

Docket Item # 4 & 5
BAR CASE # 2012-0196 &
2012-0197

BAR Meeting
July 11, 2012

ISSUE: Partial Demolition/Capsulation and Alterations

APPLICANT: Miguel & Patricia Estrada by Robert Bentley Adams, AIA

LOCATION: 312 Queen Street

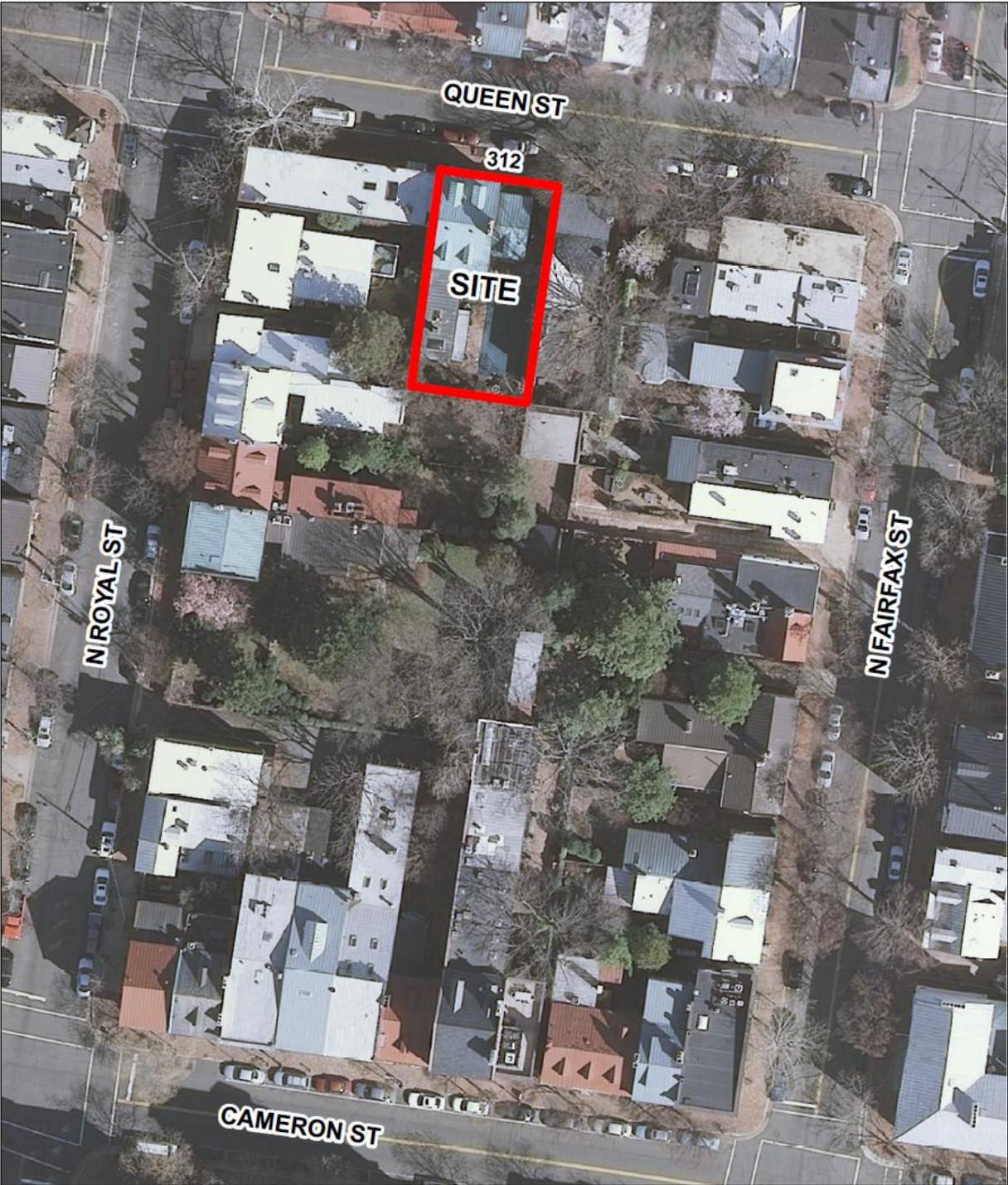
ZONE: RM / Residential

STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish/Capsulate, a Certificate of Appropriateness for alterations and a waiver of the rooftop HVAC screening requirement, 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 BAR2012-0196 &
CASE BAR2012-0197**



***Note:** The two reports for 312 Queen Street, BAR #2012-0196 (Permit to Demolish/Capsulate) and BAR #2012-0197 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish/Capsulate to partially demolish and capsulate portions of the east (side) elevation for a small addition and several alterations. Many aspects of the project are not visible from a public way though they have been included in the submission materials to provide the Board with a holistic understanding of the overall project. The proposal includes the following:

Permit to Demolish/Capsulate

- Demolish existing one-story shed addition attached to east elevation of rear ell.
- Demolish existing dormer and portion of roof (39 square feet) on south (rear) elevation of garage.
- Demolish two 7.5 square foot areas for two new windows on east elevation.
- Demolish existing window and portion of wall on rear (south) elevation of rear ell (29 square feet).

Alterations Visible from Public Way

- Install two six-over-six, simulated divided light painted wood windows on south elevation of garage.

*Addition and Alterations **Not** Visible from Public Way*

- Construct one-story bay addition and one-story open porch addition to be attached to south elevation of rear ell.
- Install three new rooftop AC units with required guardrail on roof of rear ell.
- Construct a hipped roof dormer in place of gable dormer on rear (south) roof of garage.
- Install a new single door and single window at the first story of the south elevation of the rear ell.

The proposed materials visible from a public way are simulated divided light wood windows.

II. HISTORY:

The two-and-one-half story brick townhouse was built by William Summers in **1798**, according to Ethelyn Cox in *Historic Alexandria, Virginia, Street by Street*. Cox also notes that the house was “advertised as having ‘with the back building,...ten good rooms, neatly finished, and a large dry cellar.’ Richard Marshall Scott of ‘Bush Hill’ bought it in November 1816. Scott was president of the Farmers’ Bank of Alexandria.” The main block and rear ell appear on G. M. Hopkins’ *City Atlas of Alexandria* from 1877. The 1902 Sanborn Fire Insurance Map depicts a one-story rear porch attached to the south elevation of the rear ell. A one-story garage attached to the east elevation of the main block and a two-story porch attached to the rear ell first appear on the 1941 Sanborn Fire Insurance Map. A 1976 photograph from *Historic Alexandria, Virginia, Street by Street* shows the garage as one-story with a flat roof, indicating that the second-story and gable roof are recent additions.

The Board reviewed and approved a proposal in 1985; however, no records exist of the project (BAR Case #85-81, 5/15/1985). In 1987, the Board approved an addition and alterations (BAR Case #86-11, 1/20/1987 and BAR Case #87-194, 11/18/1987).

III. ANALYSIS:

The proposal is in conformance with Zoning Ordinance requirements, if the Board grants a waiver of rooftop HVAC equipment. The Zoning Ordinance requires screening of rooftop HVAC units throughout the City, regardless of visibility, though this requirement may be waived in the historic districts if the Board agrees that screening would be larger and more visually objectionable than seeing the unit itself.

As the bay window addition and one-story porch are not visible from a public way, they are not discussed below.

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, 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, the criteria to demolish and capsulate are not met and the Permit to Demolish should be granted. The Board regularly approves the partial demolition and capsulation of secondary elevations or later additions to allow for a new or larger rear addition or other alterations when the existing walls are not of particularly old or unusual construction. In this case, the majority of the existing original elements will remain visible and intact. The majority of the area proposed for capsulation is not original and has been clearly altered over time. Staff finds the cumulative amount of demolition and capsulation to be minimal in scope and not involving materials or details that are high quality or of unusual design.

Alterations

The only proposed alteration visible from a public way is the addition of two new windows on the south elevation of the existing garage. The addition of new windows is a common and typical alteration that allows existing space to be reconfigured for modern use. Staff finds this

alteration to be compatible with the existing garage and notes that this portion of the garage is a later addition. The main block of the historic townhouse will remain visually prominent.

Staff recommends approval of the application as submitted.

STAFF:

Catherine Miliaras, 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 and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). Include in the submission a copy of framing and framing details for the new porch as well as the square footage of roof additions and/or replacements. 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 Where the wall of the dwelling unit is serving as part of the pool barrier one of the following 3 items must be met: 1) The pool shall be equipped with a power safety cover, 2) The doors with direct access to the pool shall be equipped with an audible alarm when the door is open 3) Other means of protection maybe excepted such as self-closing doors with self-latching maybe excepted if the degree of protection is not less than items 1 and 2.
- C-6 Rooftop anchorage/installation details must be submitted.

- C-7 The architect shall provide window manufacturer specification, size of openings for each window as well as lintel sizes for both doors and windows if the openings in the existing structure will need to be enlarged.
- C-8 Where appliances are located $\leq 10'$ from a roof edge or open side with a drop greater than 30", guards shall be provided (VRC 2009, M1301.1)
- C-9 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the A/C unit.
- C-10 Any electrical wiring methods and other electrical requirements must comply with Virginia Residential Code and NFPA 70, 2008.

Transportation and Environmental Services (T&ES):
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)

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 BAR2012-00196 & BAR2012-00197 at 312 Queen St

East Garage from Street



East Side Ell



Front (North)



Rear Ell



South Garage Addition





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

A. Property Information

A1. Street Address 312 Queen St. Zone RM

A2. $\frac{4254}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{6381}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	893	Basement**	893
First Floor	1826	Stairways**	158
Second Floor	1826	Mechanical**	—
Third Floor	504	Other**	—
Porches/ Other	—	Total Exclusions	1051
Total Gross *	5049		

B1. Existing Gross Floor Area *
5049 Sq. Ft.

B2. Allowable Floor Exclusions**
1051 Sq. Ft.

B3. Existing Floor Area minus Exclusions
3998 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	17	Stairways**	—
Second Floor	—	Mechanical**	—
Third Floor	—	Other**	—
Porches/ Other	140	Total Exclusions	0
Total Gross *	156		

C1. Proposed Gross Floor Area *
156 Sq. Ft.

C2. Allowable Floor Exclusions**
— Sq. Ft.

C3. Proposed Floor Area minus Exclusions
156 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 4154 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 6381 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

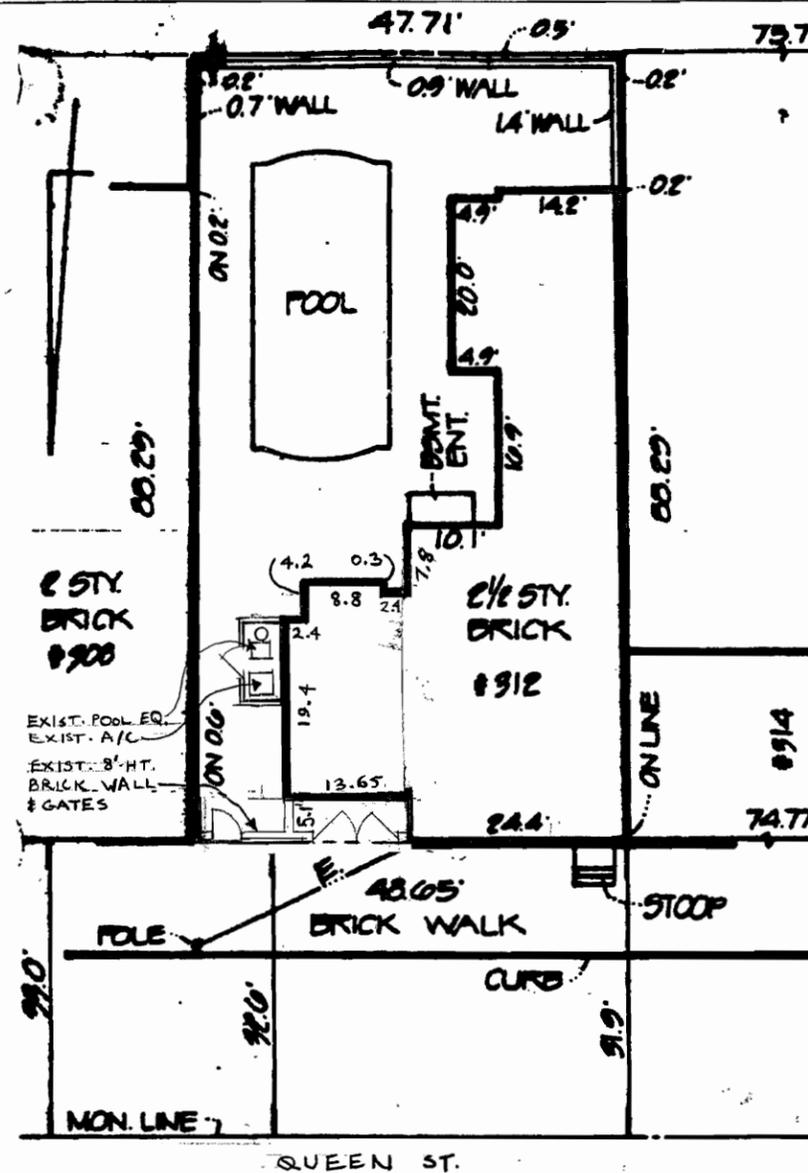
Existing Open Space	2358 #	55.4%
Required Open Space	1489 #	35%
Proposed Open Space	2202 #	51.8%

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

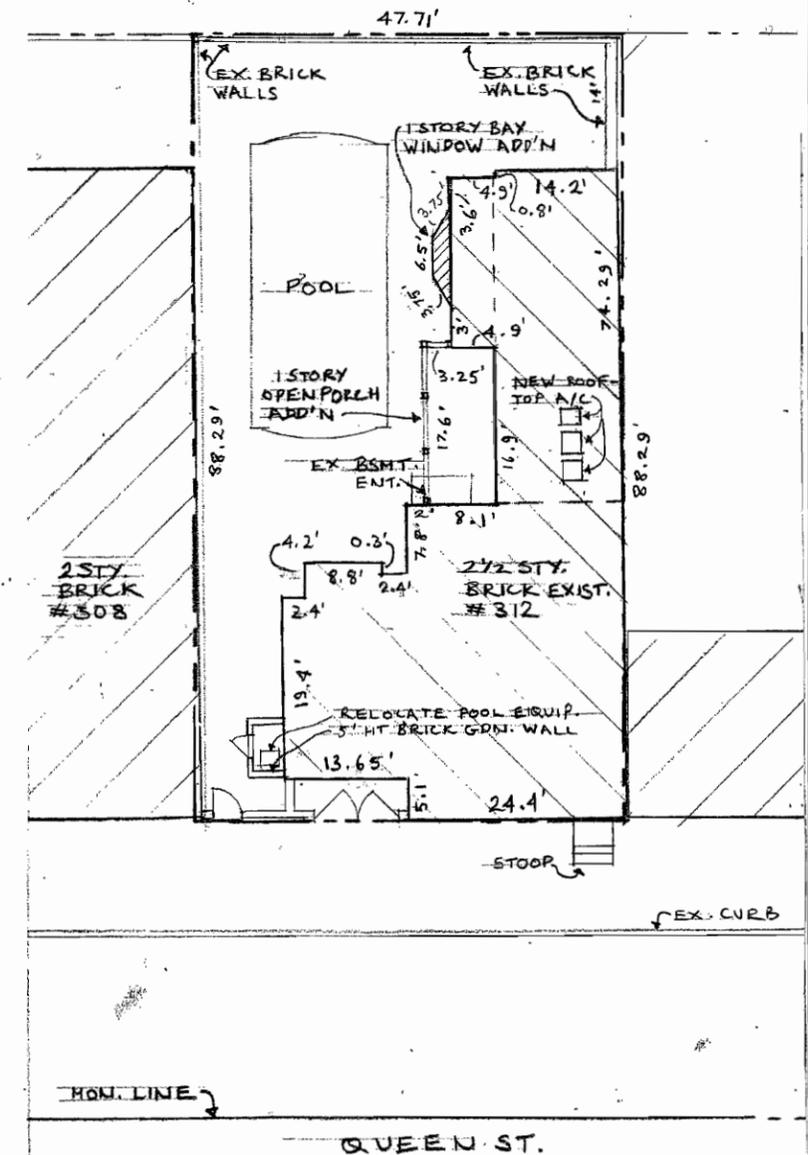
Signature: S. M. B.

Date: 6/8/12

Updated July 10, 2008



EXISTING SITE PLAN
1" = 20'



PROPOSED SITE PLAN
1" = 20'

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125



ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations
Estrada Residence
 312 Queen Street
 Alexandria, Virginia

DATE:

8 June 12

SHEET:

1



NORTH/EAST GARAGE FROM QUEEN ST.



EXIST. FRONT (NORTH) ELEVATION

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125

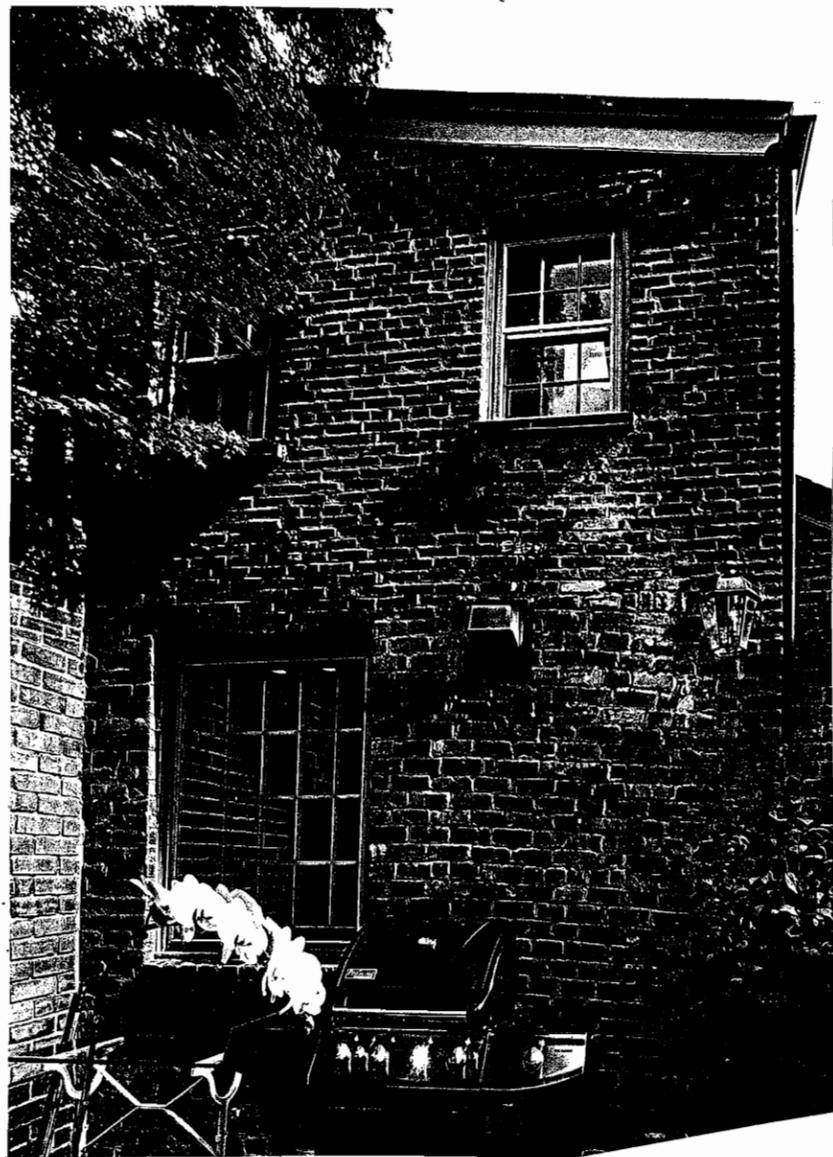


ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations
Estrada Residence
 312 Queen Street
 Alexandria, Virginia

DATE:
 2 June 12

SHEET:
 2



EXIST'G SOUTH END OF ELL



EXIST'G EAST SIDE OF ELL & SOUTH SIDE OF MAIN BLOCK / GARAGE

Additions & Alterations
Estrada Residence
 312 Queen Street
 Alexandria, Virginia

DATE:
 8 June 12

SHEET:

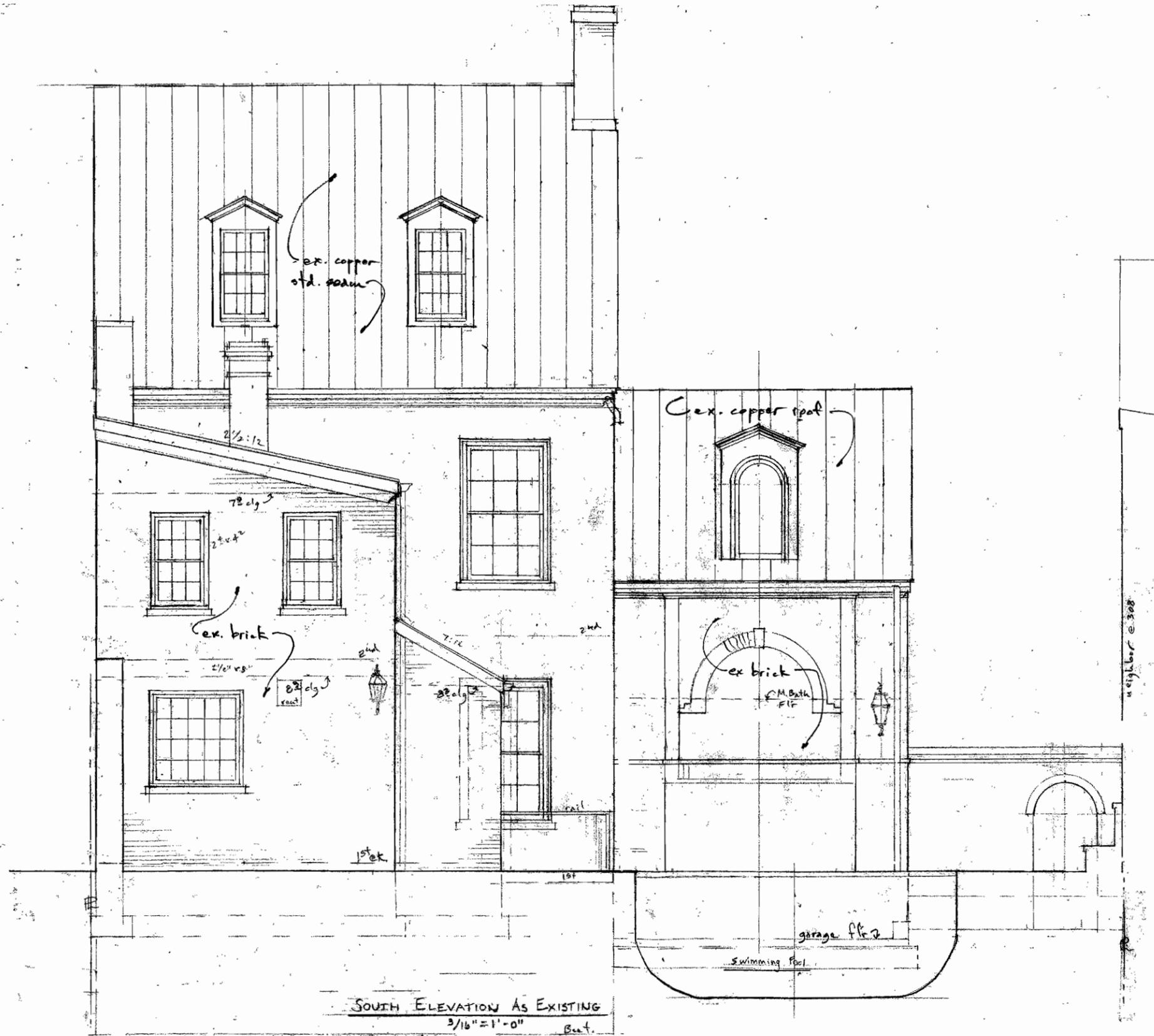
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ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125
 ADAMS ARCHITECTURE PLANNING INTERIORS



EAST ELEVATION AS EXISTING
3/16" = 1'-0"



SOUTH ELEVATION AS EXISTING
 3/16" = 1'-0" B.C.T.

TOTAL @ EAST ELEV. : 163 #
 + TOTAL @ SOUTH ELEV. : 77 #
 = 240 #

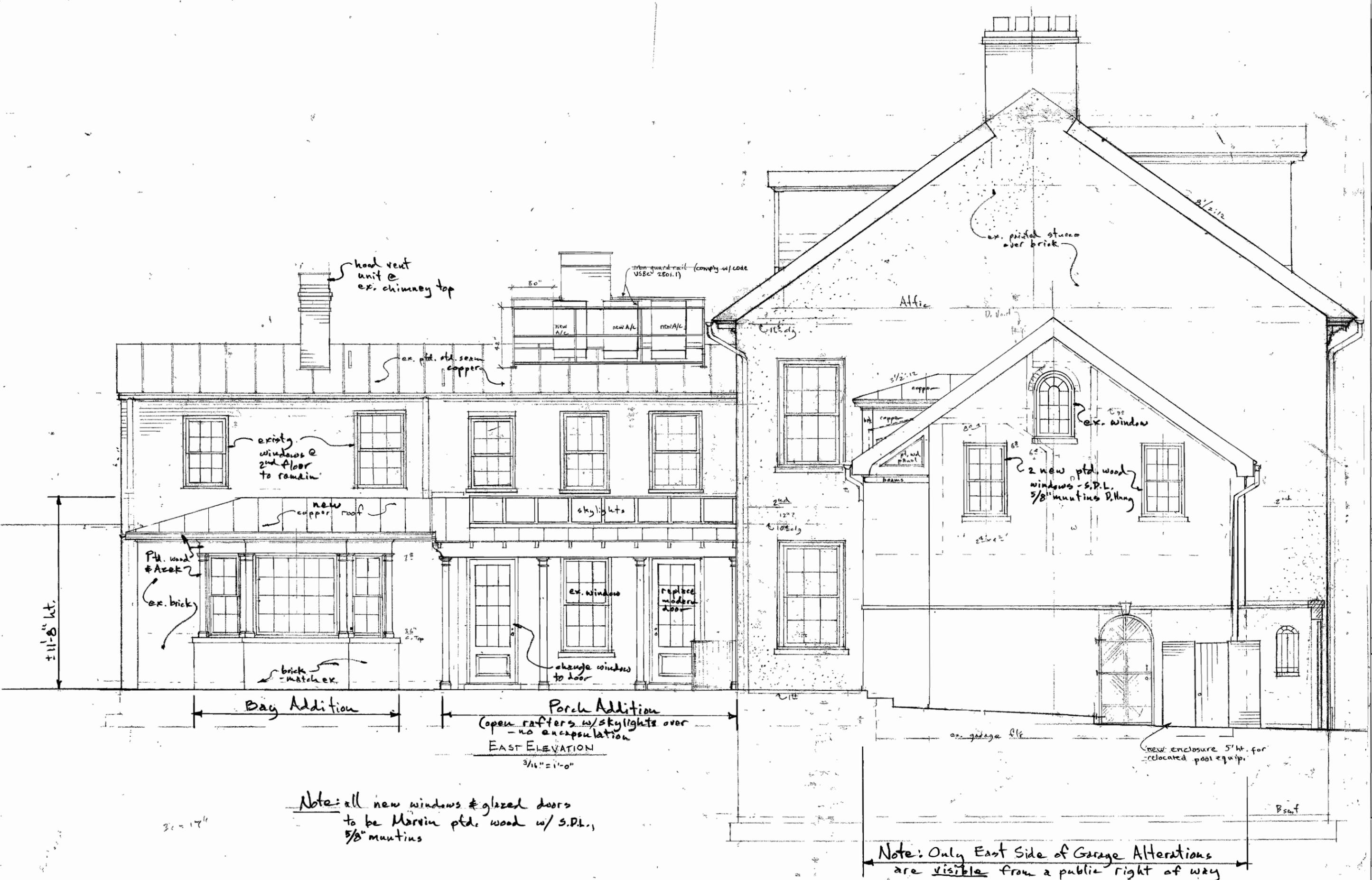


AREA OF DEMOLITION & ENCAPSULATION ~ EAST ELEVATION



Total Demolition Area
 TOTAL @ SOUTH ELEV.: 77 #
 + TOTAL @ EAST ELEV.: 163 #
 = 240 #

AREA OF DEMOLITION & ENCAPSULATION ~ SOUTH ELEVATION
 3/16" = 1'-0"

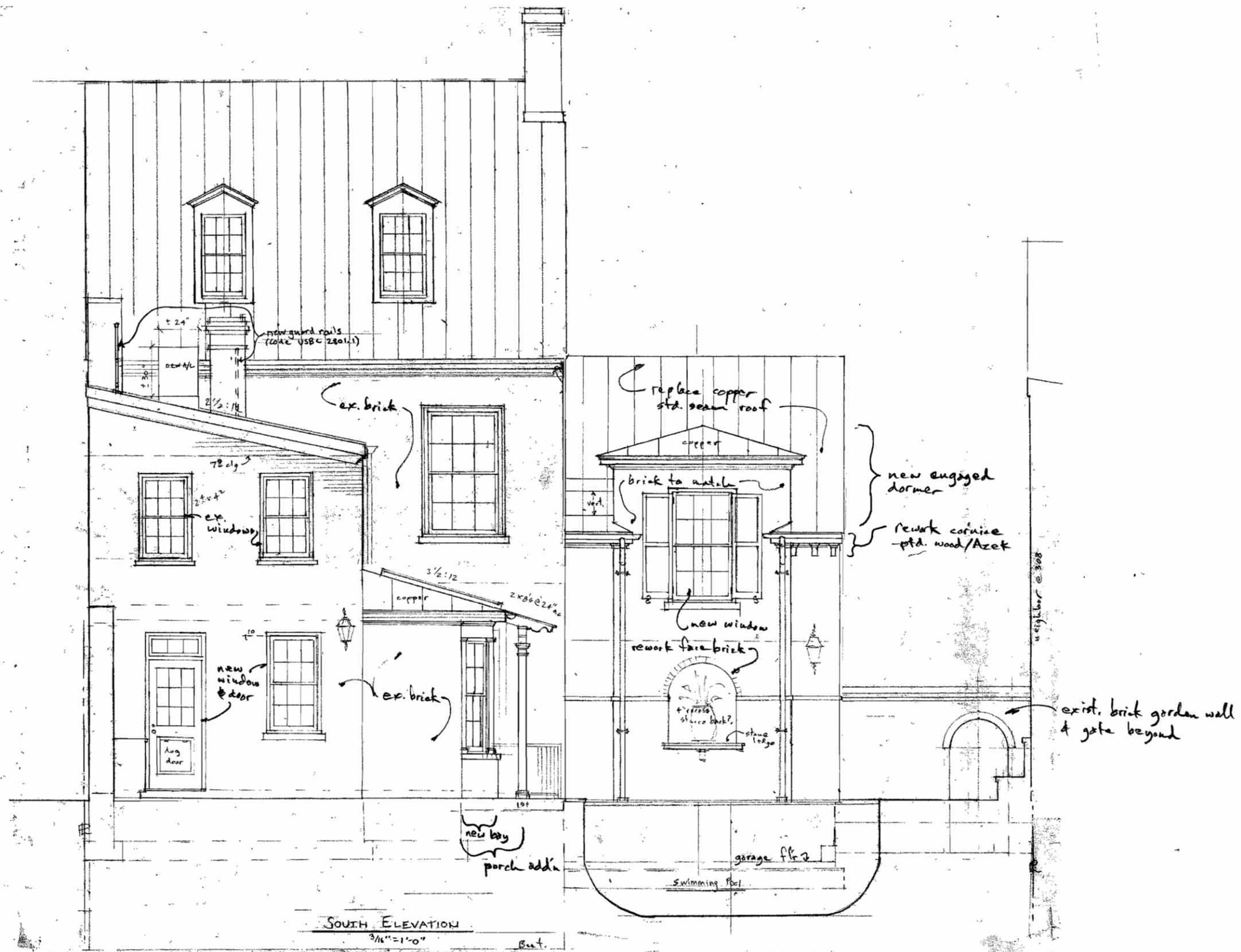


Note: all new windows & glazed doors to be Marvin ptd. wood w/ S.D.L., 5/8" mantins

Note: Only East Side of Garage Alterations are visible from a public right of way

DATE:
 2 June 12

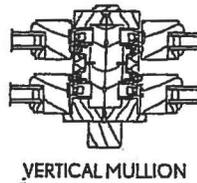
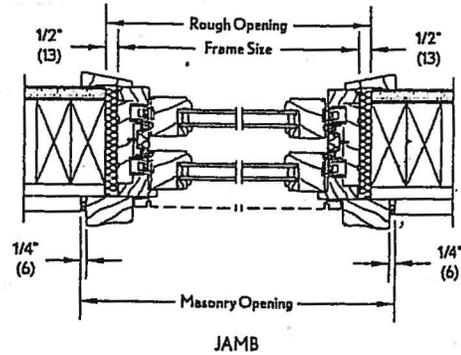
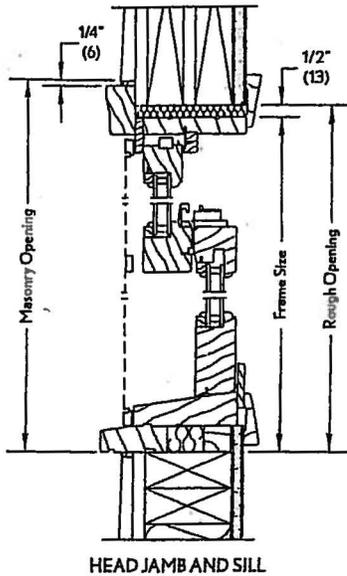
SHEET:
 8



SOUTH ELEVATION
3/16" = 1'-0"

WOOD ULTIMATE DOUBLE HUNG

CONSTRUCTION DETAILS (U.T.S.)



Marvin Wood Windows & Glazed Doors - to be painted
5/8" muntins; S.D.L.

WOOD ULTIMATE DOUBLE HUNG

ENERGY DATA	U-Factor	R-Value	SHGC	VT	CR	ENERGY STAR
Single Glaze	0.84	119	0.61	0.63	12	
Single Glaze with EP	0.45	222	0.56	0.58	44	
Single Glaze with Hardcoat Low E EP	0.36	278	0.46	0.53	52	NC
Insulating Glass/Clear - Air	0.47	213	0.54	0.57	41	
Insulating Glass/Low E II - Air	0.35	286	0.30	0.50	50	N, NC, SC, S
Insulating Glass/Low E II - Argon	0.31	323	0.29	0.50	53	N, NC, SC, S
Insulating Glass w/Comb/Low E II - Argon	0.22	455	0.29	0.46	66	N, NC, SC, S

WINDOW SPECIFICATION ~ 312 QUEEN ST.

BAR 2012-00196

BAR Case # 2012-00197

ADDRESS OF PROJECT: 312 Queen St.

TAX MAP AND PARCEL: 065,03-10-05 ZONING: RM

APPLICATION FOR: (Please check all that apply)

[X] CERTIFICATE OF APPROPRIATENESS

[X] 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)

[X] WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: Robert Bentley Adams & Associates, P.C.

Address: 405 S. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: 703.966.4426 E-mail: scot@adamsarchitects.com

Authorized Agent (if applicable): [] Attorney [X] Architect []

Name: Robert Bentley Adams, AIA Phone: 703-549-0650

E-mail: Bud@AdamsArchitects.com

Legal Property Owner:

Name: Miguel and Patricia Estrada - Contract Purchaser - Settlement to be on 6/15/12.

Address: 312 Queen St.

City: Alexandria State: VA Zip: 22314

Phone: 202-955-8257 E-mail: mestrada@gibsondunn.com

- Yes/No questions regarding historic preservation easement, agreement to alterations, homeowner's association, and approval of 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).

Not visible from P.R.o.W. {

- Add a one story frame bay w/brick base
- Add a one story open porch w/skylights
- Add a copper roof covering above porch bay & ex. side add'n.
- Add three new rooftop A/C units (no screening; rail as req'd.)
- Add a hipped wall dormer in position of ex. gable dormer.
- Alter ex. facing brick below new dormer
- One window & door in place of a single window @ South end of ell

Visible from Public Right of Way → Add two windows at east side of upper garage wall

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.

- 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: Robert Bentley Adams, AIA

Printed Name: ROBERT BENTLEY ADAMS, AIA

Date: 6/8/12

