

Docket Item # 6
BAR CASE # 2017-00307

BAR Meeting
September 27, 2017

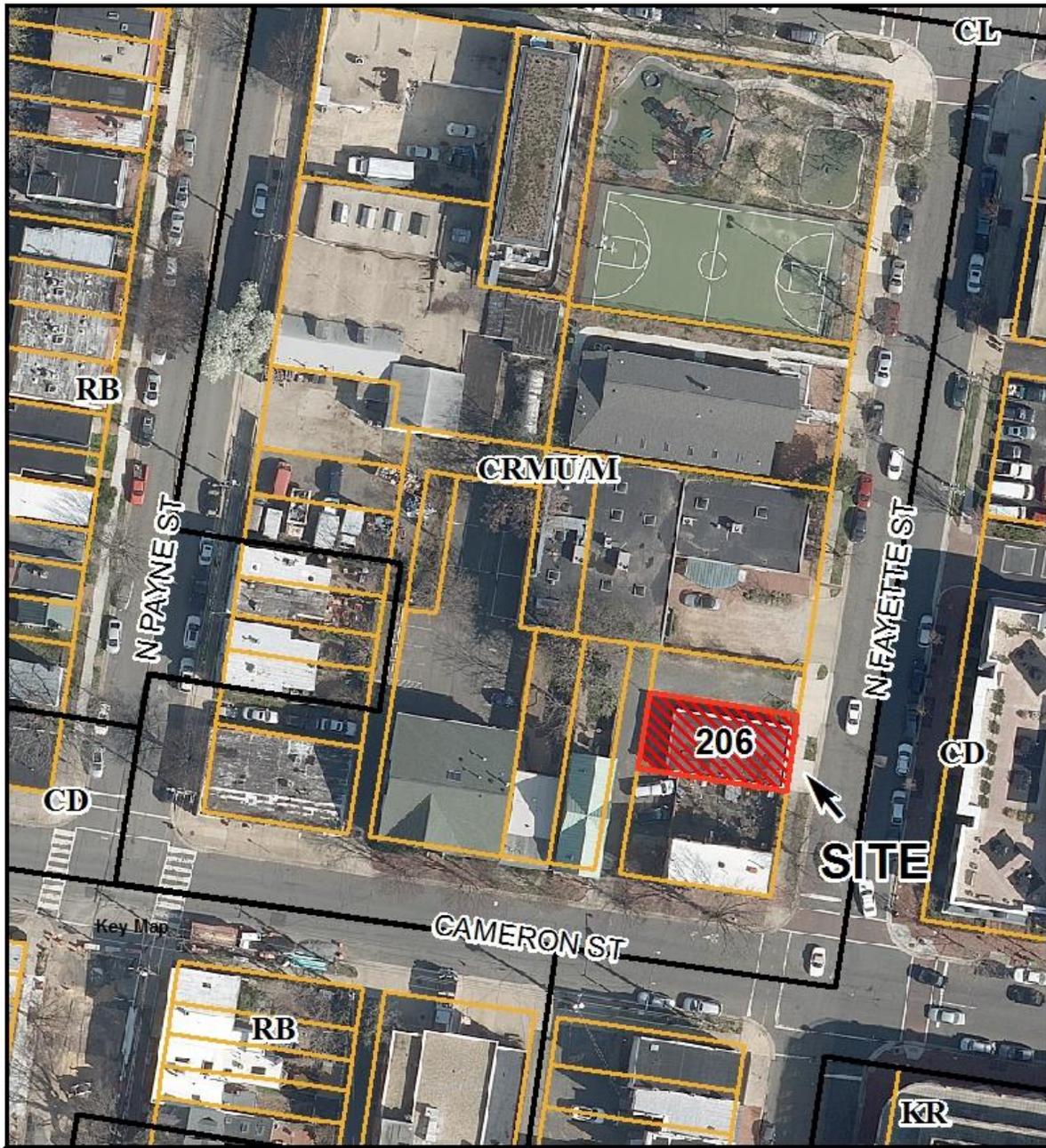
ISSUE: After-the-Fact Alterations
APPLICANT: TM Design Build
LOCATION: 206 North Fayette Street
ZONE: CRMU/M Mixed Use

STAFF RECOMMENDATION

Staff recommends after-the-fact approval for a Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2017-00307
206 North Fayette Street



I. ISSUE

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for alterations at 206 North Fayette Street. In mid-August the applicant started construction on the subject property without obtaining a building permit or BAR approval. The applicant was notified and construction was stopped by Code Administration. Subsequently, an interior only permit was issued so that work could continue pending BAR approval of exterior alterations.

The applicant is seeking approval for the following alterations:

- Removal of the garage door on the rear elevation and installation of concrete block to fill the opening (the block will be painted to match the building)
- Replacement of the three windows on the north elevation with slightly smaller aluminum storefront windows
- Removal of the metal security grilles in front of the street facing windows
- Replacement of the awning fabric

No signage is proposed, and if the applicant decides to add signage to the building it will likely be eligible for administrative approval by staff.

II. HISTORY

The one-story, brick-faced concrete block commercial structure at 206 North Fayette Street was constructed in **1957** (Permit #6604, 2/18/57). On June 9, 1999, the Parker-Gray BAR approved the existing awning on the front façade (BAR Case #1999-0096).

III. ANALYSIS

Although the applicant started work without BAR approval or a building permit, staff finds that the proposed alterations are appropriate for this vernacular commercial building, which is being rehabilitated to house a day care center. A dropped ceiling is being added to the interior of the building and the garage door on the alley, which is no longer needed, will be replaced with concrete block to match the adjacent building walls. Because the new ceiling will be located below the top of the existing windows the opening size is being reduced by one foot. The new storefront system windows will be aluminum in keeping with the original fixed steel sash and are consistent with the Board's Window Policy.



Figure 1: Front facade

Because the awning was previously approved by the BAR, staff could have administratively approved the replacement of the canvas awning (Figure 1) but is included here to provide project context. Exterior security grilles are strongly discouraged in the BAR's *Design Guidelines* and the grilles at the subject property may have been installed prior to creation of the District in 1983, as there is no record of Board approval. Staff recommends their removal for recycling.

Staff is pleased that this long-vacant building is getting a much needed facelift and recommends approval of the application as submitted.

STAFF

Stephanie Sample, 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 Project complies with zoning and no additional review required at this point.

Code Administration

No comments received.

Transportation and Environmental Services (T&ES)

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

V. ATTACHMENTS

- 1 – Application for BAR 2017-00307: 206 North Fayette Street*
- 2 – Supplemental Materials*

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ADDRESS OF PROJECT: 200 N. Fayette St.

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: TM Design/Build

Address: 9202 Ox Rd

City: Lorton State: VA Zip: 22079

Phone: 703 344 3427 E-mail: sibel@tmdesignbuild.com

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: George and Agnes Spicer

Address: 309A Cameron St. Suite 2

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other garage door
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Removal of garage door - closing with matching
cement block and matching panels

Replacement of side windows and reducing in height
by one foot because of new ceiling.

Removal of bars on front windows.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ^{N/A} Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

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Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - FAR & Open Space calculation form.
 - Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - Existing elevations must be scaled and include dimensions.
 - Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
 - Square feet of existing signs to remain: _____.
 - Photograph of building showing existing conditions.
 - Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - Location of sign (show exact location on building including the height above sidewalk).
 - Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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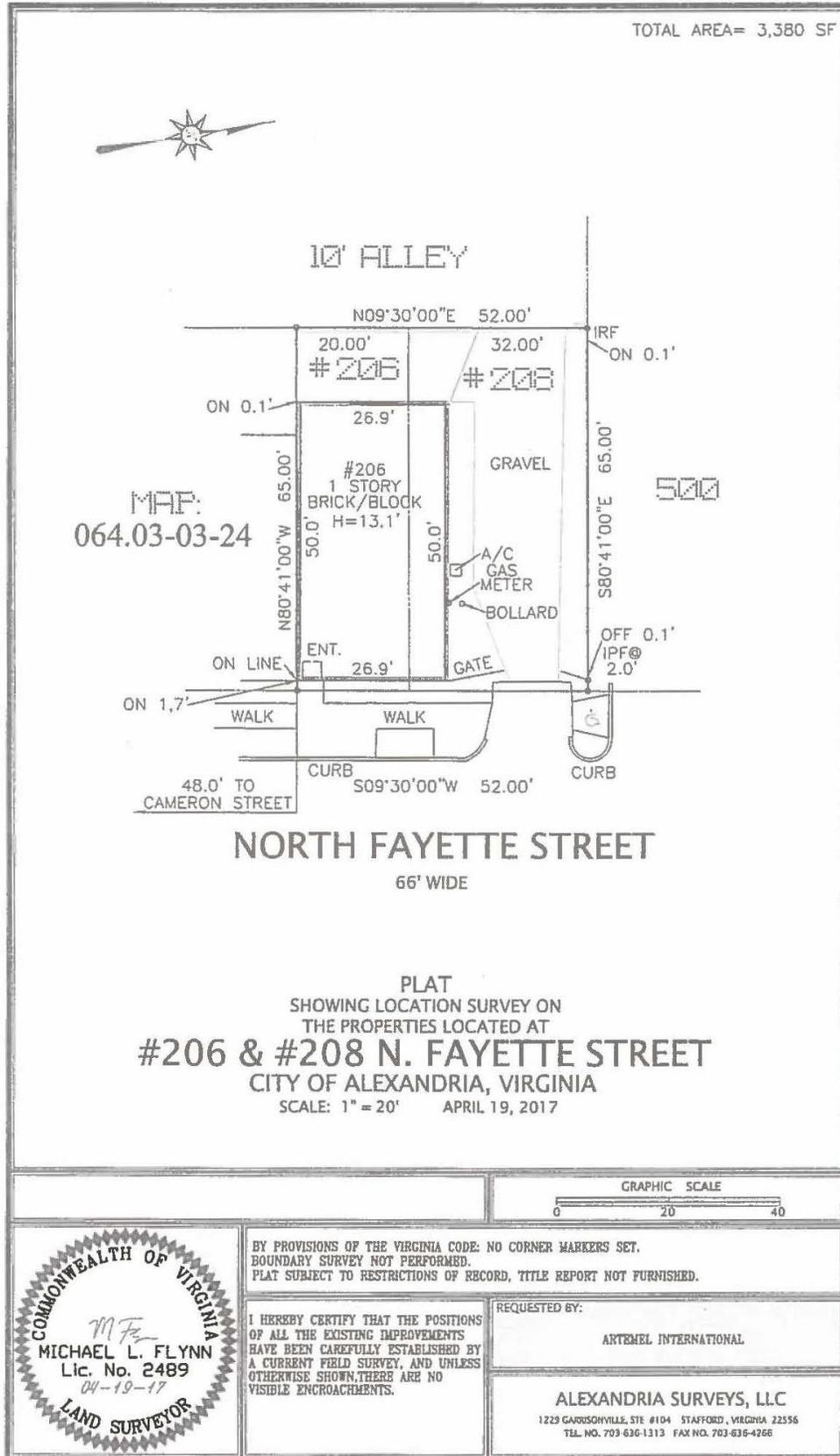
ALL APPLICATIONS: Please read and check that you have read and understand the following items:

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Sibel Unsal
Printed Name: Sibel Unsal
Date: 8/28/17



#14651



> YES 45 FS/FI

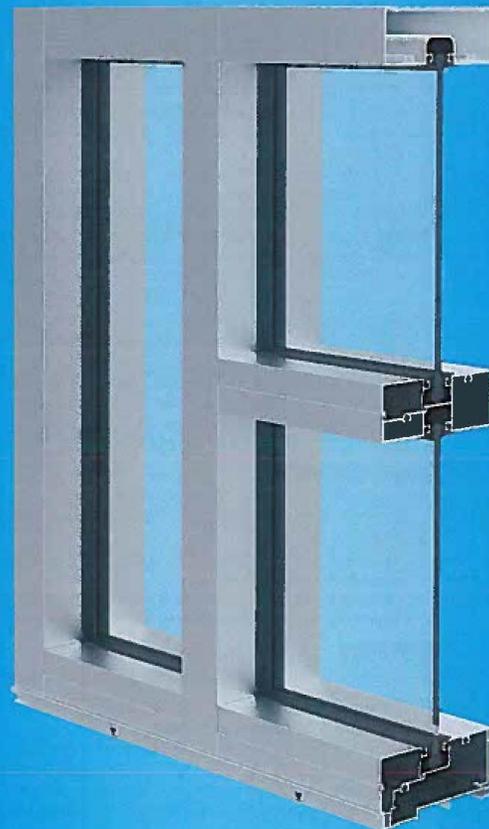
Center Set Storefront System

SYSTEM DESCRIPTION:

YES 45 FS (1-3/4" x 4-1/2") is a center set, flush glazed framing system designed primarily for 1/4" glass or infill panels 1/4" to 3/8" thick. YES 45 FI (2" x 4-1/2") is a center set, flush glazed framing system developed for 1" insulating glass and other types of infill panels of varying thicknesses. Both systems will accommodate YKK AP's hinged mullion, as well as our flexible mullion; these mullions allow more creative freedom where curves and angles become a functional part of the design.

OPTIONS & FEATURES:

- Outside or Inside Glazed
- Screw Spline and Shear Block Assembly
- Gasket With Stretch-Resistant Cord
- Integral Entrance Door Frames
- Enhanced Water Infiltration Resistance
- Model 20D/35D/50D Single Doors
up to 4'-0" x 8'-0"
- Model 20D/35D/50D Pairs
up to 8'-0" x 8'-0"



Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors



> YES 45 FS/FI

Center Set Storefront System Specifications

1.01 SUMMARY

- A. Section Includes: Aluminum Storefront Systems
 - 1. YKK AP Series YES 45 FS/FI Storefront Systems (Monolithic Glazing)
- B. Related Sections
 - 1. Sealants: Refer to Division 7 Joint Treatment Section for sealant requirements.
 - 2. Glass and Glazing: Refer to Division 8 Glass and Glazing Section for glass and glazing requirements.

1.02 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide aluminum storefront systems that comply with performance requirements indicated, as demonstrated by testing manufacturer's assemblies in accordance with test method indicated.
 - 1. Air Infiltration: When tested in accordance with ASTM E 283 at differential static pressure of 6.24 PSF (299 Pa), completed storefront systems shall have maximum allowable infiltration of:
 - a. 0.06 CFM/FT² (1.10 m³/h-m²) for YES 45 FS systems.
 - b. 0.06 CFM/FT² (1.10 m³/h-m²) for YES 45 FI systems.
 - 2. Water Infiltration: No uncontrolled water when tested in accordance with ASTM E 331 at test pressure differential of:
 - a. 10 PSF (479 Pa) for YES 45 FS systems.
 - b. 10 PSF (479 Pa) for YES 45 FI systems
(or when required, field tested in accordance with AAMA 503). Fastener Heads must be seated and sealed against Sill Flashing on any fasteners that penetrate through the Sill Flashing.
 - 3. Wind Loads: Completed storefront system shall withstand wind pressure loads normal to wall plane indicated:
 - a. Exterior Walls:
 - 1) Positive Pressure:
 - 2) Negative Pressure:
 - b. Interior Walls (Pressure Acting in Either Direction)
 - 4. Deflection: Maximum allowable deflection in any member when tested in accordance with ASTM E 330 with allowable stress in accordance with AA Specifications for Aluminum Structures:
 - a. Without Horizontals: L/175 or 3/4" (19.1mm) maximum.
 - b. With Horizontals: L/175 or L/240 + 1/4" (6.4mm) for spans greater than 13'-6" (4.1m) but less than 40'-0" (12.2m).
 - 5. Thermal Movement: Provide for thermal movement caused by 180 degrees F (82.2 degrees C) surface temperature, without causing buckling stresses on glass, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or detrimental effects.
 - 6. Thermal Performance: When tested in accordance with AAMA 1503.1 and NFRC 100:
 - a. Condensation Resistance Factor (CRF): A minimum of 44 for YES 45 FI systems.
 - b. Thermal Transmittance U Value: 0.51 BTU/HR/FT²/°F or less for YES 45 FI systems.
- Note: Thermal Performance for the glazed system as a whole will be affected by the characteristics of the glass specified.

2.01 MANUFACTURERS

- A. Acceptable Manufacturers: YKK AP America Inc.
 - 1. Storefront System: YKK AP YES 45 FS/FI Storefront Systems.
- B. Storefront Framing System:
 - 1. Description: Center rabbet, exterior flush glazed, jambs and vertical mullions continuous; head, sill, intermediate horizontal attached by screw spline joinery.
 - 2. Components: Manufacturer's standard extruded aluminum expansion mullions, 0-15 degree hinged mullions, 90 degree corner posts, flexible corner posts, three way corner post, 93-170 degree flexible corner posts, entrance door framing, and indicated shapes.

2.02 MATERIALS

- A. Extrusions: ASTM B 221 (ASTM B 221M), 6063-T5 Aluminum Alloy.

2.03 ACCESSORIES

- A. Manufacturer's Standard Accessories
 - 1. Fasteners: Zinc plated steel concealed fasteners, Hardened aluminum alloys or AISI 300 series stainless steel exposed fasteners.
 - 2. Glazing: Setting blocks, edge blocks, and spacers in accordance with ASTM C 864, shore durometer hardness as recommended by manufacturer; Glazing gaskets in accordance with ASTM C 864.
 - 3. 0.050 Aluminum Sill Flashing End Dams must have 3 point attachment.

2.06 FINISHES

- A. Anodic Coating: Electrolytic color coating followed by an organic seal applied in accordance with the requirements of AAMA 612.
- B. High Performance Organic Coating Finish: Type Factory applied two-coat 70% Kynar resin by Arkema or 70% Hylar resin by Solvay Solexis, fluoropolymer based coating system, Polyvinylidene Fluoride (PVF-2), applied in accordance with YKK AP procedures and meeting AAMA 2605 specifications.

For additional information on architectural aluminum products offered by YKK AP America Inc. visit our web site at www.ykkap.com.





