

Docket Item # 7 & 8
BAR CASE # 2012-0175 & 0176

BAR Meeting
June 20, 2012

ISSUE: Permit to Demolish/Capsulate
Certificate of Appropriateness for Alterations

APPLICANT: Christina Forbes

LOCATION: 108 Commerce Street

ZONE: CL/ Commercial

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the conditions that:

1. The original German profile wood siding be retained to the maximum extent feasible, and
2. That detailed window and French door specifications (including muntin width and grille configuration complying with Alexandria's *Window and Door Policies*) be submitted with the building permit drawings.

*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 BAR2012-0175 &
CASE BAR2012-0176**



*Note: Staff coupled BAR #2012-0175 (Permit to Demolish/Capsulate) and BAR #2012-0176 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of:

Permit to Demolish/Capsulate:

- Remove an existing double-hung window on the first floor of the rear elevation and demolish a portion of the wall for the installation of a new door (43 square feet).

Certificate of Appropriateness:

- Install a new, pair of eighteen-light, wood French doors with a urethane-based finish measuring 5'-4" wide by 8' high (Anderson 400 Series). The proposed door assembly will be detailed by a simple 5/4" x 2-1/4" flat door surround fabricated from PVC or HardieBoard. (The upper portion of the new door will be the only portion of the door visible across an adjacent private parking lot from the public ROW, due to an existing 6' high fence which encloses the rear yard.)
- Remove existing windows on the rear elevation and replace with wood, double-hung windows with a factory-applied paint finish and a wood and Fibrex sill (Anderson 400 series, or equal).
- Install new, ~~HardiePlank~~ *German profile* lap siding with 8" exposure and trim on the rear ell.

II. HISTORY:

The two-story, two-bay, frame, Italianate style townhouse with a small two story ell is one in row of four similar Italianate style houses with projecting bays constructed on this block between 1891 and 1896, according to insurance map research.

Previous Approvals

On June 6, 2001, the BAR approved the demolition of the two-story frame ell and construction of a new two-story frame addition (BAR2001-0125/0126.) This demolition and addition were not constructed.

In 2003/04, BAR Staff administratively approved siding replacement with German lap, replacement of porch flooring and handrails, roof replacement, and window replacement in-kind on the front elevation of the subject house (BLD2003-02308 and BLD2004-01612).

On May 30, 2012, BAR Staff again administratively approved siding replacement and repair for the subject house with conditions: 1. That replacement siding on front is limited to siding that is damaged and replaced with in-kind German lap wood planking. 2. That back wall is repaired, retained, and utilizes historic siding from two interior ell walls. 3. That two interior ell walls which are not visible from public ROW may be replaced with HardiePlank or similar siding (BAR2012-0178.)

III. ANALYSIS:

Permit to Demolish:

In considering a Permit to Demolish, 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?

The scope of the proposed demolition of the building's exterior is minimal and will be limited to the lower level of the rear of the building. The removal the existing double-hung window and the installation of a new, set of French doors on the rear elevation is a common and typical alteration throughout the historic district which allows buildings to be reconfigured for contemporary lifestyles without negatively impacting the historic structure or the surrounding streetscape.

In Staff's opinion, none of the criteria for demolition and encapsulation are met and the Permit to Demolish should be granted.

Certificate of Appropriateness:

While the overall project remains the same, the proposed materials and details have changed following a site visit by staff on June 14, 2012. After the applicant removed the previous aluminum siding, the original German profile siding below (installed with cut nails) was discovered to be in remarkably good condition and will be preserved. The exposed original Victorian period framing also confirmed that the windows were late 20th century replacements in an earlier Colonial Revival style muntin pattern. The original windows on the rear of this simple late 19th century frame rowhouse would likely have been 2/2 or, possibly, 1/1 sash.

Therefore, while the applicant originally requested replacement windows which matched the existing 6/9 sash, new multi-light French doors and HardiPlank siding, she now proposes to retain the original siding to the maximum extent possible, patch with matching wood siding only where necessary, install a historically appropriate window style and to use single light, full view wood French doors equal to the Anderson 400 series. Given that the original windows were replaced on all four of these row houses with inappropriate earlier styles, staff fully supports replacement of these with modern wood windows meeting the Board's *Performance*

Specifications and elimination of the muntins in the doors to coordinate with the simpler window style.

Staff finds the proposed door installation and materials consistent with the *Design Guidelines* and recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness with the recommended above condition.

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

Code Administration:

Plan Review

- 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 and electrical permit is required for this project. Five sets of *construction documents* that fully detail the construction shall accompany the building permit application. 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 Alteration to a building/structure shall comply with the Uniform Statewide Building Code (USBC).
- C-3 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-4 The architect shall provide window/door manufacturer specification, size of openings for each window/door as well as any new lintel sizes for both doors and windows if the openings in the existing structure need to be enlarged.
- C-5 Electrical wiring methods and other electrical requirements must comply with 2009 Virginia Residential Code.

V. ATTACHMENTS

1 – *Supporting Materials*

2 – *Application for BAR2012-00175 & BAR2012-00176 at 108 Commerce St*

RECEIVED
MAY 21 2012
PLANNING & ZONING



Existing South Elevation

5/4" x 10" pvc or
Hardie trim frieze,
white

Option:
Replace existing windows
with: Andersen 400 Series
TW26410
(verify size in field)
Tilt-Wash Dbl.Hung.,
Cottage Style, 6/9 lights,
Exterior Colonial Grille, Typ.

3 1/2" x 1" pvc
or Hardie corner
trim, typical



5/4" x 10"
pvc or Hardie
trim frieze,
white

Hardieplank
smooth
lap siding;
8" exposure;
'Woodland Cream'
color

5/4" x 2 1/4"
pvc or Hardie
trim, typical

Elevation A

Scale: 1/8" = 1'-0"

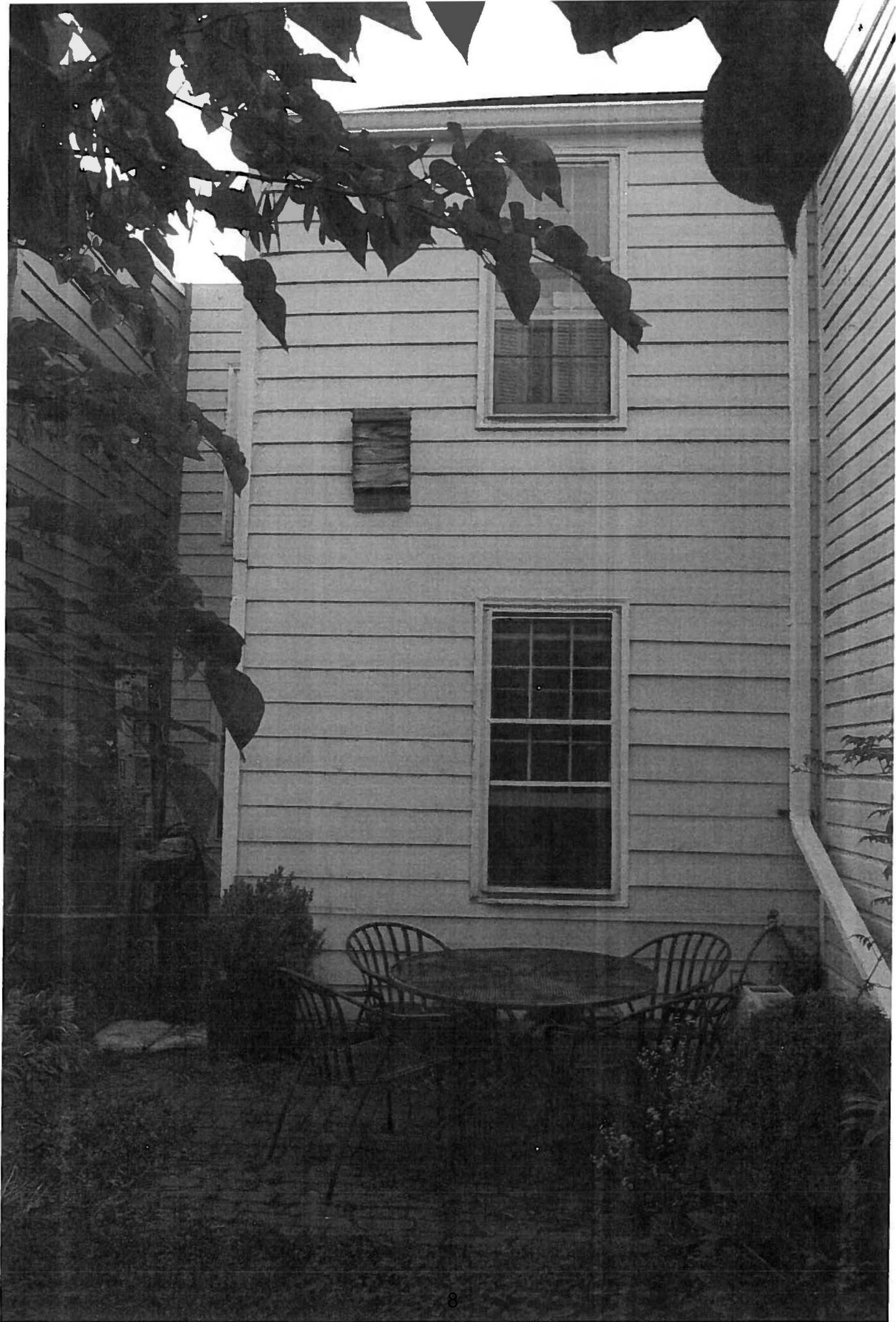
16 April 2012

CWS, Continuous wood
sheathing wind bracing,
typical

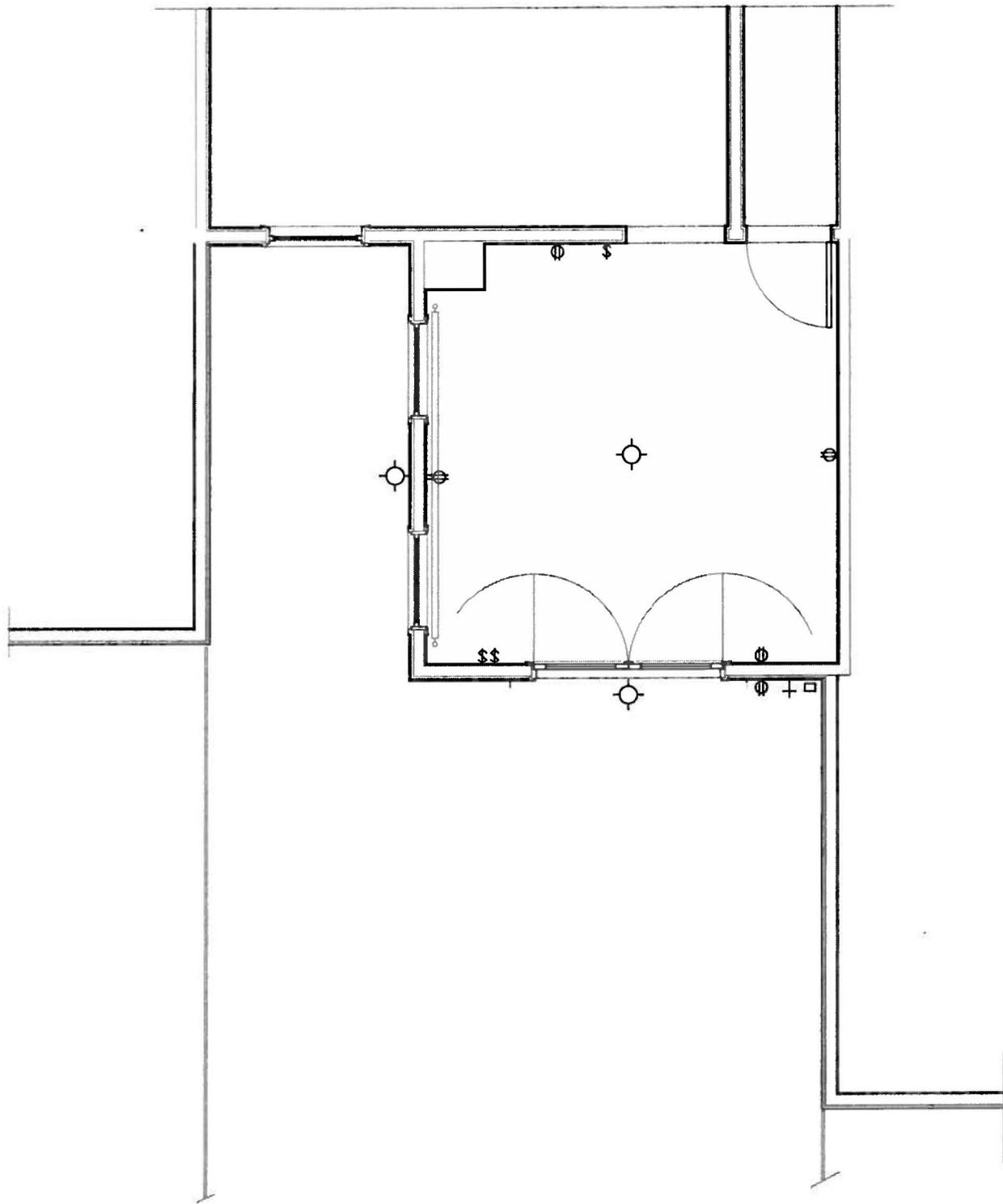
5480 Outswing Door
(5'-4" x 8'-0" Door)

Andersen 400 Series
FWO 5480 ALPR

Exterior Colonial Grille, Typ.







Inswing Plan

Scale: 1/4" = 1'-0"

16 April 2012



ADDRESS OF PROJECT: 108 Commerce Street Alexandria VA 22314

TAX MAP AND PARCEL: 074.01-03-10 ZONING: CL

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: Christina Forbes

Address: 108 Commerce St

City: Alexandria State: VA Zip: 22314

Phone: (202) 431-1477 E-mail: cforbes@forbeselderlaw.com

Authorized Agent *(if applicable):* Attorney Architect _____

Name: _____ Phone: (202) 431-1477

E-mail: _____

Legal Property Owner:

Name: Same as applicant

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 _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Demolish area approximately 5'5" by 8' at the present location of window. Install French doors. Only alternative is the no build option

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: Christina Forbes

Date: 05/21/2012

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.	Christina Forbes	108 Commerce St. Alexandria VA	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 108 Commerce St Alexandria VA 22314 (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.	Christina Forbes	108 Commerce St Alexandria VA 22314	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.	Christina Forbes	Ø	Ø
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.

05/21/2012
Date

Christina Forbes
Printed Name

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Signature