr. Dodd confirmed that the door on the first floor was 3’-0” wide and the one on the second floor was only 2’-8” wide.

Chairman Conkey asked if there was a step up into the laundry room, as the drawing seemed to indicate. Mr. Dodd confirmed this was the case.

Mr. Lloyd moved to approve the application with staff recommendations. The motion was seconded by Ms. Kelly and unanimously approved by roll call vote.

REASON
The Board generally agreed with the analysis in the staff report.

4. CASE BAR2010-0196
Request for approval of new construction at 219 N West St, zoned RB Residential. (AC)
APPLICANT: Wanda Carter
BOARD ACTION: Approved as amended, 5-1

SPEAKERS
Ms. Carter presented the application and reviewed the changes made in response to previous Board comments.
Ms. Sarah Allen, 221 N. West St., spoke in support of the application.

Mr. Jube Shiver, Jr., 7959 Richmond Highway #11, property owner of the adjacent apartment building, opposed the project and cited a lack of staging and maintenance area to construct this new house within its own lot.

Ms. Carter responded that they would stage on the yard to the north and would not impact the apartment building property.

**BOARD DISCUSSION**
Mr. Lloyd stated that he was impressed with the changes. Ms. Rankin agreed.

Mr. Meick commended the applicant for having a plan for staging this work. He asked which door would be the front entrance. Ms. Carter stated it would be the north pair. Mr. Meick then suggested that she remove the south porch light so guests would not be confused. Ms. Carter agreed.

Ms. Kelly supported the revised design but asked for a restudy of the railing with staff to approve the final design. Ms. Carter agreed.

Chairman Conkey was uncomfortable with the high style front elevation with arches and pilasters, noting that it would be very flat when constructed, unlike the masonry example shown.

Mr. Duffy said he was ok with the west elevation and liked its transparency and openness.

Mr. Meick noted that this was a varied street face and moved approval of the staff recommendation with #4 to also include staff approval of the iron railing detail and the Fypon brackets. Mr. Lloyd seconded the motion which passed 5 – 1, Chairman Conkey being opposed.

**REASON**
The Board believed this design to be an appropriate infill for this block in the District.

5. **CASE BAR2010-0260**
Request for the installation of a screen wall at **227 N West St**, zoned RB Residential. (SS)
**APPLICANT:** Brendan Owens.
**BOARD ACTION:** Approved as submitted, 6-0

**SPEAKERS**
Mr. Owens presented the application.

**BOARD DISCUSSION**
Mr. Duffy believed the hyphen/screen wall was a good solution and supported the application.

Ms. Kelly supported the application but reminded the Mr. Owens that he must comply with the direction of the Board this time.
Mr. Lloyd confirmed that the hyphen will be set back 1’-1” from the face of Mr. Owen’s house and that this will allow a portion of his historic siding to be visible.

Ms. Kelly moved to approve the application as submitted. Ms. Rankin seconded. The motion passed unanimously.

**REASON**
The Board agreed that access to the south wall for maintenance was infeasible and that the hyphen/screen wall would remove the inappropriate fiber cement siding from public view.

**IV. OTHER BUSINESS**
Staff reviewed the draft Roof Materials Policy and noted that, although 1932 made sense as a cutoff date for modern material use in the Old and Historic Alexandria District, a date to distinguish between Early and Recent structures had not been established for Parker Gray and would require additional input from the community and the Board. Staff also presented an early draft Window Replacement Policy for consideration that had been previously discussed with the OHAD Board.

**V. ADJOURNMENT**
Chairman Conkey adjourned the meeting at approximately 9:00 pm.

**VI. ADMINISTRATIVE APPROVALS**
The following items have been administratively approved by BAR Staff:

**CASE BAR2010-0191**
Request for approval of in-kind roof replacement at 904 Oronoco St, zoned RB Residential.
**APPLICANT:** Tom and Ruth Lane

**CASE BAR2010-0204**
Request for approval of in-kind porch and roof deck repairs/replacement at 421 N Fayette St, zoned RB Residential.
**APPLICANT:** Mark Mahar

**CASE BAR2010-0209**
Request for approval of installation of a vent at 1022 Oronoco St, zoned RB Residential.
**APPLICANT:** Heidi and Michael Ford

**CASE BAR2010-0213**
Request for approval of in-kind replacement siding and trim at 240 N Payne St, zoned RB Residential.
**APPLICANT:** David McFarland
CASE BAR2010-0216
Request for approval of in-kind replacement fence at 312 N Payne St, zoned RB Residential.
APPLICANT: Stacey and Peter Wilson

CASE BAR2010-0226
Request for approval of in-kind rear porch repairs/replacement at 317 N Fayette St, zoned RB Residential.
APPLICANT: Ana-Christina Gonzalez

CASE BAR2010-0242
Request for approval of in-kind replacement fence at 518 N Patrick St, zoned RB Residential.
APPLICANT: Jessica Purtell

CASE BAR2010-0247
Request for approval of window replacement at 223 N West St, zoned RB Residential.
APPLICANT: Sean Doherty

CASE BAR2010-0256
Request for approval of signage at 300 N Fayette St, zoned CL Commercial.
APPLICANT: Heads Up Barbershop (Antione Barksdale)

Submitted by:

Al Cox, FAIA
Historic Preservation Manager