

Docket Item # 5
BAR CASE # 2012-0149

BAR Meeting
June 6, 2012

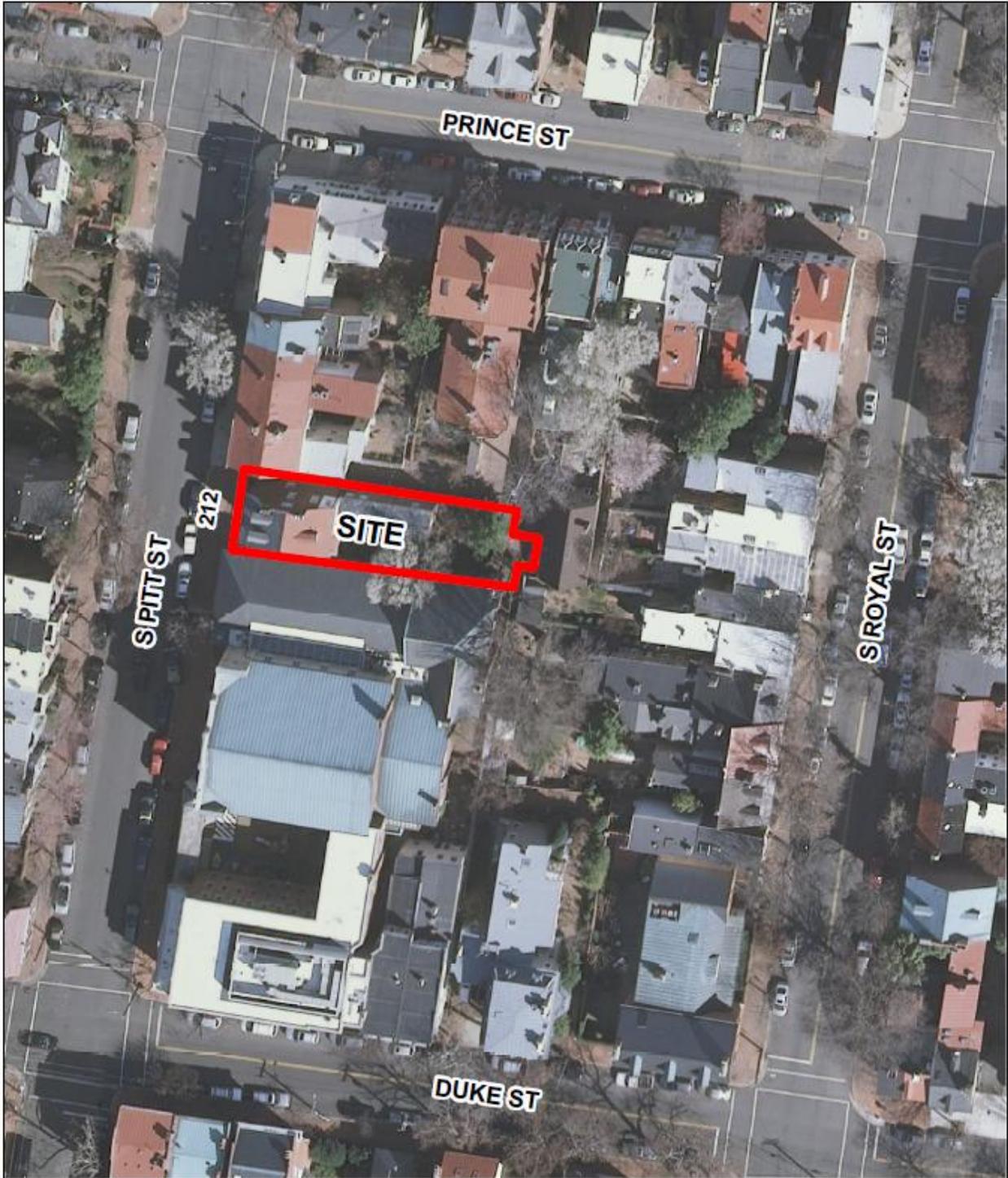
ISSUE: Alterations
APPLICANT: Greg and Nancy Woodford by Patrick Camus
LOCATION: 212 South Pitt Street
ZONE: RM / Residential

STAFF RECOMMENDATION:

1. Staff recommends **approval** of the Certificate of Appropriateness for the proposed alterations with the condition that:
 - a. The muntins on all of the replacement windows be 5/8" wide and not 7/8" wide as proposed by the applicant, and;
2. Staff recommends **denial** of the request for:
 - a. A copper roof on the rear ell, and
 - b. The two simulated divided light replacement windows on the north elevation of the original portion of the rear ell.

****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 BAR2012-0149



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to remove the metal spiral staircase and enlarge one window opening on the south elevation of the rear ell in order to install a French door. After the removal of the staircase, a second story painted wood porch and stair will be constructed in its place. The porch will measure 18' long by 6'- 6" wide.

The applicant also proposes to remove the existing slate roof on the rear ell and install a new copper roof, as well as replace the existing true divided light wood windows on the ell with simulated divided wood windows. The new Kolbe & Kolbe windows will have a six-over-six configuration with 7/8" muntins with a beveled profile.

II. HISTORY:

The three-story freestanding brick residence at 212 South Pitt Street was constructed by George O. Dixon who purchased the lot in **1840**, according to Ethelyn Cox in *Historic Alexandria Street by Street*. In 1999, the BAR approved the demolition/capsulation of a three story rear porch on the main block of the house in order to construct a slightly larger a three story frame addition in the same location (BAR Case #1999-0124 & 0125, August 18, 1999). The frame addition included the spiral staircase which the applicant now proposes to remove.

The alley adjacent to the rear ell is public.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

Staff has no objection to the removal of the metal staircase or the construction of a slightly larger second story rear porch, the design of which is appropriate for this mid-19th century building. Furthermore, only a small portion of the porch will be visible from South Pitt Street. Staff also has no objection to the installation of a door where the existing window is located.

The applicant has requested approval to remove the existing slate roof because it is failing and they would like to replace it with a new standing seam copper roof. Sanborn map research indicates that the portion of the rear ell to the west of the chimney is probably original to the construction of the man block of the house, although the two bays to the east of the chimney were constructed later, sometime between 1921 and 1941. It was likely during the construction of the rear addition that the slate roofing was installed on the ell. Prior to that time, the ell had a wood shingle roof according to the Sanborn Maps. Views of this portion of the roof are limited to a break between 414 and 416 Prince Street. Like the rear ell, the front slope of the main gable roof is slate although the rear slope is painted metal, mostly likely installed during the 1999/2000 renovations. The existing metal portion of the main gable roof is not visible from the public right-of-way.

Although the *Design Guidelines* state that metal roofing is historically appropriate for buildings dating from the mid-19th century and later, the Board's Roofing Policy recommends that replacement roofing "match the original...and utilize the same materials and installation method." Given that the slate roofing on the rear ell was likely installed in the 1930s and is now 80 years old, it too has gained historic importance and describes the evolution of the house over time. Therefore, based on the current roof materials policy, Staff finds the only appropriate replacement roof materials for this portion of the ell to be either wood or slate shingle.

Although modern wood shingles are considered by some to be of poor quality and to have a short life span, a number of improvements have been made recently and their durability now appears to be comparable with many other roofing materials. They are chemically treated and, when properly installed, are available with warranties that are longer than some other roofing materials. The City is now installing new Western Red Cedar shingles on the historic Lyceum on South Washington Street and these, reportedly, will have a 50 year warranty.

Because the two second story windows on the original portion of the rear ell have cylinder glass it is likely that they date to the first period of construction of the house and Staff does not support their replacement. However, because the rear portion of the ell was constructed after 1930, when double paned windows were invented (Board Window Policy), Staff can support the use of simulated divided light windows in this location. Staff also believes that a 5/8" muntin width would more closely match the historic muntin width on the windows in the rest of the house and therefore recommends that the applicant make this minor modification as well.

STAFF:

Stephanie Sample, 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

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 A building permit is required for this project. Five sets of construction documents that fully detail the construction as well as details of new stairs and landing (dimensioned), enlarged window opening and manufacturer information on roofing materials shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 Stairs must comply with the Virginia Residential Code Section R311.7. A maximum riser height of 8-1/4 inches and minimum depth tread of 9 inches. Handrails shall be installed on at least one side for a continuous run of treads or flight with four or more risers. Handrail height shall be a minimum of 34 inches and a maximum of 38 inches from the sloped plane of the adjoining tread noses. Guards shall also be provided and shall not allow the passage of a 4” sphere between them.
- C-6 The applicant shall provide window manufacturer specification, size of enlarged openings for door, flashing locations, as well as lintel size for new door. The lintel size would only apply if the width of the window will need to be enlarged to accommodate the new door.
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Transportation & Environmental Services

RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (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)

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)
- F2. The Alley located adjacent to the property is a Public Right-of-Way. The alley shall not be used for construction or obstructed at any time without approval. (see Code Requirement C-5) (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. ATTACHMENTS

1 – Supporting Materials

2 – Application BAR2012-00149 at 212 S Pitt St



DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information
A1. Street Address 212 SOUTH PITT ST Zone RM
A2 3271 1.5 4907
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*	Allowable Exclusions
Basement	Basement**
First Floor 149	Stairways** 240
Second Floor 149	Mechanical** 54
Third Floor 95	Other** 310
Porches/ Other 861	Total Exclusions 604
Total Gross* 4614	

B1. Existing Gross Floor Area* 2753 Sq. Ft.
B2. Allowable Floor Exclusions** 604 Sq. Ft.
B3. Existing Floor Area minus Exclusions 4912 Sq. Ft. (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*	Allowable Exclusions
Basement	Basement**
First Floor 138	Stairways**
Second Floor	Mechanical**
Third Floor	Other**
Porches/ Other	Total Exclusions 0
Total Gross* 138	

C1. Proposed Gross Floor Area* 138 Sq. Ft.
C2. Allowable Floor Exclusions** 0 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 138 Sq. Ft. (subtract C2 from C1)

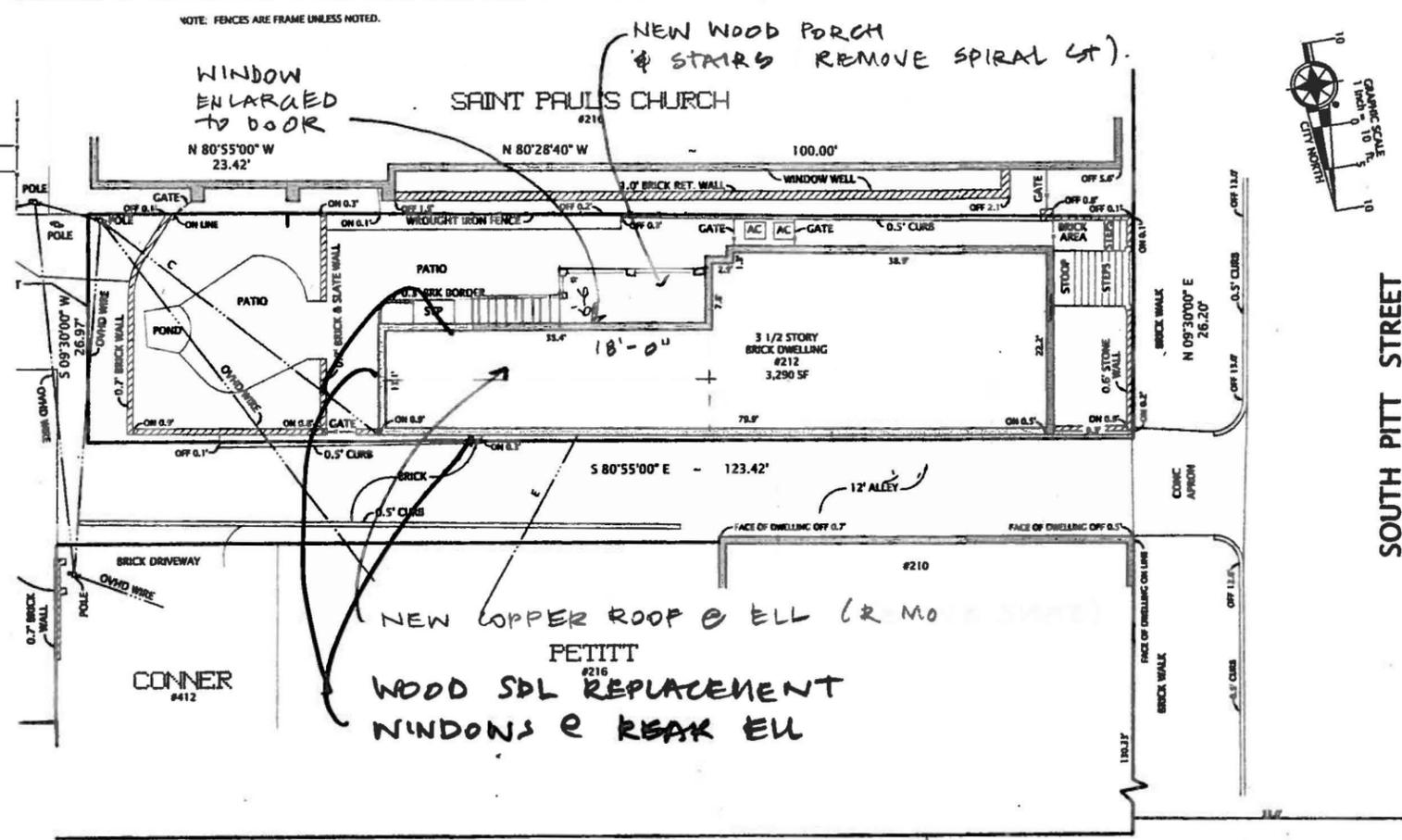
D. Existing + Proposed Floor Area
D1. Total Floor Area (add B3 and C3) 4148 Sq. Ft.
D2. Total Floor Area Allowed by Zone (AZ) 4907 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.
** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	1728	52%
Required Open Space	1145	35%
Proposed Open Space	1590	48%

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.
Signature: *[Signature]* Date: 3 MAY 12



SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#212 SOUTH PITT STREET
(DEED BOOK 1689, PAGE 1466)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'

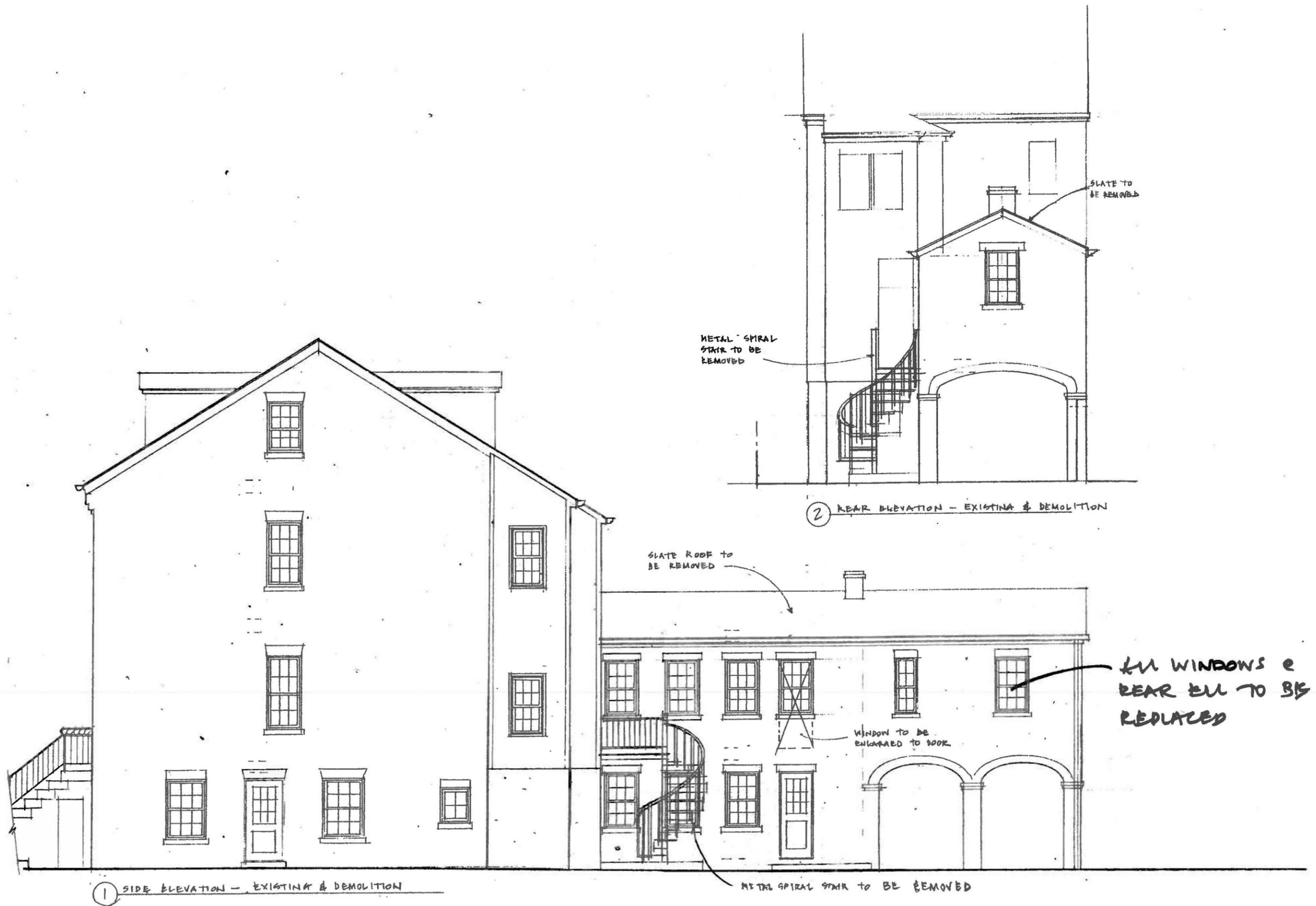


I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.

ORDERED BY:
KNUDSEN/DOUGLAS ~ DOLIN
MARK S. ALLEN

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6355
FAX: 703-799-6412



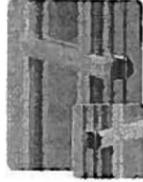
① SIDE ELEVATION - EXISTING & DEMOLITION

② REAR ELEVATION - EXISTING & DEMOLITION

PERFORMANCE DIVIDED LITES FOR WOOD WINDOWS & DOORS

Applies to Ultra, Horizon, Classic & Maxum Series wood windows & doors
 Applies to Craftman wood doors & Fiberline doors as noted

Performance Divided Lites couple energy efficiency with historic beauty. Although the appearance is similar to true divided lites, the PDL system uses single insulating glass units, which offer much better U & R values than true cutlite units. The illusion of division is created by adhering bars to both sides of an insulating glass unit and champagne-colored bars within the insulating glass unit. Airflow within the unit is not hindered, however, so the thermal break of a single insulating glass unit is maintained.



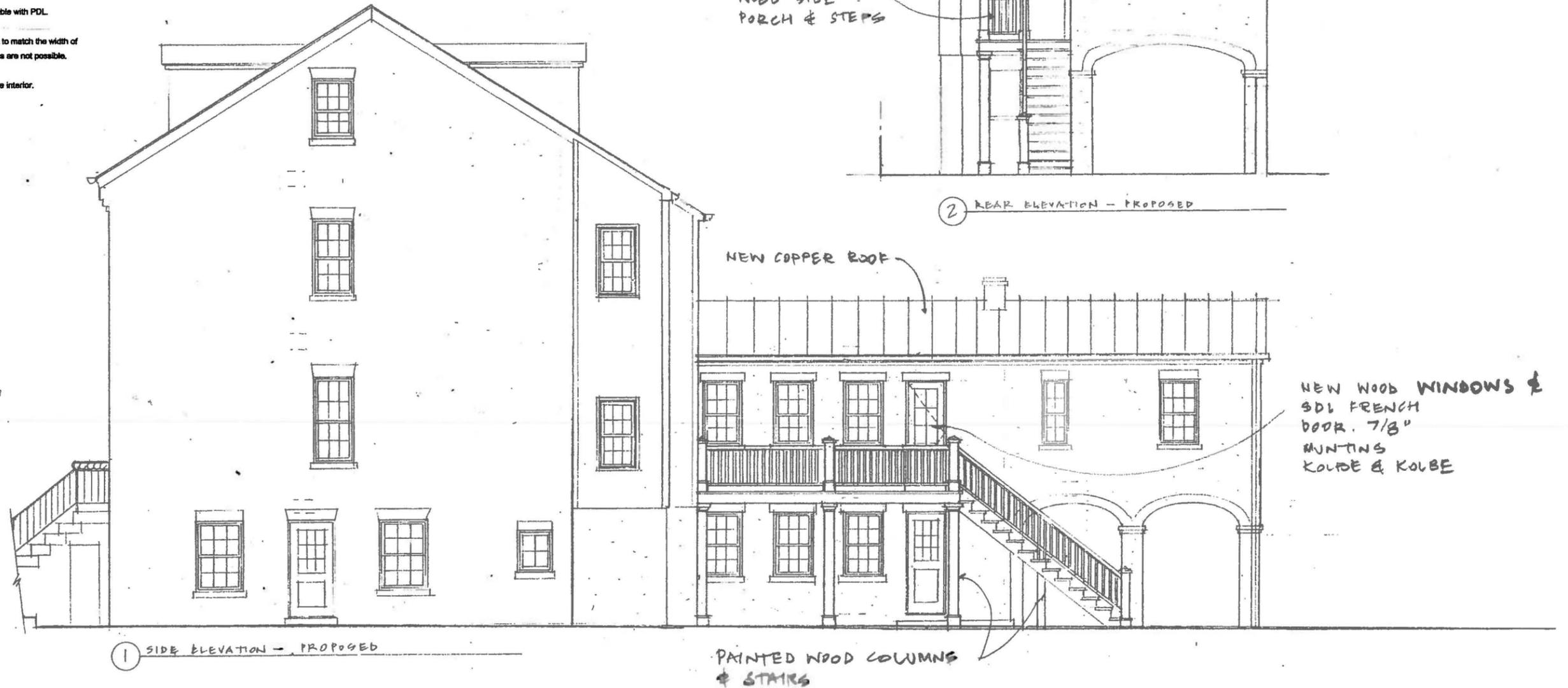
PDL for Kolbe wood products are available in a variety of bar widths, including 5/8", 7/8", 1-1/8", 1-3/4" and 2-1/4". The exterior bars are extruded aluminum except for some radius patterns, which may be composite material to achieve the desired radius. Interior bars are pine as standard, with the option of oak.

Exterior bars are finished to match the exterior of the window or door unit. Several interior refinishing options are available for wood PDL bars, including latex paint and wood stain colors. View our interior finish page for the latest options available. PDL bars are a beveled profile as standard, but an ovolo profile is available on the interior bar. Custom bar widths and profiles may be requested as well.

*Viewpoint Sliding Patio doors and direct set windows are not available with PDL.

PDL with 1-3/4" and 2-1/4" bars have two bars within the glass unit to match the width of each PDL bar. The difference is not visible, however radius patterns are not possible.

PDL bars made of composite materials cannot be prefinished on the interior.



STUDIO CAMUS LLC
 225 North Pitt Street Alexandria Virginia 22314
 studiocamus@comcast.net
 Lynnette 703 989 3777 Patrick 703 626 1984

WOODFORD RESIDENCE
 212 South Pitt Street Alexandria Virginia

DATE
 3 MAY 12
 SCALE
 1/8" = 1'-0"

SHEET
 A2



STUDIO CAMUS LLC
225 North Pitt Street Alexandria Virginia 22314
studiocamus@comcast.net
Lynnette 703 989 3777 Patrick 703 626 1984

WOODFORD RESIDENCE
212₀ South Pitt Street Alexandria Virginia

DATE
3 MAY 12
SCALE
N.T.S

SHEET
A3

ADDRESS OF PROJECT: 212 SOUTH PITT ST

TAX MAP AND PARCEL: 7402.16.22 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: REG & NANCY WOODFORD

Address: 212 SOUTH PITT ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703 689 0669 E-mail: nancywoodford@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: PATRICK CAMUS

Phone: 703 626 1084

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
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other ROOF
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

REQUEST APPROVAL TO REMOVE EXIST METAL SPIRAL STAIR & REPLACE W/ WOOD STAIRS & LANDING

REQUEST APPROVAL TO ENLARGE ONE WINDOW TO A DOOR

REQUEST APPROVAL TO REMOVE SLATE FROM REAR ELL & REPLACE W/ COPPER

REPLACE EXIST WINDOWS @ REAR ELL WITH WOOD INSUL'D SDL (BOTH FLOORS)

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 CANIS

Date: 3 MAY 12

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. NANCY & GREG WOODFORD	212 S PITT	100 %
2.		
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. NANCY & GREG WOODFORD	212 S PITT	100 %
2.		
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.

3 MAY 12 PATRICK CAMUS
Date Printed Name


Signature