

Docket Item # 6 & 7
BAR CASE # 2011-0103, 0104

BAR Meeting
June 1, 2011

ISSUE: Permit to Demolish/Encapsulate & Addition

APPLICANT: John Butler & Holly Herman by Bud Adams

LOCATION: 519 Wilkes Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness, with the conditions:

1. That the color of the new composition roof will conform to the Board's adopted *Roof Policy*.
2. That the new window and door specifications will conform to the Board's adopted *Window Policy*.
3. That the existing windows on the front elevation of the building will be replaced with 6/9 and 9/9 windows that conform to the Board's adopted *Window Policy*.

*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.



BAR CASE #2011-0103 & #2011-0104



Note: Staff coupled the reports for BAR #2010-0103 (Permit to Demolish/Encapsulate) and BAR #2010-0104 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish and a Certificate of Appropriateness for the construction of a third floor addition at 519 Wilkes Street.

The area of demolition consists of the entire roof structure on the main body of the house, including the existing false gambrel roof, an area of approximately 400 square feet.

The applicant proposes to construct a new gable roof form on the main body of the house with a ridge height approximately 7 feet 6 inches higher than the existing ridge height, matching the roof form of the neighboring building to the east. The new roof on the main building mass will contain a gable roof with a 4/12 pitch, while the rear portion will continue to have a shed roof supporting a new roof deck. The new deck will contain a new heat pump. The roof deck's balustrade will also serve as required screening for the heat pump. The front façade will be increased in height by approximately 4 feet 10 inches, which will be accomplished by matching the existing stucco. The gutters and downspouts will be painted aluminum to match existing. The new fascia board will align with the neighboring building to the east.

The side and rear elevations of the addition will have HardiePlank siding with a 5" reveal and the gable roof will be sheathed in Timberline architectural composition shingles. A sun tunnel skylight will be installed on the rear slope of the gable roof behind the existing chimney.

On the front elevation of the addition there will be a centered, pedimented dormer with a multi-light casement window and above the existing second floor windows, two double-hung windows flanked with paneled, operable wood shutters. The existing 9/9 and 6/9 windows on the front elevation which currently contain sandwich muntins will be replaced with double-hung simulated-divided light painted wood windows. A multi-light casement and painted wood, multi-light slider door will be installed on the rear elevation. The simulated-divided-light painted, wood windows will be manufactured by Jeld-Wen with double-insulated glass and 7/8 inch muntins to match existing. The trim will be wood or a painted, solid-wood composite, such as Azek.

A new, painted wood, Colonial Revival style door surround will be installed around the front entry and simple, painted wood lintels will be added above the existing windows.

II. HISTORY:

The interior unit townhouse at 519 Wilkes Street is one of six, two-story, two-bay townhouses along Wilkes Street constructed in **1950** (Building Permit #04742, 3/28/50). The cinder block rear addition appears to date to the 1970s.

Previous Approvals:

The Board approved alterations to the front of 519 Wilkes in 1977. On October 20, 2004, The Board approved the demolition of and infill of portions of the side and rear walls at the back of the house as part of a reorganization of the fenestration on the second story (BAR#2004-0218.)

The Board has approved alterations to other properties in the same row: 513 Wilkes Street (BAR Case #95-52, 8/20/1992) and 521 Wilkes Street (BAR Case #92-121, 6/3/1985).

III. ANALYSIS:

Staff has no objection to the proposed demolition of the roof structure, and believes that the proposed third floor addition is compatible in scale, massing and design with the adjacent townhouses.

Permit to Demolish

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, while this mid-20th century townhouse is a successful background building and compatible with nearby historic structures, it is without individual historical interest or uncommon architectural merit and none of the criteria for demolition and encapsulation are met and the Permit to Demolish should be granted.

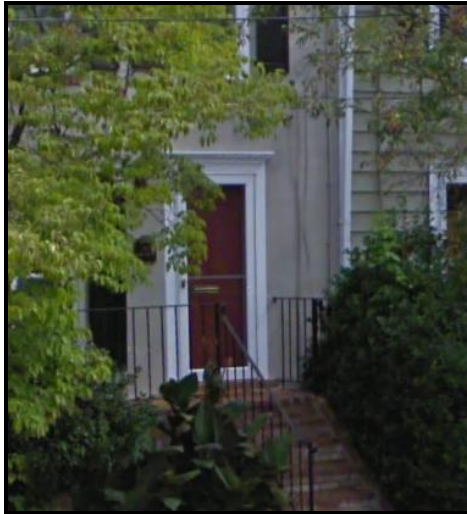
Addition

The proposed addition complies with the RM zone as defined in the City's Zoning Ordinance.

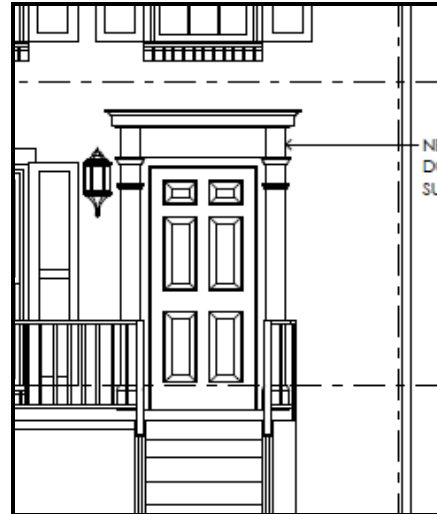
The construction of additions on any building within a historic district must be evaluated not only for its impact on the building to which it is being attached, but also for its effect on the historic district's scale and character.

The *Design Guidelines* encourage "respectful additions" which "make use of the design vocabulary of the existing...structure" and supports additions that "reflect the building massing along the blockface." It is also recommended that the form of the additions "express the prevailing shape of the residential building." It is the opinion of Staff, that the design of the addition is compatible in style and massing to the historic townhouses, and conforms to the *Design Guidelines* for additions. The proposed dormer is consistent with the architectural vocabulary found throughout the neighborhood and is compatible with the townhouse's Colonial

Revival style. Furthermore, Staff has no objection to the proposed height increase and conversion of the attic into a habitable third floor, the extension of the main roof, and the construction of the new dormer, as these alterations are minor in scale and massing. Staff does note that the existing door surround is being altered with a more high-style Colonial Revival surround with Doric pilasters and entablature.



Existing Door

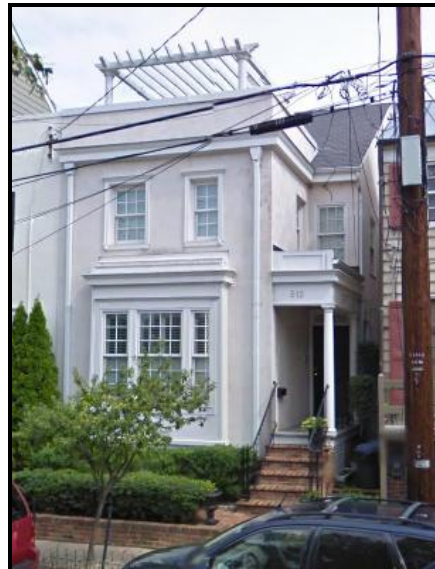


Proposed Door

Although, the trim and detailing on the existing entry doors along the blockface are modest; 513 Wilkes has a Colonial Revival portico with large frieze board and molded cornice, and 523 Wilkes has a two--story Colonial Revival porch, Staff feels that the high-style door surround proposed for 519 Wilkes would be compatible with the adjacent townhouses. Staff recommends that the Board support the installation of the proposed entry surround.



523 Wilkes Street



513 Wilkes Street

The existing windows on the first and second floor of the front elevation will be replaced with windows which comply with the Board's current *Window Policy*, as they were installed without BAR review. As the applicants became aware that their windows were not in compliance with the *Policy*, they have agreed to replace the windows as part of this third floor addition. Staff recommends that the Board condition the approval of the addition on the replacement of the existing windows on the front elevation which comply with the Board's adopted *Window Policy*.

The new trim proposed for the third floor addition is to be a wood or a paintable solid wood composite. The applicant proposes to utilize wood trim on the alterations proposed on the first and second story façade, which includes the door surround and lintels. Staff does not object to a paintable wood composite material to be utilized on the third floor addition only, as this conforms to the Board's *Modern Materials Policy*.

519 Wilkes Street, as amended, will continue to be compatible with its adjacent townhouses, all of which continue to be modest, background buildings within the historic district. The proposed additional height does not exceed that of the adjacent building and the proportions of the façade are actually improved by the new windows and third floor addition. The additional mass of the front elevation is offset by the open space at the school on the south side of Wilkes Street. Staff believes that this project successfully demonstrates how an addition in the right location and on the right house can be integrated into a streetscape without adversely impacting the integrity of the historic district.

The proposed addition conforms to the *Design Guidelines* for residential additions and is compatible in style, material and fenestration with the existing townhouse as well as the surrounding streetscape. Staff recommends approval of both the Permit to Demolish and the Certificate of Appropriateness for the third floor addition at 519 Wilkes Street, as amended.

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 Section:

- C-1 Proposed front dormer, 3rd story addition and roof top deck comply with zoning and building height in the RM zone. Maximum building height allowed is 45 feet if the ridge faces the street. Proposed ridge height is 41 feet+/-.
- C-2 Proposed roof top heat pump must be screened or request a waiver of screening from BAR.

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 any demolition or new construction work
- C-2 The plans submitted with this BAR request are not approved for construction or demolition
- C-3 Five complete sets of sealed drawings will be required to be submitted for review prior to the issuance of any permits.
- C-4 A soils report will be required to be submitted for review along with the above plans
- C-5 At a minimum the submitted plans shall show:
- Footing and foundation details
 - Size, use, and ceiling height of all spaces
 - Framing details
 - Window and door openings
 - Deck details
 - A report on the adequacy of the existing foundation and bearing walls to support the load of a third floor addition.

Transportation and Environmental Services:

RECOMMENDATIONS

- 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. 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)

CITY CODE REQUIREMENTS

- C1 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)
- C2 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)
- C3 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)
- C6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)

V. IMAGES

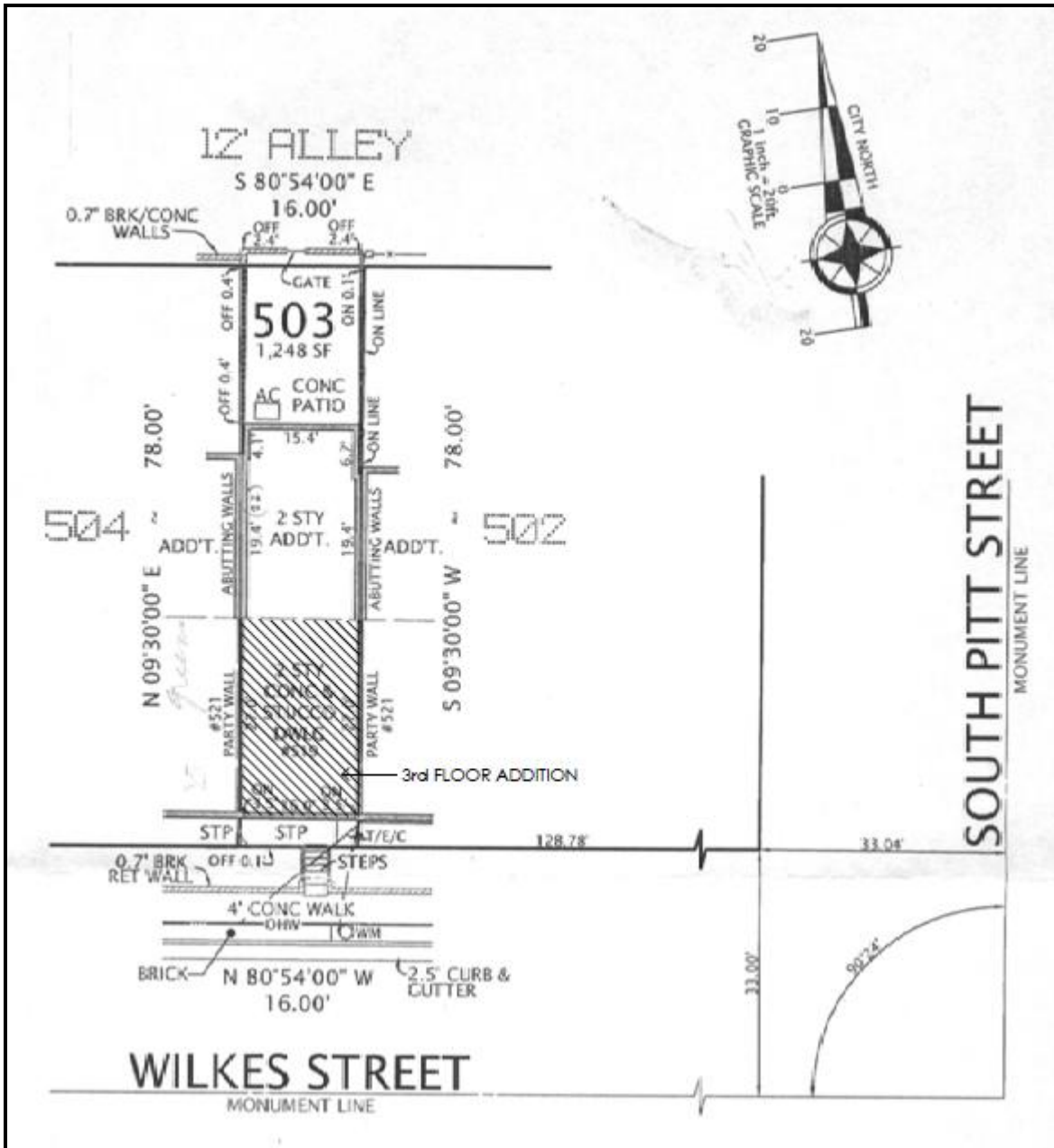


Figure 1: Proposed Plat



Figure 2: Existing Photo - Front



Figure 3: Existing Photo - Rear

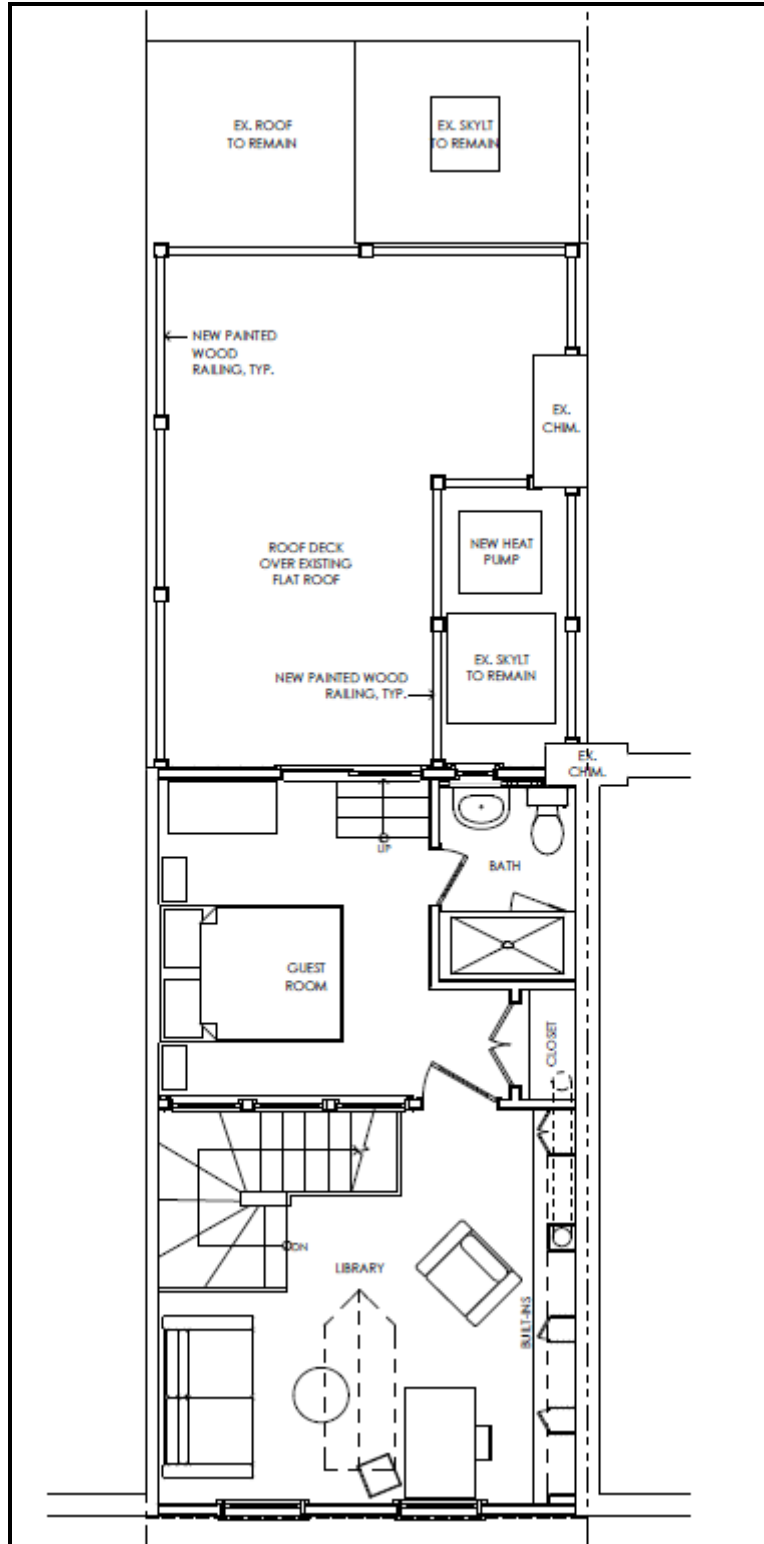


Figure 4: Attic Plan



Figure 4: Existing and Proposed Front Elevations



Figure 6: Existing and Proposed Rear Elevations

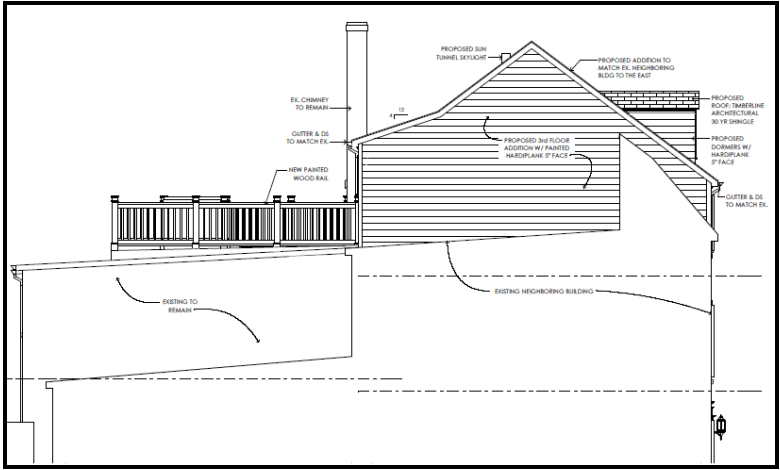
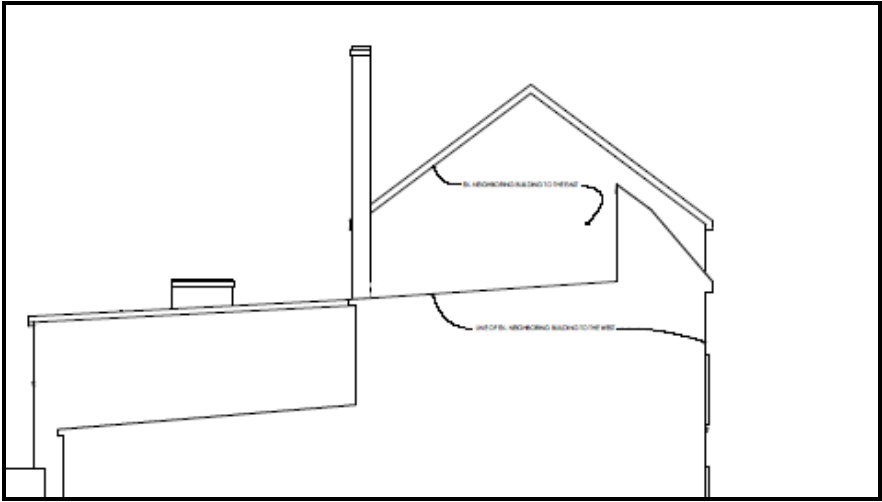


Figure 5: Existing and Proposed East Elevations

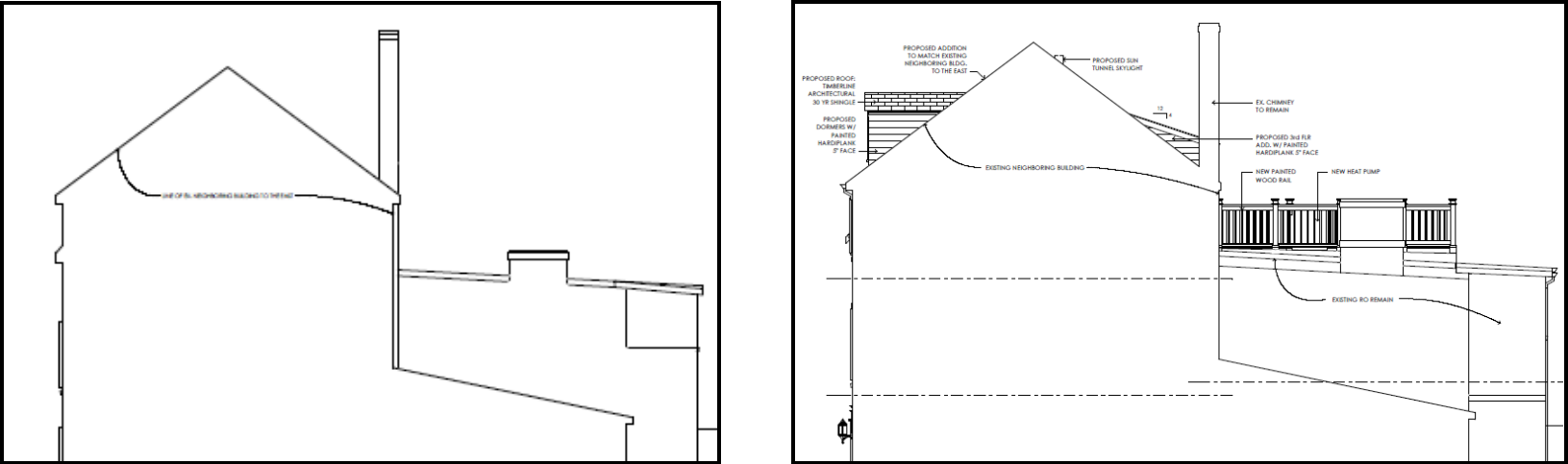


Figure 6: Existing and Proposed West Elevations