

Docket Item # 2
BAR CASE # 2013-00096

BAR Meeting
May 1, 2013

ISSUE: Alterations
APPLICANT: Sherry Schiller
LOCATION: 524 S. Pitt Street
ZONE: RM/Residential

STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

*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.



BAR2013-00096



I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for alterations at 524 South Pitt Street, including:

- The addition of decorative window trim over the five windows on the front façade;
- A new four-panel wood front door with translucent frosted glass panels on the top and two solid wood panels on the bottom; and
- A new aluminum full-light storm door.

II. HISTORY

The three-story, Second Empire style Victorian revival frame house at 524 South Pitt Street was constructed in **2001** after a number of hearings before the Board. On August 16, 2000, the BAR approved significant renovations, as well as additions, to the 1963 brick duplex on the property (which had been previously approved by the BAR in 1963). Subsequently, in June 2001, the previous owner returned to the BAR for after-the-fact approval of the demolition of the 1963 duplex.

III. ANALYSIS

The proposal is in conformance with Zoning Ordinance regulations.

Staff has no objection to the addition of decorative trim consisting of brackets and crown molding above the existing windows on the front facade. The present brick mold trim is likely simpler than what would have been used on a three bay wide, Second Empire style house. Furthermore, because the proportions of the existing windows on this infill house are slightly squat and not as tall as would historically have been used on a Victorian building, the new trim will provide a more vertical proportion and help visually offset the large areas of siding on the front facade. Staff recommends that the crown mold used between the new brackets above the window reflect the profile of the existing molding between the brackets on the cornice, as was typical historically.

The proposed four-panel door with frosted glazing is also more typical of the Victorian period than the existing 6-panel Federal style entry door. Finally, Staff supports the installation of the proposed full-light storm door, which complies with the Board's Design Guidelines and is something that Staff would otherwise approve administratively.

STAFF

Stephanie Sample, Urban Planner, Historic Preservation Section, Planning & Zoning
Al Cox, FAIA, Manager, Historic Preservation Section, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

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, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

Transportation & Environmental Services

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 – Supporting Materials

2 – Application BAR2013-00096524 S. Pitt Street

Attachment 1
TRONI
524 S. PITT



VISIBLE
FROM
STREET



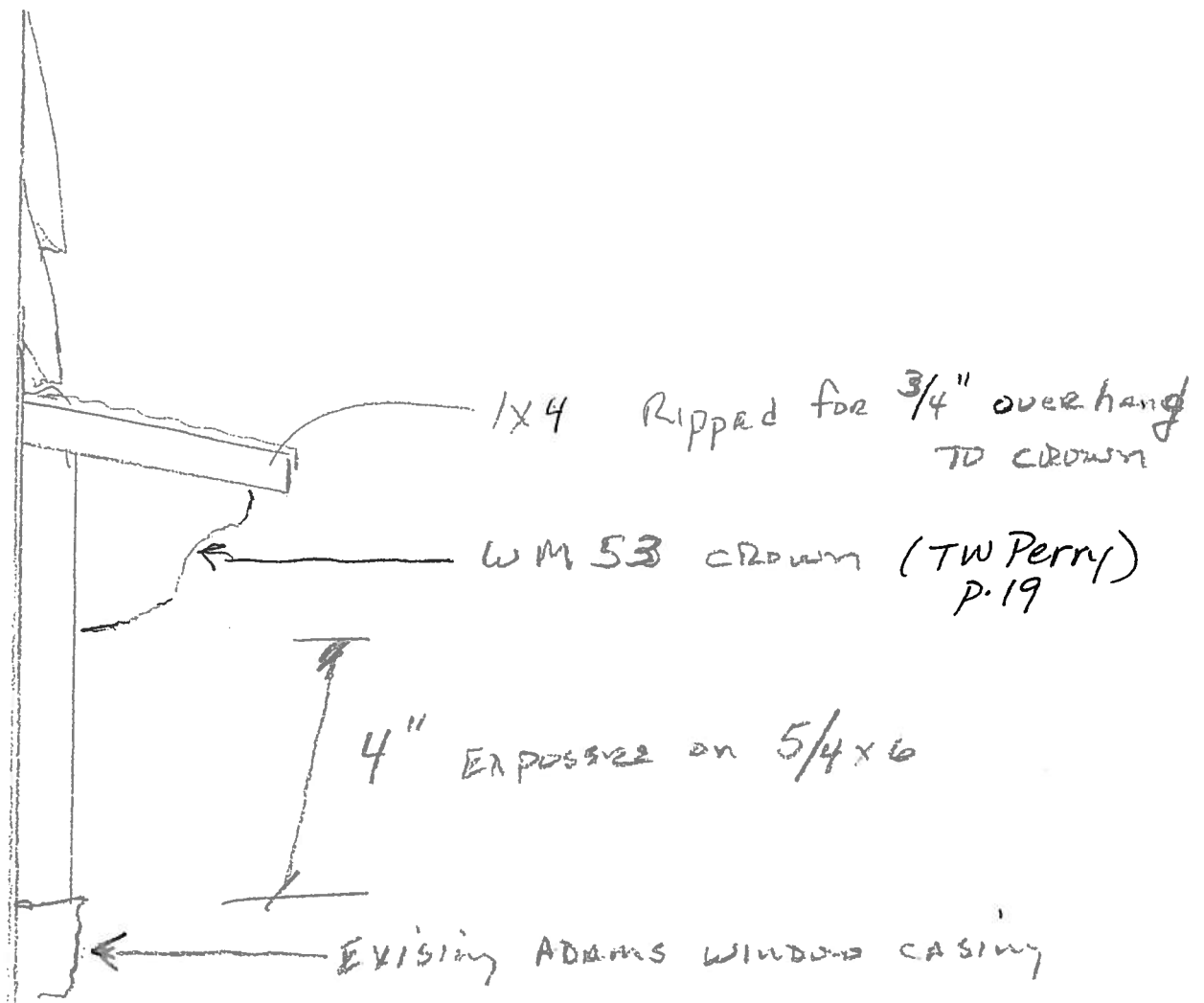
15111 WEAVER
FRONT DOOR
524 S. PINE



TRIM ABOVE WINDOW-

SIMILAR, 2 HOUSES AWAY

CLOSE UP OF
NEIGHBOR'S TRIM



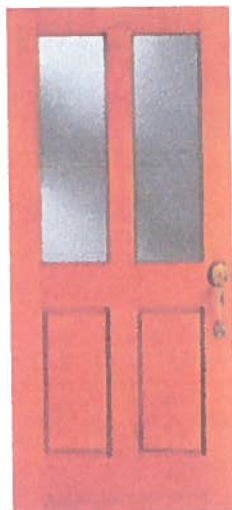
TOTAL height FROM EXISTING
head casing to TOP of New
detail will BE 7"

not to scale
approx 7" high x $3\frac{1}{2}$ " deep on all 5 windows

PROPOSED FRONTDOOR WITH SATIN ETCHED GLASS PANELS



[Print](#)



4006

4006

Series: [Mastermark Collection](#)

Type: Exterior Decorative

Standard Features

[Available in Any Wood Species](#)

Available in Virtually Any Size

[Textured Glass Options](#)

[Try the Glass Taste Test](#)

[Available with UltraBlock® Technology,](#)

[5-year warranty](#)

Privacy Rating: 1

Panels: 1-1/4" Innerbond® Double Hip-Raised Panel

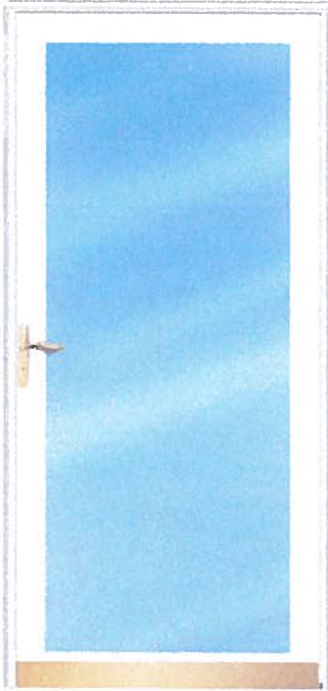
Moulding: na

Glass: Clear Insulated Glazing

Caming: na

Customer Service: (746-7766)

Email: SimpsonCustomerService@brandner.com



4000 Series Fullview

Thermal Insulating Glass

Andersen's most energy efficient fullview door.

Glass panel and insect screen have a neutral color frame.

PRODUCT FEATURES

Venting Style

Full Vent

Key Features

- Most energy efficient glass - dual pane
- Quick change glass/insect screen system
- Push button door stay

Energy Efficiency



- Standard clear tempered glass
- Two layers of weatherstripping
- Fully vents in the summer saving on cooling costs

Enhanced Security

Description



- Rekeyable deadbolt
- Deadbolt anchors into door frame
- Full glass or insect screen

Durability & Warranty



- 1 1/2" aluminum frame - our best
- Dual closers - top and bottom
- Reinforced corners prevents sagging over time
- Limited lifetime warranty

Sizes

32,34,36

BAR Case # _____

ADDRESS OF PROJECT: 524 South Pitt Street
TAX MAP AND PARCEL: 080.02-04-31 ZONING: RM
acct. # 11767000

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: Sherry Schiller

Address: 524 S Pitt Street

City: Alexandria State: VA Zip: 22314

Phone: 703-684-4735 E-mail: sherry@schiller.org

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Sherry L. Schiller

Address: 524 S Pitt Street

City: Alexandria State: VA Zip: 22314

Phone: 703-684-4735 E-mail: sherry@schiller.org

- 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 window trim
 - 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).

- 1) I would like to add trim to the tops of windows on front of house consistent with trim over door and trim over windows of many neighboring homes. (photos attached)
- 2) I would also like to replace the front door with a simpson 4006 master mark wood door with 2 satin etched glass panels on top + 2 wood panels below. Also want to add an Andersen 4000 series storm door for safety + energy efficiency.

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 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.

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: Sherry Schiller
Printed Name: Sherry Schiller
Date: March 26, 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. Sherry Schiller	524 S. Pitt 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 524 S. Pitt 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. Sherry Schiller	524 S. Pitt	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. Sherry Schiller	none	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.

3/26/2013
Date
Sherry Schiller
Printed Name
Sherry Schiller
Signature