

Docket Item # 5
BAR CASE # 2008-0112

BAR Meeting
July 23, 2008

ISSUE: Alterations & Signage

APPLICANT: Vincent Burgher

LOCATION: 1000 Cameron Street

ZONE: CD/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the applicant work with Staff to determine if the first floor windows can be retained and repaired if possible. If Staff determines the windows cannot be retained, the replacement windows on the first floor must be single-pane, true divided light wood windows with four lights and a fixed sash;
2. That the replacement windows on the second floor may be two-over-two, double-insulated wood windows with fixed exterior muntins and interior spacer bars;
3. That the wood brackets supporting the existing door hoods be retained or repaired, or replaced-in-kind, when the new door hoods are installed;
4. That the signs be constructed of wood or MDO plywood;
5. That the existing shutters should be retained and repaired, or replaced with operable wood panel shutters, sized to fit the openings; and,
6. That the applicant work with Staff prior to undertaking any additional alterations, including the replacement of any light fixtures or doors.

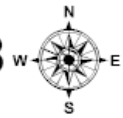
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information



BAR CASE #2008-0112

7/23/2008



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a number of alterations and signage at 1000 Cameron Street.

Windows

The applicant proposes to replace the existing wood windows with new wood windows. The existing windows on the first floor are fixed single sash windows with four lights. The upper windows are six-over-six, double-hung wood windows. The new windows are proposed to be Kolbe & Kolbe double-insulated, simulated divided light wood windows in a six-over-six configuration. The windows will be painted white.

Stoop

The existing concrete scoop in front of the North Patrick Street entrance will be replaced with a brick stoop of the same size.

Basement Hatch

The existing at-grade basement entrance on the west elevation is currently accessed by a hatch made from a single sheet of plywood. The existing door is in poor condition and the applicant proposes to replace it with new double hatch doors on a raised brick plinth. The hatch is proposed to be constructed of wood and will be painted black.

Door Hood

The two existing Spanish tile door hoods, one facing North Patrick Street and the other fronting on Cameron Street, will be replaced with standing seam metal (either copper or tin) door hoods.

Signage

Two signs will be installed, one hanging sign and one wall sign. The hanging sign will be located at the corner of the building facing Cameron Street. The circular sign will measure 18" in diameter and will be hung from a black metal bracket. The wall sign will measure 1.5' by 4' and will be located over the northernmost door facing North Patrick Street. Both signs will be constructed of high density foam and will read WYMOND ASSOCIATES LLC. The signs will have a white background with dark blue lettering and will include the business's logo.

Other Alterations/Repairs

The applicant also proposes to repair the existing rotted door and window sills.

II. HISTORY:

The late Victorian townhouse on the corner of North Patrick Street and Cameron Street was constructed sometime between 1885 and 1891, according to the City's Sanborn Fire Insurance Maps. The two-story brick building was originally constructed as a single unit; however, around the turn of the century the building was divided into two units facing Cameron Street. The corner unit had a variety of commercial uses over the years, including a grocery store and an oyster shop.

Staff could locate no previous Board approvals for this property.

III. ANALYSIS:

The proposed alterations comply with Zoning Ordinance requirements.

Staff supports the renovation of this historic property, which has fallen into significant disrepair over the last few years. Staff finds the majority of the proposed alterations – the stoop, basement hatch and repair of the damaged sills – to be appropriate and in conformance with the *Design Guidelines* for alterations. However, some of the alterations warrant further discussion.

Windows

The *Design Guidelines* recommend that all windows on historic properties be single glazed (1 pane of glass) with true divided lights, although the Board has on a number of occasions permitted the use of double pane insulated windows with exterior mullions and interior spacer bars, often in less visible locations. Double insulated windows, like those proposed by the applicant, have a different appearance than historic windows with single glazing. Because windows are such a character-defining feature of a building and this particularly building is highly visible, Staff recommends repair and retention of the historic windows on the first floor if feasible (Staff believes that these single sash windows may be original). Because the *Guidelines* state that “double glazed true divided light wood windows” are acceptable, Staff recommends approval of historically appropriate, two-over-two, true divided light, double insulated, wood windows with fixed exterior muntins and interior spacer bars for the second floor windows.

Signage

Although the *Design Guidelines* state that, “generally, only one sign per business is appropriate,” Staff believes that two signs are acceptable in this particular case because the building has two street frontages, as a corner building. However, Staff does object to the use of high density foam signs for this historic building and instead recommends that the applicant install either a wood or MDO (Medium Density Overlay plywood) signs. When applying for a sign permit the applicant should also include specifications for the metal bracket, which should be mounted into the mortar joints and not the historic brick.

Door Hood

Staff supports the replacement of the Spanish tile door hoods with construction of the standing seam metal door hoods provided that the existing brackets supporting the hood structures be either retained and repaired if possible or replaced-in-kind.

Shutters

The application does not include a discussion of the existing shutters, some of which are in significant disrepair or are missing. Although shutters would not typically have been installed on a building of this age, it is clear that the existing shutter hardware was installed some time ago. While Staff would typically recommend that the shutters be removed because they are not historically appropriate, Staff has no objection to the retention of the existing shutters in this case, provided that they are retained and repaired, or replaced with operable wood panel shutters, sized to fit the openings.

Other Alterations/Repairs

Because the applicant is undertaking a wholesale renovation of this property, Staff is particularly concerned that the rehabilitation be historically appropriate. Staff has observed in recent weeks since the new owner purchased the property that inappropriate repointing of the exterior brick walls has been completed using modern cement that will be very damaging to the exterior brick

walls, rather than using softer lime-based mortar that would be appropriate to this era dwelling and to this brick. Although no other alterations are proposed at this time, Staff wishes to remind the applicant that any additional modifications to the building, such as the addition of exterior lighting fixtures or the replacement of doors, must be brought to Staff's attention prior to construction or installation. If the alterations are considered to be historically appropriate, Staff may be able to administratively approve the work without the applicant having to return to the Board for approval.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the applicant work with Staff to determine if the first floor windows can be retained and repaired if possible. If Staff determines the windows cannot be retained, the replacement windows on the first floor must be single-pane, true divided light wood windows with four lights and a fixed sash;
2. That the replacement windows on the second floor may be two-over-two, double insulated wood windows with fixed exterior muntins and interior spacer bars;
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3. That the signs be constructed of wood or MDO plywood;
4. That the existing shutters may be retained and repaired, or replaced with operable wood panel shutters, sized to fit the openings; and,
5. That the applicant work with Staff prior to undertaking any additional alterations or repairs, including the replacement of any light fixtures or doors.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The applicant shall obtain a sign permit for the proposed sign and/ or wall lettering.
- C-1 Projecting, hanging signs must comply with USBC [H103-H107, H112] for type of materials, maximum projection, vertical clearance below all parts of the sign, and additional loads.
- C-2 Awnings must comply with all applicable requirements of USBC 3105.3 and 3202.3.1. Retractable and fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required. Retractable awnings must be securely fastened to the building and can not extend closer than 24 inches in from the curb line (USBC 3202.3.1).
- C-3 Fixed awnings must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration (USBC 3105.3).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- 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.

Historic Alexandria:

- F-1 Table pending submission of clear photos, including photos of building facades and plan showing location of proposed improvements.

VI. IMAGES



Figure 1: Cameron Street elevation

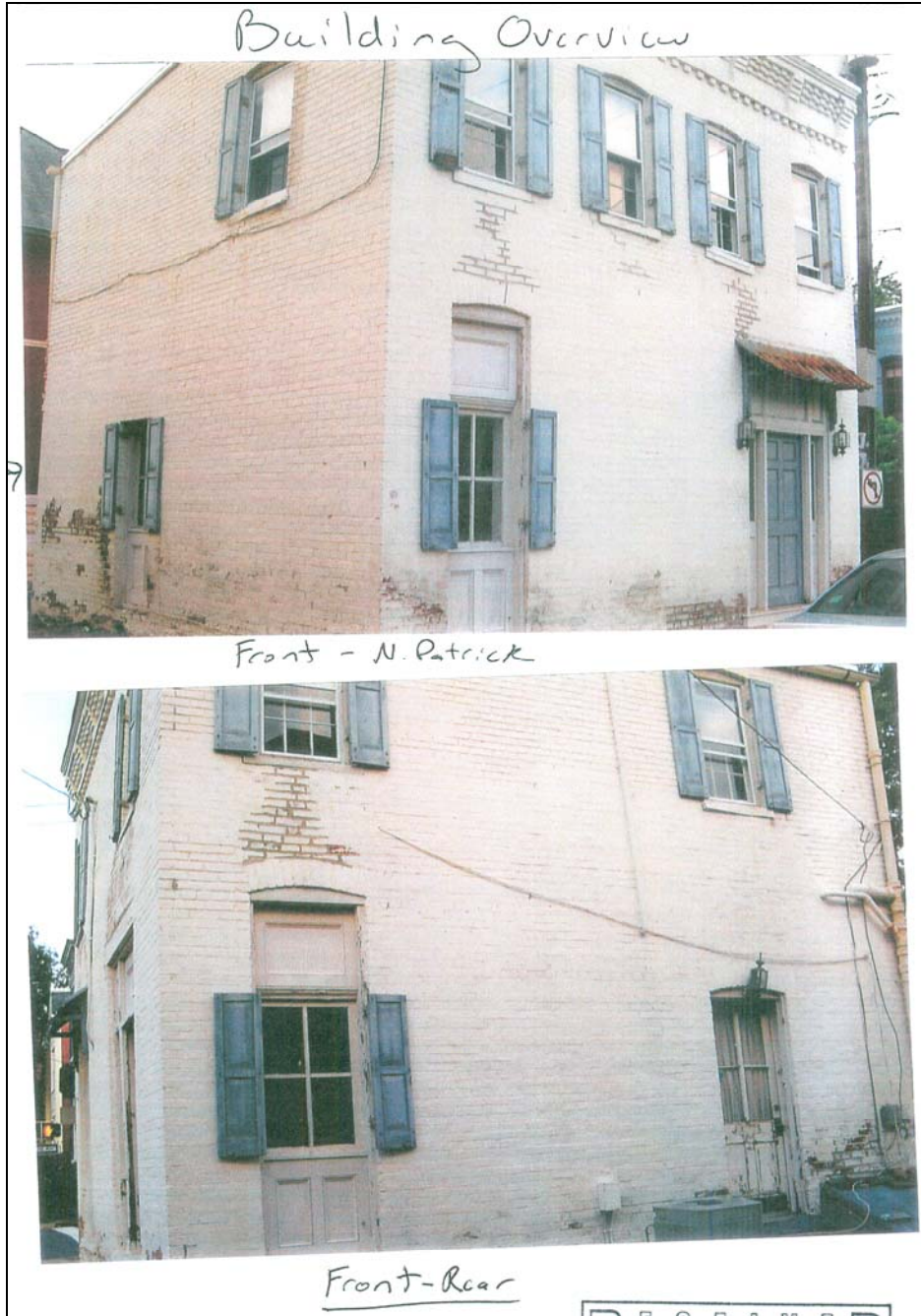


Figure 2: Patrick Street elevation and west elevation

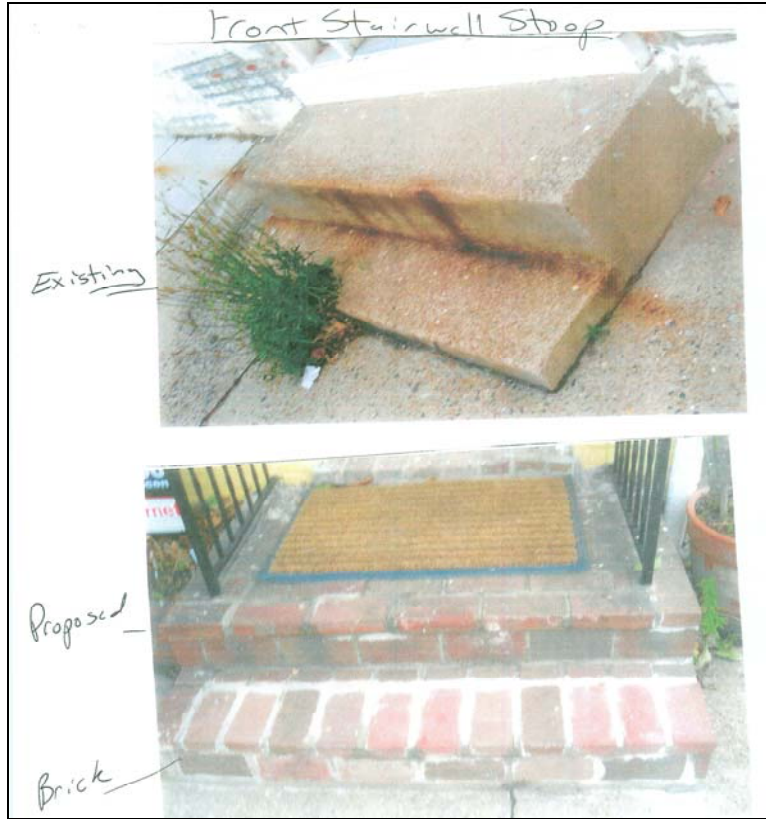


Figure 3: Existing and proposed stoop



Figure 4: Existing and proposed windows

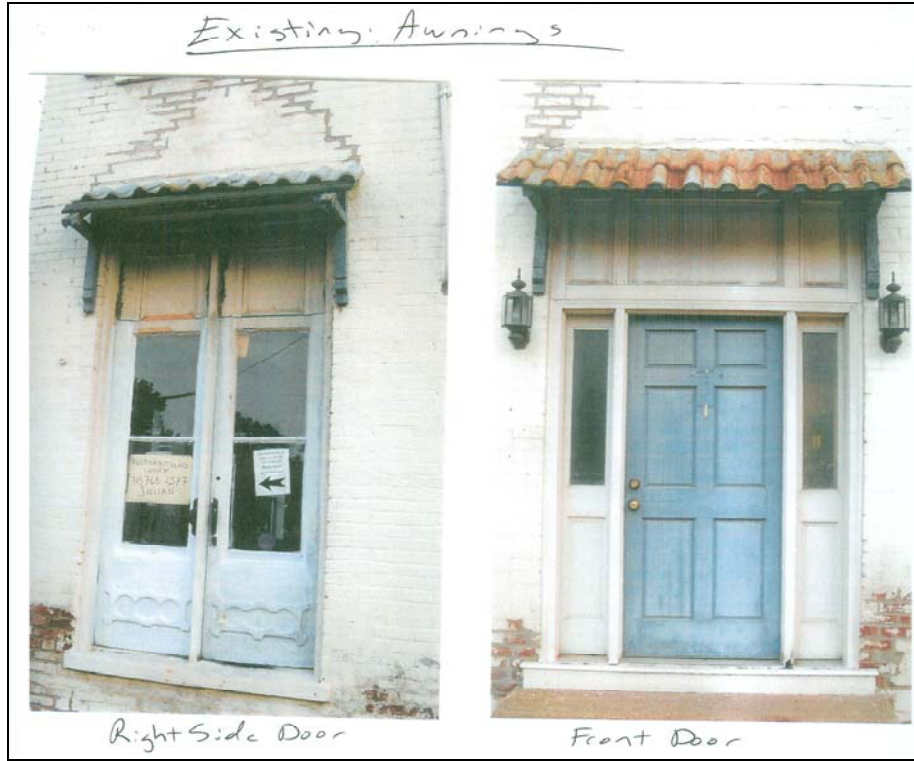


Figure 5: Existing awnings

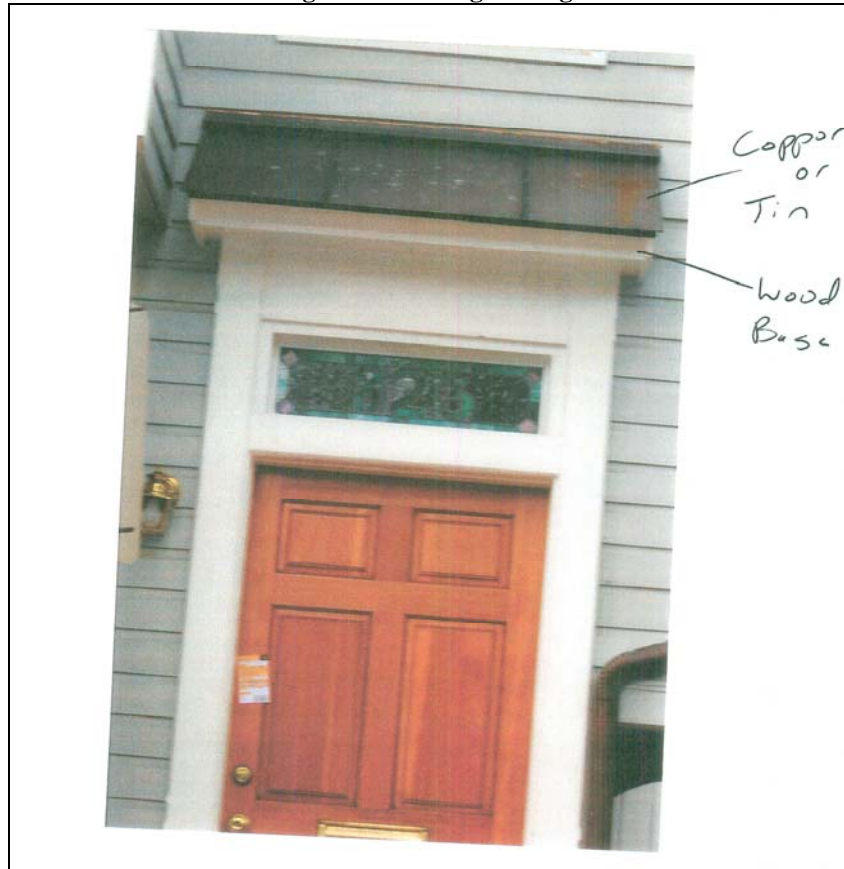


Figure 6: Proposed type of awning



Figure 7: Existing basement hatch



Figure 8: Proposed type of basement hatch

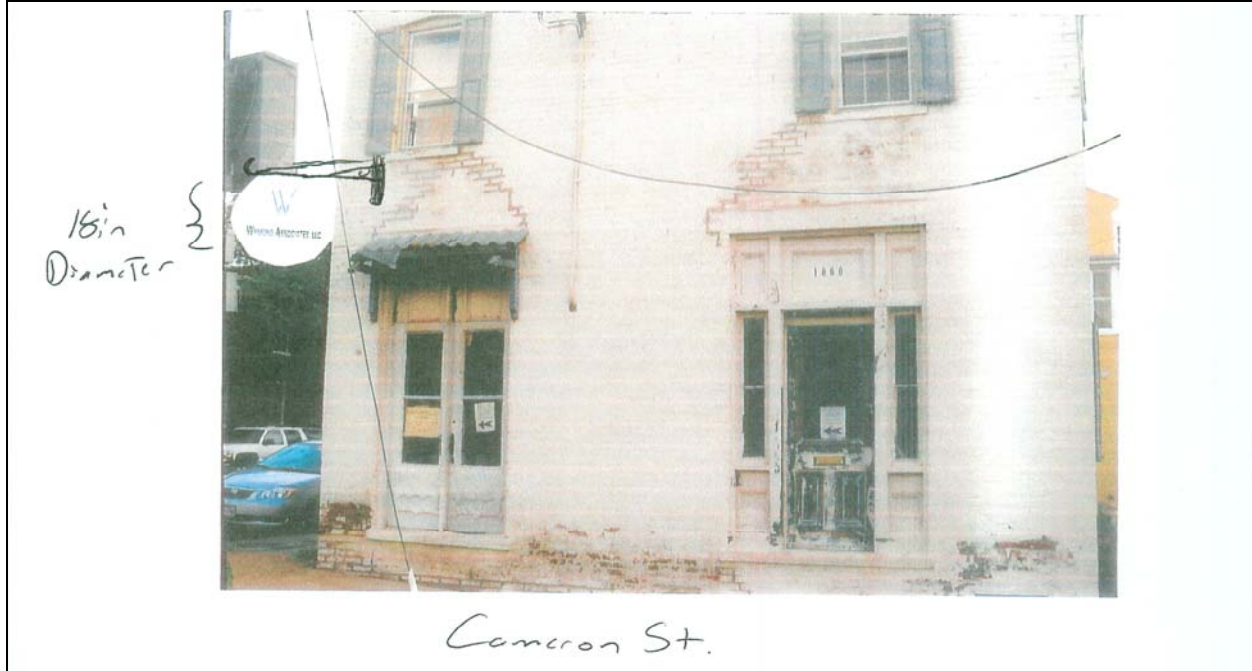


Figure 9: Proposed hanging sign

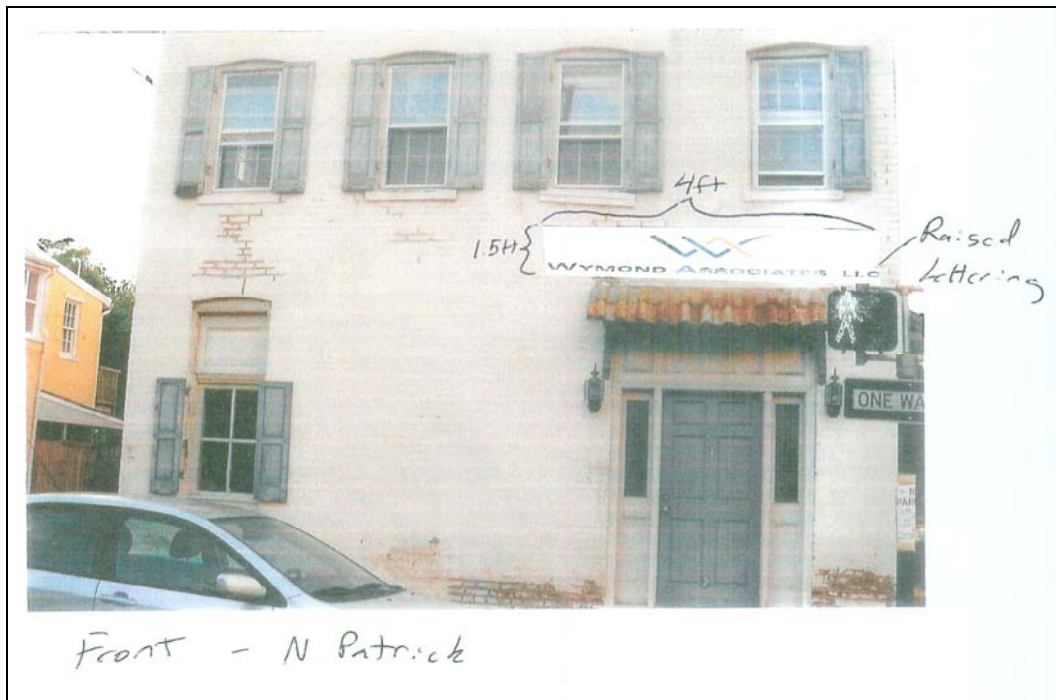


Figure 10: Proposed wall sign