

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

Alexandria Board of Architectural Review
Parker-Gray District

Wednesday, June 23, 2010
7:30 P.M., Council Chambers, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Richard Lloyd

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 May 26, 2010.
BOARD ACTION: Approved as submitted, 6-0.

On a motion by Mr. Meick, seconded by Ms. Kelly, the minutes were approved, as submitted, 6-0.

CONSENT CALENDAR

2. CASE BAR2010-0131

Request for approval of alterations at **923 Oronoco St**, zoned RB Residential.

APPLICANT: Jonathan & Kimberly Shartar.

BOARD ACTION: Approved on the consent calendar, 6-0.

On a motion by Mr. Meick, seconded by Mr. Duffy, the case was approved on the consent calendar, 6-0.

END CONSENT CALENDAR

DISCUSSION ITEMS

3. CASE BAR2010-0129

Request for concept approval of new construction at **626 N Patrick St**, zoned RB Residential.
APPLICANT: Amir H. Motlagh by Level 10 Properties.
BOARD ACTION: Concept approved, 6-0.

SPEAKERS

Mr. Steve Kulinski, architect for the applicant, explained the purpose of a concept review for this site and offered to respond to comments.

BOARD DISCUSSION

Mr. Duffy noted that the existing historic pattern of horse alleys along this blockface is broken here and asked the architect to explain his thought process.

Mr. Kulinski responded that this 17' wide lot was very narrow by modern standards and that they could not afford to lose another 3' for a pedestrian alley. He pointed out that the alley locations were not completely uniform.

Ms. Kelly asked about the height compared to the adjacent brick houses to the south and said she supported the project.

Mr. Kulinski replied that this project would be substantially lower than the existing brick townhouses and that he would show these on the next submission.

Mr. Meick said a scale drawing of the entire blockface would help understand the relative scale. He noted that the proposal does not look as large in the perspective as the elevation drawings indicate. He observed that Patrick Street is a busy thoroughfare and that the side gable roof will visually recede in perspective and supported the project.

Mr. Moffit said he was concerned with the proposed height. He likes the different roof form but asked why dormers were not considered. He asked for a restudy.

Ms. Rankin confirmed that the street tree would be retained and said she was flexible with the height and mass. She noted that this presented a nice variety of styles on the blockface and supported the design.

Ms. Kelly asked that the brick 1970s townhouses be included in the next presentation for scale.

Chairman Conkey observed that the church and the brick townhouses are the scale context for this blockface. He asked what was driving the stylistic response.

Mr. Kulinski responded that the small windows in the frieze of a Greek Revival style offered an opportunity to gain a third floor without the normal mass and that he felt it was appropriate to explore this architectural variation here.

Chairman Conkey asked about the materials in the frieze (butt joint wood) and encouraged a restudy of the proportions of the second floor windows on the rear elevation to give it more compositional interest.

Mr. Duffy moved to approve the concept with the direction to refine the stylistic details and the third floor proportions. Ms. Kelly seconded and the motion passed 6-0.

REASON

The Board found the scale, mass and architectural character of the proposed townhouse to be appropriate in this location but requested additional context drawings and specific design refinement.

4. CASE BAR2010-0130

Request for approval of new construction at **426 N Alfred St**, zoned RB Residential.

APPLICANT: King Street Properties, LLLP.

BOARD ACTION: Approved as amended, 6-0.

SPEAKERS

Andy Schiefer, architect for the applicant, presented the single car garage project.

Mo Movahed, owner, said this would be a very expensive garage and he wanted to improve the property.

Cindy Stevens and Lin Cotman, owners at 424 N. Alfred St., objected to the mass of the garage and stated that there were no other garages on this block of N. Alfred St.

BOARD DISCUSSION

Ms. Rankin asked about the ultimate purpose of the structure to confirm that it would not become an apartment.

Mr. Schiefer verified that it would have no plumbing and would only be a garage. He said the owner had difficulty selling the property without a garage and wanted a design that was more than just utilitarian.

Mr. Moffit said that he supported the proposal and that the garage was in compliance with the Design Guidelines.

Chairman Conkey pointed out to the neighbors that privacy was not within the purview of the BAR and that there are, actually, several garages on this alley, none of which were this attractive.

Ms. Rankin asked the height (15 feet to the ridge). She suggested a restudy with a flat roof.

Mr. Moffit praised the spirit of the BAR public review process and respected the concerns of the stakeholders. He said he would appreciate a restudy with a lower roof but stated that the house should not be designed by the neighbors. He supported the design, as submitted.

Mr. Meick questioned the width of the alley and maneuvering space. (Staff and the architect confirmed that the required maneuvering space was provided in the alley) He said that a flat roof does not fit in and supported the proposed design.

Ms. Kelly said she liked the design very much and that a low slope roof may get messy looking. She observed that the design and quality of the proposal is very high. She asked whether a four panel door would be more stylistically appropriate than the 6 panel shown. (Staff confirmed that a 4 panel door would be more appropriate for this Victorian period)

Mr. Duffy said that the roof slope and scale works in its environment. He liked the carriage house appearance.

Chairman Conkey agreed that the gable roof was more visually interesting than a flat roof garage. He asked about shape of the gutters and the color.

Mr. Schiefer stated that the garage would be painted to match the colors of the house. He said the gutters were half-round and asked whether they could use copper for the roof. He offered that the roof slope could be reduced slightly from 12/12 to 10/12.

Mr. Meick asked whether the eight foot wide garage door was adequate. (Staff and the applicant confirmed that this was a standard width)

Ms. Kelly moved to approved the application with three conditions:

1. That the pedestrian door be changed to a four panel design;
2. That there be flexibility on the height of the gable roof; and
3. That the copper roof be approved with staff to approve the seam details.

Mr. Moffit seconded the motion which passed 6-0.

REASON

The Board generally agreed with the analysis in the staff report and believed that a carriage house style garage was appropriate in this location.

5. CASE BAR2010-0147

Request for approval of parking identity signs at multiple sites per the City Wayfinding Program

APPLICANT: City of Alexandria

BOARD ACTION: Approved as submitted, 6-0.

SPEAKERS

Staff presented the application and offered to respond to questions.

BOARD DISCUSSION

The Board members supported the application and the program. Ms. Rankin said she liked the process. Ms. Kelly agreed and said that these signs were desperately needed.

On a motion by Ms. Rankin, seconded by Mr. Moffit, the application passed 6-0.

REASON

The Board agreed with the analysis in the staff report and supported both the process and the results.

6. CASE BAR2010-0148

Request for approval of an amendment to the *Criteria & Standards for Administrative Approval of Signs within the Historic Districts*

APPLICANT: City of Alexandria

BOARD ACTION: Approved as amended, 6-0.

SPEAKERS

Staff presented the application and offered to respond to questions.

BOARD DISCUSSION

Ms. Kelly asked about the use of a sandblasted woodgrain texture on the HDU sign, since this is not generally allowed on siding or doors.

Staff responded that this relief carving is a common design for wood signs and the HDU is an exact duplicate of this style and texture. A sample was distributed to the Board to show the quality of the reproduction. Staff also noted that the sign is detached and hanging from or is bolted to the building and is not a permanent part of the building, so the concern is reduced.

Mr. Duffy moved to approve the amendments, as submitted. Ms. Kelly seconded the motion which passed 6-0.

REASON

The Board agreed with the analysis in the staff report and had no objection to the use of these synthetic materials for signs or of administrative approval of the specified directories and menu boards.

END DISCUSSION ITEMS

7. ADJOURNMENT

The meeting was adjourned at approximately 9:00 pm.

ADMINISTRATIVE APPROVALS:

The following items have been administratively approved by BAR Staff:

CASE BAR 2010-0098

Request for approval of front window replacement and wood siding rehabilitation & replacement at **308 N Patrick St**, zoned CL Commercial.

APPLICANT: Lorenz Alverez

CASE BAR 2010-0108

Request for approval of window replacement at **605-627 N Patrick St, 913-915 Pendleton St, 912-914 Wythe St (Ramsey Houses)**, zoned RB Residential.

APPLICANT: ARHA

CASE BAR 2010-0127

Request for approval of replacement shed and concrete slab with brick at **1023 Queen St**, zoned CL Commercial.

APPLICANT: Heidi Burkardt

CASE BAR 2010-0133

Request for approval of repair and replacement of existing wood trim at **1317 Princess St**, zoned RB Residential.

APPLICANT: Hans J. Tresolini.

CASE BAR 2010-0140

Request for approval of siding repair and replacement at **1017 Queen St**, zoned CL Commercial.

APPLICANT: C Barton Diehl.

CASE BAR 2010-0141

Request for approval of siding replacement at **704 N Patrick St**, zoned RB Residential.

APPLICANT: Virginia MidAtlantic Properties LLC.

CASE BAR 2010-0146

Request for approval of shed demolition, gutter installation, fence relocation at **315 N West St**, zoned RB Residential.

APPLICANT: Dino Drudi.

Submitted by:

Al Cox, FAIA
Historic Preservation Manager