

Docket Item # 6 & 7
BAR CASE # 2012-0101 & 102

BAR Meeting
July 25, 2012

ISSUE: Permit to Demolish/Capsulate &
Certificate of Appropriateness

APPLICANT: Jack Ezzell by Lewis & Associates

LOCATION: 804 Duke Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness application with the condition that the segmental arches are retained on the windows proposed to be enlarged into doors.

*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 BAR2012-0101 &
CASE BAR2012-0102**



Note: Staff coupled the reports for 804 Duke Street, BAR #2012-0101 (Permit to Demolish/Capsulate) and BAR #2012-0102 (Certificate of Appropriateness), for clarity and brevity. This item requires a roll call vote.

I. ISSUE:

The applicant is proposing to:

Permit to Demolish/Capsulate:

- Capsulate approximately 120 sq. ft. of wall area on the east/side elevation of the 1896 brick extension.
- Change two, existing windows on the east/side elevation into doorways by demolish approximately 9 sq. ft. of brick.

Certificate of Appropriateness:

- Construct a frame elevator shaft measuring five foot wide by 5.5' deep and approximately 21'9" high along the east/side elevation at 804 Duke Street. The shaft will be clad in wood siding to match the existing siding on the rear extension.

II. HISTORY:

According to the Sanborn Fire Insurance Maps, the two-story, brick townhouse at 804 Duke Street was constructed sometime between 1885 and 1891, with the two-story brick extension constructed by 1896. The frame rear addition was constructed in two stages; a one-story frame addition by 1902 and a two-story addition by 1907.

This late Victorian style townhouse was likely used for commercial purposes at some time, as evidenced by the fixed, multi-paned window on the front façade. An original window on the bay of this Queen Anne style house would likely have had a pair of double hung 1/1 or 2/2 sash windows separated by a wide mullion.

Previous Approvals:

Staff administratively approved window replacement in 2009 (BAR Case #2009-00138).

In 2010, the applicant received BAR approval to repair the second story sleeping porch, expose two-over-two wood windows currently obscured under the siding on the east elevation of the ell and window installation on the first floor of the rear elevation (BAR Case #2010-00182 & 192).

III. ANALYSIS:

Permit to Demolish/Capsulate:

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 are met and the Permit to Demolish/Capsulate should be granted. The proposed elevator shaft is to be located on a secondary elevation with visibility only from the rear public alley. Furthermore, the modification of windows into doors on the first and second floor of the side elevation is relatively minor and will not be visible as it will be fully encapsulated within the new addition. Finally, the elevator addition is a discrete form that is easily reversible in the future, if desired.

Certificate of Appropriateness (Addition/Alterations):

When considering any addition, the Board must consider not only the impact of the addition and alterations on the existing building but also on the surrounding area. The proposed addition is modest, will be located on the secondary façade of a late 20th century extension, and not be visible from Duke Street, as the existing townhouse is mid-block. Furthermore, due to its location behind an existing 6' high brick wall, along the side elevation of the existing brick extension and recessed back 14' from the rear elevation, only a portion of the elevator will be visible from the rear-public alley.

The proposed enlarging of the existing window openings are appropriate IF the applicant retains the existing segmental arches in the design. Retention of these historic arches provides evidence of the original window width and the opportunity in the future to return the elevation back to its original configuration if a future homeowner determines that an elevator is no longer needed.

Staff finds the addition and alterations to be compatible with respect to scale, mass and architectural character as the proposal allows the historic freestanding townhouse to remain prominent.

The proposed materials — wood siding/trim and standing-seam metal roofing — are all considered by BAR policies appropriate materials for new construction.

Staff recommends approval of the application as submitted.

STAFF:

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

IV. CITY DEPARTMENT COMMENTS:

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

Zoning:

- C-1 A total of 805 square feet of open space is required. The property is currently deficient in open space. As proposed in this application the proposed elevator shaft is located in the non-required open area along the east side of the building and complies with zoning. Non required open space is defined as area less than 8 feet in width/depth.
- C-2 Plans show the AC unit to be relocated, but do not show where. Applicant must indicate the proposed location within the non-required open space along the east side of the building. AC unit cannot further reduce open space.

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.
- F-2 It has been determined this project was submitted to the Department of Code Administration on 3/29/2012 BLD2012-00467. The project has been placed on hold pending BAR approval.
- C-1 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). 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 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 All exterior walls shall comply with Table R302.1 of the 2009 USBC.
- C-6 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- 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.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 113.8.
- C-10 All electrical wiring methods and other electrical requirements must comply with IRC and/or NFPA 70, 2008.
- C-11 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).
- C-12 Provide additional detail of manufacturer specifications for the elevator. This shall include but not be limited to installation instructions, model number, motor size, mounting details.

Transportation and Environmental Services (T&ES)

- R1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

FINDINGS

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

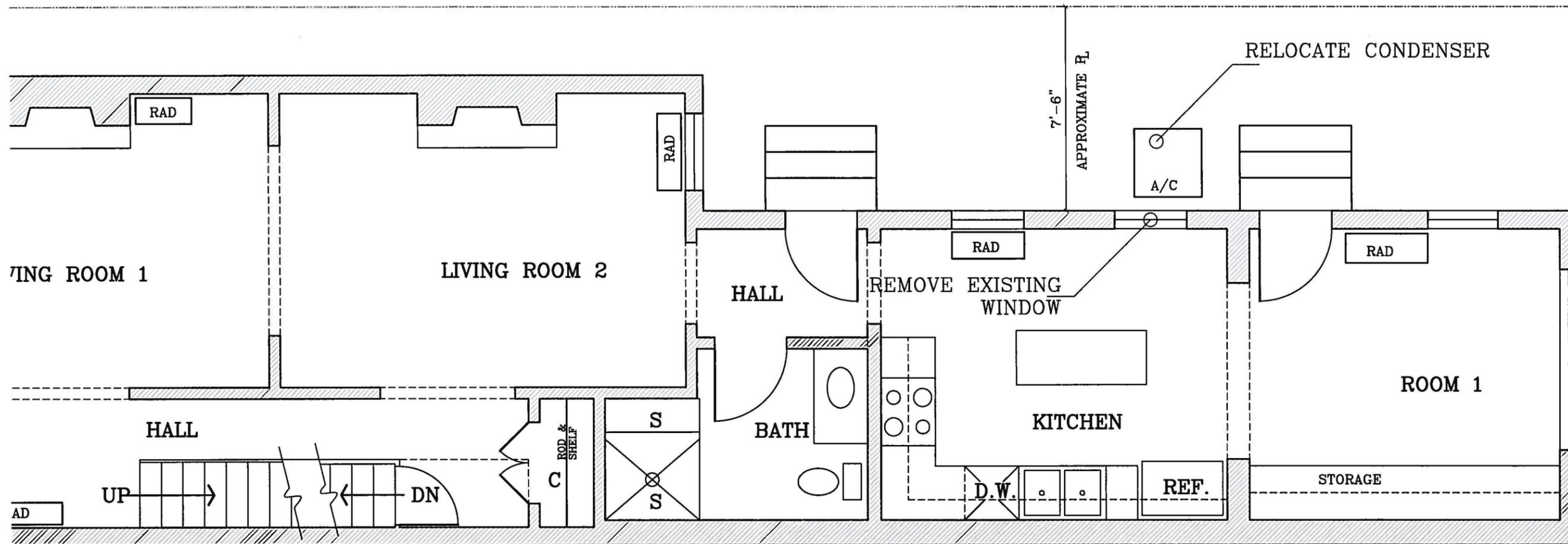
CODE REQUIREMENTS

- 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 BAR2012-00101 & BAR2012-00102 at 804 Duke St



○ FIRST FLOOR PLAN

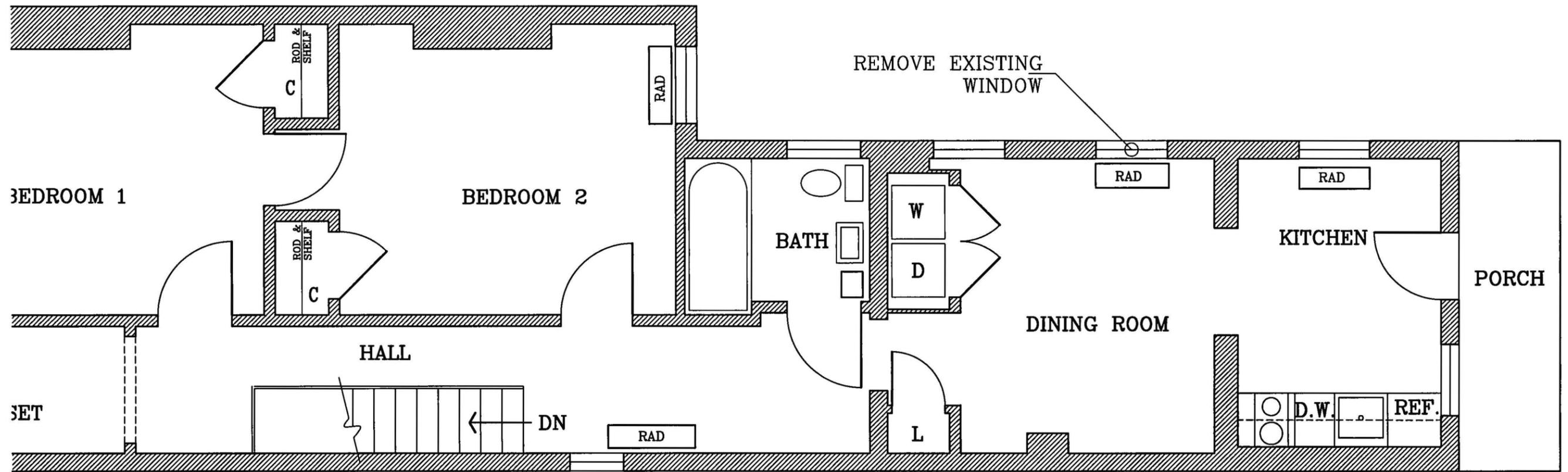


EXISTING FIRST FLOOR

SCALE: 1/4"=1'-0"
DATE: 6.14.12

804 DUKE STREET

LEWIS & ASSOCIATES LTD., ARCHITECT



○ SECOND FLOOR PLAN

EXISTING SECOND FLOOR

SCALE: 1/4"=1'-0"
DATE: 6.14.12

804 DUKE STREET

LEWIS & ASSOCIATES LTD., ARCHITECT



○ REAR ELEVATION



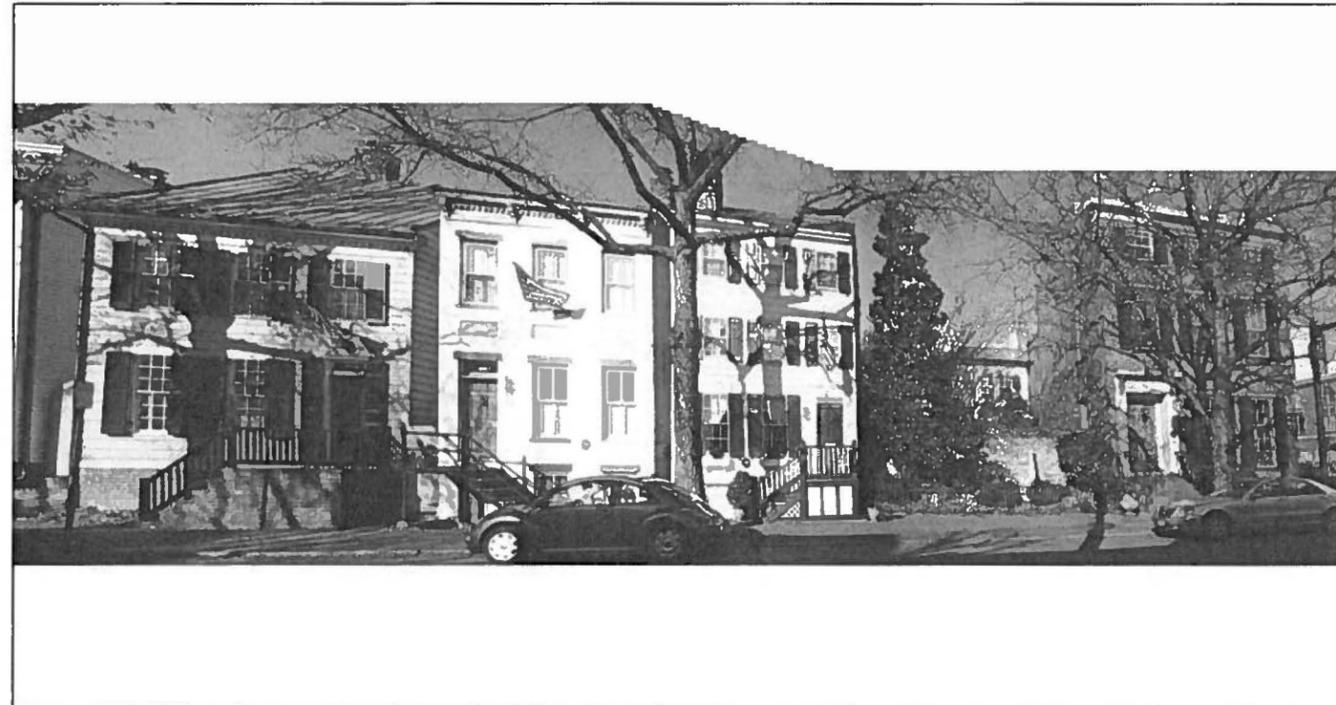
○ SIDE ELEVATION

EXISTING ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: 6.14.12

804 DUKE STREET

LEWIS & ASSOCIATES LTD., ARCHITECT

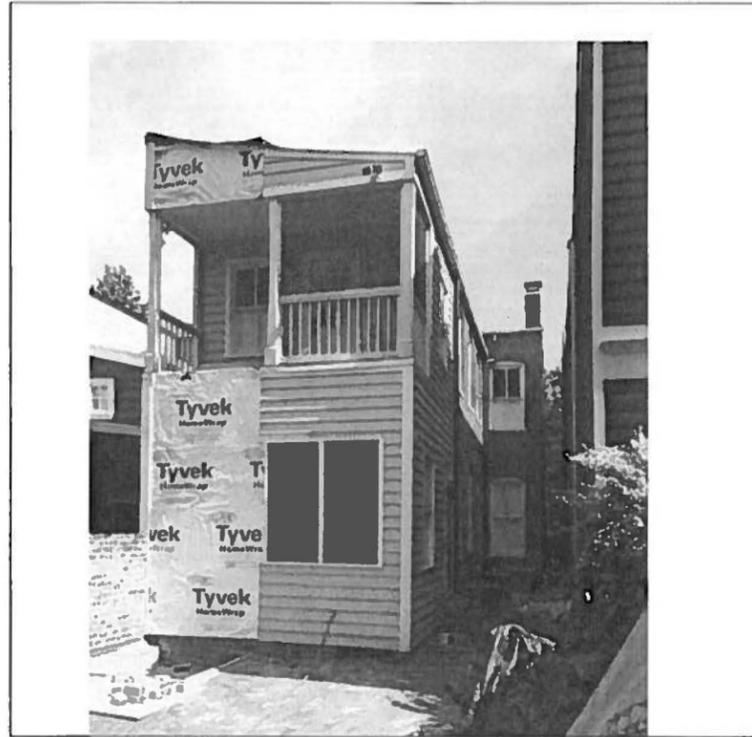


EXISTING PHOTOS – EXTERIOR FRONT

**NO SCALE
DATE: 6.14.12**

804 DUKE STREET

LEWIS & ASSOCIATES LTD., ARCHITECT

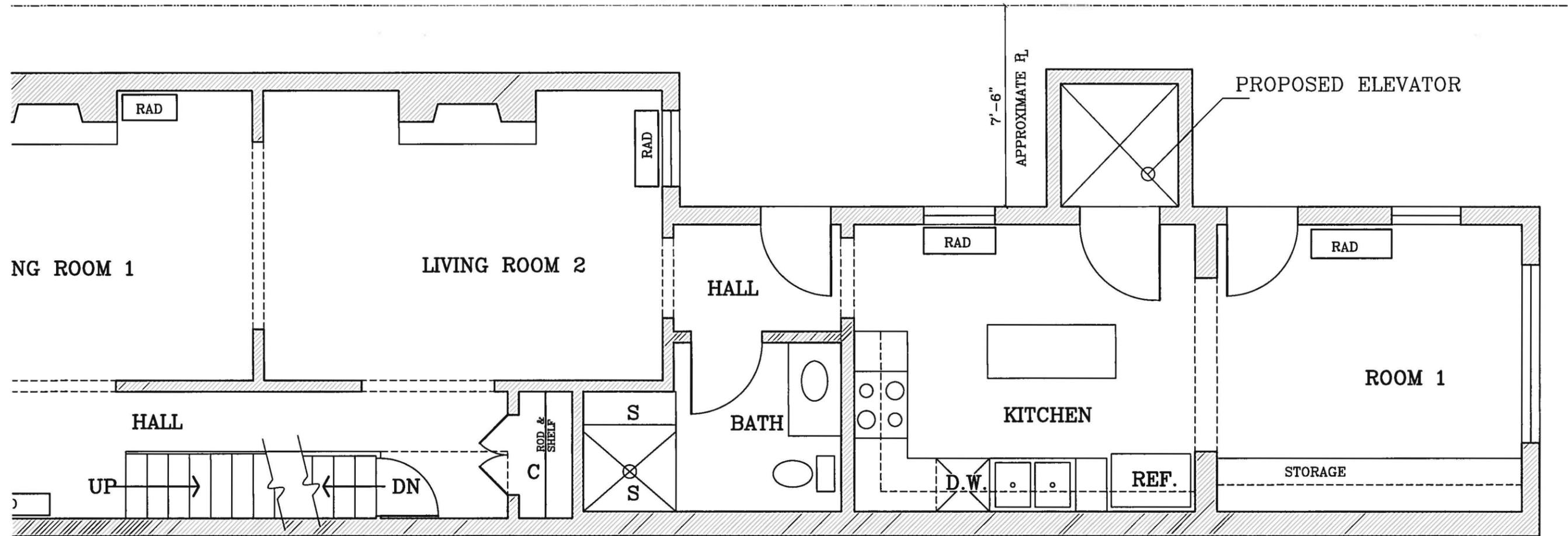


EXISTING PHOTOS – EXTERIOR REAR

**NO SCALE
DATE: 6.14.12**

804 DUKE STREET

LEWIS & ASSOCIATES LTD., ARCHITECT



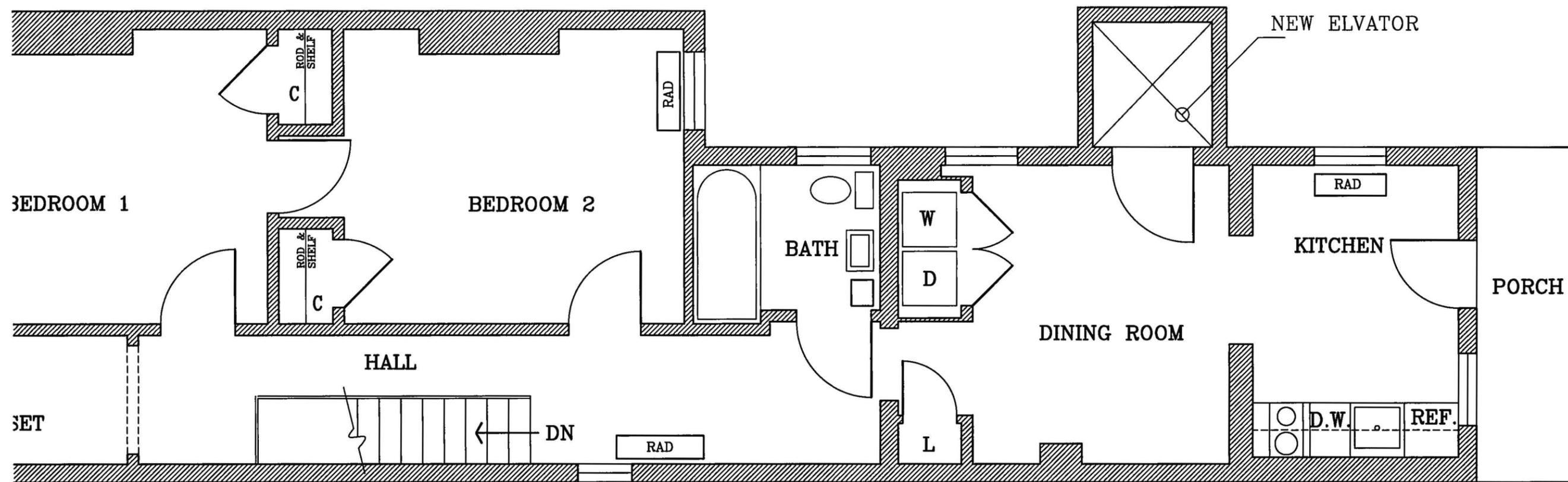
○ FIRST FLOOR PLAN

PROPOSED FIRST FLOOR

SCALE: 1/4"=1'-0"
DATE: 6.14.12

804 DUKE STREET

LEWIS & ASSOCIATES LTD., ARCHITECT



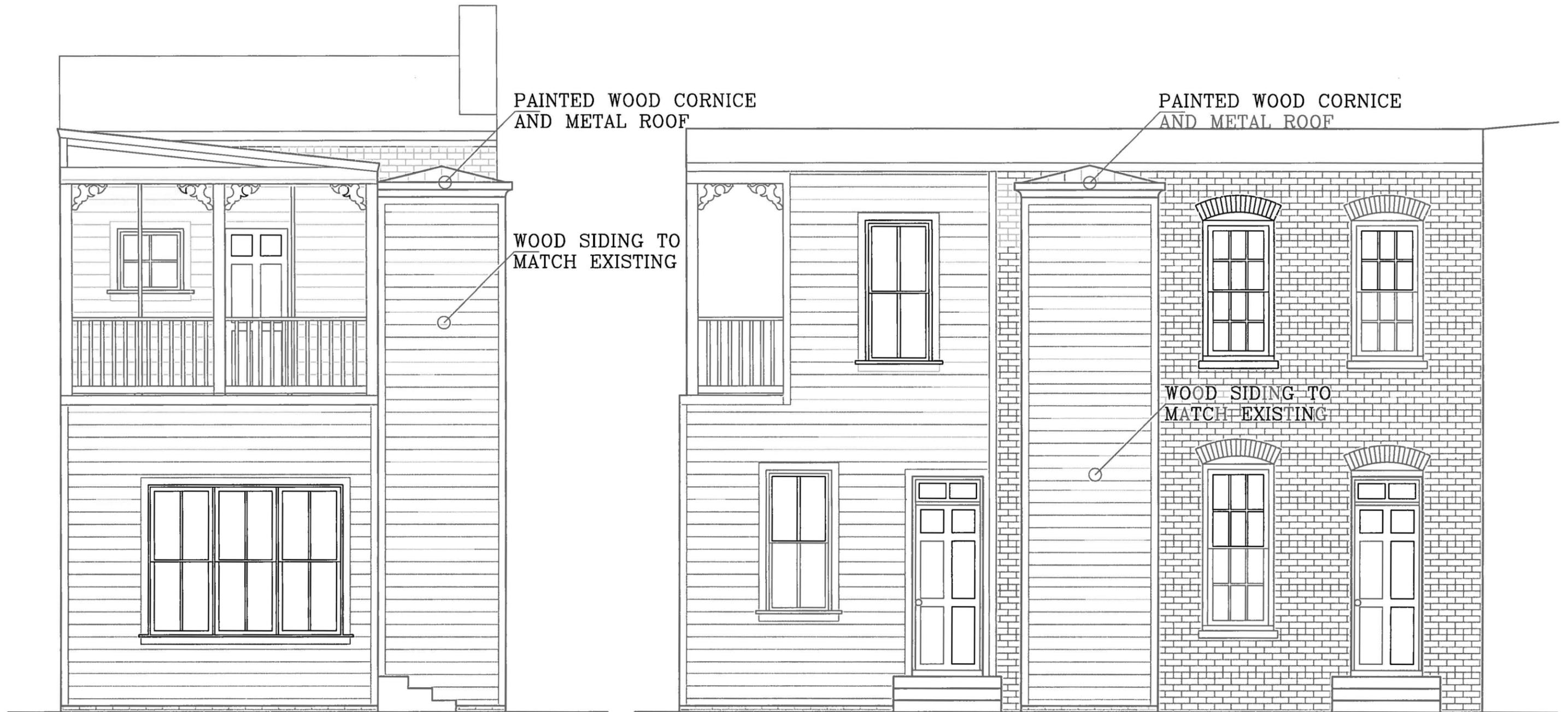
○ SECOND FLOOR PLAN

PROPOSED SECOND FLOOR

SCALE: 1/4"=1'-0"
 DATE: 6.14.12

804 DUKE STREET

LEWIS & ASSOCIATES LTD., ARCHITECT



PAINTED WOOD CORNICE
AND METAL ROOF

PAINTED WOOD CORNICE
AND METAL ROOF

WOOD SIDING TO
MATCH EXISTING

WOOD SIDING TO
MATCH EXISTING

○ REAR ELEVATION

○ SIDE ELEVATION

PROPOSED ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: 6.14.12

804 DUKE STREET

LEWIS & ASSOCIATES LTD., ARCHITECT

BAR Case #2012-00101

BAR Case # 2012-00102

ADDRESS OF PROJECT: 804 DUKE STREET

TAX MAP AND PARCEL: 074.04.01.10 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: JACK EZZELL

Address: 804 DUKE STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703.945.2030 mail: _____

Authorized Agent (if applicable): Attorney Architect 703.836.0950

Name: WENE R LEWIS / LAWYER Assoc Phone: _____

E-mail: RLEWIS7327@AOL.COM

Legal Property Owner:

Name: JACK EZZELL

Address: 804 DUKE STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703.945.2030 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).*

ADDITION OF AN ELEVATOR
SERVING FIRST & SECOND FLOOR.

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: *G. Ray Lewis/Agent for JACK EZZELL*
Printed Name: *G. R. LEWIS/AGENT FOR JACK EZZELL*

Date: _____

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. Jack Ezell	804 Duke St.	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 804 Duke St. (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. Jack Ezell	804 Duke St.	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. N/A		
2. N/A		
3. N/A		

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.

3/29/12
Date
Jon Han
Printed Name
[Signature]
Signature



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

A. Property Information

A1. Street Address 804 DUKE STREET Zone RM
 A2. 2300 x 1.50 = 3450.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	415	Basement**	415
First Floor	1015	Stairways**	42
Second Floor	1015	Mechanical**	10
Third Floor		Other**	-
Porches/ Other		Total Exclusions	467.
Total Gross *	2445		

B1. Existing Gross Floor Area *
2445 Sq. Ft.
 B2. Allowable Floor Exclusions**
467 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1978 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	28	Stairways**	
Second Floor	28	Mechanical**	
Third Floor		Other**	56
Porches/ Other		Total Exclusions	56
Total Gross *	56		

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1980 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3450 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	900
Required Open Space	690
Proposed Open Space	900

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

Signature: G. Reyes Garcia / 16009 44500 Date 6/14/12