

BAR Meeting
June 16, 2010

ISSUE: Permit to Demolish/Encapsulate, Addition/Alterations and Waiver of Rooftop HVAC Screening Requirement

APPLICANT: Maginnis + del Ninno Architects, PC, for St Mary's Catholic Cemetery

LOCATION: 923 South Royal Street

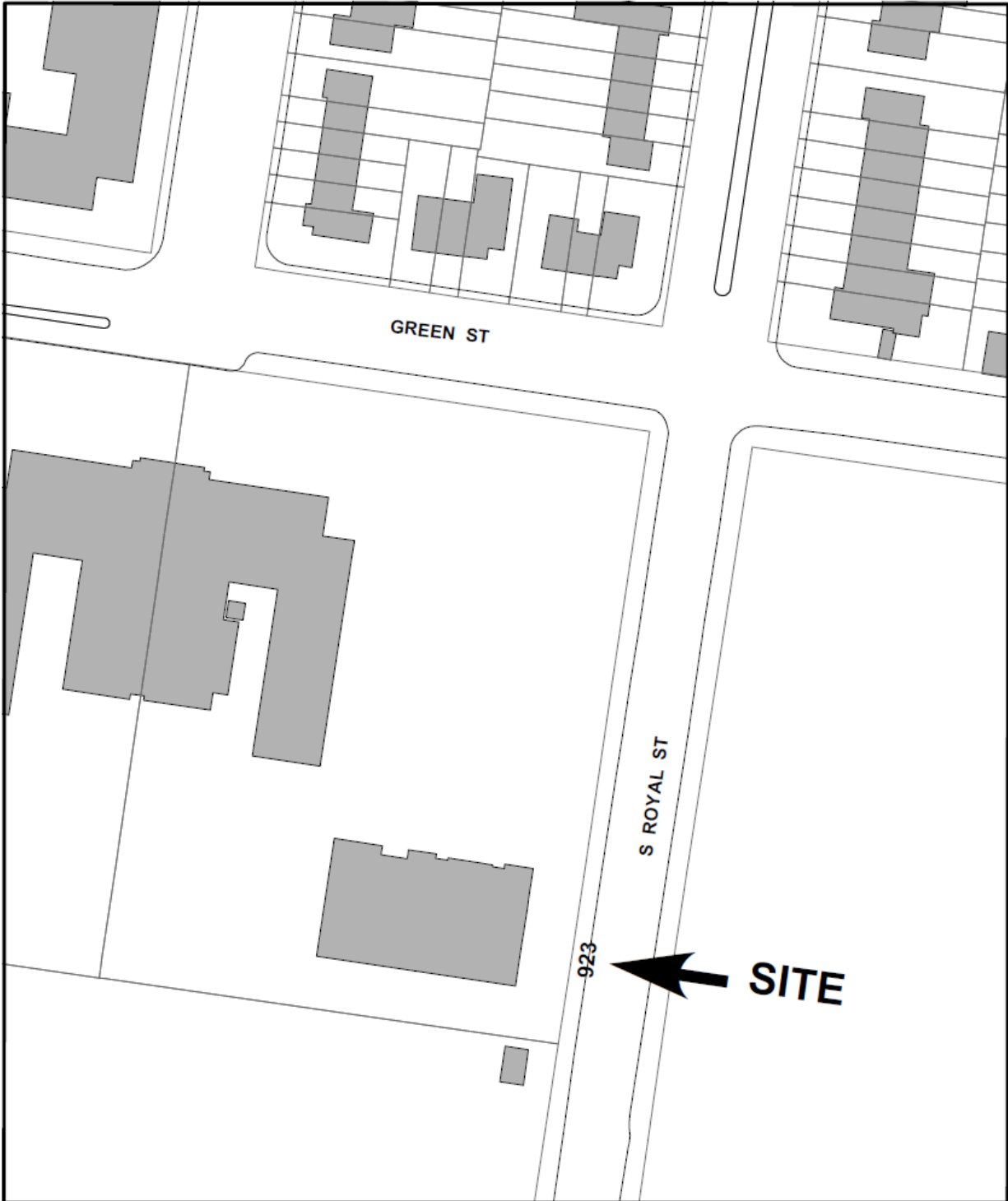
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application for a Permit to Demolish/Encapsulate, a Certificate of Appropriateness for an addition and alterations, and a waiver of the rooftop HVAC screening requirement with the following conditions:

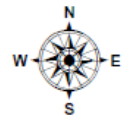
1. *The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring schedule for city archaeologists can be arranged. Ground disturbing activities will be monitored by the archaeologist, who will have the authority to stop excavation to check for graves. If burials are identified and need to be moved, the applicant shall be responsible for the archaeological removal and for obtaining any required court orders and the permit for the archaeological removal of burials from the Virginia Department of Historic Resources.
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.
3. *The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
4. The statements in archaeology conditions 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 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.

****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 #2010-0123 & 0124 6/16/2010



Note: Staff coupled the reports for BAR #2010-0123 (Permit to Demolish/Encapsulate) and BAR #2010-0124 (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/Encapsulate and a Certificate of Appropriateness for the construction of an addition/alterations and a waiver of the rooftop HVAC screening requirement at Stephens Hall St. Mary's Catholic School located at 923 South Royal Street.

The Permit to Demolish/Encapsulate consists of:

- Demolishing/encapsulating approximately 616 square feet of a brick wall on the east elevation.

The Certificate of Appropriateness consists of:

- Construction of a three-story plus penthouse addition, measuring approximately 24 feet 4 inches by 8 feet 9 inches, for an elevator and elevator lobby on the east elevation.
- Proposed addition is brick and cast stone to match existing, with steel-frame, simulated divided light, fixed windows.
- Alterations to the exterior stairs and areaway walls.
- Installation of a canopy over the stairs and basement entrance.
- Addition of a partially raised gable roof behind the existing parapet pediment.
- A request to waive the rooftop HVAC screening requirement for the two new rooftop HVAC units.

II. HISTORY

923 South Royal Street, known as Stephens Hall, is a former convent building for St. Mary's Catholic Church. It is a five-bay, three-story building with a raised basement and a projecting central pedimented bay with simple Colonial Revival detailing dating from 1952 (Building Permit dated February 14, 1952). The building was designed by the Philadelphia architecture firm of Gleeson and Mulrooney and approved by the Board on March 20, 1952.

The one-story, brick wraparound addition with a recessed entry way at 923 South Royal Street was approved by the Board in 1995 (BAR Case #95-136, 9/20/95). In 1997, the Board also approved signage for this building (BAR Case #97-0033, 3/5/97).

III. ANALYSIS

Staff has no objection to the proposed demolition and encapsulation of portions of the east wall and finds the proposed addition and alterations to be compatible with the existing building and the school campus.

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, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted. The area proposed for demolition/encapsulation is minimal in scope, located on a secondary elevation, does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of the building as a whole.

Addition and Alterations

The proposed addition complies with zoning ordinance regulations. In 1996, SUP #95-00138 was approved in order to increase classroom space at the school. Zoning staff finds that the proposed addition will not require an amendment to the SUP nor intensify the existing school use.

The construction of an addition to 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 impact on the district as a whole. The *Design Guidelines* encourage “designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure.” As the attached drawings illustrate, the proposed addition does not overwhelm the existing building. Further, the proposal includes design elements, such as the fenestration, the stone stringcourse and the selection of materials, which complement the existing building. This modest addition is appropriate in respect to massing, scale, form and architectural character. The proposed alterations—changes to the exterior stairs and wall and addition of a canopy over the basement entrance—are also compatible with the existing building as well as the proposed addition.

The proposal to raise a portion of the existing flat roof and change it into a gable roof is appropriate. The location of the proposed gable roof will generally be obscured by the existing pedimented parapet. Further, a gable roof in this location would have been appropriate when the building was constructed in 1952. Staff notes that the gable roof will be minimally visible from the public right-of-way.

Staff believes the proposed window materials are appropriate for a mid-20th century building addition. While the *Design Guidelines* state that “single glazed true divided light wood windows” are the preferred window type, Staff notes that the Board has regularly approved simulated divided light, double-glazed windows on buildings from the 1950s. The use of steel-framed windows is also appropriate for an institutional building from this period. The architect has matched the proportions of the existing double hung window panes but has wrapped them around the corner to subtly distinguish this addition from the original building. Corner windows were common architectural detail in the early and mid 20th century and this feature appears on numerous masonry buildings constructed during this period throughout the historic district.

Waiver of Rooftop HVAC Screening Requirement

Staff has no objection to the waiver of the rooftop HVAC screening requirement and notes that the sight lines submitted by the applicant indicate that the proposed units will be minimally, if at all, visible from the public right-of-way. Further, in many instances rooftop screening often draws more attention to the HVAC units and the screening itself.

Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness for an addition/alterations and waiver of rooftop HVAC screening requirement with the conditions recommended by Alexandria Archaeology.

STAFF

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager

IV. 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 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and 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-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

C-11 Rooftop anchorage/installation details must be submitted (USBC 109.1).

Historic Alexandria:

No comments received.

Alexandria Archaeology:

Archaeology Finding

1. This property is north of the current location of burials in St. Mary's Cemetery. Previous archaeological work in the vicinity of this building suggests a low probability that burials were ever placed in this northern area. However, to ensure that no burials are disturbed, archaeological monitoring is recommended.

Archaeology Recommendations

*1. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring schedule for city archaeologists can be arranged. Ground disturbing activities will be monitored by the archaeologist, who will have the authority to stop excavation to check for graves. If burials are identified and need to be moved, the applicant shall be responsible for the archaeological removal and for obtaining any required court orders and the permit for the archaeological removal of burials from the Virginia Department of Historic Resources.

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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. (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. The subject parcel is partially within the 100-year floodplain, but neither the existing buildings nor the proposed extensions are located in the floodplain. Design plans should show the location of the 100-year floodplain, per the effective Flood Insurance Rate Map. Provisions of the floodplain ordinance would apply only if the existing building or proposed addition are located within the 100-year floodplain. (T&ES)
- F2. 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) 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>

CODE REQUIREMENTS

- C-1 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-2 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-3 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-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

V. IMAGES



South Elevation

East Elevation



North Elevation

Photos:
Stephens Hall

St. Mary's Catholic School
923 S. Royal Street
Alexandria, Virginia
May 17, 2010

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Figure 1. Existing conditions.



Proposed view looking southwest.
Existing view looking southwest.



Proposed view looking northwest.
Existing view looking northwest.



Renderings:
Stephens Hall

St. Mary's Catholic School
923 S. Royal Street
Alexandria, Virginia
May 17, 2010

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ARCHITECTS pc

Figure 2. Renderings of proposed addition.



East side of S. Royal between Jefferson Street and Green Street.

West side of S. Royal between Jefferson Street and Green Street.



North side of Green Street between S. Pitt Street and S. Royal Street.



Surrounding
Structures:

Stephens Hall

St. Mary's Catholic School

923 S. Royal Street
Alexandria, Virginia
May 17, 2010

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Figure 3. Contextual photos.



St. Mary's main building Green Street elevation.



St. Mary's main building East elevation.



Adjacent cemetery structure S. Royal Street.



St. Mary's blacktop area looking toward Green Street.

East side of St. Mary's campus.



Surrounding
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May 17, 2010

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Figure 4. Contextual photos.

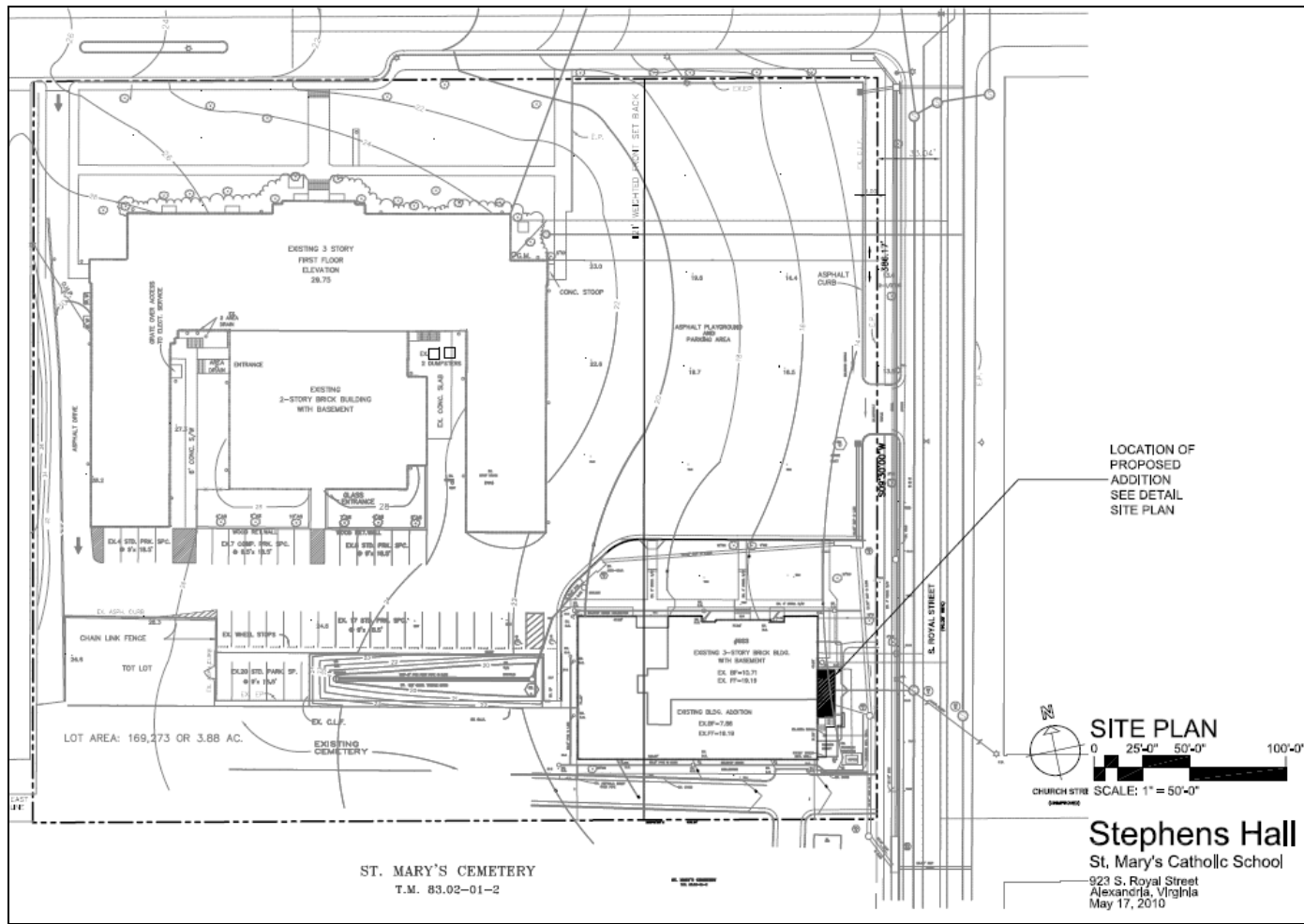


Figure 5. Plat of St. Mary's Catholic School campus showing location of Stephens Hall and proposed addition.

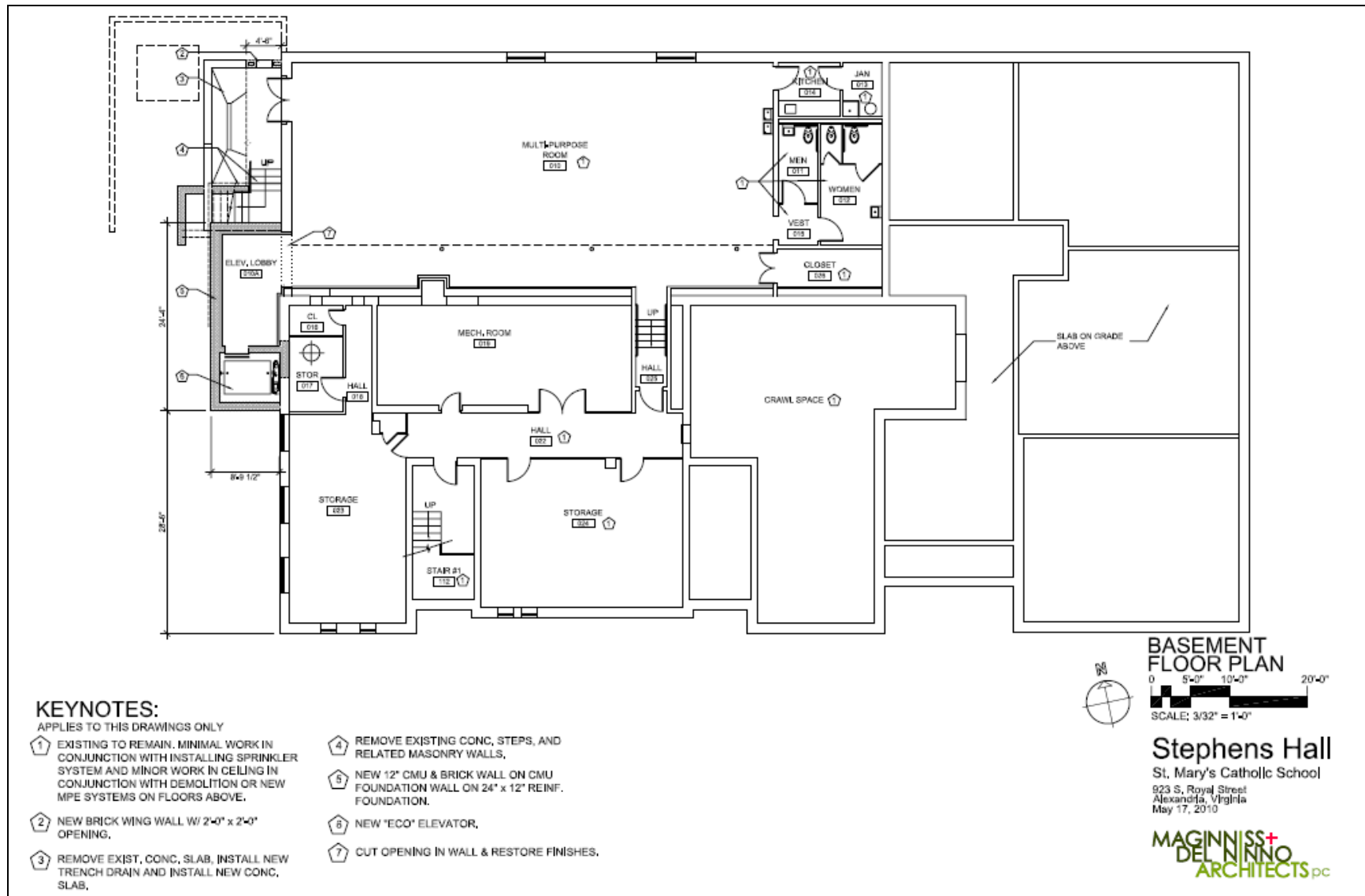


Figure 6. Basement floor plan.

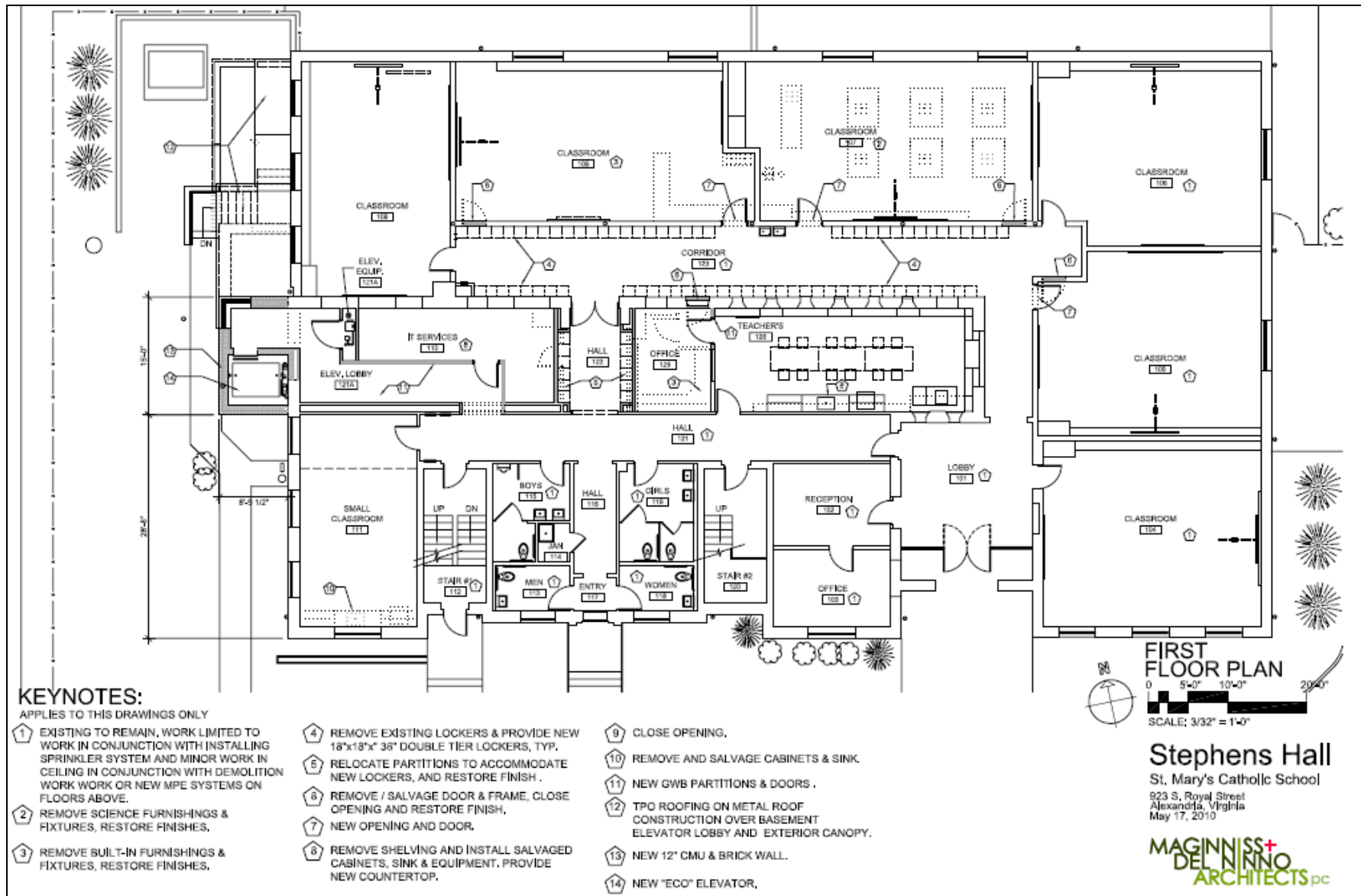


Figure 7. First floor plan.

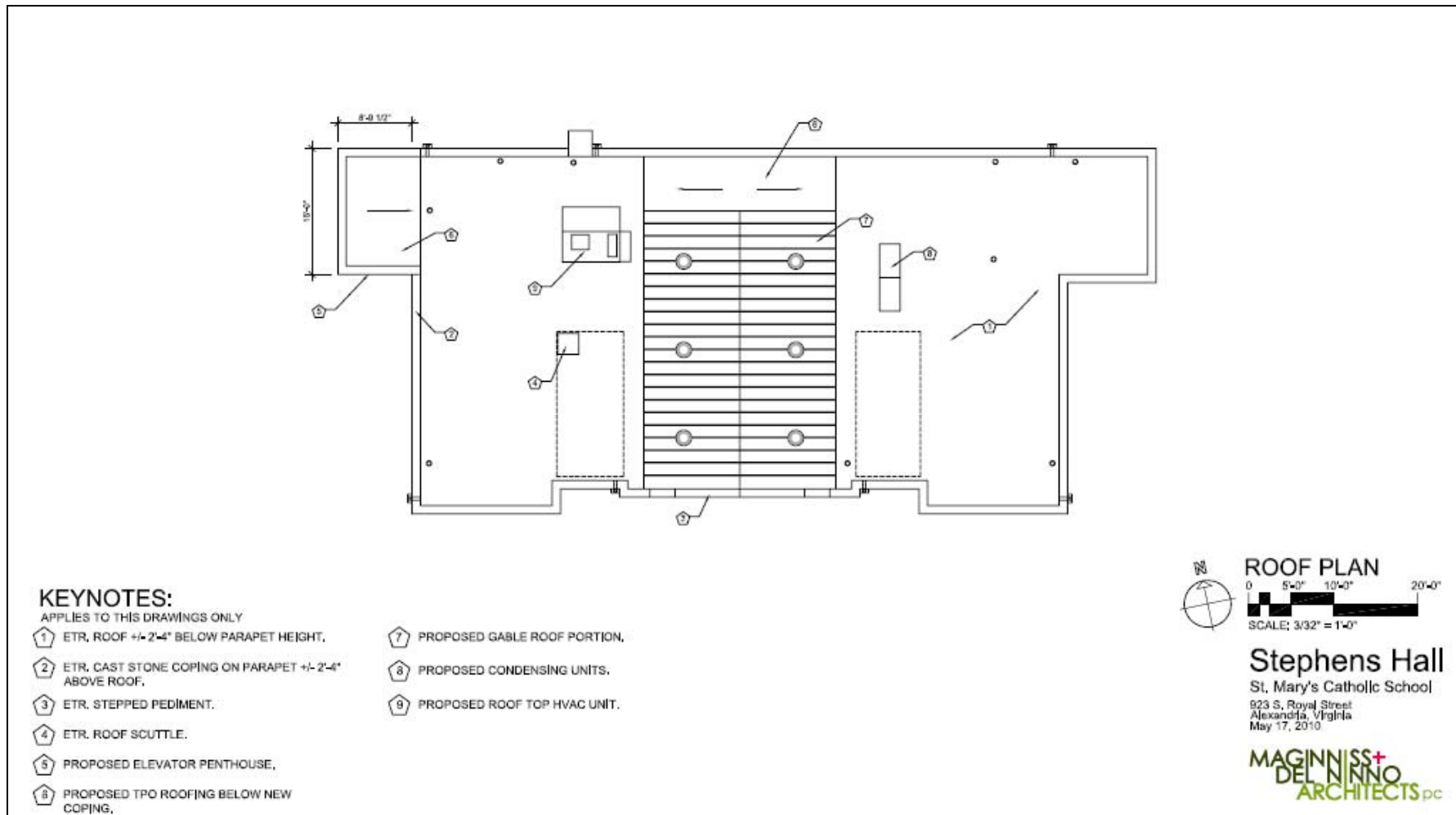


Figure 8. Roof plan.



Figure 9. Proposed north elevation.

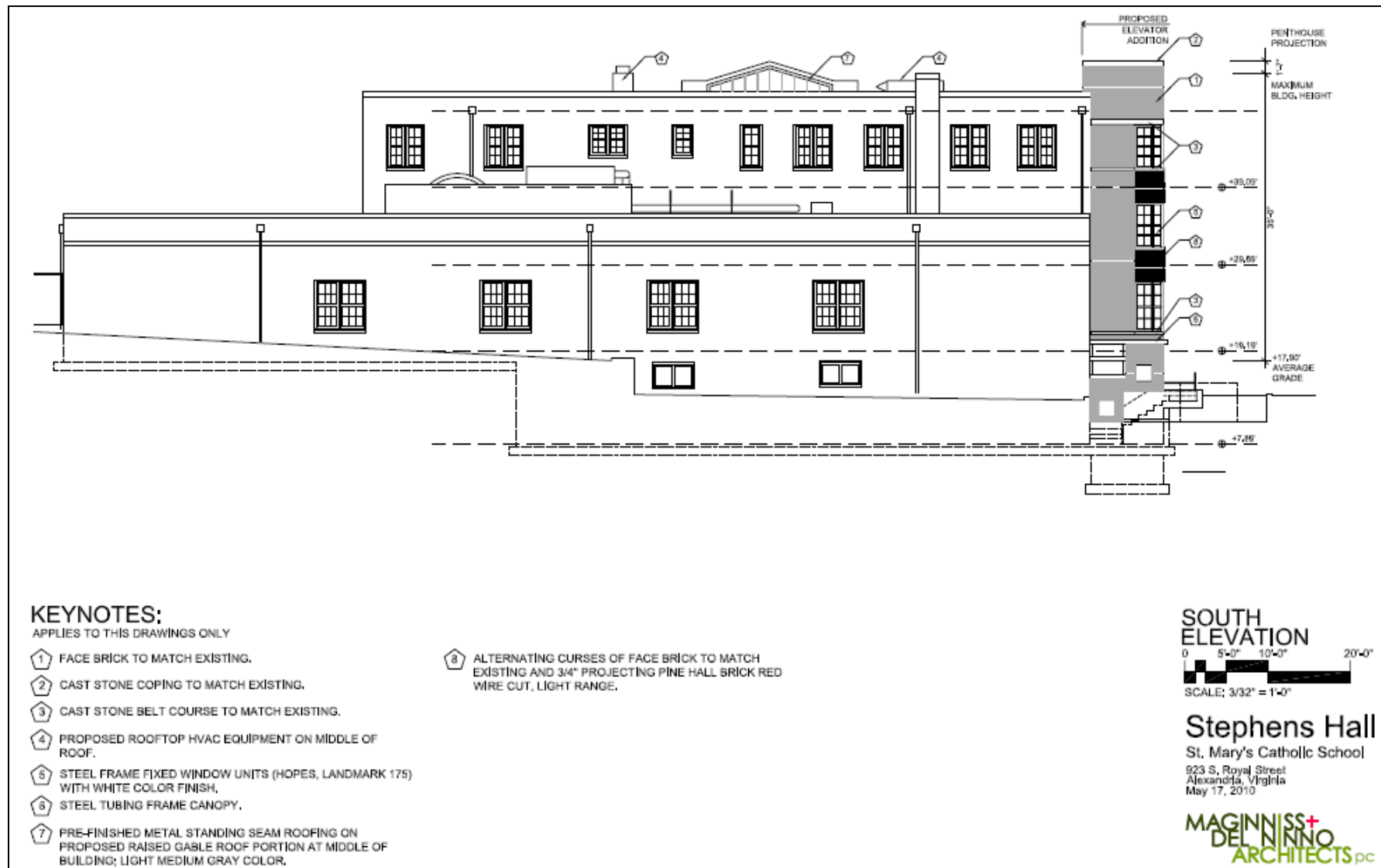


Figure 10. Proposed south elevation.

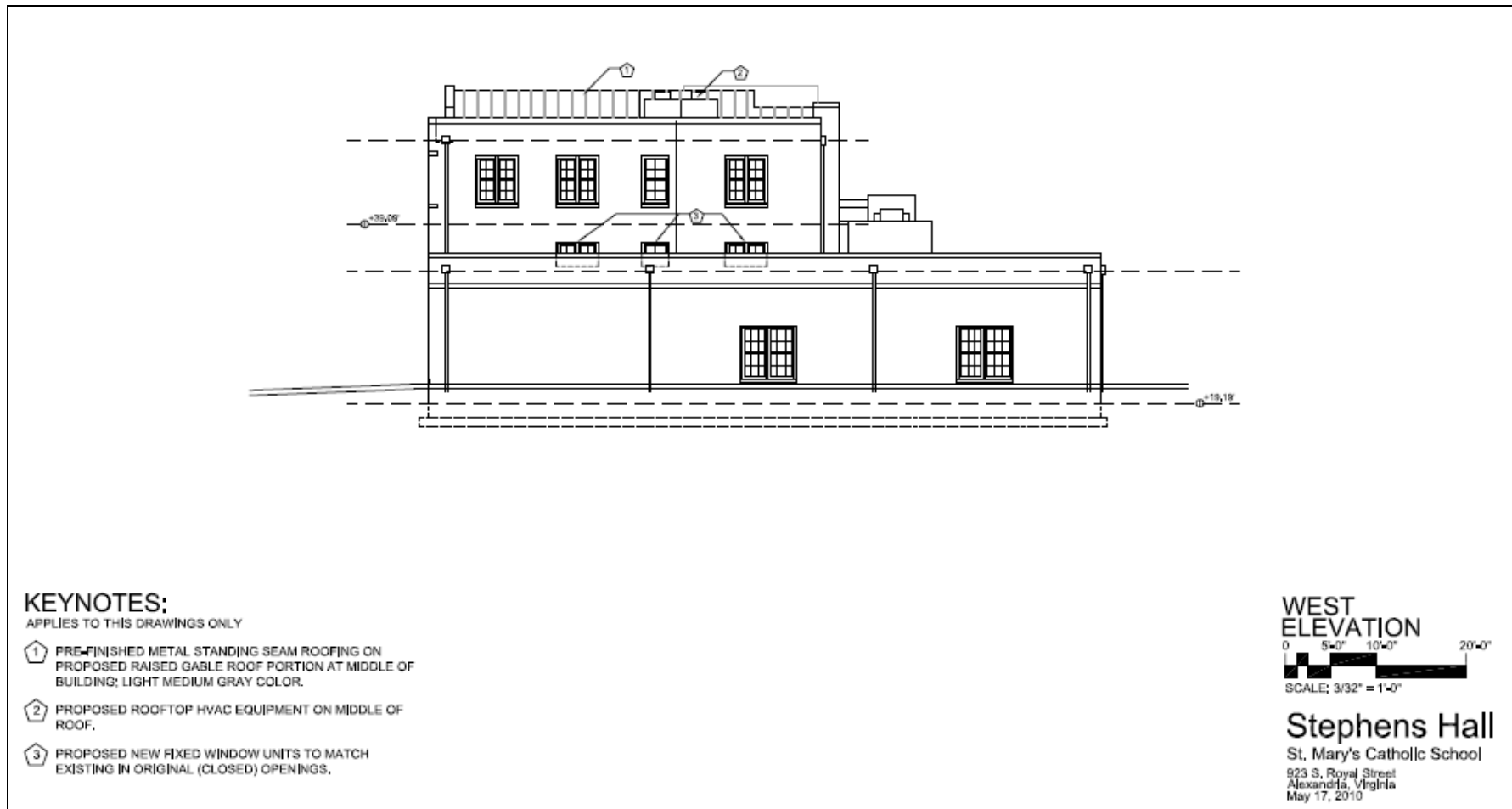
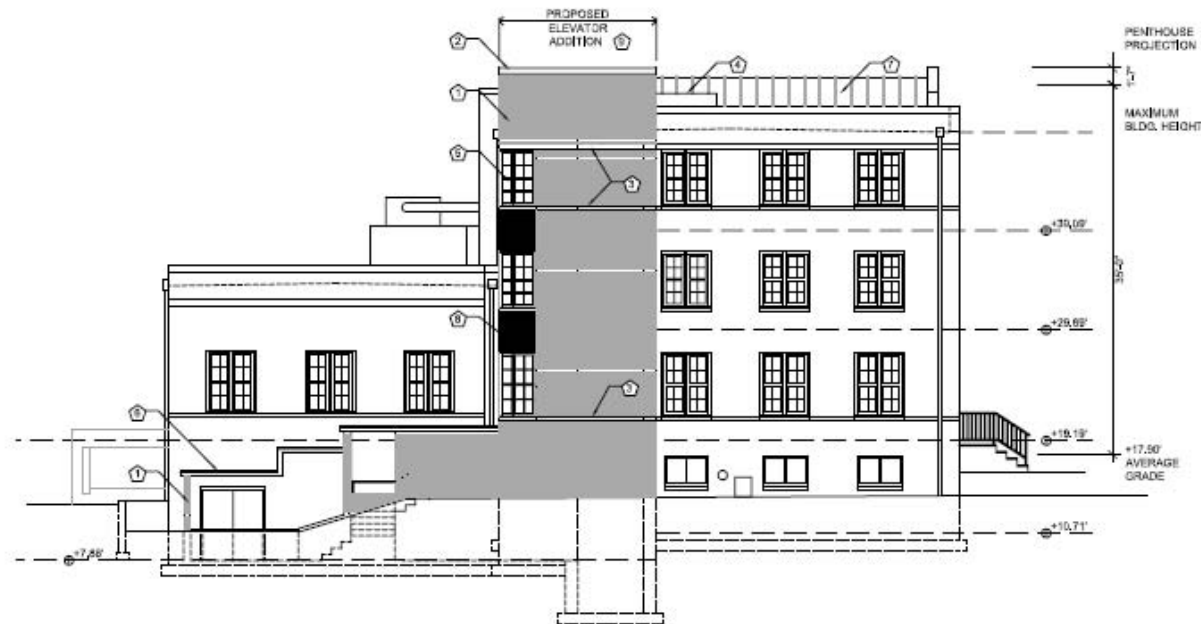


Figure 11. Proposed west elevation.



KEYNOTES:

APPLIES TO THIS DRAWINGS ONLY

- ① FACE BRICK TO MATCH EXISTING.
- ② CAST STONE COPING TO MATCH EXISTING.
- ③ CAST STONE BELT COURSE TO MATCH EXISTING.
- ④ PROPOSED ROOFTOP HVAC EQUIPMENT ON MIDDLE OF ROOF.
- ⑤ STEEL FRAME FIXED WINDOW UNITS (HOPES, LANDMARK 175,) WITH WHITE COLOR FINISH.
- ⑥ STEEL TUBING FRAME CANOPY.
- ⑦ PRE-FINISHED METAL STANDING SEAM ROOFING ON PROPOSED RAISED GABLE ROOF PORTION AT MIDDLE OF BUILDING; LIGHT MEDIUM GRAY COLOR.
- ⑧ ALTERNATING CURSES OF FACE BRICK TO MATCH EXISTING AND 3/4" PROJECTING PINE HALL BRICK RED WIRE CUT, LIGHT RANGE.
- ⑨ NOTE: EXTENT OF IS BEHIND PROPOSED ADDITION.



Stephens Hall
 St. Mary's Catholic School
 923 S. Royal Street
 Alexandria, Virginia
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Figure 12. Proposed east elevation.

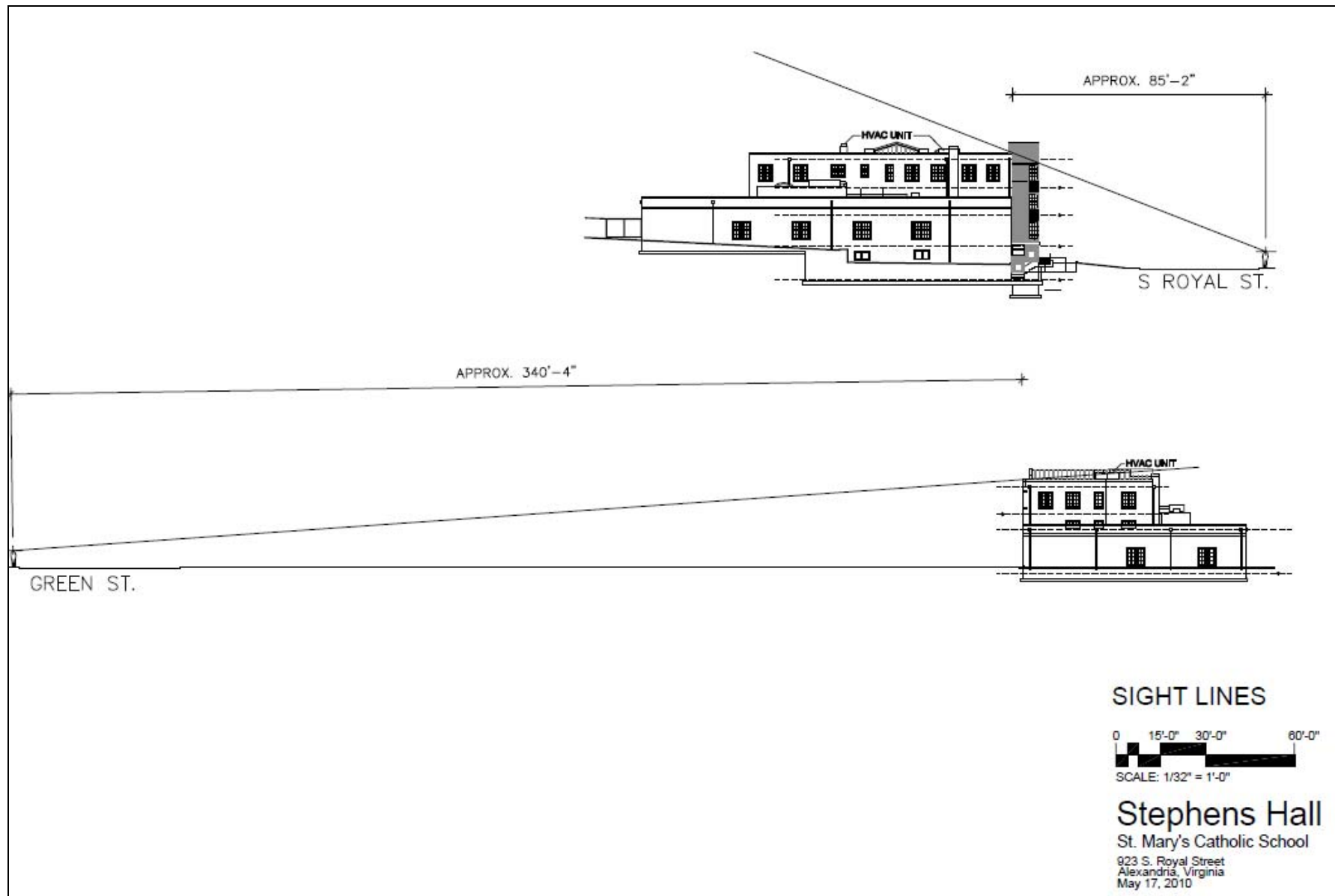


Figure 13. Sight lines for proposed rooftop HVAC units.

Hope's 175 Series Window Installation

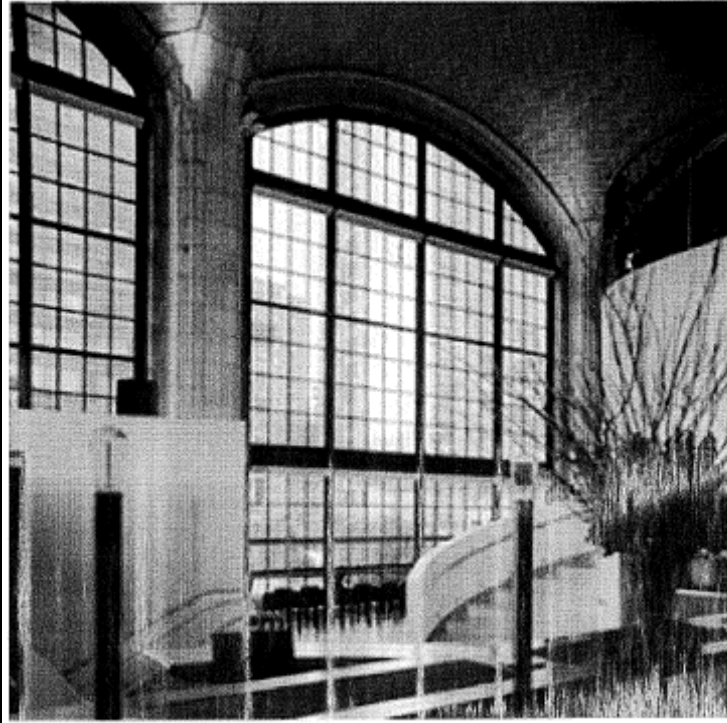


Figure 14. Proposed windows.

<p>Landmark175™ FIXED, PROJECTED AND CASEMENT STEEL WINDOWS</p> <p>ASTM D1654 – Painted Products in Corrosive Environments, ASTM G85 – Cyclic Fog/Dry Test (Prohesion), ASTM D5894 – Salt Fog/UV Painted Metal, ASTM D4541 – Pull Off Strength of Coating Test.</p> <p>6. Upon request, the window manufacturer shall provide a test report from a qualified independent U.S. testing laboratory regularly engaged in testing windows to verify that his products conform to these test requirements.</p> <p>1.3 SUBMITTALS</p> <p>A. Samples (as requested by architect):</p> <ol style="list-style-type: none"> 1. Typical window corner with glazing beads. 2. Sample of specified muntin, showing welded intersections and glazing beads. 3. Color sample of finish. 4. Hardware. <p>B. Shop drawings and manufacturer's literature:</p> <ol style="list-style-type: none"> 1. Submit for approval shop drawings showing window and installation details, including anchorage, fastening and recommended sealing methods. 2. Dimensioned elevations showing window opening and window sizes. 3. The manufacturer shall not commence any work until shop drawings have been approved. 4. Color charts for finishes. <p>1.4 PRODUCT, STORAGE AND HANDLING</p> <p>A. The General Contractor shall be responsible for the protection and storage of the windows after delivery to the site.</p> <p>B. Store in designated areas in an upright position on wood slats or on a dry floor in a manner that will prevent damage. Ventilate canvas or plastic coverings to prevent humidity buildup.</p> <p>1.5 WARRANTY</p> <p>A. Provide Hope's® standard (10) year Limited Warranty.</p> <p>PART 2 - PRODUCT AND FABRICATION</p> <p>2.1 MATERIALS</p> <p>A. Heavy intermediate triple weather-stripped windows shall be manufactured from solid hot rolled steel shapes.</p> <ol style="list-style-type: none"> 1. Sections made from new billet steel with flanges rolled integrally at the mill. 2. Perimeter frames and ventilator sections shall have glazing rebates providing an unobstructed glazing surface of at least 5/8". 3. Glazing rebate surfaces must be perpendicular to the web or stem of the section. Applied glazing rebate extensions and rebate surfaces that are tapered will not be acceptable. 4. Combined weight of frame and ventilator sections shall be a minimum of 3.60 pounds per lineal foot. Frame section alone shall not weigh less than 1.80 pounds per lineal foot. 5. The frame and ventilator sections shall have integral grooves located in the exterior and interior bedding contacts for the reception of triple weather-stripping. <p>B. Muntins (select from 1 and 2):</p> <ol style="list-style-type: none"> 1. True Divided Lite muntins <ol style="list-style-type: none"> a. Muntins shall be solid hot rolled from new billet steel with flanges rolled integral at the mill.

<p>Landmark175™ FIXED, PROJECTED AND CASEMENT STEEL WINDOWS</p> <ol style="list-style-type: none"> b. Glazing rebate surfaces must be perpendicular to the stem of this section. Rebate surfaces that are tapered will not be acceptable. c. 1-3/4" tee shall weigh 1.62 pounds per lineal foot, the 1-3/8" tee shall weigh 1.44 pounds per lineal foot and the 7/8" tee shall weigh 1.19 pounds per lineal foot (specify). <p>2. Simulated Divided Lite muntins (see h for possible combinations)</p> <ol style="list-style-type: none"> ✓ a. Hot-rolled exterior muntin - #84H section shall be solid hot rolled from stainless steel with tapers rolled integral at the mill. b. HW06 interior muntin - Section shall be extruded aluminum Alloy 6063-T5 with a minimum thickness of .045 inches. ✓ c. HW06 interior muntin - Section shall be extruded aluminum Alloy 6063-T5 with a minimum thickness of .045 inches. d. HW06 exterior muntin - Section shall be extruded aluminum Alloy 6063-T5 with a minimum thickness of .25 inches and a minimum width of .875 inches. e. DS5 exterior or interior muntin - Section shall be extruded aluminum Alloy 6063-T5 with a minimum thickness of .045 inches. f. DS4 exterior or interior muntin - Section shall be extruded aluminum Alloy 6063-T5 with a minimum thickness of .045 inches. g. PS1 interior muntin - Section shall be extruded aluminum Alloy 6063-T5 with a minimum thickness of .045 inches. h. Various combinations can be used: <ol style="list-style-type: none"> 1. Exterior muntin only (select from a, d, e or f). 2. Interior muntin only (select from b, c, e, f or g). 3. Exterior and interior muntins (select from a, d, e or f and select from b, c, e, f or g). 4. If exterior glazed then b, c or g can also be used as exterior muntins.

Figure 15. Proposed window specifications.