

*****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

Recommendation for a Roof Materials Policy from the Modern and Sustainable Materials for Historic Buildings Ad Hoc Work Group.

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