

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

Alexandria Board of Architectural Review
Parker-Gray District

Wednesday, April 27, 2011
7:30 P.M., Room 2000, City Hall
301 King Street, Alexandria, Virginia 22314

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

Members Absent: Deborah Rankin

Staff Present: Planning and Zoning:
Courtney Lankford, Historic Preservation Planner
Catherine Miliaras, Historic Preservation Planner
Al Cox, FAIA, Historic Preservation Manager

The meeting was called to order at approximately 7:35 p.m. by Chairman Conkey.

I. MINUTES

Consideration of the minutes of the public hearing of March 23, 2011.

BOARD ACTION: Approved as submitted, 4-0

On a motion by Mr. Duffy, seconded by Mr. Meick, the minutes were approved 4-0.

II. DISCUSSION ITEMS

1. CASE BAR2011-0072

Request for fence replacement and waiver of height requirement at **419 N West St** zoned RB Residential

APPLICANT: Henry and Jessica Almond

BOARD ACTION: Approved as amended, 4-0.

On a motion by Ms. Kelley, seconded by Mr. Meick, the Board voted to approve the application with the following conditions, 4-0.

CONDITIONS OF APPROVAL

1. That the cedar fence commences 6 feet from front elevation, adjacent to the electric meter on the side elevation of the house, in order to preserve the view shed of the neighboring building's entrance.
2. That the aluminum fence to be installed in the front yard not exceed 3'-6" feet high.
3. That all new fencing to be installed must be located entirely on the subject property.

SPEAKERS

Jessica Almond, the applicant, spoke in support of the application and responded to questions.

BOARD DISCUSSION

The Board members discussed how to appropriately step up the fence to seven feet so that it would not look awkward. The Board also discussed the merits of chain link fencing though agreed that the proposed three-rail black metal fence was appropriate in this case.

REASON

The Board generally agreed with the Staff analysis and found that the staff presentation on chain link fencing in the district was very useful.

2. CASE BAR2011-0011

Request for new construction of 21 townhouse units (17 single-family and 4 triplexes), 3 multi-family buildings and park, and waiver of rooftop screening requirement for Phase IV of the James Bland Redevelopment Project at **898 N Alfred St**, zoned CDD#16

APPLICANT: Alexandria Redevelopment and Housing Authority by Kenneth Wire (McGuire Woods)

BOARD ACTION: **Approved as amended, 5-0.**

On a motion by Mr. Duffy, seconded by Ms. Kelley, the Board approved the remaining parts** of Phase IV of the James Bland Redevelopment Project with the following conditions:

CONDITIONS OF APPROVAL

General

1. That the Board waive the screening requirements for the rooftop HVAC units and instead require the applicant to work with Staff, in the field, to locate the units so that they are not visible or are placed in the most subtle location feasible (previous BAR condition). That the applicant clarify the location of the rooftop HVAC units for final approval by Staff.
2. That the applicant use appropriate building materials, such as wood, composite, or synthetic materials which are high-quality, paintable, millable and solid throughout, for items such as door surrounds, front doors, railings and the like. Front doors shall be solid wood (Development-wide townhouse condition), or may be fiberglass or metal clad (for multi-family).
3. That the applicant propose windows that are in conformance with the *Alexandria Replacement Window Performance Specifications* and that the applicant provide full specifications for all windows and doors prior to the building permit process.

4. That the applicant provide specifications for materials such as light fixtures, entry and service doors and any other materials as necessary during the building permit review process.
5. That the applicant work with Staff on the text and graphics of the historical marker and conform to the standards set forth in the City's recently adopted Wayfinding Program.
6. That the applicant work with Staff to determine the least obtrusive location for the mail boxes.
7. That the applicant adequately screen all utilities and trash receptacles from the street (public or private). Where illumination is required for utility and trash areas, the light fixtures should be discreet and unobtrusive, with final approval by Staff.

Multi-Family

8. That the applicant work with BAR and Development Staff to determine an appropriate courtyard planter scheme for permanent, appropriately-scaled planters that do not obscure architectural details or clutter the courtyard space.
9. That the applicant continue to refine the railing design and create a mock-up for final approval by BAR Staff.
10. That the applicant create a mock-up for two header/lintel treatments for the windows (one with ground-face block and one with split-face block) and address concerns about extending the header beyond the window.

Park

11. That the applicant remove the proposed semi-circular fence adjacent to the play area.

**Please see minutes and staff report from March 23, 2011 for approval and conditions related to the townhouses.

SPEAKERS

Greg Shron, representing EYA and ARHA, spoke in support of the application and responded to questions from the Board. In response to the recommendations in the staff report and previous BAR comments, the applicant stated that the following changes had been made:

- The spandrel design was refined.
- The metalwork design was refined.
- The applicant continued to request split-face block.
- The courtyard elevations were revised to incorporate building and fire code requirements (i.e., fewer window and door openings on the courtyard elevations).
- The windows on the end buildings were simplified (no longer "triple" windows).
- The proposed windows will be casement windows with a narrow profile.

Smita Anand, architect for the applicant, spoke in support of the application and responded to questions from the Board.

BOARD DISCUSSION

Multi-Family Buildings

Ms. Kelley liked the majority of the changes made since the previous hearing but expressed concern about the use of split-face block. She agreed that the applicant needed to continue to work on the planters. She inquired as to the grid pattern of the HardiePanel (Mr. Shron responded that the grid pattern is meant to align with architectural features).

Mr. Duffy noted that the design has improved greatly but that the photographs of other examples of split-face lintels indicate that this element needs continued study.

Mr. Moffatt did not support rooftop HVAC and noted that they are very visible on Phase I. He preferred stucco to HardiePanel. He also requested that mailboxes be located more discreetly (Mr. Shron replied that the mailboxes will be in the courtyards and Ms. Anand replied that the HVAC condensers will be located behind a parapet).

Mr. Meick expressed concern about the windows and noted the visibility of the HVAC rooftop units in Phase I. He asked that the red labels on the rooftop units be removed.

Mr. Conkey felt that the only aspect left for improvement were some details. He reiterated his concern about the use of split-face block and found it problematic because the texture was too rough and it was too modular in appearance. He also noted that in other examples the header did not extend far enough past the window to indicate that it was a structural element. He also noted he had envisioned the spandrel as glass (Mr. Shron responded that they decided not to introduce a new material and so used HardiePanel and would appropriately detail it). He requested that the decorative metal be a high-quality design and suggested a mock-up for final approval by Staff.

REASON

The Board generally agreed with the analysis in the Staff report and believed that the proposed scheme is a great improvement from the previous submissions. The Board was concerned regarding detailing of the railing and the window headers and requested that mock-ups be made for these elements, with final approval by BAR Staff and the Board to review in the field.

III. DEFERRED ITEMS

CASE BAR2011-0042

Request for new portico and replacement of retaining wall at **415 N Payne St**, zoned RB Residential

APPLICANT: Annette Wietecha

Deferred prior to hearing at the applicants request.

The Board noted the deferral.

CASE BAR2011-0070

Request for demolition/encapsulation at **315 N Patrick St**, zoned RB Residential

APPLICANT: Howard K. Dishman by Phase II Renovations, Inc.

Deferred prior to hearing at the applicants request.

The Board noted the deferral.

CASE BAR2011-0071

Request for addition at **315 N Patrick St**, zoned RB Residential
APPLICANT: Howard K. Dishman by Phase II Renovations, Inc
Deferred prior to hearing at the applicants request.

The Board noted the deferral.

CASE BAR2011-0073

Request for demolition/encapsulation at **808 Pendleton St**, zoned RB Residential
APPLICANT: Pendleton Street Homes, LLC by Stephen W. Kulinski
Deferred prior to hearing at the applicants request.

The Board noted the deferral.

CASE BAR2011-0074

Request for addition at **808 Pendleton St**, zoned RB Residential
APPLICANT: Pendleton Street Homes, LLC by Stephen W. Kulinski
Deferred prior to hearing at the applicants request.

The Board noted the deferral.

IV. OTHER BUSINESS

1. Proclamation for BAR service of Richard Lloyd.
2. Chec Soda repair update. The Board commended the storm related repairs and asked Staff to draft a letter thanking the owner and contractor for their work.
3. BAR Staff Presentation on the Mid-Twentieth Century Vernacular Row Houses of Parker-Gray.

V. ADJOURNMENT

Chairman Conkey adjourned the meeting at approximately 9:15 pm.

Minutes submitted by:

Al Cox, FAIA
Historic Preservation Manager