

*****APPROVED MINUTES*****

Alexandria Board of Architectural Review
Parker-Gray District

Wednesday, May 26, 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.

1. Consideration of the [minutes](#) of the public hearing of April 28, 2010.

BOARD ACTION: Approved, as submitted, 7-0

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

CONSENT CALENDAR:

2. [CASE BAR2010-0073](#)

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

APPLICANT: Arther Garden & Maribeth Monti

BOARD ACTION: Approved on the Consent Calendar, 7-0

3. [CASE BAR2010-0074](#)

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

APPLICANT: Julia Nierad

BOARD ACTION: Approved on the Consent Calendar, 7-0

END CONSENT CALENDAR

DISCUSSION ITEMS:

4. 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: Approved as amended, 7-0

SPEAKERS

Mr. Greg Shron, of EYA, presented the application. He noted that the perspective had been corrected to show the proper location of the rooftop mechanical units, as requested.

BOARD DISCUSSION

Mr. Duffy confirmed that the applicant agreed to all of the Staff recommendations. He believed Phase II to be in keeping with Phase I and the concept approval. Ms. Kelly and Mr. Meick agreed.

Mr. Moffat still did not like the scale and mass of the project but agreed it was consistent with Phase I and thanked the applicant for their responsiveness to Board and Staff comments.

Ms. Rankin confirmed that a ground, not polished, CMU would be substituted for the previously proposed rock face block.

Mr. Lloyd voiced his support and moved approval, as amended by the Staff recommendations. Mr. Meick seconded and the motion passed unanimously.

REASON

The Board agreed with the analysis in the Staff report and found the height, scale, materials, siting, style and architectural details of the project compatible with nearby buildings of historic merit.

5. CASE BAR2010-0097

Request for approval of new construction at **804 Pendleton St**, zoned RB Residential.

APPLICANT: Alabama Ave, LLC, contract purchaser, by Steve Kulinski for Kulinski Group Architects.

BOARD ACTION: Approved as amended, 6-0-1 (Mr. Moffat recused himself from the vote)

Mr. Moffat recused himself from the Board discussion because his home abuts the subject property.

SPEAKERS

Mr. Steve Kulinski, architect, presented the application.

Mr. Moffat, 534 N. Columbus St., commended the architect for researching the previous controversial case at this location. He noted that an easement was recorded by the prior applicant (and current property owner) which preserved the fences of the neighbors along the 500 block of North Columbus Street as they encroached up to one foot into the subject property.

He asked that the applicant preserve a 3'-5" setback from these *fences* rather than the property line, as proposed. This would require making the footprint of the proposed dwelling approximately one foot narrower.

Mr. Kulinski stated that they were not aware of these easements because, as contract purchaser, his client was working with an earlier survey. Mr. Kulinski said he had been told of the easements by Mr. Moffat and appreciated the information. However, he said the house was already quite narrow and reducing this would have an adverse effect on its livability. He said that the reduced horse alley would still leave approximately 2.92' of clearance, which they believed was adequate. He confirmed that the easements would be honored and that there was no plan to move the neighbors existing fences.

BOARD DISCUSSION

Mr. Lloyd noted that this was a refreshing change from the previous application and agreed that the easements did not require amending the footprint of the proposed dwelling. Ms. Rankin and Mr. Meick agreed and supported the proposed project.

Ms. Kelly noted that a color palate was usually presented with new construction asked the applicant whether Staff could approve the colors. Mr. Kulinski agreed.

Mr. Duffy supported the Staff recommendations and the easement.

Chairman Conkey confirmed that the roofing would be one of the historically appropriate materials recommended by staff and that the front stoop would be precast concrete. He said he preferred a built-in gutter to the ogee shape proposed for this Second Empire Mansard roof. While he generally supported the proposed stylistic replica for this previously controversial site, the Chairman asked the applicant to design something clearly not historic for any future new structures he brings to the Board. He said a new structure is an opportunity to do something compatible but clearly different from nearby historic structures.

Ms. Rankin proposed an additional condition confirming that the easement would be respected along the east property line.

Mr. Duffy moved to approve the application as amended, with two additional conditions: (#5) Staff to approve the colors; and, (#6) that an easement has been recorded for the neighbors' fences located on the subject property and, as a result, the horse alley will be slightly smaller than shown on the applicant's site plan. The motion was seconded by Mr. Meick and approved 6-0-1.

REASON

The Board agreed with the analysis in the Staff report, but wanted to include the new information about the easement on the record, as well as a condition that the colors of the townhouse must be reviewed and approved by Staff.

END DISCUSSION ITEMS

WITHDRAWN ITEMS:

6. CASE BAR2010-0098

Request for approval of alterations at **308 N Patrick St**, zoned CL Commercial.

APPLICANT: Lorena Alvarez

This case was withdrawn because it was revised and approved administratively.

END WITHDRAWN ITEMS

7. OTHER BUSINESS:

1. Update and presentation on the Administrative Approval of Signs program.

Stephanie Sample updated the Board on the success of the Administrative Approval of Signs program and presented some changes to the *Criteria & Standards for Administrative Approval of Signs within the Historic Districts* for Board feedback. The changes address the addition of synthetic sign materials; directory signs; menu boards; and, colors. The Board acknowledged the successful results of the program and supported the additional changes, which will be brought back to the Board for formal approval on June 23.

2. Staff update on the progress of the Modern Materials Policy.

Staff presented some of the discussions of the Modern Materials Work Group regarding substitute materials and dates for their appropriate use. Chairman Conkey supported the policy but cautioned against a one size fits all date because of the wide range of styles in the Parker-Gray historic district.

8. ADJOURNMENT:

The meeting was adjourned at approximately 8:40 pm.

ADMINISTRATIVE APPROVALS:

The following items have been administratively approved by BAR Staff:

CASE BAR2010-00111

Request for approval of window replacement, fence replacement in-kind and brick walkway replacement in-kind at **1210 Princess St**, zoned RB Residential.

APPLICANT: Agnes Randolph

Submitted by:

Al Cox, FAIA
Historic Preservation Manager