Docket Item # 1
BAR CASE # 2011-0042

BAR Meeting
September 14, 2011

ISSUE: Alterations

APPLICANT: Annette Wietecha (Ned Ponder, Agent)

LOCATION: 415 North Payne Street

ZONE: RB / Residential

STAFF RECOMMENDATION: Approve the deferred portion of the March 23, 2011 Certificate of Appropriateness application with the conditions:

1. That the cable wire balustrade will be mounted horizontally instead of vertically and be spaced in compliance with Virginia Residential Code sec. R312;
2. That the metal newel posts on the balustrade will not extend above the height of the guardrail;
3. That the metal used on the awning and the balustrade will be stainless steel.

BOARD ACTION, March 23, 2011: Portion approved as amended and portion deferred for further study, 5-0

CONDITIONS OF APPROVAL

1. Approval of the stone retaining wall, concrete walk and stair;
2. Deferral of the proposed front portico and railing and that the applicant return to the Board with a simple, modernist portico after working with Staff to study what is appropriate for this building type;
3. That the existing wood planter in the public right-of-way be removed by the applicant.

SPEAKERS

Ned Ponder, representing the applicant, spoke in support of the application and agreed with the staff recommendation. He suggested a wood and glass portico.

BOARD DISCUSSION

Ms. Rankin supported the staff recommendations and had questions for the applicant regarding options for the portico and whether the existing wood planter would be removed. The applicant confirmed that the wood planter will be removed.

Mr. Meick agreed the proposed portico was inappropriate and felt comfortable with the applicant working with staff to design an appropriate design.

Mr. Duffy agreed with the staff report and noted that it was important to set the bar high because this portico will be an example for similar applications in the future. He asked staff to prepare a brief survey and history of this building type to educate the Board before this case is heard again.

Ms. Kelley was in agreement with the other Board members and the staff report.

Chairman Conkey thought the portico design was an interesting project and wanted the Board to review the final design rather than staff. He suggested a minimalist design with the use of steel and glass.

Ms. Rankin moved approval of the staff recommendation for approval of the stone retaining wall, concrete walk and stair but deferred a decision on the portico with a request that the applicant return to the Board with a simple modernist portico. Mr. Meick seconded the motion which passed unanimously, 5-0.

REASON
The Board generally agreed with the Staff analysis and felt that the portico design should be restudied to reflect the architectural character of this vernacular rowhouse. The Board noted the number of mid-century brick two-story townhouses in the district, and believed that this was an opportunity to survey the district and determine what type of portico/canopy/entry would be appropriate for this very simple and unadorned architectural style. The Board asked staff to perform a brief survey and present findings at a subsequent hearing to place this project into context.

STAFF RECOMMENDATION, March 23, 2011:

1. Approval of the stone retaining wall, concrete walk and stair;
2. Denial of the proposed front portico and railing and approval of a simple modernist awning and minimal handrail, to be reviewed and approved by Staff;
3. That the existing wood planter in the public right-of-way be removed by the applicant.

*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 final approval 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 siding or roofing over 100 square feet, windows and 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, 703-746-4200 for further information.

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PRINCESS ST
BAR CASE #2011-0042
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I. ISSUE

At the March 23, 2011 hearing, the Board approved the stone retaining wall and deferred the proposed front portico and railing. It was also requested that the applicant work with Staff on a design for the portico that contained simple, modernist details appropriate for this building type.

After consultation with Staff, the applicant has revised their proposal and is currently requesting approval of a Certificate of Appropriateness for:

1. The installation of a glass and steel awning above the existing front entry.
2. The installation of a cable and steel balustrade on the previously approved 3 foot by 4 foot brick stoop.

II. HISTORY

The two-story, three-bay end unit townhouse at 415 North Payne Street was constructed in **1942** as one of seven units fronting North Payne Street. Nearly identical townhouses were constructed at the same time on the 1200 block of Oronoco Street and the 400 block of North Fayette Street. The subject townhouse is typical of those built in the mid-20th century to accommodate the population surges in this area during and after WWII. The brick townhouse has punched door and window openings. Decorative embellishments are limited to a simple brickwork pattern under the cornice.

Staff did not locate any previous BAR approvals for 415 North Payne Street.

The National Register Uptown/Parker-Gray Historic District nomination identifies this property as a contributing resource.

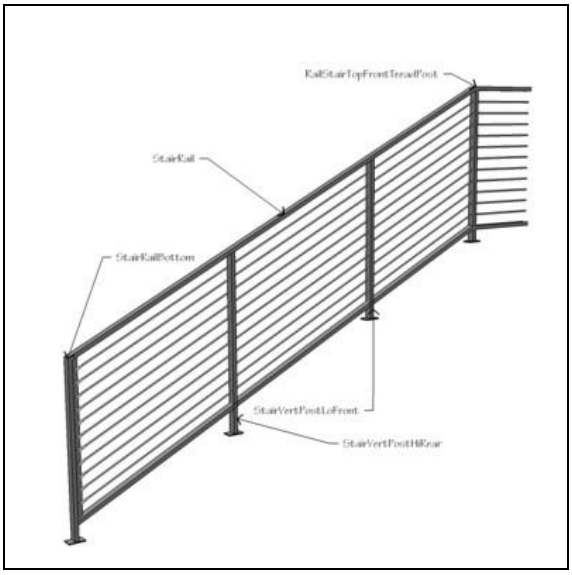
III. ANALYSIS

The proposed alterations comply with the RB Zoning Ordinance requirements.

After the Board's deferral of the portico at the March 23, 2011 hearing, Staff met with the applicant to address the Board's concerns regarding the design. The applicant has revised the submittal, which is more modern in style. The proposal includes a simple glass/steel awning and steel and cable balustrade, in lieu of the previous Colonial Revival covered portico. This new design is consistent with the post-Great Depression architectural philosophy of the late 1940s, which encouraged the use of man-made materials (glass, steel) practicality, repetition, symmetry, and simplicity.

The applicant has provided drawings illustrating the details for the custom balustrade and awning. After reviewing these new drawings, Staff recommends small modifications to the balustrade's design which will create a more streamlined and simplified architectural feature. The suggested modifications are that the cable wire be mounted horizontally instead of

vertically and spaced in compliance with Virginia Residential Code sec. R312; revising the detail on the upper metal newel post so that it does not extend above the height of the guardrail (this is a requirement of 2009 Virginia Residential Code sec. R311.7.7.2); and specifying that the metal used on the awning and the balustrade be stainless steel. These changes will allow for a railing design similar to that illustrated below:



Staff believes that the current application, with the suggested amendments, address the Board's outstanding issues and recommends approval with the conditions described above.

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning:

F-1 The subject property is zoned RB.

C-2 The proposed front canopy above an existing front stoop (greater than 2' from grade) will not reduce open space and complies with the allowable FAR.

Code Administration

F-1 The following comments are for 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 Thomas Sciulli, Plan Review Supervisor at 703-746-4190 or thomas.sciulli@alexandriava.gov.

C-1 Building permits will be required to be issued prior to the start of any construction work at the site.

C-2 Details of the type and size of fasteners and wire diameter will be required to accompany the permit application

Transportation and Environmental Services

RECOMMENDATIONS

R1. The building permit plans shall comply with requirements of City Code Section 8-1-22 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. Also note that any work from the public right of way or to the public right shall require permits form T&ES. (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. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)

R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

FINDINGS

F1. An approved grading plan may be required at the time of building permit application. Information provided provide at this time do not indicate the need for a grading plan submission.
Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.
http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf

CITY CODE REQUIREMENTS

C-1 An Encroachment is required for improvements in the right of way not permitted under the City Code (Sec. 5-2-29)

C-2 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).

C-3 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.

C-4 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.8-1-22)

C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)

C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

V. IMAGES

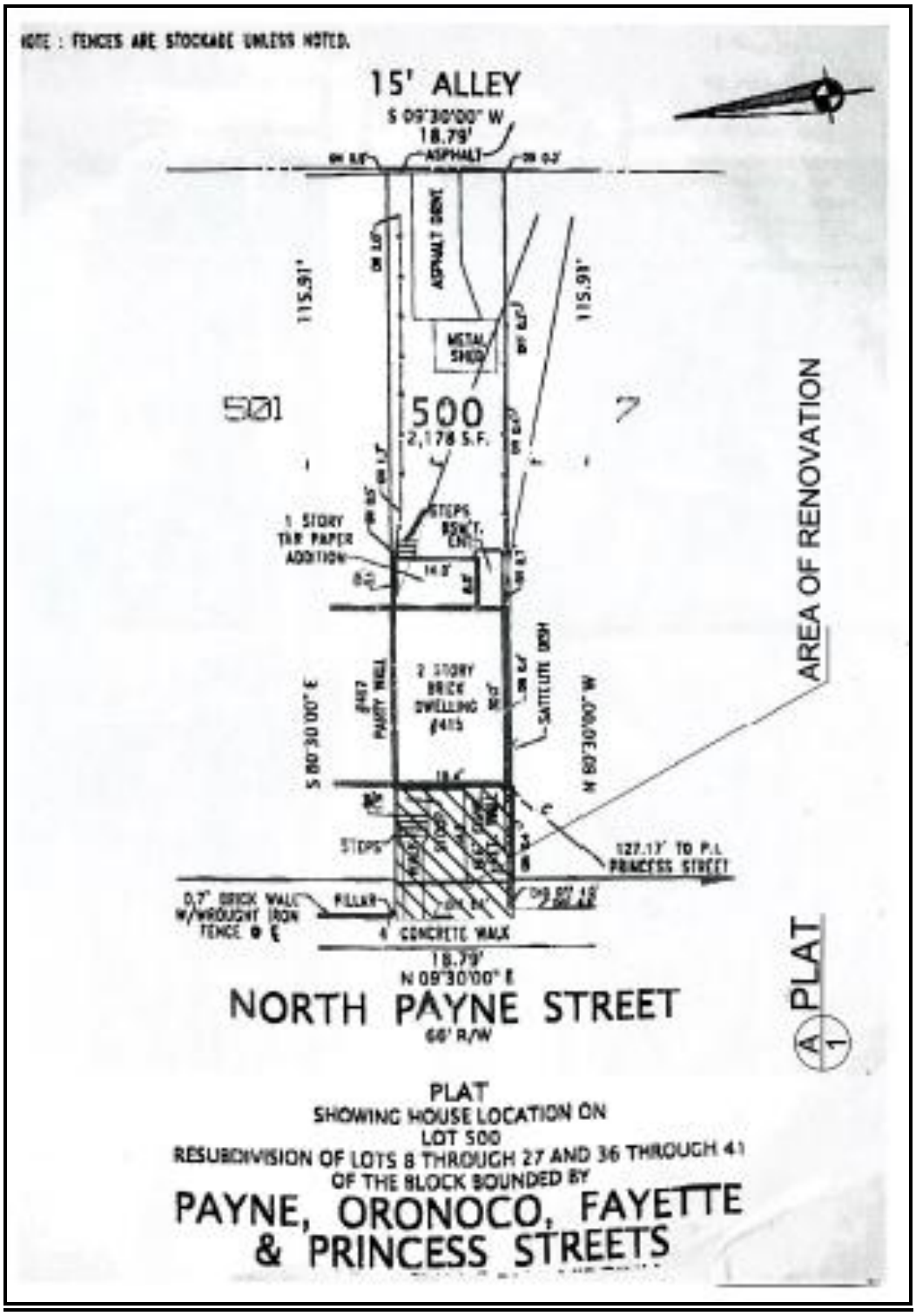


Figure 1: Existing plat

Figure 2: Existing Front Elevation

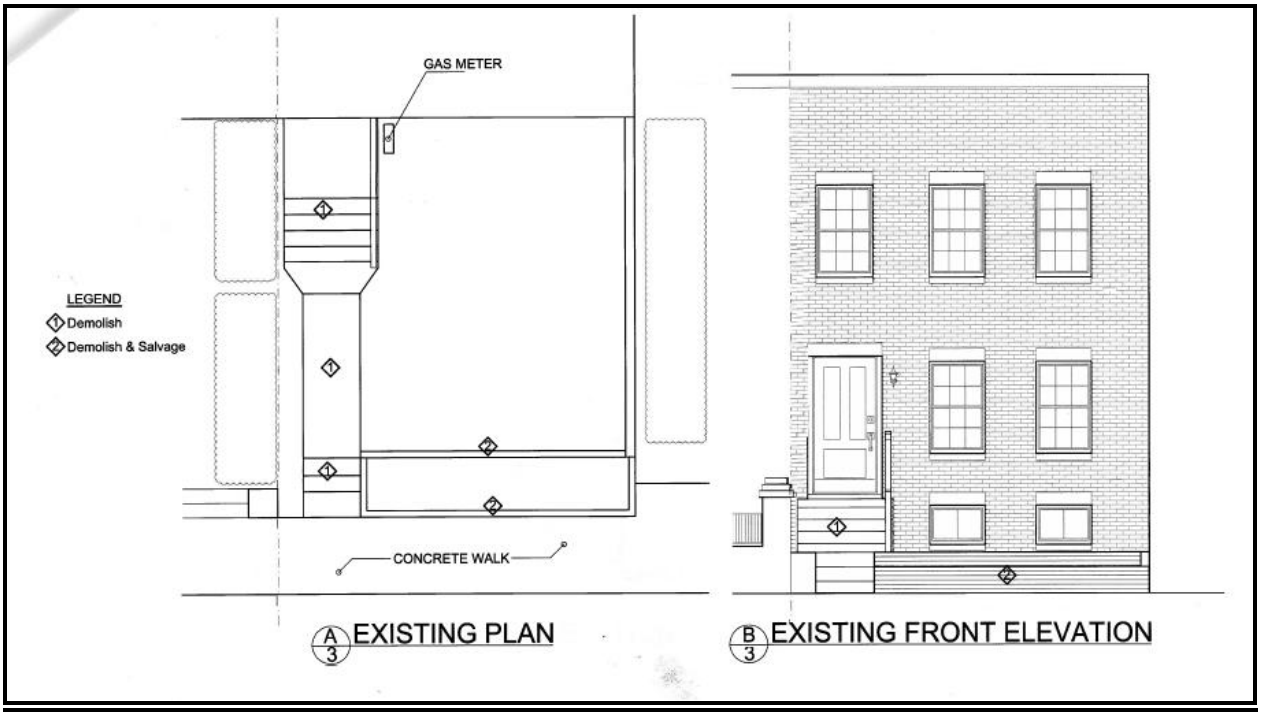


Figure 3: Existing plan and front elevation

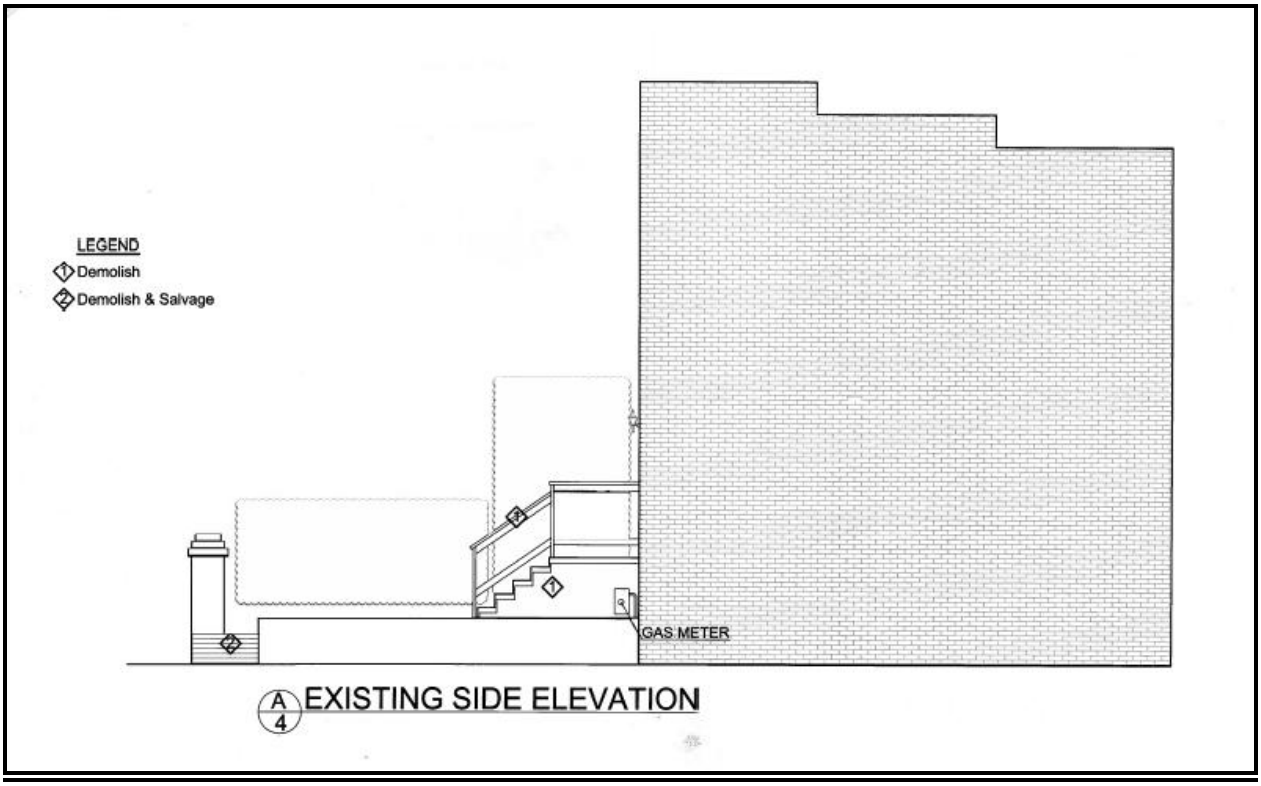


Figure 4: Existing side elevation

Figure 5: Proposed plan/elevation

Figure 6: Illustrative Example of Proposed Awning

Figure 7: Illustrative Example of Proposed Vertical Cable "Picket" Balustrade

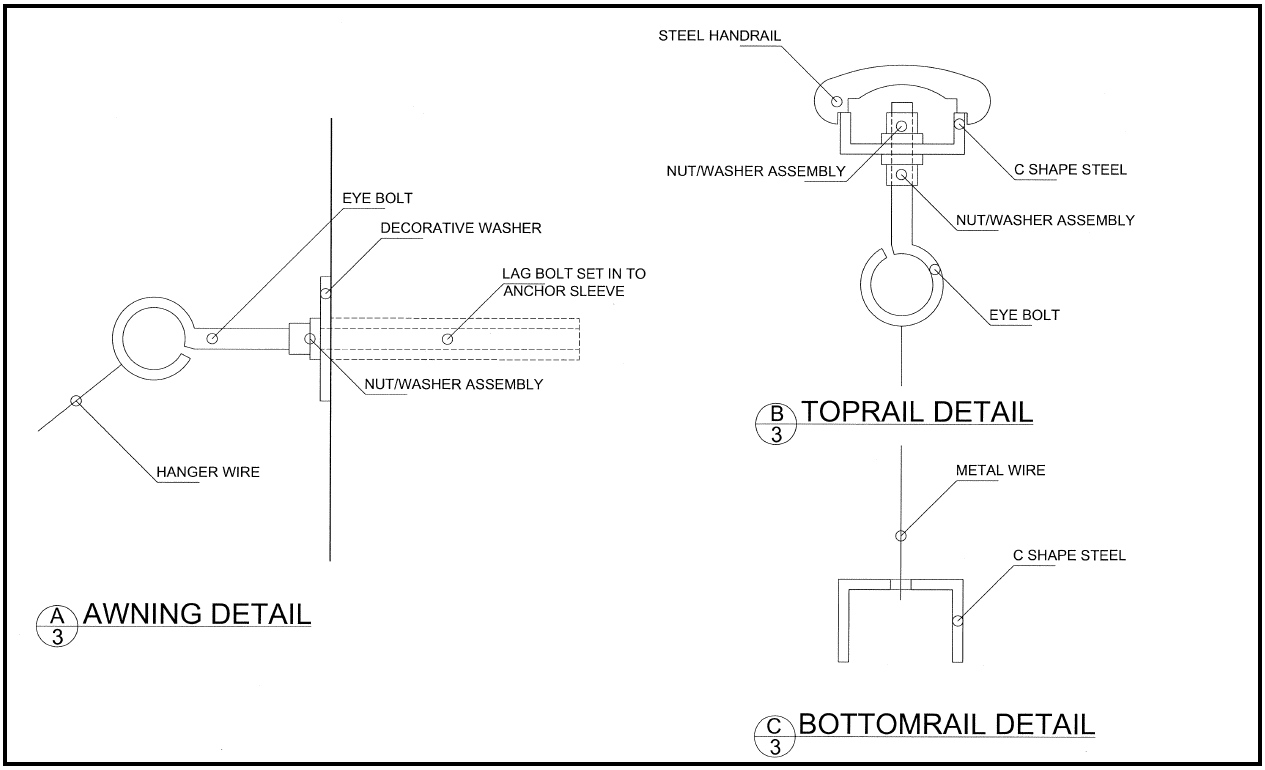


Figure 8: Proposed Awning/Railing Detail

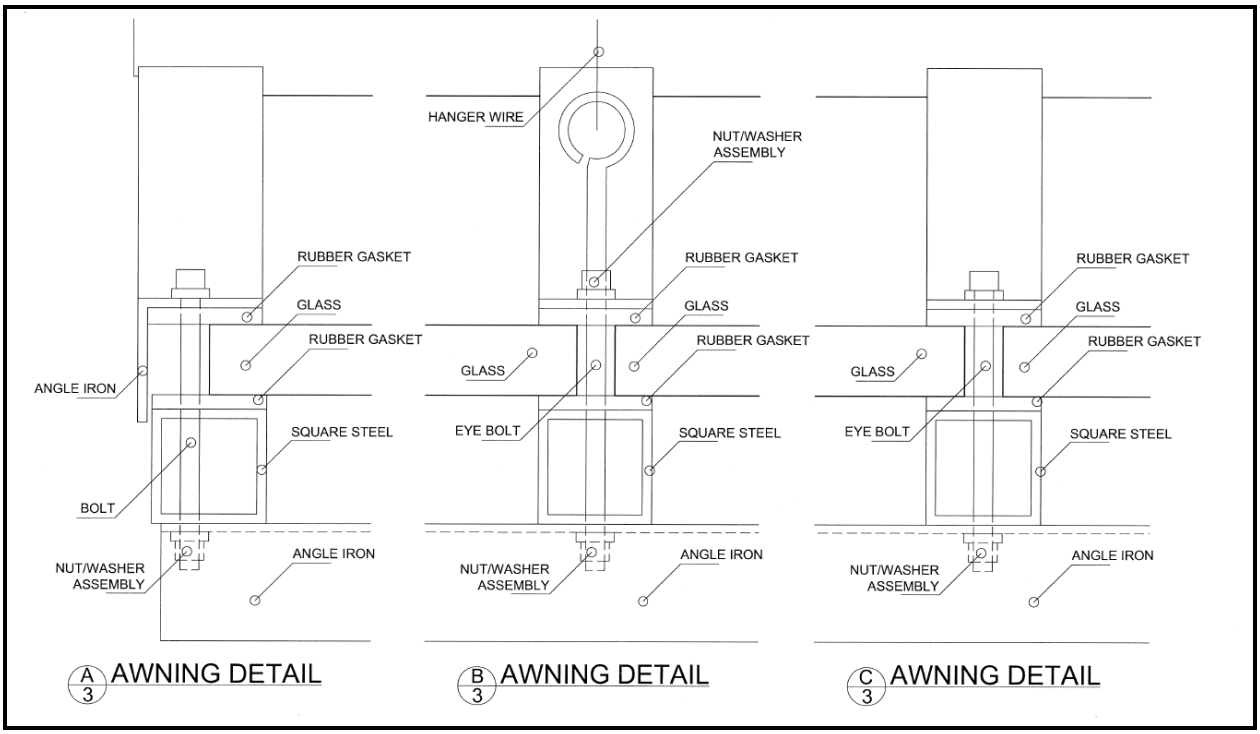


Figure 9: Proposed Awning Details

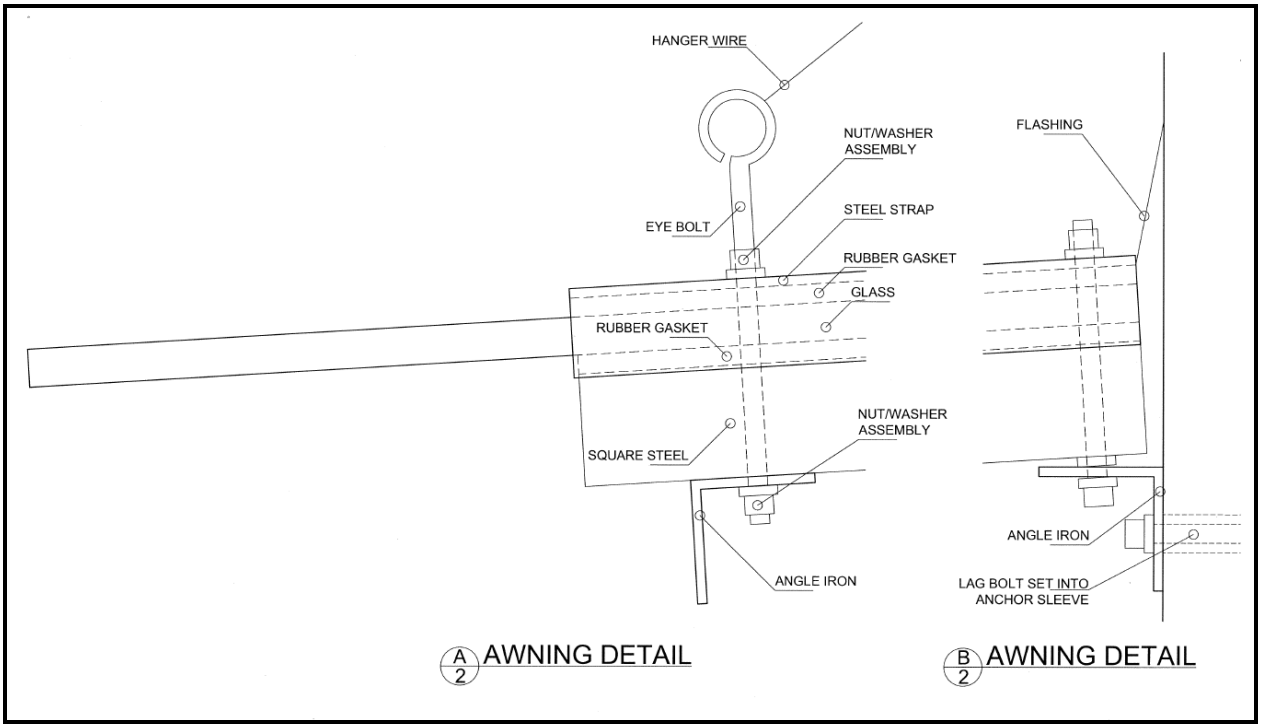


Figure 10: Proposed Awning Details