

Docket Item # 2
BAR CASE #2013-00093

BAR Meeting
May 15, 2013

ISSUE: Certificate of Appropriateness – Painting previously unpainted masonry

APPLICANT: Allen Weh by Christine Kelly, AIA

LOCATION: 101 Princess Street (Previously 400 N Union Street)

ZONE: RM / Residential

STAFF RECOMMENDATION: May 15, 2013

Staff recommends approval of the application to paint the existing masonry, as submitted.

STAFF RECOMMENDATION: May 1, 2013

Staff recommends deferral of the proposed Certificate of Appropriateness application until the applicant corrects the outstanding issues on the rear dormer and roof deck railing to comply with the BAR's January 18, 2012 conditional approval (BAR2011-0362).

The previous conditions of approval were:

1. That the railing detail for the roof deck be more historically appropriate by using wide plinths spaced between simple balusters, with the final design to be approved by Staff;
2. That the HardiePlank siding on the rear (west) dormer be painted to match the composition roof, so that the dormer will visually appear as two individual dormers;

In addition, the roof form of the dormers must match the hip roof dormers shown in the previous BAR approval.

****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 final approval 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 siding or roofing over 100 square feet, windows and 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, 703-746-4200 for further information.



BAR2013-00093



UPDATE

The applicant deferred this case immediately prior to the May 1, 2013 hearing to resolve the outstanding issues, identified in the staff report below as Violations #1 thru #4. Staff has since met with the applicant's architect and believes all of the outstanding items are now clarified or resolved. The revisions to the May 1, 2013 staff report are noted in italics.

I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness at 101 Princess Street (previously 400 N Union Street) to paint the unpainted masonry façade.

II. HISTORY

The dwelling at 101 Princess Street (previously 400 North Union Street) is a one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which was approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. At the time the area was developed it was not within the boundaries of the Old and Historic Alexandria District, but it was added to the district in June of 1984. 400 N Union is a 3½ story, two-bay, end unit constructed in a simple Colonial Revival style. It has a brick façade laid in a running bond pattern, cast concrete sills, and a front facing garage. The house originally had a North Union address. The North Union address and the evidence of ghost marks around the window to the left of the garage door indicate that the front entry of the townhouse was originally located where the first floor window is on the N. Union façade.

Previous BAR Approvals

In September of 2011 (BAR2011-0245), the Board approved a window replacement, a rear patio door replacement, new exterior electric lights, and window resizing on the two first floor window openings.

In January of 2012 (BAR2011-0362), the Board reviewed an application for a Certificate of Appropriateness which included a reconfiguration of the front dormer, installation of a rear dormer, a roof deck and operable shutters on the east and south elevations. The Board deferred action on the front dormer, requesting a re-study and the remaining items were approved with the following conditions:

- 1. That the railing detail for the roof deck be more historically appropriate by using wide plinths spaced between simple balusters, with the final design to be approved by Staff;**
2. That the center window on the rear (west) dormer be offset in plan from the adjacent windows by at least 8”;
3. That the size of HardiePlank siding on the rear (west) dormer is reduced from a 7” exposure to a 5” exposure;
4. That the HardiePlank siding be smooth (no wood grain);
- 5. That the HardiePlank siding on the rear (west) dormer be painted to match the composition roof, so that the dormer will visually appear as two individual dormers;**
6. That the new asphalt shingle roof on the front and rear be architectural grade composition roofing in either a weathered wood or slate color, per the BAR Roof Materials Policy; and
7. That all new windows comply with the recently adopted Window Policy.

To date, the applicant has not implemented the design approved by the BAR in January 2012 (BAR2011-0362). The items which are currently in violation are:

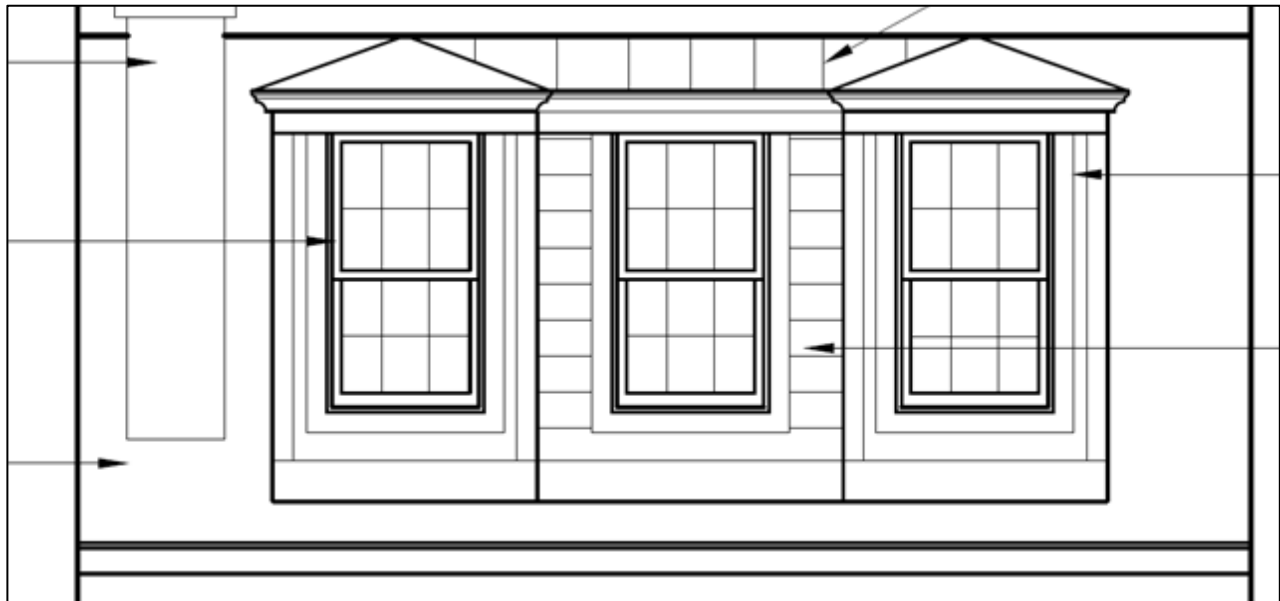
Violation 1:

Dormer roof does not appear to have been constructed as per BAR approval, with hip roofs over the dormers on each side and a shed form in the middle.

The dormers were, in fact, constructed with hip roofs and the applicant showed staff photos of these dormer roofs from the roof deck level. Unfortunately, because of the height of the dormers and the low slope of the hip roof, the roof form is not visible from the ground. Both the architect and Staff now realize that a gable form, as used on the dormer on the front elevation, would have been much more effective on the rear. However, these dormers were built as shown to the BAR in the elevation drawings and there is no violation.

Violation 2:

The BAR condition of approval required that the HardiePlank siding on the rear (west) dormer be painted to match the color of the composition roof, so that the center portion visually recedes and the windows on each side appear as two individual dormers.



BAR Approved Dormer Elevation

The applicant's architect showed Staff a color sample that matches the slate gray color of the roof and has represented that the siding of the recessed center portion of the dormer will be painted to match the roofing, as previously required.



Current Dormer as Constructed

Violation 3:

The railing detail for the roof deck was conditioned to utilize wide plinths spaced between simple balusters with the final design to be approved by Staff. The plinths were a part of the Board's previous discussion about making this an integrated design. The paneled plinths are a historic baluster feature and related to the paneled shutters below, thus keeping the roof deck from looking like a stock suburban deck railing stuck on the roof. The balustrade installed is not as approved by the BAR or as reflected on the building permit drawings.

The applicant's architect represented that the contractor will correct the width of the plinths in the balcony rail on the roof deck to match what was approved by the BAR and shown on the building permit drawings.



Roof deck railing, as constructed, with narrow posts instead of the wide plinths

Violation 4:

Operable shutters were not installed on the east and south elevation as proposed. However, the original shutter pintels and dogs still remain on the building.

The applicant's architect has confirmed that the new operable shutters are on site and waiting to be installed but the owner was waiting for approval from the BAR to paint the building before installing the shutters.

III. ANALYSIS

The Zoning Ordinance was changed by Council a number of years ago to specifically require BAR approval to paint previously unpainted masonry in order to protect the 18th and 19th century brick within the City which could be irreversibly damaged due to painting. In addition, Alexandria has been known as a red brick town since a French traveler's account in the late 18th century. The local clay produced a red brick that has become a trademark of Old Town, in much the same way that adobe is for Santa Fe. Unfortunately, many property owners in the mid to late 20th century painted their brick buildings as a way to minimize the maintenance cost of cleaning and repointing and to distinguish their houses from the neighbors.

Historic masonry is breathable and was not completely waterproof. Moisture which inevitably finds its way into any masonry wall should be allowed to travel through the porous mortar joints and dissipate on the exterior. Often the use of a latex or other modern paint coating can trap moisture within the wall and cause it to travel toward the interior or hold moisture within the wall, causing historic mortar and brick to expand. In cold weather, the moisture may freeze, causing spalling and failure of the host masonry.



Photo of spalled/damaged brick due to moisture

With the use of modern, hard-fired brick and the Portland cement on these 20th century townhouses, Staff is less concerned that painting will physically harm the structure.

Aesthetically, few houses within this particular development were originally painted but it was common on 20th century multi-unit developments such as Yates Gardens, Ford's Landing, or the Brand projects at Church Square or Queen/Lee, to paint some units on the blockface to provide a studied variety and an instant patina of age. In addition, during the past several years, the Board has had a more lenient level of design review with late 20th century developments, approving a number of substantial alterations, third/fourth floor additions, large dormers, and rooftop terraces on properties within this project. Therefore, due to the modern materials used, the eclectic architectural character of this development, and previous changes approved by the BAR at this contemporary development, Staff has no historic preservation related objection to the applicant's proposal.

However, Staff recommends that the Board require that the applicant resolve the outstanding issues from the Board's previous approval in January 18, 2012 (BAR2011-0362) before approving the current Certificate of Appropriateness application. The dormers on this house were

the subject of significant discussion by the Board at two different hearings and the approval required Staff review of the final details. The applicant may either correct the infractions or request after-the-fact BAR approval of the existing conditions.

The applicant has represented that all of the violations or incomplete construction elements identified by the May 1, staff report, above, will be corrected and Staff is satisfied this work will be done in the next 60 days. Staff will monitor the work but considers these resolved.

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 The painting of the brick home will comply with zoning per BAR approval.

Code Administration:

F-1 The review by Code Administration is a 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 Ken Granata, Plan Review Services Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building and trades permits where required must be obtained prior to applicable work commencement. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of any alterations made to mechanical, electrical, and plumbing systems must be submitted to the Code office for review. If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.

C-2 Any proposed alterations to the existing structure must comply with the current edition of the Virginia Uniform Statewide Building Code (VUSBC).

Transportation and Environmental Services (T&ES):

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (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)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (T&ES)

- 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. (T&ES)

- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

- C-4 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)

- C-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. ATTACHMENTS

- 1 – Correspondences to the BAR*
- 2 – Supporting Materials*
- 3 – Application for BAR2013-00093 at 101 Princess Street*

April 10, 2013

Board of Architectural Review
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Dear Board Member:

I am the owner and inhabitant of 402 North Union Street in Old Town, Alexandria, which is directly adjacent to Mr. Allen Weh's townhouse at 101 Princess Street. I have reviewed with Mr. Weh his proposal to paint the exterior of his house in a soft yellow color. I have no problems with this proposal, as from my experience, this color is not atypical of the Federal style that our townhouses were apparently designed to mimic, and which is quite prevalent throughout Old Town's historic district.

If there are any further concerns or questions you may have of me regarding this issue, I would be happy to be contacted directly at the e-mail or numbers below.

A handwritten signature in black ink, appearing to read 'Clifton E. Yu', written in a cursive style.

Clifton E. Yu, MD
Colonel, US Army Medical Corps
Clifton.yu@us.army.mil
(703)683-0949 (H)
(202) 352-0015 (C)

From: [Roy Wuchitech](#)
To: [Joshua Brooking](#)
Cc: [dblair@landcarroll.com](#); [aeweh@csiaviation.com](#)
Subject: House at 101 Princess, corner of Princess and North Union
Date: Saturday, April 20, 2013 1:48:41 PM

We occupy the house at 408 N. Union and have observed the very positive renovations the Wehs have done to the above referenced house. We wholeheartedly support their decision to paint the exterior of their house a color of their choice that matches the colors of the adjacent block. Please contact me at rwuchitech@spectregi.com with any questions or comments. RW



Roy Wuchitech
General Counsel
Spectre Group International, LLC
101 N. Union Street
Suite 200
Alexandria, Virginia 22314
(571) 257-5200
(703) 717-1121 Mobile

This e-mail and any attachments may be confidential or legally privileged. If you received this message in error or are not the intended recipient, you should destroy this e-mail message and any attachments or copies, and you are prohibited from retaining, distributing, disclosing or using any information contained herein. Please inform us of the erroneous delivery by return e-mail. Thank you in advance for your cooperation.





BAR Case # _____

ADDRESS OF PROJECT: 101 PRINCESS ST, ALEXANDRIA, VA 22314

TAX MAP AND PARCEL: 065.03-04-15 ZONING: RM

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: ALLEN E. WEH

Address: 101 PRINCESS ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 505-238-9109 E-mail: aweuh@csiaviation.com

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

Name: DUNCAN BLAIR, Attorney

Phone: 703-836-1000

E-mail: dblair@windcirroll.com

Legal Property Owner:

Name: SAME AS APPLICANT

Address: _____

City: _____ State: _____ Zip: _____

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.

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - 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).*

REQUEST APPROVAL TO PAINT MASONRY HOUSE. CURRENTLY NOT PAINTED, BUT HOUSE IS NOT OLD OR HISTORIC, AND THE ORIGINAL BRICK USED WAS A YELLOWISH BRICK, NOT TRADITIONAL RED BRICK. PREVIOUSLY APPROVED EXTERIOR ALTERATIONS TO THIS HOUSE INVOLVED REPLACING WINDOWS AND WHERE A SMALLER WINDOW WAS INSTALLED FACING N. UNION ST. REPLACEMENT BRICK SIMILAR TO ORIGINAL BRICK COULD NOT BE FOUND RESULTING IN MISMATCHED BRICK AND A VISIBLY SCARRED APPEARANCE. PAINT COLOR PROPOSED IS A SOFT YELLOW

SUBMITTAL REQUIREMENTS:

(CONTINUED ON ATTACHED)

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.

BAR CASE # _____

CONTINUATION OF DETAILS OF PROPOSED WORK
FROM PAGE 7 :

FREQUENTLY USED IN THE HISTORIC DISTRICT
AND ATTRACTIVELY COMPATIBLE WITH THE
OTHER BRICK EXTERIORS IN THIS NEIGHBORHOOD.

OF NOTE, A TOWNHOUSE TWO BLOCKS
SOUTH (ON THE CORNER OF QUEEN AND
NORTH UNION STS) IS ATTRACTIVELY PAINTED
AND IS A TOWNHOUSE OF SIMILAR AGE
AND MASONRY CONSTRUCTION.

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 12 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.

BAR Case # _____

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 12 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: _____

Printed Name: ALLEN E. WEH

Date: 28 March 2013

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ALLEN E AND REBECCA R. WEH	101 PRINCESS ST ALEX VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 PRINCESS ST (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 101 PRINCESS ST LLC	6722 RIO GRANDE NW LOS RANCHOS NM 87107	100%
2.		
3.		

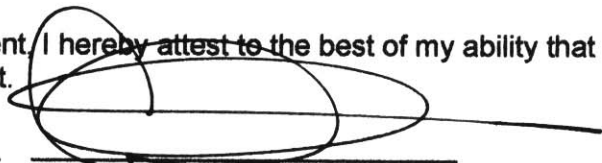
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	NONE	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

28 Mar 2013 ALLEN E. WEH
Date Printed Name


Signature