

BAR Meeting
March 7, 2012

ISSUE: Permit to Demolish/Encapsulate & Certificate of Appropriateness
(Alterations/Additions to Existing Rear Balcony and Terrace)

APPLICANT: Tina and Braun Jones by Patrick Camus

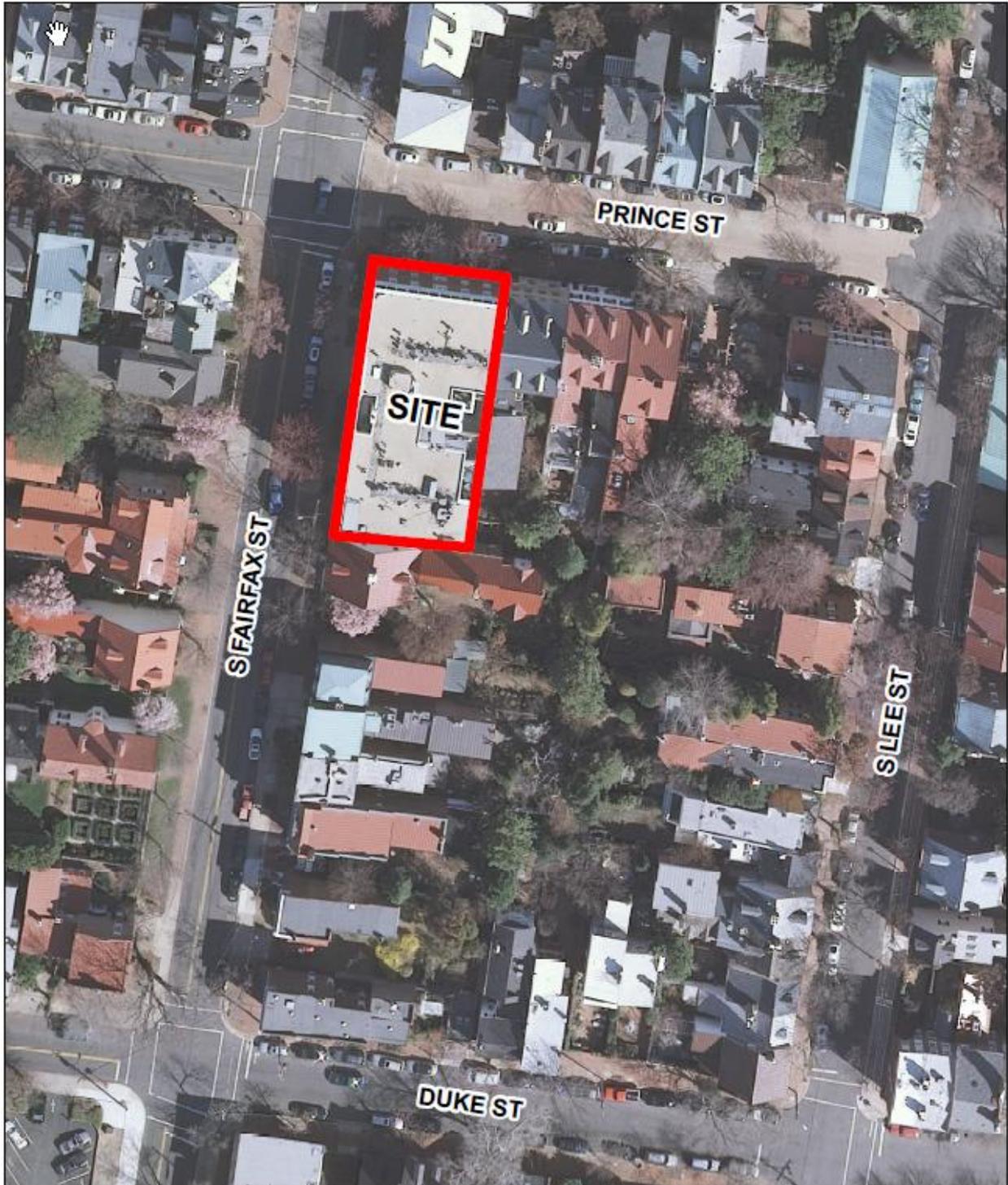
LOCATION: 200 South Fairfax Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Encapsulate and Certificate of Appropriateness, as submitted.

*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**CASE BAR2012-00030 &
CASE BAR2012-00031**



Note: Staff coupled the reports for BAR #2012-0030 (Permit to Demolish/Encapsulate) and BAR #2012-0031 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE:

The applicant's proposal includes:

Permit to Demolish/Encapsulate

- Encapsulate approximately 293 square feet of wall surface on the third floor rear elevation.
- Remove the glass wall panels and sliding doors from the wall surfaces on the second floor rear elevation.
- Encapsulate approximately 330 square feet of wall surface on the second floor rear elevation.

Certificate of Appropriateness

- Construction of an open porch on the existing third floor rear elevation balcony. The new, open porch will be detailed with a painted, wood square columns and cornice to match existing and a painted, 1/2" metal bar railing.
- Infill the existing terrace at second floor rear elevation. The existing rear wall on the lower level of the condo will be extended into the terrace by six feet (6'). The new wall will be clad with brick and feature a new, solid metal window with bronze finish and insulated glass to match the existing materials. A glass wall panel and sliding doors from the original walls will be salvaged and re-used on the new, rear wall.

II. HISTORY:

Originally known as James Green's Cabinet Manufactory, the building at 200 South Fairfax is a large brick structure that was completed in 1836. Originally three stories, the fourth was added at a later date. The building has been extensively modified, including a circa 1976 conversion from commercial to multi-family residential use. The brick walls are the only remaining exterior historic materials from the original 1836 building. James Green's initials are still visible on the south side of the building along South Fairfax Street.

Previous Approvals for the Building:

| | |
|------------------------------------|---|
| BAR 2002-0296 (December 4, 2002) | Apartment 11 - Window Replacement |
| BAR 2001-0219 (September 19, 2001) | Apartment 15 - Partial Enclosure of an Open Balcony/ Addition of a Window |
| BAR 1998-0193 (November 18, 1998) | Building – Mechanical Gate installation in Garage |

III. ANALYSIS:

On May 13, 1976, the BZA granted variances of lot area, open space, parking space size, drive aisle width and number of required parking spaces (BZA#1542). Proposed improvements are based on the individual lot size for unit not of the entire lot. The proposed additions and alterations comply with zoning ordinance requirements for the RM zone. Staff has no objection to the proposed encapsulation of portions rear elevations and generally finds the proposed additions and alterations to be compatible with the existing building and surrounding area.

Permit to Demolish/Encapsulate

In considering a Permit to Demolish/Encapsulation the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, this late-1830s commercial building has significance within the overall historic district and is compatible with nearby historic structures and the streetscape. The proposed minor changes to the structure are located at the rear of the building, are minimal in scope, effect features and materials which have been already altered in the 1976 renovation and are barely visible from a public ROW. In Staff's opinion, none of the criteria for demolition/encapsulation are met and the Permit to Encapsulate should be granted.

Certificate of Appropriateness

The *Design Guidelines* specify that porches which are not original to the building should not "hide, obscure, or cause the removal of important historic architectural details" and "should generally be painted the predominant color of the building or the color of the trimwork."

Proposed changes to this building shall be viewed both in terms of compatibility and potential impacts to remaining historic fabric and the overall impact to the streetscape of the district. Although historically this building was a commercial use, it was renovated in the late 1970s into condominiums. During this renovation, the exterior brick walls were retained and a fourth-story was added. The proposed addition and alterations are to be located at the rear of the building, on features which have already been modified as a result of the c1970s renovations. Staff finds the

proposal to be consistent with the *Design Guidelines*, noting that the changes are sensitive and compatible to the existing building and will not damage or negatively impact historic fabric. Where new elements are proposed, these features are appropriate with both the c1830s commercial building and the more modern 1970s addition.

Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for an addition and alterations, with conditions discussed above.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Zoning Section

F-1 On May 13, 1976, the BZA granted variances of lot area, open space, parking space size, drive aisle width and number of required parking spaces (BZA#1542). Proposed improvements are based on the individual lot size for unit not of the entire lot.

C-2 The proposed encapsulation and addition comply with zoning.

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).

C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Drawing A1 Lower Level indicates a window being installed on the property line. Upon submission for a building permit, include the detailed manufacturer specification of the window being installed. This window shall be fire rated for this location.

C-4 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-5 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-6 A building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection features.
- C-7 Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type and d) tenant area.
- C-8 The height of the porch above grade is not shown. If > 30" above finished grade, porches must have guardrails on open sides. Guardrails and intermediate rails must comply with USBC.
- C-9 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-10 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-11 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; ≥ 3 " in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb.
- C-12 Prior to the issuance of a demolition permit a rodent abatement plan shall be submitted to Code Administration that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Transportation and Environmental Services:

RECOMMENDATIONS

- R1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

FINDINGS

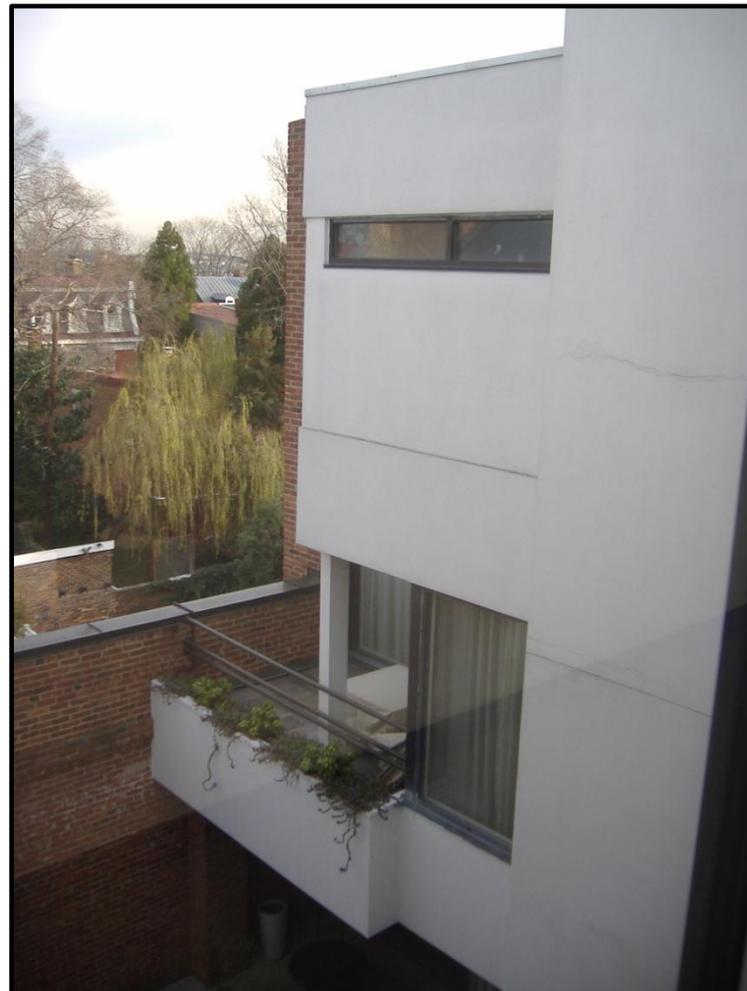
- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

CITY CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. IMAGES





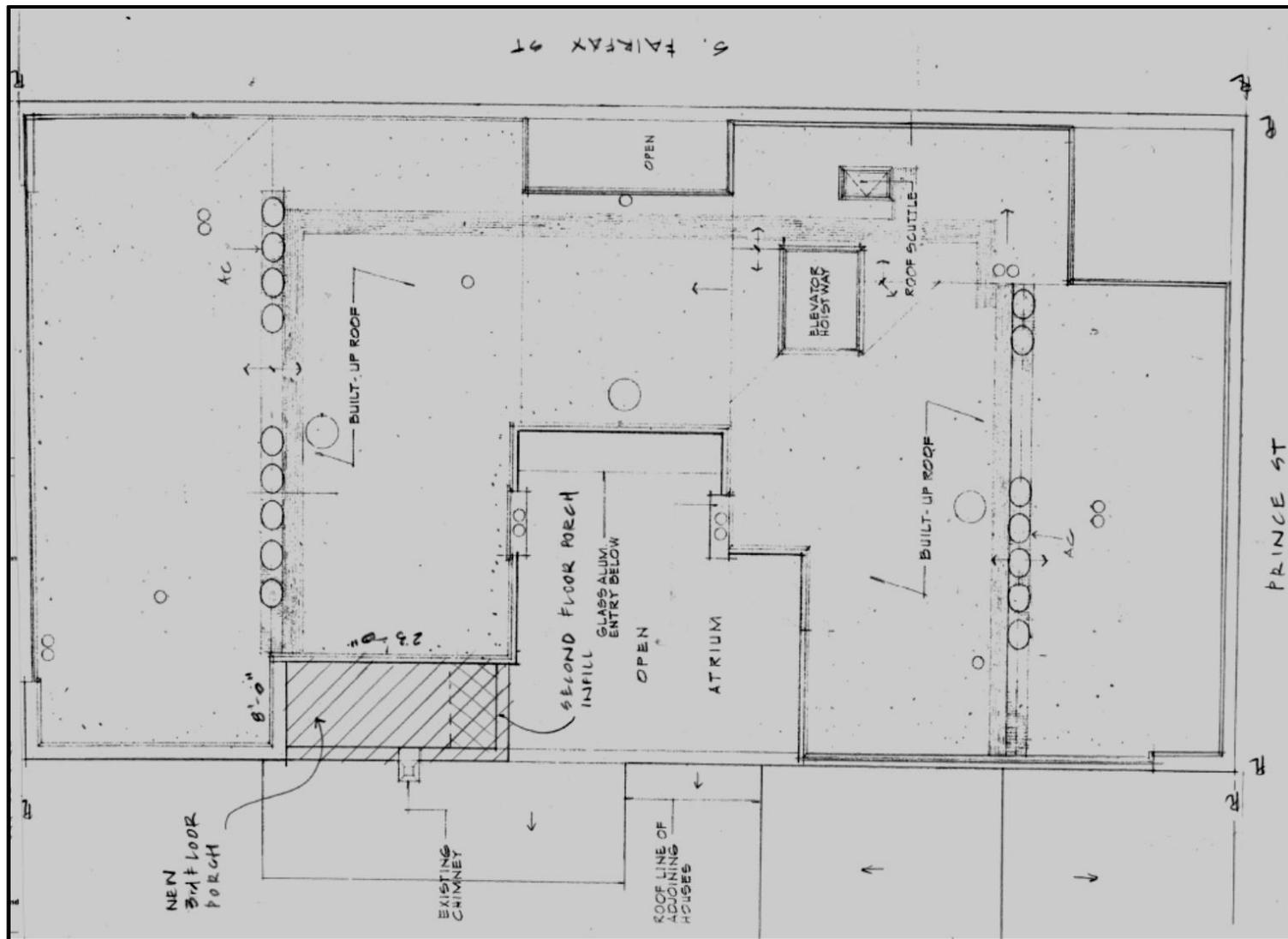


Figure 1: Site Plan

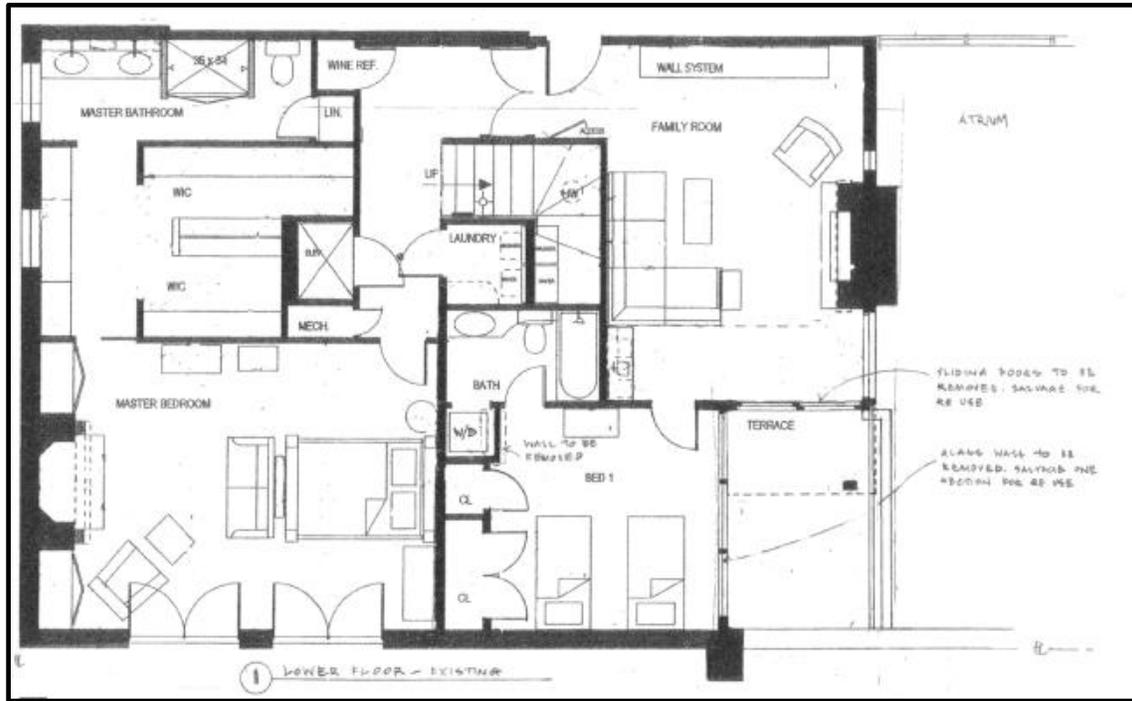


Figure 2: Existing Second Floor

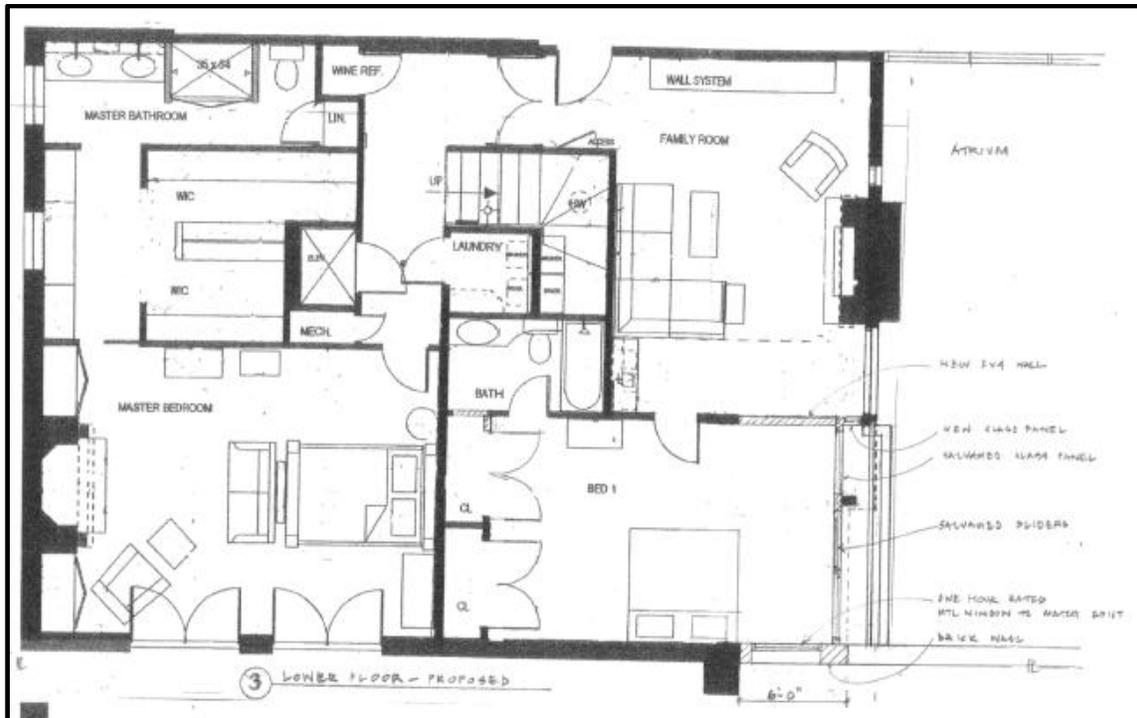


Figure 3: Proposed Second Floor

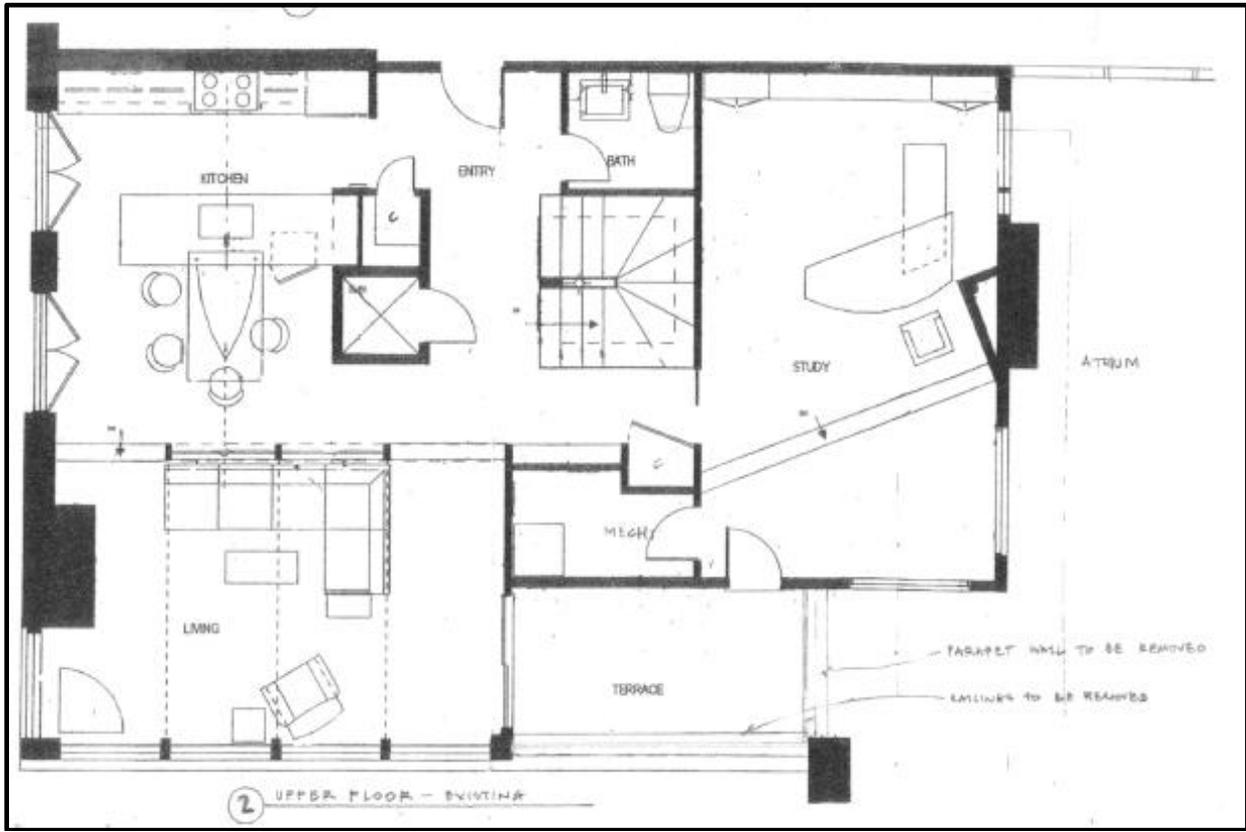


Figure 4: Existing Third Floor

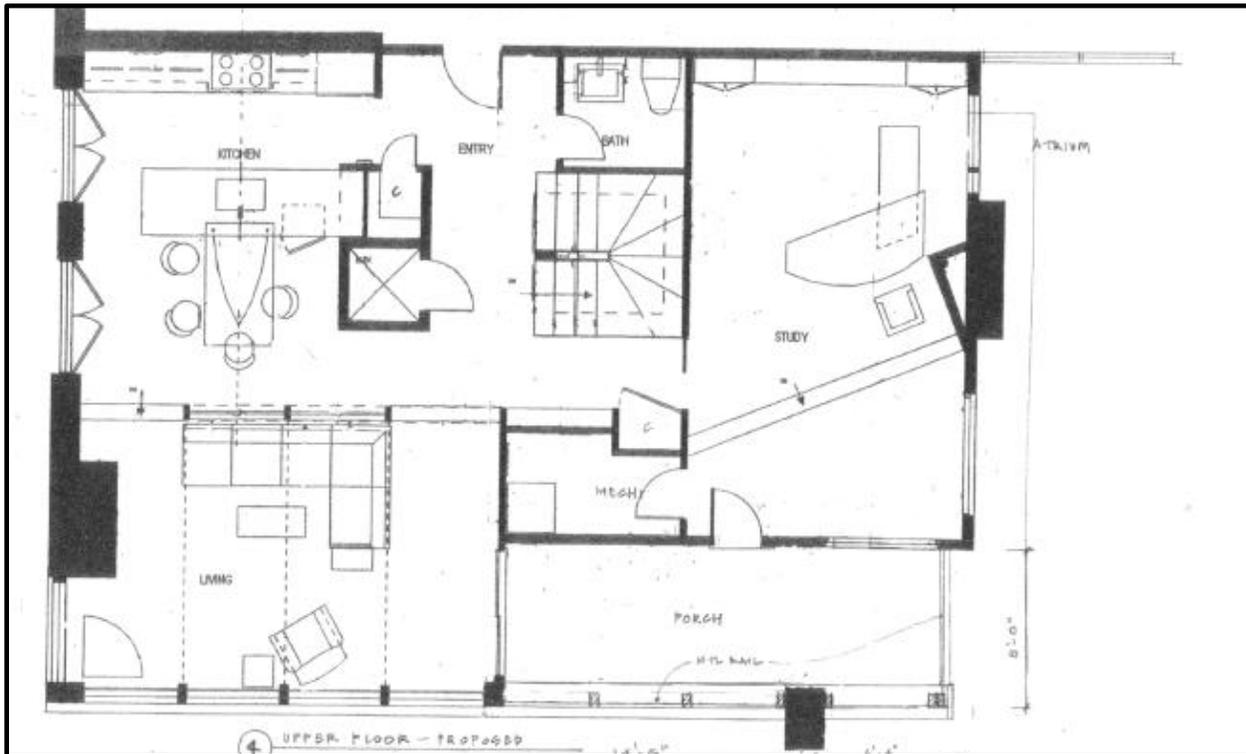


Figure 5: Proposed Third Floor

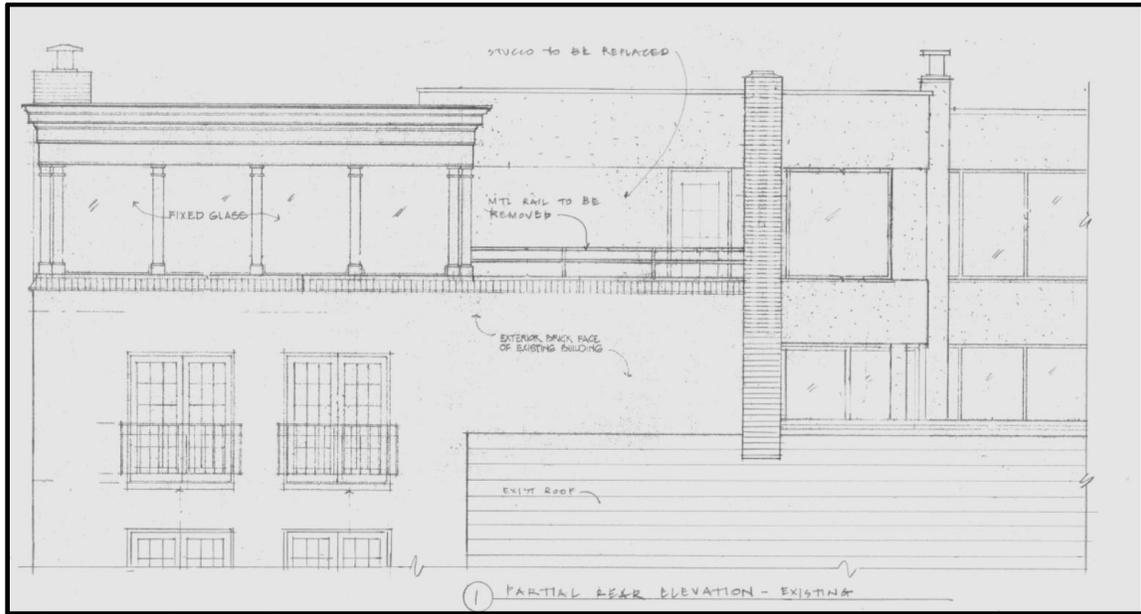


Figure 6: Existing Rear Elevation

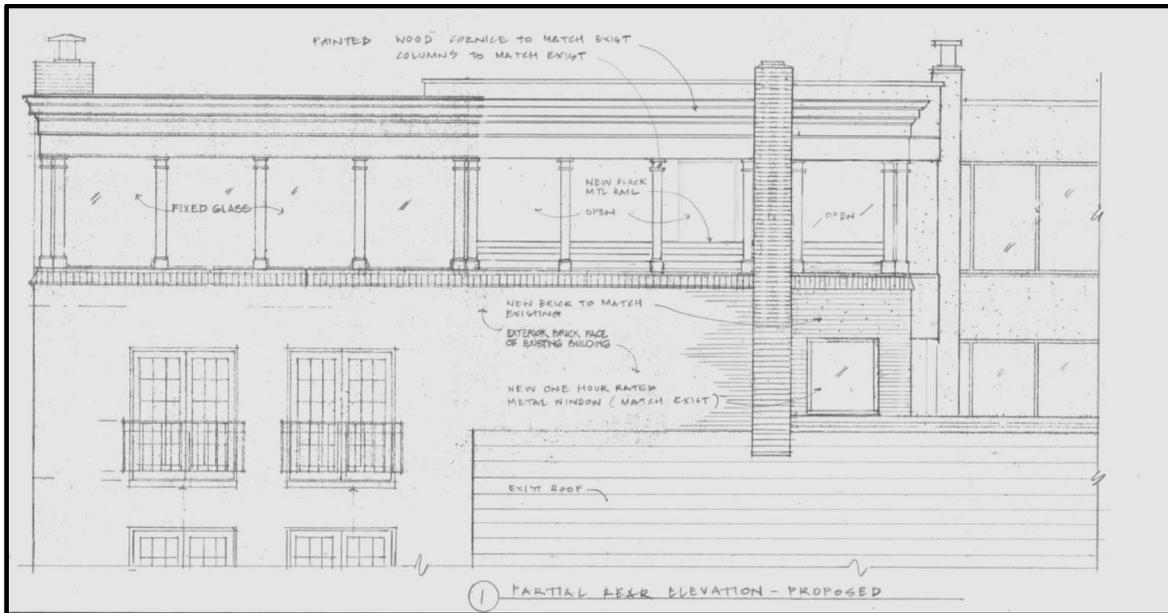


Figure 6: Proposed Rear Elevation

ADDRESS OF PROJECT: 200 SOUTH FAIRFAX ST

TAX MAP AND PARCEL: 75.01 10 A ZONING: RM

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: TINA & BRAUN JONES

Address: 200 SOUTH FAIRFAX ST # 19

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703 819 1796 E-mail: _____

Authorized Agent (if applicable): Attorney Architect DESIGNER

Name: PATRICK CAMUS

Phone: 703 626 1984

E-mail: studiocamus@comcast.net

Legal Property Owner:

Name: SAME

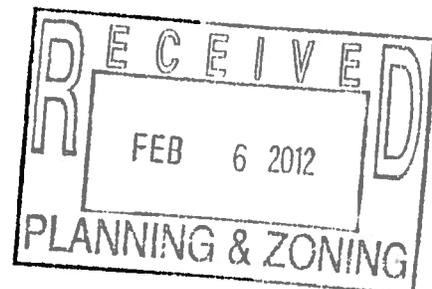
Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply.
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

REQUEST APPROVAL TO CONSTRUCT AN OPEN PORCH
C EXIST BALCONY @ THIRD FLOOR REAR ELEVATION.
REQUEST APPROVAL TO INFLU EXIST TERRACE @
SECOND FLOOR REAR ELEVATION.
REQUEST ENCAPSULATION TO ALLOW FOR THESE
ADDITIONS

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

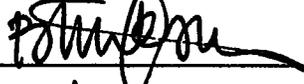
Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: PATRICK CAMUSDate: 5 FEB 2012

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|-----------------------|------------------|----------------------|
| 1. TINA & BRAUN JONES | 200 S FAIRFAX ST | % 100 |
| 2. | #14 | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|----------------|-------------------|----------------------|
| 1. TINA JONES | 200 S FAIRFAX #14 | % 50 |
| 2. BRAUN JONES | | % 50 |
| 3. | | |

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. NONE | | |
| 2. | | |
| 3. | | |

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4 FEB 12
Date

PATRICK CAMMS
Printed Name


Signature

**Green's Steam Furniture Works Condominium
200 South Fairfax Street
Alexandria, Virginia 22314**

February 3, 2012

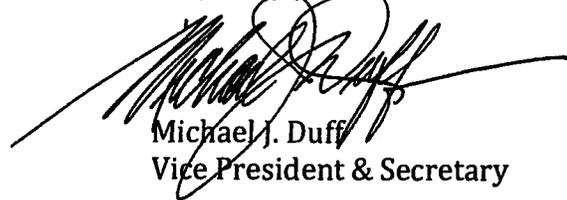
W. Braun Jones, Jr. and Martina Jones
200 South Fairfax Street – Apt. 14
Alexandria, VA

Dear Braun and Tina:

I am pleased to advise you that after due study and consideration, the Board of Directors of the Green's Steam Furniture Works Condominium approves your proposal to renovate your apartment (Units #9, 10 and 14) in accordance with the architectural drawings prepared by your architect and submitted to the Board.

This approval is contingent on your obtaining the necessary approvals and permits from the City of Alexandria, and your compliance with applicable laws, ordinances and regulations.

Very truly yours,



Michael J. Duff
Vice President & Secretary

Copy: R.Roys, President