

BAR Meeting
September 16, 2015

ISSUE: Permit to Demolish & Certificate of Appropriateness for the Construction of a new front porch

APPLICANT: Leslie Arial by Heffner Architects

LOCATION: 608 Oronoco Street

ZONE: RM/ Residential Zone

STAFF RECOMMENDATION:

Staff recommends approval of the Permit to Demolish/Capsulate and the Certificate of Appropriateness with the following Archaeology conditions:

1. Include the following archaeology comments on all construction documents related to ground disturbance, so that on-site contractors are aware of the requirements:
 - a. Call Alexandria Archaeology immediately (703-746-4399) 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. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.

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.



BAR2015-00271 & BAR2015--00272



Note: Staff coupled the reports for BAR #2015-0271(Permit to Demolish) and BAR #2015-0272 (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 and a Certificate of Appropriateness for the construction of an open front porch at 608 Oronoco Street.

Permit to Demolish

- Demolition of front stoop and steps; and
- Removal of a pedimented front door surround.

Certificate of Appropriateness

The proposed porch addition will sit on a brick foundation approximately 1'- 10" above grade and will measure 29 feet wide by 6 feet deep and will be one story in height. The porch will be supported by fiberglass columns and membrane covered flat roof. The entablature, roof assembly, and new door surround will be constructed with AZEK.

II. HISTORY

608 Oronoco Street is a freestanding, two-story, three-bay, center hall brick Colonial Revival residence built in **1941** (Building Permit #2769, 10/23/40). A freestanding, one-story brick automobile garage was constructed at the rear of the property in 1942 (Building Permit #3301, 1/6/42). A one-story wood and glass porch addition was constructed on the rear of the house in 1981 (Building Permit #0948, 6/8/81). A one-story wood frame addition was added to the rear of the house in 1983 (Building Permit #0853, 11/9/83). Finally, in 2003, the BAR approved a two-story, rear addition and various minor alterations at the residence (BAR2003-0022; 03/05/02.)

The architect of the original house was Kenton D. Hamaker. Hamaker was an architect in the region from 1935-1953. Besides 608 Oronoco, he designed two other houses in Alexandria; 2513 E. Randolph in 1935 and 110 E. Howell in 1936. He was also the architect for the Westover Hills Shopping Center in Fairfax County in 1940.

III. ANALYSIS

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?

Staff has no objection to the proposed demolition of the existing stoop and stairs and no objection to the removal of the existing door surround. The brick stoop and steps proposed for demolition are not original to the building. While portions of the door surround are original to the house, it has been poorly repaired and added to several times. It is a relatively common design and easily reproduced, thus its removal is not a detriment to the public interest. In addition, the items proposed for demolition do not remove any portion of the building itself and do not compromise the integrity of the building as a whole. Therefore, in the opinion of Staff, none of the criteria for demolition and encapsulation are met and the Permit to Demolish/Encapsulate should be granted.

Certificate of Appropriateness

The *Design Guidelines* encourage porch additions which “are appropriate to the historical style of the structure” and “should not hide or cause the removal of important historic architectural details.” It is also recommended that porches “should be painted the predominant color of the building or the color of the trim work.” The *Guidelines* further explain that “Porches should be made of materials which are sympathetic to the building materials generally found in the historic districts” and per the Board’s *Modern Materials Policy* “Synthetic/composite trim may only be installed on buildings and additions constructed after 1975 and must have a smooth finish without a wood grain surface texture.”

Staff commends the applicant on the design and proportions of the porch and finds it compatible with the existing Colonial Revival style of the building. While front porches are not common to early rowhouses in Old Town because of the 1752 setback regulations, similar porches do exist in Old Town (see 207/209 S Fairfax St.) This Neoclassical style porch is frequently seen on Greek Revival and Colonial Revival detached buildings that are similarly set back from the sidewalk and its form recalls the smaller porch on the adjacent Lee-Fendall house at 614 Oronoco. Removal of the steps leading to the sidewalk and combining these with the driveway will simplify and visually unify the small front yard. Finally, the use of modern materials such as AZEK will differentiate the porch from the original building and is consistent with the Board’s *Modern Materials Policy*.

Staff recommends approval of the Permit to Demolish/Encapsulate and the Certificate of Appropriateness, as submitted.

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 Comments

C-1 Proposed porch complies with zoning.

Code Administration

No comments received.

Alexandria Archaeology

F-1 Tax records indicate that free black households were located on the 600 block of Oronoco Street in 1830, but the exact addresses are unknown. This property therefore has the potential to yield archaeological resources which could provide insight into residential activities of free African Americans living in Alexandria in the early nineteenth century.

Archaeology Comments

R-1 Call Alexandria Archaeology immediately (703-746-4399) 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.

Code

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Transportation and Environmental Services

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-0271 & 0272: 608 Oronoco Street



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 608 Oronoco St, Alexandria, VA, 22314 Zone RM

A2. 5180 x 1.5 = 7770
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	852.5	Basement**	852.5
First Floor	1365.2	Stairways**	35
Second Floor	1365.2	Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other	1082	Attic less than 5***	
Total Gross *	4664.9	Total Exclusions	887.5

B1. Existing Gross Floor Area *
4664.9 Sq. Ft.
 B2. Allowable Floor Exclusions**
887.5 Sq. Ft.
 B3. Existing Floor Area minus Exclusions 3777.4 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	174
Porches/ Other	174	Attic less than 5***	
Total Gross *	174	Total Exclusions	174

C1. Proposed Gross Floor Area *
174 Sq. Ft.
 C2. Allowable Floor Exclusions**
174 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 0 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3777.4 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 7770 Sq. Ft.

**Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.*

***Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.*

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

[Handwritten Signature]

HAPC

Date: _____

8.14.15



EAST APPROACH VIEW



FRONT VIEW



WEST APPROACH VIEW

608 ORONOCO
ALEXANDRIA, VA

15021

8.14.15

EXISTING HOUSE
PHOTOS

BAR-1



500 N WASHINGTON ST



609 ORONOCO ST



607 ORONOCO ST



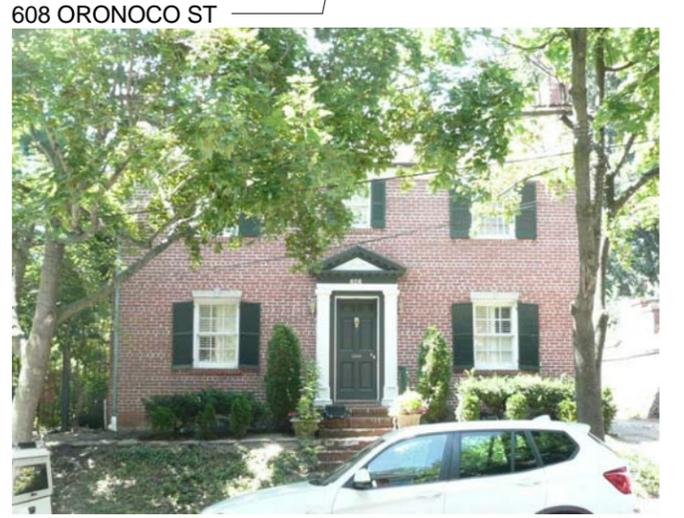
414 GEORGE WASHINGTON ST



429 N ST ASAPH ST



614 ORONOCO ST

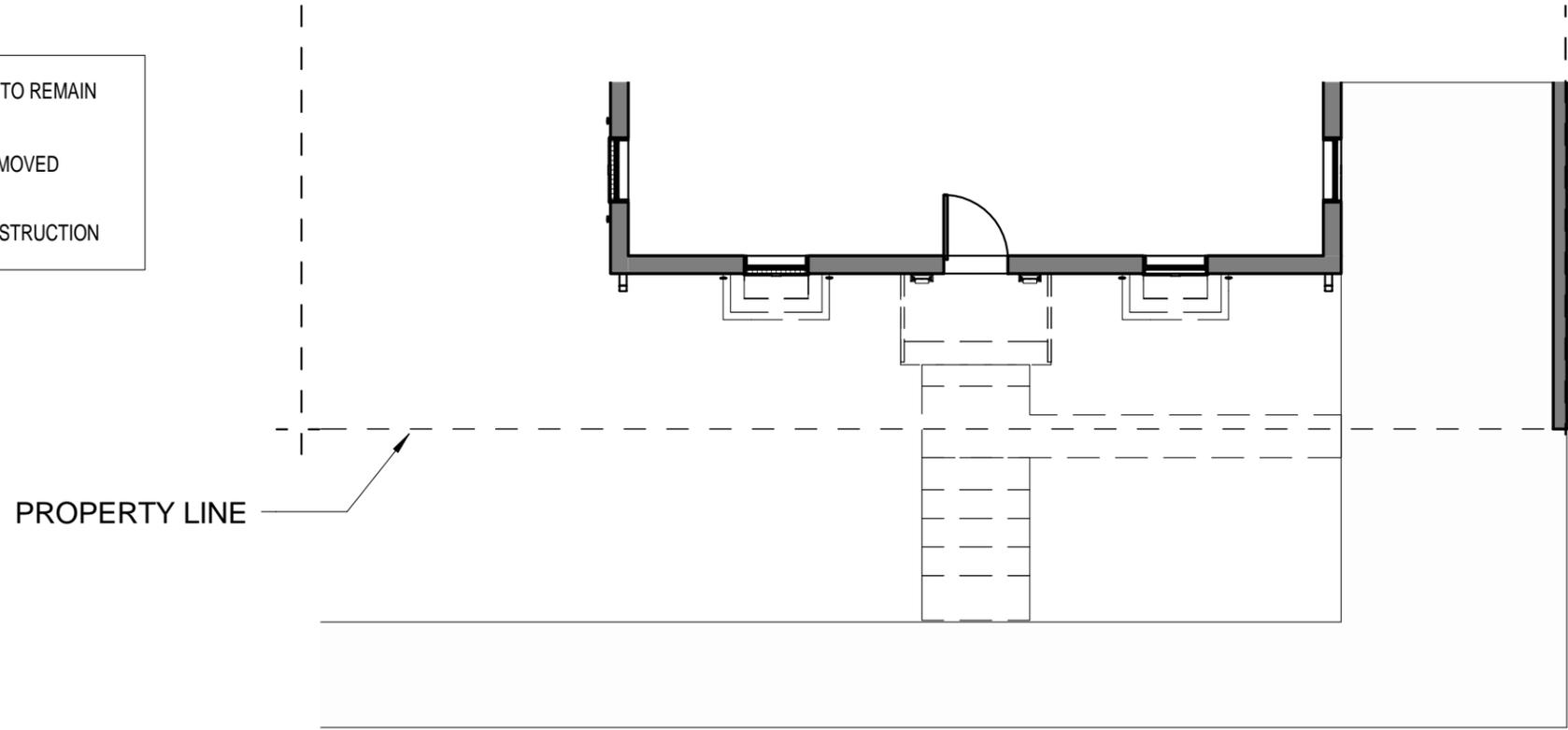


608 ORONOCO ST

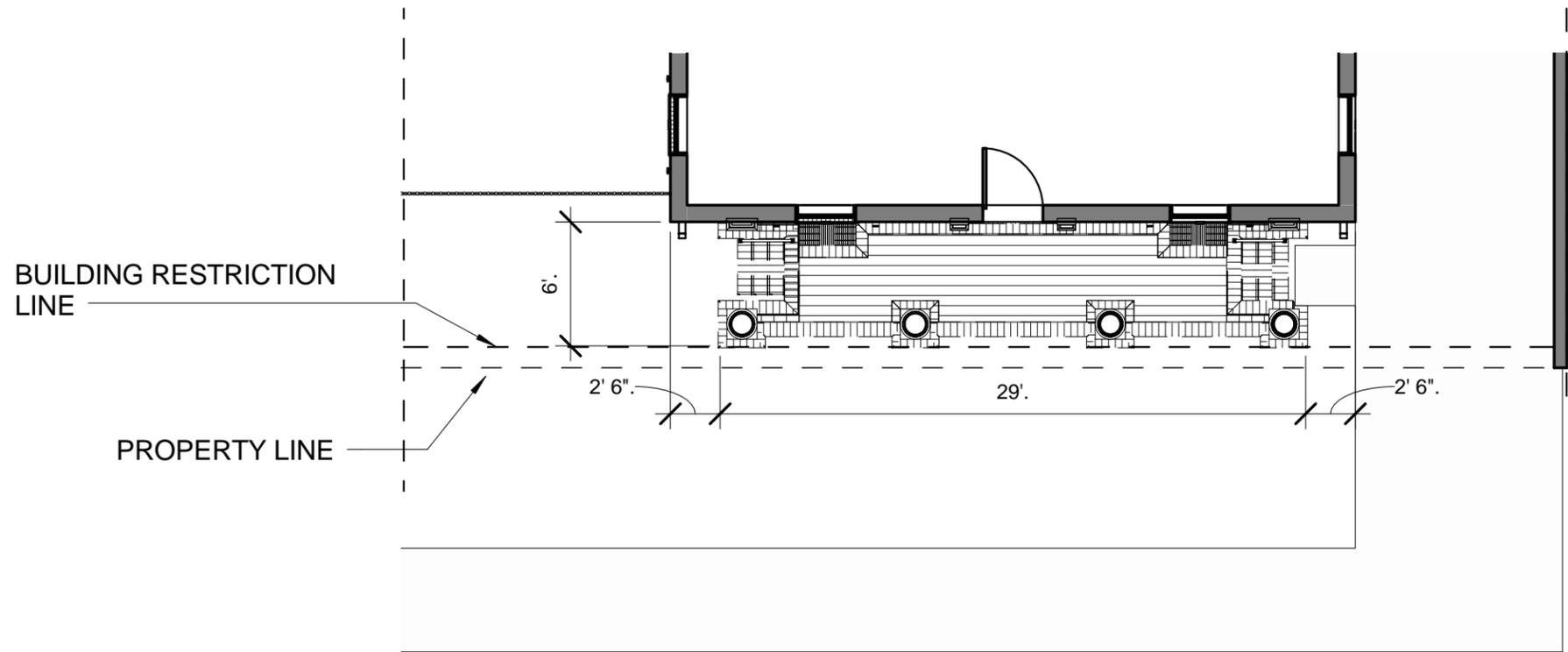


600 ORONOCO ST

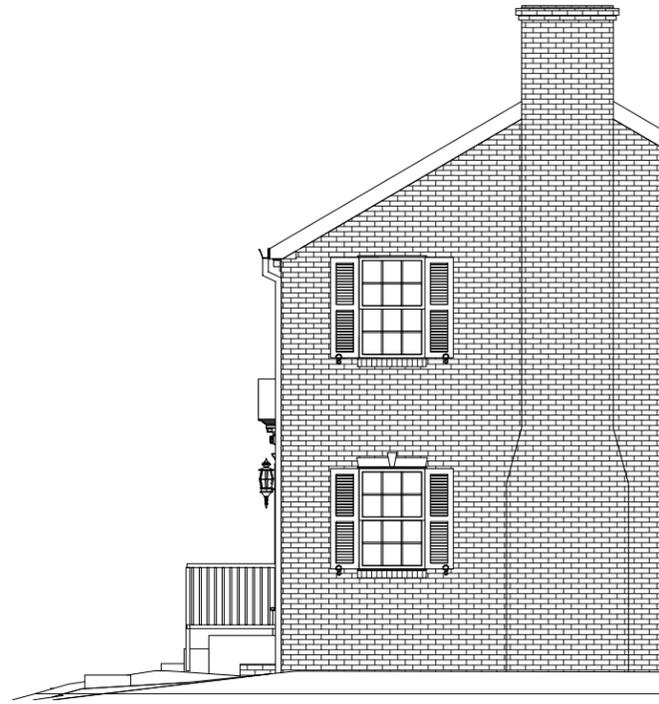
	EXISTING TO REMAIN
	TO BE REMOVED
	NEW CONSTRUCTION



① MAIN LEVEL - EXISTING
1/8" = 1'-0"



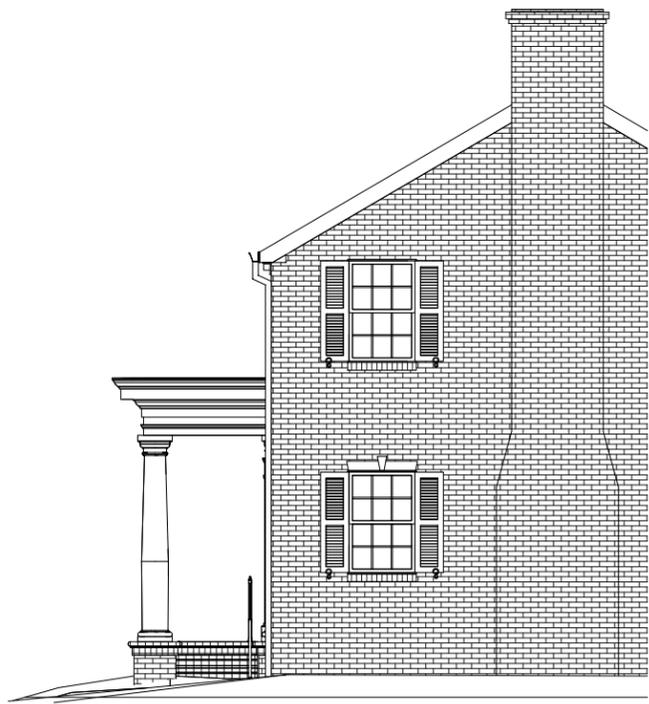
② MAIN LEVEL - PROPOSED
1/8" = 1'-0"



② RIGHT SIDE - EXISTING
1/8" = 1'-0"



① FRONT - EXISTING
1/8" = 1'-0"



④ RIGHT SIDE - PROPOSED
1/8" = 1'-0"



③ FRONT - PROPOSED
1/8" = 1'-0"

608 ORONOCO
ALEXANDRIA, VA

15021
8.14.15
ELEVATIONS

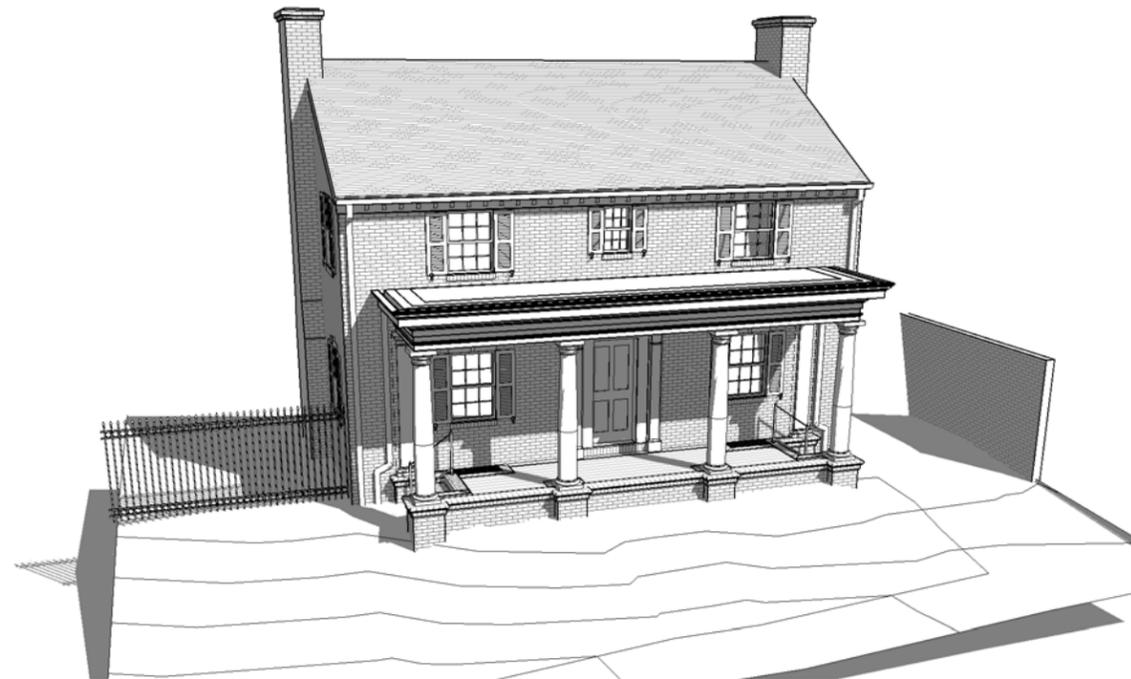
BAR-4



① 3D VIEW - WEST APPROACH



② 3D VIEW - EAST APPROACH



③ 3D VIEW - FRONT

BAR Case # 2015-00271/00272ADDRESS OF PROJECT: 608 ORONO CO STREETTAX MAP AND PARCEL: 064.02-09-02 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)

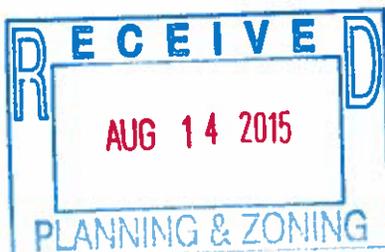
Applicant: Property Owner Business (Please provide business name & contact person)Name: LESLIE ARIAILAddress: 608 ORONO CO STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 703.362.0090 E-mail: leslieariail@verizon.netAuthorized Agent (if applicable): Attorney Architect _____Name: SHAWN GLERUMPhone: 703.571.7766
x125E-mail: sglerum@heffnerarch.com

Legal Property Owner:

Name: LESLIE ARIAILAddress: 608 ORONO CO STREETCity: ALEXANDRIA State: VA Zip: 22314Phone: 703.362.0090 E-mail: leslieariail@verizon.net

- 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
 - fence, gate or garden wall
 - HVAC equipment
 - shutters
 - doors
 - windows
 - siding
 - shed
 - lighting
 - pergola/trellis
 - painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

- REMOVE EXISTING BRICK SWOP AND STAIRS.
- REMOVE DOOR SURROUND.
- ADD NEW FRONT PORCH PER ATTACHED DRAWINGS.

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.

- 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.

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.

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:  HARC

Printed Name: SHAWN C. GLERUM

Date: 8.14.15

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. LESLIE AMAIL	608 ORONOCO ST.	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 608 ORONOCO 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. LESLIE AMAIL	608 ORONOCO ST.	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. N/A		
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.

08.14.15 SHAWN GLEPUM, HAPC 
 Date Printed Name Signature