

Docket Item # 3 & 5
BAR CASE # 2009-0045 & 47

BAR Meeting
April 15, 2009

ISSUE: Alterations and a Waiver of HVAC screening requirement

APPLICANT: Robert & Caty Poulin

LOCATION: 102 Gibbon Street

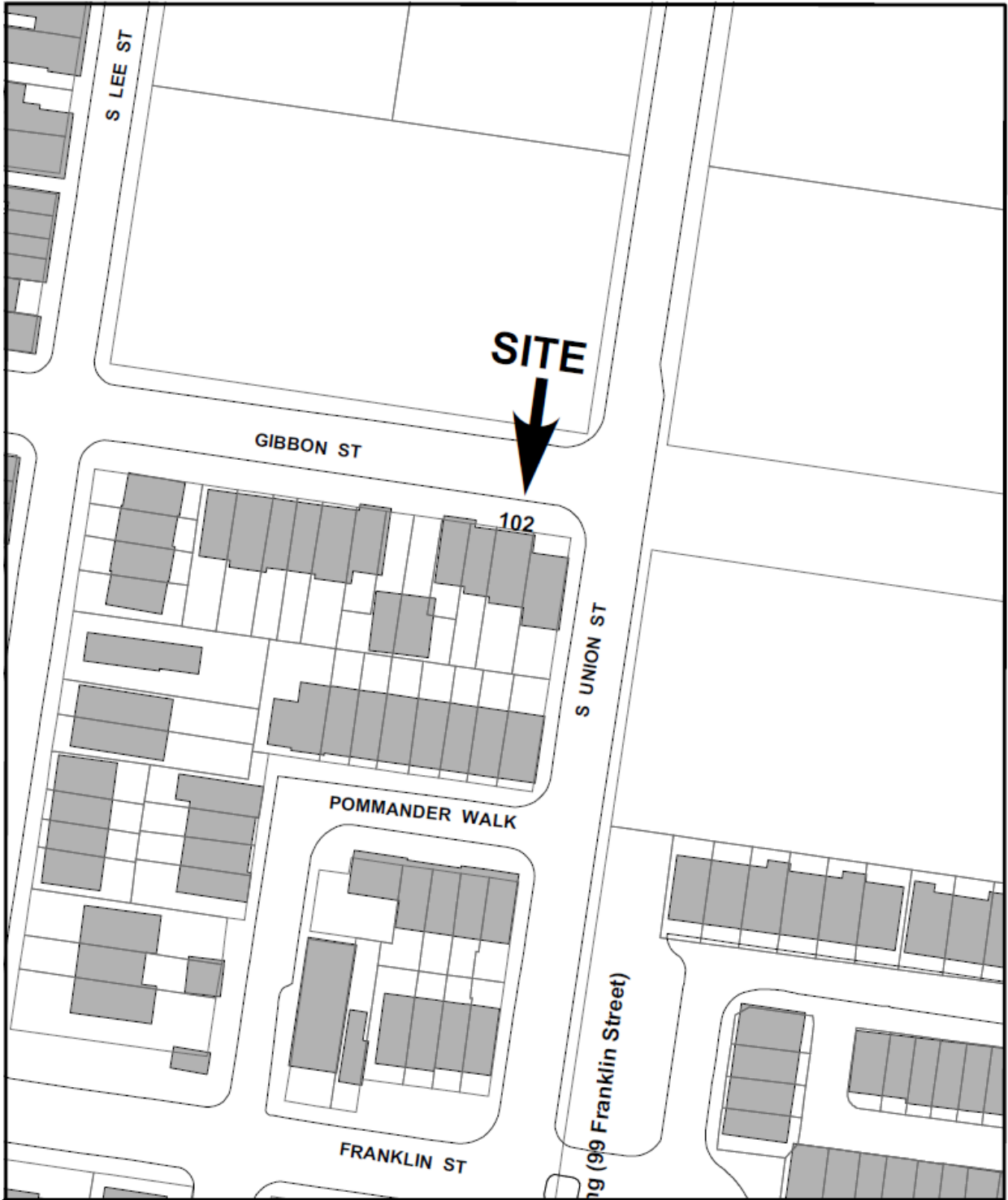
ZONE: RM Residential

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

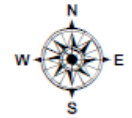
1. That the window muntins be wood and not aluminum clad;
2. That the roof be clad with either asphalt shingles or standing seam metal and not faux slate;
3. That the proposed new dormer be deleted and that the two existing dormers be retained; and,
4. That the waiver of the rooftop screening be denied and that the rooftop well be deleted, and the HVAC units be located on the ground.

****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 #2009-0045, 0046, 0047 4/15/2009



Note: Permit to Demolish BAR Case #2009-0046 must be approved before this item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness and a Waiver of the HVAC screening requirement at 102 Gibbon Street.

On the front façade the following alterations are proposed:

- The two existing dormers will be demolished and a larger, single dormer will be constructed with three multi-light casement windows. The windows will be manufactured by Kolbe & Kolbe, with simulated divided lights, aluminum clad 5/8" muntins and an interior spacer bar. The arched roof dormer will be constructed of wood with a copper roof and painted wood trim and siding.
- The windows and French doors will be replaced with Kolbe & Kolbe simulated divided light wood windows/doors with 5/8" aluminum clad muntins and interior spacer bars.
- The existing garage door will be replaced with a wood garage door with glazed upper panels.
- New copper gutters and downspouts will be installed.
- Precast stone lintels will be installed over the three third floor windows to match the other stone lintels on the house.
- The roof will be reclad with faux slate tiles made from recycled rubber and plastic.
- A new free standing copper lantern will be installed east of the garage door.

On the east (side) elevation a new wood, simulated divided light oculus window will be installed on the third floor.

A number of the same alterations proposed for the front façade are also proposed for the rear (south) elevation, as well as some new construction:

- The windows will be replaced with new double-hung, simulated divided light wood windows by Kolbe & Kolbe.
- The roof will be reclad with faux slate shingles.
- A new rooftop well will be constructed to house two HVAC condensers.
- One of the two existing skylights will be blocked and the other will be replaced, and two new skylights will be added (for a total of three skylights).
- New copper gutters and downspouts will be installed.
- Precast stone lintels will be installed over the third floor windows.
- The easternmost window on the second floor will be enlarged and a simulated divided light wood door will be installed.
- A new iron deck measuring 11 feet by 6 feet will be installed off of the new door.
- A new metal circular stair will provide access from the new deck to the rear yard.
- All of the metalwork will be factory finished in a gun metal color.

Site Improvements

The existing wood fence in the rear yard will be replaced with a 7 foot tall brick wall with a corbelled top. A wood gate with a metal grill will be installed to provide access to the 6 foot service alley behind the property.

Waiver of Rooftop Screening Requirement

The applicant has also requested a waiver of the HVAC screening requirement in order to locate two HVAC condensers within a newly constructed rooftop well at the upper portion of the rear roof. The applicant does not propose to screen the condensers.

II. HISTORY:

The three story, three bay Colonial Revival style townhouse at 102 Gibbon Street was constructed in 1971 as part of the Pommander Square subdivision. The project was approved by the Board in concept on March 31, 1971, and final details were approved on May 21, 1971. The architect for the subdivision was Henry S. Sliwka, AIA, of Springfield, Virginia.

On July 18, 2001, the BAR approved alterations at 102 Gibbon Street consisting of front entry modifications, and a second story porch and window alterations on the rear elevation (BAR Case #2001-0169). The alterations to the rear façade were never completed. The Board has also approved a number of other projects throughout the Pommander Square subdivision for projects ranging from rear additions and rear decks to window replacements and entry modifications.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

The applicant is proposing a number of alterations to the townhouse at 102 Gibbon Street, many of which Staff supports (the gas lantern, garage door, cast stone lintels, gutters/downspouts, replacement windows/doors, oculus window, deck and circular stair, skylights, new rear door, brick wall).

Although the *Design Guidelines* generally discourage the use of circular metal stairs on buildings constructed prior to the late-20th century, Staff supports the use of a circular stair in this instance because of the age of the townhouse and its limited visibility. Furthermore, in 2001 the BAR approved a rear second story porch for this property with a circular stair in the same general location.

Staff also supports the replacement of the windows and doors, with one minor modification. While single-glazed, true-divided-light windows are preferable, the *Design Guidelines* and the Board generally allow for double-insulated, simulated-divided-light wood windows and doors on new construction or in areas with limited visibility. The Board has approved replacement windows within the Pommander Square subdivision on previous occasions. Staff also recommends approval of the windows, but recommends

that the aluminum clad muntins be replaced with wood muntins. The applicant has agreed to this modification.

While six feet is the maximum height of a fence in a side or rear yard permitted in the zoning ordinance, the BAR has the authority to waive that requirement if the increased height is architecturally appropriate and consistent with the character of the district. In this case, Staff supports the additional height because the wall will not be visible from the right-of-way and because it replaces an existing 7 foot wood fence. It appears that many of the other fences/walls in the development are also 7 feet in height.

Oculus Window

Because the oculus window proposed by the applicant is located on the shared property line, the applicant may be required to seek approval from Code Administration to allow its installation. Staff does not object to the installation of the window, if it permitted by Code Administration.

In the opinion of Staff, some of the other alterations proposed by the applicant are significant departures from the Colonial Revival details consistent among all of the townhouses within the Pommander Square development and Staff recommends their disapproval. These proposed elements, namely the one large dormer and the condenser well, introduce a new design vocabulary then has existed within this subdivision since its construction in the 1970s. Staff is concerned that by adding these design details, 102 Gibbon Street will adopt an appearance that is starkly in contrast with its neighbors, and disrupts the existing design consistency of this development.

Dormer

Staff does not support the installation of the single large dormer. The *Design Guidelines* note that “the style of the dormer should be appropriate to the architectural style of the existing structure.” This elevation of the townhouse is highly visible from both South Lee and South Union Streets and the park across Gibbon Street. While the BAR has approved rear dormers in this development, there is no precedent for the removal of the front dormers and the installation of a larger dormer. Staff believes it would significantly alter the front facade of this Colonial Revival style townhouse. Additionally, should the BAR approve this new dormer, it could result in additional requests for front dormers which would begin to create a piecemeal effect not unlike the development near Princess and North Union Street. In the opinion of Staff, Pommander Square retains a high degree of design integrity from when the Board first approved the development in 1971.

Roof Material

Staff does not support the use of faux slate shingles on the roof because it introduces a third roof material in the Pommander Square development. Staff suggests that the applicant use either asphalt shingles or standing seam metal, both of which have been used in the development.

Rooftop Well and Waiver of HVAC Screening Requirement

Staff also does not support the construction of the rooftop well on the rear slope of the roof. The proposed well is rather large in size and Staff believes it will be visible from South Union Street. Staff could locate only one other rooftop HVAC unit installed within the development but could find no record of BAR approval. Should the Board recommend approval of this HVAC well, Staff recommends that the applicant find a way to screen the units to diminish their visibility.

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

1. That the window muntins be wood and not aluminum clad;
2. That the roof be clad with either asphalt shingles or standing seam metal and not faux slate;
3. That the proposed new dormer be deleted and that the two existing dormers be retained; and,
4. That the waiver of the rooftop screening be denied and that the rooftop well be deleted, and the HVAC units be located on the ground.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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-10 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

C-11 Where appliances are located $\leq 10'$ from a roof edge or open side with a drop $\wedge \geq 24"$, guards shall be provided (USBC 2801.1)

Historic Alexandria:

R-1 Approve.

Alexandria Archaeology:

F-1 Tax records from 1810 and 1830 indicate that the home of John Hewes (or Hughes), a ship builder, was situated on this street face, but the exact address is unknown. By 1850, the lime kiln of Thomas & Dyer was operating on the block. The 1877 G.M. Hopkins insurance atlas shows the block owned by J. W. Green, with the lime kiln still in operation. The property therefore has the potential to yield archaeological resources that could provide insight into domestic life in the early 19th century as well as later industrial activities.

R-1 The following statements in archaeology conditions R-2 & R-3 below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

R-2 The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-3 The applicant/developer shall not allow any artifact collection or metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Transportation and Environmental Services:

F-1 An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time.

In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more; or
 - the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. 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>

F-2 The subject property is located in the 100-year floodplain, and is therefore subject to the City's floodplain ordinance (Zoning Ordinance Section 6-300). This ordinance includes the following provisions:

1. Substantial improvement of the building is prohibited unless the lowest floor of the building is elevated to or above the 100-year flood level. Substantial improvement is defined as any improvement to the building which equals or exceeds 50 percent of the value of the building.
2. All new electrical and mechanical equipment, including HVAC, must be elevated above the 100-year flood level.

Information included in the BAR application is insufficient to determine whether the proposed improvements are in compliance with the floodplain ordinance. This determination will be made when application is made for a building permit.

R-1 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)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

R-4 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)

R-5 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)

R-6 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)

VI. IMAGES



Figure 1. Site plan.

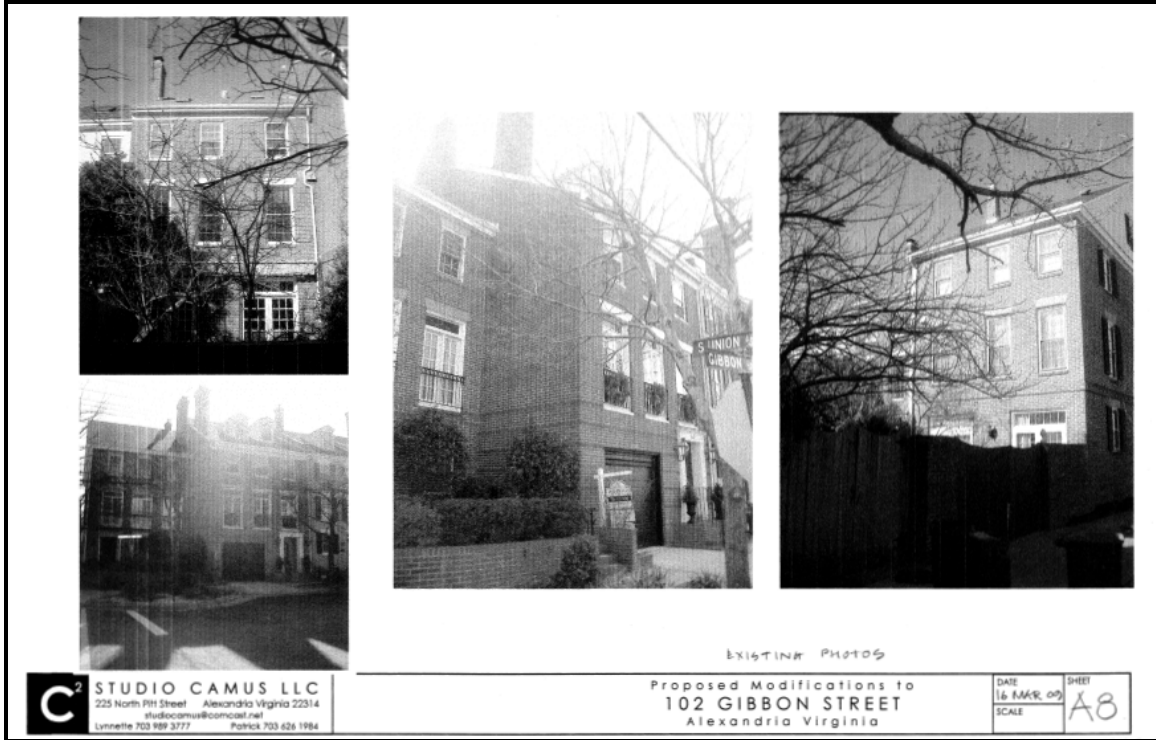


Figure 2. Existing site photos.



Figure 3. Photo of front elevation (2nd house from left)



Figure 4. Photo of rear elevation (2nd house in from right)



Figure 5. Photo of rear elevation (2nd house in from street)

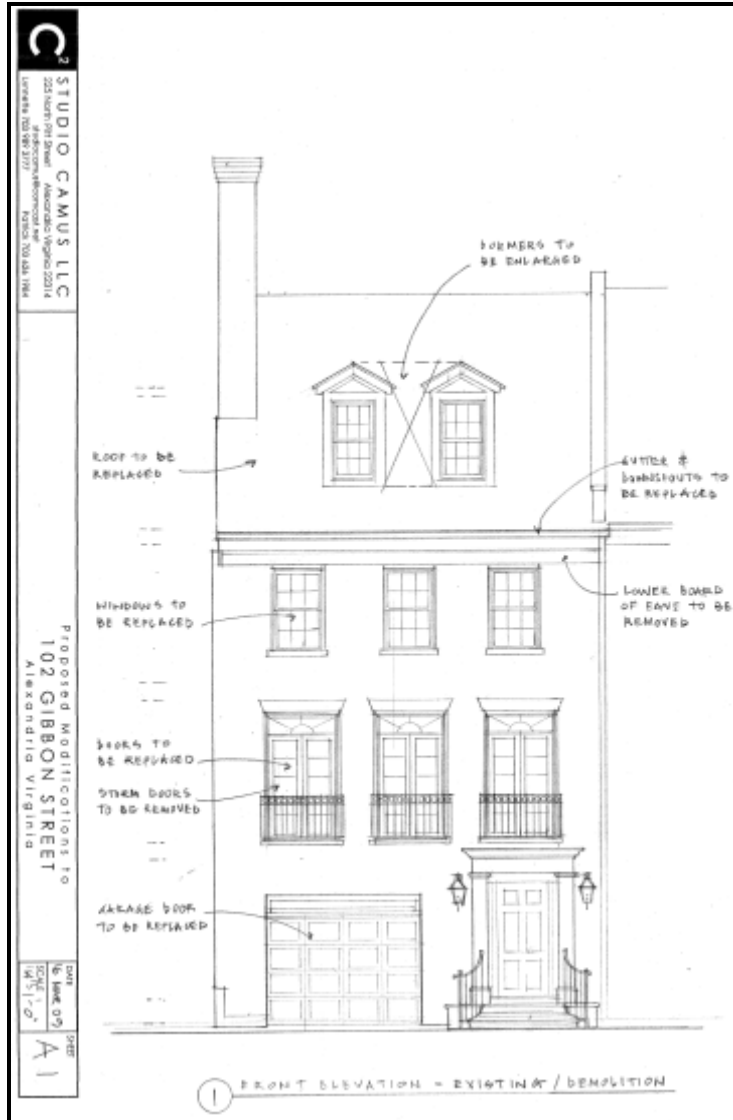


Figure 6. Existing front elevation.

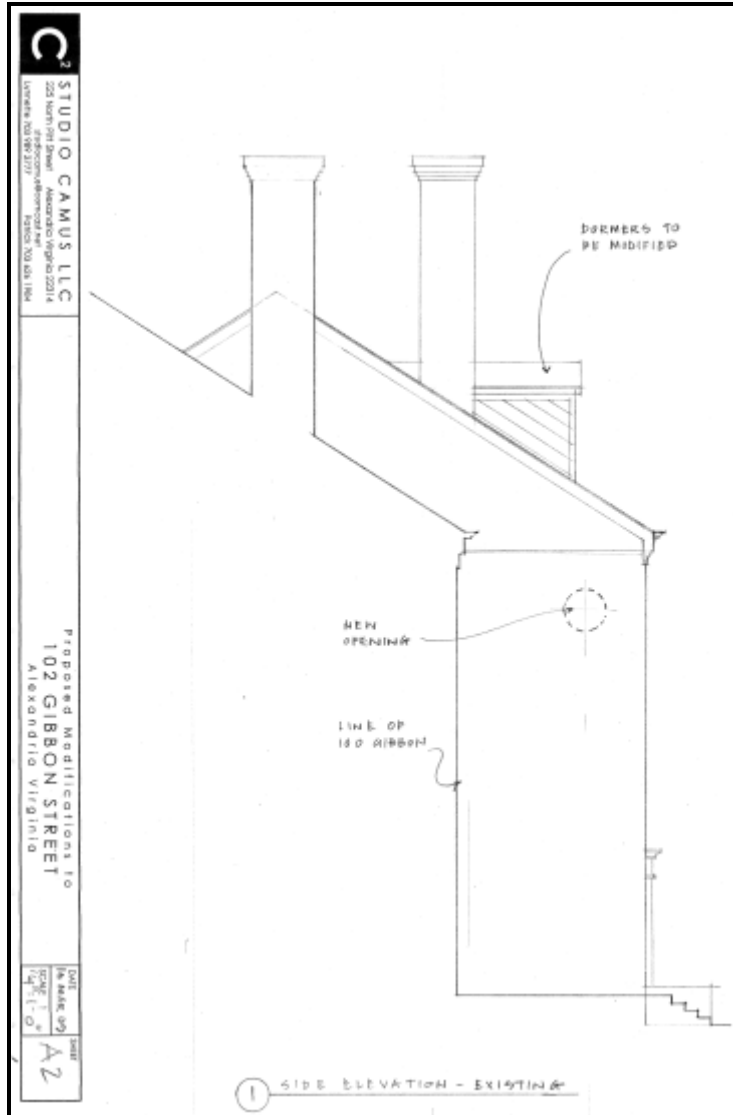


Figure 7. Existing east elevation.

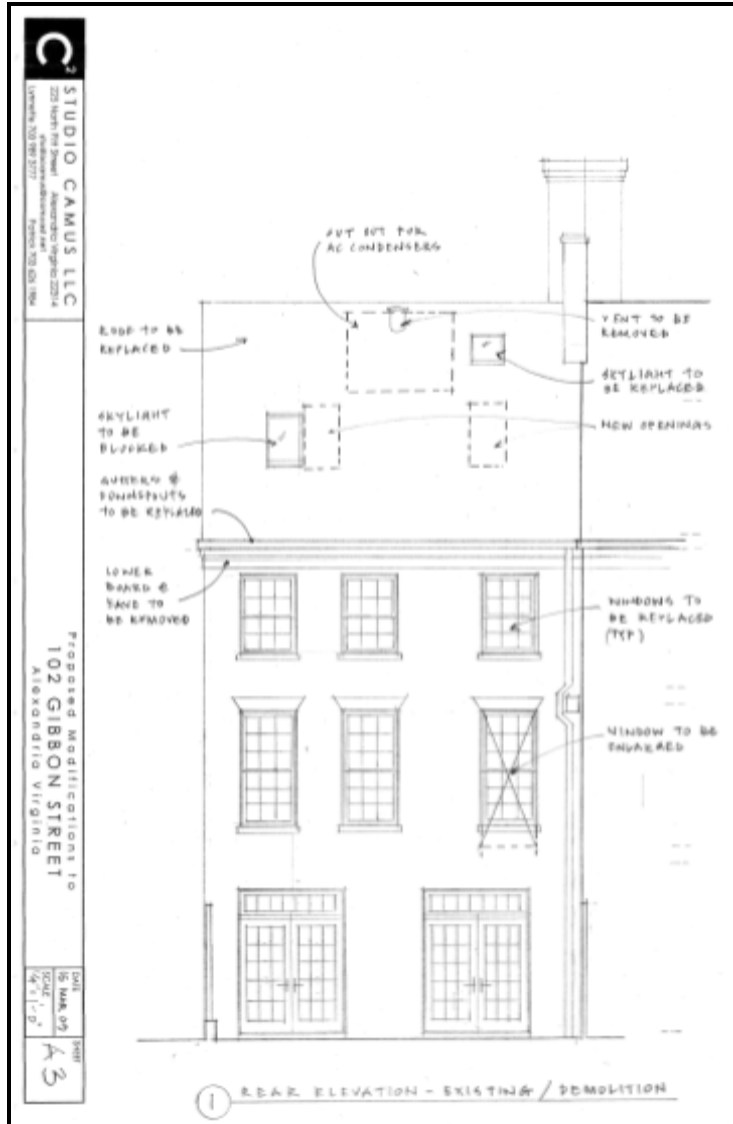


Figure 8. Existing rear elevation.



Figure 9. Proposed front elevation.

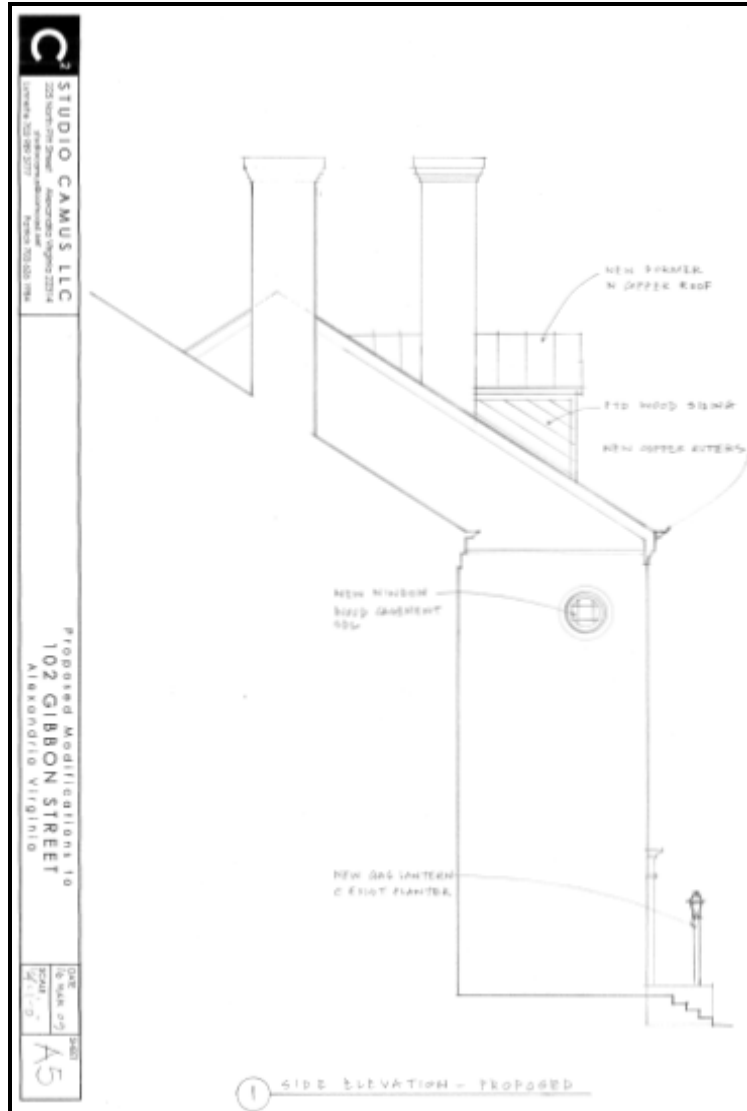


Figure 10. Proposed east elevation.

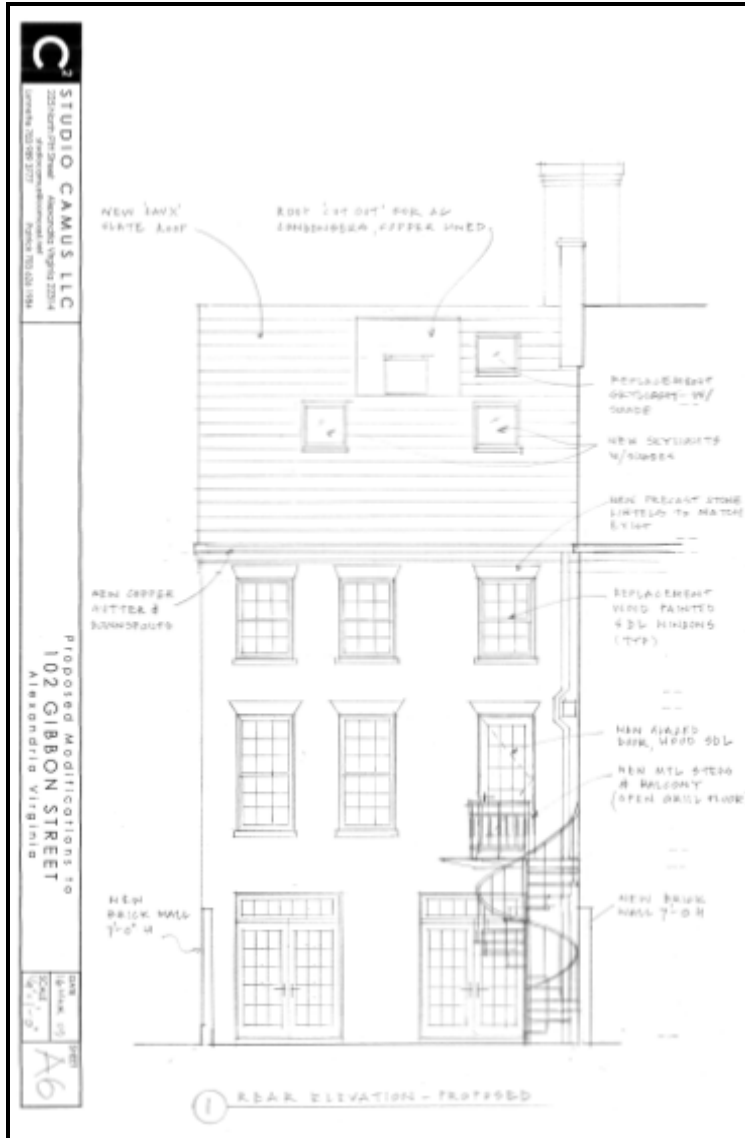


Figure 11. Proposed rear elevation.

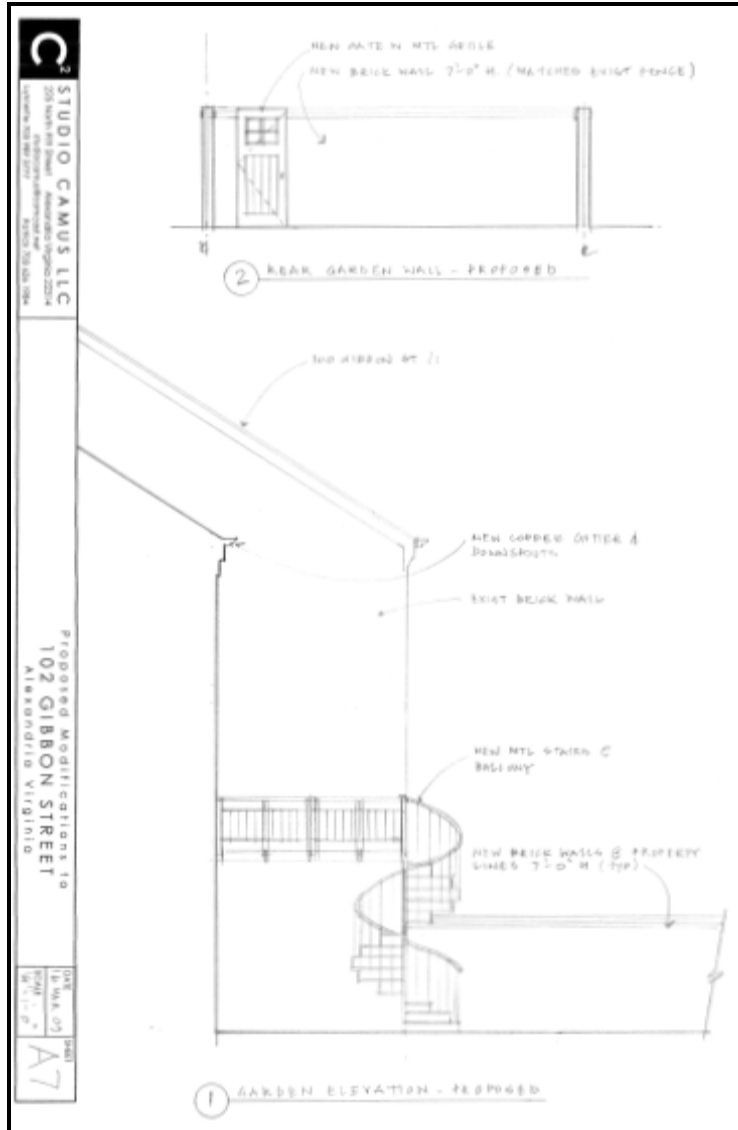




Figure 12. Proposed rear brick wall/gate and deck/stair detail.

French Quarter Post/Column Mount

Our classic French Quarter design used on a post creates a great ambiance wherever you choose to use it. The French Quarter Post Mount can be used on either of our posts, and it also can be used to fit an existing post or column. This light is available in natural gas, liquid propane, and electric.

Sizes and Scaling Information


Height	Width	Depth
14.0	9.0	9.0
18.0	10.5	10.5
21.0	11.5	11.5
24.0	13.0	13.0

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PERFORMANCE DIVIDED LITES FOR WOOD WINDOWS & DOORS

Applies to Ultra, Heritage, Classic & Magnam Series wood windows & doors.
 Applies to Craftsman wood doors & Fiberglass doors as noted.

Performance Divided Lites couple **energy efficiency** with **historic beauty**. Although the appearance is similar to true divided lites, the PDL system uses single insulating glass units, which offer much better U & R values than true outlite units. The illusion of division is created by **adhering bars to both sides** of an insulating glass unit and **champagne-colored bars** within the insulating glass unit. Airflow within the unit is not hindered, however, so the thermal break of a single insulating glass unit is maintained.



PDL for Kubie wood products are available in a variety of bar widths, including **5/8", 7/8", 1-1/8", 1-3/4" and 2-1/4"**. The exterior bars are extruded aluminum except for some radius patterns, which may be composite material to achieve the desired radius. Interior bars are pine as standard, with the option of oak.

Exterior bars are **finished to match** the exterior of the window or door unit. Several **interior finishing options** are available for wood PDL bars, including latex paint and wood stain colors. View our **interior finish** page for the latest options available. PDL bars are a **beveled profile** as standard, but an **oval profile** is available on the interior bar. Custom bar widths and profiles may be requested as well.

*PDL with 1-3/4" and 2-1/4" bars have two bars within the glass unit to match the width of each PDL bar. The difference is not visible, however radius patterns are not possible.

PDL bars made of composite materials cannot be prefinished on the interior.

Figure 13. Light fixture and window specifications.