

Docket Item # 9 & 10
BAR CASE # 2012-00188 &
2012-00168

BAR Meeting
June 20, 2012

ISSUE: Permit to Demolish and Alterations
APPLICANT: Martha and Kenneth Gabriel by Rebecca Bostick
LOCATION: 108 Quay Street
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application 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 BAR2012-0188 &
CASE BAR2012-0168**



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness and a Permit to Demolish in order to construct dormers at 108 Quay Street. The project consists of the following:

Permit to Demolish:

- Demolish a portion of front roof slope to accommodate two individual dormers.
- Demolish a portion of south roof slope to accommodate one shed dormer.

Alterations – Front Facade:

- Two pedimented dormers measuring 3'-7" wide by 7' high
- Smooth PVC trim
- Arched top, multi-light, double-hung windows
- Smooth Hardie plank siding
- Standing seam metal roof

Alterations – Rear Elevation:

- Shed dormer measuring 10'-7" wide, 7' high
- Double casement windows with painted metal railings
- Square casement windows on dormer ends
- Smooth Hardie Panel and Hardie plank siding
- Smooth PVC trim
- EPDM flat roof

The proposed double-glazed wood windows on all of the dormers will be manufactured by Pella and will have simulated divided lights with 7/8" muntin bars. The dormer materials will be painted to match the existing color scheme on the townhouse.

II. HISTORY:

The three-story, interior townhouse at 108 Quay Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which were constructed in 1971. This area was not included in the Old and Historic Alexandria District until 1984.

On November 16, 2011, the BAR approved a rear arbor at the subject property (BAR Case #2011-0098).

III. ANALYSIS:

The proposal is in compliance with Zoning Ordinance requirements.

Demolition

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?

In the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted. Staff finds that the proposed demolition does not compromise the integrity of this 1970s townhouse.

Alterations

Although the applicant is proposing substantial alterations to the roof of this townhouse, Staff does not find that the cumulative effect of the changes will overwhelm or compromise the existing late 20th century townhouse, or its neighbors in this particular location. The original use of the fourth floor of the townhouses in this development was for attic storage. As homeowners have tried to take advantage of the views of the river and the extra space, many have installed dormers on the front and rear in order to increase the useable floor area, light and ventilation. Most of these additions have been approved by the BAR, although a few were approved before the area was included in the historic district boundaries. See below for numerous examples of dormers within this multi-block development.

Front and rear dormers in the Quay/Union/Queen/Princess Street development



Staff has no objection to the front dormers, which are well proportioned and have Colonial Revival style detailing compatible with the architectural character of 108 Quay Street and the surrounding townhouses. While the shed form of the rear dormer is not generally recommended in *Design Guidelines*, the Board has routinely approved this dormer form in the immediate neighborhood and throughout the historic district, though generally on the rear elevation on interior lots. Staff surveyed the neighborhood and, of the original 86 townhouses, 15 have front dormers and 20 have rear dormers. In the block bounded North Union, Quay, North Lee and Queen Streets there are six rear dormers (four with shed style rear dormers and two with gable dormers (see below); only one house in the block has a front dormer). Staff was able to locate BAR approvals for five of the six rear dormers, the most recent being the dormer two doors down at 212 Quay Street on January 18, 2006 (BAR Case #2005-0298).

Rear dormers

107, 109 and 111 Queen Street

102 Quay Street



118 Quay Street



112 Quay Street (108 Quay is on the right)

When the applicant initially submitted their BAR application, triangular windows were proposed on the side of the dormer, similar to the windows at 112 Quay Street, which Staff felt had little historic precedent on the Colonial Revival style. The applicant revised the dormer elevations and the rear dormer's side windows now have a more traditional rectangular form, though octagons and round windows were also used in these locations. Staff initially had concerns about the dormer height and depth, in that it encompasses the majority of the roof slope -- from the top of the roof to the rear wall. The proportions might be improved slightly if the dormer windows were set back from the rear wall two feet. However, upon seeing the other dormers approved within the development, Staff finds the proposed location of the rear dormer to be compatible with others in this development.

Staff notes that the proposed new dormers will utilize some synthetic materials, such as Hardie plank siding and PVC trim, while the *Design Guidelines* cite a preference for authentic materials. Staff has no objection to the use of the synthetic materials in this case as the dormer will be not be accessible to the public and will be viewed from a distance. Further, as the Board is aware, it is the general practice of the Board to permit the use of modern and sustainable materials on new additions and new construction, particularly dormers where the elevated location makes maintenance more difficult.

Staff has no objection to the proposed demolition of portions of the existing roof or the addition of dormers on this 1971 townhouse. The dormers are well detailed and compatible with other Colonial Revival style townhouses in this development. The dormers will be visible from the surrounding public streets and Founders Park but the designs are consistent with dormers regularly approved by the BAR for attic conversions on 20th century townhouses throughout Old Town. Finally, no historic buildings are located in the immediate vicinity, so there will be no adverse visual effect on nearby buildings of historic merit.

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. This shall include a detailed framing layout, window manufacturer specification, size of openings for each window, lintel/header sizes and flashing requirements for each location. 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 Upon the time of submission for a building permit, clear accurate details shall also be

submitted indicating clearance of chimney requirements in accordance with the 2009 Virginia Residential Code R1001.1.

- C-6 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.
- C-7 All exterior walls shall comply with Table R302.1 of the 2009 USBC. Exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line. Include in the submission the distance from the property line as well as percent of openings in rear shed roof dormer if openings are provided parallel with the property line.

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)

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)

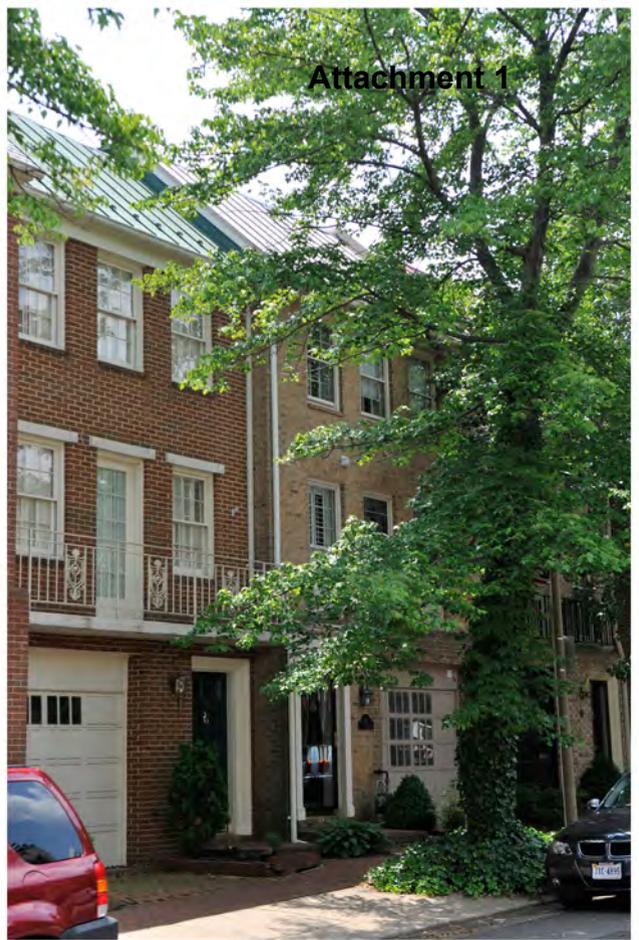
V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2012-00188 & BAR2012-00168 at 108 Quay St



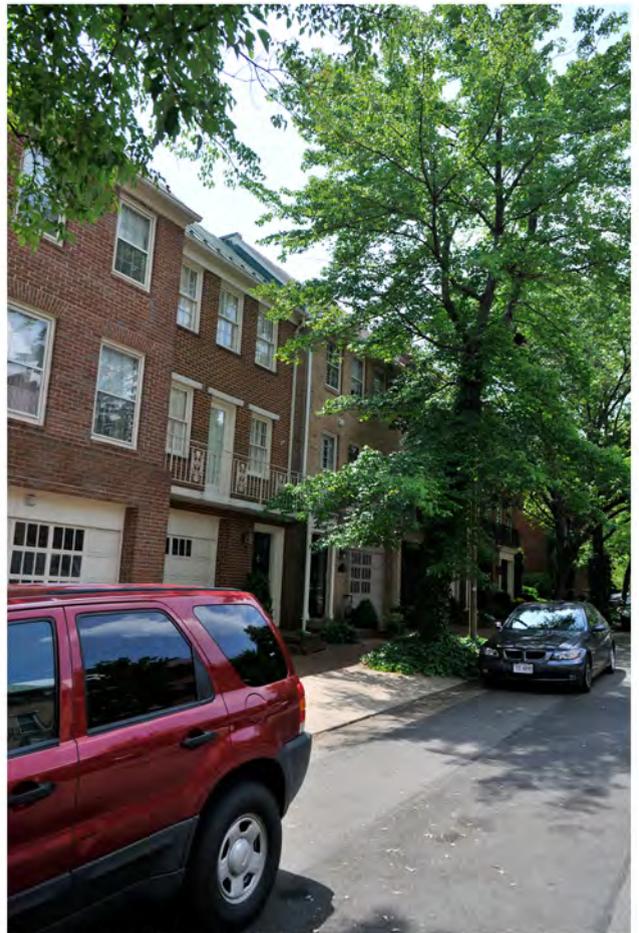
108 Quay Street- Front Elevation



Front Elevation

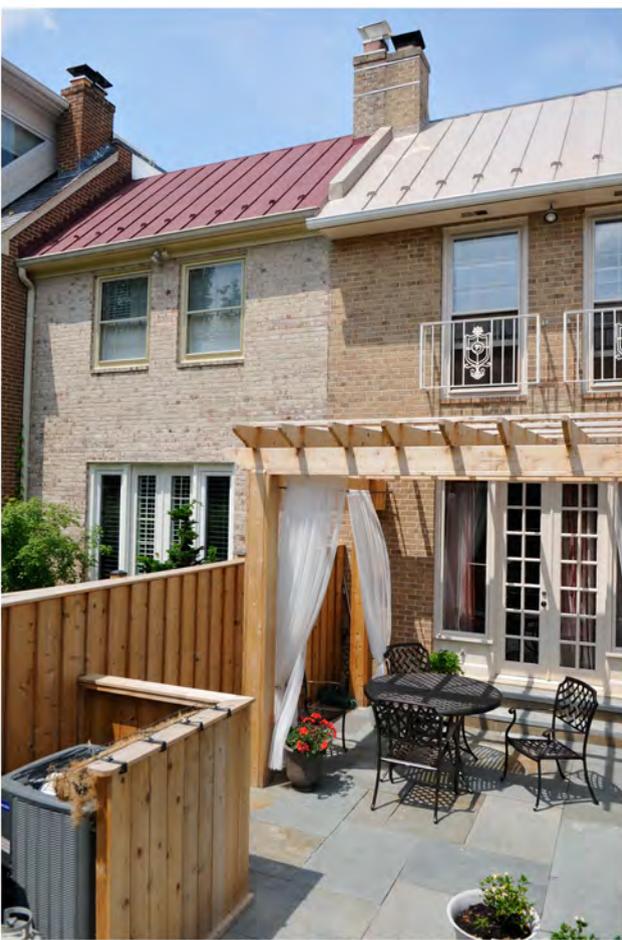


Quay Street- Front Elevation

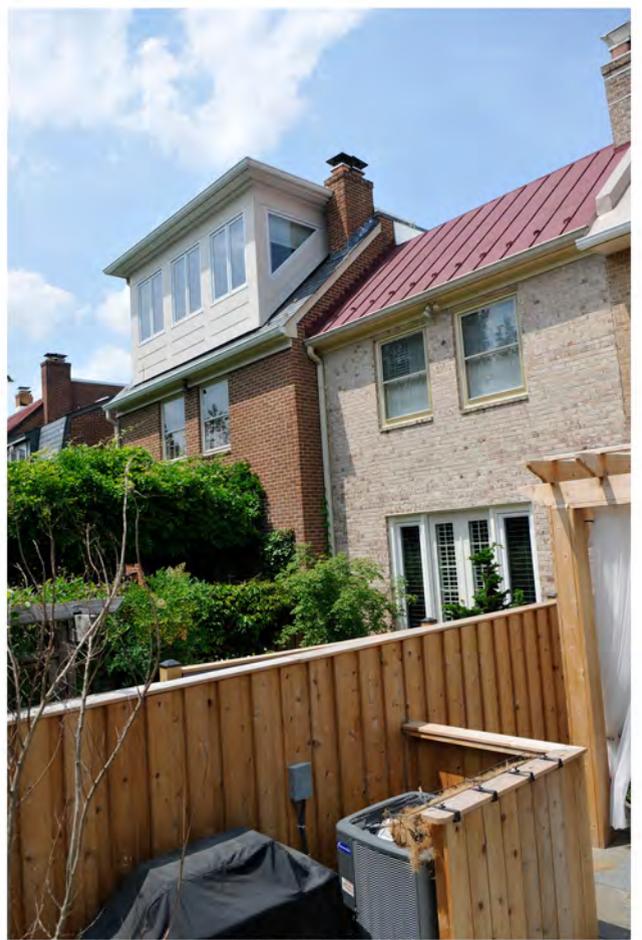


Front Elevation- Looking from Union St.

Rebecca LG Bostick, Architects Inc.



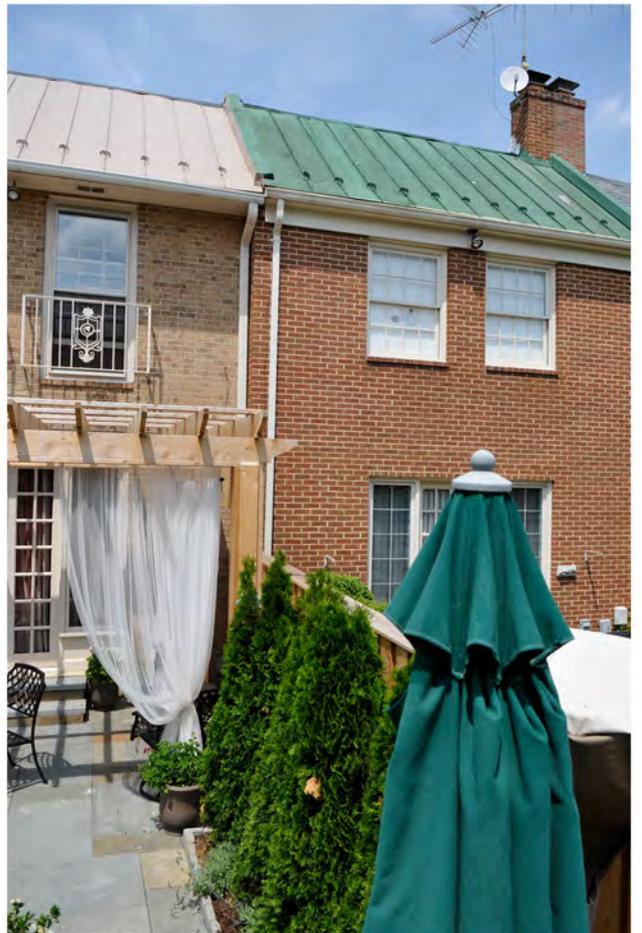
Gabriel Residence- Rear Elev. looking to the left



Similar rear dormer- One house away

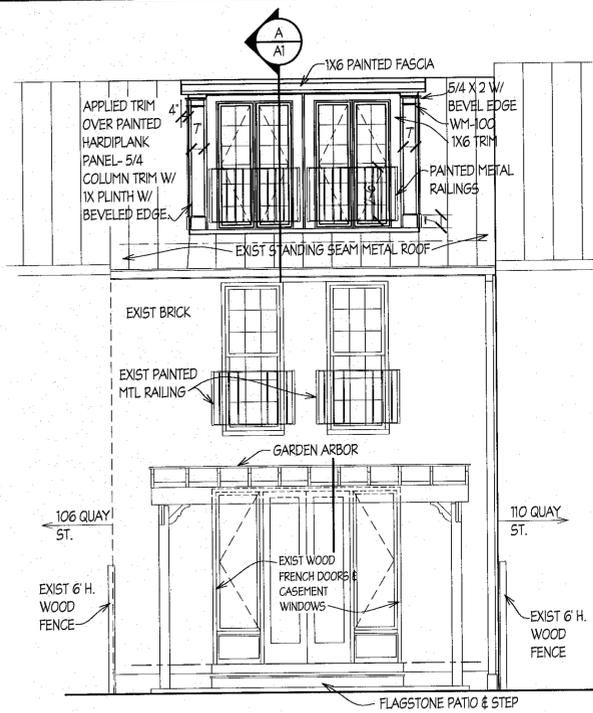


108 Quay St.- Rear Elevation

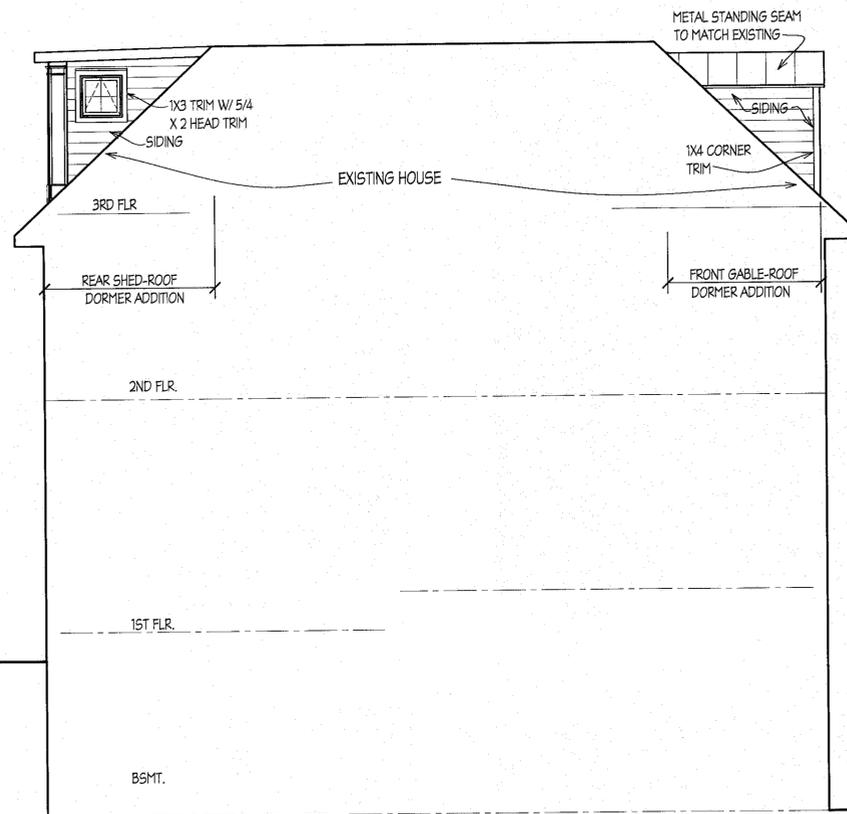


Rear Elevation- looking to the right

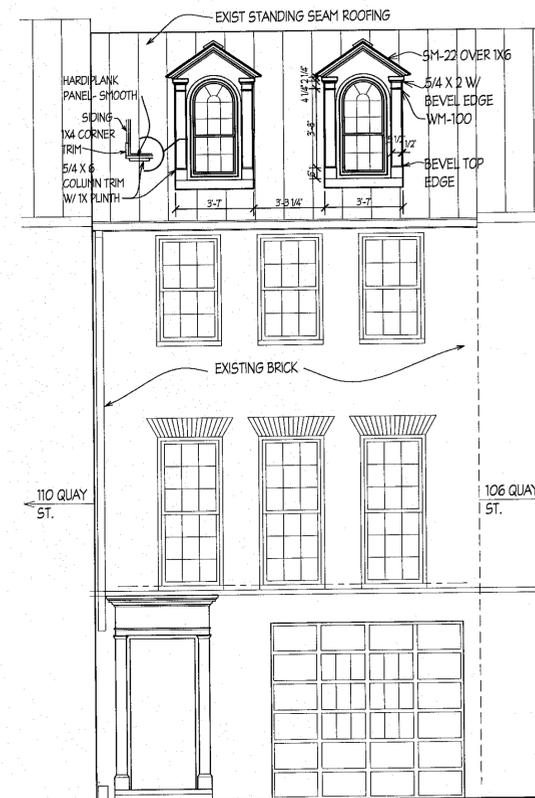
Rebecca LG Bostick, Architects Inc.



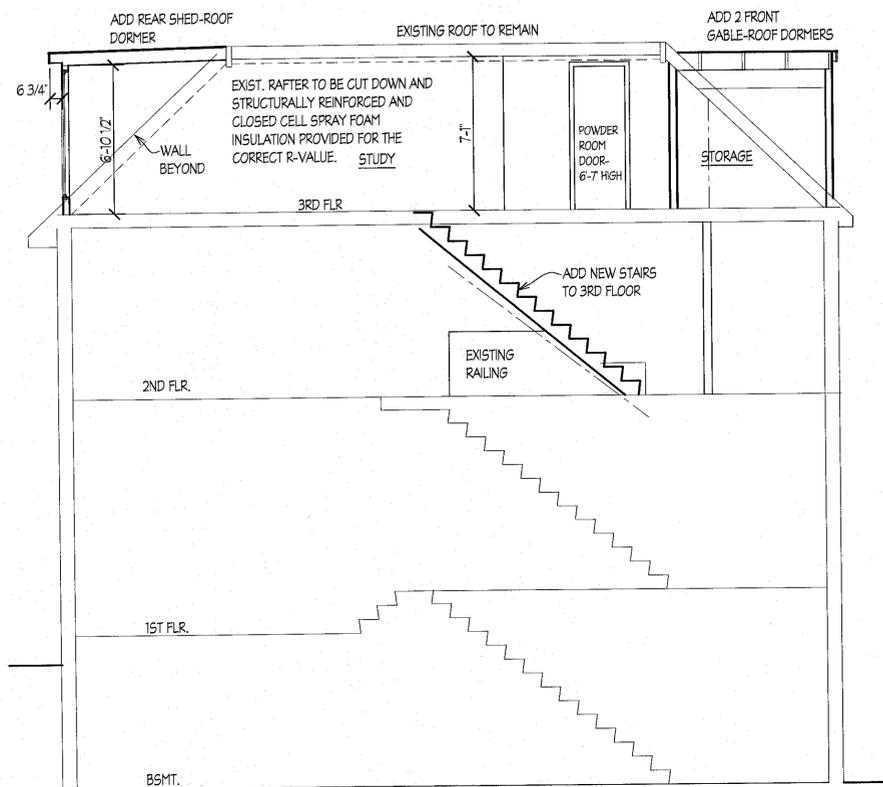
REAR ELEVATION
 1/4" = 1'-0"



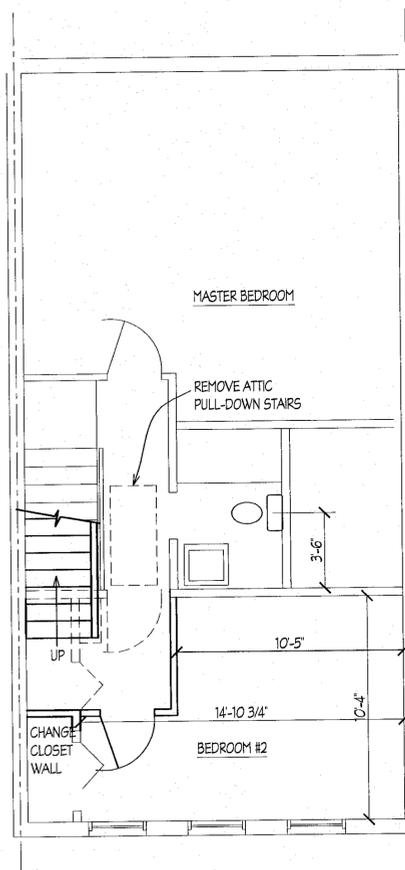
SIDE ELEVATION
 1/4" = 1'-0"



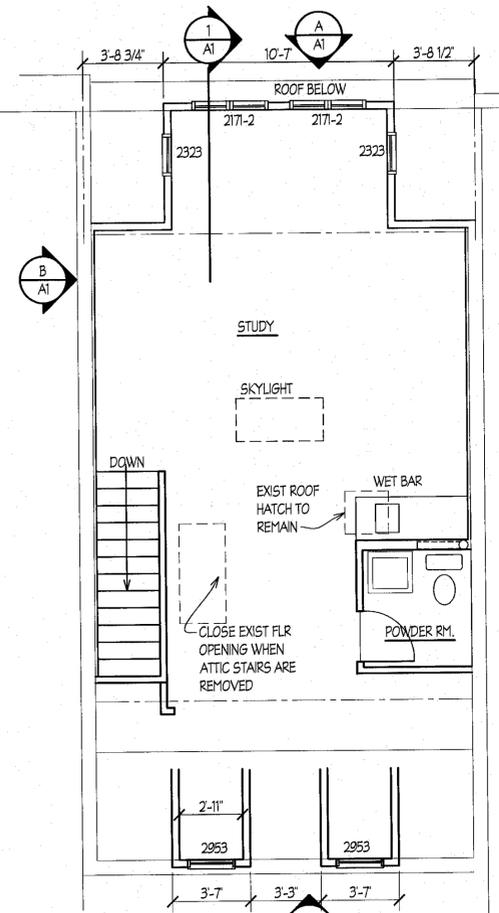
FRONT ELEVATION
 1/4" = 1'-0"



HOUSE SECTION
 1/4" = 1'-0"



SECOND FLR PLAN
 1/4" = 1'-0"



THIRD FLOOR PLAN
 1/4" = 1'-0"

ROOF: STANDING SEAM METAL
 COLOR: BEIGE- TO MATCH EXISTING
 FLAT ROOF: EPDM- CONTINUE EXIST.

WALLS:
 SIDING: FIBER CEMENT SIDING, SMOOTH
 FINISH PAINTED. SIDING EXPOSURE HEIGHT
 WILL BE 6". ALL NAILS WILL BE
 CONCEALED. COLOR TO BE LIGHT BEIGE
 TO MATCH EXISTING

TRIM:
 PVC, PAINTED WITH BEIGE COLOR- TO
 MATCH EXISTING TRIM.

WINDOWS: PELLA WOOD WITH PAINTED
 WHITE FINISH. FRONT DORMERS ARE
 DOUBLE HUNG. REAR DORMER WINDOWS
 ARE CASEMENT WITH SMALL AWNING
 ACCENT WINDOWS ON EACH SIDE. CLEAR
 INSULATED GLASS WITH TRADITIONAL 7/8"
 MUNTIN BARS (INTEGRAL MUNTIN BARS
 USING PELLA INTEGRAL LIGHT
 TECHNOLOGY)

GUTTERS & DOWNSPOUTS: PRE-FIN ALUM
 OEGEE- WHITE TO MATCH EXISTING.

RAILINGS: PAINTED WROUGHT IRON- MATCH
 EXISTING.

MECHANICAL EQUIPMENT: NO CHNGE-
 CURRENTLY LOCATED ON REAR PATIO.

REBECCA L.G. BOSTICK, AIA
 ARCHITECT

1819 DRURY LANE, SUITE 101
 ALEXANDRIA, VA 22307
 (703) 768-2250

Addition to the
GABRIEL RESIDENCE
 108 QUAY STREET, ALEXANDRIA, VA 22314

A1
 SHEET 1 OF 1
 DATE 5/17/12
 REVISED 6/13/12

BAR Case # **2012-00188**ADDRESS OF PROJECT: 108 Quay Street Alexandria, VA 22314 **BAR2012-00168**TAX MAP AND PARCEL: 065.03-05-38 ZONING: RM ResidentialAPPLICATION 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: Martha GabrielAddress: 108 Quay StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 597-4095 E-mail: marthagabriel1@yahoo.comAuthorized Agent *(if applicable)*: Attorney Architect _____Name: Rebecca Bostick Phone: (703) 597-4095

E-mail: _____

Legal Property Owner:

Name: Martha GabrielAddress: 108 Quay StreetCity: Alexandria State: VA Zip: 22314Phone: (703) 597-4095 E-mail: marthagabriel1@yahoo.com

- 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).*

Addition of two front gable roof dormers and 1 rear shed roof dormer

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.

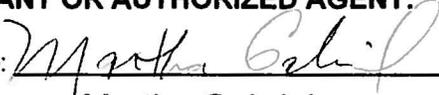
- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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: Martha Gabriel

Date: 05/20/2012

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. Martha Gabriel	108 Quay Street, Alexandria, VA 22314	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 Quay Street, 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. Martha Gabriel	108 Quay Street, 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. 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.

5/20/2012
Date

Martha Gabriel
Printed Name


Signature