

Docket Item # 13
BAR CASE # 2009-0184

BAR Meeting
September 16, 2009

ISSUE: Alterations
APPLICANT: T.J. Fannon and Sons
LOCATION: 1200 Duke Street
ZONE: OC/Office Commercial Zone

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

1. That the platform canopy assembly, roofing material and fasteners will be factory finished or painted to prevent rust.
2. The below conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional conditions to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

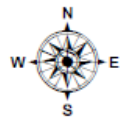
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

**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 #2009-0184

9/16/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for proposed construction at 1200 Duke Street. The request includes the following:

- The installation of a new, heating oil dispensing platform measuring fifteen feet 2 inches (15'2") wide by fourteen feet two inches (14'2") long by sixteen feet ten inches (16'10") high and attached to the south elevation of the existing brick garage on the subject property. The platform will be detailed with brick screen walls and a corrugated metal canopy supported by a steel frame.
- The installation of a new, six (6') foot high, brick screening wall capped with 18 inch tall wrought iron railing. The one foot four inch (1'4") wide by eight (8') foot high piers will be capped with a row of soldier coursed brick and either a pre-cast concrete or pre-formed brick cap.
- The installation of a new, seven (7') foot high, metal sliding gate at the existing South Payne Street driveway apron, which will be narrowed as part of this project. The gate will be painted black and flanked by a pair of two foot eight inch (2'8") wide entry piers, which tie into the new brick screening wall. These piers will be capped with a single row of soldier course bricks covering rowlock bricks. The pier will be finished with either a pre-cast cap or the preformed brick cap.

The new platform construction is necessary for the business to dispense heating oil into delivery trucks to serve their local customers. Construction of the wall and metal gate will allow the owner to secure the commercial yard and shield some views of the use from South Payne Street.

II. HISTORY:

1200 Duke Street is the site of Thomas J. Fannon and Sons heating, cooling and oil delivery business. The northern portion of the site that is located within one hundred feet of Duke Street is located within the Old and Historic District's boundary lines, therefore the proposed brick screening wall and heating oil dispensing platform and canopy are required to gain approval of a Certificate of Appropriateness.

Previous Approvals:

In 2005, The Board approved an addition and alterations to the garage building on the property. (BAR # 2005-0102, 2005-0103, 06/01/05).

In approximately 2006, BAR Staff administratively approved the demolition of a brick wall on the subject property when it was mistakenly believed that the wall was located fully outside the historic district boundary. The proposed brick screening wall will be sited in the same location as the previous wall. The proposed heating oil dispensing platform and the adjacent segment of the new brick wall are located within the District. It has been the practice of the Board and the BAR Staff to review all components of a proposed structure if a portion of it lies within the Historic District boundary. To this end, the applicant has applied for Board approval of the platform, wall and associated gate.

City Staff is concurrently in the process of reviewing a grading plan (PLT #2007-0027) that includes the proposed improvements, as well as installation of stormwater management systems, landscaping, and other improvements that fall outside of the purview of the Board and must be administratively reviewed and approved by various City agencies. Staff is presently awaiting response revision and resubmission of that grading plan by the applicant.

III. ANALYSIS:

The proposed heating oil dispensing platform, brick wall and gate complies with zoning ordinance requirements.

The *Design Guidelines* recommend that: “Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround.” The *Guidelines* also state that “...important visual features of the historic districts are the fences, garden walls and gates that define property lines”, and “provide a visual barrier.” These “...walls of brick or stone are generally appropriate throughout the historic districts.” While at one time the site was bordered by commercial and industrial uses to the south, west and east, the site is now surrounded by residential uses. Those residential uses are housed in a variety of structures that include historic townhouses on the north side of Duke Street; Old Town Village townhouses and condominiums to the east, south and southeast that were constructed in the mid-1990s; and new townhouses and condominiums presently under construction at the former site of Fannon Petroleum Services, Inc. at 1300 Duke Street. Old Town Village also has a park with children’s play yard that is located to the south, and immediately adjacent to the site. Given the predominantly residential use and mid-scale brick structures that surround the Fannon site, Staff finds that the proposed platform, wall, and gate are attractive and appropriately scaled and detailed.

Enclosing this property’s commercial yard with a brick wall is generally appropriate, as the adjacent properties are residential (multi-family and townhouses) and it will assist in separating, and in some respects unifying the two very different uses along South Payne Street. As the proposed brick wall runs approximately one-hundred-sixty (160’) feet in length along South Payne Street, the wall’s design will be a landscape feature as well as a utilitarian feature. The materials and forms proposed, which are more typical in residential developments, (brick piers with capitals, decorative ironwork gates, wrought iron metal railings etc.) achieves this goal.

The proposed gate is located technically outside the district boundaries, however is integral to the proposed wall. Staff finds the gate appropriate and recommends approval of the gate.

The proposed service platform/filling station will be installed abutting the south wall of the existing garage building. Constructing the heating oil dispensing platform adjacent to the south side of the garage shields open views of the platform from Duke Street, while also locating the heating oil dispensing function as far as possible from the residential uses to the south. The canopy of the heating oil service platform is proposed to be lower in height

than the main garage building. Designing this canopy lower in height differentiates it from the main structure. The materials being proposed for the platform are a corrugated metal roof supported by a steel frame set upon two brick walls that will screen the view from the west and east of the metal dispensing platform. Staff recommends that the platform canopy assembly, roofing material and fasteners will be factory finished or painted to prevent rust.

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

1. That the platform canopy assembly, roofing material and fasteners will be factory finished or painted to prevent rust.
2. The below conditions shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional conditions to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
 - a. 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.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Lee Webb, Historic Preservation Manager, Planning & Zoning
Stephen Milone, Division Chief, Zoning and Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C- 3 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 and schematics.
- C- 4 Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type.
- C-5 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-6 A fire prevention code permit is required for the proposed operation. Information regarding storage and dispensing of hazardous materials must be submitted, reviewed for compliance and approved.
- C-7 The operation of the dispensing platform shall comply with all applicable codes related to hazardous materials dispensing and storage.
- F-1 The applicant shall stop by Code Administration (301 King Street, Room 4200) and receive an application for a Knox Box system to allow emergency access to the site.

Transportation and Environmental Services:

FINDINGS

- F1. A grading plan for proposed improvements at 1200 Duke Street is currently under review.

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. (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)

Alexandria Archaeology:

Archaeology Finding

Civil War maps indicate that buildings of the Commissary Department (including the kitchen, bakery, mess houses, and stables) were present on this block within the stockaded area of the U.S. Military Railroad yard. The lot therefore has the potential to yield archaeological resources that could provide insight into military activities of the Union Army during the war.

Archaeology Recommendations

*1. 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.

*2. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

3. The statements in the Recommendations above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

Historic Alexandria:

No comments received.



Figure 2: View of the project area



Figure 3: View of the project area



Figure 4: Views of the project area



Figure 5: View of the project area

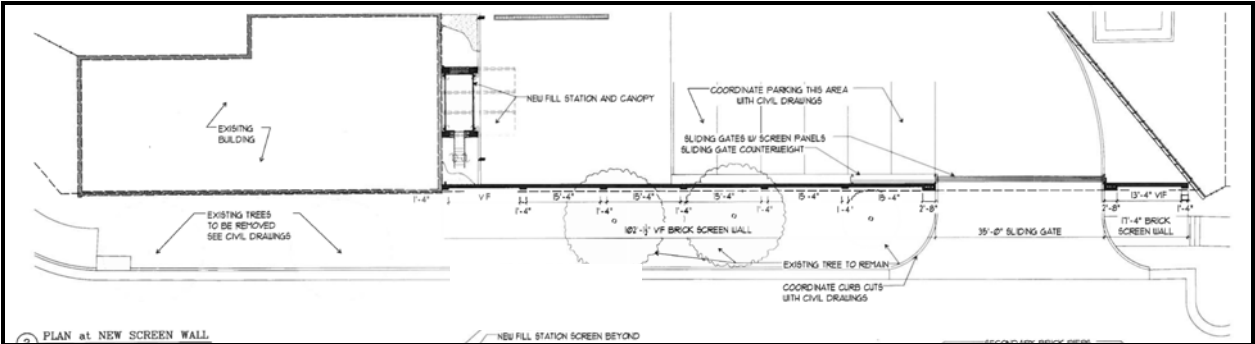


Figure 6: Proposed Site Plan

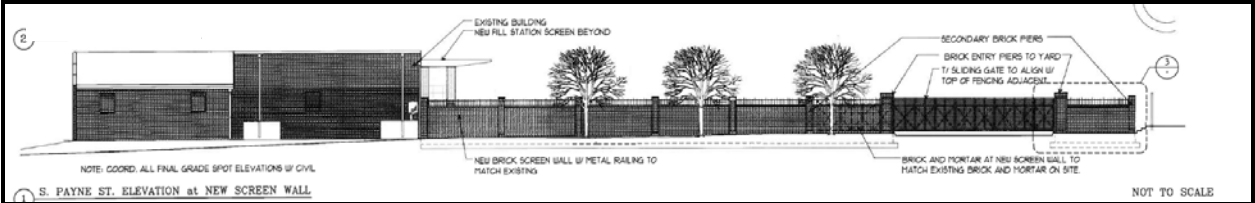


Figure 7: Proposed South Payne Street Elevation

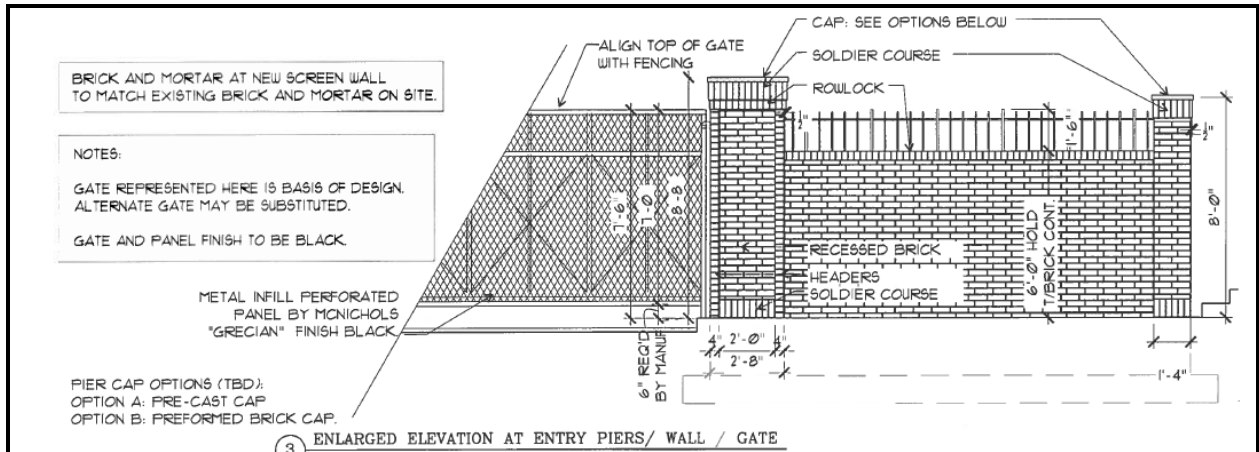


Figure 8: Brick Wall and Gate Proposal

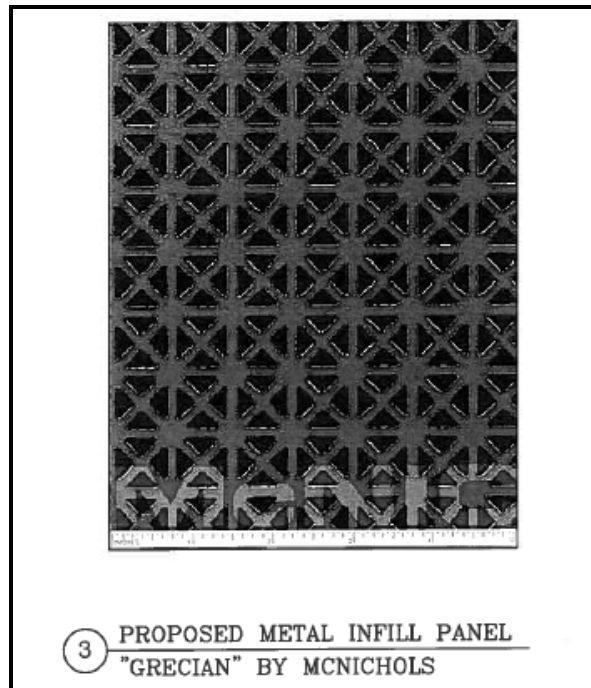


Figure 9: Material Selection for Gate

STRUCTURE EXTERIOR FINISH MATERIALS NOTES:	
EXISTING ELEMENTS	
1	PREVIOUS ADDITION WORK BRICK COLOR 'A' IN PLACE (DIFFERS FROM ORIGINAL BRICK)
2	ORIGINAL STRUCTURE BRICK COLOR (BRICK 'B')
3	PREFABRICATED PLATFORM STAIR
4	PREFABRICATED RETRACTABLE SERVICE PLATFORM SECURED TO SLAB ON GRADE
5	6" TOP OF BUILDING COPING
NEW CONSTRUCTION	
1	NEW BRICK TO MATCH EXISTING ORIGINAL 'BRICK A' COLOR & SIZE. SAMPLE TO BE SUBMITTED.
2	NEW DOWNSPOUT & SCUPPER PAINTED TO MATCH EXISTING - WATER REDIRECTED INTO SERVICE COURTYARD
3	NEW STEEL FRAME CANOPY
4	CORRUGATED COVER PANEL - INLINED WITHIN CANOPY FRAMING
5	NEW BRICK WING WALLS W/ TURN DOWN FOOTING, BOTH SIDES TYP.
6	RE-BUILD EXISTING SITE WALL (SEE SHEET AU)
7	NEW METAL FENCING - TOP OF WALL TO MATCH SITE EXISTING

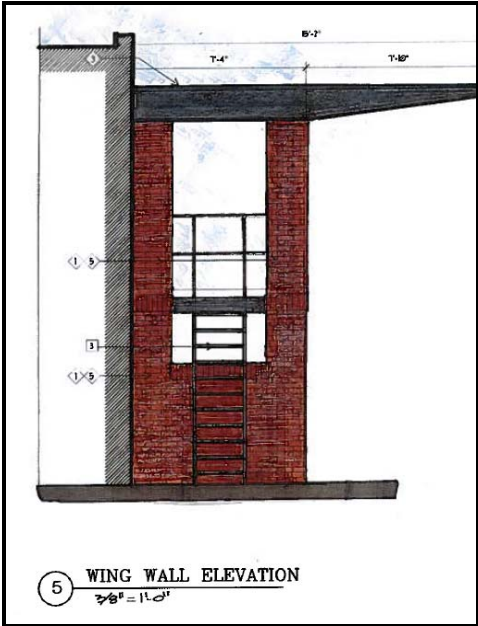


Figure 10: Addition with Canopy – West Elevation

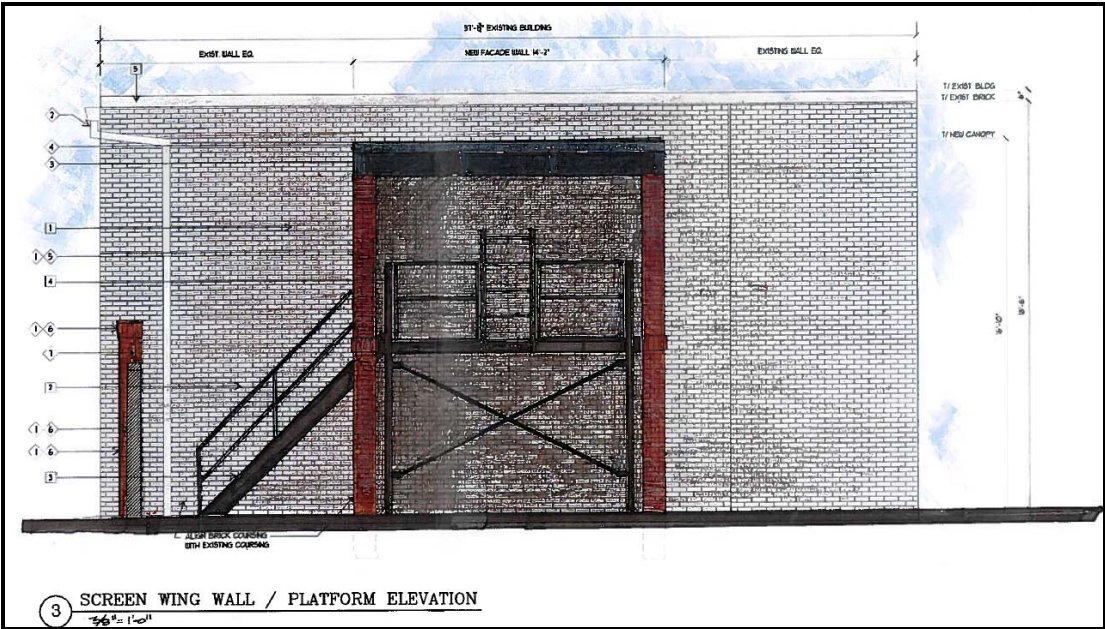


Figure 11: Addition with Canopy – South Elevation

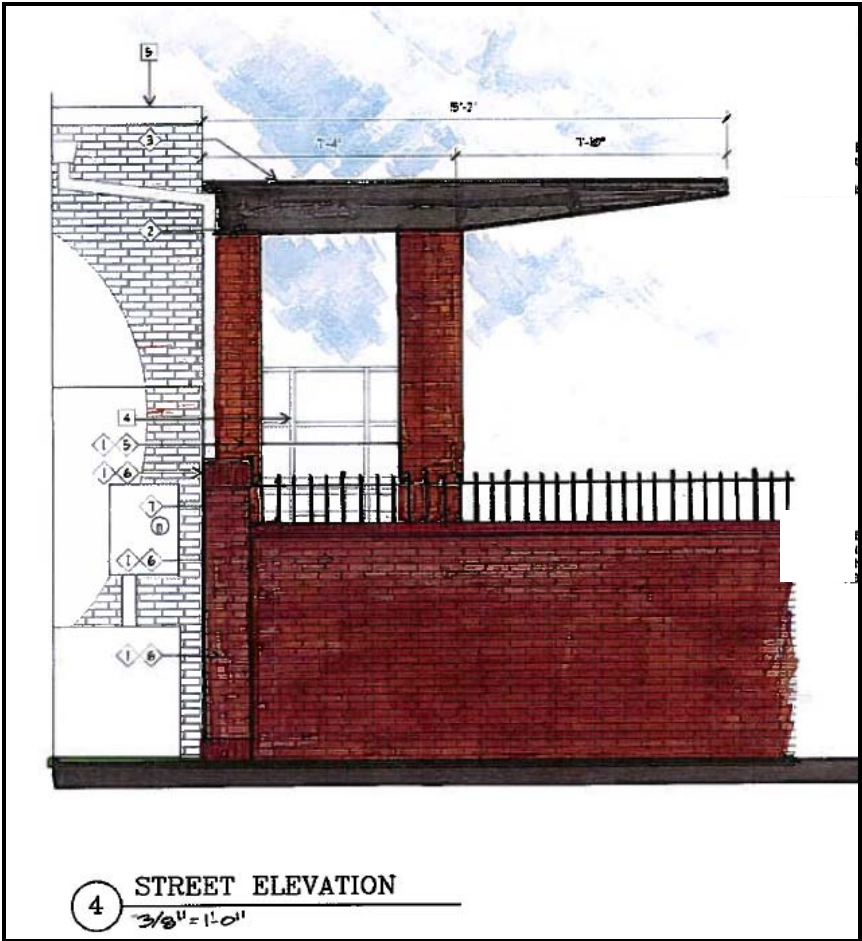


Figure 12: Addition with Canopy – West Elevation: South Payne Street View

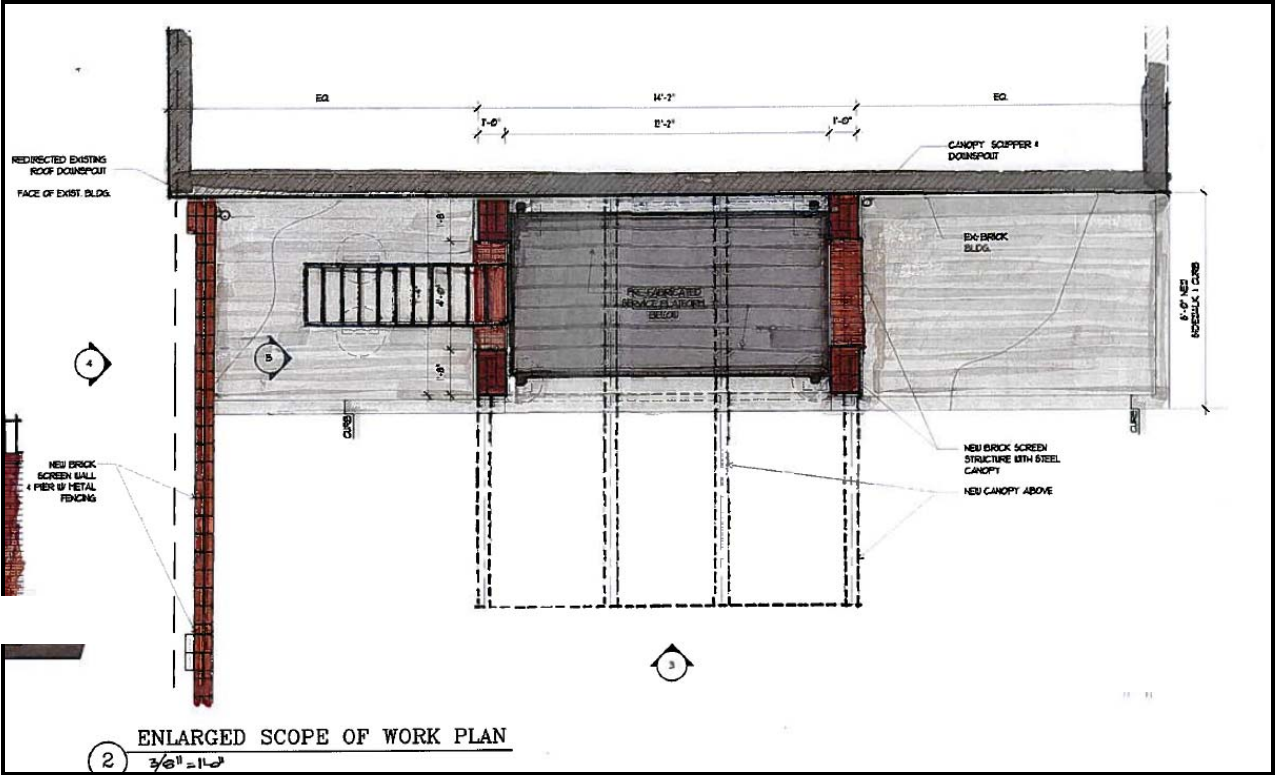


Figure 13: Addition with Canopy – Plan View